



4 Bainbridge Holme Road, Tunstall, Sunderland, SR3 1YW

Tel 0191 5226312 Mob 07539558708

email jacdrawingservices@gmail.com

Design and Statement

For Change of use of A1 Retail Shop to Indian Takeaway

At 509 Stanhope Road

South Shields

Tyne & Wear

NE33 4QX

Introduction

This Design & Access statement has been prepared
By J,A,C Drawing Services to accompany a planning
consent application for the proposed Change of use of A1 retail
To a A5 Indian Takeaway.

The Statement should be read in conjunction with the drawings enclosed with the accompanying Planning application including.

- Location Plan at scale 1:1250
- Proposed Site Plan Scale 1:200
- Proposed Floor Plan & Elevations at Scale 1:100

This Statement will be supported by photographs.

Site Description

The premises is a ground floor mid terrace property. Situated on Stanhope Road South Shields

The site is on the West end of South Shields with good public transport and accessibility.

Stanhope Road is mainly of Residential with a couple of Retail shop mixed in with the houses at the bottom east of Stanhope Road, with a public house on the corner.

The west end of Stanhope Rd is made up of Two Convenience Stores , two Hairdresses

Pet Shop, Opticians, Baby Shop, Betting Shop, Gaming Establishment , Second Hand Shop,

Furniture Shop, And Two Takeaways one Chinese, One English Fish & Chip,

Recently there was a Indian takeaway at 501 Stanhope Road but it has now closed down.

Proposal and implications to the host and street scene

There will be no radical changes to the proposal, the original frontage to the premises will stay the same only the sign will change the roller shutter will stay as is, the Shop front is in black in colour polyester powder baked frame and the shutters are in blue.

Proposal for Disabled Access

The alterations as per Part M of the document of the Building Regulations with all doors internally to be widened to give access to the disabled. It is not possible to install a ramp to the front entrance because of the level to the public Pathway. There will be a notice clearly marked that the entrance for the disabled is at the rear. The Rear entrance will have a 1:40 Ramp installed internally so not being an obstruction to pedestrians coming from the CarPark.

Parking area

Parking for the shop will be at the rear of the shop with ample parking bays so not causing an obstruction to the main traffic on the main road.

Bin storage

Bin storage for takeaway will be at the rear area and collected on a weekly basis. Food waste and cooking oils will be collected by private contractors.

Summary

The proposal should be considered to accord with the aims of achieving economic growth which: firstly, introduces a new economic activity in the premises; Secondly creates employment; thirdly, enhances the economic potential of the district; and fourthly, assist urban regeneration. The proposal will re-use existing premises within the limits of development, will provide jobs, provides a new facility for the district, and will not adversely affect residential or visual amenity. It is considered that the investment that this proposal represents is in accord with the aims of planning.

Photographs to compliment statement

Front Elevation



Rear Elevation



Shop Front Frame work



Rear of adjoining Properties



