Design and Access Statement for 41 Oxford Street, Ripley DE5 3AH

Introduction

This Design and Access Statement has been prepared in support of a planning application for the change of use of 41 Oxford Street, Ripley, DE5 3AH to Use Class E, to enable its operation as a retail/café and community hub. The proposed development aims to create a flexible, accessible space that supports local residents through a combination of retail activity and community-focused services.

Site and Context

The property is located within an established residential/commercial/mixed-use area and is well connected to surrounding neighbourhoods. The site benefits from existing pedestrian and transport links, making it suitable for a use that serves the local community. The surrounding area includes a mix of uses, and the proposed use aligns with the character and function of the locality.

Proposed Use

The proposal seeks to change the use of the property to Class E, allowing it to operate as a flexible retail and community hub. The space will provide retail facilities that incorporate the sale of local goods, host community groups and support activities, and offer a multi-functional environment for workshops, meetings, and outreach services.

Design

No significant structural alterations are proposed. The internal layout will be adapted to provide flexible open-plan retail space, café facilities (e.g. table and chairs, kitchen already exists) and areas for community use as well as ancillary facilities such as storage and staff amenities. There are no substantial changes proposed to the external appearance of the building.

Access

The development will provide safe and inclusive access for all users, including step-free access where possible and appropriate circulation space. There is also disabled toilet access. The site is accessible by public transport, car or pedestrian routes, ensuring availability to a wide range of users.

Community Impact

The proposal will support local community groups and initiatives, provide a space for social engagement and support services, and enhance the vitality of the area.

Conclusion

The proposed change of use to Class E represents a sustainable and community-focused development, making effective use of the existing building while supporting local needs.