

Ref ; Proposed Restaurant, 14 Bucklersbury, Hitchin, Hertfordshire

Design and Access Statement

This statement has been prepared by Redshed Design Architects on behalf of the applicant to support an application for the change of use of the current premises at 14 Bucklersbury to a restaurant E1(b)

History and context

The existing building comprises several sections that are thought to date from the early 20th century ranging from a showroom, store, office and workshop. The showroom comprises a single storey flat roof structure with a largely glazed frontage whilst the workshop which also fronts the street comprises a traditional style commercial building constructed from corrugated cladding with large double doors. The remaining accommodation is largely hidden from the public realm and located to the rear of the building. The building is located on Bucklersbury, set back between other commercial premises with a small hardstanding area to the front which is currently used for motorcycle parking. The premises have an established use of a motorcycle workshop and sales establishments.

Use

The applicant and owners wish to change the uses of the premises to E(b) in order for the building and premises to be converted to a pizza restaurant. The proposed restaurant will accommodate circa 80 covers as well as providing a takeaway service during the normal restaurant hours.

Design

The existing building comprises of a commercial type structure which has been a local landmark over the last century providing an interesting variation along the historic street of Bucklersbury. The applicants are keen to retain the building and convert it by making as few exterior changes as practicable. Whilst the building will undergo an internal fit out and upgrade, the exterior will be retained in its current form apart from the door and fenestration being replaced with fully glazed folding type doors. The external parking area will be used for seating and new non illuminated signage will be installed to the frontage. The restaurant will operate cooking systems that are self venting and there is therefore no requirement for any external ventilation, plant or equipment.

Impact

Bucklersbury is a busy town centre location occupied by a range of establishments, many of which are food outlets, public houses, bars and restaurants which operate during the week and weekends. The proposed restaurant will operate to similar hours of many other local establishments and given its location within a busy town centre, would not unduly impact the neighbourhood. There will be no external plant or equipment producing odour or noise.
