Design & Access Statement

Location: 6 Kingsway Building, Kingsway, Manchester, M19 1PH

Date: July 2013

Introduction

This design and access statement has been submitted in support of the planning application for the sub-division of an existing A1 unit (off licence) into 2 units, with 1 unit to be A5 use (hot food takeaway) and the other to remain an A1 (off licence) along with separate access to the first floor accommodation. There is also a proposed extraction system associated with the A5 use.

Site Analysis

The proposed site is located at the junction of Kingsway and Green End Road. Most of the buildings in the immediate vicinity of the proposed site have commercial use on the ground floor with residential accommodation on the upper floors. Supermarket chain, Aldi, sits opposite the proposed site. Small public gardens are located both east and west of the proposed site. Parking is available adjacent to the proposed site.

The unit for the proposed sub-division is an A1 unit (off licence), located on the ground floor of a 2 storey building. The gross internal area of the unit is 128.7m^2. There is a bin store located in the rear yard, which is accessed by the rear service door. The unit has frontage on to Green End Road.

The proposed site is located along the main arterial route, Kingsway (A34), which allows travel to and from Manchester city centre. It benefits from good public transport along this route.

Design Proposals

The existing ground floor will be sub-divided equally to allow both an A1 and new A5 unit. The living accommodation on the floor above will be allocated a separate entrance through an existing door to the side of the building.

The proposed A5 unit will be installed with an appropriate extraction system, which will safely and quietly remove any fumes and smells from the premises.

The proposed A5 unit will comprise of a new contemporary interior. A new counter and display unit will enable the separation of the customer and staff areas. There will be no access to the adjoining A1 retail unit. The customer area and front kitchen will be located to the front, whilst the food preparation area and storage will be located to the rear of the unit.

The existing shop frontage will be replaced with a new contemporary shop frontage, providing separate access into each unit. The access to the living accommodation will be via the existing door to the side of the building.

Utilities Statement

There is currently gas, electric and water, available on site; the proposed use will not require any additional power, such as a 3 phase electric supply or an increase in gas apparatus. The proposed premises will be a small hot food takeaway and an A1 shop; with the current utilities on site being more than sufficient for it to successfully operate.

Site Waste Management Plan

The activities that will take place within the A5 unit will be the preparation and cooking of food for consumption off the site. Most of the food products will come ready to be cooked, e.g. the fries will come peeled and cut ready to be fried; leaving only the plastic packaging they came in to be recycled. The burgers also come ready to be grilled, with only the cardboard packaging to be recycled. The proposal intends to create very little or no biodegradable waste and any food waste will be recycled for composting.

The A1 unit will primarily be dealing with paper/cardboard waste and this will be stored within the recycling bins for collection by a private contractor.

The first floor accommodation will use the shared refuse and recycling bins.

We are intending to provide three 1100 litre euro-bins, one of which will be used for general waste, one for the recycling of paper/cardboard and the other for plastics and aluminium.

All three bins will be stored in the secured bin store to the rear of the property. Please refer to drawing no: NK 296.02 showing the waste management plan. All waste will be collected by private contractors, who will collect the bins from the collection point located on Green End Road. The bins will be collected at least once a week; with the facility that if an extra collection is required this can be done by ringing the contractor.

Accessibility

The proposed new entrances into each unit will have level access.

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 Disability Discrimination Act (DDA).