

122-124. DEAN ROAD. SOUTH SHIELDS. NE33 4AW.  
DESIGN AND ACCESS STATEMENT

**Design**

This design and access statement is prepared in support of the proposed new Shopfront to the above premises in relation to the previously approved Change of use from A1 (shop) to (A5) hot food takeaway, addition of a stainless steel flue to the rear of the building and new rear ground floor roof structure extension (ST/0295/15/FUL).

The site has been carefully considered sufficient to accommodate this new specialised hot food outlet, together with ample off-road parking within the surrounding district and the rear loading bay area. Following in-depth consultation with the existing building owners, the existing structure will be upgraded to reflect present day levels of décor and hygienic easy clean surfaces. The electrical, plumbing / heating systems are to be similarly upgraded.

This existing business has been transferred elsewhere leaving this property unoccupied. The likelihood is that these premises will remain unoccupied for the foreseeable future, hence this application for a change of use to a bright new eating experience for the local area in the form of a Chinese takeaway.

The situation of this vacant site is within a long established neighbourhood meaning that there is a broad range of community facilities within a short walk, these existing positive characteristics are to be maintained through safe, direct and convenient pedestrian routes. The site location plan attached to the application plans, when used as an aerial overview, shows all the adjoining, surrounding roads and footpaths.

**Access**

The shop is within the built up area of South Shields, with shops, doctors, library, schools, and public open spaces. It is also ideally located being so close to The Town Centre, and the Seafront.

Public transport is readily available in the form of bus routes to and from the above shopping centres. The transport authorities have attempted to discourage traffic down the front street by narrowing the width of the carriageway and enforcing parking restrictions.

Off-street parking is available throughout South Shields and there is an existing Zebra type footpath crossing close to the premises. There is a small number of existing hot food takeaway outlets in the area, which offer late night opening times. The proposal also includes for the provision of a delivery service to further alleviate the reduction of any unnecessary vehicular traffic congestion.

ST0716 / 15 FUL