

Design and Access Statement

**Proposed Change of Use: Unit 3, 57–59 Crockhamwell Road,
Woodley, RG5 3SZ**

**From Estate Agent Office (Class E(c)) to Hot Food Takeaway
with Eat-In Option (Sui Generis)**

Applicant:

Mr. M. K. Bhatti

Prepared by:

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Date:

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1. Introduction

This Design and Access Statement is submitted in support of a planning application for the change of use of **Unit 3, 57–59 Crockhamwell Road, Woodley (RG5 3SZ)**.

The proposal seeks to change the previous use from **Estate Agent Office (Class E(c))** to a **Hot Food Takeaway with an option to eat in (Sui Generis)**. Currently the unit has been vacant for an extended period of time.

The new business will operate under the **Mr. Cod** franchise, a well-established and respected brand with a reputation for **high-quality food, clean premises, and customer-focused service**.

2. Site Context

- The premises is located within **Woodley Shopping Precinct**, a busy pedestrianised commercial centre.
- The precinct currently comprises a mix of shops, coffee outlets, and service-based businesses, including national chains such as Costa Coffee.
- Importantly, there are **no existing halal fish and chip or chicken and chip outlets** in the precinct, creating a gap in the local food offering.

The site is highly sustainable, accessible by bus, bicycle, and on foot, and benefits from nearby public parking facilities.

3. Proposed Use

- **Existing Use Class:** Estate Agent Office – Class E(c) (as defined in the 2020 Use Class Order).
- **Proposed Use Class:** Hot Food Takeaway with eat-in seating – **Sui Generis**.

The proposal introduces a new food option to the precinct, enhancing customer choice and complementing the existing mix of coffee shops and small eateries.

4. Employment and Local Benefits

The new Mr. Cod outlet will:

- Create new jobs, with staff recruited primarily from the **local community**.
- Encourage sustainable travel to work, as most employees will commute by **bus, bicycle, or on foot**.
- Contribute to the **vitality and viability** of the precinct by attracting both regular local customers and occasional visitors.

5. Community Engagement

Discussions with local residents have shown **strong support** for the proposal:

- The community welcomes the introduction of a reputable and family-friendly takeaway brand.
- **Young people in particular** have expressed enthusiasm for a modern fish and chicken shop within the shopping precinct.
- Residents feel the proposal will add to the character of Woodley centre, offering a popular and affordable dining option not currently available.

6. Design and Access Considerations

- **Design:** The frontage will be maintained to a high standard, in keeping with the established character of the precinct. Franchise branding will be **tasteful, clean, and fully compliant** with planning and signage policies. See appendix for signage colours including flag sign.
- **Access:** The pedestrianised location ensures safe and convenient access for all. The premises has **level entry**, making it suitable for wheelchair users, families with prams, and those with reduced mobility.
- **Environment & Management:** The franchise has an excellent reputation for **clean and well-managed premises**. Waste will be stored securely and collected regularly. Cooking odours will be controlled using approved extraction and filtration systems to prevent nuisance.

7. Additional Benefits of the Proposal

The business offers more than just traditional fish and chips:

- **Diverse Menu Choice:** The addition of **chicken and chips** alongside fish broadens appeal, ensuring families and groups with different preferences are all catered for.
- **Additional diverse choices of food :** These include Pies, sausages, burgers, desserts, drinks including milkshakes. Kids meals will be part of the offering to local customers.
- **Affordability:** Fish and chicken meals remain some of the **most affordable hot food options**, particularly valued during a period of rising living costs.
- **Healthy Alternatives:** Grilled options, salads, and lighter portions will be included, giving customers healthier dining choices.
- **Evening Vitality:** Operating into the early evening will help to **maintain activity and natural surveillance** in the precinct, supporting safety and vibrancy beyond retail hours.
- **Inclusive Offer:** The mix of fish, chicken, vegetarian sides, and family meal deals makes the outlet accessible to a **broad section of the community**.
- **Local Supply Chain Support:** Where possible, fresh produce such as potatoes will be sourced from **local or regional suppliers**, supporting the wider economy.

8. Conclusion

The proposed change of use at Unit 3, 57–59 Crockhamwell Road represents a **positive opportunity** for Woodley Shopping Precinct.

The proposal will:

- Introduce a **well-known and trusted franchise** offering both fish and chicken options.
- Fill a current gap in the food provision of the shopping precinct, complementing existing coffee shops.
- Provide **new jobs** and support the local economy.
- Operate sustainably, with staff primarily travelling by bus, bicycle, or on foot.
- Enhance the **vitality and attractiveness** of the precinct by drawing in customers throughout the day and evening.
- Enjoy the **support of the local community**, who are eager to see a fish and chicken takeaway in the centre of Woodley.

In summary, the proposal will deliver **real community, economic, and environmental benefits** while maintaining a high standard of design and access. It will make a **positive contribution** to Woodley Shopping Precinct and should be supported.

Appendix



End of statement.