

Design and Access Statement for
177 Caversham Road
Rg1 8BB

Introduction

This Statement is intended to accompany and support a detailed planning application submitted on behalf of my client, for the proposed part change of use of the site to mixed use A2 Estate Agents and tattoo parlour (Sui Generis)

The site currently has been used as a mixed use T-shirt printing and tattoo parlour (Sui Generis), application number (110582).

Due to the nature of the site no walk in customers visit the site and mainly bookings are undertaken via Face Book, the T-Shirt printing use is unviable due to online retailers.

Site / Surroundings

The site is located in a parade of commercial shops on the outskirts of the designated local centre.

Design

The proposal is to undertake minimal internal changes with no external changes proposed and utilise the front office as an A2 Estate Agents, while the rear remains as a Tatoo Parlour thus sharing the rent and rates. Eventually the intension is for the A2 use to become permeant once established within the local vicinity.

Scale & Layout

It is felt that the proposal would provide unobtrusive addition to the area as there are a number of similar uses within the vicinity.

The units will operate Monday to Saturday from 08:00 until 18:00 and on Sundays & Bank Holidays 10:00 until 17:00.

If the application is approved this would provide new employment opportunities within the local area with 2 full time staff and 1 part time staff being employed, in an area which has a history of high unemployment.

Appearance

No external changes are envisaged and only internal reconfiguration is required and a revised car parking layout.

Conclusion

The applicant hopes that every consideration is given to the application and that the proposal can be viewed favourably and that Planning Permission be granted.