

# Howard J Wroot

## Chartered Surveyor

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North Lincolnshire Council  
Development Control  
Pittwood House  
Ashby Road  
Scunthorpe  
DN16 1AV

Date: 26 September 2011

Your Ref:  
Our Ref:

Dear Sir,

**Proposal:** Full Planning Application for Change of Use of shop from Class A1 to Classes A1 and A3  
**Site Location:** Shop Unit 6 Albion Hill, Epworth, Doncaster, DN9 1HD  
**Application ref:**  
**Applicant:** **Kingham Catering Company Ltd**

## DESIGN AND ACCESS STATEMENT

### 1.0 DESIGN

- 1.1 This is a Full Planning application required for the change of use of existing shop premises from A1 use to A1 and A3, this will then make it lawful for customers in the shop to be able to consume food and beverages, both hot and cold, on the premises.
- 1.2 The use of the shop is proposed as a large Delicatessen, with the majority of the shop selling chilled food over counters together with the sale of meats, cheeses, breads, cakes, deli sundries, organic vegetables and fine wines.
- 1.3 The food served will not be cooked on the premises but will be cooked elsewhere and brought into the shop each morning.
- 1.4 In addition there will be 5 tables and chairs set aside for customers to sit at and enjoy a beverage and a sandwich or a piece of cake etc.

1.5 The name of the “Deli” will be painted on the front external fascia replacing the existing name, this is a like for like replacement and therefore does not require permission.

## 2.0 ACCESS

2.1 The access to the shop remains as existing directly off the pavement on Albion Hill.

2.2 Disabled access to the dwelling will be provided in accordance with the Building Regulations Access and Facilities for the Disabled.

2.3 A fire escape is provided at the rear of the shop.

## 3.0 LANDSCAPING

3.1 No landscaping is required.

## 4.0 FLOOD RISK ASSESSMENT

4.1 A Flood Risk Assessment is not required as this is a minor development, a change of use and will not increase flood risk elsewhere.