

The Cedar Tree, 1 Haugh Fold, Newhey, Rochdale OL16 3RF

Design and Access Statement

Proposed Single Storey Commercial Kitchen Extension to Existing Restaurant

1. Introduction

This Design and Access Statement accompanies a planning application for the construction of a single storey commercial kitchen extension to the rear of an existing restaurant. The proposal is intended to improve the operational efficiency of the premises while maintaining a high standard of design that respects the character of the existing building and surrounding area.

2. Site and Surroundings

The application site comprises an established restaurant located within a predominantly mixed-use area. The existing building is of modest scale and finished with white rendered walls. Surrounding buildings are varied in age and appearance, with a mix of commercial and residential uses. The proposed extension is located to a less prominent elevation and will not adversely affect the street scene.

3. Design Principles and Concept

The design approach has been guided by the following principles:

- Functional improvement to support the ongoing use of the restaurant
- Simple, contemporary form that is subordinate to the host building
- Use of materials that complement the existing structure
- Minimal visual impact on neighbouring properties

The extension is designed as a clean, single-storey addition with a flat roof, ensuring it remains visually discreet and secondary to the main building.

4. Scale, Massing and Layout

The proposed extension is single storey in height and modest in footprint. Its scale and massing are proportionate to the existing restaurant and do not result in overdevelopment of the site. The flat roof helps to minimise overall height and reduces impact on neighbouring amenity.

Internally, the extension will accommodate additional kitchen preparation and cooking areas, improving workflow and compliance with modern commercial kitchen standards.

5. Appearance and Materials

The extension will be finished in white render to match the existing building, ensuring visual continuity. The flat roof will have a concealed parapet edge, giving a simple and tidy appearance. Materials have been selected for durability, ease of maintenance, and visual compatibility with the host building.

6. Impact on Neighbouring Amenity

Due to its single-storey height and discreet siting, the extension will not result in unacceptable loss of light, privacy, or outlook to neighbouring properties. Any mechanical ventilation associated with the kitchen will be appropriately designed and positioned to minimise noise and odour impacts, in accordance with environmental health requirements.

7. Access

7.1 Access to the Site

The proposal does not alter existing site access arrangements. Deliveries and refuse collection will continue to operate as existing.

7.2 Inclusive Access

The extension is for staff use only and will be accessed internally from the existing restaurant. Level access will be maintained, and circulation within the kitchen will comply with relevant workplace and safety standards. No changes are proposed that would reduce the accessibility of the premises for customers.

8. Sustainability

The proposal makes efficient use of an existing site and building. The flat roof construction allows for high levels of insulation, improving thermal performance. Durable materials with long lifespans are proposed, reducing maintenance and replacement needs over time.

9. Conclusion

The proposed single storey commercial kitchen extension represents a well-considered and modest addition to the existing restaurant. It enhances the functionality of the business while respecting the scale, appearance, and character of the host building and surrounding area. The development is considered acceptable in design and access terms and complies with relevant planning policies.