

# **ROBERT FLETCHER**

## ***Architectural Design and Project Management.***

**'HYTHE STUDIO'. 58 ORMONDE ROAD. HYTHE. KENT. CT216DW.**

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Epping Forest District Council.  
Planning Services.  
FAO Caroline Brown  
Civic Offices.  
323 High Street.  
Epping Essex. CM16 4BZ

4th March 2020

Your Ref:- EPF/2806/19

Dear Caroline Brown

### **Proposed Restaurant. 26 High Street. Epping. Essex. CN16 4AE**

Further to our phone conversation on Monday 2<sup>nd</sup> march regarding our proposed alterations to the shop front application, please find herewith my revised planning application drawings for the above.

The enclosed drawings are 2019//07/02A, 06A, 07B, 08B, 09A, 110A & 12A

Our reasons for changing the design are led by our on-going consideration for our disabled customers. As the disabled parking space has been removed at the request of EFDC we considered that the most appropriate access point for disabled members of the public would be for a car to pull up on Half Moon Lane and afford those customers direct access to the main entrance.

It would be illegal for any cars to stop on the High Street due to the road markings at the adjacent pedestrian crossing.

The other changes are as listed below with explanation for each item.

#### **Revolving entrance door.**

The client has reconsidered the main entrance for the restaurant because the revolving doors could not be used by wheelchair customers. It is therefore now proposed to install a 1.000mm wide door with glazed sidelights.

#### **Disabled door.**

The client considered that installing a separate access door for disabled customers was contrary to the current government guidelines. By also allowing all customers to access via the same main entrance there will be no need to alter and raise the level of the pavement along the High Street frontage.

#### **Disabled parking space.**

The disabled car parking space adjacent to the listed (TPO) London Plain tree in Half Moon Lane has been omitted at the request of Melinda Barham your Tree & Landscaping officer.

The two alternative car parking spaces have been removed from drwg 2019/07/02A for the same reason.

**Tree's & parking.**

Melinda Barham has requested that the Alder tree (that also has a TPO) should be replaced due to its poor condition. Melinda Barham has also requested that the soft landscaping area around the London Plain should also be increased in size to avoid damage to the exposed tree route. The client is happy to do this work which could be subject to a suitably condition.

**Facing brickwork.**

The Ibstock facing bricks that were used for the original building construction are no longer available. Ibstock are trying to source a suitable/matching alternative.

There would be some colour variation which we feel would actually enhance the appearance of the elevation, as a whole.

**Stainless steel frame finish.**

The proposed 'Bronze Finished Anodized Aluminium' finish for the shop front frames is to be changed to a 'Stainless Steel Anodized Aluminium' finish which we consider to be more appropriate for the other materials used on the building.

I trust these alterations meet with your approval and that you will be able to support this application with your recommendation for approval.

If however you have any concerns and or queries please do not hesitate to phone or email your queries and we will respond immediately.

Yours Faithfully

**R B Fletcher.**

Robert Fletcher.

Cc Alec Smith + enclosures

Laura Cleasby + enclosures