

DESIGN, ACCESS &
HERITAGE STATEMENT

**Internal Alterations and Change of Use of
existing building to form a hot food takeaway and
Café at:**

The Fire Station (formerly Wold Stoves)

Church Lane

Langtoft

East Yorkshire

YO25 3TN

Prepared for:

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General

The proposal is for the internal alteration and change of use of an existing building to form a hot food takeaway and cafe at Wold Stoves, Church Lane, Langtoft, which lies within Langtoft Conservation Area.

The building is currently a small vacant sales unit, which was severed, altered and changed from an annex to the adjacent private dwelling, known as Ra-Wood, being converted in 2001, by the applicant and then owner of both properties.

Since that time the applicant has sold the dwelling and has outgrown the sales premises and has moved to new larger premises in Foxholes.

It is understood that the property has been advertised as available for lease as a shop for over 5 years without any interest, and the applicant has tried unsuccessfully on 4 occasions to obtain planning permission for use of the building as a dwelling.

The conclusions within this statement take into account all of the above factors together with any involvement, which has already taken place with the local community and the L.P.A.

Section 1 - Use

The existing use of the land and building is that of a retail sales unit with a small area of land giving access to the rear. It previously was part of a private dwelling and associated gardens and is therefore clearly "Brownfield Land".

The building was most recently in use as show room for The Fire Station (formerly Wold Stoves) but is actually no longer required due to the relocation of the business and is now a financial burden to the applicant.

Section 2 - Scale and Amount

The proposed internal alterations and change of use to a hot food takeaway and cafe have been considered in context of the existing building, the site and local density of the areas built environment and is considered to be compatible with these factors and will, in fact, we believe, enhance the enjoyment of the local residents, as, since the closure of the public houses within the village there have been no eating establishments in the vicinity.

In considering the change of use, and the scale and amount of development, these factors have been assessed and appear satisfactory.

The proposed change of use in the location proposed is considered to sit comfortably on the site and maintains the current character of the area.

Section 3 - Layout

The existing site and building has been studied in detail and recorded on the 'as existing' plans.

Section 3 – Layout (continued)

It is considered that the internal alterations to the building will not impact harmfully on the building or the locality and is not harmful to the character to the area.

The existing access point for pedestrian access is from Church Lane will remain unaltered.

Section 4 - Appearance

The proposal does not include any external alterations and the effect of the change of use can only enhance the area.

If the proposals are refused planning consent then the site will be closed down by Wold Stoves and will continue to be left on the market until a purchaser can be found, but this does not look promising and Wold stoves do not have the resources to maintain the building indefinitely.

Section 5 – Landscaping

There is little scope for additional landscaping to the front as the building as the building is at the back of the metalled highway.

Section 6 - Access

The pedestrian access to the building is provided direct from the existing access on to the site from Church Lane, and this will remain unchanged.

The property, which is in the ownership of the applicant, is not a Listed Building.

Heritage Statement

A Heritage Statement is required as the site lies within the Langtoft Conservation Area, however the heritage asset, being the village setting will not be affected by the works to be undertaken.

There is to be no alterations to the external appearance of the building.

It is therefore considered that the internal alterations and change of use will not adversely alter the character of the surrounding area.

The proposal is not within 50m of a Scheduled Monument.

The proposal is not within an area of any known defined Archaeological Importance.