



A r c h i t e c t u r e

Design and Access Statement

Proposal: Change of use of the premises from a A3_Sandwich bar/snack to A5 Takeaway (Serving Hot food)

Site Address: 127B Oxford Rd, Manchester M1 7DY

Unit Area: 92 Sqm / 989.0 Sqft

Local Authority: Manchester City Council



Fig 0.1 - D-Architecture

Proposed Site



Fig 0.2 - D-Architecture

Front elevation of the existing site and entrance of Sandwich Shop



Fig 0.3 - D-Architecture

Main entrance to the sandwich shop from Oxford Road.



Fig 0.4 - D-Architecture

Middle of the Sandwich Shop allocated for seating and entrance to the rear office, public toilet, storage, kitchen and cold room. This is also the entrance to access the rear of the building through the shop.

1.1 Introduction

D-Architecture have been instructed to review the existing property 127B Oxford Rd, Manchester M1 7DY with a proposal for change of use. The change of use is located on Oxford Road, Manchester, opposite All Saints park, which is also within a student and residential area with surrounding businesses. The Building is mixed use of offices, Takeaways and residential on the first floor.

1.2 Purpose of the Report

This report has been prepared by D-A Architecture on behalf of our client in support of a Planning Application for the change of use of the premises from a A3_Sandwich bar/snack to A5 hot food takeaway at the Ground Floor 127B Oxford Rd, Manchester M1 7DY.

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by D-A Architecture as part of the Planning Application.

2.0 Context

The existing shop is located on the ground floor with Massage and Tattoo parlour above. The shop is positioned within the busy commercial zone of Oxford Road. In the immediate vicinity there are a variety of retail shops including Tesco, cafés,

Takeaways, restaurants and new start ups which is located at the Hatch, 5min walk from the proposed site.

The existing is based in Manchester city, adjacent to All saint Park. The building is of Terrace build with the exterior walls are composed of red brick with gable roof primarily and one with gable and dormer windows to the rear.

The building now host a variety of uses including offices, residential, takeaways, cafés, and tattoo parlour. Number 127b was used as a Newsagent before it was changed to a sandwich Shop in 1997 which was the primary purpose on the ground floor and its current statues is still used as a A3_Sandwich bar/snack.

2.1 History

Application Reference 051647/FU/CITY2/97

Proposal:

Change of use from a newsagents to a A3_Sandwich bar/snack with seating facilities.

3.0 Proposed Scheme

Narrative:

This scheme is changing the use of the Ground Floor from an A3_Sandwich bar/snack to an A5 Takeaway (serving hot food) The space will be used for the sale of serving pizza, kebab, chicken burgers and other foods related to chicken. Hot food will be served as the kitchen will be set up in the middle of the takeaway and food preparation to the rear and basic admin. Also staff toilets with a cold and dry storage room.

The Ground floor function is currently used as a A3_Sandwich bar/snack. The change of use would mean Bringing a new and fresh takeaway catering to the surrounding context of students, business owners and existing residents living in close approximate to Oxford road. Because of the high volume of footfall this location will be ideal for a new proposed hot food business which will even cater towards people during late hours.

3.1 Internal Treatment

The Proposed Takeaway will require a full refurbishment of the internal space but no structural change apart from changing the ceiling to adhere to the new design proposal and the removal of the exiting air ventilation located at the front of the sandwich shop and to be relocated to the middle of the takeaway above the proposed kitchen. All current furniture to be removed and the interior wall to be repainted. The proposed design scheme will work in conjunction to building code and this to be confirmed by appointed contractor.

The front of house will remain as existing including the glass windows and glass doors to allow maximum sunlight in to the space. The front of the house will also replace the signage to the proposed takeaway but to be confirmed with clients choice.

3.2 Business Operation

Open Hours: 10:00am 5:00am

Number of days : 7 days a week

Staff: 4 members of Staff potentially more

The hours are based on the opening and closing time of the Neighbouring business Babylon as they close at 5:00am. The opening and closing time is based on the future after the pandemic. The Existing opening and closing time will adhere to the times allocated to all food places within the guidelines of Covid-19.

3.3 Services

Wires and ducts will be contained generally in galvanised trunking to give a neat and modern look to the takeaway. Fixings to walls will be to the lime mortar joints rather than the brickwork and ceiling fixings will be to the plaster board rather than the existing timber beams.

4.0 Access

The customers access to the Takeaway is from the ground floor accessed from Oxford road. The second access to the unit is from the rear which will be used for staff and delivery which will be accessible from Grosvenor St.

4.1

Disabled Access

Entry to the takeaway is located on the Ground floor from Oxford road which is accessible for all public.

5.0 Waste Refuse Management

Proposed Two 140 Litre Bins, one mixed and one food waste bin will be located in the kitchen at the rear where food is prepared. This will be demonstrated on the Proposed Ground Floor Plan. The existing refuse strategy for the sandwich bar/snack is two 1100litre bins located to the rear. One is mixed use and general waste. The new proposal will obtain and use the existing refuse bins which is accessible from Grosvenor Street. The disposing of refuse will be demonstrated in the Waste Management Strategy.

6.0 Sustainability

Water and energy efficient appliances and sanitary wares are to be used throughout.