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Design & Access Statement

for

Change of Use from a Public House to Fast Food Takeaway & Installation of Extraction Flue System (Chimney)

at

Former Crown Inn
7 Valance Close
Manchester
M12 5LB

ARCHITECTURAL TECHNOLOGISTS AND BUILDING DESIGN CONSULTANTS
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1. Type of Application

The application is a full application with change of use.

2. Location of Proposed Development

Former Crown Inn
7 Valance Street
Manchester
M12 5LB

3. Description of Proposed Development

Change of use from public house to fast food takeaway & a new extract flue (chimney).

4. Date of Preperation

8th May 2013

5. Applicant

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6. Agent

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7. Assessing the Context of the Site

The property is a two storey detached brick built commercial property. It was previously used as a public house. The building in general in a bad state of repair having suffered some fire damage sometime in the past and is in need of much financial investment.

Planning Permission has already been granted to convert the majority of the property to residential apartments. My client has already begun to make the building safe and lay the ground work for the conversion. This application only refers to a small part of the ground floor of the building.

The property is surrounded by mainly residential buildings with the exception of the Gorton Clinic located to the west side of the building. Although the local area is predominantly residential, there is a need for a fast food takeaway, which would serve the local community well as there isn't a visible fast food outlet available within 0.5 miles (10-15 minutes walking distance) of where the site is located. Therefore, the principle of the proposed use of a fast food takeaway should be considered having regard to the fact that the location of the application site is a considerable distance from any other fast food outlets.

8. Design Principles

8.1 Use

Existing use is currently vacant, formerly a public house and proposed use is a fast food takeaway.

8.2 Amount

The property has a footprint of approx. 1,148.13m^2

8.3 Layout

The external layout will remain unchanged, apart from 1 additional ramp to make the building accessible for all users. The internal layout is sympathetic to the business type and public access. The internal layout has also been designed to make the area comfortable and accessible for all users, i.e. enough room for wheelchair users to enter and use the premises with ease.

8.4 Scale

The proposals involve dividing the ground floor into two units, one unit is to be a residential apartment and the other forms this application, as a fast food outlet. This will result in the commercial portion of the building being much reduced in floor space than as it was formerly, when used as a public house.

8.5 Landscaping

No changes are proposed.

8.6 Appearance

No external changes are planned other than general repair & maintenance, new signs (does not form part of this application), the chimney extract flue system; designed and fitted by an approved contractor and the addition of one new ramp to make enable access to the building easier for all users.

9. Access

All current means of access to the property are to remain unchanged with the exception of one new ramp to make the building accessible for all users. This, in additional to the existing wide entrance doors and the generous internal layout will mean the building will be accessible for all.