

## Design and Access Statement

Site : 56 Wrotham Rd

Welling

DA16 1LN

Date : 4 Nov.2019

Proposal : Change of Use from A1 ( Retail ) to A4 Drinking Establishment / Micro Brewery

### Description :

The host property is a A1 ( Retail Outlet-Dry Cleaners )

The property is mid-terrace of a promenade of shops and is 3storey in height and constructed in Facing Brick with a Roof Tiled Roof and Rear Yard to accept deliveries

### Proposal :

Is to convert the property from A1 Use to A4 Drinking Establishment and Micro-Brewery and sell their own ales. The applicant has taken national and Local Planning Policy requirements into consideration

The current shopfront will be removed and replaced with Aluminium Shopfront with a different door entrance, but shopfront signage will be changed and will be non-illuminated

The proposed internal changes will include seating/tables/cold store/brewing store/male and female w.c.'s/ and a Means of Escape at front/rear

The applicant has researched all the direct competitors and this proposal will have no effect on their business and the fact that the Lord Kitchener Public House on Wrotham Road, is now closed and a planning application has been made for a change of use to a supermarket, which helps with this proposal has old customers of the pub will have a another option

Access :

Business Management – The proposal is to have 1 Full –Time/1 Part Time Employees

Opening times

Monday to Friday

Open 12.00pm – Closed 10.30pm

Saturday

Open 12.00pm – Closed 11.00pm

Sunday and Bank Holidays

Open 12.00pm – Closed 10.30pm

Site : The property is not in a Conservation Area and there are no adjacent Conservation Areas or Listed Buildings who would be impacted by the proposal

The site has good public transport and there is public street parking

Refuse Area : There is existing designated refuse area at rear of property

Parking : There is existing parking spaces on Wrotham Road,however we do not anticipate their usage as customers will be drinking alcohol

Rear Access Yard : Is restricted to adjoining neighbours and there is sufficient turning space for deliveries,however we do not expect large deliveries serving the premises

Conclusion :

We appreciate there will be a loss of A1 ( Retail Unit ) to this promenade, however the site is in a sustainable area