

Design and Access Statement

CHANGE OF USE FROM RETAIL (USE CLASS A1) TO RESTAURANT (USE CLASS A3) AND PROVISION OF EXTRACT EQUIPMENT TO REAR FLANK ELEVATION



Image of Shopfront

May 2017

Introduction

- 1.1 This statement is submitted in support of a Change of Use planning application .
- 1.2 This statement should be read alongside the submitted floor plans, sections, site layout plan, location plan and manufacturers' literature.

Site Location

- 2.0 The site comprises a pair of mid terrace four-storey buildings located on the east side of Fortress Road, in-between the junctions with Gottfried and Raveley Street. The site has rear access off Raveley Street.
- 2.1 The site is not within a Conservation Area and is not known to be a Listed Building.

Proposal

- 3.0 The proposal involves change of use from retail (Use Class A1) to restaurant (Use Class A3) and provision of extract equipment to rear flank elevation.

Design Principle

- 4.0 The development of the property should be in keeping with the style and character of the area.
- 4.1 The development should respect the amenity of neighbouring properties in terms or privacy, day lighting and disturbance due to noise from adjacent living areas.
- 4.2 The design of the proposed development should be in keeping with the general standard of the area in terms of design, amenity, layout, facilities and convenience.

Design Solution

- 5.0 The site comprises a sizeable footprint and is well suited for the proposed purpose. The site coverage and density are also compatible with the majority of properties in the locality.
- 5.1 The proposal site will renovate the existing unit internally and the shopfront will maintain its characteristics consisting of a glazed aluminium window and door framing.

- 5.2 In view of the surrounding use and given that no major external alterations are proposed to the property, it is considered that the proposed change of use will not significantly change the character of the property or the area generally.
- 5.3 The proposal will implement the ground floor with the customer area to the front with toilet facilities. Kitchen and preparation area is to be located at the rear with storage, staff and WC facilities.
- 5.4 The intended cooking is not yet determined but the proposed opening hours would be 0900hrs to 2300hrs Monday to Saturday and 1000hrs to 2230hrs on Sundays. It is estimated that two jobs would be created involving chefs, serving and washing personnel.
- 5.5 The kitchen extract system will be in line with DEFRA and WHO guidance in terms of noise and odours emanating from the use (see proposed plans and specifications and manufacturer's literature).
- 5.6 The ventilation system will be implemented with double silencers for the fan for high performance attenuation secured to the structure externally, sitting on anti-vibration mountings.
- 5.7 Unpleasant odours will be controlled by a three stage filtration system of mesh filtration, pre-filters and carbon filters implemented into the ducting system consisting of 400mm diameter cylindrical pre galvanised steel sheet running from the canopy to the flue riser secured to the structure using anti-vibration mountings and taken to discharge at least 1.0 meter above eaves level as shown on plans (see full specification for extract duct system attached).
- 5.8 The external part of the ducting running from the rear flat roof level to the building eaves level will be wrapped in 30mm thick mineral wool with minimum density of 35kg/m³ to be held in place with light metal mesh, and metal or plastic strapping bands.
- 5.9 The mineral wool insulation would be lagged with a membrane of flexible sound barrier matting with a surface weight of 10kg/m² and nominal thickness of 4mm (in black) to be applied around the duct with overlapped/sealed joints to be held in place in accordance with suppliers recommendations. The remainder of the duct is to be painted black to mitigate its metallic treatment.
- 5.10 The noise level at the point of the window would be mitigated to at least 32dB @ 1.0 meter.

Access

- 6.0 Common pedestrian access is to be maintained through the existing main entrance fronting Fortess Road with full ambulatory provisions. Rear access is provided off Raveley Road.
- 6.1 Parking is not considered to be an issue as the proposal is not making provision for parking as the site is well served by public transport facilities short walking distances from the proposal site reducing the dependence on the car.

Environmental Impact

- 7.0 The proposal is not considered to have any obvious environmental impact. Materials to be used where possible would be of sustainable quality, and built to Building Regulations requirements. The development in the form proposed would ensure the integrity of the building by its maintenance of appropriate standards in built form without harming the character and appearance of the locality.

Impact On Locality

- 8.0 It is considered that the proposed development is acceptable in terms of policy for the re-use of such land for such purposes, and that it will not result in a significant loss of amenity to local residents or impact detrimentally on the character of the area. In fact the proposed development would complement the host building and the locality.
- 8.1 The kitchen extract system will consist of a high specification odour control system and will significantly eradicate noise and smell emanating from the use, and will accord with the Council's guidelines.
- 8.2 Notwithstanding, measures will be taken for sound proofing to provide effective resistance to the transmission of airborne and impact sound between the ground floor ceiling and the upper floor to further minimize disturbance.

- 8.3** No goods, equipment or other materials shall be stored or deposited in any open area of the site/premises. Food and packaging waste will be collected to an 1100lt capacity eurobin located at the rear of the property for municipal collection. The user would also systemize a litter patrol and collect any refuse outside.
- 8.4** The proposal site is located in a relatively busy and vibrant local centre with associated car parking facilities. It is considered that the area already experiences a relatively high background traffic noise levels from through traffic and customer trade.
- 8.5** It is not anticipated that the proposal would lead to an increase in disturbance from additional customers and any activity associated with the proposal premises would be subsumed into general background noise levels.
- 8.6** Goods deliveries would be kept to once per week which will greatly minimize disturbance further.
- 8.7** It is anticipated that the majority of users will be from the locality and within walking distance.
- 8.8** It is considered that the level of activity resulting from the proposed change of use will not adversely impact on the character of the area or be harmful to the living conditions of nearby neighbours.
- 8.9** In addition, the proposal will enhance the character and appearance of this parade in particular and the district centre in general. By adding investment it will improve the locality and support this centres' day and evening economy.
- 8.10** It is located in a sustainable location and will enhance the vitality and viability of this locality by providing appropriate re-use of this unit.
- 8.11** In accordance with our land use survey calculations the current level of use in this frontage is predominantly class A1 retail usage. This ensures there would be no over-concentration of non-retail or food & drink uses on this parade hence, no adverse effects on its retail function. The proposal would however compliment the function of this retail parade.

Conclusion

- 9.0** The proposed development would not result in any harm to the significance of the property. The proposal would preserve the character of the street scene and would restore the property for any operational use.
- 9.1** There is a substantial residential catchment area around the site with associated office use and it is anticipated that the majority of customers will live and work locally and within walking distance of the site. As such it is considered that the proposed use is by location acceptable and highly desirable to the local residents.
- 9.2** It is considered that the proposed development will not adversely impact neighbouring amenity or the visual amenity of the host building. Nor is it considered to have a detrimental impact upon the character and appearance of the area and the general townscape.
- 9.3** The proposal is thus considered to be acceptable in terms of policy of the Council's adopted Local Plan and should reasonably be granted.