

## DESIGN AND ACCESS STATEMENT

Proposed change of use and of premises from a commercial retail shop usage (A1) to use as a hot & cold food take away (A5) at 31 High Street, Great Houghton, Barnsley S72 0AA .

I understand a statement of intent of use / along with design ( property description ) & access is required to conform with the legislation of the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015.

Context - This application relates to the premises of 31 High Street, Great Houghton S72 0AA, which is currently unused, and a vacant building. Great Houghton is a predominantly residential suburb. The surrounding area consists of a mix of residential & commercial use.

The premises are constructed in brick and part stone with the face / front of the building having a rendered finish, this finish is similar to the neighbouring property ( No 33 ), these buildings are predominantly single storey but also have the benefit of a first floor level.

The 3 terraced shops 31-33-35 are stand alone and do not share any party wall with adjoining houses

There is limited car parking available on the High Street frontage of the premises.

Proposal - The proposed business involves the change of use of the premises which I understand was a " Sweet shop" & previous to this a convenience store, into a hot & cold food takeaway.

From my enquiries to local residents / shopkeepers the foods and service I will be offering will compliment the area, it will have no conflict of interest with " Pizza Roma at 35 High street" and therefore give a greater variety of takeaway to suit customer choice.

I will be carrying out some minor internal alterations to provide enhanced kitchen facilities including extractor fans to eliminate any potential food odours, we will not be using any "Gas" utility and therefore no fumes will be disbursed in this manner, any hot food would be cooked using electricity and the built in extractor fans will eliminate any odour / smell generated by this.

There will also be a separate area for storage, some located on the ground floor but there will be ample storage facilities also on the first floor.

The business will not involve external alterations, If permitted, the takeaway would be open between 7.00am and 10pm from Wednesday – Sunday. We feel these hours will fit comfortably with the morning / lunchtime demand, and will not be an antisocial evening time to operate.

As stated previously, the surrounding area consists of a mixture of residential & commercial use and the proposed business will not be detrimental to any of the nearby residential accommodation, we have noted the fluent turnaround of customers at " Pizza Roma 35 High Street " and will be seeking to emulate this customer turnaround model.

Amount - There are only limited available car parking spaces on the site frontage and there is no potential within the site to increase this provision. The numbers of visitors to the takeaway will obviously be limited by the available places and I, as the applicant intend to offer a waiting area whereby diners can wait to collect their food if at all necessary .

Orders can be taken by telephone & internet to reduce the time for customers waiting for their food, therefore substantially reducing any lengthy parking requirements. I envisage the majority of our evening business to be conducted by either delivery or ordered by phone / internet for immediate pick up as this is now the culture in modern society, we will however welcome our walk in neighbourly customers .

In addition to the consideration of parking, as stated, I intend to implement a delivery service to provide less use of parking. This will not only reduce the need for onsite parking provision, but will also be in the interests of non over crowding and health and safety.

Layout - The proposed hot / cold food take away will make use of an existing unused building and serve the local community, businesses and passing trade ( ie Builders, van delivery drivers etc ).

Any food takeaway will be made to order eliminating wastage.

Scale – The proposed business makes use of an existing under- utilised building, the re-use of which will be an asset to the locality.

Appearance - The building is similar to the neighbouring shops and therefore in keeping with appearance, it has recently undergone a general interior refurbishment and will be fresh and welcoming to any customers using our services

Access - The building meets the requirements of The Building Regulations in terms of accessibility by disabled persons, the entrance is on a level ground floor with no steps to either enter / exit the shop.

Conclusion - If permitted, this proposal will enable a significant building locally to be brought back into an appropriate, beneficial and productive use. It will enable job opportunities to be provided and will also provide a local amenity for residents.