# Design and Access Statement

The following design and access statement relates to the change of use and new signage to the front of the property of 90 Main Street, Markfield. The proposal is for the change of use from Class A1 (shops) to B1 (business).

The proposal to change the use of the building from retail premises to business premises with a flat on the upper floor. By doing this there will not be any changes to the external appearance of the property except for the sign on the front. By keeping the building as the existing it will be in keeping with the surroundings in accordance with policy BE7.

At present there is not a sign at the front of the building, although previously there was a sign for the chemist shop. The proposal is to erect a new sign above the ground floor windows that says "BRADGATE HOME CARE" in green. The sign will be made to be in keeping with other signs in the area, will be of a high quality and be appropriate to the character of the building and street. This is in accordance with policy BE11.

By changing the use of the building there will not be any additional traffic generated and it will not be detrimental to highway safety. This is in accordance with policy Retail 8.

The creation of a flat on the upper floor of the premises will not have an adverse effect on the adjoining amenities and will not need the creation of any additional access. Due to this the building will not require any external changes to allow this adaptation. This is in accordance with policy Retail 12.