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3/9/15

ACCESS AND DESIGN STATEMENT

PROPOSED SHOPFRONT ALTERATIONS, 84-94 OCEAN ROAD, SOUTH SHIELDS

The application is a resubmission of the previous Planning Permission for the installation of a new shop front and façade, to combine two existing restaurants - 'Radhuni' and 'Imli' into one and provide a uniform appearance to the frontage.

In terms of Access, the new proposals include the retention of the entrance to Imli, but it will be levelled and widened to provide access for wheelchair users (and an accessible entrance/exit already exists for Radhuni). As such it is not considered that there are any issues as the existing access will be greatly improved by the proposed works.

Associated internal alterations are to be carried out to improve the comfort of customers waiting to be seated/served in the restaurant and to improve the sanitary accommodation.

The amount of development is as described above.

The layout of the building is largely unchanged apart from the removal of the existing bar and forming openings in the dividing wall for access. There are minor changes to the w.c. area to provide larger toilets and simplified service access.

The scale of construction is limited to the alterations to the façade of the existing restaurant to match the scale of the signboard on the existing 'Radhuni' restaurant.

The appearance of the building is considered to be improved by the new proposals to provide a uniform height and appearance to the shop-front with a contemporary finish of timber cladding and silicone jointed glazing panels.

No landscaping is possible.

Existing parking and servicing arrangements will be unaffected. The existing yard areas and rear accesses will allow for the storage of sealed refuse containers, including recycling provision for deposit on the highway only on the day of collection as necessary.

It is assumed that there are no other issues associated with the proposals. The existing circumstances remain largely unchanged, and the principle of the alterations has been accepted in granting the previous Permission.

For these reasons the proposed works are believed to be justifiable.



Regulated by RICS

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