

Design & Access Statement

Project: Sub-Division of existing commercial unit within Class E of the use class order, to create a self-contained unit within Class E of the use class order

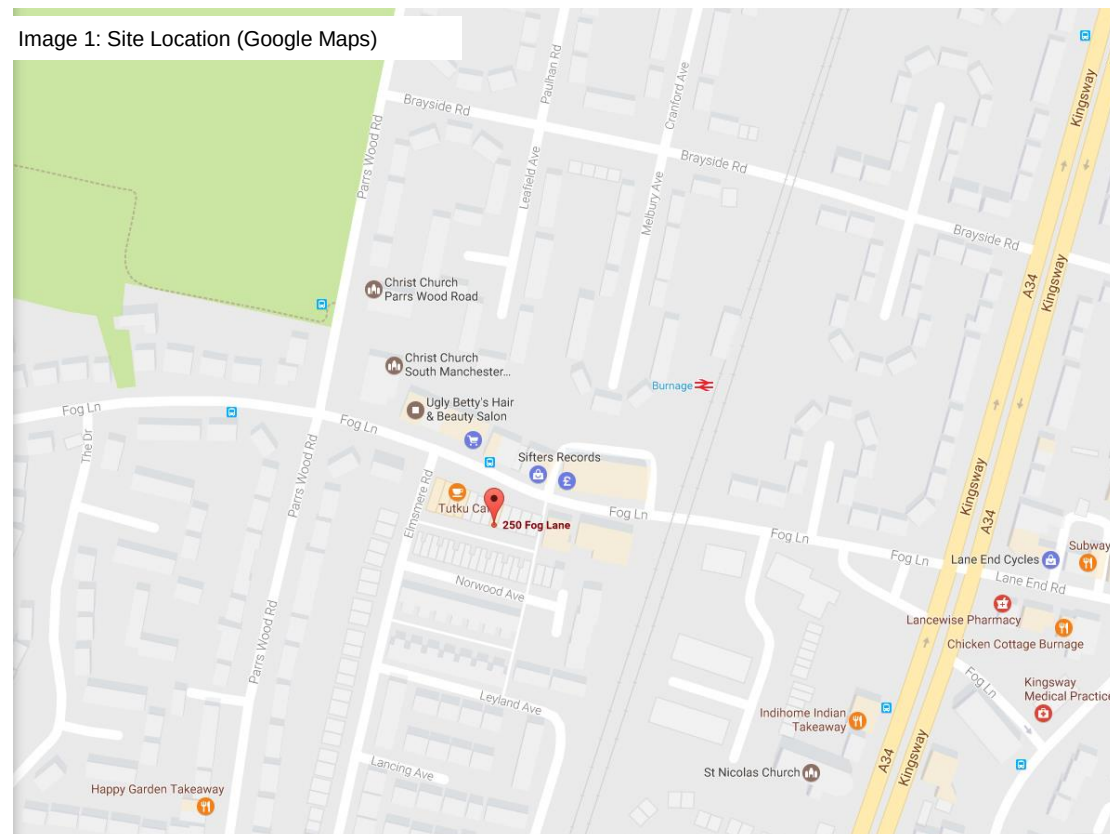
Location: 250 Fog Lane, East Didsbury. Manchester, M20 6EL

Date: August 2022

Introduction

This design and access statement has been submitted in support of the planning application for the Sub-Division of existing commercial unit within Class E of the use class order, to create a self-contained unit within Class E of the use class order

Site Analysis



The proposal site is located in a parade of shops on Fog Lane, close to the intersection of Fog Lane and Kingsway. The Unit is located on the ground floor of a 2-storey building. The first floor of the building is currently used for storage, but was used as a function hall in the past.

The retail unit is approximately 20.5 metres long and 17.3 metres deep. It has a glazed frontage on Fog Lane, which is approximately 16.3 metres long.

There is a double entrance door to the unit, which is also glazed and off-set from the centre of the frontage to the left.

The glazed frontage has security shutters to its entire length, and a 7m covered area over the green grocery display - which is open from all three sides - and has externally mounted shutter housing. Above the roller shutter boxes, there is the shop signage, which is approximately 1 metre high.

The site boundary to the front of the unit runs parallel to the public footpath; part of the boundary has been demarked by 14 one metre high square bollards, placed along the frontage.



Design Proposals

Our proposal will divide the existing shop into two Units – one to remain as a shop and the other to be a restaurant. The new restaurant unit will require a separate entrance and a slight aesthetic change to the existing shop frontage, to accommodate a new entrance for the new unit. There will be internal re-configuration, the installation of an extraction system and the update of any external signage location on the shop unit, as well as New Signage for the restaurant unit. Both the shop unit and the proposed restaurant unit fall within Class E of the use class order.

The entrance to the existing shop unit will remain as it is. The internal layout of the shop units will be re-configured to accommodate the proposed restaurant unit. The shop unit will still have access to the rear of the proposal site for servicing, as it currently does. The existing signage of the shop unit

will be moved so that it is above the New extent of the shop unit, and raised a little higher.

The proposed restaurant unit will have a new frameless shop frontage; the existing ATM machine will be removed and a new ATM machine which can be accommodated in the proposed new frontage installed. Internally the restaurant unit will have some seating area, an accessible WC, for customers, a takeaway counter / theatre kitchen; a back kitchen for food preparation and washing area. The proposed restaurant unit will have an extraction system installed to remove the fumes and odours from the cooking area and discharge them at high level to the rear of the unit.

Utilities Statement

There is currently gas, electric and water, available on site, which will be adequate to serve both the shop and restaurant units. Our proposal will not require any additional power, such as a larger electric supply, or an increase in gas apparatus. The proposed restaurant unit will be a small restaurant and the current utilities on site will be more than sufficient for it to operate.

Servicing Strategy

The existing shop unit is serviced from the rear of the property; the layout design allows both units to have access for servicing to the rear of the property. The proposed restaurant unit will not have any additional servicing requirement than the current shop unit.

Site Waste Management Plan

The activities that will take place on the restaurant unit will be the preparation and cooking food for consumption on site. We are intending to provide one 1100 litre euro-bin for general waste, one 1100 litre Euro-bin for Paper and cardboard recycling, one 1100 euro-bin for recycling bio-degradable waste; which will be located at the rear of the property.

As there will be some requirement of the use of cooking oil, we intend to minimise our waste output and environmental impact by having our waste oil refined into biodiesel. This will maximise the carbon savings made while reducing other emissions such as Sulphur Dioxide, Particulates, Carbon Monoxide and Hydrocarbons.

Accessibility

The shop and restaurant units will benefit from level access into the shop from Fog Lane. 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 Equality Act 2010.