

21.078 DESIGN & ACCESS STATEMENT

CHANGE OF MIXED USE AS A RESTAURANT WITH INDOOR SEATING AS WELL AS OUTDOOR SEATING E(B) SALE OF FOOD AND DRINK FOR CONSUMPTION (MOSTLY) ON THE PREMISES AND 'SUE GENRES' HOT FOOD TAKEAWAYS (FOR THE SALE OF HOT FOOD WHERE CONSUMPTION OF THAT FOOD IS MOSTLY UNDERTAKEN OFF THE PREMISES)



Satellite Image for Wilton Hall, Wilton Avenue, Bletchley, MK3 6BN

1.0 OVERVIEW

The design & access statement has been prepared to accompany a formal proposal for **Change of Mixed Use as a Restaurant with Indoor Seating as well as Outdoor seating E(b) sale of food and drink for consumption (mostly) on the premises and 'Sue Genres' hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) at Wilton Hall, Wilton Avenue, Bletchley, MK3 6BN**

2.0 PLANNING HISTORY

Historically, the premises previous planning application, as present on the Milton Keynes Council online planning register:

Proposal: Removal of Existing Function Hall and erection of 6 Detached Dwellings with car parking, car port, cycle and bin

Ref No :18/01422/FUL

Date Received: 11th June 2018

Date Approved: 19th December 2018

Status: Application Dismissed

Proposal: Notification of intention to carry out the following tree work on land to the front of Wilton Hall – crownlift, 2 x Lime trees to 4m and remove epicormic growth

Ref No :15/00201/TCA

Date Received: 2nd February 2015

Date Approved: 16th March 2015

Status: No Objection

3.0 SITE LOCATION & CONTEXT

3.1. Location

The above property is a double storey 400-seater wedding venue with 2 Bedroom Flat for staff members and one bedroom flat for other attendants. Wilton Hall is located in the vicinity of historic part of Bletchley Part: town of code breakers and have 40 car parking spaces with overflow car park shared with church adjacent to it. The plot area is 2587sqm and with the constructed hall area on ground floor is 1167sqm.

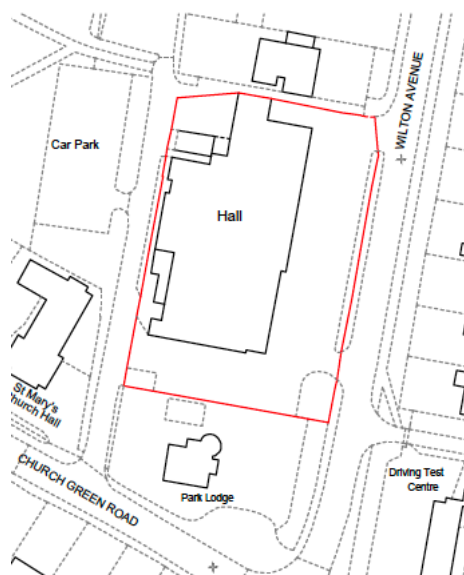


Fig 1: Location Map of Wilton Hall

3.2 Context

Wilton Hall is located in the vicinity of Bletchley Park and in the conservation area of Bletchley. It is located opposite to Driving Testing Centre and St Mary's Church on other side with few residential homes on Wilton Avenue. The current car park is adequate to absorb the needs for parking. However, there is overflow car park within the curtilage of St Mary's Church as well along with various parking space on the road.

The premises have been used as Wedding Venue and has been popular destination for Weddings/Parties. The current owners want to upgrade it to provide modern outlook and cater the demands of larger wedding requirements. Due to current pandemic due to Covid-19, they also want to extend the services by providing in house dinning with indoor as well as outdoor seating area along with takeaways.

4.0 DESIGN

4.1 Strategy:

The proposal to create in house dinning as well as takeaway services will be added services which the venue is capable in offering and increase the capacity of wedding venue due to demand of growing population. The proposal to create outdoor seating area restaurant will be added venue under the government guidelines to maintain social distancing and serving the customers in case of another wave of Covid-19 or any future pandemics.

4.2 Massing, Scale & Materials

There will be no change in the external appearance of the property.

5.0 ACCESS/EGRESS

There will be no alteration to access/egress to the premises. However, the guests attending the in-house dinning will be accessing/egressing the premises via Walton Avenue. The takeaway and delivery services will be access through spur road adjacent to St Mary's Church to reach overflow Car Park.

6.0 CONCLUSION

The proposal is not going to have any detrimental effect on the character as well as neighbourhood. In conclusion this proposal preserves the character of the Conservation Area and will make a positive contribution to the physical environment and society so the application should be permitted.