

Design and Access Statement



Change of use

Tyre Fitting Shop – Use class B2 (General Industrial)

to

Convenience Shop - Use Class E(a)

At

Cocklebury Road

Chippenham

Wiltshire SN15 3QF

Arcci Designs
65 Baring Road
Lee
London SE12 0JS
Tel: 0203 620 2355
0790 368 5211
Email: admin@arccidesigns.com

INTRODUCTION - 1.0

1.0 Introduction

This Design and Access Statement is submitted on behalf of Mr A. Benedict in support of a full planning application for the proposed **change of use from a tyre fitting shop (Use Class B2 – General Industrial) to a convenience shop (Use Class E(a))** at Cocklebury Road, Chippenham, Wiltshire, SN15 3QF.

The application site comprises a detached, single-storey commercial building, which has been vacant since February 2025 following the permanent closure of the former tyre fitting business (ATS Euromaster).

The property benefits from a wide main access of approximately 3000mm and currently provides **4 parking spaces**, including **1 accessible (disabled) space**. Additionally, there is approximately **130 sq.m of unused space** to the front of the building, which offers potential for the creation of **2 additional parking spaces and bicycle storage**.

The total site area extends to approximately **714 sq.m**.

The proposed development seeks to bring the vacant unit back into active use by introducing a convenience retail offer, responding to identified local demand.

2.0 Design

The proposal involves the change of use from **Class B2 (General Industrial)** to **Class E(a) (Retail – Convenience Shop)**.

To support this change, minor external alterations are required, including:

- Installation of a new shopfront
- Provision of an appropriate fascia signage (to be submitted under a separate advertisement consent application)

Internally, modest refurbishment and alterations will be undertaken to accommodate the proposed retail use.

Vehicle movements associated with the site are not expected to materially increase, as the business will primarily serve local residents and passing trade.

Proposed Opening Hours:

- Monday – Saturday: 10:00 – 23:00
- Sunday & Bank Holidays: 11:00 – 22:00

Waste Provision:

- 1 x 660L commercial waste bin
- 1 x 240L commercial waste bin

Bins will be stored within the premises and presented at the site frontage on designated collection days in accordance with local authority requirements.

3.0 Layout

The existing layout of the building and site will remain largely unchanged. The proposal does not involve significant structural alterations, and the overall spatial arrangement will be retained.

4.0 Appearance

The proposed shopfront will enhance the visual appearance of the building while remaining in keeping with the character of the surrounding area. No significant adverse visual impact is anticipated.

5.0 Access

Existing access arrangements to the site will be retained.

- **Pedestrian access** will be via the main entrance fronting Cocklebury Road
- **Vehicular access** will continue to utilise the existing parking provision

Improvements will include:

- Installation of an appropriate entrance door
 - Provision of **level access** to ensure inclusivity and compliance with accessibility standards
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6.0 Refuse Collection

Refuse collection will take place from the front of the property, in accordance with local authority arrangements.

The applicant will ensure:

- Timely presentation of waste for collection
 - Maintenance of a clean and ventilated storage area
 - No overfilling of bins
 - Proper management and monitoring of waste collection
 - Safe and unobstructed access for collection services
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7.0 Deliveries

Delivery times will vary depending on stock requirements. However, the site benefits from sufficient internal storage capacity, which is expected to minimise the frequency of deliveries.

8.0 Summary

The proposed development represents a sustainable and beneficial reuse of a vacant commercial unit. Key benefits include:

- Reoccupation of a vacant property, contributing to local vitality and economic activity
- No adverse impact on neighbouring properties or the character of the area
- Compliance with local planning policies and requirements
- Provision of adequate waste management facilities
- Creation of employment opportunities (approximately 6 full-time and 8 part-time roles)
- No significant impact on highway safety, traffic generation, or parking provision
- Enhancement of the site's visual appearance

Overall, the proposal constitutes a well-considered development that makes efficient use of the site while preserving the amenity of the surrounding area.

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