

Transport Note for a Proposed Alterations and Extension to the Existing Business (Rana) at 457A Bradford Road, Pudsey, Leeds LS28 8ED.

Introduction

This transport note has been prepared on behalf of the Applicant Rana to address highways for a proposed alterations, extension, and removal of the 2-bed flat, to the existing business (Rana) at 457A Bradford Road, Pudsey, Leeds LS28 8ED.

Site Location & Surrounding Network

The site is located along Bradford Road within a row of shops and is called Rana. The ground floor is a restaurant and takeaway and the first floor is a 2-bedroom flat which is now believed to be vacant.

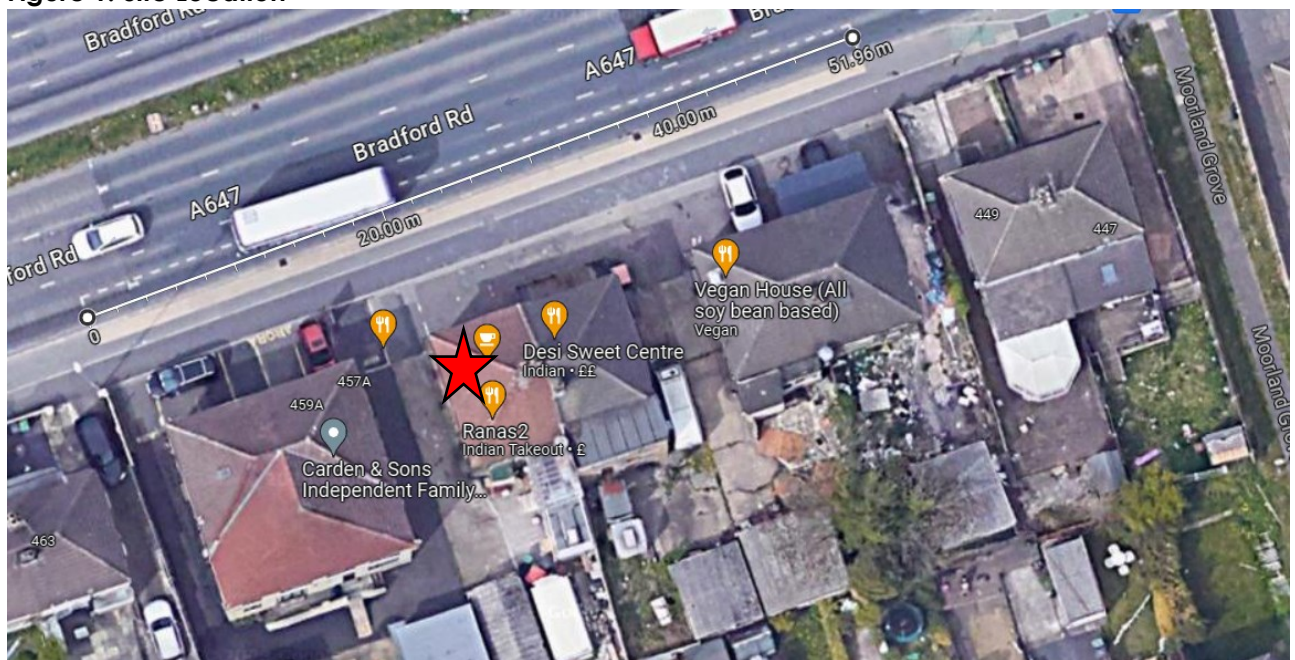
There is parking space immediate outside the shop frontage for 3 cars and along the side of the shop there is a driveway that can accommodate up to 3 cars.

There is also a marked parking area along Bradford Road for 8 cars based on a total length of 50m and a car park length of 6m. All the businesses have their own parking outside the shop frontage.

A number of site visits have been carried out to determine the parking demand along Bradford Road, which indicated that there is very little use currently occurring and the use that is occurring is for very short periods of time.

Figure 1 below shows the site/shop location and **Figure 2** shows the street view of the site/shop and the other shops.

Figure 1: Site Location



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Figure 2: Street View Site Location



Starting from the left the **Table 1** below sets out the business details and operation/operating hours and available parking to the adjacent shops including the applicants Shop Rana.

Table 1: Existing Surrounding Businesses in Applicant Site

Business	Operating	Parking	
Dragon Dens & Vegan House	Combined Takeaway with some seating booths	Operates 6 days a week (not Wednesday) between 1600 to 2300.	5 customer spaces outside shop and two staff spaces on driveway
Desi Sweet Centre	Takeaway only	Operates 7 days a week between 1100 to 2300, majority of orders are taken over the phone	2 customer spaces outside the shop
Rana (Applicant Site)	Takeaway and small seating area for 12 people	Operates 7 days a week between 1100 to 2300, majority of orders are taken over the phone and restaurant element is based on appointment only	2 customer spaces outside shop and two staff spaces on driveway
Carden & Sons	Independent Family Funeral Directors	24 Hours Service 365 Days a Year	No parking except along Bradford Road
Arora	Hair Scalp and Beauty Clinic	Sun and Monday 11 to 1600; Wednesday to Saturday 1000 to 1800 and Tuesday closed and is based on appointment only.	6 customer spaces outside the shop

Applicant Site – Rana

Current Details

On the ground floor there is a restaurant and takeaway with a small seating area that can accommodate approximately three tables for 4 people each, a maximum of 12 people. On the first floor there is a 2-bedroom flat which is now believed to be vacant.

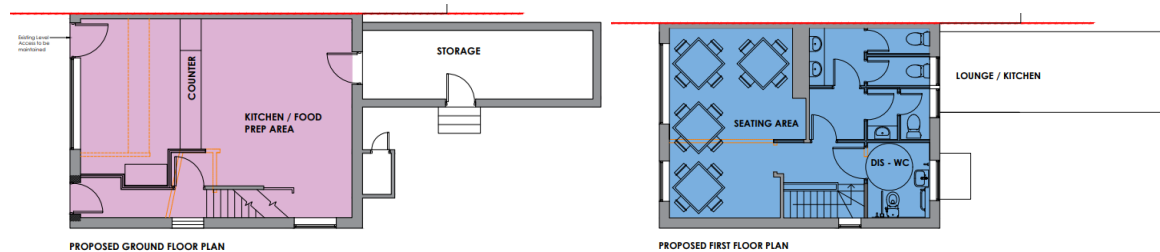
The takeaway/restaurant has two members of staff and the owner, which will remain as part of proposals. The restaurant area is booking only and there is not walk in restaurant option.

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Proposal Details

The same business is to be maintained, and the current restaurant area is to be relocated upstairs with associated facilities (toilets/washroom) which will replace the 2-bedroom flat.

The ground floor will be for takeaway only and access to the upstairs restaurant area which will provide the relocated 3 tables (12 people) from the ground floor and an additional 1 table (4 people). The proposed ground floor and first layouts can be seen below,



NOTE: the orange line are existing walls to be removed

The staff is not expected to increase, and the operating hour are to remain the same.

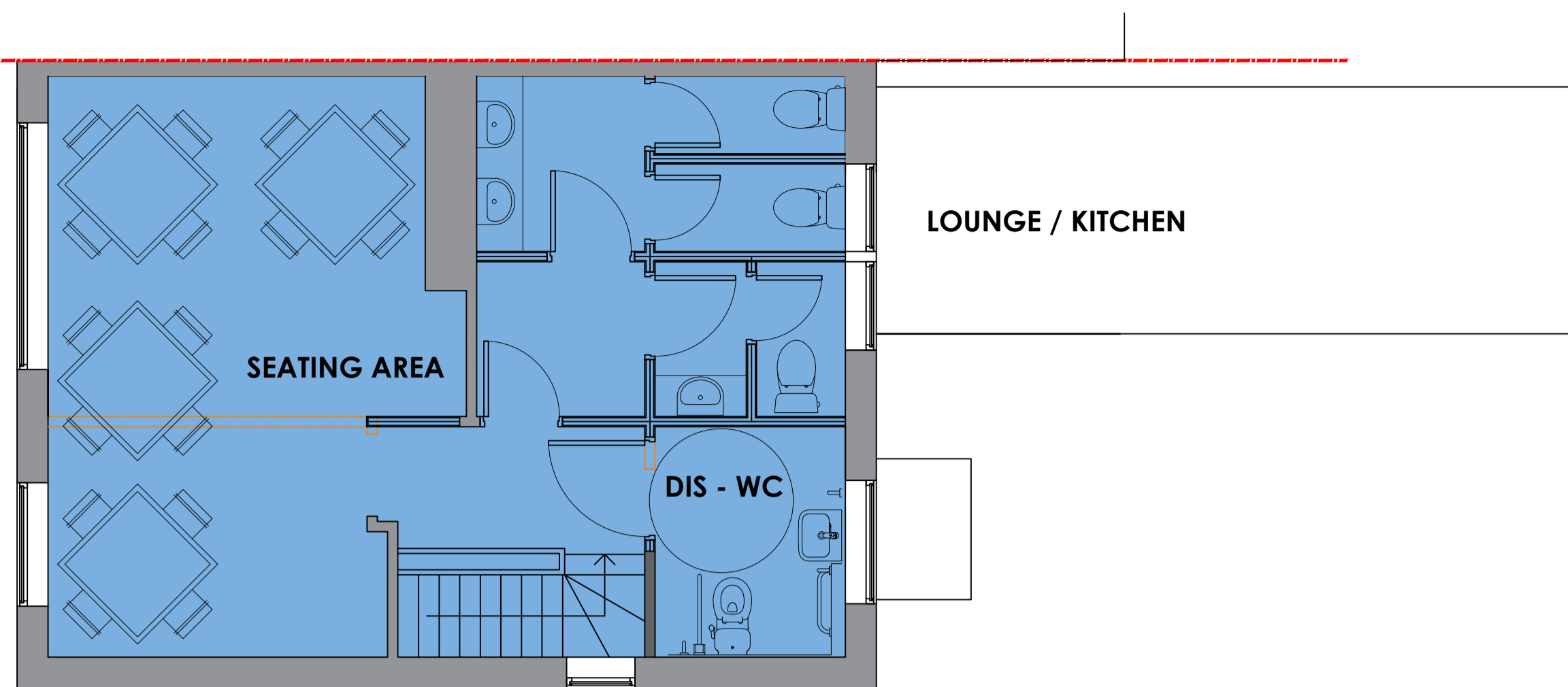
Conclusion

It is expected that the additional 4 people and the removal of the 2-bedroom flat will not have a severe impact on the parking demand as there is more than sufficient parking available outside the shop frontage and along Bradford Road.

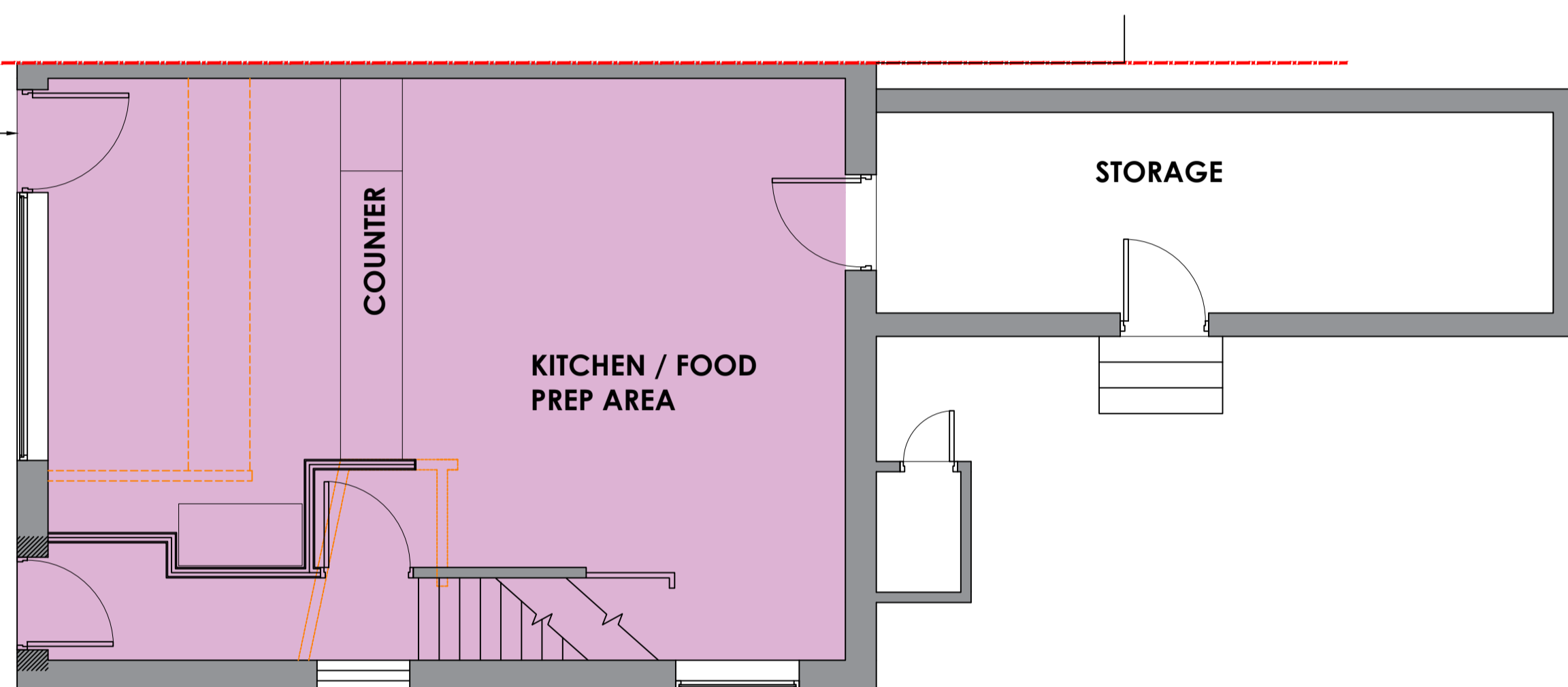
Appendix 1 provides a copy of the existing and proposed plans.

Transport Note for a Proposed Alterations and Extension to the Existing Business (Rana) at 457A Bradford Road, Pudsey, Leeds LS28 8ED.

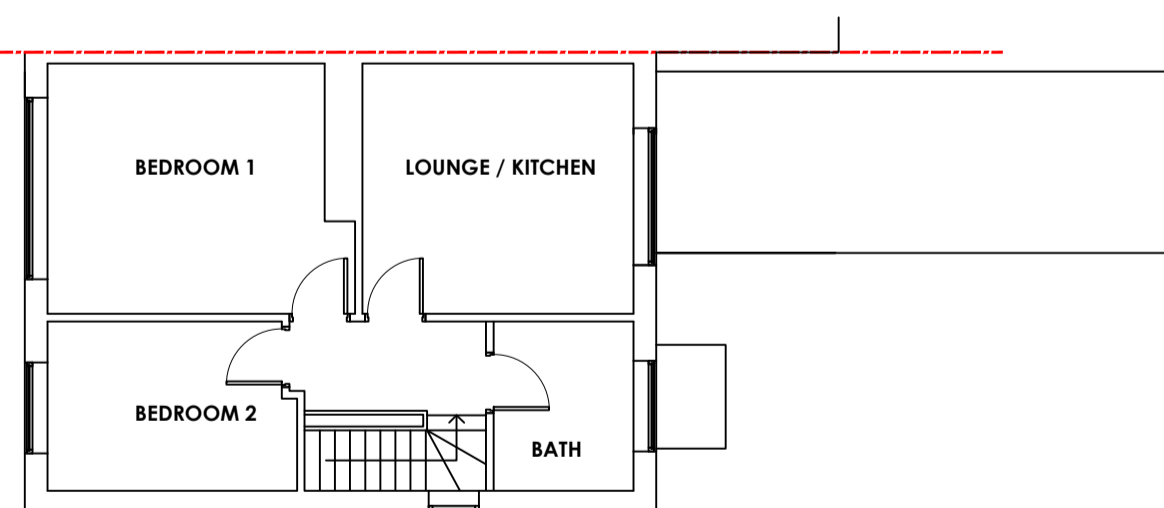
APPENDIX 1 – Existing and Proposed Layouts



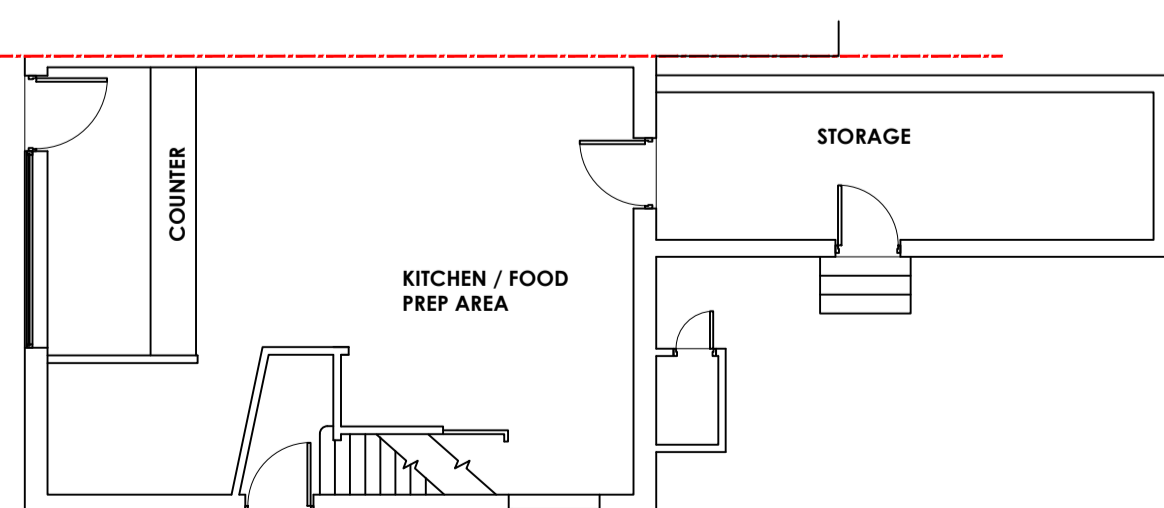
PROPOSED FIRST FLOOR PLAN
SCALE 1:50



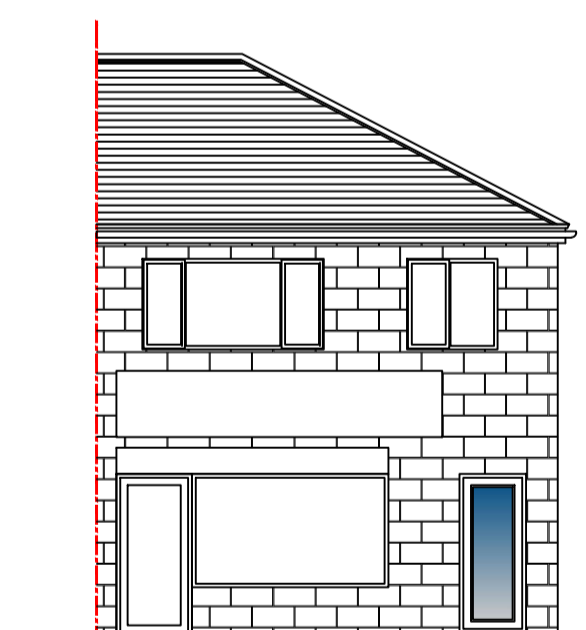
PROPOSED GROUND FLOOR PLAN
SCALE 1:50



EXISTING FIRST FLOOR PLAN
SCALE 1:100



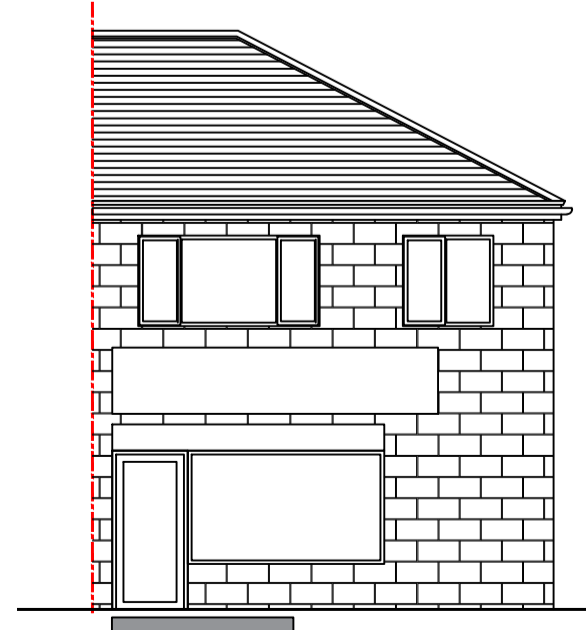
EXISTING GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



EXISTING FRONT ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100



EXISTING REAR ELEVATION
SCALE 1:100

PLEASE NOTE THESE DRAWINGS ARE FOR PLANNING AND BUILDING REGULATION PURPOSES ONLY

NOTE:
THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORKS COMMENCE.

ALL DRAWINGS MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL AND / OR OTHER SPECIALIST DRAWINGS PROVIDED.

ALL WORKS TO COMPLY WITH BRITISH STANDARDS, CODES OF PRACTICE, CURRENT BUILDING REGULATIONS AND CARRIED OUT TO THE SATISFACTION OF THE BUILDING INSPECTOR. ALL MATERIALS TO COMPLY WITH THE RELEVANT BRITISH STANDARDS

NOTE:
ALL DIMENSIONS ARE NOTIONAL AND TO BE CHECKED AND VERIFIED PRIOR TO COMMENCING ANY BUILDING WORKS

REVISIONS	DATE	BY

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Client:
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Project
Proposed Alterations and Extension to
-

Drawing:
Existing and Proposed Plans and Elevations

Scale: As Shown @ A1	Drawing No.
Date: January 2020	?/01
Drawn by: SS	-