

Design and Access Statement

Date: 21-07-2025

Planning Portal Reference: **PP-14192281**

Site: 1 Station Road, Cowley, UB8 3AA – Existing Café (Class E)

1. Introduction

This statement accompanies a planning application for the installation of an external ventilation extractor duct at the existing café located at 1 Station Road, Cowley, UB8 3AA. The ground floor of the property is currently in use as a breakfast café, which falls under the Class E. The upper floor comprises a self-contained residential unit, which is completely separate from the commercial premises below.

2. Existing Site Use

The existing café is fitted with tables and fixed chairs in the dining area, and includes a kitchen equipped with a grill and extractor system situated on the roof of a single-storey rear extension. Please refer to the existing plans and elevations for further details.

3. Proposed Works

The proposal involves the installation of a new external ventilation duct to the left side elevation, mirroring a similar installation at the neighbouring takeaway premises. The new duct will ensure efficient extraction from the kitchen area in compliance with environmental and safety regulations.

4. Operational Details

The business plans to employ 6 full-time staff and 1 part-time staff member.

5. Access and Waste Management

Refuse will continue to be stored in industrial bins located in the rear courtyard, accessed via a side passage. There are no proposed changes to existing access routes or public highways.

6. Supporting Information

- There are no listed buildings or heritage concerns associated with the site.
- There are no trees affected by the proposal.
- The development poses no risks to local biodiversity or wildlife.
- The site shows no evidence of contamination.

- The proposed ducting will blend with the surrounding architecture and is visually in keeping with the area.
- No alterations are proposed to the existing shopfront or internal layout, other than the external duct.

7. Utilities and Services

All utilities will continue to operate as per the existing infrastructure.

8. Conclusion

This application seeks permission solely for the installation of an external extractor duct to the left flank elevation of the building. No other changes to the building's structure, layout, or use are proposed. We believe this addition will enhance the functionality of the café while maintaining full compliance with local planning policies.

Should you require any further information or clarification, we would be happy to provide additional details.