

Design and Access Statement in support of the planning application for refurbishment to existing shopfront, flue at the rear of the premises and new fascia sign at 449A Bury New Road, Prestwich M25 1AF

Summary.

The premises have been established as a popular wine bar and cafe for a number of years, but unfortunately the pandemic has taken its toll, and the site closed in 2021.



449A frontage outlined in red

Proposed alterations

When the consent for the wine bar was granted in 2017 ref: 61159, both the exterior and interior were re-fitted to a high standard and, as such, little needs to be done to the exterior other than a simple refurbishment of the frontage as specified on the proposed plans.

This comprises the treatment of the existing metal shopfront to allow it to be repainted and the replacement of the fascia.

This new fascia will then have a sign written logo and name and will be lit by a new trough lighting strip (the led illumination will not be visible from the pavement or road).

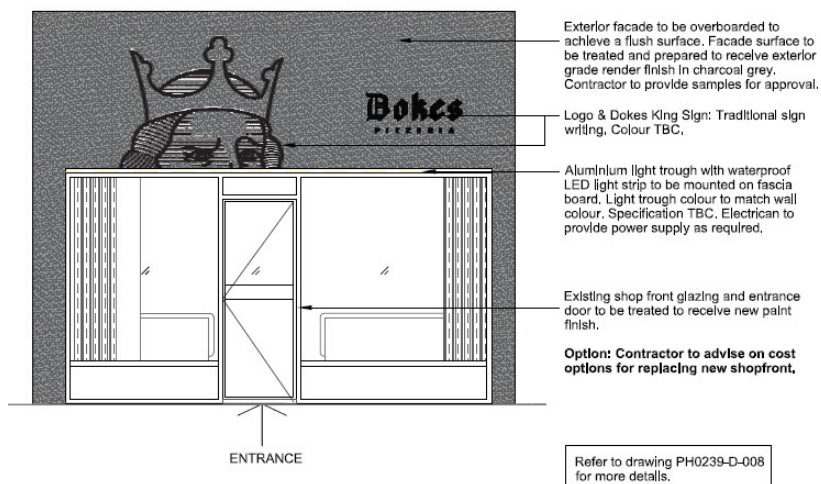
The new signage will be contained within the same area as the existing signage, as shown below in blue and was used, for Basil + Lily, the wine bar consented in 2017.

The changes to the front elevation are outlined in more detail below.



Existing frontage

The proposed front age will keep the same proportions but be completely refurbished as shown on the proposed plans.

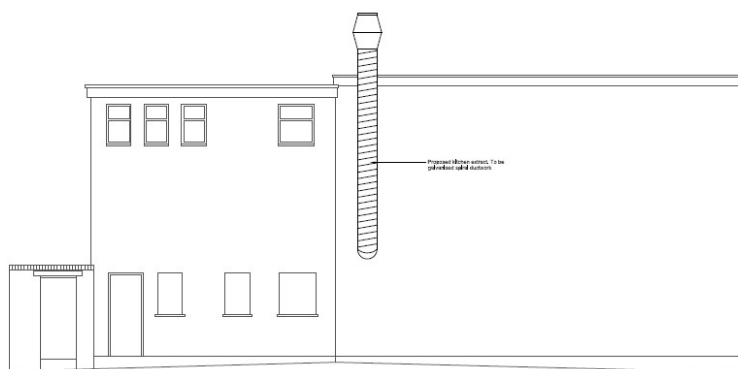


Changes to the rear.

The consent in 2017 had a small extractor fan on the rear which was not suitable for treating fumes and odours from cooking, and, as such, a new flue is proposed on the rear. It will be located on the blank gable away from the upper floor windows and not visible from the windows of the flats off Sherbourne Street at the rear.



Existing rear elevation



Proposed rear elevation

The flue has been designed by a specialist supplier, NWCE Foodservice Equipment, so as to give proper dispersal of any fumes from the cooking and low noise levels so as to ensure no impact on the nearby residential properties.



The remainder of the rear 'yard' area will be screened by a 2m high fence/door combo, using the existing posts, to allow the bins to be screened and prevent littering, as occurs at the present time, while maintaining the pedestrian way clear of bins and rubbish, there by improving the area.

In terms of waste from the site, the operators will use their existing waste contractor from other sites the operate, Fresh Start Waste, who are committed to waste recycling

<https://www.fswaste.co.uk/about/green-credentials/>

General information

Hours

The hours of operation will be the same as those granted for the wine bar. 09.00 to 23.00 Monday to Friday, 10.00 to 00.30 Saturday and 10.00 to 22.00 Sunday and Bank Holidays.

Employment

Additional staff will be required for this operation and this will generate 4.5 full time job equivalents.

Drainage

Existing foul and surface water drainage will be used and grease traps will be fitted to the waste wated discharge from the kitchen area, so as to prevent discharge of grease. This will be maintained in accord with the manufacturers recommendations.

Signage

The proposed new signage will be contained within the area currently used, as shown below, but will have 'trough led lighting' mounted on the bottom of the fascia on the roller shutter housing.



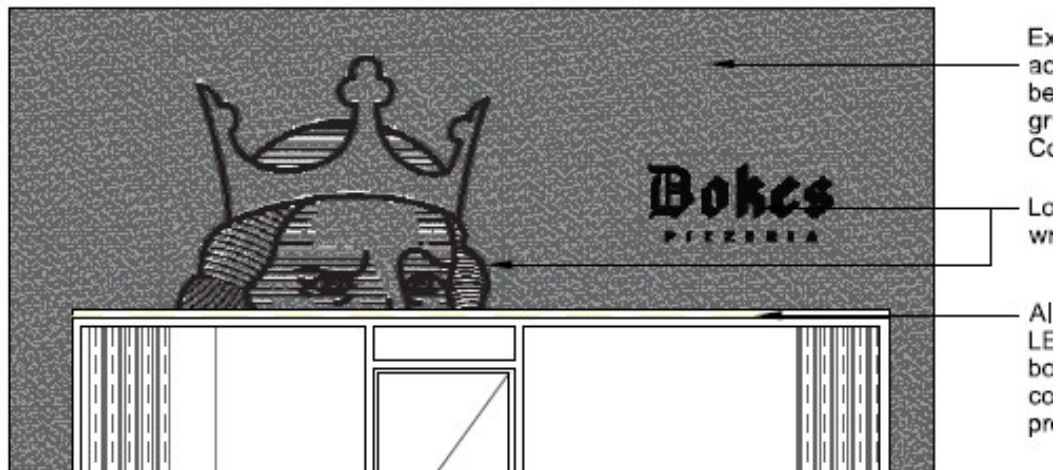
The signage will incorporate the Dokes logo as shown below and the Dokes Pizzeria branding, with the colours amended to match the external colour scheme of the premisses.



Typical branding



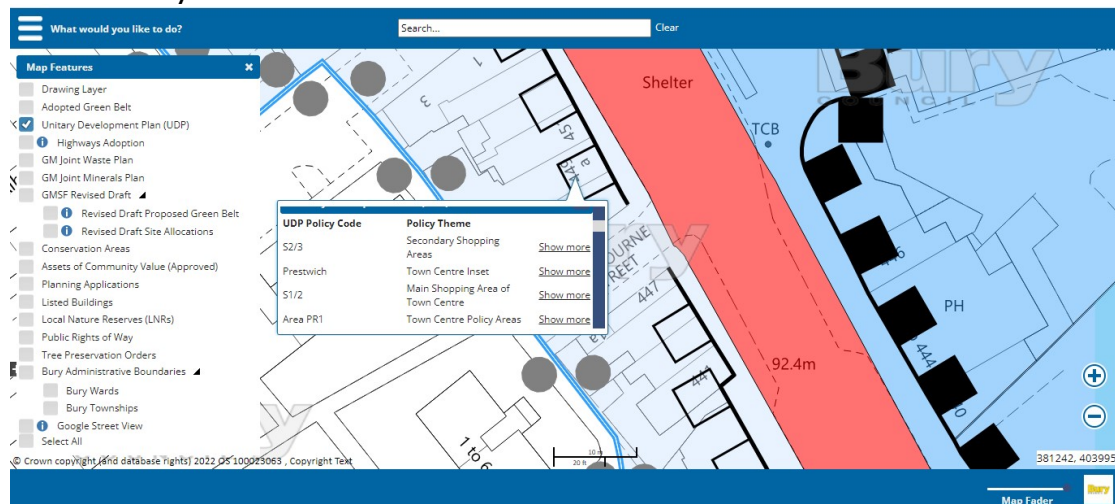
Dokes logo.



Proposed layout of the sign.

Assessment.

Local Policy



The site is located in the main commercial centre of Prestwich and already has an established use as a restaurant/wine bar, use class A3.

Town Centre Policies S1/2, S2/3 and Area Policy PR1 Longfield Centre and Bury New Road, all support the retention and improvement of premises and the bringing back the premisses into an active use, which this application will do and, as such the scheme is compliant with these policy constraints.

The site is also in proximity to a limited number of residential properties.

Given the fact that the premisses already have a use as a café/wine bar it has not been considered necessary to have a full environmental assessment covering noise. However, the application 61159 specifically covered this issue and the requirement of the report submitted with that application have already been implemented.

National Policy

The NPPF supports sustainable town centre development in para 23 and states that policies should 'promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;'

And in para 197, 'In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.'

Summary

The proposed refurbishment of 449A Bury New Road is generally in accord with local policies and there will be no detriment to acknowledge impacts on amenity, both visual and residential.

The application is 'sustainable' in that it brings back into active use an existing property and will create new jobs.

As such the applicant is hopeful that the proposals will be acceptable, however, if any more information or amendments are required, he is more than happy to consider amendments that will ensure the proposal is acceptable to the Council.