

Design and Access Statement

1.1 This Design and Access Statement is prepared in accordance with guidance set out within the NPPG (Online, 2022) and is proportionate to the complexity and nature of the application, which is very minor.

a) Use

1.2 No change of use is proposed as part of this application. The intended use as a commercial kitchen aligns with the lawful industrial use of the site and its location within a Strategic Industrial Location (SIL). The proposed plant equipment and storage unit are required in conjunction with the proposed operation.

b) Scale and Amount

1.3 This proposal does not alter the scale of the building or the amount of development on site. Indeed, it is limited only to the installation of external plant equipment together with the installation of a very minor 18sqm single-storey rear extension.

1.4 2no. of the extract ducts along the rear elevation have been present onsite for a significant period of time and have become lawful development accordingly. These will not be altered as part of the proposals.

c) Layout

1.5 The proposed plant equipment is located at roof level and along the site elevations of the site. The single storey storage unit is located along the rear elevation of the building.

1.6 The main entrance to the site remains along the front elevation facing Eskdale Road. This has not been affected by the proposals.

1.7 For completeness, internal layout plans of the commercial kitchen have been provided for the Council's records. The cooking operation is entirely restricted to the interior of the building.

d) Appearance

1.8 The external plant and works are comfortably accommodated on the building and are well suited in the context of the SIL.

e) Access

1.9 Existing access arrangements to and from the site have remained unaffected by the application proposals.