RITCHIE & RITCHIE LLP Architecture & Design

DESIGN AND ACCESS STATEMENT

SAN GIOVANNI Restaurant Sheepy Parva

PROPOSAL;
EXTENSIONS AND ALTERATIONS to existing Italian Restaurant

DEVELOPMENT SERVICES
30 DEC 2003
RECEIVED

1. ASSESSMENT

Physical context

The site comprises an existing two storey Restaurant, car parking and paved patio area, together with associated landscaping.

The building was originally the offices to the listed Mill building on the other side of Mill Lane, and was converted about 7 years ago into a Restaurant. The building works and associated external works were executed to a high standard using quality materials and creating some interesting external features.

Initially, the Restaurant business and subsequent versions of it failed in commercial terms leaving the building and its surroundings with little option for any other use than it presently has.

The site splits naturally into two elements; the car parking area and the building with its attached hard standing area.

The car parking element of the site is surrounded on three sides by the River Sence and the Mill Race from the former Mill. This area also contains many mature trees and shrubbed areas, part of which lies within the flood plain.










OPEN

The site is fairly flat and banks down to the Rivers edge (see topographical survey). The remaining side fronts onto Mill Lane and comprises entrance gates and a wall with railings

The former Mill building fronts directly onto Mill Lane and has two distinct characters. The front and south gable being very much the retention of the existing façade and the rear and north facing gable containing a metal escape staircase and a metal framed balcony deck with glass balustrading. The small yard area against this latter gable also contains a number of condenser units for the air conditioning system as well as a timber shed and other items of external storage.

The nearest building to the site is the former mill building on the opposite side of the road which is now apartments (The Lakes). There is some nearby residential development fronting onto Main Road, Sheepy Magna but this is almost 100 metres away from the Restaurant building.

Social context

The site comprises an existing Restaurant with associated car parking and hard standings. The Restaurant specializes in high quality Italian food and its reputation has developed to a point that it has to turn customers away during the week as well as the weekend. This is the reason behind the requirement to increase both the food preparation and eating areas.

The Restaurant provides a popular venue in a stunning setting in an area not known for its abundance of such facilities and as such presents no real change to the existing surroundings in terms of its social context. The intention is to expand the current facility to allow the business to function efficiently and properly serve the restaurant's customers.

As mentioned previously, the Mill houses a number of apartments nearby on the opposite side of the Road, most of who are customers of the Restaurant and have already indicated their support for the proposal for expansion. Notwithstanding the local support it is a clear requirement of the applicant that the design of the proposal respects the privacy and amenity already enjoyed by the occupants of the Mill.

Economic context

The Restaurant provides local employment as well as a service to the local and wider community. Local traders also benefit from supplying goods and services to the restaurant.



The setting is a major feature and is clearly an attraction for local people and visitors to the area with its views over the adjacent fishing lake and surrounding countryside. This inevitably generates interest and spending in the locality, with the Restaurant also acting as a tourist attraction.

Due to planning and other restrictions the building does not lend itself to many viable alternative uses and it is critical therefore that it is allowed to build upon and sustain its viability.

Inevitably both the Local Authority and County benefit from the rates revenues from the business as well as providing local employment in a rural area.

.

2. INVOLVEMENT

Informal discussions have taken place with the planning officer James Hicks by way of submission of sketch proposals. The outcome of those discussions has been incorporated into the current proposals.

Detailed discussions have also taken place with the owner and operator of the Restaurant to ensure that these alterations allow them the opportunity to realise the potential of the business in a viable manner thereby securing its long term future.

As previously mentioned many of the neighbouring residents are also customers of the Restaurant and the applicant has been at length to establish their views on the potential expansion, which has unanimously received verbal support.

3. EVALUATION

The requirement is to accommodate the increased customer base that the Restaurant has attracted with its reputation and which is still growing despite the current economic climate.

The site lies outside the development boundary and therefore an effort has been made to create a focal point to this entrance to Sheepy Parva by way of a quality striking design. Care also needs to be taken to protect the existing amenity enjoyed by the neighbouring properties.

DESIGN

The design of the extension has been a deliberate contrast to the plain vernacular style of the existing building, and attempts to address the important approach along Mill Lane from Sheepy Magna. This building is effectively the gateway to Sheepy Parva and the proposal represents an opportunity to 'make a statement' in this high profile location. This also provides a means of rationalising the current unsightly arrangement of condenser units and ad hoc external storage.

A large portion of the ground floor elevation facing Mill Lane is obscured by an existing wall and railings located about 1200mm in front of the proposed building. This wall returns across the end gable terminating in large brick gate piers and gates.

The proposed building is designed in a 'modern tech' style using contemporary machine made components with the accent on performance durability and aesthetic appeal. Although a relatively small building the unit is effectively a steel frame structure with high performance glazing and composite pre-finished cladding panels.

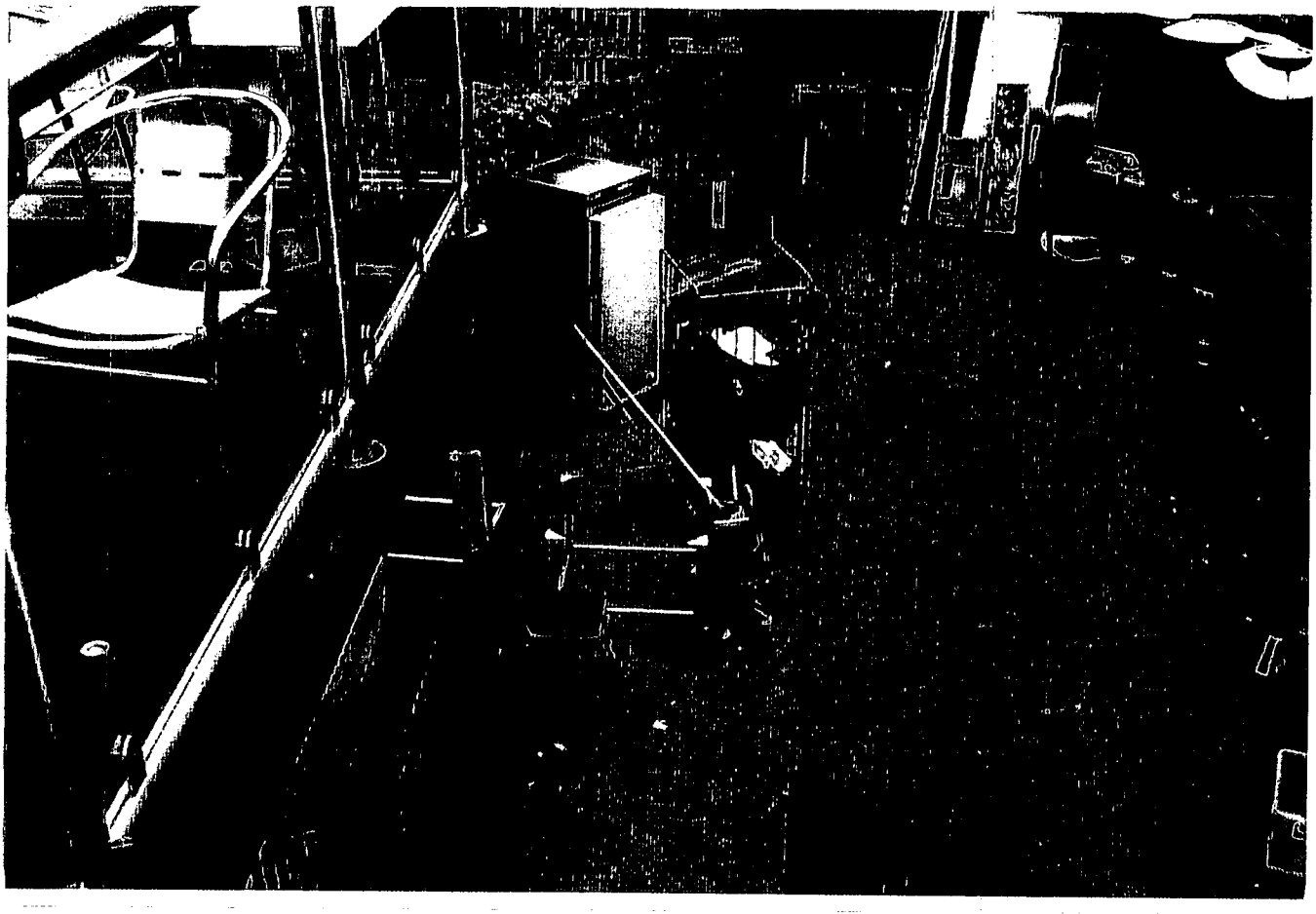
Glazing to the Mill lane frontage is limited to minimise the risk of overlooking to the amenity area of the converted Mill (The Lakes). The gable and rear elevation are a dynamic mixture of glazing, steeply pitched overhanging roofs and a 'floating' glazed balcony. Overall the building will be of a modern design employing high quality materials with minimum maintenance.

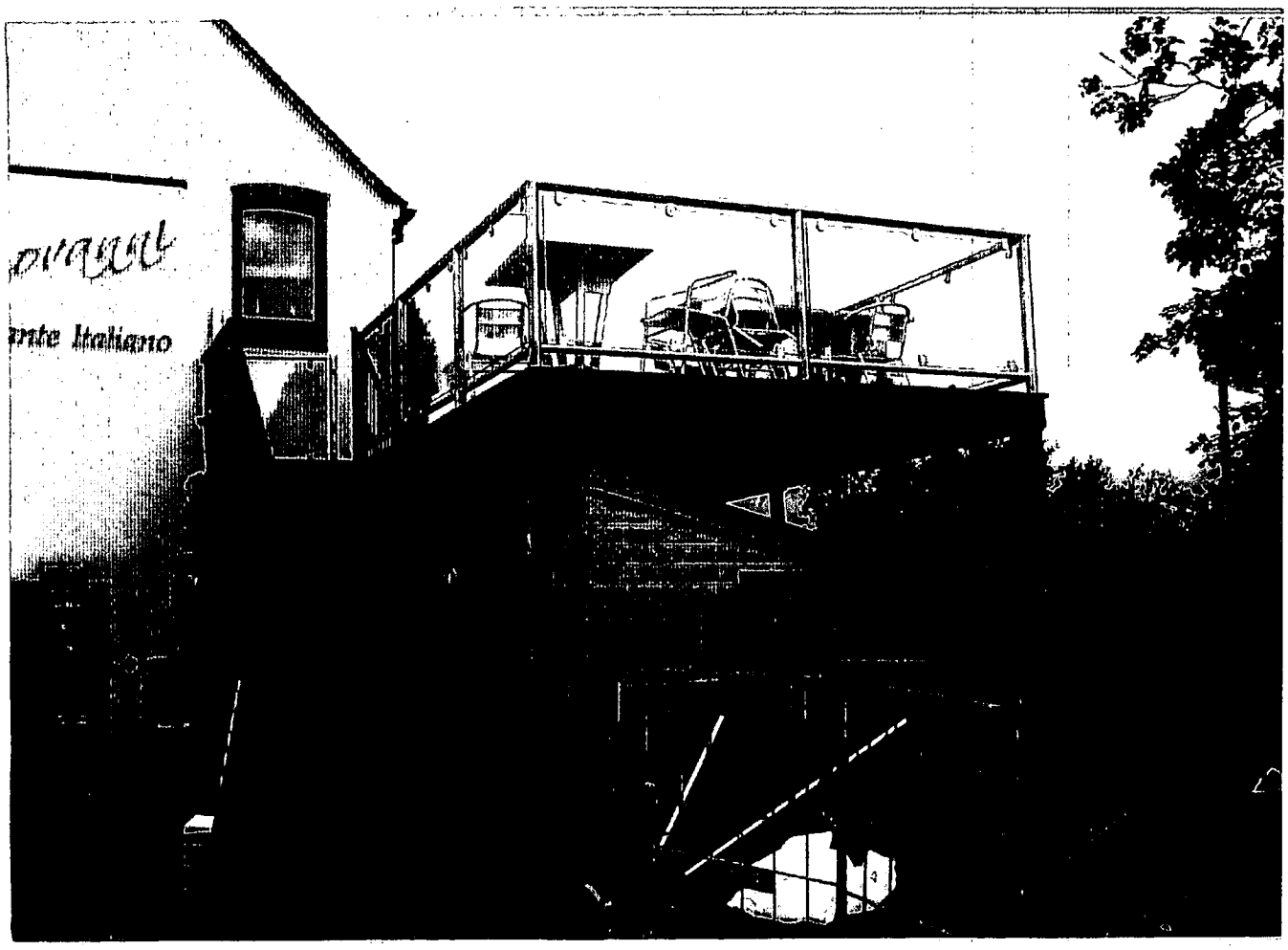
The existing car parking provisions are extensive and highly landscaped with adequate potential for increased provision should the need prove necessary. The applicant also owns the adjacent Lake which is itself a major attraction and also contains the facility for additional parking.

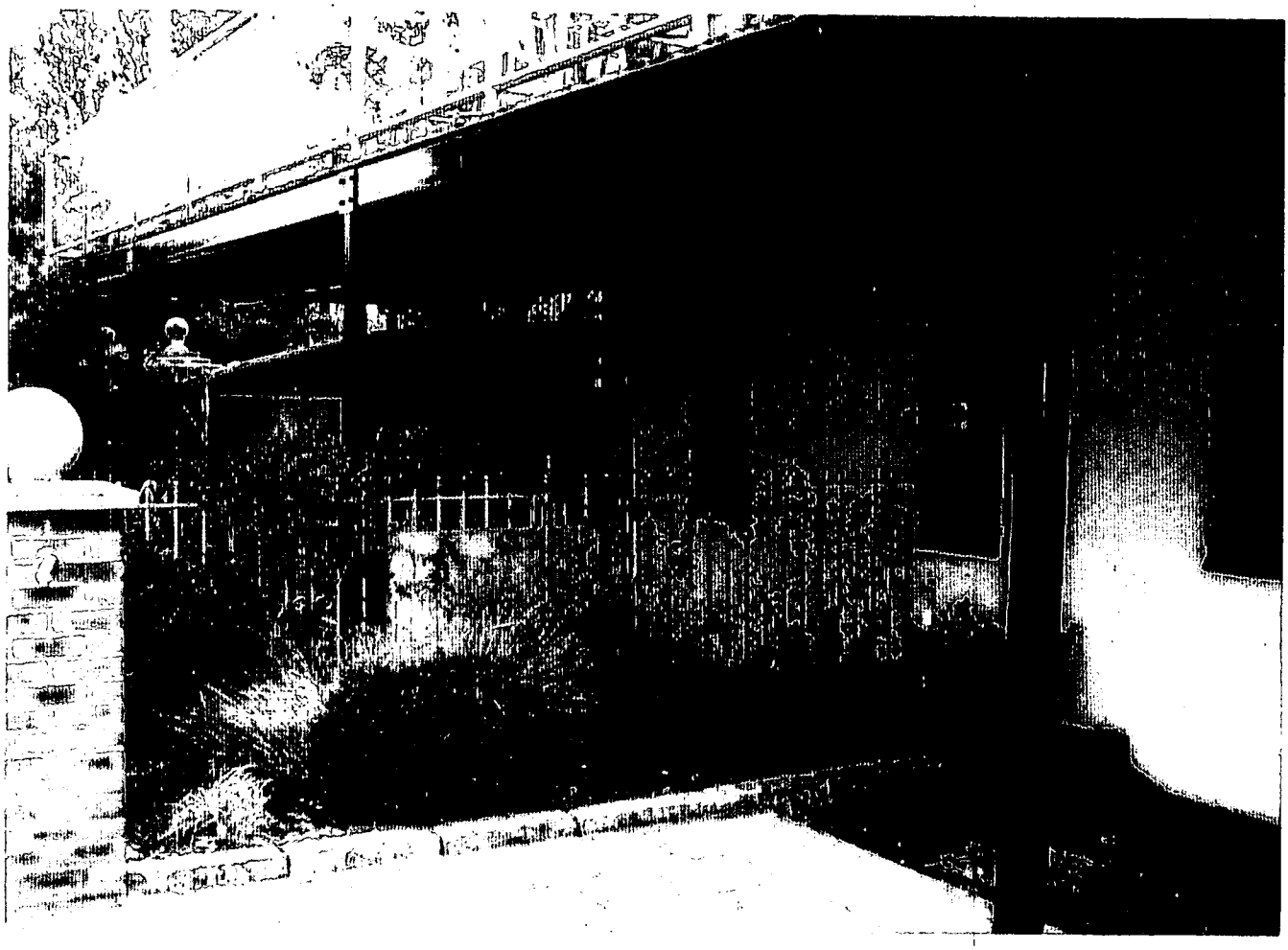
USE

The proposed use of the extension is to build on the reputation of the Restaurant as a destination venue and adequately cater for the demands made upon it. This is seen by the applicant as essential to secure the long term future of the business as well as providing a tourist destination in this attractive rural setting.


San Giorgio
Ristorante Italiano




rnte Italiano



AMOUNT

The proposals comprise of a two storey extension allowing an increase in the kitchen and first floor eating areas. At present there is widespread unsightly external storage which will be able to be accommodated in a rationalised form in the ground floor area where deliveries dry stores, freezers etc will be located.

The overall area of the extension is **130.5 sq.m** it should be borne in mind that the previous approval (ref 07/00942/FUL) incorporated kitchen and food store/circulation areas totalling **47.7 sq.m** which were **not** carried out. The overall increase from that approval is therefore **82.8 sq.m.**

It is anticipated that the increased restaurant area will accommodate approximately an additional 30 extra diners bringing the total to around 70. The current kitchen arrangement struggles to support the existing clientele.

LAYOUT

The layout of the extension is determined by the need to add worthwhile extra space to the food preparation area and simultaneously create additional space for diners at first floor level.

The proposal occupies an area that is currently a yard area (see photographs).

SCALE

The proposed extension will be two storeys in height with a ridge lines approximately 700mm and 1100mm lower that the main pitched tiled roof.

At the roadside the effect of the massing is further reduced by the presence of the screen wall and railings located at the rear of the footpath.

LANDSCAPING

The site benefits from a very high level of quality landscaping to which very little change is proposed.

The proposal will occupy an area of external untidy storage which will then be accommodated within the ground floor element of the proposed building

APPEARANCE

The intention of the development is to accommodate the expansion in a completely contrasting format to the existing plain vernacular building in terms of design and materials whilst still reflecting some of the basic characteristics of the original.

Materials will be modern high performance and eco friendly. The roof will comprise of Kingspan RT roofing system finished in dark grey. Wall panels will consist of either double glazed tinted (grey) units and insulated composite panels of a similar colour to the existing rendering (off white/cream). Exposed steelwork will be powder coated dark grey and balustrading will be stainless steel with laminated glass panels to match the existing system.

ACCESS

The point of vehicular access to the site remains unchanged.