



Jactin House
24 Hood Street
Manchester
M4 6WX

Tel: 0345 257 4121
info@mlpdesign.co.uk
www.mlpdesign.co.uk

Supporting Statement

77 Newgate Street, Bishop Auckland, DL14 7EW

Ref: DM/23/02052/FPA

Proposed planning application for 77 Newgate Street, Bishop Auckland, DL14 7EW.

12th October 2023

As requested, please see below the requested details to answer point 3 of your recent letter, regarding the proposed planning application for 77 Newgate Street.

Front Unit (Café)

The café will function as a tea room style café, providing hot drinks and sandwiches/snacks in a customer friendly atmosphere.

There will be a counter to the rear of the unit with a kitchen/preparation area behind this, and a storage/wash up area to the side of this.

At this stage, there are no plans for cooking equipment, so at this stage there is no need for a ventilation system. If this changes, then an updated set of plans will be provided detailing any required ventilation system.

There will be customer seating throughout the café, set out to allow easy passage for both staff and customers.

There will also be access to the communal W.C's via the communal side passage.

Deliveries to the café will be made via the main entrance, though the majority of the stock will be sourced internally and brought in out of opening hours..

There will be 1 - 2 permanent members of staff, and 2 – 3 part time members of staff to start with, with a minimum of 2 members of staff at any one time.

Rear Unit (Car Showroom)

The showroom will operate from the rear of the building, via the existing Kingsway entrance. There is an existing large sliding gate and roller shutter door which will allow access for the public, as well as delivery of any vehicles.

Delivery of vehicles will be sporadic, and will most likely be one vehicle at a time so there will be no large delivery lorries causing any potential problems.

The showroom will operate as a used car showroom, selling a good standard of cars. The rear yard and the internal showroom to the front of the rear unit will be where the cars are displayed/stored.

The lower part of the unit towards the middle of the building will be the offices / customer meeting areas. There will be a tea/coffee area with seating for both staff and customers.

There will be access to the communal W’C’s via the communal hallway.

There will be 1-2 permanent members of staff, with 1 – 2 part time staff members from the start of operation.

Nicholas Rigg

Mlp Design