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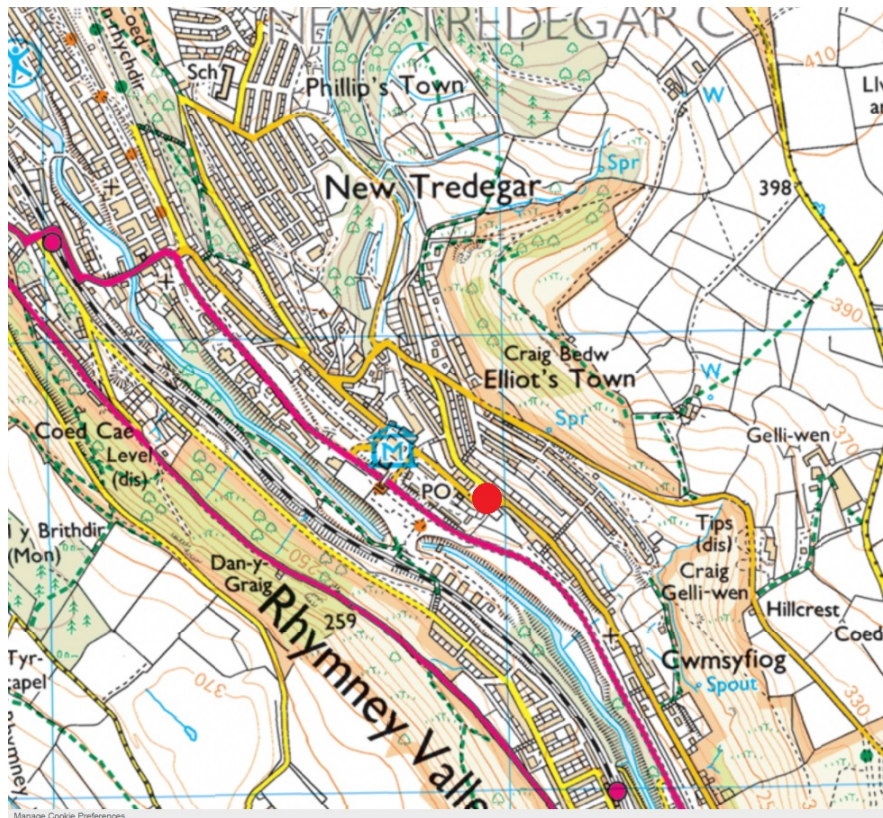
Date: 7<sup>th</sup> September 2023

Project Ref: 23/116

## DESIGN & ACCESS STATEMENT

**Application for Change of Use from shop (A1)**  
**to Café and Hot Food Takeaway (A3)**  
**including fitting of external mechanical ventilation flue to rear**

**Elliot's Town Post Office**  
**16 Elliot Street, Elliot's Town. New Tredegar. NP24 6DP**



- Map 1 – Site Location Plan





- Photo 1 – Front Elevation

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- Photo 2 – Side Elevation

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## **1.0 Assessment of Context**

- 1.1 Surrounding:- Elliotts Town is a typical valley village in the Rhimney Valley. Urban mixed use, mainly residential but with commercial premises.
- 1.2 Uses: The present use was a small general store and post office. The shop is too small and is planning to re-locate within the village.
- 1.3 Buildings/ character: Urban street constructed approximately 1880's
- 1.4 Access to local/transportation: There is a bus stop within close walking distance of the shop premises..
- 1.5 Any special designation (Conservation Area): None

## **2.0 Site**

- 2.1 The property is a retail unit with small sub post office.. (A1 Planning Use)
- 2.2 The scheme is for change of use only from retail to Café and hot food takeaway (A3 Planning Use).
- 2.3 Natural Features (trees/hedges/ water features): None
- 2.4 Topography / gradients: The site is generally Level.

## **3.0 For Listed Buildings**

The building is not listed or in a conservation area.

## **4.0 Social Context:**

- 4.1 Any effect from the loss of existing building / use?: None
- 4.2 Any potential overlooking / overshadowing from the site? None
- 4.3 Impact on any local services? None

## **5.0 Economic Context**

- 5.1 Any jobs created?: the business may employ up to 3 people.
- 5.2 Any businesses supported? Not directly

## **6.0 Proposed Opening Times & Use**

The business will not have any restaurant seating.

### OPENING TIMES

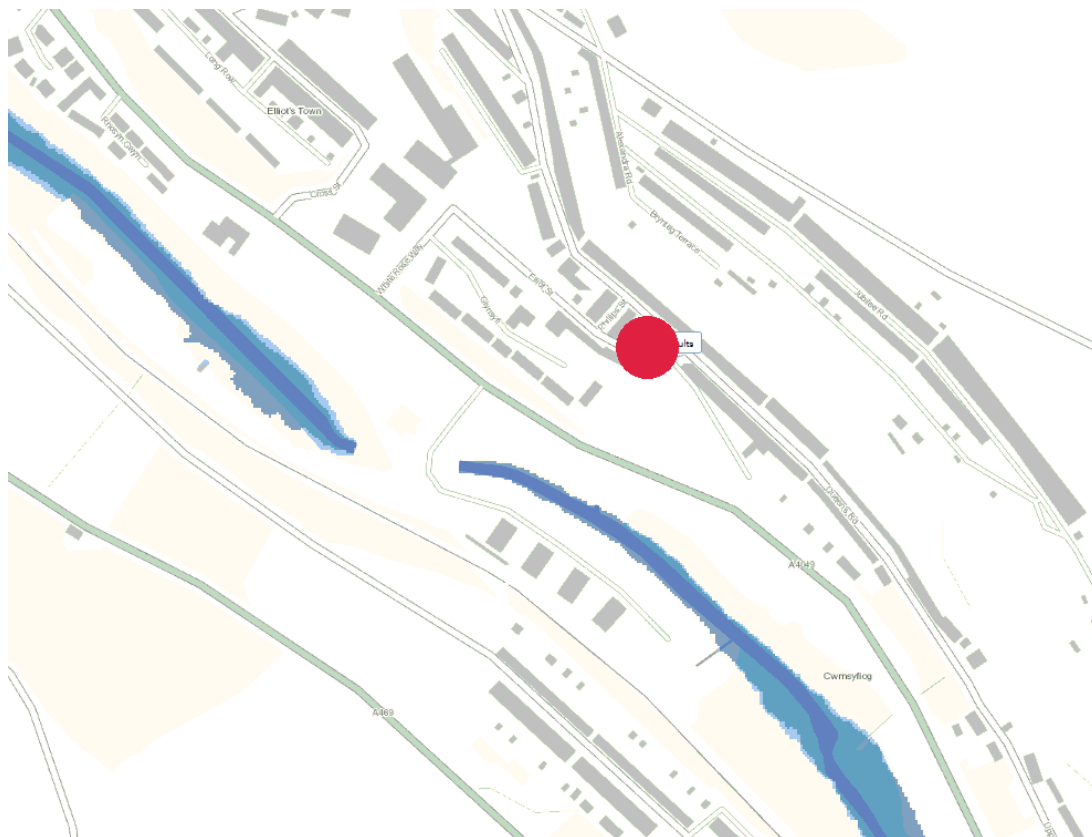
- Monday 12 Noon - 11:00 pm
- Tuesday 12 Noon - 11:00 pm
- Wednesday 12 Noon - 11:00 pm
- Thursday 12 Noon - 11:00 pm
- Friday 12 Noon - 11:00 pm
- Saturday 12 Noon - 11:00 pm
- Sunday 12 Noon - 11:00 pm

## 7.0 Involvement of Community Members

Due to the size of the project, the neighbours have not been consulted.

## 8.0 Flood Risk

The site is not in a flood risk zone. (Refer to map below)



Map 2 – NRW Flood Map Extract

## 9.0 Design of the scheme

9.1 The scheme is for change of use only and not for building works which will increase the volume of the building.

9.2 The scheme also includes for an extract ventilation flue which will have galvanized zinc finish. Details of plant, flue and extractions is appended to this document.

## 10.0 Signage

Replacement signage will be the same size as existing and subject to a signage application.

## 11.0 Deliveries

It is proposed that the new business will offer a home delivery service which will reduce the amount of people arriving and departing at the property.

## 12.0 Waste & Recycling

There is scope within the rear outdoor space to provide secured waste storage. A trade waste and recycling contract would be secured and waste bin taken out only at delivery slot times as the rest of the commercial units on the row do.

## 13.0 Environmental Health

13.1 Any recommendations from the environmental health department will be considered (such as grease traps etc).

# **APPENDIX A**

## **MECHANICAL EXTRACT SILENCER DETAILS.**

### **MAINTENANCE PLAN**