

Design and Access Statement for Change of Use to Fast Food Takeaway

4 WELLINGTON STREET, BARNSELEY S70 1SS

1. Introduction

This Design and Access Statement accompanies a planning application for the proposed change of use of the premises located at 4 Wellington Street, Barnsley to a fast food takeaway. The application aims to demonstrate how the proposed change aligns with relevant planning policies, local needs, and ensures that the design of the development will not result in any significant adverse impact on the local area.

2. Site Description

The subject premises is located in Barnsley within a well-established urban area. The building is an existing single-story property with a shopfront directly fronting Wellington Street. Surrounding land uses are predominantly a mixture of retail facilities, typical of a busy town centre.

3. Proposed Development

The proposal involves the change of use of the premises from its current use to a fast food takeaway, including internal alterations to accommodate kitchen facilities, a service counter, and the provision of seating for customers if applicable. Externally, there are no significant changes proposed to the building's exterior other than the installation of a new extractor flue, ventilation system, and signage that would be in keeping with the surrounding area.

4. Design Principles

- **External Appearance:** The proposed development seeks to preserve the overall character of the building and its surrounding context. There will be no major alterations to the shopfront or façade.
- **Signage:** New signage will be minimal and appropriately scaled for the site, complying with local signage policies. It will be designed in a way that complements the surrounding area, utilizing materials that reflect the existing shopfront design.
- **Ventilation & Extraction:** A new kitchen extraction system will be installed to ensure that cooking smells and air quality are controlled and do not adversely affect neighbouring properties. The flue will be positioned in a way that minimizes any potential nuisance, ensuring it complies with environmental health regulations and local planning policies.

5. Access

- **Pedestrian Access:** The building will remain fully accessible to pedestrians via the existing entrance. The design will ensure that there are no barriers to

accessing the premises for all members of the community, including disabled users.

- **Vehicular Access:** No changes are proposed to the vehicular access or parking arrangements. The existing parking provisions in the area remain suitable for the level of service expected from the takeaway use and the location ensures good pedestrian access.
- **Deliveries:** Deliveries to the premises will be managed to avoid any disruption to traffic or pedestrians. Deliveries will make use of the existing loading/unloading zones located near the site.

6. Impact on the Local Area

- **Character of the Area:** The change of use is appropriate given the surrounding context, where other fast food outlets and retail businesses are present. The proposed development will not detract from the local character and will provide an additional service to the community.
- **Residential Amenity:** Positioned in a predominantly commercial/retails area, however, measures such as the installation of an effective extraction system and adherence to noise and operational hours regulations will mitigate any potential disturbance.
- **Traffic and Parking:** Given the premises' town location, the change of use is not expected to generate significant additional traffic. The premises proximity to the town centre means that most customers will walk to the takeaway rather than rely on cars.

7. Access for All

The premises will be designed to meet accessibility requirements, with level access provided to ensure that individuals with mobility issues can enter the premises without difficulty. Internally, the layout will allow easy circulation for all users, including those with disabilities.

8. Conclusion

The proposed change of use from a retail shop to a fast food takeaway is in line with local planning policies and the character of the surrounding area. The design has been carefully considered to minimize any negative impact, particularly in terms of external appearance, traffic, and residential amenity. The development will provide a much-needed service to the local community and will be designed in such a way that it enhances the area rather than detracts from it.

We respectfully request that the planning application be considered for approval.