Design and Access Statement

Prepared by Advance Planning| Licensing



The proposal is to ‘change of use’ application from an empty place unit to A5 class use (hot food takeaway) with an extraction flue at;

18A,
Market Place,
Donington, Lincolnshire,
PE11 4ST

DESIGN STATEMENT

Introduction:

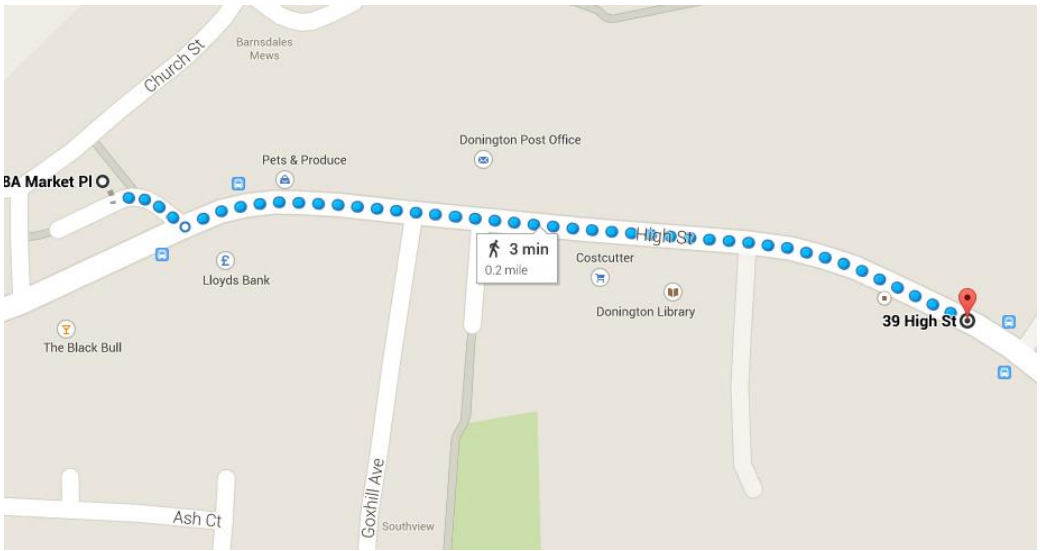
This design and access statement document is intended as an aid to understanding the processes used in forming the design principles and final layouts for the accompanying full planning application for a change of use from empty unit into A5 hot foot takeaway on the ground floor at 18A, Market Place, PE11 4ST**.** Extraction flue is also proposed at the rear of the building site. The proposals are accordingly designed within the layout of the internal and external plans.

Use

The Premises is currently an empty place without any use on the ground floor. Our client wants to A5 use class. There will be no changes in the building apart from the settings of the layout to fulfil the required A5 hot food takeaway. The premises will form the required space for all the aspects that's necessary for the class use which is proposed and this will also respect the relationship between the nearby commercial units.

The bins will be stored in the kitchen, please see the drawing number 15.027.20 attached. The council will collect the bin sacks on certain days.

Also comment that our client lives next to the premises, at 39 High Street, PE11 4TA, with capacity of 6 cars, therefore will not need to park their cars around the premises. It is located 3 minutes from the premises.



Site & Surroundings:

The site is located within the confines of Donington. The site is 1 storey building, and the application site is on the ground floor which is without any use at the moment. The site is located on the commercial area of Market Place in Donington, and it is in the conservation area of South Holland, Lincolnshire, Donington Conversation Area. Properties around the site are, mainly being used as residential dwelling incorporating a wide variety of ages and life styles, also about a wide variety of commercial units with shops and supermarkets, as it is located in the centre of the village.

Nearest bus stop: The site is 2 minute walk from Market Place
Also there is a free Car Park 2 minute walk of the site.

Conservation Area

The site is located on Market Place. Donington, Lincolnshire Conservation Area. The change of use to A5 with ducting at rear elevation will not make any important change to the existing building.

Amount & Layout

Existing and proposed ground floor area: 39m2

The premises scale of the proposed scheme and design has been carefully considered in balance and in relative keeping with the existing neighbouring buildings.

Scale

The property is in an area of approximately 39m². As the result of application of use area will be the same as existing.

Proposed Opening-Closing Hours:

Monday to Sunday: 14.00am - 21.00pm

Access

The property is located within the commercial area. Site will remain, as existing therefore no public means of access will be affected. The site is served by existing access from the road by two way traffic.

Travel to Site

Existing surrounding roads and footpaths are in general good condition for pedestrians and vehicular access.

Public Transport:

Alternatives public transport is advised to all site personnel and visitors. Site personnel and visitors are always encouraged to use public transport. Good bus service is also available within a short radius of the site.
There is a big free Car Park in Market Place next to the site with a capacity of 30 cars where all the customers who wants to buy and collect the food can get to the site easily and fast.



Conclusion

In conclusion the application site is empty from long time ago, therefore there would not be any significant change in usage of class into A5 (hot food take away). As we're aware, one study has been done of the area and as we see, there is a good free and open Car Park where customers can park their cars a minute's walk (230ft) from the place.

Market Place area, in Donington is both residential and commercial use and we believe this application shall be considered whilst making a decision. This proposal will bring new business in area also it will help to open a closed unit into business and change.

We believe this proposed change of use will add the character and balance the surrounding area and should therefore be granted.

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