

# DESIGN & ACCESS STATEMENT

‘The Promenade Cafe Bar’  
The Lodge, Hoe Park,  
PLYMOUTH,  
PL1 2PA



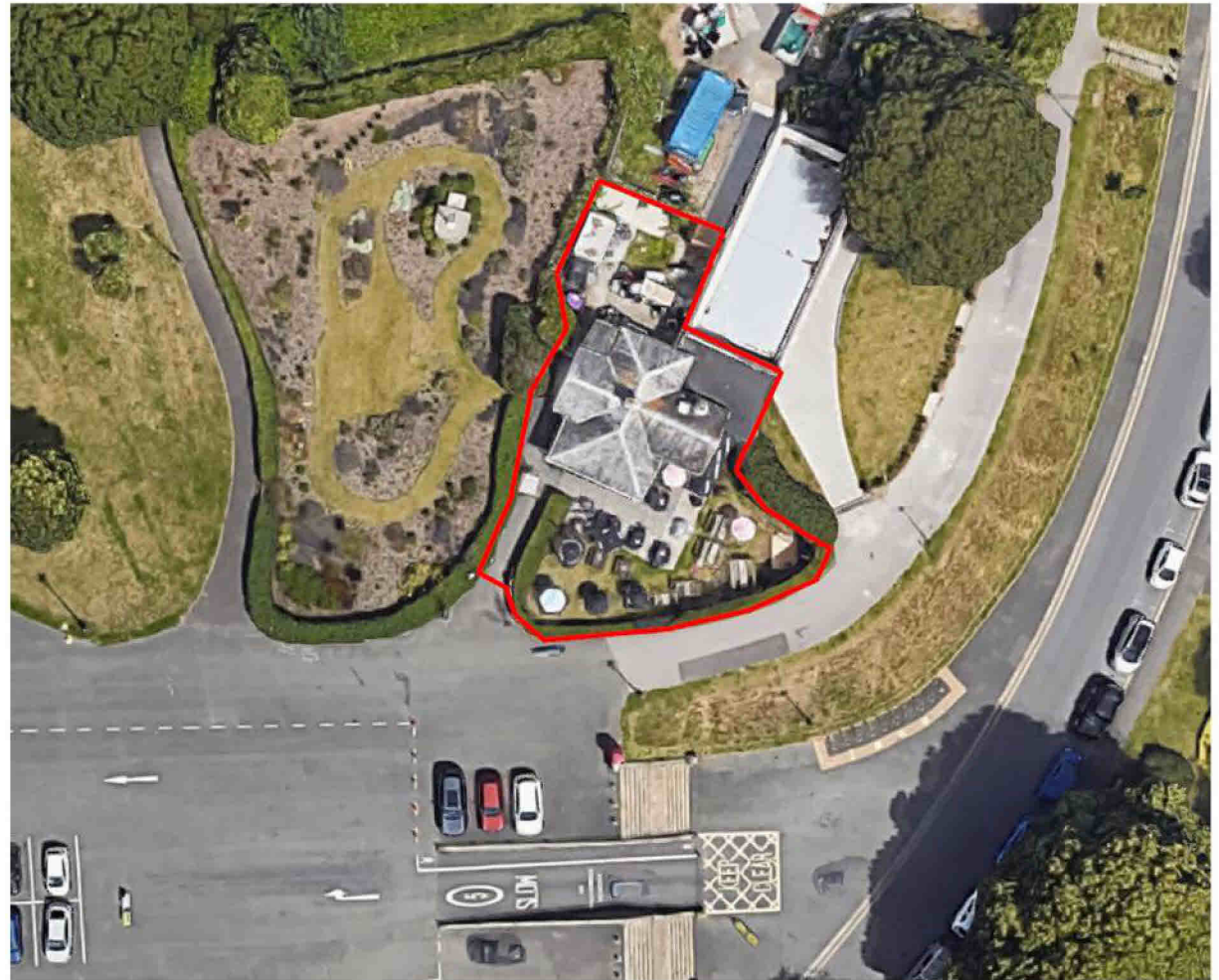
# 1. INTRODUCTION

This planning statement has been prepared in support of the construction of an extension and roof terrace to an existing successful cafe and bar. The extension will create additional indoor & outdoor seating.

The site already has a positive pre-application for a side/rear extension with internal alterations. 'Side and rear extension with internal alterations'. This is under the planning ref. '22/00098/MOR'. Which was dated the 24th January 2023.

This statement should be read in conjunction with the following drawings:

- J580-10-01 - Existing Site Plan
- J580-10-02 - Existing Ground Floor & Roof Plan
- J580-10-03 - Existing & Proposed Elevations
- J580-15-01 - Proposed Site Plan
- J580-15-02 - Proposed Ground Floor Plan
- J580-15-03 - Proposed Roof Plan



(Google satellite image)



## 2. SITE ASSESSMENT

The Promenade Cafe/Bar is located on Plymouth Hoe Promenade, adjacent the Royal Citadel, and Good Hope Park.

The existing Cafe is sited in a Victorian era property, with a hardlandscaped front garden area for outside seating. There is a rear courtyard, which currently is accessed by staff only and contains additional storage.

The existing site is approximately 32m long (max.) and is approximately 25m wide (max.) It has an approximate site area of 508 meters sq.

The topography of the site is virtually level with an approximate 200mm slope increase from the South to the North. The proposals don't seek to include any further increase in the external ground levels.

This is a sustainable and popular location for tourists and locals.



### 3. USE & MASS

The proposed use of this site for the nature of this application is to remain as a cafe/bar serving 'The Promenade'.

The existing internal footprint is ; approx. 83.9m<sup>2</sup>. which has circa 22 inside covers.

The extension infills the existing courtyard. The internal layout seeks to increase the overall internal footprint to approx : 168m<sup>2</sup>. Which will have circa 44 inside covers. It will also include; a seperate bar, enlarged kitchen/food preparation area, internal storage. Also 4 new additional toilets, including an accessible WC.

The new upstairs outdoor seating area will serve circa 60 covers.

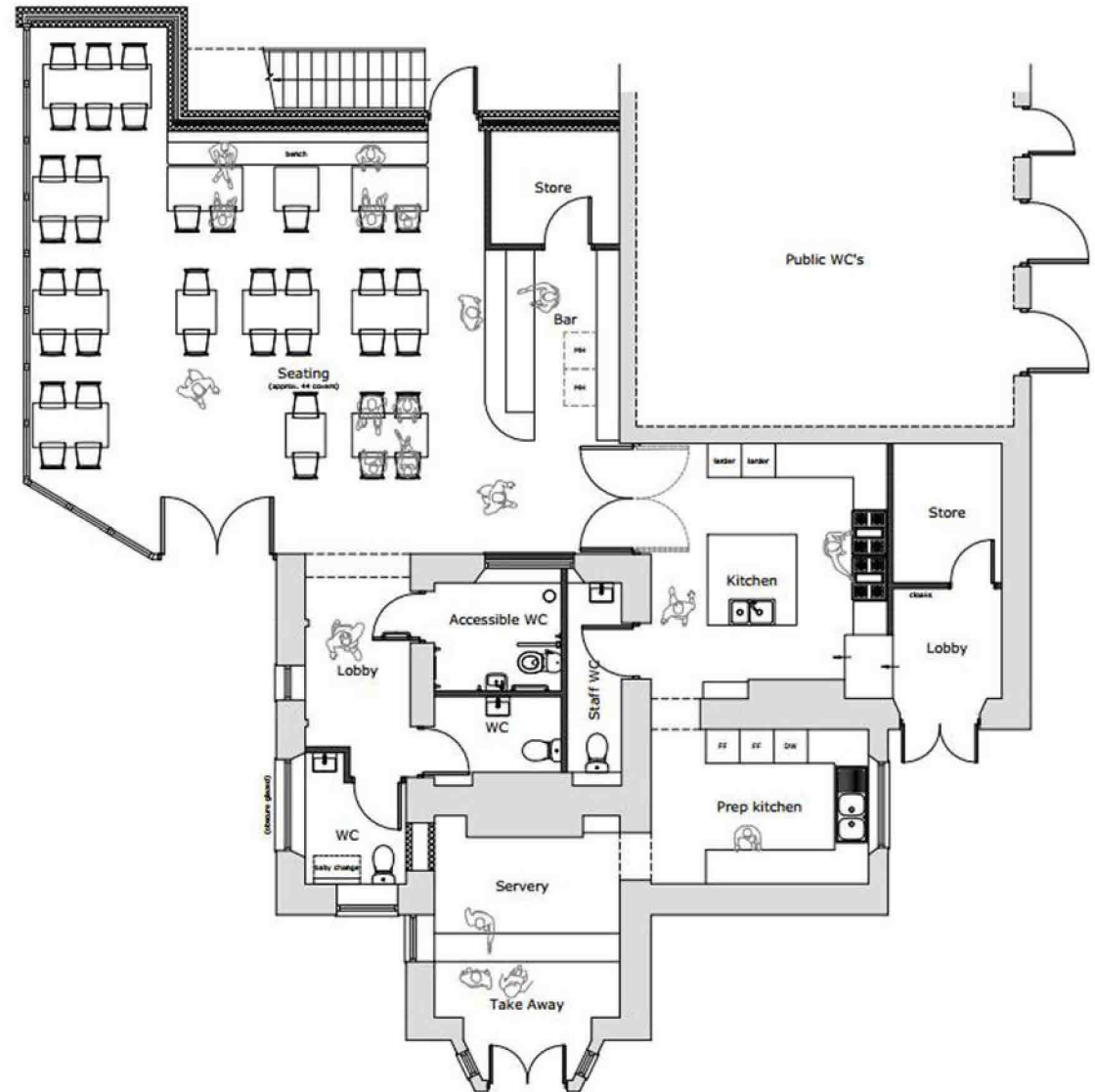
The new flat roof level will be 3.05m from the existing rear courtyard level, with a 1.1m glazed balustrade surround.

### 4. LAYOUT

The proposals seek to create a new set of double doors, which will be accessible from a wheelchair friendly slope. This will lead into the large seating area, with a new bar. A wide corridor will be created leading into 3 new WC's (1 baby change & 1 accessible). The staff will keep the original entrance, and will occupy the majority of the existing internal footprint area. This will increase the small area of existing kitchen/food-preparation area.

The ground floor plan will be DDA compliant, and has wheelchair access throughout.

The roof terrace will be an open planned seating area, with an external staircase for access.





## 6. APPEARANCE

The extension has been designed with a simple, and modern appearance, and will be finished in high quality materials.

Walls : Smooth render (to rear facing elevation only).

Roof : Aluminium trim flat roof (grey/black).

Roof Terrace : Anti-slip composite decking over GRP/EPDM finished roof.

Doors/Windows : Aluminum slim line double glazed (grey/black)

Rainwater goods : Aluminium, grey/black.

## 7. CONCLUSION

The proposals seek to create an extension for additional indoor seating area, with a better usable internal layout for staff & customers. It will maintain a wheelchair access throughout, and help with the flow and increased popularity of the cafe & bar.

The materials will be matching the existing vernacular, and it will cause minimal impact to any surrounding properties/businesses.

