

Design & Access Statement
(96)001 PL0

For

33 Park Drive
Manchester
M16 0AF

(21.07.23)

1. Introduction

NADA Architects have been appointed by Mr Jamshed Bashir to produce this report, which aims to provide information on the proposed works for the site at 33 Park Drive, Manchester, M16 0AF. The proposal is to apply for a change of use from (Class E) Retail to (Sui Generis) Hot Food Takeaway application which includes the erection of an extraction flue to the rear of the property.

This Design and Access Statement aims to demonstrate that the proposal presented responds to site context, access, orientation, and architectural detail in a thoughtful and formal design process.

The building is comprised of a ground floor commercial unit with independent 2 bedroom flat above which has its own access from Park Drive. The ground floor shop unit has a rear yard area with side access gate via Clarendon Road. There is no off-street parking available within the site but there is ample on street parking on all adjoining roads with it being a predominantly residential area. The side gate serving the rear yard has been used as the main service access for deliveries and bin storage.

The building in question is a corner property and has historically been a retail unit and due to economic climate, this has forced the occupant to consider new avenues of business through this new application.

The overall site area is approximately 2055 sq.ft (191m2).
The existing GIA of the ground floor is 1033 sq.ft (96m2).

2. Design Proposal

We are looking to change the use as mentioned from (Class E) Retail to (Sui Generis) Hot Food Takeaway.

The proposal does not look to change the shop front although it will be cleaned and refurbished as part of the works. There is the proposal to erect a new extraction flue to the rear of the property as shown on the attached plans. Naturally, the flue and extraction system will be designed to minimize any noise and smells diffused appropriately.

There are no other external changes as part of the scheme other than the proposed external flue.

3. Opening Times

Monday to Sunday 10am till 8pm 7 days a week including bank holidays and public holidays.

4. Security

Monitored CCTV will be installed across the whole of the premises.

5. Bin & Cycle Storage

Bin storage is situated at the rear of the property which will consist of 1100l waste bins.

No staff will be required as it will be a family run business. Although, there is ample storage to the rear of the premises to store cycles if necessary.

6. Conclusion

We would like the support of the local authority for this application as it would:

- Occupy a vacant property to benefit the local community
- Provide a quality food offering to the local area