

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.

We expect our opening hours to be:

Monday - Closed
Tuesday 10:00 - 21:00
Wednesday 10:00 - 21:00
Thursday 10:00 - 21:00
Friday 10:00 - 21:00
Saturday 11:30 - 21:00
Sundays & Bank Holidays 11:30 - 17:30

The takeaway element of the business will only operate when the café / restaurant is open. A takeaway element will not run independently to the café / restaurant.

We feel the premises is suitable for the following reasons:

- Large car parking area directly across from the premises
- 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.

In relation to accessibility we will perform reasonably practicable measures to allow those with limited mobility to use and enjoy the premises. It is important to realise that this is sadly an old building with limited space, although we are lucky to be able to have a single floor footprint that will allow most wheelchair users to enter the premises through a wide front door and then be able to sit at almost any of our tables. The front door has a 1.5 inch step which most wheelchair users can pass. We will have a deployable ramp available during our opening hours for those who use wheelchairs that can't pass the 1.5 inch step. Toilet facilities will be as accessible as the building allows, with wall mounted handrails and a toilet-basin-side deployable handrail. Whilst it is very difficult to achieve a fully accessible bathroom in the building, there is a fully accessible bathroom 30 metres from the premises in the public car park, which I am happy to maintain and manage. We are also making provision to host a beach wheelchair at the premises which will allow users to enjoy our spectacular coastline.

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 these policies. I am also engaging with the local community in line with this application, where we have seen an overwhelmingly supportive response.

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