Design + Access Statement

59 LOMOND RD · WYTHENSHAWE

Background





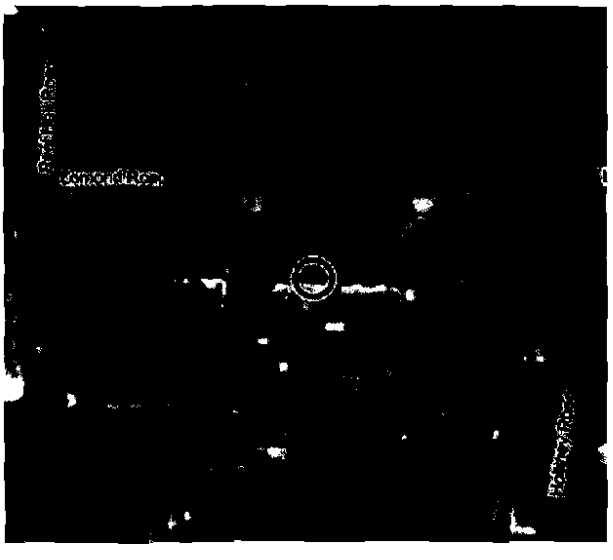


The proposed site is an existing A1 (café) use unit called The Pantry, which sells hot and cold meals. This is reflected in the existing layout and fittings, see image on right. The Pantry is set within an existing parade of shops serving the locality including the apartments above.
The Architecture appears to be late sixties, early seventies building, with a traditional pitched roof design.
The local community appear to be disappointed in losing the original Pantry and would welcome a pizza shop to satisfy their needs.

Our client is fully aware and appreciative of the location of the proposed site, in terms of the amenity of the residence. He aims to take necessary measurements to ensure it remains neighbourhood friendly, in terms of noise , smell or litter.

The site has excellent parking facilities at the rear which would be well suited for such an outlet.

Location



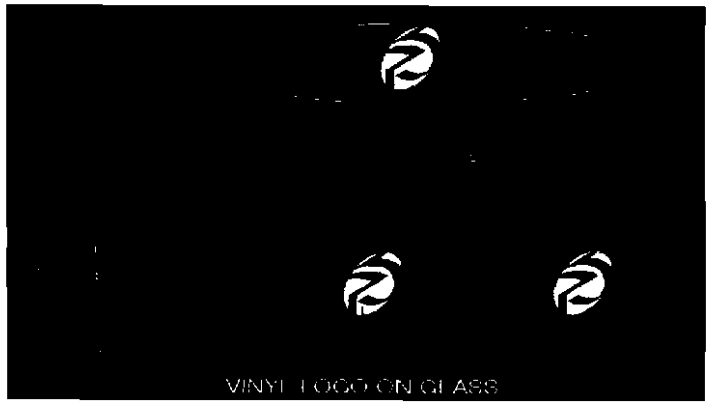
The Pantry is located within a shopping parade on 59 Lomond Road in Wythenshawe, Greater Manchester.

The proposed change of use from café to pizza outlet will be serving a large area of this part of Wythenshawe. This is a convenient location for the local residence as they are some what distant from the town centre.

Development Aims

The client's development aims are to provide a fast food outlet professionally designed and professionally run in order to satisfy the needs of the local residents.

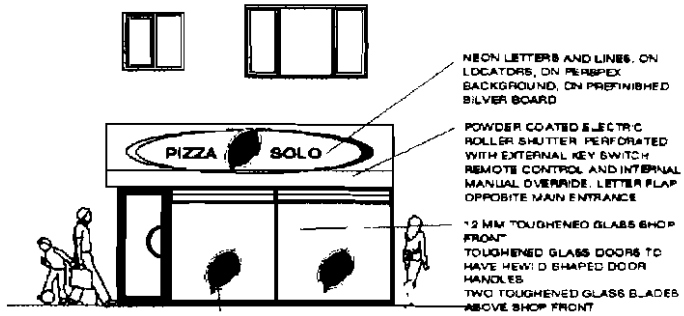
A good quality pizza shop, taking into consideration all the residents amenities and environmental concerns. This is a far better outcome than an empty unit attracting vandalism.



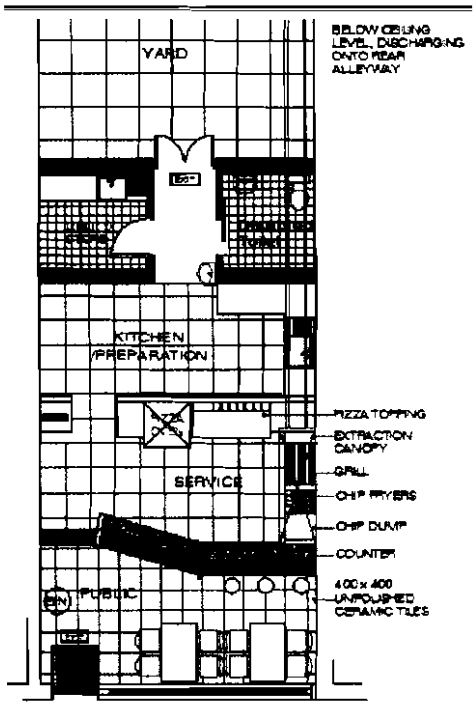
Design Philosophy

The aim of the design is to create a contemporary looking unit, reflecting a clean and efficient environment. This will include a fully glazed shop front and vinyl logo designs fixed onto the windows.

The interior of the unit will be made using good quality modern materials, invoking an air of contemporary ambience.
The aim is also to deliver a food outlet, taking into consideration all the environmental issues, such as noise, odour and parking.



PROPOSED FRONT ELEVATION



PROPOSED GROUND FLOOR

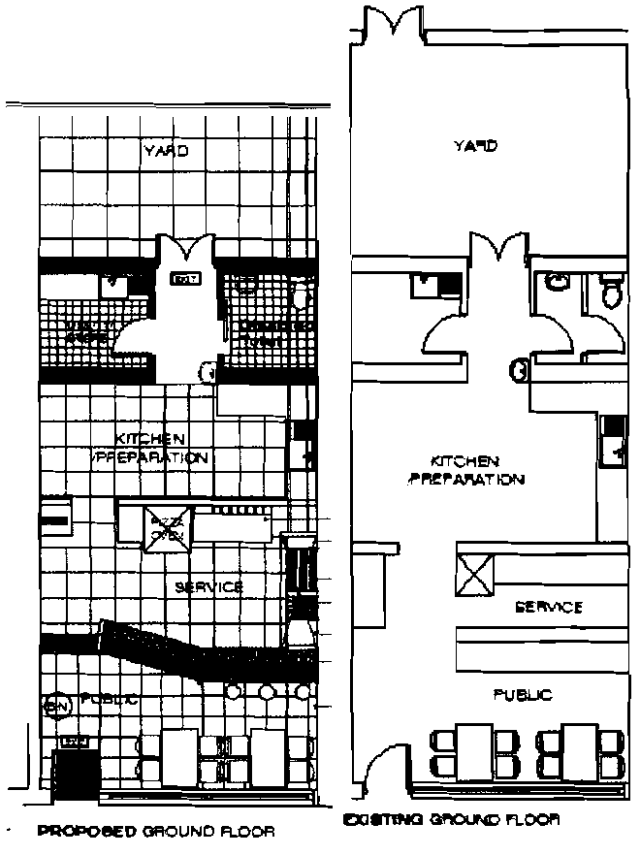
Setting + Layout

The setting and layout of the proposed unit is largely bases on the original café (The Pantry).

The images show that the shop unit starts with a public seating area at the front followed by a service area, where staff serve the public over a purpose built counter.

The next area, as in the original café, is the food preparation and storage area. The unit also provides, as did the original café a staff toilet and secondary storage room.

The units yard at the back is used to access the rear parking area and is also where bins are regularly collected.



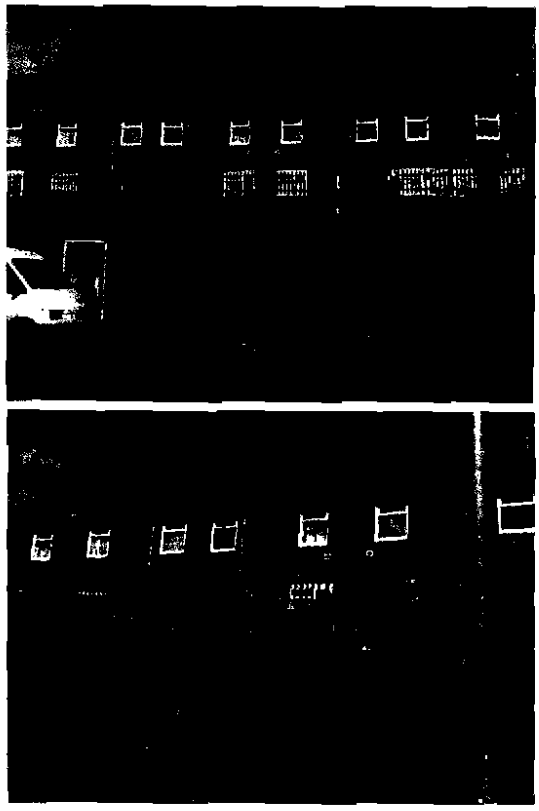
Environmental Considerations

Our client is considering a number of steps in order to invest in a more 'green' building to reduce carbon emissions.
These are:

- Efficient fume extraction system.
- Extraction system fitted with a noise dampener.
- Extraction system fitted with an odour control filter.
- Efficient recycling of waste

Precedence

Manchester City Council has previously approved similar developments and a similar fume extraction system. This development is also in the are of Wythenshawe.



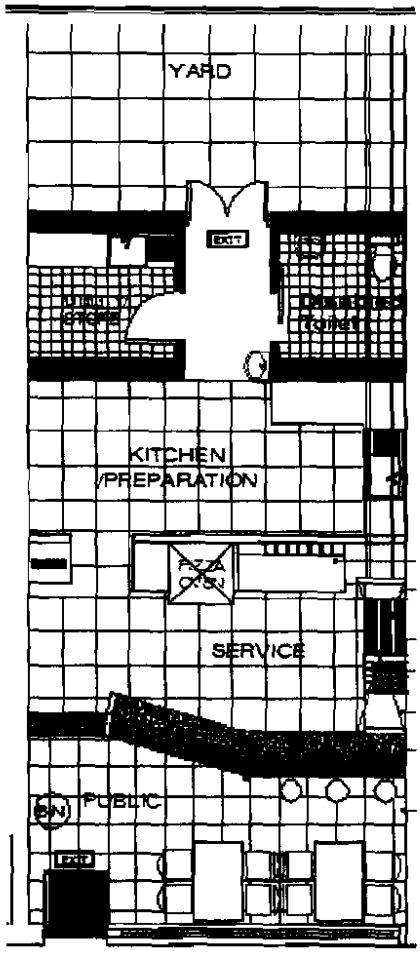
Access

This part of the statement is in accordance with design for access 2 documentations.

The main entrance to the proposed fast food unit is from Lomond Road where Level Access from the pavement will be maintained.

The main entrance doors will remain as 1.15m wide which is suitable for disabled access. The activity for the entire shop takes place on one level, starting from the public area at the front of the premises to the service section and leading to the rear kitchen storage area. Disabled toilet facilities are provided for staff use.

The rear exit shall be 1m wide to enable direct access to the bin store area and to the rear alleyway.



PROPOSED GROUND FLOOR