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Mitchells & Butlers

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR

PLANNING CONSENT

FOR

**CREATION OF BI-FOLD DOORS
TO THE SIDE ELEVATION AT**

**Ego Mediterranean Pub & Restaurants
The Copperfield,
Gravesend Rd,
Shorne,
Gravesend
DA12 3JW**

(JMDA 1777)

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DESIGN AND ACCESS STATEMENT

1. Assessment

1.1 The Design & Access Statement has been prepared to accompany the full planning application for the proposed Creation and installation of Bi-fold doors to the side elevation, and Festoon lighting to the external areas at Ego Mediterranean Pub & Restaurants The Copperfield, Gravesend Rd, Gravesend.

This statement will seek to consider the proposal in the context of the land and surrounding areas including material considerations, Access / Design / Appearance, Location, Current Usage, Landscaping & Layout.

2. Design

2.1 Use:

The existing Public House is a real country pub in Gravesend. The Copperfield Inn is a premium pub, bar, and restaurant with its very own garden, centrally located in the heart of the picturesque town of Shorne.

The Public House is equipped to accommodate, private dining requirements, hosting a celebratory dinner, a breakfast with clients, or an intimate private lunch.

Al fresco dining is also an option with an attractive garden space on site too, the installation of Festoon lighting offers several advantages, particularly for outdoor spaces and events. It provides a warm, inviting ambience, is versatile, and can be easily installed and removed. Furthermore, LED festoon lights are energy-efficient and long-lasting. Bi-fold doors allowing for flexible usage and easy access to both indoor and outdoor spaces

2.2 Amount:

Bi-fold doors have the ability to fold away, to reveal the entire opening, helping connect the inside of the property seamlessly with the outdoor space to create a more open plan building. They can also include an access or traffic door to allow ease of access between the garden or patio and to the property without having to slide back all of the doors. Many festoon lights are designed for easy installation and removal, making them a convenient choice for temporary decorations.

The Bi-fold doors do not take up any additional amount of the floor space then current.

2.3 Layout:

The existing layout consist of external customer areas, unlike any other doors, Bi folds provide a completely uninterrupted view when open, and the flexibility to enjoy the indoor and outdoor space as one.

The existing layout will be unchanged following the creation of bi-fold doors to the side elevation. Festoon lighting can be strung across various surfaces like fences, trees, pergolas, and even tables, offering flexibility in design and placement

2.4 Scale: The scale and mass of the proposals, has little impact on the overall side elevation. When folded, bifold doors collapse to a small width, maximizing the available space for both indoor and outdoor activities. The Bi fold doors will be constructed out of Hardwood timber. Many festoon lights are designed for easy installation and removal, making them a convenient choice for temporary decorations

2.5 Landscaping: The proposal is to keep the landscaping to a minimum with little or no change to garden area overlooking the side elevation. Bifold doors offer various opening options, from partial to fully open, allowing for flexible usage and easy access to both indoor and outdoor spaces

2.6 Appearance:

Bifold doors are available in various materials, colors, and finishes to match different design preferences. The large glass panels of bifold doors allow significant natural light to enter a room, creating brighter and more cheerful Dining spaces. Festoon lights can transform a simple space into a magical setting, adding a



touch of elegance and charm

3.0 Access

3.1 There is no proposed change to the current access, the installation of bifold doors will help improve the access for both indoor and outdoor activities.

Most bifold doors feature multiple security features like multi-point locks and shoot bolts.

4.0 Planning

4.1 Policy Context

The application has been designed in-line with Gravesham Borough Council legislation including the Governments Planning Policy Statements, Planning Policy Guidance and Development Plan.

Where design features in the proposal we follow in accordance with the above statement, assessing the character and styles of the adjacent buildings, analyze key features and include materials to be used. We also follow guidance by the Commission for Architecture and Built Environment (CABE).

4.2 Access / Design / Appearance

This application proposal provides an opportunity for the applicant to utilize the external layout / space to a more effective customer usage point of view and use it to its full potential guaranteeing a more all-round use and creating a modern up-to-date alfresco dining experience, whilst still being sympathetic to the existing surrounding buildings, land & environment.

5. Conclusion

5.1 In conclusion, the proposed alterations to the existing side elevation will provide enhanced facilities and presents an opportunity to significantly improve to The Copperfield, Gravesend Rd, character and provide a fantastic commercial business upgrade (especially in the current economic climate) for the applicant and we feel the proposals have no detrimental effect to the appearance of the site and its surroundings.

We are therefore of the opinion that the application proposal is respectful to Gravesham Borough Council policies, and we would accordingly / respectfully request that the submission is supported.