Ref 0003

Design and Access Statement

Change of Use to A3

38 Coventry Road, Hinckley, Leicestershire LE10 0UT

CONTEXT

This application is for a change of use of an existing property. There are no proposed building works, or alterations

USE

The property was formally used as a retail unit for the sale of antiques and other household furniture, and the proposal is a change of use to Class A3, Restaurants & Cafes. The proposed use will make the area more useful to the local community by increasing the services available in the area.

PROPOSED WORKS

As this is an application for the change of use to an existing property, with no building works or alterations proposed, this element has no relevance to the statement.

LAYOUT

As this is an application for the change of use to an existing property, with no external building alterations planned, any internal works/alterations will be subject of future building regulations.

SCALE

As this is an application for the change of use to an existing property, with no external building works or alterations proposed, this element has no relevance.

APPEARANCE

As this is an application for the change of use to an existing property, with no external building works or alterations proposed, this element has no relevance.

DEVELOPMENT SERVICES
20 JUN 2008
RECEIVED

LANDSCAPING

As this is an application for the change of use to an existing property, with no external building works or alterations proposed, this element has no relevance.

ACCESS

The access arrangements, both public and private, to the property are not affected by this application. The property is located in a parade of retail shops and further restaurants and Cafes, with pedestrian access to the front of the building running along the parade of shops. None of these are in the control of the applicant. Access to the existing Class property, itself, is unaltered as part of this application.