

Design & Access Statement

Change of Use from Hot Food Takeaway (Sui Generis) to Barber Shop (Class E) and Installation of a New Shopfront at 88 Ardleigh Green Road, RM11 2LG

1. Introduction

This Design and Access Statement has been prepared in support of the planning application for the change of use of the premises at 88 Ardleigh Green Road, RM11 2LG, from a Hot Food Takeaway (Sui Generis) to a Barber Shop (Class E), along with the installation of a new shopfront.

The proposal involves internal refurbishment works and replacement of the existing shopfront. No extensions or structural alterations are proposed.

2. Site Location and Context

The property is a ground-floor commercial unit situated on Ardleigh Green Road, within an established neighbourhood parade that includes:

- Retail shops
- Professional services
- Cafés and takeaways
- Hair and beauty businesses
- Residential uses at upper floors

The site benefits from strong public transport links, including local bus routes and proximity to Gidea Park Station. The parade is a vibrant commercial area serving the local community.

3. Existing Use

The lawful use of the premises is Hot Food Takeaway (Sui Generis). The former use has ceased, and the unit is currently vacant.

4. Proposed Use

The proposal seeks planning permission for:

- Change of use to a Barber Shop (Use Class E)
- Installation of a new shopfront
- Internal refurbishment to form a functional and modern barbering space

The use is low-intensity, daytime-focused, and appropriate for a neighbourhood commercial parade.

5. Design Considerations

5.1 External Appearance

A new shopfront will replace the existing frontage.

The proposed design will:

- Improve the visual appearance of the building
- Enhance the character of the parade
- Remain consistent with nearby commercial frontages
- Use modern, durable materials suitable for the streetscape

No changes to the building footprint or height are proposed.

5.2 Internal Layout

The internal layout will include:

- Barber workstations
- A reception/waiting area near the entrance
- Staff/storage area to the rear
- Safe and accessible circulation routes

All internal works are non-structural.

6. Access Considerations

6.1 Pedestrian Access

Pedestrian access will continue through the existing entrance on Ardleigh Green Road. The new shopfront will maintain level access for all users.

6.2 Servicing and Deliveries

Barber shops generate minimal servicing needs. Deliveries (e.g., hair products) will be infrequent and significantly reduced compared with the previous takeaway use.

Existing servicing arrangements remain adequate.

6.3 Parking

Parking demand will be lower than for a takeaway. Customers can use nearby on-street parking or travel by public transport. No parking changes are required.

7. Impact on Neighbouring Properties

The change of use will improve the amenity of neighbouring properties due to:

- No cooking, fumes or extraction systems
- Reduced noise levels

- Minimal delivery traffic
- No late-night operations

The proposed Class E use is compatible with surrounding commercial and residential uses.

8. Waste Management

Waste generated (packaging, hair waste) will be modest and significantly less odorous than takeaway waste.

All waste will be stored internally until collection using existing commercial waste facilities.

9. Planning Policy Compliance

The proposal aligns with national, regional and local planning policy by:

- Bringing a vacant commercial unit back into active use
- Supporting the vitality of the local shopping parade
- Creating local employment opportunities
- Enhancing the appearance of the frontage through a new shopfront
- Reducing environmental and amenity impacts compared with the former takeaway use

The proposed Class E use is appropriate and fully consistent with the role of the local centre.

10. Conclusion

The proposed development represents a positive enhancement to 88 Ardleigh Green Road and the wider commercial parade. It will:

- Reduce noise, odour and traffic impacts
- Improve the appearance of the building through a new shopfront
- Bring a vacant commercial unit back into beneficial use
- Support the local economy and provide a community service

For these reasons, it is respectfully requested that the Council grants planning permission for the proposed change of use and installation of the new shopfront.