

Design and Access Statement - Cole's Corner - 322 Abeydale Rd, Sheffield

Context

Cole's corner is a small Independent gift/record shop and cafe/bar located on Abbeydale road in Sheffield. This statement refers to the proposed outdoor seated area and the change of use from retail only to a multi-use retail/bar/cafe.

Local Fit

Like many other shopping streets, Abbeydale Road is changing with the times with retailers surviving by providing a more mixed retail economy that includes the provision of prepared food and drink. In comparison with many neighbouring food outlets, noise, litter and odours are not an issue with the Coles Corner proposal:-

Access Statement

The additional outdoor seating area consists of a service counter and a small number of tables below a temporary timber frame canopy along the Frederick road elevation. Pedestrian access is via Frederick road which is inaccessible to traffic directly from the busy Abbeydale road. The public footpath is unobstructed and the structure is located entirely within the property boundaries. Service is provided to clear tables and keep the area tidy and quiet. The change of use will have little impact on the existing building and existing disabled access is unaffected.

Design Statement

The timber frame structure together with the decorative planters and bright, colorful signage improves the amenity of an area which was previously dilapidated, used for fly parking and drug dealing. Heavy clear plastic sheeting is used to provide weather proofing and some noise dampening. There are no reports of complaints of any sort from neighboring properties and positive comments have been made regarding a reduction in antisocial behavior in the area. Bin storage to be provided.

Noise

Contrary to officer concerns, there have been no noise issues reported since the Café has been in operation. Neighbours and customers have commented on improved amenity. The new terrace canopy also has the constant effect of screening residential properties on Frederic Road from some traffic noise generated by the busy A621 Abbeydale Road.

Management

Providing an outdoor element to the retail amenity encourages tidyness in the surrounding pavements and forecourt. Street litter is collected to maintain an attractive environment surrounding the premises. The covered terrace is constantly supervised by staff and management operating from the external counter, ensuring orderly behavior and acceptable noise levels. Officers are satisfied that the type of food sold on these premises would not be expected to generate any odour nuisance.