

1a South Parade – Design and Access statement (DAS)

Please apply this statement to our planning application which supports the following elements:

- Change of use from Charity Offices to Restaurant / Café.
- Installation of food frying ventilation system.

It is important to note that there are no other planning elements. No structural alterations or amendments are taking place at 1a South Parade in line with this application.

The purpose of the application is to seek approval to run a café / restaurant business from the address and install a ventilation system that is required in line with frying foods.

The business will be open 6 days a week and will have seating for around 35 customers. During summer months we envisage the café / restaurant will be open between the hours of 11:30 – 22:30 with winter months seeing opening hours of 11:30 – 18:30.

We feel the premises is suitable for the following reasons:

- Large car parking area directly across from the shop
- All elements of the café / restaurant are on the ground floor
- The only access issue is a small 1.5” step into the front door of the property
- The property is a large single area with a rear kitchen away from public access
- The property has two doors within a 50 sqm area meaning egress from the premises is easy, efficient and not dangerous.

Access to the property is via two doors. One of these doors is located at the front of the property which is a large door allowing wheelchairs and other items through. The other access point is at the side of the property up three 5” steps, which is a large double door. Both access points are also used for egress, highlighted by emergency lighting and fire exit signage.

We are adhering to local plan policies:

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ER6 – Location of Employment

Policy ER7 – Principal Town Centre, Key Service Centres, Local Centres and other Service

Areas: Roles and Functions

Policy ER9 – The Key Service Centres, Local Centres and other small centres

Policy ENV1 – Flood Risk and Risk Management

Policy DM6A – Managing Non-Retail Development in Town Centres

Policy DM7 – Takeaways, Pubs, Clubs, Betting Shops, Pawnbrokers and Amusement Arcades

in Towns and Local Centres

Policy DM10 – Achieving Quality of Place

Policy DM21 – Protecting Community Facilities

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

This application is in line with some of these policies which you can hopefully see how serious we are taking our obligations. I am also engaging with the local community in line with this application.

Please feel free to ask any questions and we look forward to hopefully opening a business that can benefit Seascale and West Cumbria.

Many thanks,

Benjamin seed