

PLATTEN'S YARD

PROPOSALS DESIGN STATEMENT

BACKGROUND

Platten's is the well known fish and chips shop and restaurant on The Quay at Wells-next-the-Sea.

It comprises Nos. 12 and 13 The Quay and the Yard which is the subject of this application is situated at the rear of No 13. It is used by both buildings but mainly No 12 where the fish and chips shop and restaurant and food preparation area are situated and it is also where the bins are kept with a direct access to the Quay for collection.

PROPOSALS

The proposals are to build a cover/canopy over the Yard which is also constructed as a terrace to serve the two flats at first floor level. This to form a means of escape from the Managers Flat which although having a planning approval has still to be assembled, and an amenity space for the use of one of the Apartments. It will be open on three sides for ventilation with a staircase down to ground level and the flats will have access to the bins.

There is also a small store to one side of the Yard which it is intended to be demolished to give a more open space. It was built in 2012 approx., is small and no longer of any practical use and tends to obstruct the use of the Yard. The existing roof conflicts with the proposals.

DESIGN

The design will have very little structural effect on the existing buildings apart from the removal of the small store. The height of the terrace is above the eaves of the buildings to the south and east sides to keep clear open ventilation and is at a suitable level against the two storey buildings to north and west to give access to/from the flats. Part of the north side is mostly open.

Construction will be of a lightweight metal frame structure supporting what is most likely timber joists although the decking and finish have still to be decided.

ACCESS

Access to the Yard between both properties remains as existing and the access to the terrace from the two first floor flats is as previously stated. Access to the bins is also as existing including to the Quay on collection days.

RM Partnership