

Design & Access Statement

Project: Conversion of existing ancillary office to B8 unit, into a commercial kitchen, for distribution of delivery only meals.

Location: 648 Ashton Old Road, Manchester, M11 2WD

Date: March 2021

Introduction

This design and access statement has been submitted in support of the planning application for the change of use on an vacant 3 storey ancillary office building into a commercial kitchen.

Site Analysis

The proposal site is a vacant ancillary office building to a storage and distribution unit (B8), located on Ashton Old Road, A635. The proposal site sits within a commercial / industrial area bounded by Ashton Old Road to the North, Whitworth Street to the South, Clayton Lane South to the East and Pottery Lane to the West.

To the North of the proposal site, there is a residential area; to the South of the proposal site, there is a large vacant brownfield site; to the East of the proposal site is an education institution and to the West of the proposal site there are commercial units.



Image 1: Site Location (Google Street View)

The proposal unit is a 3 storey brick built office building, with a standing seam metal roof. The building is attached to a large warehouse (B8); the building had previously been used as an ancillary office to the warehouse unit; The new tenant of the warehouse does not require an office accommodation of

this scale, as all their tracking and shipping is conducted by mobile applications.

In front of the office building and the warehouse unit, there is a large service yard which is secured at the boundary by a 2.2-metre-high palisade fence. Access into the site is via a double secure gate accessed off Clayton Lane South. The service yard is adequate for parking and servicing requirements for the warehouse and the office building.



Design Proposals

Our proposal is to convert the ground and first floor of the vacant office building into a commercial kitchen. The second floor will remain as an ancillary office / store to the commercial kitchen.

To accommodate the proposed commercial kitchen, we do not require any alterations to the building envelope, barring the installation of a commercial extraction system on the ground and first floor, in line with the DEFRA guidance. The proposed extraction system will exhaust to the elevation facing the Whitworth Street, which is the least prominent elevation of the proposal site.

The existing building already benefits from an ambulant accessible staircase, which will remain for the proposed use. Each floor has a disabled persons toilet, which again will remain as part of the proposed change of use.

Food prepared on site will be for delivery only, thus reducing the number of vehicle movements to the proposal site. There is plenty of space within the service yard to accommodate 4 car parking spaces for the staff intended to work in the proposed commercial kitchen.

Effect on Building

Externally there will be no effect on the existing building, all the changes proposed will be internal fitout. The only impact on the building will be the installation of two horizontal extraction pipes to the south facing elevation of the building.

Utilities Statement

The existing and electric supply is a 3 Phase supply, which will be more than adequate for the proposed use. The incoming water supply is also adequate for the proposed use.

There will be a new gas supply for the proposed commercial kitchen.

There will also be an upgraded internet access for the proposed commercial kitchen.

Servicing Strategy

The service yard is more than adequate to accommodate any service vehicle that the proposed commercial kitchen will require. The proposed commercial kitchen will be delivery only, this means any orders will be delivered by private delivery companies, such as Deliveroo or Uber Eats.

Site Waste Management Plan

The activities that will take place on the proposed site will be the preparation and cooking food for consumption off the site. We are intending to provide one 1100 litre euro-bin for general waste; one 1100 Litre euro-bin for paper and cardboard recycling; one 1100 litre bin for plastic and metal recycling. The used cooking oil will be collected by a private company which converts cooking oil into bio fuel.

Accessibility

The existing building benefits from a level access, and also has 1010mm wide doors, along with a DPT on each floor. Where ever possible the change of use of the premises will comply with all applicable parts of the Approved Document M and take on board the recommendations of the Equality Act 2010.