

1st October 2014

Design and access statement at 1-3 North Street Arcade

For proposed change of use from A1 & A2 to A3 and for consent of advertisement.

Units 1 and 3 North Street Arcade currently have use for A1 with 210sq meters of space and unit 2's class is currently A2 with 48sq meters. Our clients are seeking a change of use to A3 and to gain consent to display illuminated and non-illuminated signs to open a restaurant.

The proposal will see the units connected to form a new single restaurant. The design is open plan; the existing staircase will be widened to accommodate the capacity of customers. All toilets are on the first floor with the exception of a disabled toilet in unit 3. We are proposing to push the back wall of unit 3 out .8m to form the new kitchen space which will contain an oven called a Josper, arrangements for extraction have been made and propose to come out through the existing flat roof area to the back of unit 3 and rise above the first floor toilets, which we feel is best served as it is the furthest point we can get from the flats above unit 1. There will also be a combination oven and a fryer in the kitchen. The extraction system will incorporate odour and acoustic filtration and the cowl terminates clear of any residential openings. We envisage the substantial background noise of North Street and the nearby railway will render the system inaudible to the public.

The frontages on North Street and Prince George Street will be altered with new full height glazing and boxing up to 900mm, the canopy which runs along this frontage will be refurbished with new lighting from underneath and spot lights at the base of the columns shining up towards the new restaurant frontage. On this frontage above the glazing will be our client's company sign which will be approximately .8m in height and 1.7m in length, this sign will also feature above the main entrance doors with an approximate size of .4m by 1.6m and on the wall next to the fire escape from unit 1 on King George Street which we are proposing to be about 1.9m in height and 2.3m in length. All the outside signs will consist of raised 3d gold lettering with the Star of the logo being back lit in halo effect lighting, except for the sign on the Prince George Street elevation which will be a flat encased board sign.

The columns, which run along the area covered by the flats above, that, are within our clients boundary will have new boxing with planting which will be used as screening and also to mark out our clients outside seating area. In this seating area will also be spotlights similar to the ones proposed under the canopy on North Street.

Moving further into the arcade we are proposing to change the existing stepped frontage and move the facades of units 1, 2 and 3 out to meet at the column immediately to the right of the back edge of unit 1 to help create a more inviting curve to the arcades shop fronts. On this internal elevation in the precinct we have shown two sets of bi-folding doors on either side of the column to be used as access to the outside seating area and for fire escape purposes. This 2.8 metre addition will add 24m² over the 3 units.

Along the boundary of the demise will be material stanchion barriers with our client's logo printed on which break for where the entrance to the restaurant is formed in the new frontage in unit 3. Above this area we propose to attach a new retractable canopy to be used to cover the outside area which will not encroach over a public highway as the arcade is privately owned.

Discussion have been had with my clients and highways regarding the existing cycle hoops on the corner of North Street and Prince George Street to be relocated and added to provide cycle storage areas, we envisage that the majority of staff will use public transport.

Waste will be kept internally within sealed containers and brought outside for frequent collection.

All details for signage and proposed alterations to the building can be found in the relevant documents attached with the application.