

**DESIGN & ACCESS  
STATEMENT**

**PROPOSED CHANGE OF USE  
TO  
TAKE AWAY**

**AT**

**31 MOOR STREET  
ORMSKIRK  
L39 2AA**

**RESUBMISSION**

## **DESIGN**

### **The Process**

The project has evolved by means of a full measured survey to determine the existing floor areas and layout of the unit. This then gave us a basis to put forward a feasibility study in respect to a change of use to a Take Away.

### **Assessment**

The building is at present vacant, benefiting from an external yard to the rear. The vacant unit itself is located within a cluster of mixed use retail units, inclusive of bars, cafes and mixed retail.

### **Physical Context**

The unit is a mid terraced unit of traditional construction with vacant upper floors. The former butchers shop itself has an internal area of 58.5m.sq.

### **Social Context**

The location of the unit is within the heart of Ormskirk town centre, and benefits from a great deal of foot fall. There appears to be no social issues surrounding the site.

### **Economic Context**

As previously mentioned the site benefits from a great deal of footfall, therefore we feel that our proposals in respect to a Take Away should be economically viable and will provide a good return for my client, in these tough economic times we find ourselves.

### **Planning Policy Context**

Our initial application was submitted 01.12.2020. After some initial deliberation with the local planning department it was deemed that the property needed to be actively marketed in order to determine whether or not the building could retain its original use classification prior to the local authority supporting a change of classification.

The property has now been actively marketed by a reputable agent since April of this year (2021). According to the Agents the property has received little, if no interest without a change of use.

### **Evaluation**

As we feel that the application now, does not contravene policy, coupled with the economic gain of our proposals we have decide to re-submit the full planning application for the change of use as mentioned above.

**Design**

It is our intention to retain all of the amendments as agreed with the local planning department prior to the withdrawal of the previous application.

**Use of Land**

It would appear that the unit was previously used as a butchers shop, which now is not a viable option for any future tenants.

**Amount**

The proposed application comprises of the creation of a Take Away located at 31 Moor Street, Ormskirk.

**Layout**

We have introduced a waiting area to the front of the unit, with a serving counter. The existing space to the rear comprises;

- Food prep
- Storage
- WC
- Cold store

**Scale**

As we are looking to retain the existing building in its current form, we are not proposing to alter the scale or massing of the structure.

**Appearance**

As previously mentioned it is not our intention to alter the existing elevational treatment. As we are aware the local planning department have no issues with the elevational treatment (the introduction of the flue to the rear elevation).

**ACCESS****Access and Egress Locations**

The main entrance to the take away will be from Moor Street with a rear / side exit for staff only located along the alleyway.