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Design & access statement for proposed change of use of the former sandwich shop at 22 Wellington Street to a hot food takeaway.

1.0 Physical context

1.1 Surrounding:

The site is located on Wellington Street Barnsley opposite the Soviet public house. The neighbourhood generally consists of hot food takeaways & public houses

1.2 Site:

The site was formerly a hairdressing salon & latterly a sandwich shop & delicatessen. It is situated between two existing fast food takeaways.

2.0 Social Context:

The change of use is from a sandwich shop to a hot food takeaway. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring in use a disused commercial unit & provide a useful service to the local community & passing traffic.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as the UDP policies & lies on the central shopping area 1

5.0 Involvement of community members:

The scheme has no implications for general community & they have not been consulted.

6.0 Evaluation:

There are no adjoining residents to have concerns about the proposed development other than increased competition.

7.0 Design principles:

7.1 Use:

The proposed development is justified particularly as it brings back into use an existing unoccupied retail unit, whilst being sympathetic to the host property & the surrounding area. The site is not in a conservation area. There are no significant changes to existing physical envelope of the host site.

The property development is for the conversion of former sandwich shop to a fast food takeaway. There is no potential overlooking/overshadowing issue from the site. There will be no adverse impact on the existing local services.

7.2 Layout:

The layout of the site will generally remain the same with the addition of extraction facilities.

7.3 Scale:

There is no change in scale terms to the existing building.

7.4 Landscaping:

There is no landscaping to the site.

7.5 Appearance:

There is very little change from the existing site.

7.6 Access:

Access is from the existing entrance on Wellington Street & exit via a rear entrance from Wellington Street car park.

