

DESIGN AND ACCESS STATEMENT

Site:

14 Boroughgate, Otley LS21 3AL

Proposal:

New awning

Client: Simon Fishwick

Prepared by CJA Architecture Ltd, February 2024

1.0 INTRODUCTION

1.1 This Design and Access Statement accompanies the submitted drawings for a new awning outside 14 Boroughgate, Otley which is run as a fruit and veg shop with delicatessen.

2.0 SITE ASSESSMENT

2.1 The site is located on a road along with numerous shops and other food sale premises. The shop front looks out onto the pavement. The windows are south facing and so during the summer, it gets extremely hot due to solar gains.

2.2 The application site is between the Skipton Building Society and a funeral directors.

2.3 The site area is 12.2m².

3.0 EVALUATION

3.1 The proposed alterations will improve the conditions inside the retail premises and the usability of the area directly adjacent to the windows in the height of summer. It is considered that the proposal will not impact on the amenities of existing adjacent tenants or buildings.

3.2 The height and projection of the canopy has been provided in line with Highways requirements

4.0 CONCLUSION

4.1 It is concluded that the principle of alterations of this type is acceptable and accords with many local and national planning policies. The detail of the awning has been carefully considered and the proposal does not prejudice neighbours' privacy or amenity.