Design and Access Statement for Change of Use from Ground Floor Residential to A1 Shop, 460 Doncaster Road, Stairfoot

Surroundings

The property is in a row of terraced properties with residential on one side and retail on the other. The area is a mixture of residential and retail.

Access

There is vehicular access to a communal yard to the rear of the property off Hoyle Mill Road for deliveries. Access to the shop would be pedestrian off Doncaster Road.

Design and Appearance

At present the property is a single dwelling with the ground floor having the lounge at the front, dining room and kitchen at the rear, with stairs to first floor in the middle.

The proposal is to remove the internal walls and stairs to create one shop unit with the kitchen used as a wc/kitchenette/store room, and access to the rear via the existing back door.

The remainder of the property, ie first floor and attic, will be retained as residential with access via the back door with a new staircase running up the back/side wall.

The existing front elevation will have the existing door and window removed and a new shopfront fitted, similar to the adjacent property.