

**DATE: 1<sup>st</sup> December 2023**

**DESIGN AND ACCESS STATEMENT**

**Planning application for change of use and alterations at 6 & 7 Tangier Street,  
Whitehaven, Cumbria from Class A2 (Financial and professional) to A3 Licenced  
Restaurant and Cafe**

**For  
Mr Sagar Simsek**

**Description**

No 6 Tangier Street is an empty retail unit, previously used as a financial services premises. No 7 is an ongoing takeaway business run by the applicant. The applicant wishes to extend into no 6 and expand the scale of his business into a café during the day and restaurant in the evening.

The building is suited to such use as it has been constructed to the Building Standards required for class A2, public use.

The project is in the Whitehaven Conservation Area. No works are proposed to the exterior of the building, other than an extension of the flat roof and balustrade to the rear. Any other works will constitute general maintenance and repair.

The works are mainly to provide a unisex toilet alongside the existing accessible toilet, a new serving area and covered access to connect the two separate premises at the rear to allow for the sharing of facilities.

The two premises can be run either as one business or two separate concerns, for instance the café may be open during the daytime, whilst the pizza takeaway may be closed most of the day.

The applicant wishes to have a drinks licence to enable beer and wine to be served with meals during the evening.

The design is to minimise the visual change to the building within the Conservation Area. Any new signage will be designed separately and agreed with the Conservation Office to fit the existing fascia.

The use of the premises as a café and restaurant will complement the existing takeaway use at no. 7 Tangier Street Marmaris.

The café will be convenient for the bus service stop across the road.

The works will occupy an empty retail premises in town. The proposals are in Flood Zone 1 and there need be no consideration of the impact of flooding on or from the premises.

**Access.**

Access for all has been considered, there is an existing fully accessible toilet and a new unisex toilet will be provided.

**Conclusions.**

The proposals are recommended to Cumberland Council as a positive move forward in the town centre, which very much needs some confidence in the retail sector.

