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Design & Access Statement

Applicant:

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Site Address:

5 Johnson's Square
Oldham Road
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Proposal:

Planning application for the Change of Use of Existing Builder's Yard to 'Virtual/Cloud Kitchens' and required associated works.

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Revision	Date	By	Notes
A	27/01/21	ML	Issue for Client Comment in Preparation for Planning App.
B	29/01/21	ML	Revised as per Client Comment in Preparation for Planning App.
C	01/02/21	ML	Issue for Planning Application



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Introduction

This Design Statement is submitted to Manchester City Council in support of a Planning Application.

The Planning application is for the Change of Use of Existing Builder's Yard to 'Virtual/Cloud Kitchens' and required associated works.

This Design Statement should be read in conjunction with the following:

- Planning Application forms
- Ownership Certificates
- Drawing numbers: 1153_0005 – 1153_0605

Background

Food delivery is big business and it's only getting bigger. In 2019 the industry was worth £8.5 billion, which almost doubled in 2020. As a result, food delivery services have seen exponential growth in recent years with the evolution of mobile delivery and e-commerce. With this unprecedented rise in delivery trends, it's clear as to why the restaurant market has been forced to evolve as well. This is thanks largely to the speed with which third-party food delivery services such as 'Deliveroo' and 'Just Eat' have capitalised on the market.

With the selection of food now available for delivery, being more diverse than ever there comes with this a spike in demand. In response to this restaurants and takeaways have been forced to adapt in order to keep up. Their solution is in the shape of the Virtual/Cloud Kitchens, also known as ghost restaurants or delivery kitchens.

The phrase 'Virtual/Cloud Kitchens' has been popping up in recent years but with the recent COVID-19 pandemic this phenomenon has taken on a life of its own. A 'Virtual/Cloud Kitchens' is a kitchen only used to supply takeaway food with no option for sit in dining or customer collections. In these unprecedented times, such sites actively reduce the spread of the virus as they facilitate the safe organisation of food provision through maintaining social distancing, reducing the need to leave home for essential services and provide 'hygiene lead' service delivery.

Location

The proposal site is located just off Oldham Road (A62), this is a main arterial route in and out of Central Manchester to surrounding smaller towns. To the North-West boundary of the site the Network Rail, Collyhurst Compound is situated.

The site itself is a well enclosed site, with high boundary walls concealing in any views in/out of the site. There is an ample amount of parking space within the site constraints. The site also has a clear link to Oldham Road, allowing all potential users of the site to access without any effect to surrounding neighbours.

There is a substantial amount of new development around the site, including a plethora of housing, a recent change of use and conversion to new accommodation to 2 Johnson Square and other light industrial/commercial use buildings. There is some architectural feature detailing to the front elevation, which brings elements of the original heritage architecture to the forefront.





Planning History

No planning history available on the planning register.

Design Principles

Use

This proposal relates to the Change of Use of Existing Builder's Yard to 'Virtual/Cloud Kitchens' and required associated works. The last known existing use for the building was a Builder's Yard carrying out mechanical repairs.

Amount

The proposed development aims to improve and enhance the existing building, but not to increase the footprint.

Layout

The layout of the scheme is based on ground floor level, with new internal fire-rated partitions to create four individual units that can be rented individually or collectively.

Landscaping

There is no green landscaping proposed on site.

Appearance

The proposed external walls are to be repaired and painted. All new glazing and new doors are to be made from Aluminium, finished with a powder coat RAL colour (TBC). The proposal will have very little impact on the external appearance of the unit, and any new elements such as 'fresh-air' vents will be discreetly installed within existing brick/block layout.

Environmental Considerations

The client is keen to adhere to all relevant environmental conditions and ensure compliance with all applicable regulations.

Access

The point of access into the site remains the same as existing, however the site security is proposed to be improved through the installation of CCTV and secured locking systems. There will be a level access to the individual units, where the delivery partners waiting area is situated. This will be the principle staff access routes in to the unit too. We have incorporated a disabled WC within the existing constraints of the

building. The new development has been designed to comply with Approved Document Part 'M' and take on board any applicable DDA recommendations. We will also, where ever possible, adopt Design for Access 2 (DFA2) requirements.

Manchester City Council Core Strategy

The Manchester Core Strategy was adopted in July 2012; relevant policies are summarised below.

Policy SP1 details the key spatial principles which guide the strategic development of Manchester to 2027. Included in these principles is the desire for the regional centre to be the focus for a variety of uses, including economic and commercial development, alongside high quality city living.

Policy EC1 relates to Employment and Economic Growth in Manchester. Although this application is for a change of use/lawful use, securing planning consent will assist in meeting Policy EC1. It would ensure continued economic growth, and improving the employment premises for a small business. Additionally, Policy EC1 states development proposals should have regard to ensuring design makes the best possible use of a site or building in terms of efficient use of space. This proposal will enhance the sense of place of the wider area and minimise the detrimental impacts on adjacent uses.

Policy CC1 relates to the Primary Economic Development Focus of the City Centre and Fringe. This policy states 'developments which lead to the more intensive use of employment land (in terms of floor space provided) will be supported'. This proposal will allow vacant floor space to be brought into active use.

Proposal

This planning application is for the Change of Use of Existing Builder's Yard to 'Virtual/Cloud Kitchens' and required associated works.

Development Aims:

The proposed development will enhance the existing centres facilities both internally, to create better functional spaces and externally to provide a positive addition to the locality. The scheme will not only benefit the local area in terms of improving the aesthetics, but also have a positive effect on the local and wider economy through the employment of local skilled workers and delivery drivers. The current use/state of the site makes it entirely unusable for any reasonable economic activity.

The scheme will eliminate the vacant, derelict and 'disused' aesthetic of the current site, which can be a health and safety hazard to itself (and to the surrounding area.) The proposal is intended to be inclusive, safe and environmentally sensitive. The applicant wishes to improve the existing aesthetic of the building, which can be seen on the drawings attached.

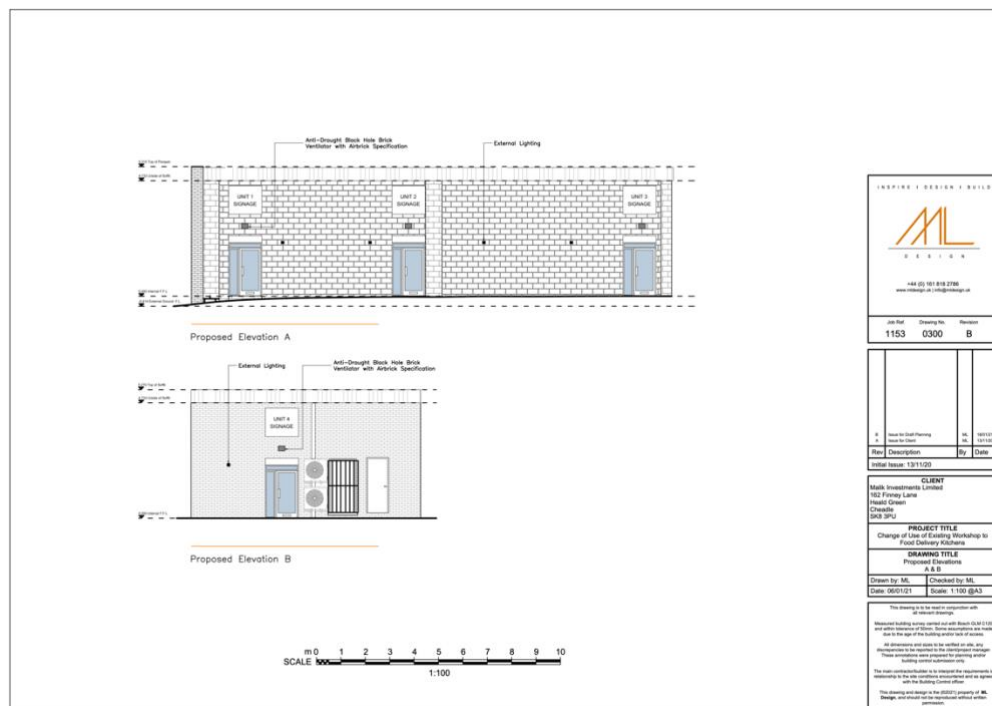
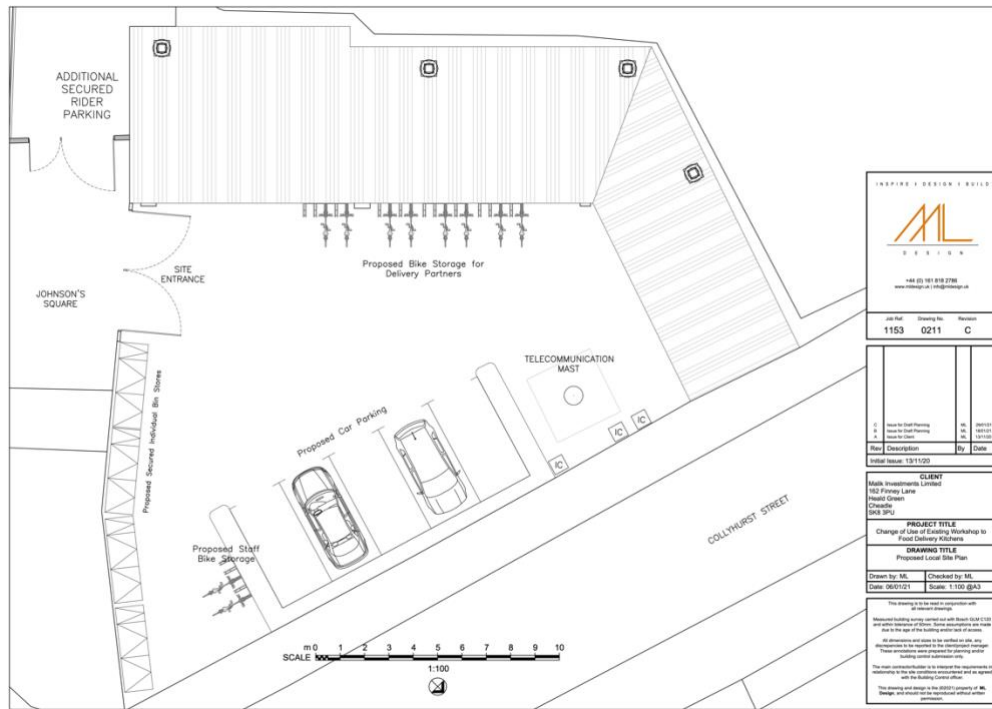
Development Users:

Virtual/Cloud Kitchens are virtual restaurants offering delivery only takeaway services. They have no physical restaurant premises in the conventional sense, instead operate their business entirely online. The food is cooked in an unidentified kitchen location and collected by drivers for delivery. They operate the same as a regular kitchen in that they accept food orders online and their chefs cook and prepare on demand. New restaurants or takeaways can now offer food for delivery without paying the enormous costs of a high-street location. Upon completion, the proposed scheme will provide employment in the local area for at least a dozen people with the potential for this to be increased.

Development Activities:

This revolutionary approach of having a kitchen strictly for delivery is the solution. With a space being rented solely for production, significant costs can be saved through the selection of a less desirable location with a small square footage with no seating. Lower rent costs and staff reductions from these changes could be the difference for some businesses. The services provided will be ostensibly to the local area (which lack such services now) and that it will reduce the carbon footprint from having to delivery from locations much further away. Some Virtual/Cloud Kitchens may also operate as a number of different food brands that only exists online. By creating numerous brands one kitchen can supply a different cuisine thus increasing the chances of orders and sustainability as sole takeaway offering.

Delivery partners such as 'Deliveroo' has started actively working with Virtual/Cloud Kitchens through their new venture 'Deliveroo Editions' which actively supports local chefs operating out of otherwise closed kitchens. A new way of thinking may be the salvation of many struggling food business amid this pandemic and with the framework for most businesses already in place the transition to a 'Virtual/Cloud Kitchen' set up could be a relatively easy one.



Conclusion

This planning application for the Change of Use of an Existing Builder's Yard to 'Virtual/Cloud Kitchens' with associated works should be granted.

The proposed scheme does not have any detrimental effect on the site, or local community, rather the external design and proposed altered fenestration of the scheme enhances the external façade and wider street scene.

Any new proposed materials, roof coverings and glazing elements and any other new materials introduced will be consulted with the planning department prior to use. Our client is keen to satisfy and adhere to all related planning and building regulation guidelines.

Not only, does the proposed scheme not result in any unacceptable detrimental impact on the character of the existing or surrounding dwellings/buildings, it enhances the surrounding area by eradicating the vacant and disused aesthetic. Furthermore, the proposed use will allow local economy to flourish, through the employment of skilled workers and delivery drivers, and therefore we feel that this planning application should be granted. I trust the Planning Authority will support this application and issue a positive response.