

Design and Access Statement

815-817 Ashton Old Road, Openshaw, Manchester

Proposed change of use from Class B8 storage on the ground floor to Class E restaurant with ancillary food collection area and installation of extraction flue to rear.



Introduction

The following statement relates to the change of use application for the Ground Floor to a Class E restaurant with an ancillary food collection area and installation of extraction flue to the rear of 815 - 817 Ashton Old Road, Openshaw, Manchester.

The proposal and current use of the premises is Class E Restaurant. The first-floor residential accommodation is a single-family dwelling.

The Site

The site is a former public house, Queen Anne. The public house has been on this site for many years, it was previously called The Lord Wolseley.

The Development

It is proposed that the ground floor be converted into a restaurant with an ancillary food collection area and the installation of an extraction flue to the rear. To do this some minor internal alterations are proposed. These being the construction of toilets, the kitchen is to be sited on the right-hand side of the building and restaurant dining on the left.

The flue will be sited on the rear elevation as shown on the drawings. The flue will extend to 1000 above the roof level and terminate in a vertical jet cowl.

The building has level access to both the front and rear and all loading will be confined to the rear of the building. Loading will be through the rear entrance and will be entirely off-street. The first-floor residential accommodation exists at the moment and it is proposed that this will be retained with access through the existing front door.

Amendment to plans

Should be any amendment required to the application please contact the agent before making any decision to allow amending.

Appearance

No changes will be carried to the public house main elevations with the flue being at the rear.

A general clearing up of the site will be carried out as a part of the contract



Access Issues

The project is located on the main Ashton Old Road in Openshaw. It is convenient for bus services and has level access. No access issues exist on the application site.

Parking

There are no parking restrictions in the local area.

Refuse Storage and Disposal

Provision for covered bin storage is provided in the yard as shown in drawings, the emptying will be done regularly for the storage and residential units. Either the Council or a Private Contractor will provide it.

Odours and Extract

The extract system for the kitchen will be designed per the DEFRA document 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' final design will be carried out by a specialist contractor in conjunction with the kitchen design and the submitted for the approval of the Planning Authority.

In the cooking area, odours will be extracted by a hood to the kitchen which covers all areas where cooking takes place. The flue will be a stainless-steel flue a terminal positioned on top of the flue will be a part of the system design. The information required about manufacturers will be supplied at a later date; any permission can be conditioned to require this.