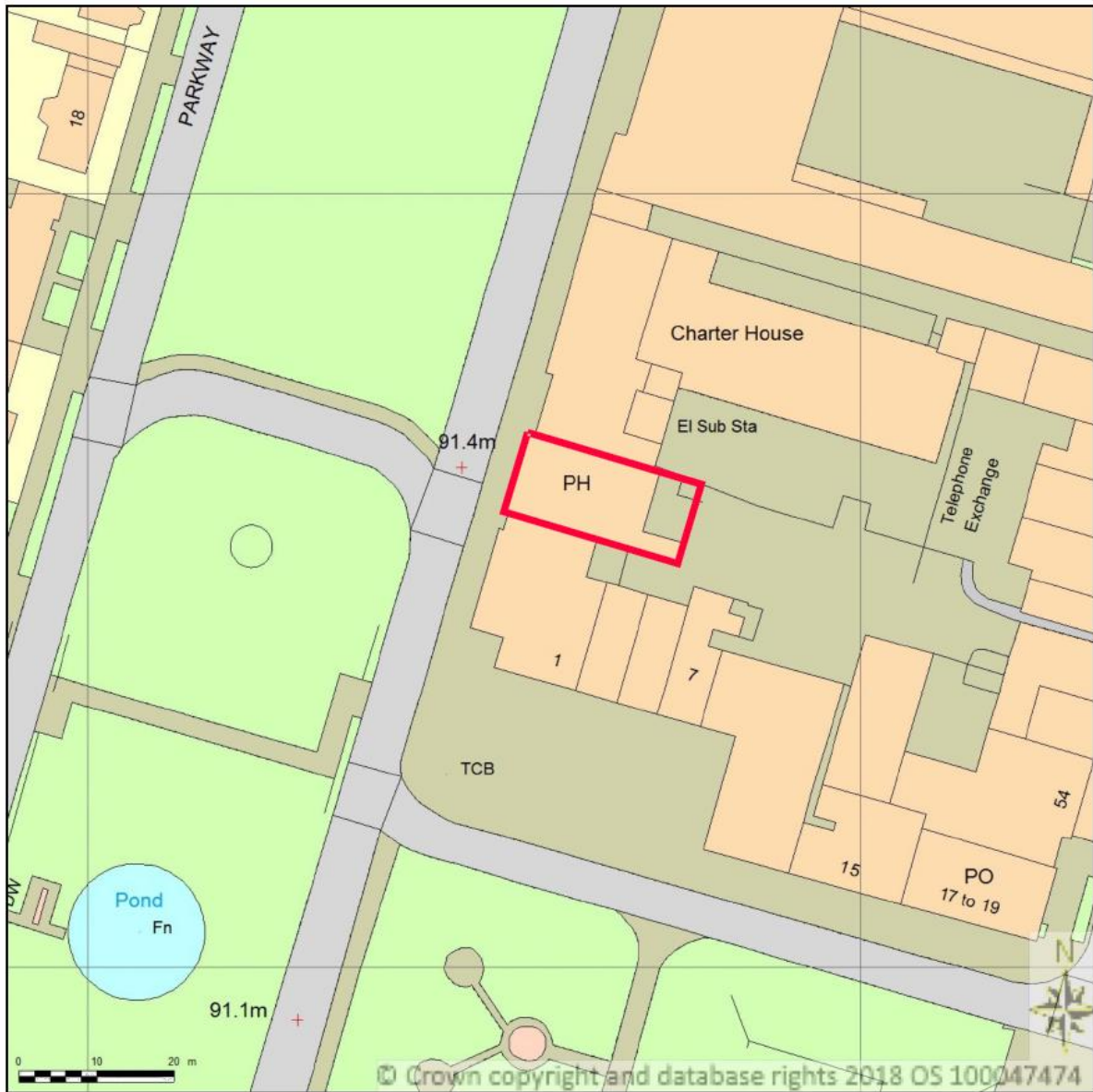


### DESIGN AND ACCESS STATEMENT

#### The Parkway Bar, Parkway, Welwyn Garden City AL8 6JQ



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## 1.0 INTRODUCTION

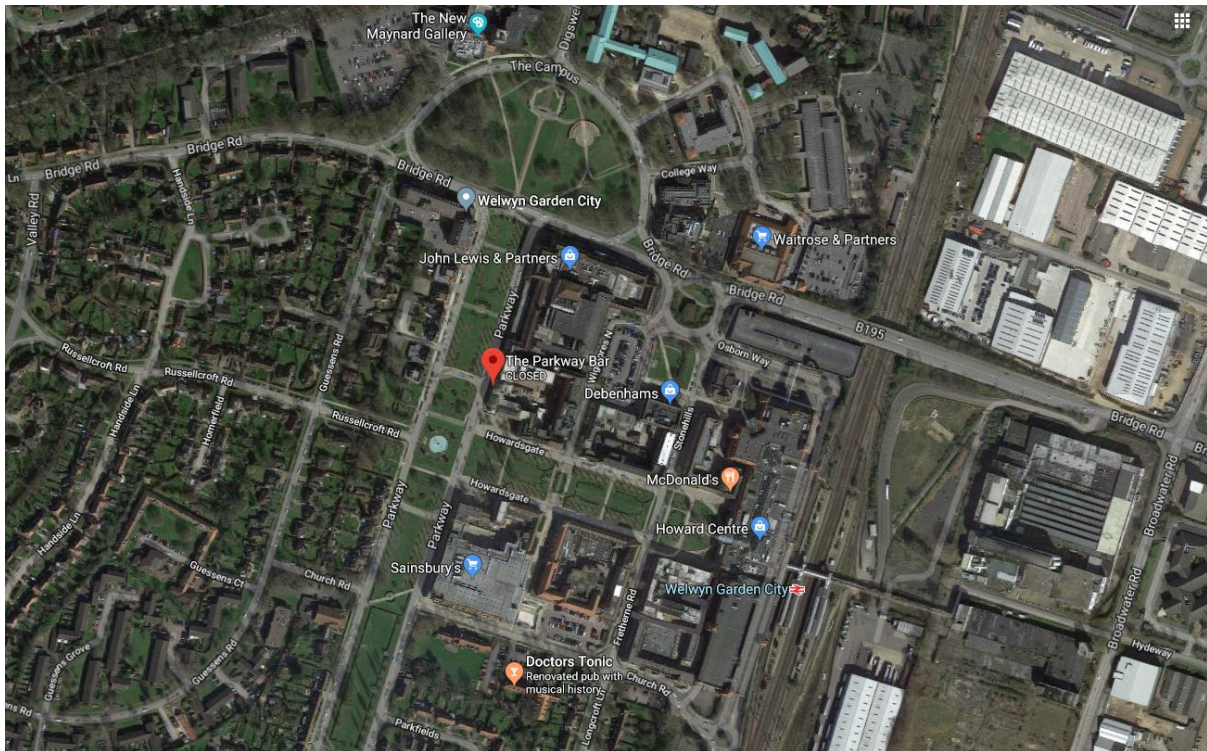
This Design and Access Statement has been prepared in support of Mr Isa Demir planning application for the Change of use from A4 Use Class at basement and ground floor, and Sui Generis at the first floor into Mix Use Class A4/A3 bar/restaurant at the all floors at The Parkway Bar, Parkway, Welwyn Garden City AL8 6JQ.

### 1.1 PLANNING HISTORY

The current use class of the site is A4 Use Class at basement and ground floor, and Sui Generis at the first floor at The Parkway Bar, Parkway, Welwyn Garden City AL8 6JQ. Below is the available site planning history:

- N6/2015/1309/FP - Installation of full-length glazing windows to front, bi folding doors to rear elevations and removal of paint to first floor windows – GRANTED
- N6/2002/0453/FP - Replacement of shop front windows to front and rear elevations – GRANTED
- N6/2002/0454/AD - External illuminated through lighting over the sign - GRANTED

## 2.0 SITE CONTEXT



## 2.1 WIDER SITE

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The site located at the Junction of Howardsgate and Parkway. Howardsgate leads to the Welwyn railway station and is surrounded mainly by restaurants, cafes and shops. The adjacent property on Parkway is the Charter House, an office building occupied by the NHS.

## 2.2 THE SITE

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The site itself is located east of Parkway and contain a three-storey terraced building. Ground floor and Basement have A4 Use Class and first floor have Sui Generis Use Class, but the building is vacant currently.

There are two main entrance to enter the building accessible via Parkway and there is one secondary entrance access is possible via service yard. The service yard to the rear of the building accessible via Wigmores N road. The yard is used for deliveries to the commercial units, for parking.

The Building is sited within the Welwyn Garden City Conservation Area and falls within Hadnside Ward.

## 2.3 FLOOD RISK

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The site is not within any flood risk zone, with reference to environment agency.

## 3.0 PROPOSAL

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The design proposal is for the change of use from A4 Use Class at basement and ground floor, and Sui Generis at the first floor into Mix Use Class A4/A3 bar/restaurant at the all floors at The Parkway Bar, Parkway, Welwyn Garden City AL8 6JQ; to be designed to a high quality of urban design.

There is MISYA Meze/Grill Restaurant working from around 2 years in Stevenage. The restaurant is running very well and there are lots of customers happy with spent their time in this restaurant which have cosy and warm environment and they like Anatolia Cusine.

Due to these reasons the owner of MISYA Meze/Grill want to set up their second restaurant at The Parkway Bar, Parkway, Welwyn Garden City AL8 6JQ. This proposed site will facilitate bar area in addition to restaurant.

There are two bar area at the ground floor and one of them is placed in front of the grill. People can watch their food during the cooking process with this bar design. Other bar will be used for just drinking. Additionally, to ground floor, there are two more bar in the first floor which are facilitate same services with ground floor bars. Basement will be used as a kitchen.

The operate hours will be:

Monday	11am	12pm
Tuesday	11am	12pm
Wednesday	11am	12am
Thursday	11am	12am
Friday	11am	12am
Saturday	11am	12am
Sunday	11am	12am

### **3.1 AMOUNT/LAYOUT**

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No additional extensions are being proposed in so there isn't any change in the amount of footprint the buildings will occupy. There are some internal changes, for which we have an ongoing planning application with reference number 6/2018/2353/FULL.

### **3.2 LANDSCAPE**

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A landscaping scheme is not proposed, there will be no changes made to the current surrounding landscape.

### **3.3 APPEARANCE**

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The character of the area is of utmost importance to the design process thus great measure has been taken not to disrupt the external appearance of this building. There are some external changes, for which we have an ongoing planning application with reference number 6/2018/2353/FULL, 6/2018/2354/FULL and 6/2018/2355/ADV.

### **3.4 ACCESS**

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The access to the site will remain in the same location as it is currently, at the front.

### **3.5 WASTE**

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At the rear of the property is waste store. A new waste collection contract will be put in place once planning permission has been, which will be arrange to be out of rush hours.

### **3.6 ECONOMIC & EMPLOMENT BENIFITS**

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There are expected to be a number of positive impacts of the development on the locality. At the moment that property is vacant and after that will need to hire at least 10 full-time and 16 part-time employees, which will help to generate employment for local people.



#### **4.0 CONCLUSION**

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The design proposal is for the change of use from A4 Use Class at basement and ground floor, and Sui Generis at the first floor into Mix Use Class A4/A3 bar/restaurant at the all floors at The Parkway Bar, Parkway, Welwyn Garden City AL8 6JQ. We believe the proposal does not create a negative effect on local amenities. The site isn't listed building and it isn't within the boundary of the Town centre. On this basis we believe that planning permission should be granted.