

Design & Access Statement

Location: 698 Prescott Road, Old Swan, Liverpool, L13 5XG

Date: January 2015

Introduction

This design and access statement has been submitted in support of the planning application for a change of use of ground floor retail unit to an A5 (hot food take-away). The proposed extraction system will also be associated with the A5 use.

Proposed Site



Site Analysis

The proposal site is a small commercial unit with a gross internal area of 111.6 metres squared, which currently does not have a use allocated to it. The property is located on Prescott road Old Swan in Liverpool. It is a single story shop part of a terraced row of shops fronts with flat roofs with pebble dashing on the top parapet. The shops are integrated with a block of flats that are 7 stories high at the back of the units as seen on the above picture.

The proposal site is located on a main street with many shops in the surrounding area and along the street. The shop was previously used as an A1 class temporary labour hire shop.



Proposed site

Design Proposals

Our proposal is to obtain planning consent for a hot food take-away. The premises will be installed with an appropriate extraction system, which will safely and quietly remove the fumes and smells from the premises.

The whole premises will be refurbished, the interior will be modernised to attract customers. A new counter and display will be created between the customer and staff area.

The shop frontage will remain as it currently is, but modernised, with new signage, please note a separate 'advertisement consent' application will be submitted to the planning department for any new signage to the property.

Utilities Statement

There is currently gas, electric and water, available on site; the proposed use will not require any additional power, such as a 3 phase electric supply, or an increase in gas apparatus. The proposed premises will be a small take-away and the current utilities on site will be more than sufficient for it to operate.

Site Waste Management Plan

The activities that will take place on the proposed site will be the preparation and cooking food for consumption of the site. Most of the food products will come ready to be cooked, e.g. the fries will come peeled and cut ready to be fried; only leaving the plastic packet that they came in for recycling. The burgers also come ready to be grilled, with only cardboard being the part of the packaging which will be recycled. The client intends to create very little or no biodegradable waste, however any food waste will be recycled for composting.

We are intending to provide one 1100 litre euro-bins for general waste, one 240 litre bin for recycling paper / cardboard waste and one 240 litre bin for recycling plastic / aluminium waste.

All the bins will be stored in the secured bin store to the back of the property, please refer to proposed plan showing the location of the bins. The refuse bin will be collected by private contractors, who will collect the bin via access to the back of the property from Baden Road. The bins will be collected at least once a week; with the facility that if an extra collection is required this can be done by ringing the contractor



Bin area and
back door

Accessibility

The existing unit already benefits from a level entrance to the main entrance.

Where ever possible the change of use of the premises will comply with all applicable parts of the Approved Document M and take on board the recommendations of the Disability Discrimination Act (DDA).