

1631 - Management Plan

Cafe 108, 108 Ardleigh Green Road, Hornchurch

Food and beverage management plan for the glazed canopies, rear roof and forecourt

JFD ARCHITECTURE

Who we are

JFD Architecture is a multi-award-winning architectural practice based in Essex, specialising in contemporary residential and commercial design. Led by Architect James Furzer, the studio works with private clients and developers across the UK, delivering everything from bespoke homes, extensions and high-end refurbishments through to larger residential and commercial developments

Our approach

Our architectural approach is centred around creating contemporary, highly considered spaces that respond directly to the people who use them. Every project is treated individually, balancing creativity and strong architectural character with functionality, context and buildability. We believe results come from collaboration, actively encouraging our clients to be part of the design process.

What we do

JFD guides projects from initial consultation and existing drawings through concept design, planning, technical design, tendering and construction. Our work ranges from small residential extensions and refurbishments through to bespoke homes, commercial projects and larger-scale developments. We co-ordinate all consultants resulting in a smooth, exciting and stress free process.

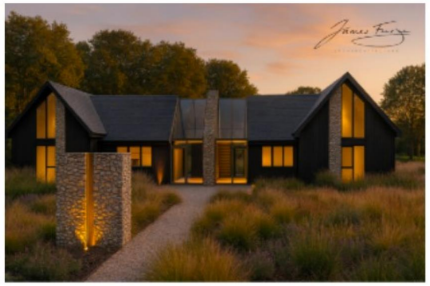
Design ethos

Our design ethos is centred on creating sustainable, functional and adaptable spaces that respond to both present needs and future change. We aim to design buildings that are efficient, practical and enjoyable to use, while considering material choice, longevity, flexibility and environmental impact from the earliest stages. We create spaces and environments that improve how clients experience their lives.

Recognition + experience

JFD is an internationally multi-award-winning practice, with work recognised across Europe, America and Asia. Founder James Furzer has also become a recognised voice within residential architecture, regularly speaking at Grand Designs Live and the Ideal Home Show, alongside appearances as an industry expert, awards judge and guest speaker.









FOOD AND BEVERAGE MANAGEMENT PLAN

Cafe 108, 108 Ardleigh Green Road, Hornchurch, RM11 2SH

Proposed Single-Storey Glazed Canopies to the Front and Side, and a Retractable Arched Roof to the Existing Rear Semi-Outdoor Space

1.0 Purpose

1.1 This plan explains how the café (Use Class E(b)) will be managed to protect neighbouring residents and businesses, keep pedestrians safe and keep the frontage clean and tidy. It should be read with the Design and Access Statement and drawings PL01 and PL02.

1.2 It covers the managed customer areas shown on the drawings: the glazed canopy to the front of the shop, the glazed canopy along the southern (Cecil Avenue) side, the existing rear semi-outdoor space with its new retractable arched roof, glazed folding doors and sliding side panels, and the remaining forecourt.

1.3 It supports the application under London Plan Policy HC6 and Havering Local Plan Policies 14 and 34. The operator, Mr Serdal Gok, will follow it, and it can be secured by condition.

2.0 Hours, Opening Panels and Retractable Roof

2.1 Café opening hours stay within the approved hours (P1052.17, condition 8): 07:00–23:00 Monday to Saturday and 08:00–22:00 on Sundays and Bank Holidays.

2.2 The sliding glazed panels to the front and side canopies may be opened from opening time, but will be fully closed by 22:00 every day (by 21:00 on Sundays and Bank Holidays) [TBC – suggested]. They will also be closed earlier in poor weather or whenever noise could disturb neighbours.

2.3 The rear folding doors, the sliding side panels to the rear space and the retractable roof will be closed at the same times [TBC – suggested].

2.4 The proposed drawings show no outdoor tables or seating. If any seating is kept on the remaining forecourt [TBC – confirm whether any is retained], it will be used only until 22:00 Monday to Saturday and 21:00 on Sundays and Bank Holidays [TBC – suggested], and cleared within 15 minutes of that time.

3.0 Layout, Forecourt and Pedestrian Routes

3.1 The number of covers within the canopies and the rear space is not shown on the drawings and will be confirmed at fit-out stage [TBC]. The café will continue to operate within its permitted hours and the measures in this plan.

3.2 The glazed panels slide within the line of the canopies and will not open over the footway [TBC – confirm system]. The hinged entrance door to the front canopy is at its front left-hand corner (drawing PL02).

3.3 The remaining forecourt will be kept clear and tidy. Nothing will be placed on the public highway or footway, including tables, chairs, A-boards or barriers.

3.4 The three bollards on the southern side of the building required by P1534.09 (condition 8) will be kept in place and unobstructed [TBC – bollard positions relative to the side canopy are not shown on the drawings].

3.5 A clear, step-free route of at least 1.2 m [TBC] will be kept to the entrance and along the frontage, and sightlines at the Cecil Avenue junction will be kept clear.

4.0 Staff Supervision

4.1 A named duty manager will be responsible for the canopies, the rear space and the forecourt during opening hours. Duties include opening and closing the glazed panels, the rear doors and the retractable roof, regular checks, prompt table clearing, and asking customers to keep noise down.

4.2 Customers who behave in an anti-social way will be asked to leave. Any serious incidents will be reported to the police.

5.0 Litter, Cleaning and Waste

5.1 The forecourt and the footway in front of the premises will be litter-picked during the day and swept at close of business.

5.2 Waste and recycling will be stored in the existing bin store [TBC – location not shown on the drawings], under the approved waste scheme (P1052.17, condition 4), and collected by a licensed commercial waste contractor. Bins will not be stored on the forecourt or the highway.

5.3 Bottles and glass will be emptied into bins only during the daytime, to avoid noise at night.

6.0 Noise

6.1 No amplified music will be played while any glazed panels, the rear doors or the retractable roof are open, and none outside at any time. With everything closed, music will be kept at background level.

6.2 Existing plant and extraction will continue to meet the approved noise and odour conditions (P1052.17, conditions 5–7). No new external plant is shown on the drawings [TBC – confirm].

7.0 Smoking

7.1 Smoking and vaping are not permitted inside, including within the canopies and the rear space when their panels, doors or roof are open. A designated smoking point [TBC – location], away from openings and neighbouring entrances, will have a cigarette bin, which will be emptied daily.

8.0 Out of Hours

8.1 At close of business, all glazed panels, the rear folding doors and the retractable roof will be closed and locked. Any outdoor furniture will be taken inside, so it cannot be used or cause an obstruction.

9.0 Deliveries and Servicing

9.1 Deliveries and waste collections will use the existing arrangements, between 08:00 and 18:00 [TBC] wherever practicable. Drivers will be asked to switch off engines while unloading.

9.2 The service and delivery yard will not be used for parking, in line with P1534.09 (condition 9) and P0384.14 (condition 5). The forecourt will not be used for parking or loading.

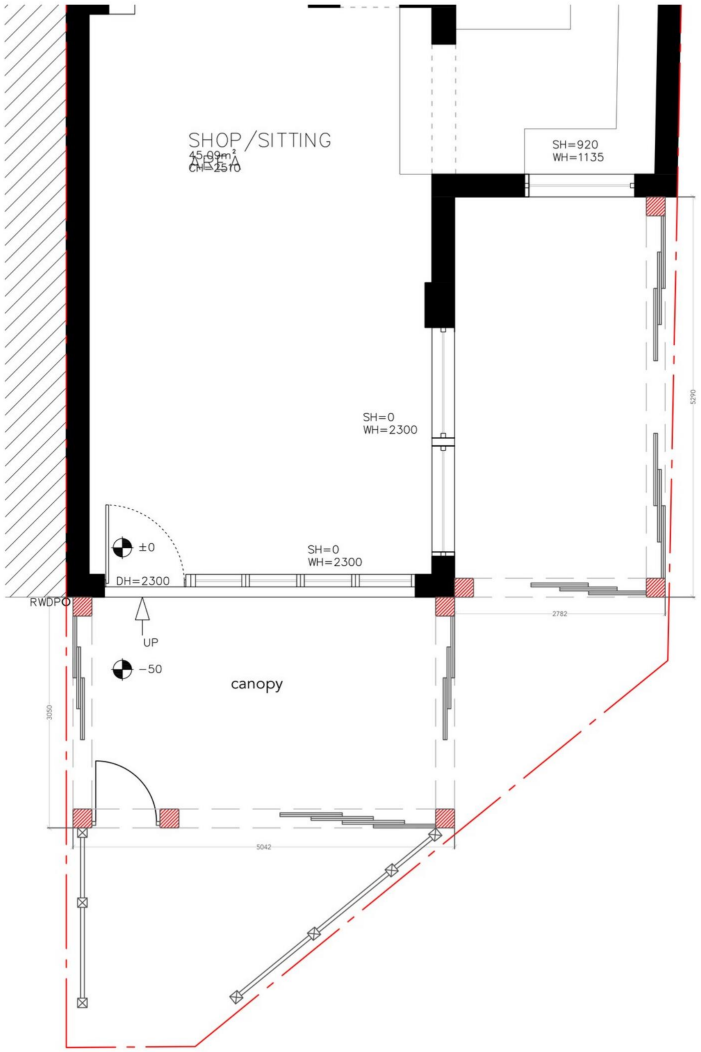
10.0 Complaints and Review

10.1 Complaints contact: the business operator, Cafe 108, 108 Ardleigh Green Road, Hornchurch, RM11 2SH. Telephone: [TBC – operator]. Email: [TBC – operator].

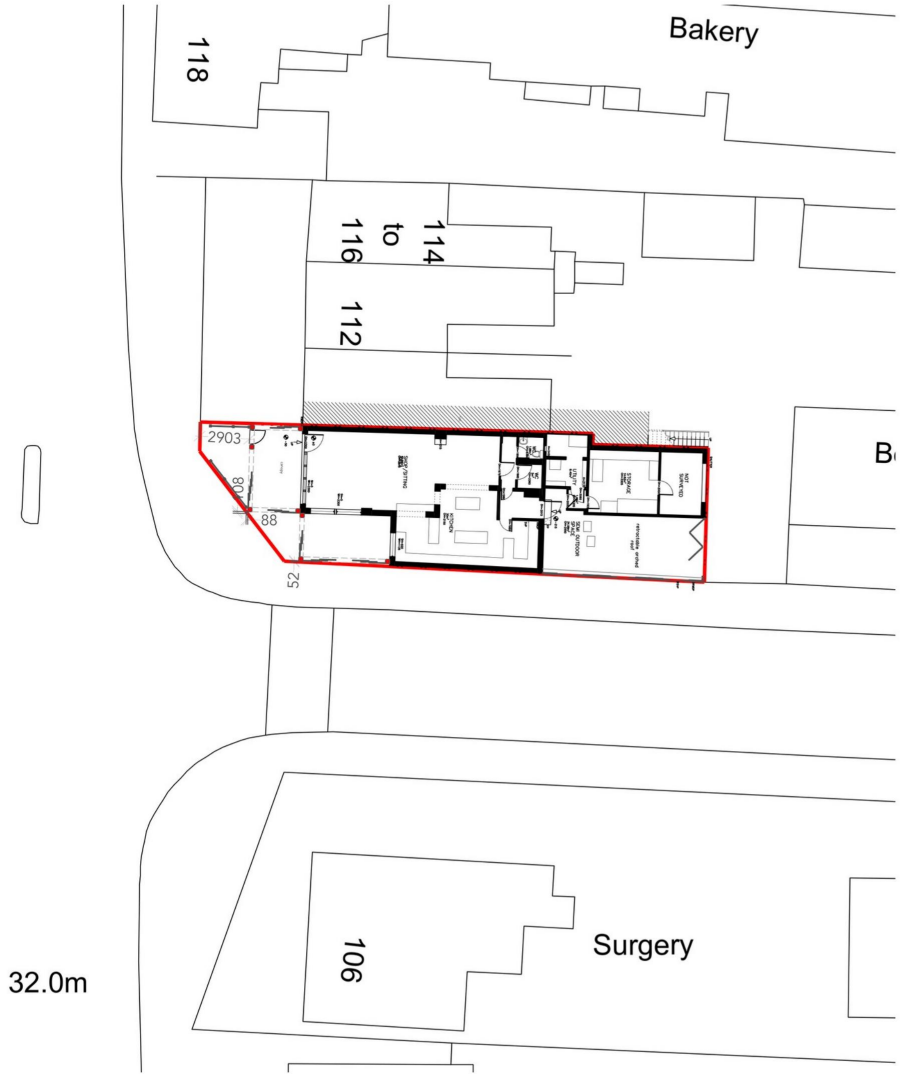
10.2 The contact details will be displayed in the café window. All complaints will be logged, acknowledged within 48 hours and acted on.

10.3 The operator will review this plan every year, or after any justified complaint, and will share any changes with the Council on request.

Managed Areas (extracts from PL02, not to scale)



PL02 – 1. proposed ground floor plan (front canopies and forecourt)



PL02 – 2. proposed block plan

11.0 Summary

11.1 The café will continue to trade within its approved hours, with the glazed panels, rear doors and retractable roof closed earlier in the evening and whenever noise could disturb neighbours.

11.2 A named duty manager will supervise the canopies, rear space and forecourt, and keep the footway, bollards and pedestrian routes clear.

11.3 Litter, waste, noise, smoking, deliveries and complaints will be managed as set out above, and the plan will be reviewed every year.

11.4 On this basis, the proposals would not harm neighbouring amenity or highway safety, and the plan can be secured by condition.

JFD Architecture – on behalf of Mr Serdal Gok

