CHANGE OF USE APPLICATION

PROPOSED CHANGE OF USE OF RETAIL SHOP (CLASS A1) TO HOT FOOD TAKEAWAY SHOP (CLASS A5):

5 SCARSDALE PLACE, MARKET PLACE, BUXTON SK17 6EF

DESIGN AND ACCESS STATEMENT

REVISED MARCH 2012

REF: 314/SPB/DAS/A

INTRODUCTION

Due to the changes introduced by the Government in May 2006, a Design and Access Statement is required with all Planning Application submissions. This statement has been prepared to justify the proposals in order for it to obtain a satisfactory Planning Approval.

BACKGROUND

This design and access statement has been prepared in support of a full detailed planning application submitted for the change of use of a Craft shop to an A5 Hot food takeaway at the above listed address.

This Design Statement is split into the following Sections:

- Site Description
- Proposed Development;
- Design principles
- Access
- Summary and conclusions.

1.0 Site Description

The application site is found at 5 Scarsdale Place, Buxton and is located centrally within the town centre area. The existing 3 Storey end of run terraced building consists of a retail shop on the ground floor with habitable accommodation on the upper two floors and there is a public car park to the side of the property.

The ground floor space shop was previously used a craft shop (Retail Class A1) within the town centre area, this use ceased in October 2011 due to the economic downturn.

Buxton town centre has all the expected facilities of a medium sized town including a well served public transport network. Detailed Market Research carried out by the applicant has shown a requirement for the proposed usage.

- Drainage

The property is connected to the main sewers already serving the property.

- Services

It is proposed that all services will be provided via the existing shop.

2.0 Proposed Development/Design Principles

The proposed change of use will **NOT** affect the actual structure and appearance of the existing shop and is only a **classification** amendment. The internal and external layout of the existing retail unit will be utilised.

The proposed hot food takeaway will provide THAI food menus for which the local area will benefit. The proposed trading hours are approximately **11.30am to 2.30pm** lunchtime and **5pm to 11pm** in the evening, every day which will be in line with other local food outlets and public houses in the town centre.

The shop is not thought to pose a threat to the disruption of local residential areas due to its town centre location. The surrounding area consists predominantly of mixed used retail/entertainment units to lower floors with accommodation on upper floors.

Changes to the property are absolutely minimal and will consist of the erection of a chimney extract flue for the cooking appliances to the rear elevation. Other than that all existing doors and windows will remain untouched. Please see drawing 314/SPB/PL Rev A for more detail.

We are led to believe that this property was previously an A5 Hot Food takeaway some 15 years ago. Other Design Principles remain unaffected due to no material amendments.

3.0 Access

Pedestrian access is taken from Scarsdale Place which is a no through road, this also ensures pedestrian safety from the main road. The shop will be approached by a stepped approach due to its existing construction.

Vehicular access to the site will be as existing from a public car park accessed from nearby South Street. Additional parking is also available on other local town centre car parks.

4.0 Summary

The proposed change of use will complement the surrounding area offering food to local public. The alterations to achieve approval will have little impact on any surrounding dwellings and this property has also been used as an A5 class Hot Food takeaway previously.

Overall, we consider that the basis of the proposed conversion enhances the surrounding area and meets all current legislation laid out in national and regional planning guidelines.