

**Design Statement for the
Full planning application for the erection of a
new KFC drive thru & restaurant with
associated car parking within the existing
Tesco car park in Baguley.**



**Client: Chicken Cabins Ltd
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Design Statement

Proposed Use

The proposal is to demolish the existing hand car wash facility within the existing Tesco car park and erect a new KFC drive thru & restaurant with associated car parking and further amendments to the existing car park layout within the retained Tesco car park. The use of the proposed development will be as a mixed restaurant and hot food takeaway use (i.e. sui generis use).

The Site

The development site is within the car park at Tesco Extra, Altrincham Road, Baguley, Manchester, M23 9TJ. The site is located East of the existing Tesco access road leading from the A560 (Altrincham Road); to the South is the Tesco petrol fuelling station; to the East is the main Tesco car park and to the North is the A560 (Altrincham Road).

Layout

We have endeavoured to create a new development of high urban design quality and a real sense of place. Thought has been given to the placement of the building and its relationship to the external spaces surrounding it, as well as the people that will use it.

The car park layout has been designed to allow easy access and flow of vehicles to both the drive thru lane and parking bays. The drive thru lane has been designed to allow a 7-car stack from the order point to the drive thru lane entrance which will prevent congestion to vehicles accessing the KFC car park or manoeuvring around the altered Tesco car park.

The layout allows for ample amounts of soft landscaping around the entire site with a number of existing trees along the boundaries of the site (along the A560 & the Tesco access road) to be retained.

Scale

The scale of the proposed building will reflect its use. The building is the standard KFC model footprint which allows sufficient space internally to house a KFC kitchen with staff amenities to serve both the drive thru facility as well as provide a restaurant area for around 60 covers and customer toilets. The lower rear section of the building is an enclosed secure yard that allows sufficient storage of refuse bins, oil storage tank & plant (extraction, ventilation and condensers) so none of these are visible to customers or members of the public passing the site.

The building will be approximately 5.2m high at its highest point (the apex of the roof) and this is to allow for 4m high windows in the restaurant area which provides plenty of natural light into the building which helps create the unique dining experience that KFC wishes to provide to its customers.

Landscaping

We have indicated to provide additional soft landscaping around the majority site which will form a clearly defined and aesthetically pleasing boundary to the proposed site. We intend to install turf to these soft landscaped areas because the installation of plants and shrubs provides habitation to rodents which nobody want to encourage.

We did intend to add some trees to the new turfed area between the proposed drive thru lane and the altered Tesco car park but we have already engaged with the service companies and all of the new incoming services will be located within this area so the planting of trees is not possible as the roots would eventually impact the services.

Access

We intend to create a new vehicular access to the site from within the altered Tesco car park that will have very little impact on the existing flow of vehicles accessing the supermarket car park. The range of vehicles using the drive thru lane and car park will be cars, vans and minibuses, which have all been tracked on the proposed layout to ensure they can drive around the site.

A dedicated delivery/refuse bay has been proposed to the rear of the building beyond the drive thru lane which will be used by articulated lorries of up to 16m long. The delivery/refuse route in and out of the site has been tracked and approved by Tesco as the lorries leave the site via the Tesco petrol station.

The building will accommodate a level approach to all entrances/fire exits and car parking spaces for disabled drivers will be provided as strategic positions within the site.

We intend to provide safe access points for customers accessing the site on foot by creating a new footpath link from the public footpath along the Northern boundary with the A560 and a pedestrian crossing to the West which connects the KFC site to the supermarket car park.

An onsite parking provision of 29 cars is proposed, and is made up of:

- 22No. standard parking bays
- 2No. disabled parking bays
- 2No. large order bays
- 3No. staff only parking bays

This is ample parking for the proposed development and takes into account that the site is on a main bus route and that many future employees will be encouraged to use public transport or car share.

We intend to provide 2No. parking bays for delivery drivers (motorbikes) within the car park which will be situated close to the external home delivery collection point. The creation of these parking bays is to prevent delivery drivers from using standard parking bays that will be utilised by customers wanting to park and dine in.

The proposed development also includes the installation of 3No. bike hoops that can take up to 6 bikes and these will be situated by the customer entrance. Cyclists will be able to access these hoops by entering the site via the supermarket access road or via the public footpath along the A560. Cyclists will need to dismount and walk alongside their bikes when entering the site to safely access the cycle hoops.

Appearance

The proposed building is a standard distinctive KFC model drive thru which is finished in their brand approved materials and graphics for this design concept. The purpose of using the brand approved finishes and graphics is to make building clearly identifiable to the passing public as a KFC store. The materials that will be used are of high urban design quality and are fit for purpose.