



DESIGN AND ACCESS STATEMENT

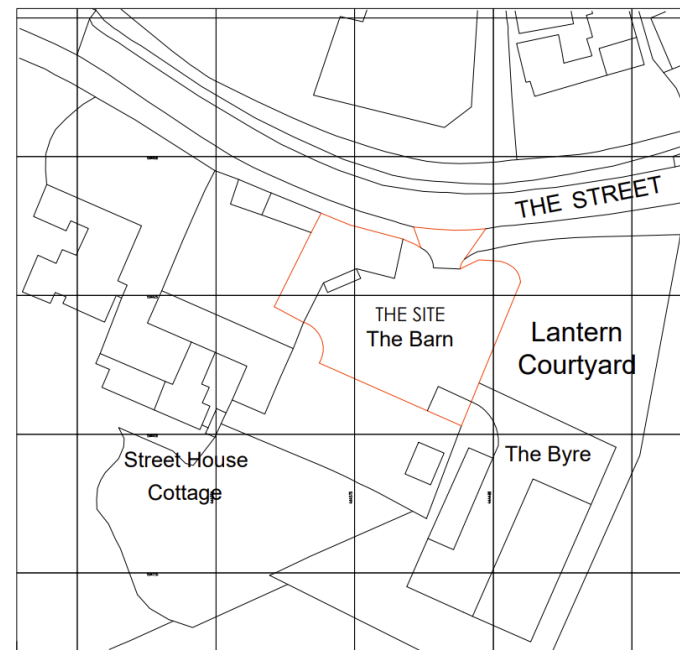
Lantern Courtyard
The Barn, The Street
Bramley
RG26 5DE

19th February 2024

Date	19/02/2024
Client / Project	Mr Cagri Albayrak - (SDD026)
Site Address	Lantern Courtyard, The Barn, The Street Bramley, RG26 5DE
Report Purpose	Design and Access Statement to accompany planning application for the change of use from class F2(A) to E (for bistro & farm shop use), installation of extractor vent, air conditioner outdoor units, stone tiles footpath and Display of various advertisement sign: to include 3no fascia signs, 1 no floor farm sign & wall washer lights.

▪ **Site Summary**

The site (The Barn) is located to the south west of Bramley within a conservation area and outside any Settlement Policy Boundary. It is a commercial property and an adjacent to the offices to the west. The site access and parking front onto The Street Road.

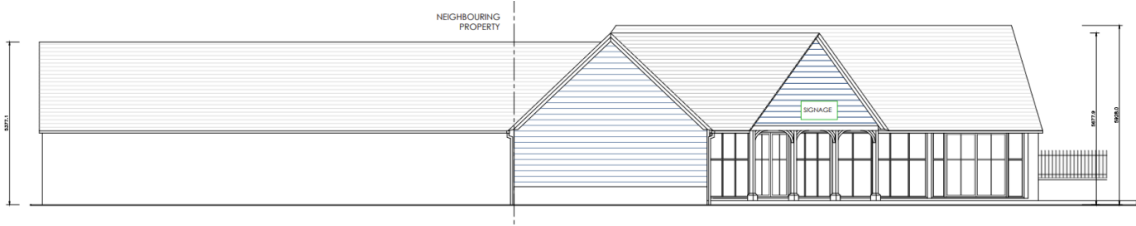


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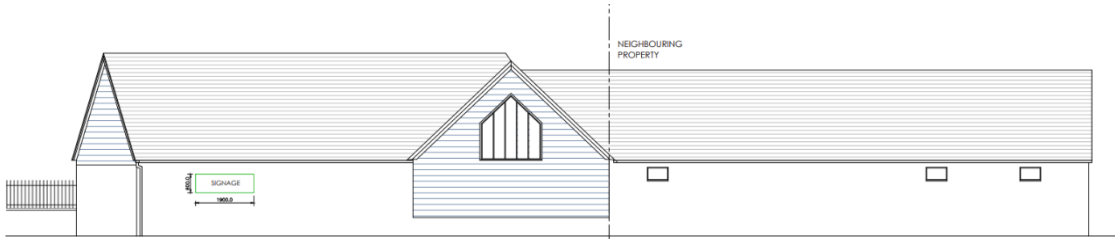
LOCATION PLAN (not to scale)



EXISTING – PERMITTED EAST ELEVATION (not to scale)
APPLICATION : 22/01105/FUL

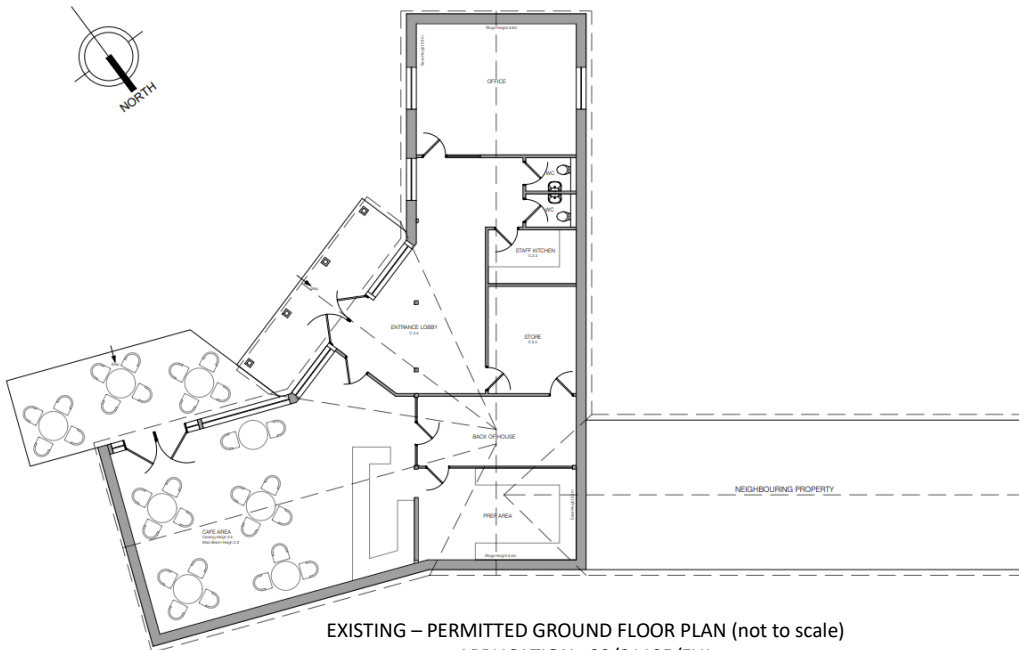


EXISTING – PERMITTED SOUTH ELEVATION (not to scale)
APPLICATION : 22/01105/FUL



EXISTING – PERMITTED NORTH ELEVATION (not to scale)
APPLICATION : 22/01105/FUL

There is a neighbouring property (offices) to the west of the site and a passing to the east of the site for the offices. The property has already a permission for Class F2(a) usage, outdoor seating area, selling limited food and fascia signs.



EXISTING – PERMITTED GROUND FLOOR PLAN (not to scale)
APPLICATION : 22/01105/FUL

- **LOCAL PLANNING AUTHORITY**

Basingstoke and Deane Borough Council

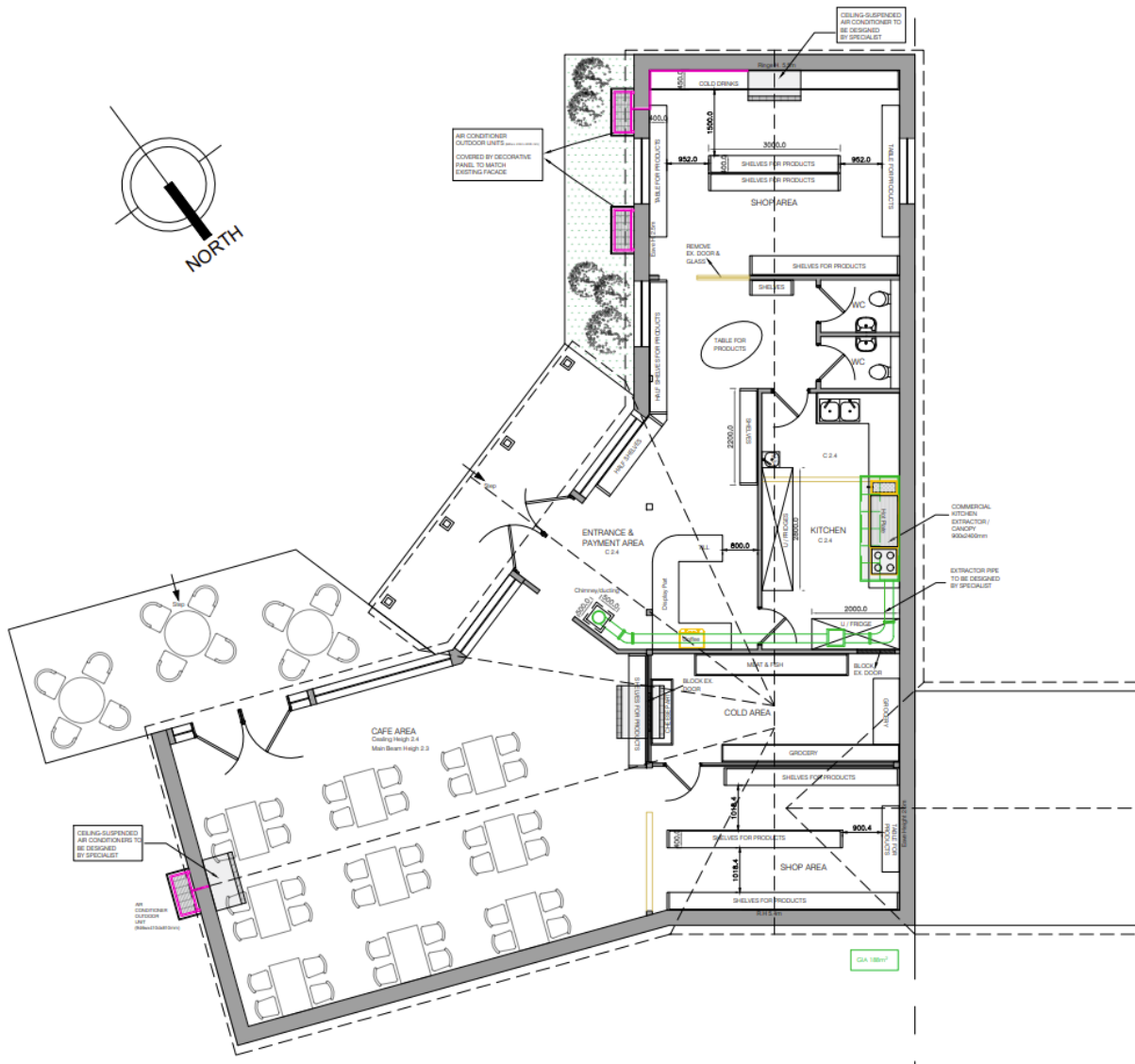
- **SITE PHOTOS**



▪ **DESCRIPTION OF PROPOSALS**

The proposal seeks to change the current class F2(a) use to class E to allow for bistro & farm shop use and minor alterations to the facade including kitchen flue, air conditioner outside units, stone tiles footpath, new signs with wall washer lights to facilitate the function of the bistro & farm shop.

The new business will use the property as bistro and farm shop, as shown in the plan below.

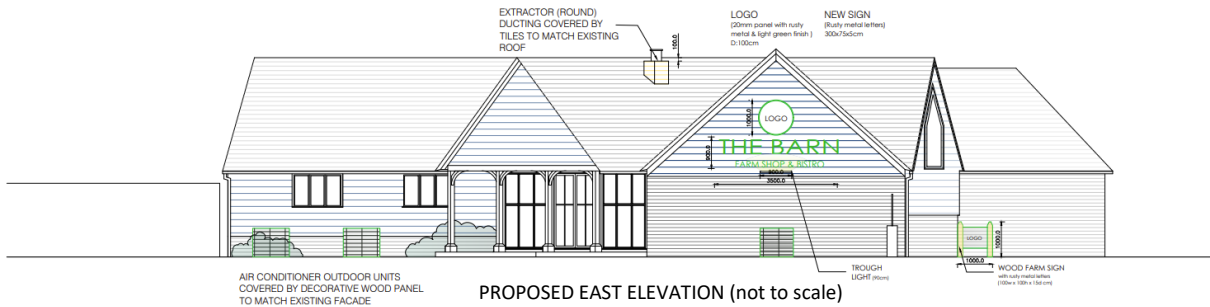


PROPOSED GROUND FLOOR PLAN (not to scale)

The new business will sell farm shop products and serve food and drinks such as cold & hot pastries, sandwiches, burgers, fries, meatballs, salmon, salads, coffee & drinks.

a. Kitchen extractor

It is proposed to insert a small extractor flue to the front (east) elevation roof. The details of this are shown in the below drawing.



The kitchen canopy will be located in the existing kitchen area and will be small in scale due to the nature of the food being prepared and served by the bistro. It is proposed to install the extractor round ducting that will go through the roof and be covered by tiles to match the existing roof material. There will not be commercial flue looks. There are already other chimneys surrounding the property. The proposed flue will not be higher than these flues and will not affect the existing appearance.



REFERENCE IMAGE (Flue)

The kitchen extractor will include filter, fan and speed control. It will also have a removable grease filter and a replaceable carbon filter which can be changed regularly. The extractor will be switched off when cooking is not in progress or the bistro is shut.

b. Air Conditioner Outdoor Units

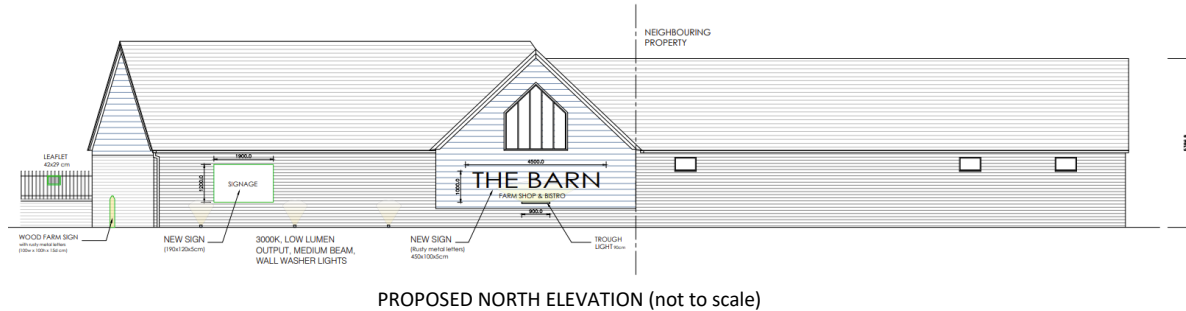
In addition, the proposed design includes 3 small air conditioner outdoor units that will be positioned on the ground of the east of the building. From the exterior, these three units will be very small additions. They will be covered with wood decorative panels to match the existing façade. They will not have negative visual effects.

AC Outdoor units have silent operation which controls the sound by 3Db(A) to ensure a quiet environment. There will be anti-vibration mounting blocks to stop vibration. The air conditioners will only be operational whilst the business is open and if required. Therefore, they ensure no impact for surrounding.

c. Signs

Display of various advertisement signs: to include 3no fascia signs, 1 no floor farm sign & wall washer lights.

The proposal seeks to change permitted signs (application: 22/01105/FUL) to 2no fascia signs with wall washer lights, 1 wall sign and 1 no floor farm sign to facilitate the function of the bistro & farm shop as shown in the elevations and partial site plan below.



d. Proposed Hours of Use

It is proposed to opening hours from 7am-8pm for bistro and farm shop.

▪ **RELEVANT PLANNING HISTORY**

22/01105/FUL	Change of use from office space (Class E(g)(i)) to café (Class F2(a)). Installation of double doors to south elevation leading out to new external seating area.	Granted 06/06/2022
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▪ **PLANNING POLICY CONSIDERATIONS AND SUPPORTING JUSTIFICATION**

National Planning Policy Framework 2021 (NPPF)

Section 12 - Achieving Well Designed Places

Section 15 - Conserving and Enhancing the Natural Environment

Section 16 - Conserving and Enhancing the Historic Environment

Basingstoke and Deane Local Plan 2011-2029:

EM1 – Landscape

EM10 – Delivering High Quality Development

EM11 – The Historic Environment

EP2 – Employment Land and Premises

Design and Supplementary Planning Documents 2018

MD1 – Material and detailing



Bramley Neighbourhood Development Plan 2011-2029

Policy D1 – Protecting, complementing and enhancing the historic character and rural setting of Bramley

Policy E1 –New employment development

The proposed flue that will be covered by the same material as the roof does not affect the characteristic view of the building and respects the existing appearance. It is therefore considered that the proposals will not lead to any adverse impacts on the character or appearance of area or the Conservation Area, thereby according with Policies EM10 and EM11 of the Local Plan, M1 of SPD, Section 16 of NPPF.

The proposed stone tile footpath successfully integrates with the landscape and surroundings. They do not affect the characteristic view. They have been designed to protect the overall character of the areas as requirements of Policy EM1 and EM10 of the Local Plan, Section 12 of NPPF, Policy D1 of BND.

The proposed advertisements (fascia signs, farm/floor sign and lights) have been designed to be in keeping with the character of the surrounding area and Conservation area, both in terms of scale and design.

The new business will facilitate the reuse of a currently vacant unit, that has been empty which fully accords with the principles of national and local planning policies. The proposed bistro and farm shop will provide employment opportunities for local people. Therefore, the proposal will meet the requirements of Policy EP2 of the Local Plan and Policy E1 of BND.

CONCLUSION

The proposals to utilise the unit will enable a currently vacant unit to be brought back into active use. It will positively contribute to this local distinctiveness. The proposed changes are minor in nature and as detailed above will have no adverse impact on the surrounding area, appearance, Conservation Area or the amenity of nearby residents. The proposals therefore fully accord with national and local planning policies.

We respectfully request that planning permission is granted.

Yours sincerely,

Your sincerely,

Seyma Dilber

Design Director