DESIGN & ACCESS STATEMENT

CHANGE OF USE APPLICATION

SEPTEMBER 2012

NJL CONSULTING | Planning Sustainability Development

Introduction

This Design and Access Statement has been prepared by NJL Consulting on behalf of Sterling Developments Ltd, to support a Change of Use planning application for unit 6 Seadown Parade, Bowness Avenue from retail (A1) to hot food take-away (A5). A Design and Access Statement is not usually required for a change of use application, however it is required in this instance due to the proposed ventilation and extraction equipment which will be located on the rear external wall.

This Design and Access Statement has been prepared with regard the Department for Communities and Local Government (DCLG) document (DCLG Guidance published in March 2010) 'Guidance on information requirements and validation' on preparing Design and Access Statements issued by the Commission for Architecture and the Built Environment (CABE). This statement is produced to accompany the planning application and should be read in conjunction with all submitted plans, drawings and documentation.

Reasons for Proposal

Unit 6 has been vacant for over two and a half years. There has not been any interest from any A1 retailers despite the intensive marketing undertaken by Spratt and son and is therefore likely to continue to remain vacant unless a change of use application is approved. The longer the shop front remains vacant the greater the negative impact on the parades vitality and viability.

Amount

The amount of development proposed is restricted due to the reuse of an existing vacant unit. The unit overall provides 687sq.ft of floorspace which is divided into two distinct areas. To the front of the unit is the main shop floorspace which comprises of 467sq.ft. The service counter and the customer waiting area will be located within this space. At present the rear of the unit (comprising of 220sq.ft) is used as a storage and preparation area, this will be retained for this purpose.

Layout

The internal layout will be kept simple by the nature of the size of the unit. The shop is and will remain divided into two areas (see Figure 1). To the front of the store will be a service counter and a customer waiting area, the exact configuration will be determined by the future occupier. To the rear of the unit will be the main food preparation area, which will include a cooking facilities and storage.

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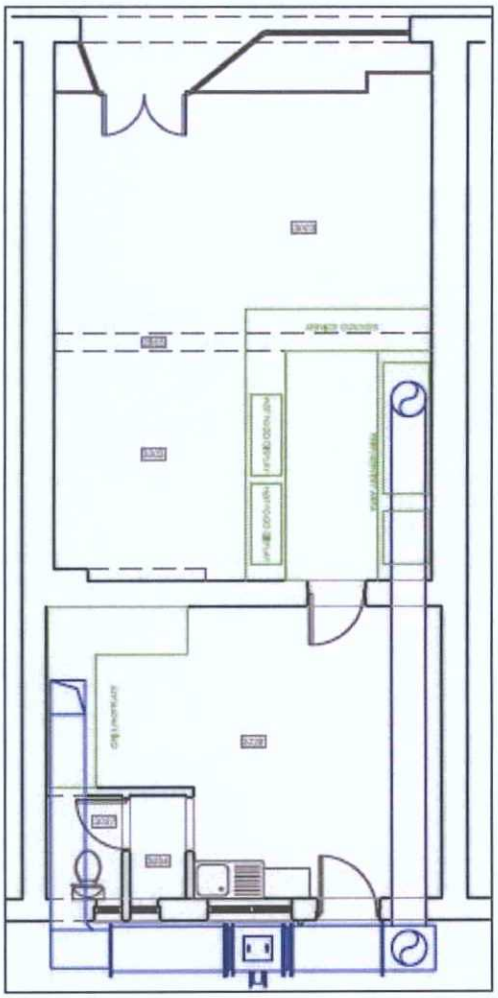


Figure 1: Indicative Layout

An extraction canopy will be located above the cooking area, and will connect to a centrifugal type fan which will draw the air through the canopy and discharge it to above the roof top. The centrifugal fan and carbon filters will be located at a high level on the external rear wall. The fan will be fitted with anti-vibration mountings and flexible connections to the ductwork to prevent noise generated by vibration. In addition a silencer will be connected to the outlet of the fan. The silencer will reduce the level of noise transmitted along the ductwork system an at the ductwork outlet.

The duct will be approximately 500mm x 500mm, this may vary slightly depending on the final system which is installed. The ductwork will re-enter into the building from the external wall at a high level and will run through the rear room to the area in which the service counter and customer waiting area is to be situated. It will then enter through the ceiling into the maisonette above. The duct work will then run through the corner of the main living area and then up to the second floor in which it will be situated within a cupboard. All duct work will be which rises through the domestic property will be fire retardant and also securely boxed in order to prevent unauthorised access. Once the duct work is above the second floor the duct work will run through the loft space and roof and terminate approximately 100 cm above the roof eaves.

Scale

The scale of the shop will remain the same. Some ventilation and extraction equipment will be located on the external wall due to insufficient space within the unit. This development is the smallest necessary to avoid any adverse impacts on local amenity in terms of noise and odour and to provide a workable unit.

Landscaping

No landscaping is proposed.

Appearance

The proposal does not make any alteration to the front of the building and therefore the appearance of the shop front will remain the same, should new signage be required this is be submitted as a separate application.

The extraction and ventilation system which is required to meet the Defra standards as set out in their guidance document *"Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems*" will be located on the external wall, due to insufficient space within the unit. This will be located at a high level and will sit below the walkway used to access the residential maisonettes above (see figure 2). The extraction and ventilation equipment can not be seen from the residential properties above. The equipment will only be visible when residents are climbing the stairs to enter their residences.



Figure 2: External Appearance

There will also be an intake/outlet for the ventilation/extraction system on the roof. The material and finish of the intake/outlet of the ventilation/extraction system are determined by their manufacturer and there is little scope to alter these.

Access

Unit 6 is located in within a parade of shops and is in a very accessible location There is a substantial residential catchment area around the site and it is anticipated that majority of customers will live and work within walking distance of the site. Should the take away attract passing trade, the shop benefits from a row of parking spaces which are located directly outside the unit. As such it is considered that the proposed use is acceptable in this accessible location.