

Nicholas Williams Chartered Architect

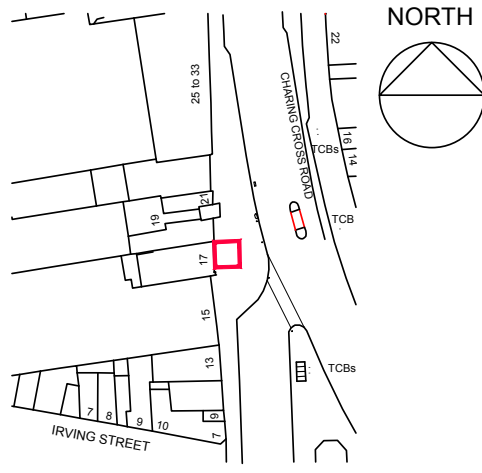
ncwarchitecture@gmail.com

N151-2

OUTSIDE SEATING APPLICATION

17 CHARING CROSS ROAD, LONDON WC2H 0EP

DESIGN STATEMENT



Site Location Plan

Not to scale

Existing Property

The restaurant Savanaa Bhavan has been operating from this site for many years and they are looking to make a major investment in the internal refurbishment and along with that upgrade their offering for the external seating.

The unit (long before the present operator) has been utilising external seating on this site for over 10 years. The location along Charing Cross Road, just before the junction with Irving Street benefits from a significant widening in the pedestrian zone (pavement) as the kerb line of Charing Cross Road sweeps away from the building line.

The outside seating zone (via licensing), has varied in size over the years before during covid years and beyond.

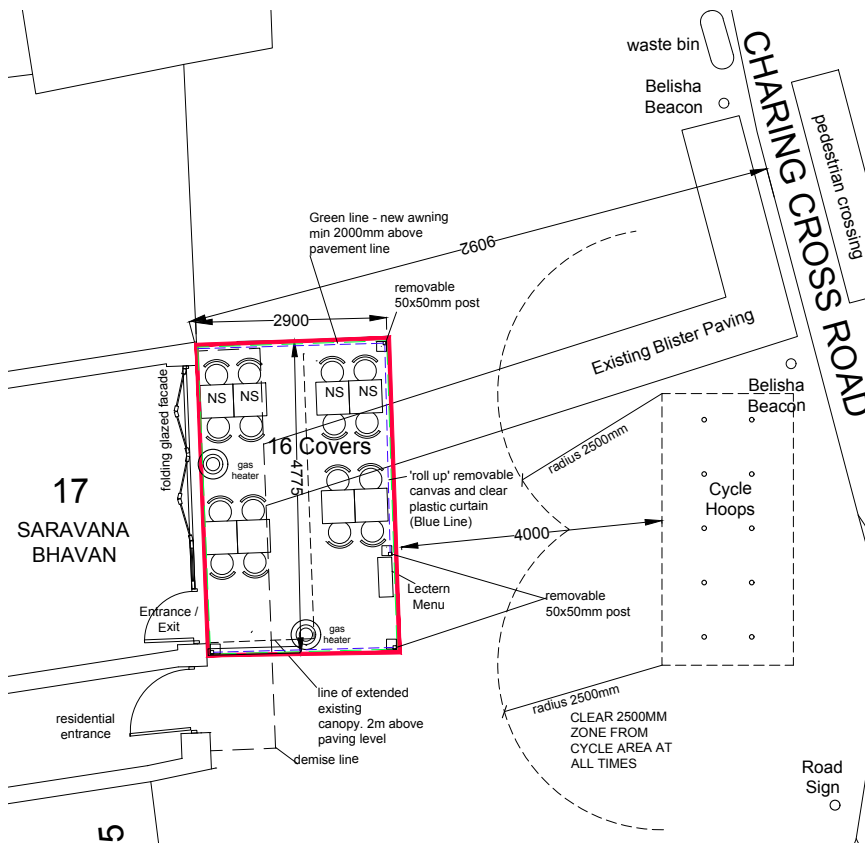
Currently here is also a wide awning which also actually extends over the adjacent residential entrance to No.17

Applicant's Statement

“We are a UK franchisee of a popular and worlds No.1 Vegetarian South Indian restaurant operating at Leicester Square for the past 6 years from 2017 onwards. We have been providing freshly cooked and healthy & vegetarian hot food to our customers on a daily basis. So, this has become a popular destination for international and local visitors and staff working in the nearby areas and other shops and other people visiting this area and London.

We have received numerous requests from patrons and customers expressing their desire for outdoor seating throughout the year (with different UK weather situations) with covered sheets and heating so that it enhances their experience of our customers who visit or any nearby places including theatre shows. This outdoor seating will increase the seating capacity during all seasons since people sometimes wait outside for a long time for seats to become vacant inside the restaurant. This promotes economic growth and also more footfall to the area thereby increasing scope for other business opportunities. The outside seating fosters a sense of community with more social interactions among patrons thereby promoting a vibrant and welcoming atmosphere.

We have enclosed along with this letter a detailed plan illustrating the proposed covering for the outdoor seating area, including its dimensions, seating capacity and other relevant details. We would request you to kindly consider the same and provide the required permission for this enclosure for the outdoor seating.”



Not to scale

Proposals

The proposals seek planning consent for the external seating area shown which is largely as the existing area currently utilised.

This provides 16 No. Covers.

The proposal also includes a new awning serving only the restaurant zone of the property as shown on the elevations.

In addition, the proposal includes part transparent side and a part front, weather protection and safety panel to the seating area.

The panels are flexible and removable and are proposed to be hung from the awning.

These are primarily to promote the use of the external seating area during periods of poor weather, so critical economically, for the restaurant.

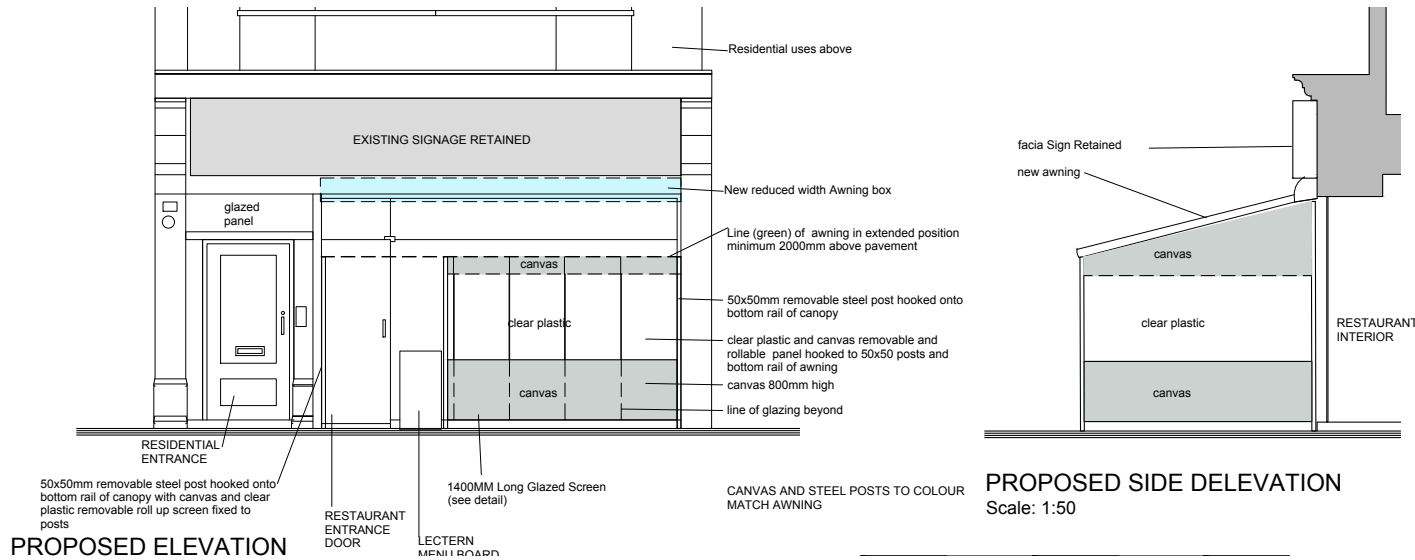
All elements being removed at night as at present.

The proposed weather protection panels are proposed to be of high quality and will be procured from the awning supplier and so will match in colour and texture with a clear panel to maintain visibility and spacial awareness / perception.

Due to the width of the pavement 4 metres can be maintained from the cycle railings and as such this partially enclosed area will not affect the passage of pedestrians physically or perceptively in spacial terms.

A section of approximately 2 metres is proposed to be left open to the front as the entrance so the entry to the restaurant and the restaurant facades are clearly visible and obvious.

The panels are similar to those high quality enclosures utilised on Irving Street adjacent. Image shown for reference, though transparent panels in the image are smaller than proposed.



Proposed Elevations
Not to scale

Similar Screen in Irving Street
Note that the proposed side panels have larger transparent panels than in the image.

