

DESIGN & ACCESS STATEMENT

20013/LA/CS

CHANGE OF USE OF 0 WOLVERHAMPTON ROAD, WEDNESFIELD, WOLVERHAMPTON
FROM CLASS B1 TO CLASS A5.

The nature of the use proposed;

The proposal is for the change of use of the shop (currently use class B1), 60 Wolverhampton Road, Wednesfield, to a Hot Food Takeaway, use class A5. The proposed development is for a takeaway and associated works. The current owner of the property is also the owner of the adjoining vehicle repair garage.

The amount of development proposed;

Currently, the existing shop unit is vacant and has been for a period of at least 6 months. Our client has tried to lease out the unit under its existing class use, but there has been limited interest and the unit remains vacant at this current time.

The proposals would include the change of use of the ground floor of the property to class A5, and required internal alterations to accommodate this, as per drawing no 20013/002, along with the inclusion of a new glazed shopfront and removal of the existing low level wall.

Proposed Layout;

The proposal is described on drawings 20013/000, 001, 002 & 003.

Scale of the proposed building works;

The proposal is to only change the class use and use of internal space within the ground floor element of the property, therefore the scale of the building will not be altered from its current form. The inclusion of a new shopfront will be similar to that at No50 Wolverhampton Road.

Landscaping;

The existing unit discharges directly onto a public footpath and as such there is no provision for landscaping.

Appearance;

The external elevations of the property will remain largely unchanged, since the majority of the work will be internal. Any repair and/or alteration work to the external facades of the building will be carried out in line with the existing materials, primarily the blocking up of window openings, which are currently just boarded over as the property is vacant and dilapidated.

Access;

The current access from footpaths, roads and public transport will all remain as existing. All previous customers to the shop had to utilise the on street parking facilities which could lead to problems with access along Wednesfield Road, due to the neighbouring residential properties and businesses, with on street parking being used primarily in work hours (9am-5pm).

As part of this development, we proposed that the parking facilities for the hot food takeaway utilise the clients adjoining site (Eurofit Autocentres). As the vehicle repair garage adjoins the site and the business closes at 5.30pm, the car parking facilities can be utilised to accommodate proposed car parking for the hot food takeaway unit for its proposed opening hours of 6.00pm-11.00pm.