Design & Access Statement

57 Kenyon Lane - Takeaway Proposal

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Moston

Manchester

M40 9JG

July 2019

INTRODUCTION

This Statement has been prepared by the Agent on behalf of 'Kenyon Lane Takeaway' in support of a change of use planning application submitted to Manchester Council. Change of use from A3 to A5 use is proposed.

This report is to be read with the relevant planning drawings as submitted as part of this planning application:

- *1906107_PL-01 Location Plan*
- *1906107_PL-02 Existing GA Plans & Elevations*
- *1906107_PL-03 Proposed GA Plans & Elevations*
- *1906107_PL-04 Bin Collection Route*

The building is located within Moston area, The existing use of the building is a shop and the new use will be that of a takeaway.

The applicant intends to refurbish the interior, with minor modification to external façade.

The content and format of this report follows advice contained in the National Planning Policy Framework (NPPF).

BACKGROUND



Image copyright: Google Maps, 2018

The building is a terraced building block along Kenyon Lane. It is surrounded by similar buildings of traditional architecture with mixed uses: commercial, residential and offices. The local area around this property consists mainly of commercial uses on the ground floor level, while terraced, semi-detached and detached houses become the predominant use when moving further away.

Immediate neighbouring properties include Hot-Food Takeaway (Class A5) uses and other Shop (Class A1) Uses.



Image courtesy Google (May 2018)

The building in question is not listed. The exact date of construction is unknown, however judging by its architecture and features it seems to have been built around the 1950s.

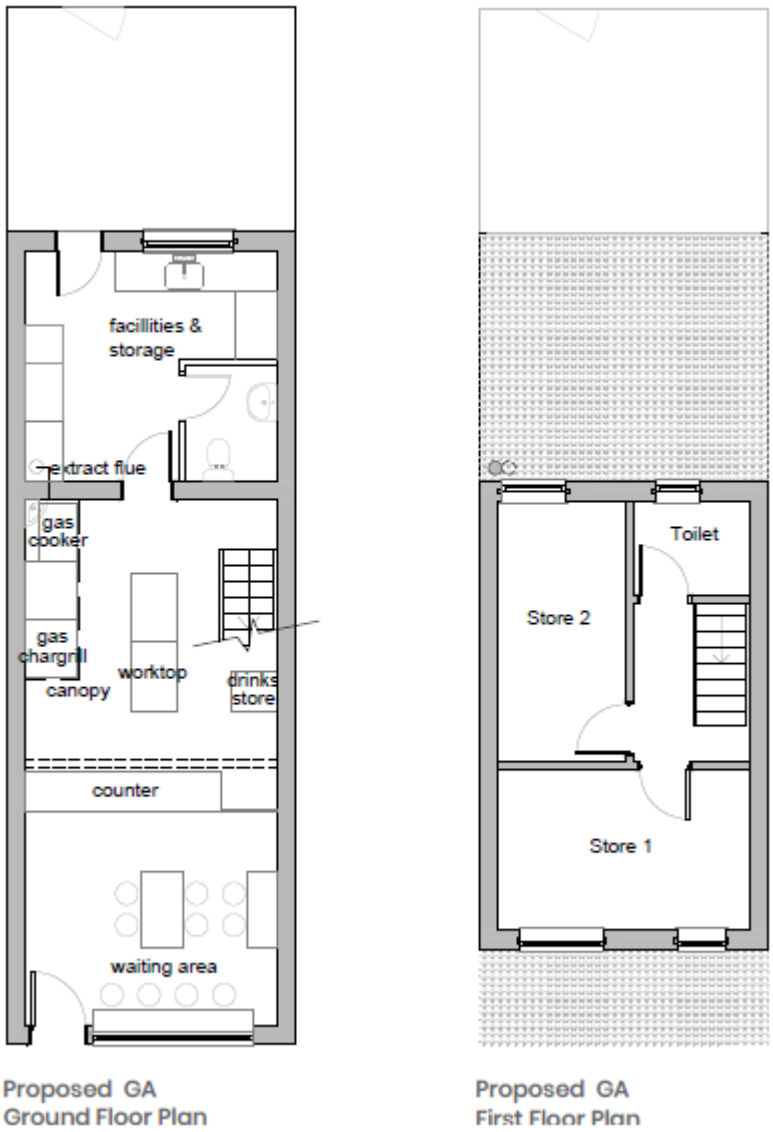
There are five shops with non-uniform façade treatments along the street view and a uniform first floor of a red and brown brickwork finish. The roofs

are pitched and slated.

The shopfront is a large glazed window with a fascia above it and entrance doors on the left and right hand sides. The doors lead directly into the ground floor.
Internally the property is in a derelict condition. There are stairs to the right hand side leading to the first floor. The first floor is inaccessible as there are no floor boards in place to allow for safe access.

There are certain interesting external architectural elements, mainly visible on the first floor level, namely: red brickwork window jambs, horizontal red brick course. It is the intention to keep this original element intact; the changes in the façade are a refurbishment of the roller shutter & signage.

THE PROPOSAL



Proposed Ground and First Floor Plan (not to scale)

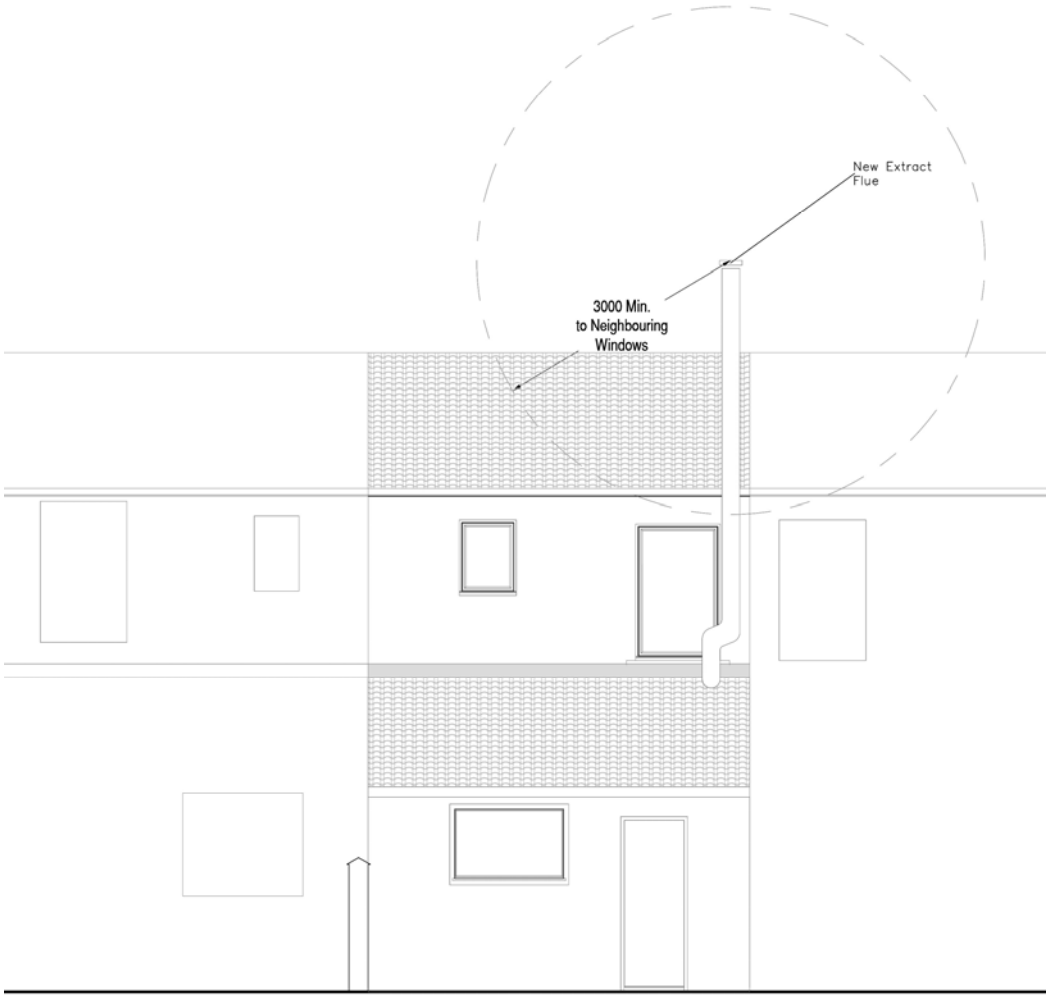
ACCESS & FLOOR PLAN

The shop is to be accessed directly at pavement level where the floor plan opens out onto the customer area directly.

The shop floor is arranged in two sections consisting of a 'front-of-house' waiting area for customers & a staff area including worktop, packaging/ preparation & three pieces of cooking equipment plus canopy. The staff

section is separated from the customer section by means of the customer counter.

The proposal requires cooking provisions that need to be ventilated by means of a vent canopy which is attenuated towards acoustics and odour by means of filtration systems. This canopy is to extract via a vertical flue installed along the narrow rear elevation up to the roof level, minimum 900mm above the eaves. No neighbouring windows are within a hemisphere of 3 meters radius (to manufacturer's recommendations) from the extract outlet, as indicated on the drawings. A sample specification of the type of canopy can be provided on request.



Proposed Rear Elevation (not to scale)

SERVICING

All deliveries will be made in cars or small vans, outside of peak traffic hours. Deliveries to be carried by the delivery person/staff along the adjoining alleyway and dropped off at the backyard accessed via the rear gate.

For customer collections, on-street parking for a minimum of 5-6 vehicles is available directly outside the shop on Kenyon Lane.

REFUSE COLLECTION

The back yard will provide sufficient space for six grey bins storage. The bin store will be naturally ventilated and wash-down cleanable. On collection day, bins will be taken by a member of the staff to the kerbside on the Hinde St, as indicated on the site plan drawing for collection by Council vehicle.



Site Plan (not to scale)

CONCLUSION

The application seeks to provide the change of use of the existing class (Unknown/Sui Generis) to “Class A5 - hot food and takeaway”.

It is our opinion that there would be no harm or significant change to the area due to the existing precedence in the local area, the overall aesthetics of the building and its neighbouring uses. In addition to amicably fitting into its immediate context, the proposal will also seek to generate employment & aim to invigorate small business activity within the immediate local area context.