

Design, Access & Planning Statement

PIZZAEXPRESS, 6 Elm Parade, Main Road, Sidcup

1.0 Introduction

This combined Design & Access and Planning Statement has been prepared by Butler Associates on behalf of PizzaExpress in order to support a planning Application for works proposed to be carried out at the above. The subject of this statement is located at 6 Elm Parade, Main Road, Sidcup.

The subject property is on the ground floor only and forms part of a 3-storey building with mix use of residential and offices located on the upper floors.



Front elevation – viewed from Main Road

2.0 Location

The subject property is located on Elm Parade, which is on Mian Road in Sidcup. The property is currently trading as a restaurant on the ground floor only. The property is located on the easterly end of Main Road, near to the junction where the High Street begins.



Google map

3.0 Design and Appearance

The proposed works relating to the subject property is to alter a section of the existing shopfront to provide an opening window.

The proposed window will replace an existing section of shopfront located on the right-hand side of the entrance door (when viewed from outside).

The current shopfront is recessed back from the pavement with part of the frontage taken up with external customer dining. The new window will be located adjacent to the entrance on the main line of the shopfront.

The existing windows are single glazed aluminium windows. The materials proposed for the new section of shopfront would be aluminium, with the same sectional sizing and colour to match the existing shopfront.

Drawings will be submitted to indicate these alterations. The character and appearance of the shopfront will be retained.

The new window will be used for pizza collections and will help to improve the flow of the restaurant to avoid customers clashing with pizza collections.

The new window will be accessible during trading hours only and accessible to all persons with disabilities.

4.0 Impact and conclusions

The proposed works will not have a detrimental impact on the original building or nearby pavement.

The window will be designed in a way to blend-in with the existing shopfront. It will be functional and aid the flow of pedestrian traffic entering and exiting the restaurant.

It will aid in keeping customers and delivery drivers separate and therefore, enhancing the dining experience for the customer.

The scale of the proposal is minimal and will not affect the building aesthetically.

The shopfront is already recessed back from the pavement and will not affect the flow of pedestrians.

The window will be used only during the restaurant opening hours.