



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

Delivery 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

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, café's, 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 A1 sandwich Shop (Falafel Express).

This is a Full Planning Application to change the use of the Ground Floor from an A3_Sandwich bar/snack to A5 Takeaway (Hot Food).

The Ground floor is currently used as an A3_Sandwich bar/snack. The Change of Use to a A5 Takeaway will allow more footfall and primarily cater towards students and local residents.

2.0 Existing 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.

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.



Loading Bay 01 and Site Location

2.0 Delivery Access

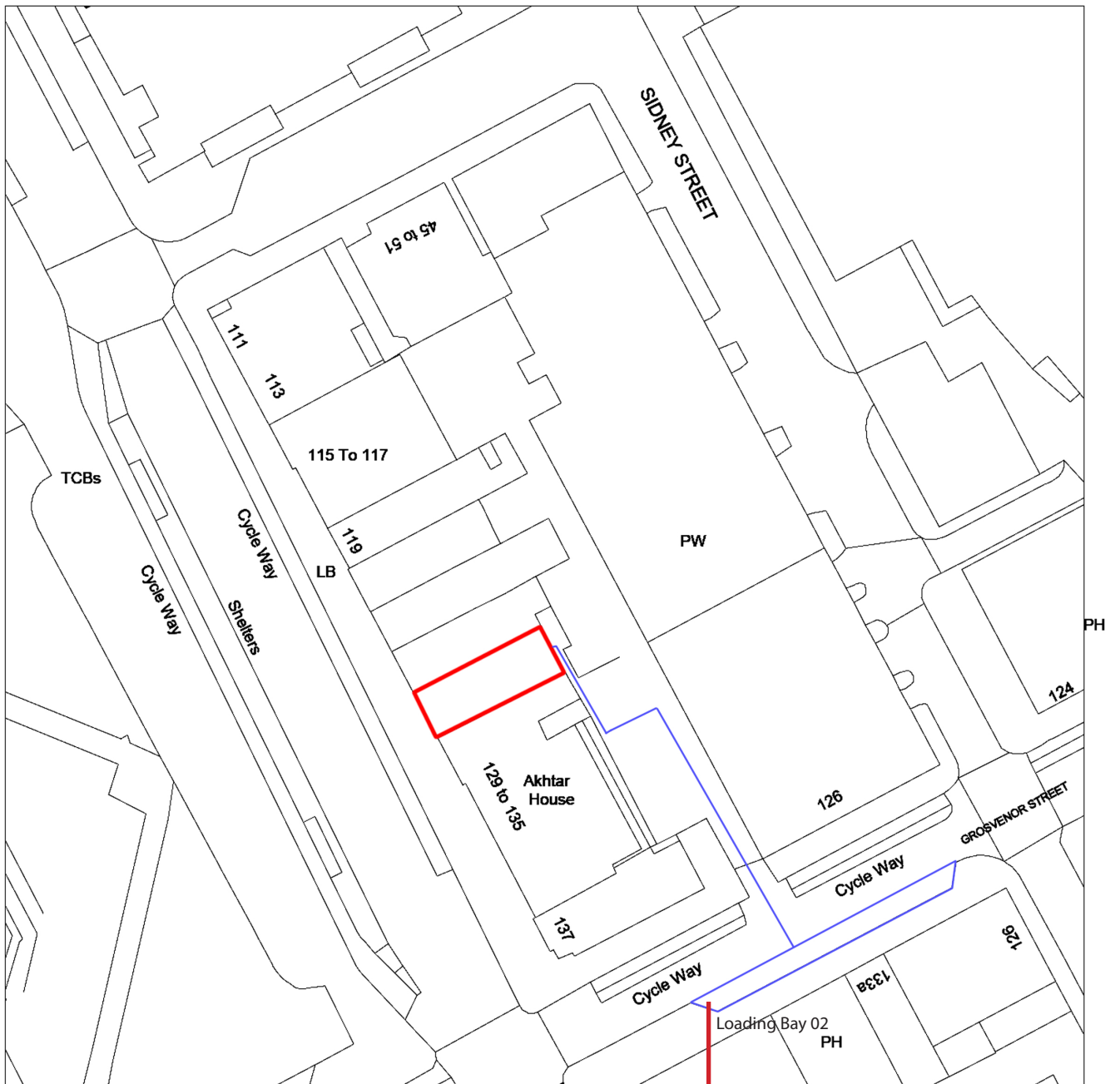
The Primary loading Bay is located to the rear of the building which is an allocated area for parking space and loading. the secondary loading bay is located on Grosvenor St. which is illustrated on site location plan 02.

2.1 Delivery Times

Deliveries will take place approximately every 1 week on Saturday and Sunday 7:30am - 11:00am during the first 6 months of opening. Delivery times will change depending on the progress of the Takeaway and the demand of supply.

2.2 Vehicle Size

- 0.1 Small Truck 7.5 tonne
- 0.2 Medium Truck (Rigid Vehicle)
- 0.3 Standard Truck (Approx. 17m Length)
- 0.4 Full Container Load (Approx. 17m Length)



Loading Bay 02 and Site Location



Fig 01 - by D - A Architecture