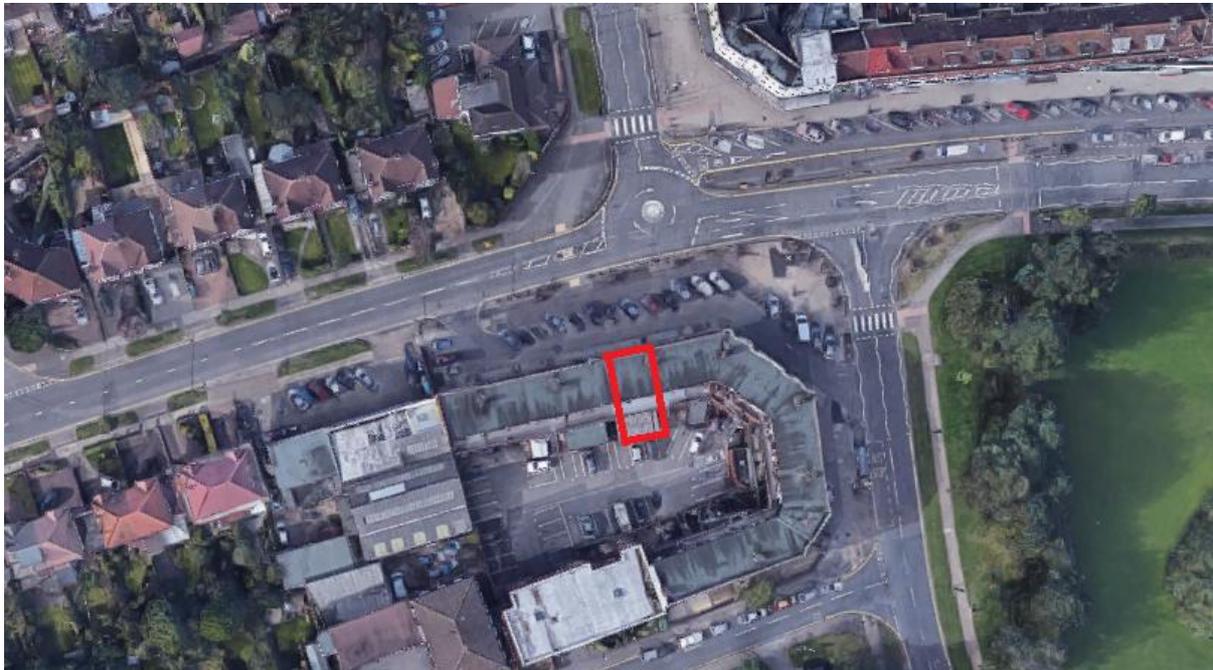


Design and Access Statement

Proposed Change of Use at 5 Quinton Parade, Coventry. CV3 5HW

1.0 – Introduction

This design and access statement forms part of the planning application for:
The Proposed Change of Use from A1 Retail to Sui Generis for a Tanning Salon at 5 Quinton Parade, Coventry CV3 5HW.



Aerial View of the Site courtesy of Google Maps

2.0 – The Site

2.1 Description

The application site is a vacant ground floor former retail unit which forms part of a 'U' shaped terrace of mixed use commercial units with separate residential flats on two storeys over.

Quinton Parade is located on the corner of Daventry Road and Quinton Road with customer car parking to the front and a service yard to the rear. The adjacent commercial premises include a motor vehicle repair centre, charity shop, launderette, dry-cleaners, menswear/suit hire shop, bookmakers, hairdresser, electrical appliance shop, optician and fast food outlet.

2.2 – Current Use

The current registered use of the premises is understood to be A1 Retail. The Unit has been vacant for approximately six months.

3.0 – Proposal

The applicant seeks approval to change the Use from A1 Retail to Sui Generis to enable them to open a Tanning Salon.

3.1 – Layout

The unit has a total floor area of approximately 84 sq.m. The unit is rectangular in shape with retail space to the front, staff facilities and storage to the rear.

3.2 – Appearance

The unit has a full width glazed shopfront and door to the front with signage fascia over.

4.0 – Access and Parking

There is customer parking to the front of the unit accessed via a secondary road from Daventry Road and linking to Quinton Road. There is a service yard to the rear accessed from Blondvil Street via a security gate for deliveries and incorporating a bin store area.

5.0 - Conclusion

The application premises has been vacant for approximately six months and the letting agents have advised that there has been very little interest for retail purposes and poor covenants.

The proposed use would not be detrimental to the nearby commercial uses or cause a nuisance to the residential properties above.

It is recognised that the council policy would be to promote retail use, but unfortunately if there are no retail operators willing to take on the premises then alternative uses need to be sought. There are already a number of non-retail uses on the parade and it is considered that the proposed use must be preferential rather than having an empty unit.