

DESIGN & ACCESS STATEMENT

FOR CHANGE OF USE OF B1 TAXI BOOKING OFFICE INTO

A5 HOT FOOD TAKEAWAY

Type of Application

Full application

Location of Proposed Development

42 Walmersley Road, Bury. BL9 6DP

1.0 Use

Planning permission is sought to revert a vacant ground floor 43m² Taxi Booking Office into a Hot Food Takeaway. This is a two storey mid-terrace property within a predominantly shopping parade mixed with hot food outlets and other commercial businesses on both sides. The first floor shall remain as existing, storage and office and no changes are proposed. At the rear, there is an alleyway for access to Badger Street. Car parking is available on the side and rear on Badger Street and Peter Street respectively.

This proposal will provide hot and cold food and drinks for consumptions on and off the premises to the commercial, local community and shoppers.

This will primarily serve healthy Indian and Pakistani cuisine together with other healthy eating options to individuals and deliveries to birthday parties, weddings and religious events within the community.

Will aim to use local produce, poultry, meat and fish from local suppliers. Furthermore, this will generate employment for 3 permanent staff to work at the premises and 3 delivery persons. Therefore, this will improve economic performance of Bury and sustain a strong local economy.

2.0 Amount of Proposed Development

A new shop front is proposed which is in keeping with other premises recently developed in this block, an extraction system and steel stairs are proposed at the rear. No additional floor area is proposed.

3.0 Layout

The internal alterations to the building will involve the formation of storage area, kitchen, serving area & customer area which will be in principle like the layout of many other Takeaways. Cooking & frying areas are separated from food preparation & storage for food hygiene & safety reasons. The customer area is separated from the kitchen by the serving counter and ensures that customers can not enter the kitchen. Both the kitchen & customer areas will have level surfaces, non-slip materials & seated resting places. The storage area will also have a small break out seating area for the staff.

The proposed extraction system duct will run horizontally through the shop, and it will exit the building at the rear and will turn vertically through 90° and rise vertically along the rear wall and discharge at no less than 1 m above the roof/eaves.

4.0 Scale

The installation and integration of the extraction system ducting internally & externally are proposed within the current constraints of the building. The proposed duct size will be 500mm diameter with a tapered final discharge section to minimise noise & smells.

5.0 Landscaping

No landscaping or any other external features or surface finish changes are proposed externally at the front & rear. No existing landscaping will be lost or affected by this proposal.

6.0 Appearance

There is a requirement for deep-frying, cooking & baking; therefore, smells and cooking odours will be generated in the kitchen area. The extraction system will be designed to remove any odours produced by the deep-frying, cooking & baking processes and the associated products of combustion from the burners. The filters within the extractor canopy retains any odour particulate and air-borne flour.

This equipment has a requirement to frequently change the filters. The extracted air is discharged vertically to atmosphere at a height level 1 m above the roof/eaves. A tapered flue restrictor will be used to increase discharge velocity. The extraction duct will be galvanised mild steel and may be painted to match the existing brickwork if required.

The extractor fan will be externally mounted on anti-vibration mounts and connected to the vertical ducting between two silencers to attenuate noise outside the building.

The extractor fan and the associated ducting will be designed to be in keeping with existing systems to ensure minimum change in the character of appearance, insulated, silenced and installed to attenuate noise and maintain level below the required threshold.

This proposal will improve the general appearance of the shop front, it will enhance the vitality of the shopping parade and assure the continued maintenance of the building. The external sign board size and print will be consistent and in-keeping with the existing and will not change the character of appearance.

7 Access

7.1 Customer Access: Customer access at the front of the premises will be unaffected by this proposal.

7.2 Staff Access: Staff access at the front & rear of the premises will be unaffected by this proposal.

7.3 Delivery Access: Delivery access at the front & rear of the premises will be unaffected by this proposal.

7.4 Emergency Services Access: Emergency Services access at the front & rear of the premises will be unaffected by this proposal.

7.5 Other Premises Access: Access to adjoining premises at the front & rear will be unaffected by this proposal.

7.6 Impact on Highway Traffic: Impact on highway traffic & car parking will be unaffected by this proposal. Car parking is available on Badger Street and Peter Street.

Date of Preparation

19th June 2023. Issue 1

Applicant

Mr S Raja. 18 Burndale Drive, Sunny Bank, Bury, BL9 8EN.