

DESIGN & ACCESS STATEMENT

Site Address: 33 Market Place, Devizes, Wiltshire, SN10 1JG

Applicant: Mr. Mustafa Suna

Agent: ESI Licensing & Legal Consultancy Ltd.

Proposal: Change of Use from Class E (Retail) to Sui Generis (Hot Food Takeaway) with Installation of Extraction/Ventilation System

1. INTRODUCTION

This Design and Access Statement accompanies an application for Planning Permission and Listed Building Consent. It explains the design principles and access arrangements for the proposed change of use of 33 Market Place, Devizes, from retail (Class E) to hot food takeaway (Sui Generis).

2. USE

The building was most recently occupied by Boots Opticians (Class E). The proposal seeks to introduce a hot food takeaway use (Sui Generis), consistent with other food premises in the town centre. The development will support the vitality of Devizes by reactivating a vacant unit and providing an evening-use offer within the Market Place.

3. LAYOUT

The internal layout will accommodate a kitchen and food preparation area at ground floor level with service counter to the front. Upper floors will remain ancillary and unaltered. No structural changes are proposed, and the layout ensures clear circulation for staff and customers.

4. SCALE

The scale of the building remains unchanged. The proposal involves no extensions or enlargement. The new extraction system is of modest scale and located discreetly to minimise its visual impact.

5. APPEARANCE

The existing shopfront and external façade will be retained in full. The extraction duct will be colour-finished in matte black to blend with the existing building fabric. The design approach respects the architectural character of the listed building and the wider Conservation Area.

6. ACCESS

Access to the premises will continue via the existing door from Market Place. The proposal does not alter existing access arrangements. The site is level and accessible for all users, with good connections to the surrounding public realm.

7. SUSTAINABILITY AND WASTE

Energy-efficient kitchen equipment and modern extraction systems will be installed to ensure sustainable operation. Waste storage is located internally with provision for separate recycling. Waste will be collected by licensed contractors in accordance with council policy.

8. CONCLUSION

The design proposal is minimal, functional, and compatible with the existing building. It will preserve the historic character and appearance of the listed property and contribute positively to the vitality of Devizes town centre.