



18 GAULTREE SQUARE,  
EMNETH,  
PE14 8DD

February 2024

# Design and Access Statement



## **Introduction**

This Design and Access Statement has been prepared on behalf of the applicant. It accompanies an application for 18 Gaultree Square, Emneth, PE14 8DD. This Design & Access Statement should be read in conjunction with the application drawings.



## **Site**

The site is located on Gaultree Square road and currently is vacant. The property is a two-storey building comprising a ground-level commercial unit (vacant butcher shop) and first-floor residential accommodation designated for staff use. The site is not within a conservation area and the building is not listed. The surrounding buildings are a mix of residential and commercial properties, with a shop located nearby.

The site is in Flood Zone 1, the area with the least probability of flooding.

## **Planning History**

The following planning applications have been made at the property –

18/02159/F - Change of use from a butchers to a bistro/bar. Removal of an internal wall to expand useable area, and blocking up of a doorway, and opening of another doorway. Internal construction of a multi use disabled toilet/ baby change room – Withdrawn

## **Use & Proposal**

The ground floor commercial unit is currently vacant for the last 4-5 years and before was use as a family butcher shop. The first floor is not part of the application. The proposals have been designed to comply with all relevant building regulations and accessibility standards.

The project involves converting a vacant butcher shop into a takeaway/restaurant, accompanied by the installation of a new extraction flue system and the replacement of the existing old timber-framed shopfront with a new aluminium shopfront. The proposed changes aim to revitalize the premises, contributing to the economic and social vibrancy of the local community.

The proposed design has been carefully considered to complement the surrounding area. The exterior will be tastefully renovated to enhance the visual appeal of the property and maintain architectural harmony with neighboring buildings. Particular attention has been paid to ensure that the design respects the character and appearance of the locality. The replacement of the existing timber-framed shopfront with a new aluminium shopfront is designed to enhance visual appeal, provide durability, and improve energy efficiency.



### **Extract and Ventilation Equipment**

A new extraction flue system is proposed to comply with health and safety regulations and address the specific needs of a commercial kitchen. The extract will leave through the rear elevation beneath the first floor, running from the hood over the oven/fryer. After that, the duct will run vertically until it ends, at least one metre above the level of the eaves.

The extraction flue will be strategically positioned to minimize visual impact while effectively ventilating the kitchen area. Existing extraction flue pipes at the rear will be assessed for compatibility or potential integration with the new system.

Anti-vibration and anti-noise measures are taken to minimize the effects to the surrounding premises. Please see the attached drawings and Data Sheet for extraction system details.

### **Access**

The access to the building will remain as the existing from Gaultree Square road. The site is well-served by public transport, with a bus stop within walking distance.

### **Landscaping**

Landscaping of the site is unaffected by the proposed

### **Conclusion**

The proposed changes are designed to be sensitive to the local context, contributing positively to the area's aesthetics and functionality. The inclusion of a new extraction flue system and aluminium shopfront will modernize the property while ensuring compliance with regulatory standards and in line with local planning policies and will bring positive benefits to the area. We appreciate your careful consideration of this application and look forward to the opportunity to contribute to the local community.