

DESIGN & ACCESS STATEMENT



Proposal Description

Changing of use from existing class to Sui Generis (A5 Hot Food Takeaway)

Our Reference CB9 8AR
Prepared for Mehmet
COKGEZICI
Address 56 High Street,
 Haverhill
Report Date 11/01/2021

INTRODUCTION

Archline Studio have been appointed by the applicant to prepare the necessary drawings and supplementary documents for pursuing planning consent. The statement accompanies a planning application along with the drawings to indicate the proposal of changing the use class of the property from to Sue Generis (A5 Hot Food Takeaway) for a restaurant.

The design of the intended development has progressed in accordance with the interior refurbishment.

LOCATION, SETTING AND USE

Location;

The site is located in the West Suffolk Council with public access from High Street.

The property sits within a busy main road, which consists of commercial units and flats above. The site is considered to benefit from a good level of accessibility by various modes, including walking, cycling and public transport.

Setting;

The application site is in ground floor unit used as appliances seller adjacent to other ground-floor retail units. The entrance to No.56 is maintained from the front elevation. The road is dominantly commercial and above the ground floor units are residential flats along the side of the related properties.

Traditional English Brickwork and white facade rendering with a gabled roof with a rear projection define the aesthetic elements to the properties along this road. The building typology is consistent throughout the road.

The property does not fall into a conservation area nor is it a listed building.

USE;

No. 56 ground floor unit is currently used as appliance selling shop. The floor above are residential. Existing using in the shop there are several separate .

The applicant is wishing to benefit from the Permitted Development Rights to interior refurbishment with alteration interior layout such as sitting etc.

This type of alteration and interior refurbishments has proved popular in the area with many successful precedents in recent years. This change of use will complement other uses in the area providing a valuable amenity to the residents and visitors alike. It will also provide more active frontage onto High Street and will generate new job opportunities for local people and contribute to the economy.

The proposed use will satisfy the fact that there is no damage to the environment or amenity from noise, fumes, traffic, refuse or general disturbance.

Amount;

The GIA of the property will remain the same and the proposal does not involve any major physical changes in the premises. There will be no major changes made to the shopfront except the installation of the new sign in order to maintain the neat of the building and streetscape. The renewed shopfront signage would not exceed 3sq m in size.

The ground floor area measures 54m² for customer area, 31m² for kitchen area, for customer toilet area will be 5m², for dishwashing area will be 12.67 m²,fridge and cold room area will be 11.37² and shelving area will be 9.67m². Apart of these toilet and staff changing room will be created and customer toilet area will be separate as well.

PROPOSED LAYOUT

The new layout of the premises will only be changed and optimised with the view to facilitate the conversion.

The internal changes will allow sufficient space to accommodate a seating area, a kitchen with a chilled display cabinet, cooking and service preparation appliances, storeroom and freezer unit. The emergency routes and fire exits are wide enough for wheelchair users. These will be well lit and indicated by appropriate signs with the final exit doors that open into a place of safety outside of these premises.

The recycling point for the site will be located in the rare yard. The deliveries and the specific waste collection will be arranged at a specific time to give minimal disturbance to local residences around.

Scale;

The scaling of the different proposed components has been designed so that no over-scaled massing parts are present or dominant.

Appearance;

The proposed appearance is in keeping with the existing context of the premises, where the external built form of the development, its architecture, materials, decoration, lighting, colour, texture, and overall look will match as accurately as possible the existing outlook of the premises.

The existing shopfront consists of a black painted aluminium frame with glazing with side glass doors. An advertisement sign is to be placed on top of the shopfront.

The interior refurbishment has no impact upon the visual amenity of the surrounding area and no harm to the amenity of the occupiers of the neighbouring properties.

Access;

The existing vehicular and pedestrian access routes will be unaffected by the proposal and there will be no additional strain to the area. The proposal would not impact on the parking arrangements.

Entrances to the above residential floor will not be affected as there will be no alterations made to either of them.

CONCLUSION

It is not considered that the proposal would be contrary to any local or national planning policy or would they have any detrimental impact on the surrounding land uses.

Should there be additional information or clarification required in order to progress this application please do not hesitate to contact us. We are more than happy to make any amendments planning department may suggest.

Some photos of the existed shop:



