

Design & Access Statement

NOLITA RESTAURANT
GREAT NORTH ROAD
BROOKMAN'S PARK
HERTFORDSHIRE
AL9 6NA

February 2013

The JTS Partnership LLP

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Regulated by RICS

NOLITA RESTAURANT

Applicant: Mitchells & Butlers Retail Ltd

Our Ref: ND/SW/7678

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CONTENTS

1. **Introduction**
2. **Context**
3. **The Proposal**
4. **Design Evaluation**
5. **Summary**

1. INTRODUCTION

- 1.1 This Statement has been prepared in support of an application, submitted by The JTS Partnership on behalf of Mitchells & Butlers Retail Ltd, that seeks planning permission for the erection of a single storey rear extension and an electricity substation, external alterations to the northern elevation and the refurbishment of the existing customer terrace, at Nolita Restaurant, Brookmans Park, Herts.
- 1.2 The Statement satisfies the requirements of Regulation 4C of The Town & Country Planning (General Development Procedure) Order 1995 and the guidelines set out in Section 3 of Circular 01/2006: Guidance on the Changes to the Development Control System.
- 1.3 As set out in Paragraph 62 of the Circular, the level of detail required depends on the scale and the complexity of the application and the length of a statement will vary accordingly. Statements should be proportionate to the complexity of an application, but need not be long.
- 1.4 The proposal is described in this Statement, which is proportionate to the scheme under consideration.

2. CONTEXT

- 2.1 Nolita is a part one, and part two, storey property located on the Great North Road, in Brookmans Park, Hertfordshire.
- 2.2 The site is roughly triangular in shape. The restaurant sits adjacent to the north-western boundary and is enveloped by a 42 space car park, which wraps around the north-eastern and south-eastern sides of the building.
- 2.3 There is a large customer terrace, with external 'garden bar', on the south-eastern side of the building. To the rear (southwest) there is an enclosed service yard within which are sited a number of storage containers.
- 2.4 The restaurant faces the Great North Road, from which vehicle access is taken. The main customer entrance is in the south-east elevation, via the terrace. There is a secondary entrance (originally the main entrance to the building), in the north-east elevation facing the Great North Road.
- 2.5 The property comprises a bar, dining area and kitchen on the ground floor, with ancillary dining facilities on the first floor.
- 2.6 It is clad in painted render with a tiled roof. It sits adjacent to a motor vehicle repair workshop, with a garden centre opposite. Open fields lie to the south and south-east.
- 2.7 The building is not listed and nor does it lie within a Conservation Area. It is, however, situated within the Green Belt.

3. THE PROPOSAL

- 3.1 Nolita has been trading since the early 2000s as an Italian bar and restaurant. Mitchells & Butlers Retail Ltd is proposing to purchase, and convert, the property into one of its Miller & Carter operations.

- 3.2 In order to create a viable business, the Company needs to make the following changes:-
1. Demolish the existing garden bar and refurbish, and reorganise, the existing customer terrace;
 2. Replace the storage containers within the rear yard with a single storey extension to provide a cold beer store and wash up;
 3. Provide an electricity substation on the south east boundary of the site;
 4. Convert the ancillary first floor banqueting suite to provide additional customer dining space; and
 5. Alter the elevations to provide larger windows at first floor level.
- 3.3 The electricity substation is needed as the existing power supply is limited and insufficient for the proposed kitchens.
- 3.4 As detailed in the accompanying Planning Statement, the scheme has been prepared following pre-application discussions with Planning Officers.

4. DESIGN EVALUATION

- 4.1 **Use** – The property will be used by Mitchells & Butlers Retail Ltd as a restaurant.
- 4.2 The first floor of the premises was converted to an ancillary banqueting suite, under planning permission reference S6/0064/92/FP. Condition 13 attached to an earlier planning permission (reference S6/0276/90/FP) provides that, **“there can be no internal alterations or removal of partition walls to the first floor of the building to provide larger restaurant/dining facilities without the written approval of the local planning authority beforehand.”**
- 4.3 The Company needs to be able to use the first floor as a customer dining area as the project will not be viable without it. The use of the first floor as a restaurant does not require the removal of any partition walls.
- 4.4 **Amount** – The Company is proposing to erect a new single storey rear extension, which has a floor space of only 17m², and an electrical substation (7.8m²). There will be a net decrease in the floor space, of 57m², following the removal of the covered garden bar and storage containers from the yard.
- 4.5 The external terrace will be refurbished. The new terrace will be some 150m² smaller than existing.
- 4.6 The amount of new floor space proposed will not have a detrimental impact upon the character of the property or upon the Green Belt.
- 4.7 **Layout** – The single storey extension will be erected on the south-eastern elevation of the building at the rear and substation to the eastern boundary of the site.
- 4.8 An existing garden bar, which has a footprint of some 81m² will be removed from the eastern elevation of the building, as well as several storage containers from the rear yard which take up an area of approximately 80m².

- 4.9 **Scale** – The single storey extension is 3 metres in height with dimensions of 6 metres in width with a depth of 2.8 metres.
- 4.10 The substation will be 2.4 metres high, and 2.8 metres by 2.8 metres.
- 4.11 Their scales are entirely in keeping with the existing building and site, with the restaurant remaining the dominant feature.
- 4.12 **Landscaping** – No existing landscape features will be affected by the proposals. The existing patio area to the east of the public house will be refurbished with slate paving being laid and new low level planting provided.
- 4.13 **Appearance** – The proposed rear extension will have a similar design and appearance to the existing store on the southern elevation of the building. It comprises a render and brick finish with a felt flat roof. External doors will be solid timber with a painted finish.
- 4.14 It will be sited at the rear of the property, within an enclosed yard. It will not have a detrimental impact upon the public house, or from the Green Belt and surrounding area.
- 4.15 The substation will be screened from view on Great North Road, by existing mature vegetation on the eastern boundary.
- 4.16 The larger windows on the northern elevation, at first floor level, will allow for more natural light into the customer dining areas. They add to the character of the building and allow views to be had of the activity taking place therein.
- 4.17 The existing customer terrace will be refurbished, to improve its appearance. New stone paving, and soft landscaping, will be laid. The external works, including the removal of the garden bar, will remove visual clutter from this elevation and will improve the appearance of the site.
- 4.18 **Access** – Access into the public house will remain as existing, with level thresholds provided throughout.

5. SUMMARY

- 5.1 Mitchells & Butlers Retail Ltd is seeking consent for a single storey extension at the rear of Nolita as part of its proposals to purchase the property for use as part of its Miller & Carter operation. The proposed works will improve the character of the property and will result in a decrease in the building's footprint.
- 5.2 The proposal is further described in the accompanying Planning Statement.