

Design and Access statement for proposed Change of Use of Ground Floor at 136 Boroughbridge Road York YO26 6AL

1. Introduction

The enclosed application is being made for a change of use of the above premises to Use Class D1 so that Innersense Aesthetics can re-locate from 126 to 136 Boroughbridge Road as 126 is about to be re-developed for residential accommodation.

2. Background to the application

- 136 Boroughbridge Road York is a semi-detached property within a parade of shops with residential accommodation above and to the side.
- The long term funeral director tenant moved to larger premises in 2019 and in the meantime the ground floor has been leased to a builder as his main office while he carried out major contracts in York until he can find a full time base.
- Every effort has been made to find a tenant for the existing approved use categories of Mixed use A(Retail), A2 Financial and Professional and B1(a) offices without success
- It therefore seemed appropriate to apply for a change of use for the ground floor of 136 to a category of premises that already occupies the same parade of shops at 126 when the premises they occupy becomes residential.
- Innersense Aesthetics have been serving the local community successfully for the past 7 years and would like to continue to be a local resource in the future without a break.
- We understand that the application conforms to the National Planning Policy Framework that local planning authorities should work proactively to secure developments to improve social and environmental conditions in the area

2. Design

- Being a medical based operation a high degree of cleanliness is to be incorporated to the alterations to the ground floor.
- The exterior shopfront is to be re-painted to replicate the appearance of the existing 126 Boroughbridge Road premises.
- At present the ground floor interior has been stripped back to a clean open area with toilet and kitchen facilities.
- New clinical partitions and solid doors would be installed to form insulated treatment rooms.
- No specialist machinery and air conditioning or extract units are required in the development likely to cause a nuisance to adjacent residents

- Although noise levels are not an issue with the Innersense Aesthetics operations, when the building was restored ten years ago adequate sound insulation was incorporated in the construction.
- Also the sound-block plasterboarded suspended ceiling further insulates the ground floor from the first floor residents

3. Access

- As existing, there is level access at the front of the building for less able customers and level internal floors
- There is a bus stop directly in front of the building for travel by pedestrians and extra cycle stands have been provided for cyclists.
- Four treatment rooms would be provided for customers at one time so only limited parking provision is required..
- As dedicated parking spaces are not provided for first floor residents of 136, the complete forecourt is available for parking with drop down bollards defining the area available
- There is potential for 6 pre-booked parking spaces for small vehicles or 3 larger vehicles at the front of 136
- There are also further car parking available in adjacent lay-byes and in Plantation Drive.
- Experience over the past 7 years has shown that customers to only stay for short periods and there has always been adequate parking provision for the parade.
- Parking requirements for local take-away businesses are at a peak in evenings when Innersense Aesthetics would be closed.

4. Conclusion

- An application for change of use for a similar ground floor premises in the parade of shops was approved as Use class D1 in 2013 enabling Innersense Aesthetics to operate as a clinic providing a range of cosmetic and beauty related treatments.
- In early 2021 the premises where Innersense Aesthetics operate would no longer be available.
- Innersense Aesthetics are now established in the area and clearly satisfies a local need .
- We trust that the ground floor of 136 Boroughbridge Road can be considered acceptable for Use Class D1 so that Innersense Aesthetics can continue to serve the public in the area.

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