





Design & Access Statement

Wellthorne Lane Shop

1) The Proposal

The proposal is for the conversion of a detached storage area to general store retailing.

2) Access

Access is from Wellthorne Lane, a fully adopted road serving housing areas. Ample frontage parking is available for parking of customers and early morning delivery of bread supplies and milk. The shop operates without any traffic concerns. The bulk of customers walk to the shop from the surrounding estates.

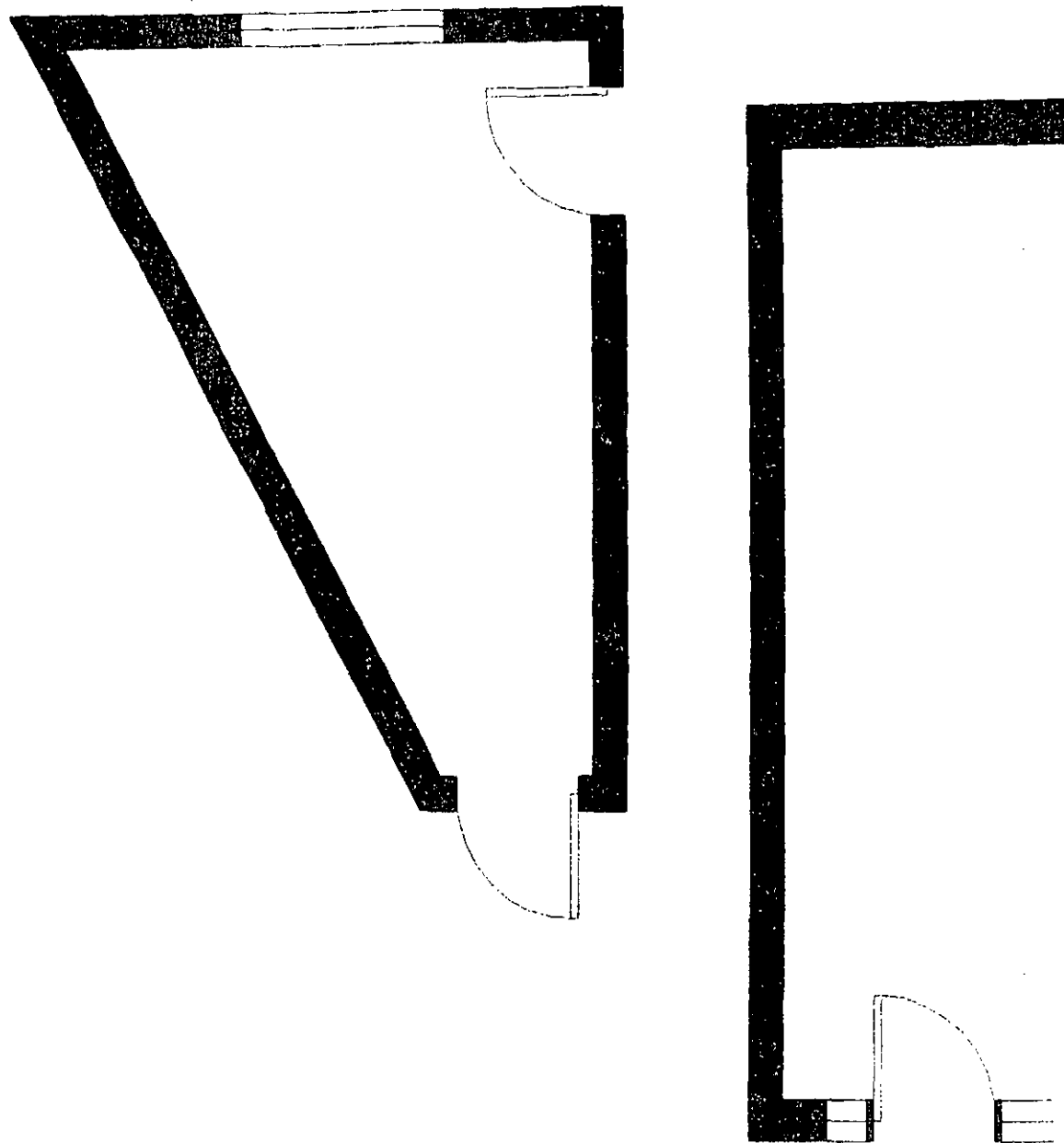
3) Design

The flat roofed store will be attached to the existing shop. The store has hardly any impact on the front elevation which is all that is visible from public areas. There are no external openings for security reasons.

4) Material

The extended area will include small areas of matching brickwork with an extended flat roof adjoining the gable end of the existing shop area.

MAC 12/10



Yorkshire shop fitters

tel 0114 246 0652

MICHAEL A CLYNCH

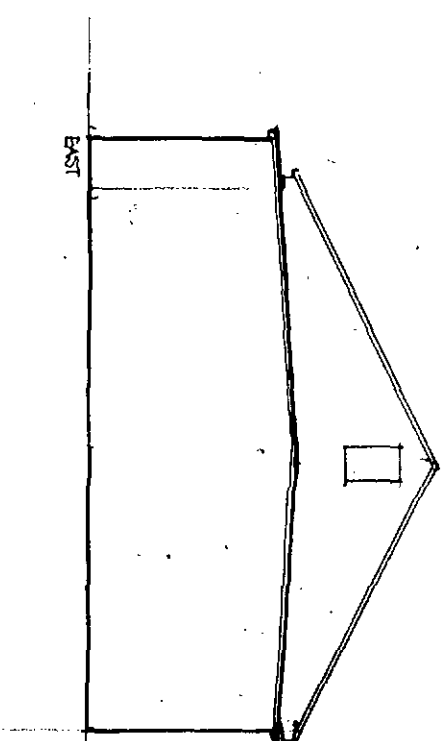
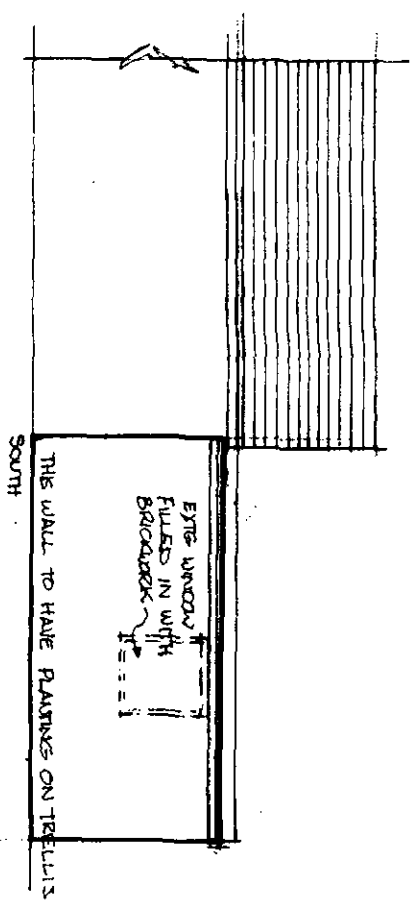
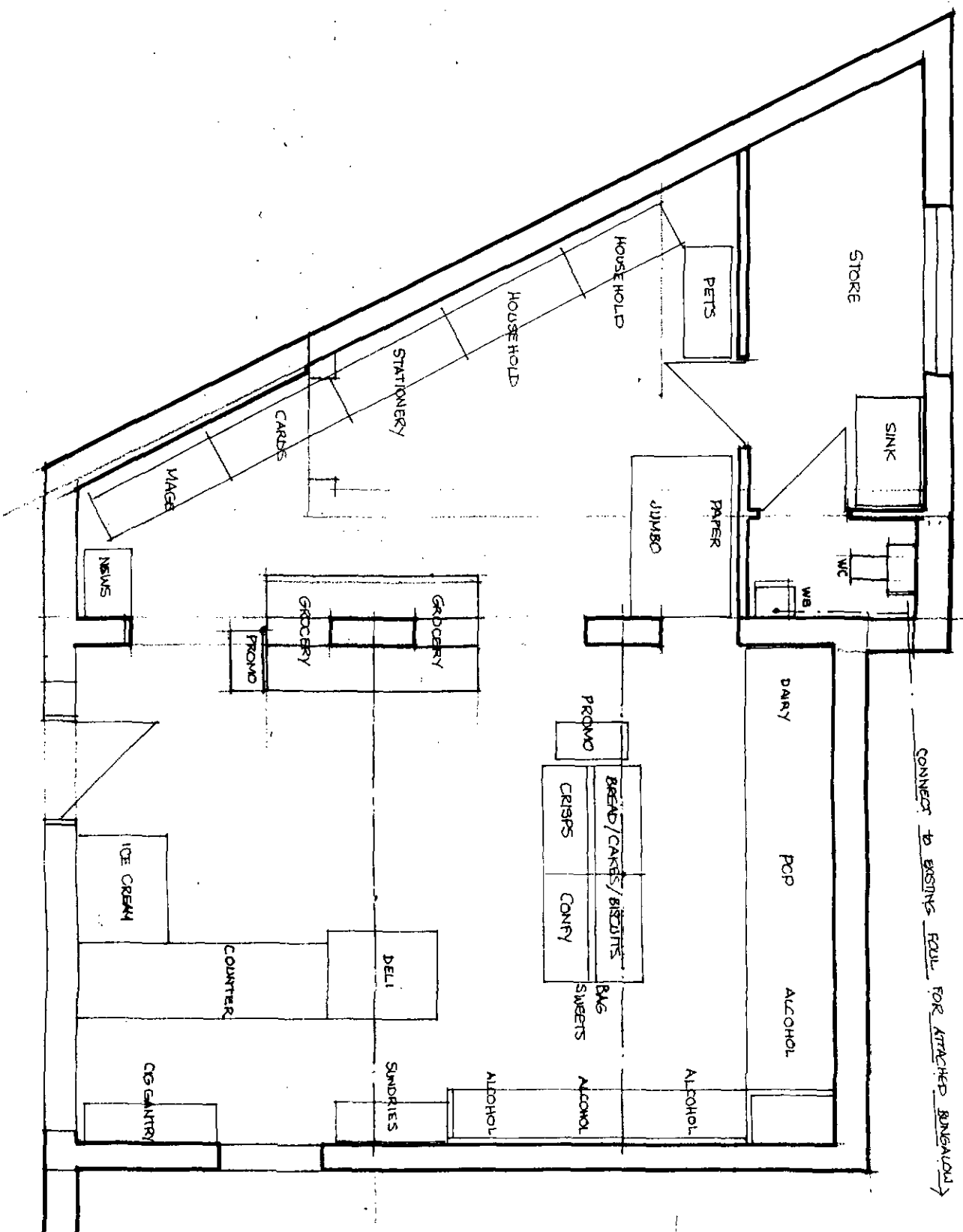
Dip. Arch. Dip. T. P. A.R.I.B.A.

Architect & Town Planner

14 Huddersfield Road, Ingbirchworth
Sheffield S36 7GF Tel: 01226 766308

SCALE : N/A
REFERENCE : *fp3/NFRN/holmes existing*
DATE DRAWN : 07.09.10
DRAWING BY : *Rob Gunson*
mob 07836 265 007

www.yorkshireshopfitters.co.uk



CHANGE OF USE FROM STORAGE TO RETAIL, SALES
AT NO. 1 WELTHORNE LANE, PLANT ELEVATIONS 1:50, 1:100, DRA. 1

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