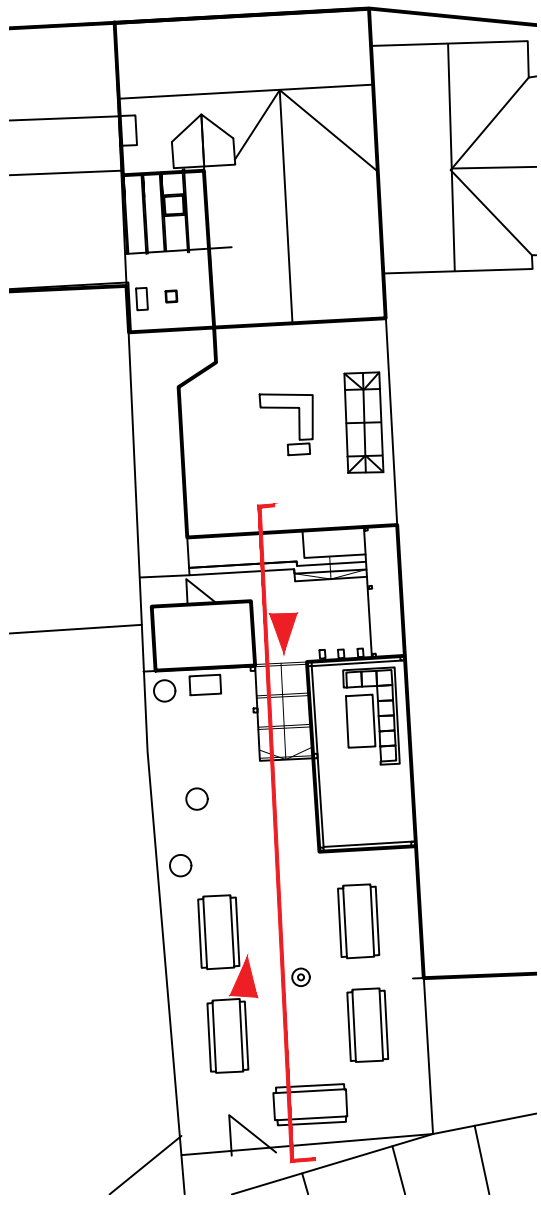




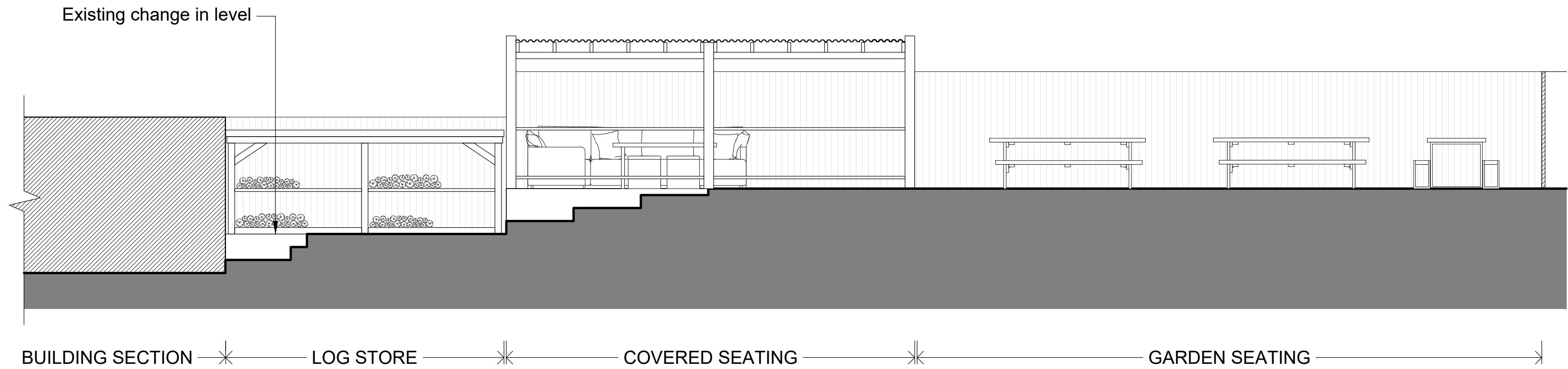
South-facing view



North-facing view



Site plan 1:250 @ A1



SITE SECTION
Scale 1:50 @ A1

DESIGN & ACCESS STATEMENT

AMOUNT -

The proposal involves the installation of a pizza oven extractor fan (see dwg SK07) and the garden external works to allow outdoor seating / dining, with a covered area and log storage.

LAYOUT -

The extractor fan is located above the pizza oven in the restaurant kitchen. Historic aerial photos show previous mechanical fittings in the same location. The external works provide a tiered outdoor dining area accessed from the rear of the restaurant. An external door is also provided at the rear of the garden.

SCALE -

Details of the extractor fan are shown on drawing SK07. The chimney is lower than the three surrounding walls, as photographed. The garden has been tiered with surrounding fencing and existing hedges to the neighbouring properties.

LANDSCAPING -

The external dining area introduces a tiered element with a covered dining space, matching in materiality. Existing hedges lining the western boundary are retained. The raised area separates the outdoor dining from the restaurant storage and operational amenities. The change in level from the building to the garden is retained as existing (see site section).

APPEARANCE -

The extractor is located amongst existing services on the roof, surrounded by three walls taller in height. The fan is only visible from some areas of the back garden, and has minimal visual impact due to the colour and its surroundings. The log store, external canopy and raised platform framework are constructed from exposed timber.

USE -

The works are for an Italian restaurant with a pizza oven. The external works facilitate outdoor dining and log storage.

ACCESS -

The garden is accessed from the rear of the restaurant. The steps to the garden directly at the rear were existing, therefore accessibility to the outdoor area has not been worsened.

TOPOGRAPHY -

The existing garden had stepped access and banking with overgrown shrubbery and unusable space. The new development levels the area to provide an outdoor dining facility and usable storage spaces.

TREES -

None affected by proposed development.

BOUNDARY TREATMENT -

Western boundary is enclosed by existing hedges. Southern and eastern boundaries are enclosed with galvanised steel corrugated sheet fencing to match the cladding of the external store and covered seating canopy.