

Design And Access Statement

Proposed conversion of existing hot food takeaway to retain existing Takeaway and form a retail outlet.

The proposal includes a single storey front extension to form additional waiting areas and enhance the front elevation.

The site was formerly a fish and chip sales unit, last used as a hot chicken takeaway. The site has approval for a rear extension and work as commenced in accordance with this approval. Due to changes in customer patterns and increased running costs the applicant feels that to operate solely as a hot food outlet would be unviable plus he as identified a shortage of retail space in the village. The unit is considered to be unattractive and lacking any form of commercial identification. The proposed front elevation extension we feel will produce a modern element to the building, akin to the improvements to the Public House opposite. The glass façade will add to the vibrancy of the building.

Bin store areas are existing and will be maintained with secure cycle frames provided for staff to the rear of the premises. Although the site never previously used off street parking, staff parking is available on site. The site is well served by public transport with rail and bus facilities both within 120 m. It is anticipated that the proposal will provide immediate employment for a minimum of five full time staff with up to ten part time staff when fully operational. Customer car parking is unrestricted immediately adjacent the site.

Our submission involves retaining the hot food aspect away from no 7 Station Road to reduce any issues relating to odour. Our development however is fully compliant with Specialist reports currently applicable to the previous approval. Furthermore, we submit that the additional front extension is mainly aesthetic and to prevent external customers congregating outside the premises.

The site is currently hard surfaced throughout thus producing a Biodiversity Rating of zero. The biodiversity net gain is a minimum of 10% and a 10% gain of zero is obviously zero.

In conclusion our submission will, in our opinion, provide an improvement to the area providing a further facility for the community and improving the area visually. The scheme submitted forms a considerable investment into the area, and we feel will benefit the local community as a whole restoring a former well-loved hot food outlet.

BLOCK/SITE PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 431386, 405246

