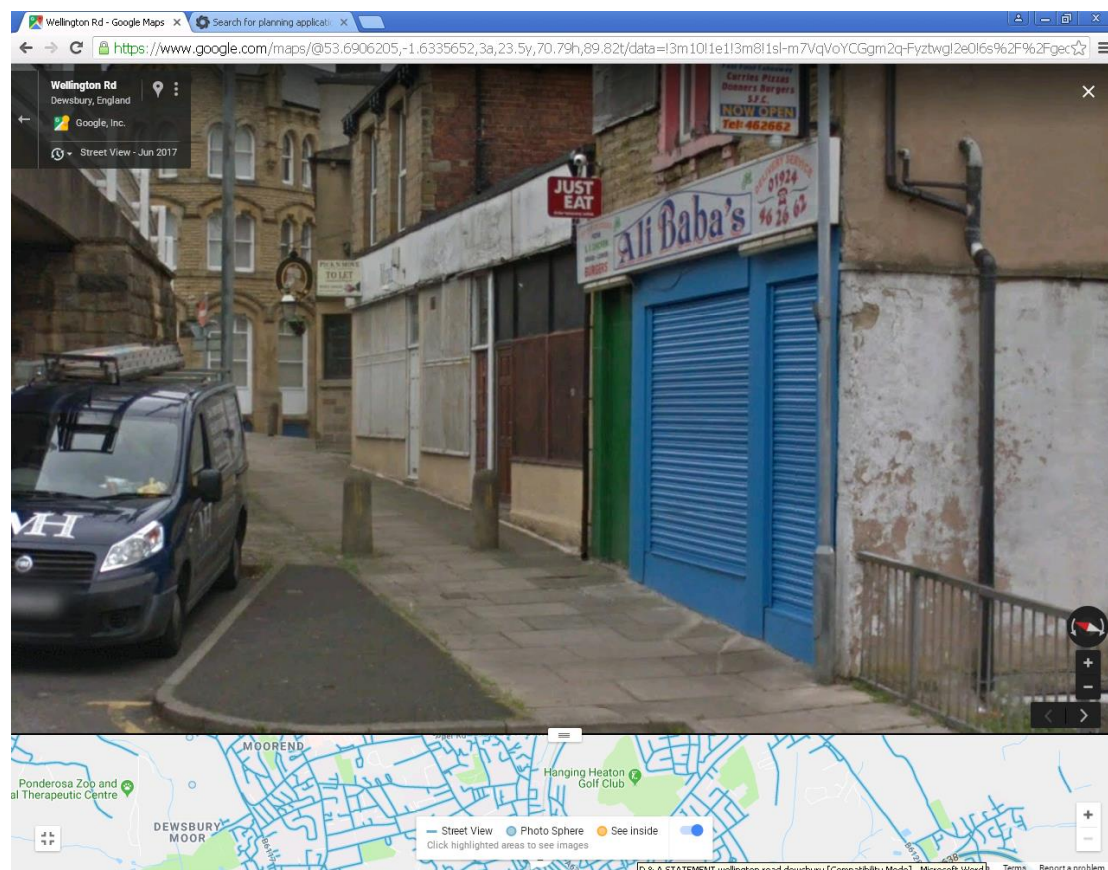


**DESIGN AND ACCESS STATEMENT IN SUPPORT OF A
CHANGE OF USE APPLICATION TO A5 HOT FOOD TAKE
AWAY WITH NEW SHOPFRONT WORKS AND FLUE
EXTRACTION SYSTEM TO 33A WELLINGTON ROAD
DEWSBURY WF13 1HL.**



BACKGROUND:

Site Assessment:

The proposed development site is currently a vacant retail unit. It consists of a single storey retail unit, with glazed timber shop front with external security mesh screen padlocked to the window mullions. The site is within an established retail area. The site is level with no trees present. The building has electric, water and mains drainage connections. The building consists of stone slate roofing tiles to the pitched roof. The site is elevated and as such is not identified by the EA as being at risk of flooding. The main building is not listed but the site is within the Dewsbury Conservation area. The unit was granted planning approval for a change of use to A5 hot food take away Ref 2013/91367 on 24/7/2013 which has subsequently lapsed.

Involvement:

The site is in a built up area, the frontage is directly on a pedestrian area from Wellington Road to Nelson Street

The adjoining property No33 is vacant at present No 35 is Ali Baba's takeaway.

Evaluation:

The nature of the building as a ground floor takeaway unit is in keeping with the adjoining properties.

THE SCHEME:

A full application for a Change of Use to A5 hot food take away, new shop front works and installation of an extraction system.

DESIGN AND ACCESS – JUSTIFICATION:**Use, Amount and Layout of development:**

The proposed development is for a ground floor A5 unit.

This is an existing vacant retail site so the change of use is appropriate.

The development is within the footprint of the existing site boundary.

The proposal will have minimal effect on the highway network.

Existing services have capacity to serve the proposal.

Existing adjoining car parking has capacity to serve the proposed usage.

Scale, Appearance and Landscaping:

The new shop front is a direct replacement for the existing with additional built in roller shutter screens.

Window and door details are to reflect the existing with part glazed and part solid panels.

No landscaping to be introduced.