

Design and Access Statement

Prepared by Arch Planning & Licensing on behalf of Mr. Sultan Basanmay



The proposal is to change of use from A3 use class (Restaurant) to an A5 use class Take away Shop at 38 King Street, Hoyland, Barnsley, South Yorkshire S74 9JT

Introduction

This design and access statement document is intended as an aid to understanding the processes used in forming the design principles and final layouts for the accompanying full planning application for a change of use from A3 use class restaurant to A5 use class take away shop.

The layout of the internals of the building is dictated by the existing store in terms of its window openings, doors and fire escape, this will ensure that there is a minimal impact and no change of exterior character therefore; it will visually remain the same.



Photograph 1 - Front Elevation of the Premises

Proposal

The application seeks full planning permission for change of use from A3 to A5 class use.

The premises will be used as a traditional coffee shop. The applicant has an experience in restaurant business for over 20 years. The premises will be his 3th shop, if the licence has been granted. (If you need some information about the other premises, the applicant can provide it).

Proposed Opening-Closing Hours:

Monday to Sunday: 15:00 pm – 23:30 pm

Amount & Layout

Ground Floor Total: 37.5 sqm

The premises scale of the proposed scheme and design has been carefully considered in balance and in relative keeping with the existing neighbouring buildings.

Scale

The Ground floor property is in an area of approximately 37.5 sqm in total, facing the King Street. As the result of application of use area will remain as existing.

Site and surroundings:

The site is located within the confines of Barnsley Metropolitan Borough Council. The site is located on the main King Street which is mainly a commercial area but there are also residential usages within the area.



Photograph 2 - Cross Elevation of the Premises

Economic & Employment Benefits

There are however expected to be a number of positive impacts of the development on the locality. The premises are expected to employ four members of local staff (two full time, two part time) at any one time, boosting local employment; and, especially with the likely clientele, bring further transactions to the area, encouraging the regeneration of wider vicinity.

Travel to Site

Existing surrounding roads and footpaths are in general good condition for pedestrians and vehicular access.

There are some free car parking spaces on King Street.

Further to Barnsley Supplementary Planning Document bases on some significant issues, these are;

Planning Permission

The following list of factors explains in greater detail the main considerations that are likely to apply to the determination of a planning application. The weight to be given to each will depend upon the particular circumstances of the case and the outcome will be based upon an assessment of the overall effect of these factors.

1. Noise and Disturbance – *The premise is located on King Street and it is predominantly commercial area. The premise is also within shopping centre.*

2. Proximity to Schools – *The premise is not within 400m of a primary or secondary school or Advanced Learning Centre (ALC).*

3. Concentration Issues

Planning Permission will only be granted for hot food takeaways providing that:

- No more than two A5 units are located adjacent to each other; and*
- There are no less than two non-A5 units between groups of hot food takeaways.*

4. Smells/Discharge of Fumes – *The flue system is located at the rear of the premise and it is not visible from street scene.*

5. Storage of Waste Products – *Refuse bins is located at the rear of the premise.*

6. Opening Hours – *The proposed hours and days of opening will be between 15:00 pm – 23:30 pm*

7. Customer Traffic Generation/Deliveries

8. Extension and Alterations – *There is no extension or alteration relates to the premise*

9. Issues not taken into consideration

Conclusion

The premise has been trading as a Retail shop, however the business is in need of change and, in our opinion the proposal will add value to the local area and public life in surrounding area with meaning of employment and new food outlet. We believe this proposed change of use will add to the character of the area and should therefore be granted.