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# The Meeting Place Cafe, Kings Esplanade

BH2022/01609



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City Council

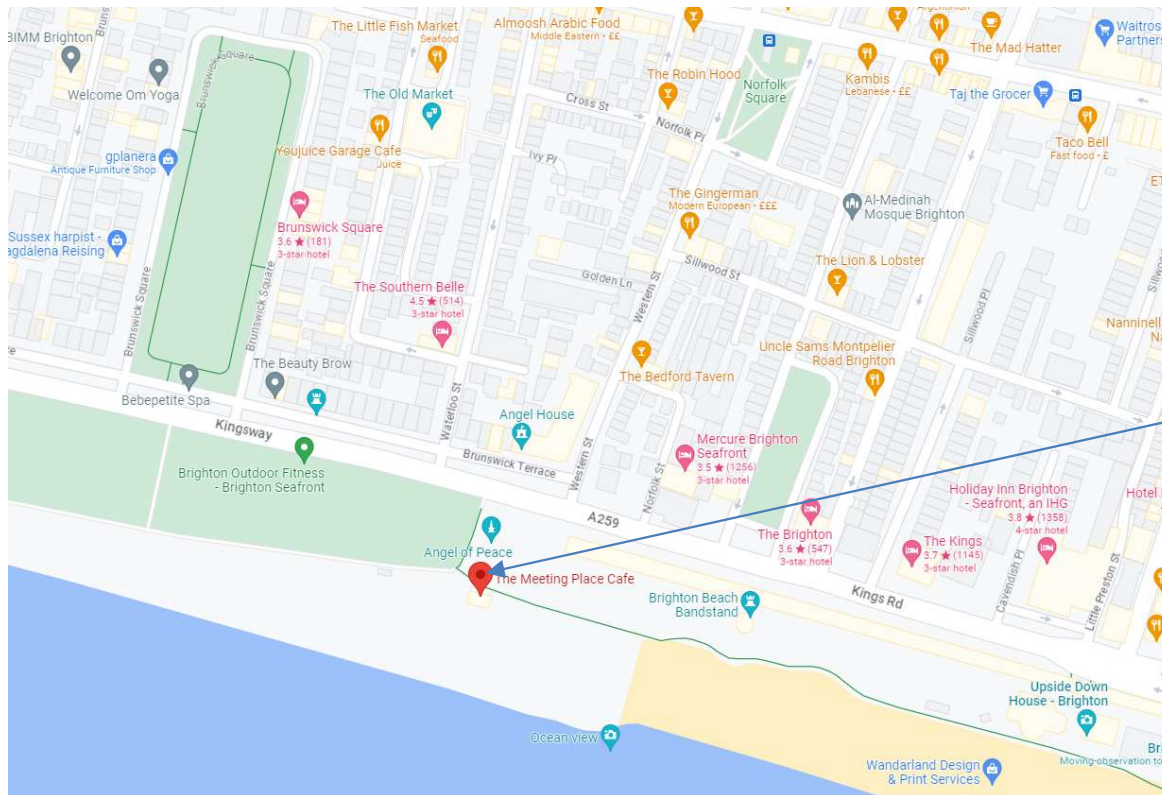
# Application Description

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- Demolition of existing café building and replacement with new single-storey café building (Class E).



# Map of application site

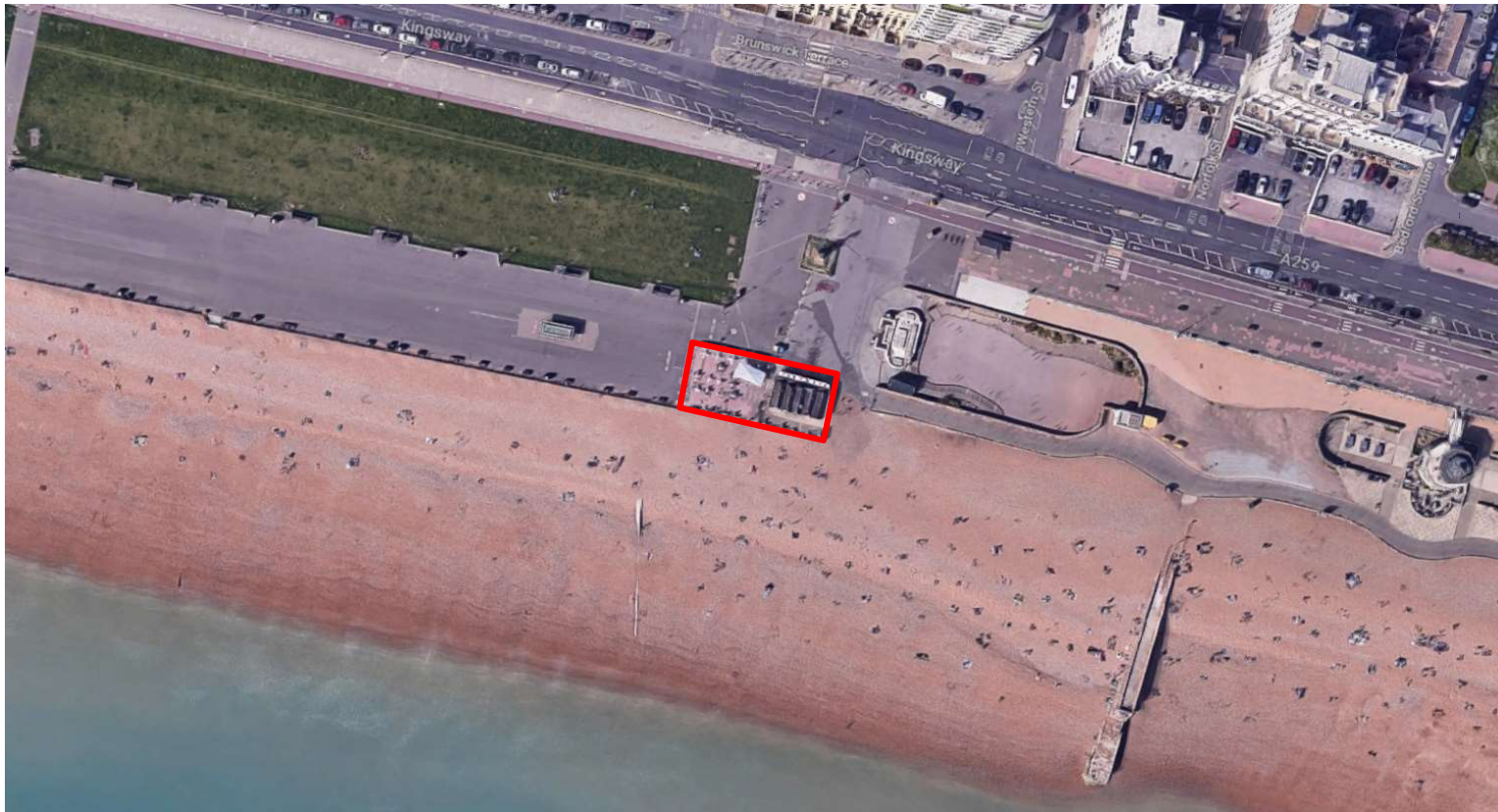


Application site

# Existing Location Plan



# Aerial photo(s) of site



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# 3D Aerial photo of site

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# Photos of the site

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View of existing café when looking eastwards



Peace Statue with existing café behind

# Photos of the site

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Rear of the existing café building



# Photos of the site

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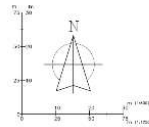
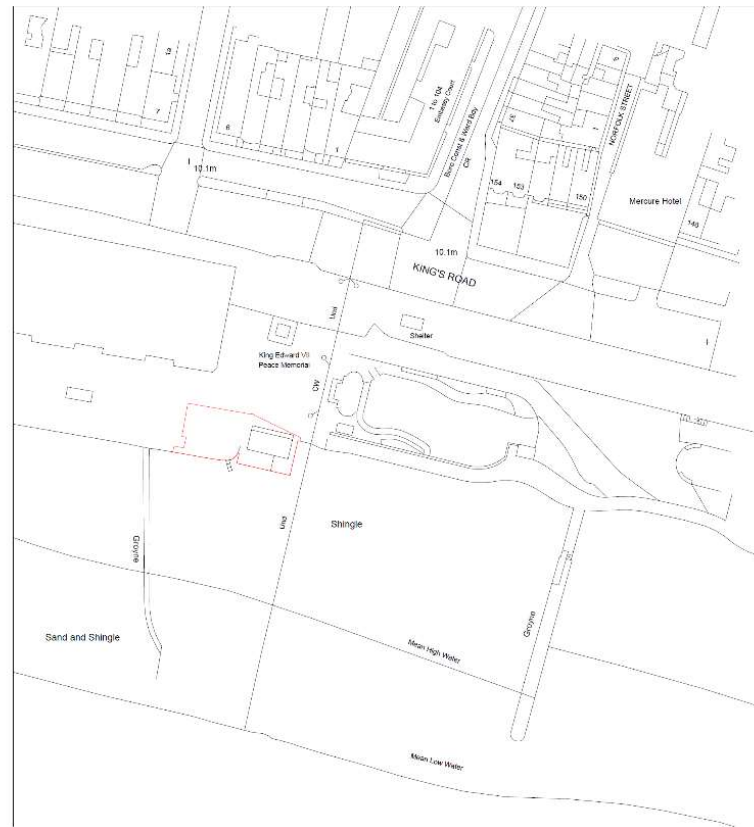


View from Kingsway to the south

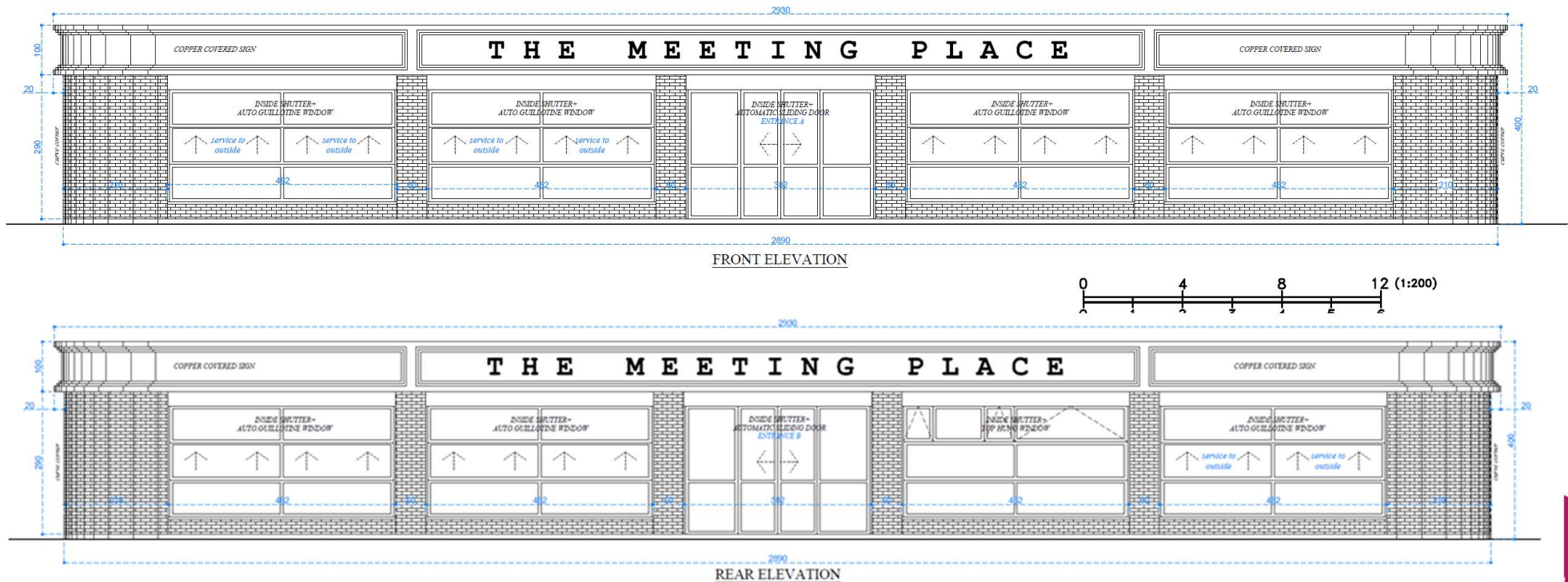


View from Kingsway Eastwards

# Existing Block Plan



# Proposed Front (north) and Rear (south) Elevations

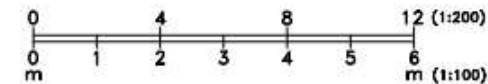
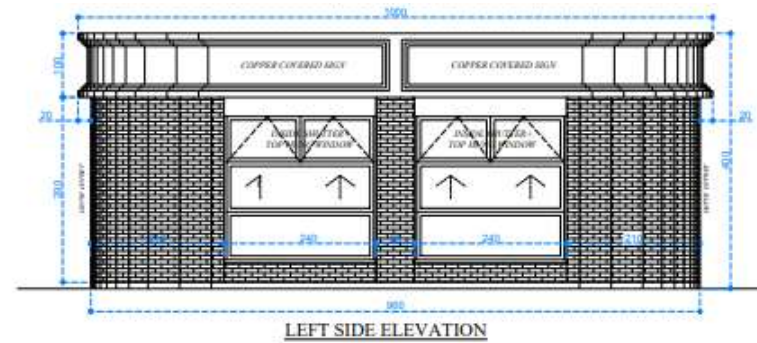
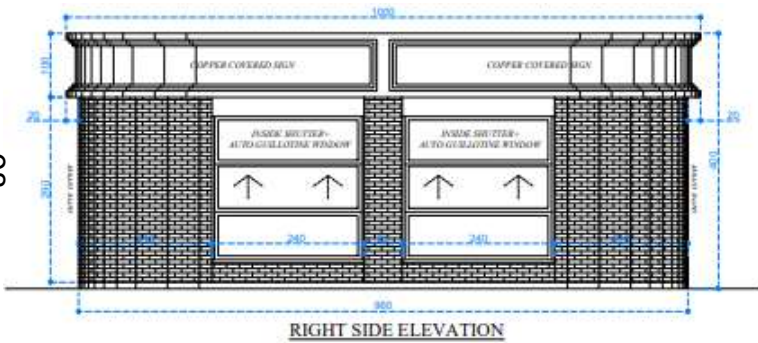


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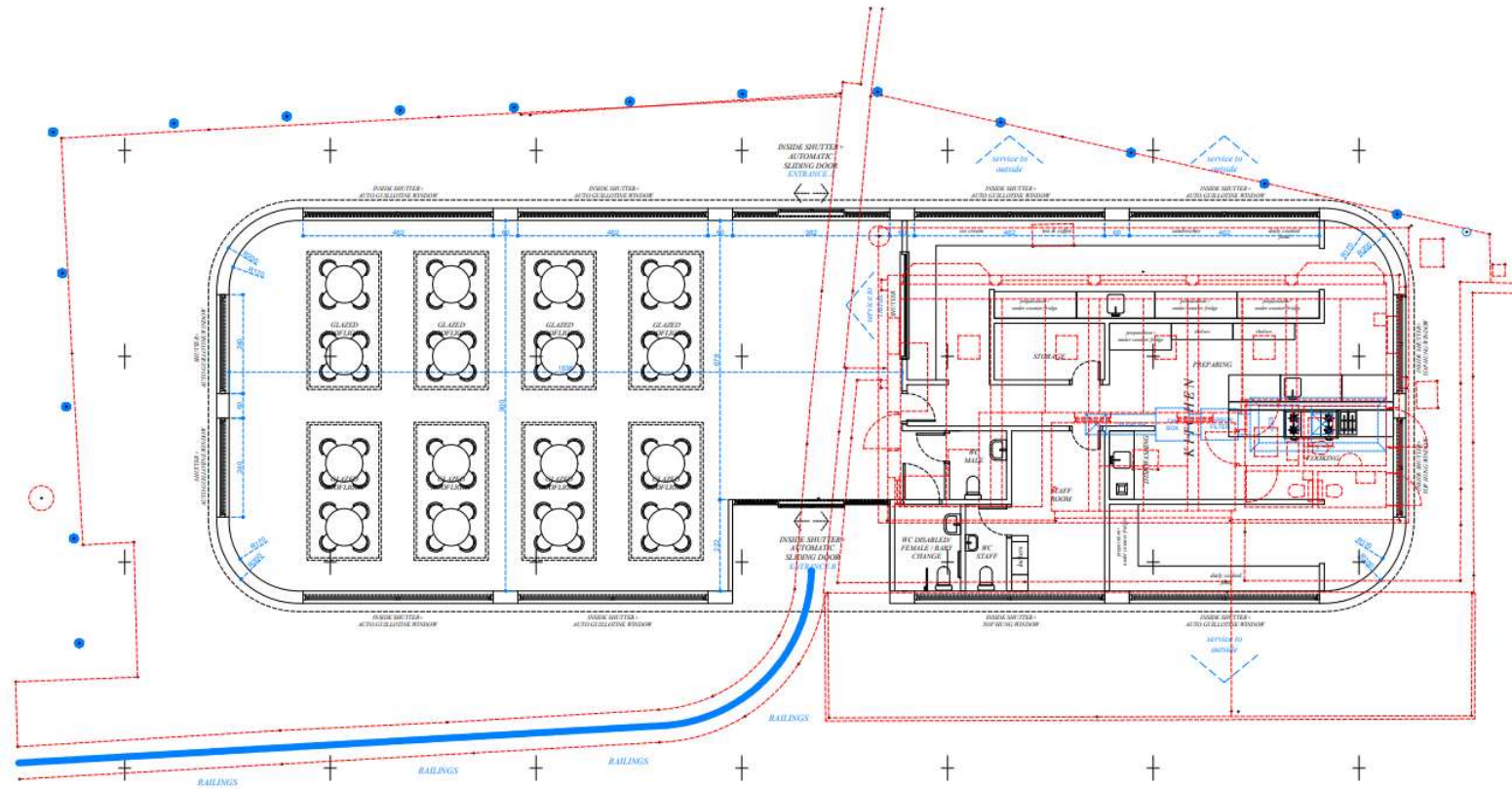
# Proposed Side Elevations

86



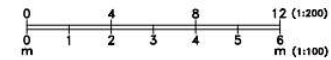
05

# Proposed Floor Plan

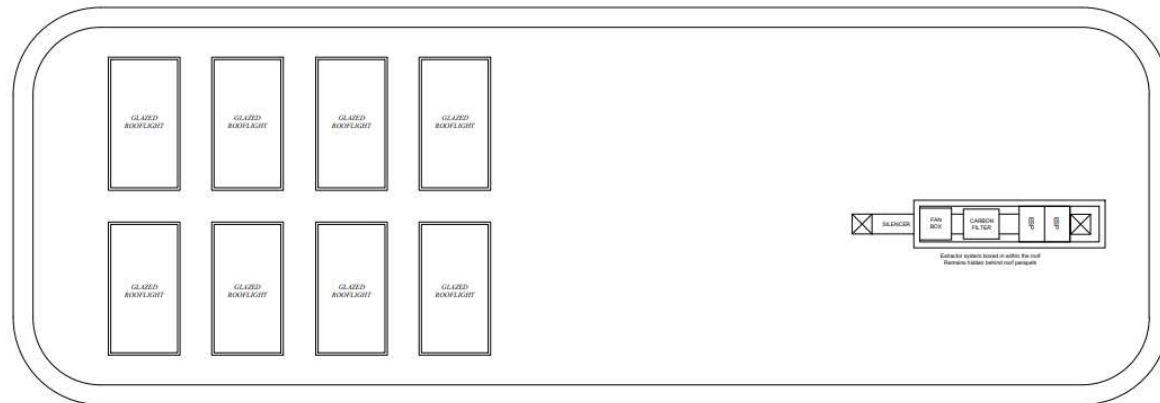


CAPACITY: 64 PEOPLE

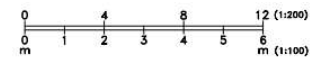
PROPOSED GROUND FLOOR PLAN



# Proposed Roof Plan



PROPOSED FLAT ROOF PLAN



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# Proposed Visual

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101

ID

# Proposed Visual

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102

ID



# Proposed Visual

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ID

# Proposed Visual

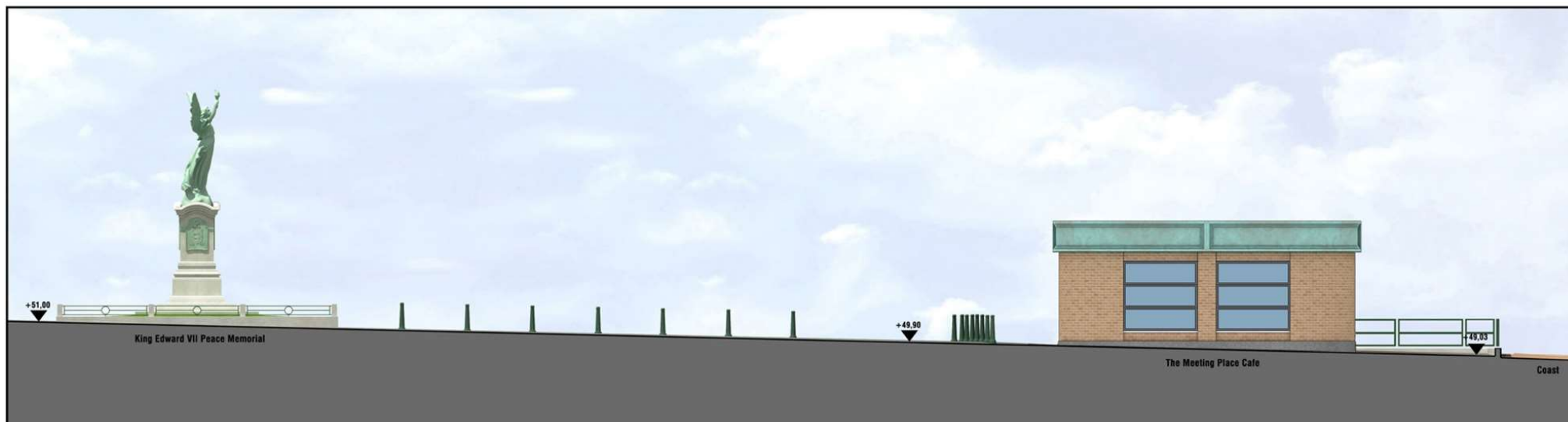
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104



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# Proposed Visual



105

ID

# **Key Considerations in the Application**

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- The Principle of development
- Design and appearance
- Impact on Heritage assets
- Impacts on amenity
- Highways

# Conclusion and Planning Balance

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- The proposals would replace the current kiosk which is in poor repair and provides improved facilities.
- The current design includes revisions suggested by officers and is considered to form be of high quality.
- The concerns of the heritage team in respect of scale are noted; however the additional footprint of the new café largely covers the existing incongruous external seating area to the west. The new building is considered to be relatively modest, with a height similar to that existing.
- The proposed café is not considered to result in a harmful impact to neighbouring residents subject to conditions.
- The application would have an acceptable highway impact subject to a condition to secure cycle parking.
- The application is therefore recommended for approval.

