Design & Access Statement

Location: Unit 7, Mayfair Court, 10 Wilmslow Road, Manchester, M14 5TP

Proposal: Change of use from A3 (café) to Hot Food Take-away (A5), with associated extraction system.

Date: September 2012

Introduction

This design and access statement has been submitted in support of the planning application for a change of use of an existing retail unit from A3 (café) to A5 (hot food take-away); and the proposed extraction system associated with the A5 use.

Site Analysis

The proposal site is a small commercial unit with a gross internal area of 59.5 metres squared, which has an A3 use licence. The unit is located on the ground floor of a 5 storey mixed use building, which has commercial use on ground floor and student living accommodation on the upper floors.

The proposal site is located within the Rusholme area of Manchester, facing Wilmslow Road, which is a major arterial route into and out of Manchester city centre. The site is located in the area of Rusholme which is famously known as the curry mile; one on Manchester's major commercial districts where the predominant commercial use is either A3 or A5.

The unit benefits from a large double frontage to Wilmslow Road, which has two large double doors. To the rear of the unit there is a small service entrance, which leads to the shared rear car park, and the bin store, at the end of the car park. The rear car cap and service entrance are access off Great Western Street.

Design Proposals

Our proposal is to obtain planning consent for hot food take-away for the premises. The premises will be installed with an appropriate extraction system, which will safely and quietly remove the fumes and smells form the premises.

We are not proposing to change the shop frontage or any other external alterations to the unit as part of this application. The grill we are proposing ti install to the rear elevation of the unit, will be very discreet and similar to the size of existing extract grills that already existing along the rear elevations of the commercial unit on the ground floor.

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 take-away and the current utilities on site will be more than sufficient for it to operate.

Site Waste Management Plan

The activities that will take place on the proposed site will be the preparation and cooking food for consumption of 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; only leaving the plastic packet that they came in for recycling. The burgers also come ready to be grilled, with only cardboard being the part of the packaging which will be recycled. The proposals intends to create very little or not biodegradable waste, however and food waste will be recycled for composting.

We are intending on providing one 1100 litre euro-bins, one which will be used for general waste.

All the bins will be stored in the secured bin store to the back of the rear car park, please refer to proposed plan showing the location of the bins. The refuse bin will be collected by private contractors, who will collect the bin from the car park directly from the bin store. 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 existing unit already benefits from a level entrance to the main entrance.

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).