

Proposed Change of Use of Vacant Retail Unit, To Form Fish & Chip Restaurant With Take Away Facility & Minor External Alterations/ Additions

Ref: 2031-07-DA1

DESIGN & ACCESS STATEMENT

Executive Summary

This statement is to accompany a Planning Application, which is for the fitting out of a vacant retail unit to create a Fish & Chip Restaurant, with Take Away Facility & minor alterations to the existing unit. The site/building is not Listed & the site is not known to fall with a conservation area. The intention is to bring a vacant unit in use.

This document has been written in cognisance of Paragraphs 62 & 77 of Circular 0106 DCLG Guidance on Changes to the Development Control System and follows Local Government Templates.

1.0 - Type of Application

The Application which this document is to accompany is a Planning Application.

2.0 - Location of Proposed Development

The development which this statement & accompanying application refers to is at the following address:

Vacant Retail unit no.1, 145-149 Langsett Road South, Oughtibridge, Sheffield, S35 0GY.

3.0 - Description of Proposed Development

Proposals basically comprise the following works and are to be read in conjunction with the accompanying drawings:

- 1) The internal fitting out of vacant unit, to form new Fish & Chip Restaurant / Take Away.
- 2) New external grilles for extract on rear elevation of the current building.
- 3) The installation of 1 no. external floor mounted external condenser unit.

4.0 - Date of Preparation

This Design & Access Statement is dated 21st February 2021. Any revision to this document will be recorded & scheduled at the end of this document if it is reissued.

5.0 - Date of Amendments

Any revisions to this document are to be recorded at the end of this document and are to include the following:

Amendment letter.

Date of amendment.

Detailed description of the amendment.

6.0 - Applicant

This statement refers to details submitted on behalf of the applicant, who does not own the site & a notice has been issued accordingly to the site owner.

7.0 - Agent

The agent working on behalf of the applicant is:

Vaughan Monckton Architecture Ltd,
105 Long Row,
Horsforth,
Leeds, LS18 5AT

Contact: Peter Brotton
Tel: 01132 2530530.
Fax: 01132 2530722.
E-mail: 

8.0 - Assessing the Context of the Site

Assessment -

The site is a former garage site, which has previously been converted into small retail complex (by others) and lies within a mainly residential areas further afield. Road & pedestrian access to the site is via the existing highway network on site, which will continue.

Pedestrian access to the building, particularly for the public, is via the car park just off Langsett Road South, which includes car parking etc directly adjacent.

The site is privately owned.

9.0 – Assessment of the Significance of Heritage Assets

Not applicable for this application.

10.0 - Design Principles & Concepts applied to the Proposals

Background to the Current Use.

The current building is a vacant retail unit, which was created via a redevelopment of the site, which was granted permission by a developer – application ref: 18/01475/FUL.

Rationale behind the Proposal

Following an assessment and audit of the current area, the applicant has identified this unit as a potential for a restaurant/ take-away within this mainly residential area.

Evaluation – the applicant has undertaken their own research to establish the local need for the type of unit proposed.

Design – The works look to undertake the fit out without any major change to the existing unit & this has been achieved. See accompanying drawings for more detailed explanation of the works.

Siting - this is all determined by the present constraints of the site and the current arrangements & building locations – all designed to minimize the impact on the existing surroundings, with the site being retained within its own environs.

Landscaping – due to the location of the site, the previous consent for the redevelopment & the works being of a fit out nature only, this is not relevant.

Access – Both vehicular and pedestrian access will be achieved via the existing site details within the site. The current (vacant) unit has level access, an arrangement which will not be changed.

11.0 - Philosophy & Approach to creating an Accessible Development

The proposed works will not conflict with the requirements of Part M of the current Building Regulations, with the current level access, 'shared' disabled car parking adjacent & internal facilities, all to retain or enhance facilities in this respect.

12.00 – Climate Change Mitigation

Where possible any required materials for the proposed are to be sourced locally, consideration of the environmental impact of the detail design to be part of the final selection process & where possible low energy fixtures & fittings to be incorporated.

13.0 - Key access issues of the design including the nature & impact of any constraints

The proposal is for a fit-out of a vacant retail unit, which has a level access, within a small retail complex. The building currently has level access, which will be retained, with specific facilities within the new unit – all as shown on the submitted drawings.

Conclusion

This proposal affords the opportunity to secure the use of a vacant unit within the existing retail complex, without any major change/ impact on details previously granted permission.

It is firmly believed that this proposal meets the requirements of relevant policies.