



Design & Access Statement

Project Details

Project: The Bald Kitchen, Maidenheads Aquatics, Crookthorn Lane, Atherington, BN17 5SN

Date: 19.10.18

Introduction

1. National guidance states that the 'level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long.' We have therefore kept this document as brief as possible in order to summarise the key points of the design whilst addressing the pre-application advice.
2. This design and access statement is in support of our submission for a planning application in respect of the proposal for a converted shipping container to be used on a carparking site. This will replace the existing mobile van.



Fig 1. Aerial view of the site



The new kitchen will form part of a new venture for this family run business. The family are well known in the area and have several connections with local charities which has been seen on National TV and the paper press. The Bald Builders have over 1.5 million followers on social media with the core being suitable for families.

We have a national radio show on FIX radio 5 days a week and as a result, bringing new tourism to the area by harnessing our social following which is helping rejuvenate the area.

The Bald Builders are currently working with a production company with the creation of a national TV show based around the businesses.

The Bald Builders are self-funded with no investment.

By having a local business, it means that they can carry on supporting our local people with our monthly charitable donations.

The Bald Builders are creating a worldwide brand and we already sell to many different countries, products that we sell. We feel that as we grow as a brand this can only help the area that we do business in due to our popularity and the tourism it is going to continue to bring.

The Bald Builders also have "The Bald Hub" which is situated behind Littlehampton train station on Gloucester Road. This is where our base is for their entire business.

A year ago, they set on our journey in creating The Bald Kitchen on wheel which is the Rolls Royce of burger vans. Thinking this was going to trade for 3 years and then expand was our initial plan, but due to having a solid year of success from it even through the toughest times that our country has faced for many years, they ready to step up a level with our very own Coffee Drive thru / Walk up cafe.

3. The existing carpark is currently part of Maidenhead Aquatics and is positioned off the A259

LONGITUDE: -0.577190

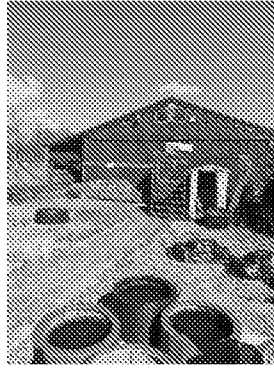
LATITUDE: - 50.808050:

Proposal:

Replace the existing food van with a more semi permanent café that will serve hot and cold food. There will be an option to have a drive through and a seating area.

Bring new business to the Aquatic centre and to make use of passing traffic to provide a variety of foods and snacks. The Aquatic centre currently does not have any food facilities.

4. The proposed development site is on an existing carpark and makes use of a disused area that stores redundant stock.



Amount

5. The proposed development site area is approximately 37m² and is situated to the west of the existing aquatic centre. The total site is approx. 6011m²
6. The proposed café will be constructed from 2 shipping containers, 1 at 40ft and the other at 10ft. See drawings 21/24 PL1

Layout

7. The strategic design decisions when preparing the new proposed were as follows:
 - 7.1 Access from the A259 via the existing entrance to both the aquatic centre and to the proposed kitchen leading into the site.
 - 7.2 The proposed site does not take up any of the existing car parking spaces.
 - 7.3 Proposed house located to the west of this and orientated on a north to south axis.
 - 7.4 The internal layout of the kitchen will provide an opportunity to provide customers an opportunity to either drive through or to park up and use the picnic facility.
 - 7.5 The design is bright and bold using recycled containers. The aim is to make the kitchen a unique brand.

Scale

8. The proposed kitchen is single storey and of a modest size, set within a generous plot in order to retain the general open character of this site, located on the fringe of the village.

Appearance

9. The design is intentionally modern to avoid pastiche and to give the benefits of maximum daylight, sunlight and a visual presents set against the industrial unit of the aquatic centre.
10. The palette of materials is to be confirmed but vernacular materials can be utilised to ensure the property sits comfortably within its industrial setting.
11. 3D drawings shown in support of the application are to provide a realist view of what is proposed.

Landscaping

12. A full landscaping design is to be confirmed but the main elements of the design are:
 - 12.1. Open aspect retained with new fencing to provide a safe picnic area for the aquatic centre as well as passing trade.
 - 12.2. Screen planting on westerly boundary to screen the drive through

Access

13. Access to the proposed site is as described above and allows a level apron to the kitchen.
14. Within the property all buildings are at ground floor level allowing full access.