

Design and Access Statement

95 to 99 Field End Road, Eastcote

Location

The main frontage is on Field End Road is surrounded by predominantly retail properties with residential above. There are a few large residential developments located around 100 metres. The proposed site is accessed directly from Field End Road, and a service road to the rear backing on to residential garden spaces. The properties have been empty for a number of years.



Existing Building – No. 95, 97, 99

The current use of the existing buildings is restaurant / take-away. As mentioned earlier, the units have been empty and unused for a number of years and detracted from the vibrancy of the locality. No. 97 and 99 had been knocked to form a single restaurant space, but part way through the work it had been abandoned for financial reasons. The existing layouts are still typical to those of a restaurant; large glazed frontage with roller shutters, signage zones, sitting spaces and back of house.

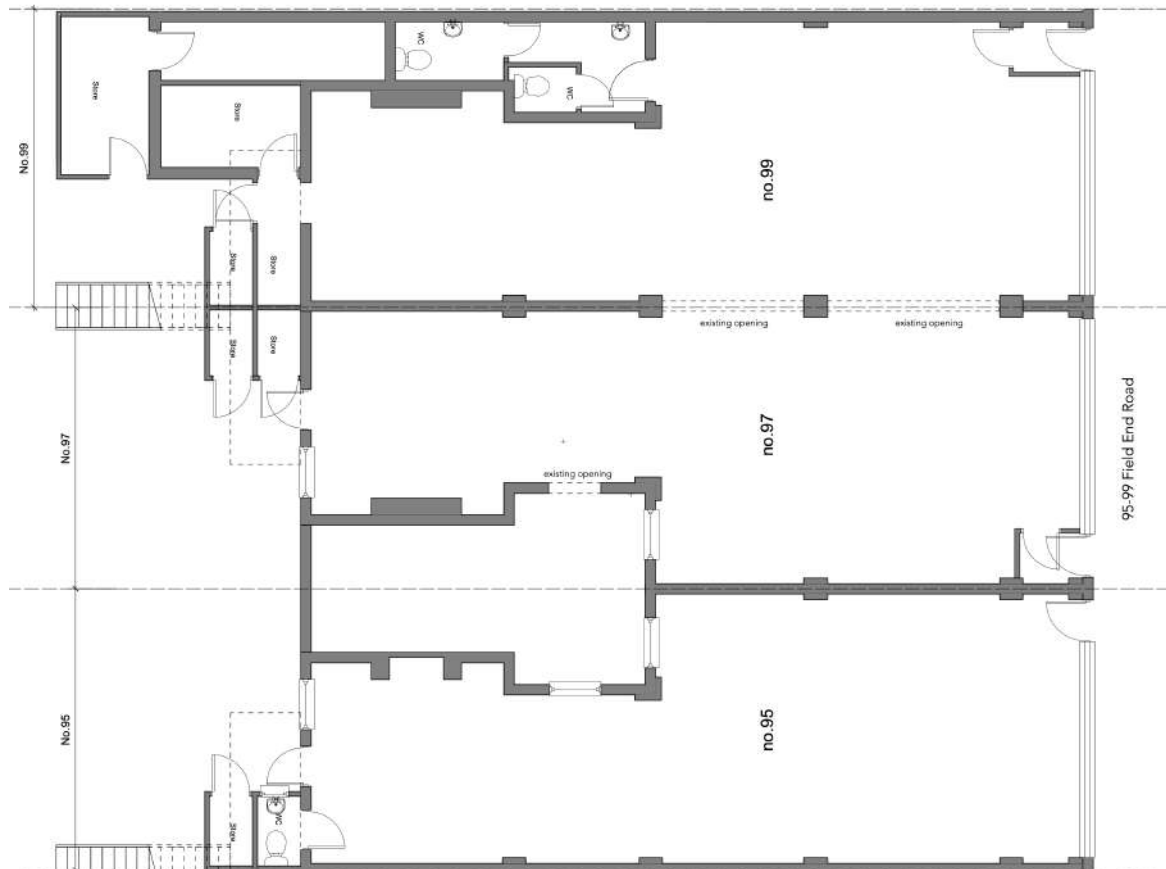


No. 95

No.97

No.99

Existing layout



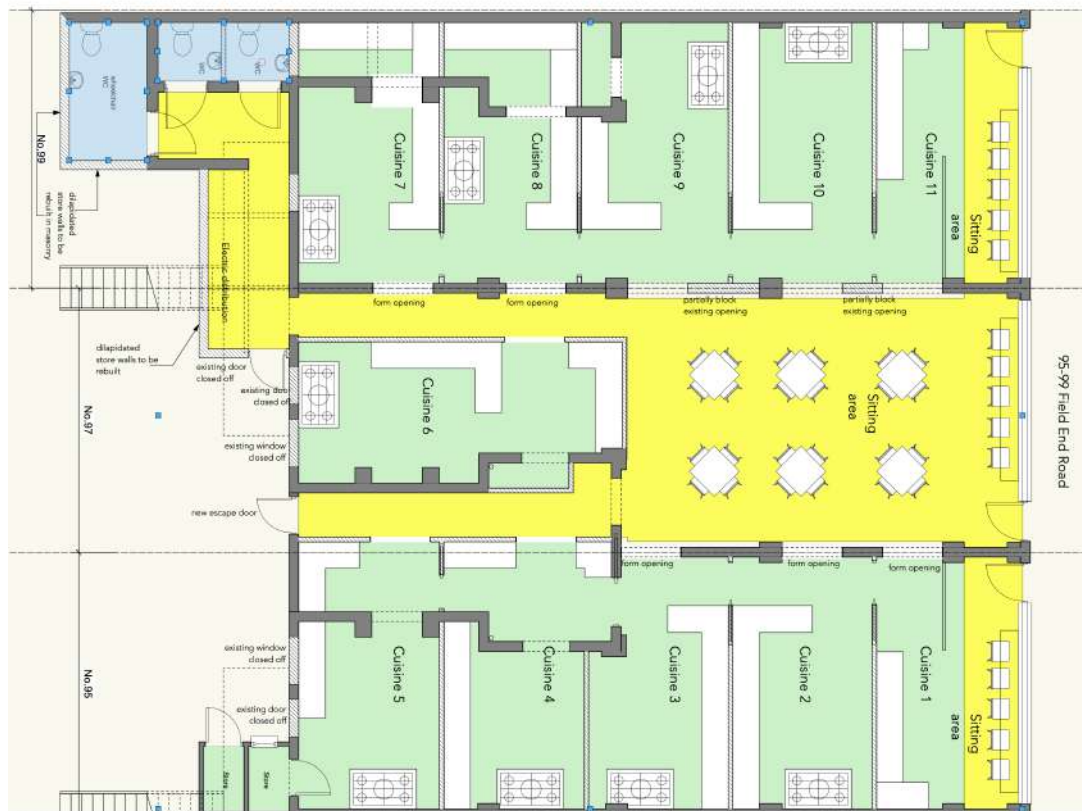
Dilapidated timber extension to the rear of no.99



Dilapidated brick extension to the rear of no.99 & 97

Proposal

The ground floor units are restaurant and take-away use and the proposal is to retain this use. Units 99 and 97 were already interconnected to each other and the proposal is to connect unit 95 and form one large unit. No alterations are proposed to the street frontage. Alterations are generally internal, along with some minor changes to the fenestrations at the rear, and replacement of the dilapidated timber clad extension with masonry, new roof over the proposed toilet area and a replacement combined extract system for the restaurants.



New concept of multi cuisine restaurants

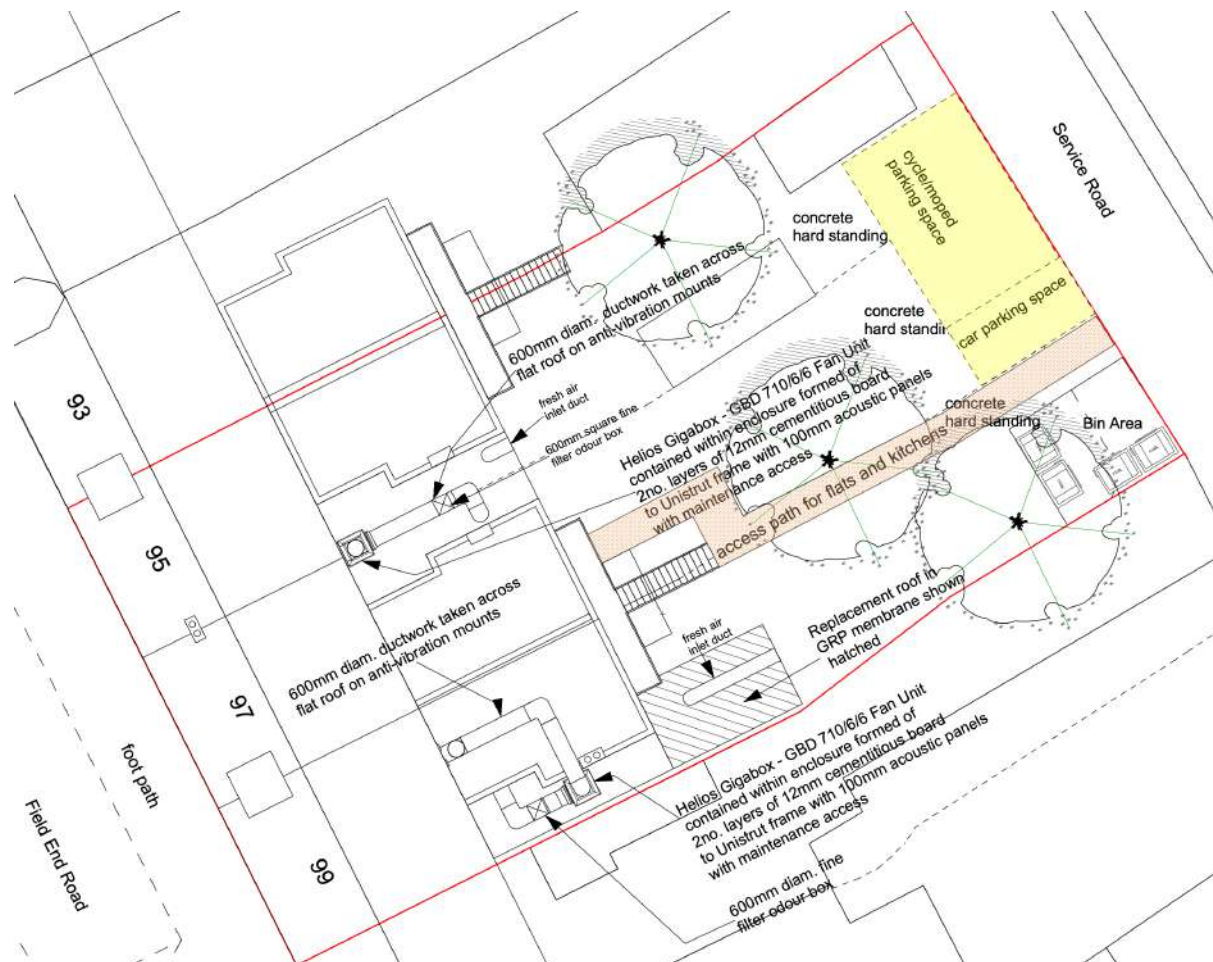
The combined units will still retain the previous use even with the material changes to the interior. Seating areas shall be visible to the fronts of all three units adding to the vibrancy of the area. No. 97 contain a main seating area that is served directly by the new multi cuisine areas.

The proposal is a response to the new emerging trend of multi cuisine restaurants that can be found around some of the London Boroughs. This concept offers a variety of food on site that can be consumed in the seating areas provided, taken away or delivered. As with all restaurants in the locality, "App" based system will also be utilised for deliveries to take place. The main hours for operation are Sunday to Saturday 11.00am to 12.00am.

Access

No changes are proposed to access. The existing restaurants are to be accessed directly from Field End Road. The entrances are to Part M standards to enable wheelchair access. All service access is from the rear of the buildings.

The deliveries and pick-ups can be taken from of the buildings, via the service access road. The advantage of offering pick-ups from the rear is that it minimises congestion on Field End Road and any nuisance to the residential accommodation above. Dedicated stop off/waiting points are located at the rear within the curtilage of the site 18m away from the main buildings.



Extract ventilation

The replacement extract system has been designed by Fan Services Ltd, a specialist in this field. Fan Services Ltd has sought advice from acoustic specialists DAA Group to carry out a noise assessment to determine the specification of fan and acoustic baffles needed to noise mitigation measures under current Planning Guidance.

Acoustic measures

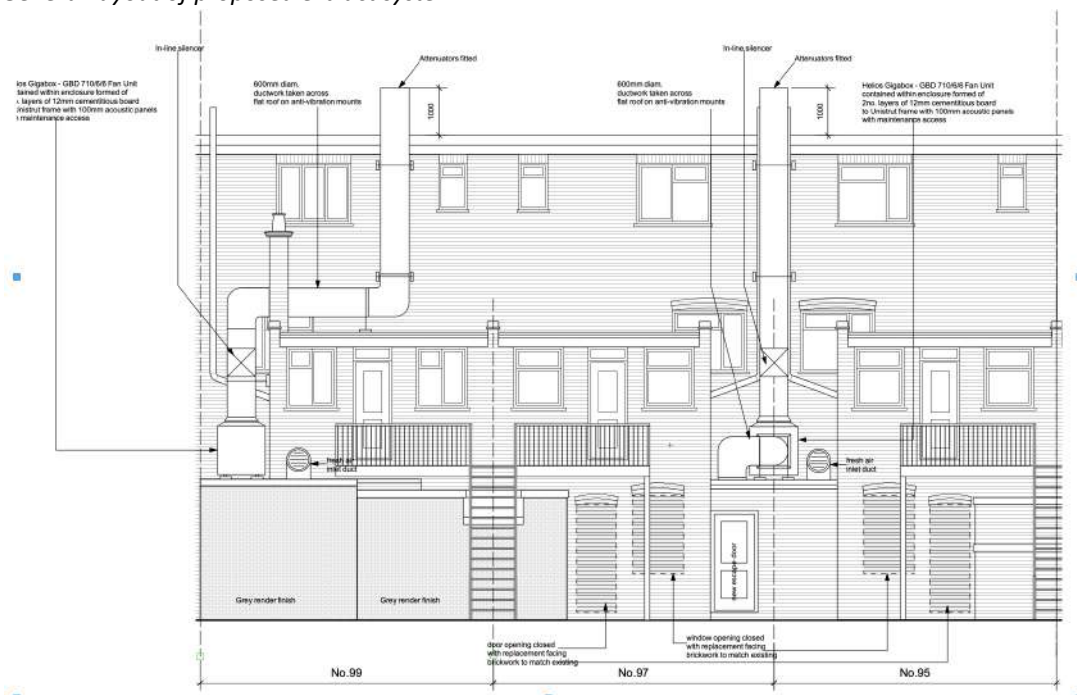
The flues have also been configured and directed away from windows to avoid any adverse effect that can be enjoyed from their outlook. The noise assessment has set out parameters to the mitigation measures for the replacement extract ventilation system. This covers discharge duct opening, fan casing & flexible connection noise break-out and duct break-out noise on the fan inlet ducting. Based on the specification provided by Fan Services Ltd, the acoustic report concludes the noise omissions would not have an adverse impact on the nearest residential receivers.

The Noise Impact Assessment by DAA Group Ltd has been provided as part of this application along with the fan details and specifications proposed by Fan Services Ltd.

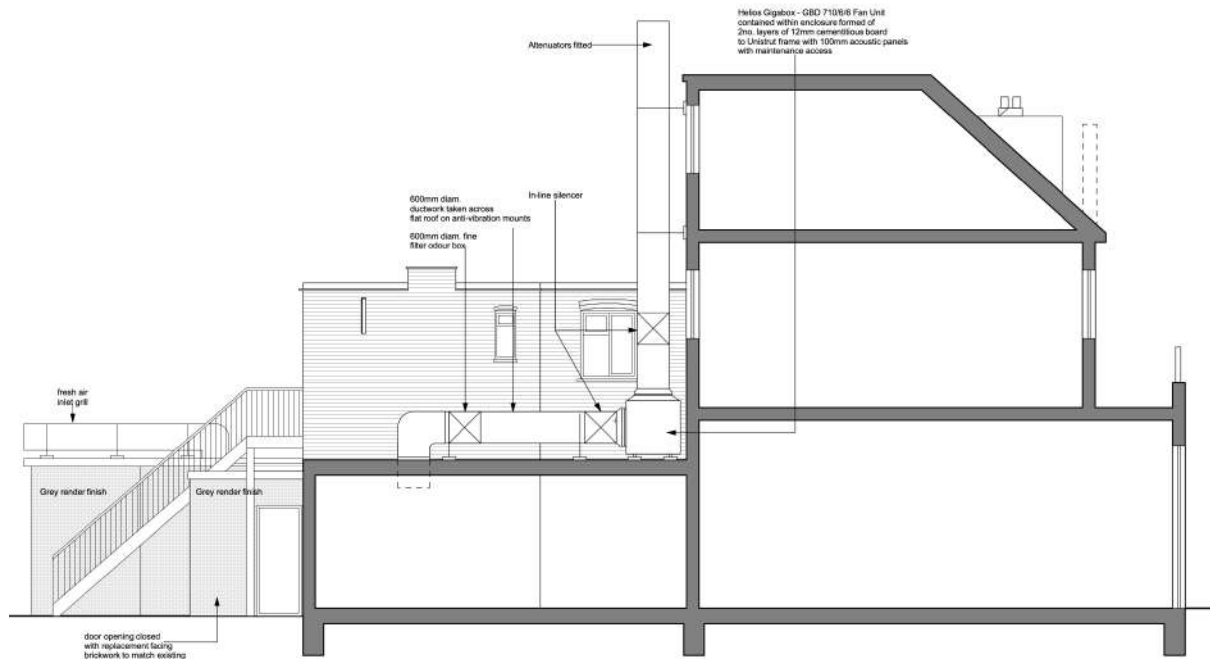


The existing extract system to No. 99 – dilapidated and damaged, proposed for replacement to current standards.

General layout of proposed extract system

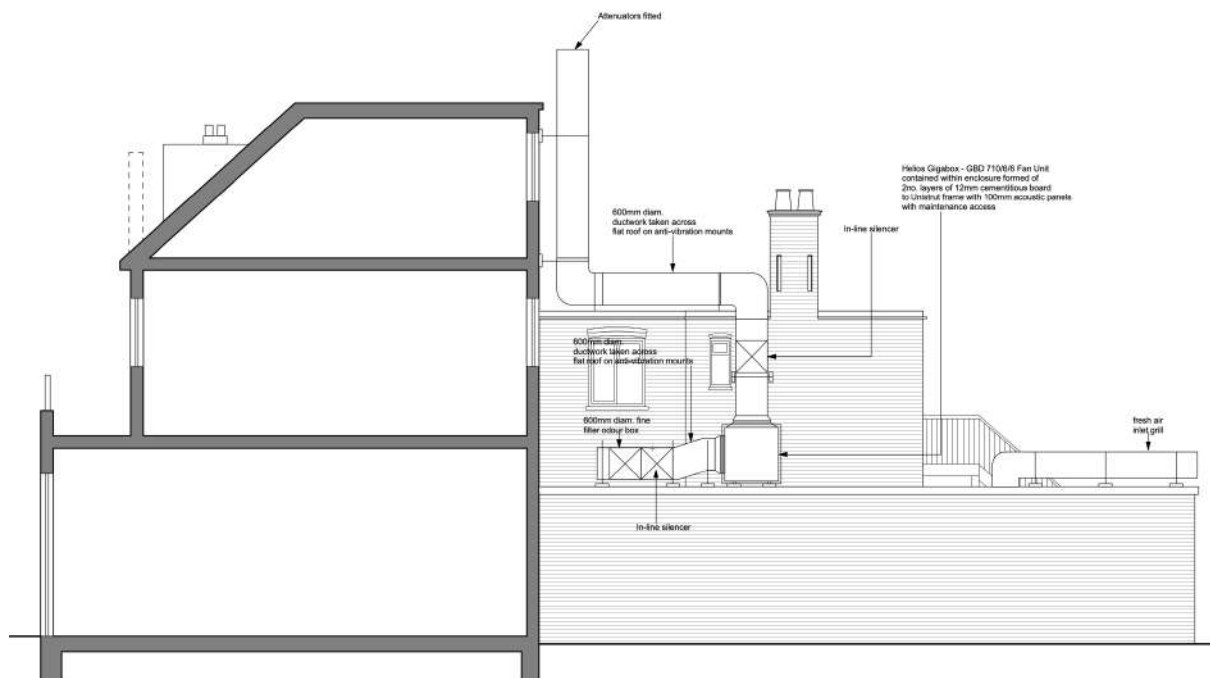


Proposed Rear Elevation



No.97

Existing Sectional Elevation AA



No.99

Proposed Sectional Elevation BB

Odour control

The risk assessment under DEGRA Guidance had taken place and be found in the Fan Services Ltd report. This determines the total score for both extract systems to be 30 and a high level of filtration will therefore required. The Extraction report details the specification of the odour mitigation proposal.

Conclusion

The internal works do not affect the external appearance of the main frontage – where alterations are proposed. The material alterations internally enhance the experience of diners, take away customers and deliveries. The alterations to the rear are minimal and generally in keeping with the surroundings. The new replacement extract ventilation has been designed taking care to avoid impeding outlook from the flats above, mitigating noise and odours. The buildings had been empty of a number years and the proposal will bring back the operation of restaurants / take-away/deliveries that will enhance the activities on Field End Road to current standards, emerging markets and new trends.