

SHISHA SHAKE LTD, EVEREST SPICE LOUNGE
12 HARSFIELD BROADWAY
HATFIELD AL10 9TF

PLANNING
DEPARTMENT

12 AUG 2013

Design and Access Statement

To Complement SS01, SS02, SS03 & SS04

Agent: Jayan Solanki
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0	Introductory
0.1	<p>This Design and Access Statement is to be read in conjunction with the following elevation drawings for the proposed garden shelter behind the Everest Spice Lounge Restaurant at 12 Harpsfield Broadway, Hatfield:</p> <p>SS01 Existing and Proposed North Elevation</p> <p>SS02 Existing and Proposed East Elevation</p> <p>SS03 Existing and Proposed South Elevation</p> <p>SS04 Existing and Proposed West Elevation</p> <p>Together they supplement material prepared by ShishaShake Ltd on behalf of Everest Spice Lounge.</p>
0.2	<p>The Everest Spice Lounge is a Nepalese and Indian Fusion restaurant serving traditional dishes ranging from saffron flavoured cuisine of the northern territories, to the intense spicy dishes of the south and prepared by traditionally trained Indian or/and Nepalese chefs.</p> <p>To broaden the dining experience at this growing reputation and popularity, we propose to erect an external open canopy to the rear to serve as a smoking area, in response to the Health Act 2006 banning smoking in enclosed spaces.</p> <p>This D&A Statement is intended to describe the facilities as built and the context they have been built in, citing some of the relevant planning policies involved. The acceptability, or otherwise, of the licensing arrangement and varying opening times of the bars, kitchen and smoking areas are, do not form part of this statement.</p>

1.0	Assessment
1.1	Site Appraisal
	<p>Harpsfield Broadway is lined with a mix of two-storey buildings which typically serve as commercial premises on the first floor with the second floor being used for storage or rented as accommodation.</p> <p>Directly east of the site is the Galleria main car park, and behind (to the west) is the Hatfield Centre bus stop along with a passage way to Parkhouse Court – a short road with a collection of shops, restaurants and fast food outlets – in addition approximately 500m west of the site is a Travelodge Hotel.</p> <p>Adjacent to Harpsfield Broadway is the A1001, Comet way this road is in constant use for commuters travelling in and out of Hatfield.</p> <p>The rear garden of 12 Harpsfield Broadway, where the smoking area is located will have a wooden appearance so to match the exterior appearance of the buildings immediately adjacent to the garden.</p>
2.0	Evaluation
2.1	Planning Background
	<p>For the purpose of this Statement we will focus on the following HPS advice and policy criteria, with the design response described in Section 3.0:</p> <p><i>GOING SMOKE FREE- A PLANNING ADVICE NOTE ON SMOKING SHELTERS AND OTHER FEATURES</i> <i>EM25 THE COUNCIL WILL SEEK TO ENSURE THAT PROPOSALS FOR FOOD AND DRINK USES (A3) AND ANY LATE NIGHT USES DO NOT HAVE A HARMFUL EFFECT ON RESIDENTIAL AMENITY. IN ASSESSING APPLICATIONS FOR THESE USES PARTICULAR REGARD WILL BE GIVEN TO THE FOLLOWING:-</i></p> <ul style="list-style-type: none"> <i>A) THE LOCATION OF THE PREMISES</i> <i>B) PROXIMITY OF RESIDENTIAL PROPERTIES, PARTICULARLY FLATS ABOVE THE PREMISES.</i> <i>C) THE TYPE OF USE PROPOSES</i> <i>D) HOURS OF OPERATION</i> <i>E) EXISTING AND PROPOSES SOUNDPROOFING</i> <i>F) PARKING AND SERVICING ARRANGEMENTS, AND</i> <i>G) ARRANGEMENTS FOR FUME EXTRACTION, OR ANY OTHER PLANT OR MACHINERY.</i> <p><i>EM22 THE CONCIL, IN CONSIDERING APPLICATIONS FOR ALL BUSINESS, INDUSTRIAL AND WAREHOUSING</i></p>

	<p><i>(B1, B2, B8) DEVELOPMENT, AND REVELOPMENT WILL PAY DUE REGARD TO:-</i></p> <ul style="list-style-type: none"> <i>A) THE POTENTIAL IMPACT ON THE AMENITY OF ADJOINING PROPERTIES AND ON THE CHARACTER OF THE AREA</i> <i>B) THE PROCESSES TO BE CARRIED OUT AND THE EMISSION OF NOISE, SMOKE OR OTHER POLLUTANTS</i> <i>C) THE ABILITY OF THE SURROUNDING ROADS TO ACCOMMODATE GENERATED TRAFFIC AND THE ACCESSIBILITY OF THE SITE.</i> <i>D) ANY SUBSTANTIAL LOSS OF LAND FROM ANOTHER USE WHICH OTHER POLICIES IN THE PLAN SEEK TO PROTECT, AND</i> <i>E) THE EXPECTED ANERGY USE AND RELIANCE ON FOSSIL FUELS</i>
3.0	Proposal
3.1	Layout
	<p>The smoking shelter is at the rear of the main restaurant building covering an existing external beer garden. The roof is partially visible from the surrounding streets, but there is no obstruction of any public footpaths or highways.</p> <p>The public access is through the bar foyer 99and rear dining spaces of the main building, and is serviced from the same back-of-house areas. This access route is also treated as the emergency exit route out of the restaurant into the beer garden, which has another emergency exit door which is used by the restaurant and flats above.</p> <p>Overlooking from the neighbouring properties is mostly avoided because of the site boundary conditions, height and orientation of adjacent windows.</p> <p>The main use of these spaces is for smoking shisha along with providing covered areas for the usual consumption of cigarettes. Smoking shisha is becoming increasingly popular and there are several similar facilities which have opened within the area and surrounding Boroughs.</p> <p>Designed as a covered open-air structure, the opportunity for sound proofing is inherently limited. However, it should be noted that there is probably a degree of improvement to the level of sound transference to adjacent properties than would otherwise have been the case if the area was left uncovered as an external beer garden type space. The original shelter in the entrance of the beer garden has been retained, along with the boundary fencing and hard landscaping.</p> <p>There is no additional, dedicated onsite parking associated with this facility, but as identified in 1.1, the area is well served by public transport and car parking.</p>

	<p>It is considered that the use and users of this space generate insufficient amounts of smoke or fumes to merit any additional mechanical extract.</p>
3.2	Scale
	<p>The roof and enclosing structures to these areas are all kept under 4m high, so not to exceed the high of the existing kitchen outbuilding.</p>
3.3	Appearance
	<p>The structure consists of either simple timber posts in filled below waist level, or aluminium posts bolted into the cement. The openings are considerably greater than these areas of enclosing walls, having only two walls (which also have approximately 2 foot opening as well), this structure cannot, therefore, be consider 'substantially enclosed.' The roofs are essentially flat, with a minimum pitch to achieve rainwater fall and finished with conventional felt, or polycarbonate.</p>