



ARCHITECTURAL SERVICES

0461 – INDIAN TAKEAWAY

DESIGN & ACCESS STATEMENT

GENERAL DETAILS

Details of building:

Description: Creation of a takeaway restaurant from a redundant former betting shop.
Addition of a kitchen to cook and prepare meals and public waiting area for people to collect and take away their orders.

Address: 14 Victoria Square, Whitefield MANCHESTER M45 6AL

Owner: Mr Kubbar Alom

Access statement prepared by:

Name: Mark Arrowsmith

Company: MDA Architectural Services Ltd

Date: 27 September 2021

Plan References: 0461 - 100 - Location Plan - PLANNING
0461 - 101 - Existing Site Plan - PLANNING
0461 - 102 - Existing Plan - Level 0 - PLANNING
0461 - 103 - Existing Elevations – PLANNING
0461 - 104 - Proposed Site Plan - PLANNING
0461 - 105 - Proposed Plan - Level 0 - PLANNING
0461 - 106 - Proposed Elevations - PLANNING

THE SITE

The existing store is located adjacent to the A56 Bury New Road which joins the M60 half a mile south of the site connecting the retail site to large number of potential customers.

THE PROPOSAL

The proposal is to regenerate the existing derelict store and change its use from a previous bookmaker to an Indian takeaway restaurant. The addition of a new kitchen to cook and prepare meals and an accessible public waiting area for people to collect their orders. The front elevation (store front) will have a new window and an area above the entrance for a new sign. Internal layouts require construction of new internal walls to separate food preparation areas from public waiting area. The introduction of a new extractor vent will be required from the new kitchen with the addition of an external flue (refer to 0461 - 106_ - Proposed Elevations - PLANNING).

FLOOD RISK ASSESSMENT

The site is not in a flood zone. The proposal therefore will not cause any changes to the flood management or maintenance.

CONSULTATION

As the proposed works constitutes only minor works, no public consultations have taken place.

ECONOMIC DEVELOPMENT & EMPLOYMENT

The proposal will not lead to a loss of employment from an existing store because the premises is currently vacant. The introduction of a new restaurant will fill the premises and make use of the unit and create job opportunities to the local area.

Economic Strategy Policy should therefore support the application with regards to encouraging business enterprise and new employment opportunities.

TRANSPORT MOVEMENT AND ACCESS

The existing premises is located within an external retail area named Victoria Square. Within the retail complex there is an existing car parking facility, accessible from Charles Street, which can be utilised by visitors to the complex. The existing car park will be used by visitors to the Takeaway as it will be a part of the retail area.

There will be minimal impact to the existing car parks use as there will be very short periods of stay. As this is a takeaway restaurant, people will arrive to collect their food and then leave within a short space of time. Sufficient customer car parking is already present, and no alterations are proposed due to this proposal. The existing access and parking area are not affected and are therefore in accordance with borough councils parking standards. The proposal pays due regard to the existing public rights of way network in existence all around.

CHARACTER

The proposal has been assessed, paying due regards in terms of scale, siting, design and materials.

APPEARANCE

The proposal does not create any detriment to the existing building or its environment and will improve the street scene by making alterations to the shop frontage and updating the currently derelict store. The proposal will have a positive visual impact on the local area by the introduction of a new larger window to see into the store and creating level access from the street.

ENVIRONMENTAL SUSTAINABILITY

The intention with this proposal is to update the existing installation with more efficient units, with a view to making the future use of the building more environmentally sustainable. Waste Storage accessed from the rear means the waste will be kept away from public. Refuse area will have waste separation e.g., recycling, cardboard, and food waste.