DESIGN AND ACCESS STATEMENT

INTRODUCTION

This design and access statement has been prepared to support a planning application for a change of use from existing retail to takeaway at 41 Regent Street, Hinckley LE10 0BA and should be read in conjunction with the application drawings.

THE PROPOSALS

Proposals

The proposals are for a change of use from existing ground floor retail shop to takeaway and include complete internal refurbishment for the proposed use and externally the creation of a new small store to the front for storage of rubbish and an external flue to the rear to disperse cooking odours from kitchen frying equipment.

New signage will be required and subject to separate advertising consent application.

The works shall also be subject to Building Regulations approval and the applicant shall submit a separate application in due course.

Involvement

The proposals have been formulated in consideration of current planning policies and to minimise impact on existing neighbours.

Context

The proposal site is located within an established shopping/commercial area comprising of retail, bars and other commercial accommodation. The upper floors of the application site are used as hotel accommodation.

Site

The site is an existing ground floor vacant shop that was previously issued for the sale of electrical light fittings. The upper two floors form part of a hotel that is primarily accessed from Trinity Lane (B4667) to the rear.

A small rear yard provides shared fire escape routes for the application site and the hotel and therefore can not be used for deliveries or to store rubbish. The yard is below ground level and access to the street is via steps and across the car park of the hotel to the rear of the applicant site.

The rear of the applicant site is not visible from the street scene as it is obscured by the hotel site.

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Neighbours

The site is within an established shopping area and in between other retail shops. Opposite the site are further retails shops and a bar. Residential accommodation is present over some Ground Floor commercial uses.

Planning policy, guidance and statements

The application site is within an established commercial use and typically complimenting other uses in the Town Centre.

The proposals are considered to accord with local planning policy.

Alternatives evaluated

The application site and other adjoining commercial units have been vacant for some time and therefore creates a negative impact to the Town Centre.

The proposed use results in the occupation and use of a currently vacate unit and will attract other investment in to the immediate area.

The alternative would be for the business to locate elsewhere however this would not benefit the application site in any way.

DESIGN

Use

The use of the site shall remain as commercial.

Amount

There shall be no change to the size of the existing accommodation.

Scale

There shall be no change to the existing scale of the application site.

Landscaping

No significant areas for landscaping are to be formed with the proposals. A small rear service area shall be retained.

Appearance

There shall be no change to the principle main elevation other than minor modification to the existing side panel to the entrance doorway to create a new bin store, as shown on the application drawings.

ACCESS

Access points

The existing primary access point from the public highway is on the front elevation and shall remain unaffected. This route will is clearly defined with the existing shop front and corporate signage. Deliveries shall be made out of hours.

The rear access point shall remain for fire escape purposes only.

Relationship to methods of transport

The application site is within the Town Centre and therefore pedestrian links and bus routes are exceptionally good.

Inclusive access

The existing entrance doorway is sufficiently wide and has a level threshold for wheelchair access. Furthermore, the applicant will endeavour to implement reasonable measures for inclusive access in the form of good visible signage, handrails, visual, etc.