

Project: 10 RAILS LANE, PO11 9LL

DESIGN & ACCESS STATEMENT IN SUPPORT OF PLANNING APPLICATION

The proposal is to change of use from A1 use class to a Hot food Takeaway (class A5 use)

1.0 BACKGROUND

The property consists of a Ground Floor Lock up Shop situated at, and known as 10 Rails Lane, Hayling Island, PO11 9LL. The first & second floors accommodate residential flats and share access at rear of the property. There is approximately 3.0m wide terrace for residential access at rear of the property. The shop is within walking distance from sea side.

As there are other retail & off-license premises nearby and current market conditions, the applicant site is no longer favoured for the retail (A1) use.

The application site is located in an existing parade of shops.

The proposals introduce a use which will not generate more than normal pedestrian traffic in the area.

The application is accompanied by scale drawings showing the layout proposals and external elevations.

Technical details on the fume extraction fan are also submitted (refer attached separate specification sheets)

The proposal seeks opening hours for the Hot Food Takeaway will be between following hours:

Monday to Saturday 11.00am to 11.00pm
Sunday & Bank Holidays 11.00 am to 10.00pm.

With such a time limit, we believe that the comings and goings of customers to the premises could be suitably controlled so that it would not have an adverse effect upon the living conditions of nearby residents.

The proposal serves a local catchment near an established commercial frontage and can therefore reduce the need for people to travel further up towards the town centre and especially the need to travel by car.

2.0 PROPOSAL

The application seeks full planning permission for change of use from A1 to A5 class use. The proposal also incorporates an extraction system to deal with cooling smells and fumes. The application as submitted is therefore as follows: "Change of use from Class A1 shop to Class A5 use on the ground floor and external fume extraction system at rear".

The premises will be used for Fried Chicken takeaway as there are no other similar business nearby in the parade.

It is intended that food will not be served on the premises; however seating will be provided for customers to take away.

3.0 USE AND AMOUNT

The total site area is: 57.0m²

4.0 LAYOUT & SCALE

There is no external extension proposed to this property. The proposed Hot Food takeaway (A5) layout noted in the attached drawing

5.0 APPEARANCE

As there is to be no new extension, there will not be any changes in the streetscape or character of the building in the area.

It is proposed to provide an external flue from the extraction system. This would be sited on the rear wall of the applicant building and would terminate below the parapet wall of the rear terrace as noted in the attached rear elevation. Siting the flue as noted in the drawing means that the exhausts would be emitted as far as possible from residential building with minimal visual implications. As such this minor external alteration would have no detrimental impact on the visual amenity of the site.

Any signage required for the proposed change of use would be subject to the appropriate separate advertisement consent.

6.0 ACCESS

Existing front central access will be retained for the proposed use.

7.0 PARKING

There are on street parkings available in front of the property. The shop already benefits from on street parking immediately in front of entrance which is sufficient parking likely to be required by the Hot Food Takeaway. Visual inspections indicate that any likely increase in road traffic will not have a detrimental impact on the surrounding road network.

8.0 ENVIRONMENTAL

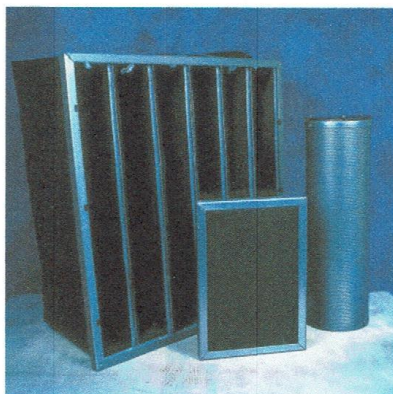
It not expected that increased levels of litter will be experienced as part of this change of use. However It is proposed large commercial refuse bins would be provided within the site and fixed litter bin within the waiting area for use by customers.

It is also proposed that the noise level within and outside of the property will be checked and necessary level of acoustic requirement will be implemented to bring up to the current Building Regulation Requirements.

All the cooking equipment to be adopted would be in full compliance with the requirements relevant policy, a specialist air extraction and filtration system would be installed at the premises. All such details will need to be agreed with the Environmental Health Department of Warrington Borough Council.

TECHNICAL SPECIFICATION FOR DUCTS/EXTRACTOR SYSTEM

AIRGARD TYPE 8 THE CARBON FILTER



LONGAR
INDUSTRIES LIMITED

FEATURES

- High quality carbon
- Robust modular construction
- High carbon content
- Special sizes available on request
- Available with handles and seals
- Low pressure losses

ACTIVATED CARBON UNITS (ACU)

For a modular approach to fume removal the ACU is the ideal solution. The ACU unit is manufactured from a number of carbon biscuits held in a vee formation within a corrosion proof metal casing. The carbon biscuits inside the units are 25mm thick and are also sealed into the frames using polymer which eliminates the possibility of any air by-pass around the carbon.

PRE-FILTRATION

Carbon filters are designed to remove fumes and odours and are therefore not able to filter fine particles and dust. If left unprotected, the life of the carbon is severely reduced. To protect the filters use pleated and bag filters to the correct grade; this will depend on the environment.

SIDE ACCESS HOUSINGS

These are housings which encompass the Activated Carbon Unit along with the Pre-Filtration (such as Bag/Panel Filters). All housings have a side panel which is removable so that access can be gained easily to replace the filters.

This type of housing is ideal for adding to existing installations such as catering extracts or industrial ventilation systems.

Options are available depending on the application.

APPLICATIONS

Activated Carbon dates back many years. In the first World War gas masks were filled with activated carbon granules to remove chlorine gas. Today Longar produces a wide range of carbon filters to deal with many noxious fumes and gases, whilst maintaining high levels of strength and low pressure loss.

Major uses of carbon are in areas where toxic or offensive odours need eliminating. For example sewage works, hospitals, slaughterhouses, restaurant kitchens, airports, toilets, wash rooms, laboratories, office blocks and many more.

ACTIVATED CARBON

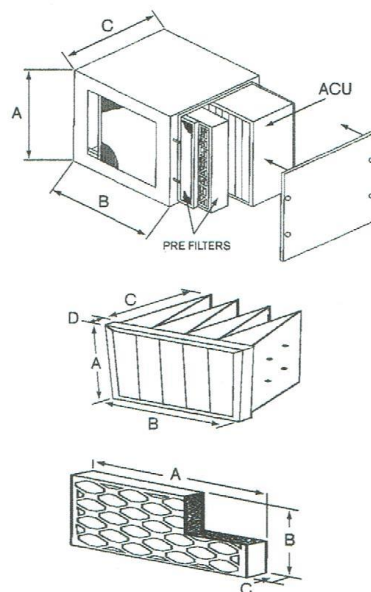
Activated carbon is different from the normal type of loose carbon granule panel in some ways. Firstly, and most importantly, activated carbon granules are fixed and set in position through a thermo-chemical process. With the loose fill granule carbon filters there is a tendency for the granules to rub against each other causing bedding down of the granules and excess dust which would need further filtration.

In addition, bedding down will also allow odours and toxic fumes to by-pass the filter.

The bonding process in our activated carbon filters joins the carbon granules by the points, leaving the pores free to absorb the unwanted contaminants.

This type of construction produces a strong carbon biscuit, which requires no internal structure to support the filter.

Width	Height	Depth	Panels	Flow and pressure loss @ 0.12 secs contact time		Flow and pressure loss @ 0.24 secs contact time	
				M ³ /sec	PA	M ³ /sec	PA
597	597	147	12	0.230	125	0.115	40
597	597	297	12	0.450	125	0.225	40
597	597	447	12	0.705	125	0.353	40
597	597	597	12	0.940	125	0.470	40
292	597	147	6	0.115	125	0.058	40
292	597	297	6	0.225	125	0.113	40
292	597	447	6	0.353	125	0.176	40
292	597	597	6	0.470	125	0.235	40



CARBON PLEATED PANEL & BAG FILTERS

The Pleated Panels like the Carbon Bag filters are made from non-woven synthetic filter media which is impregnated with activated carbon.

This type of filter is a good solution for less demanding applications, and an inexpensive alternative to the granular carbon filters.

Due to the nature of the product, they can not offer the same life or dwell time associated with ACUs or the Carbon panel filters.

Available in various sizes.

ACTIVATED CARBON PANELS

The carbon biscuits are sealed into steel frames, a scrim is then added to protect the carbon surface from dust contamination. Sealing the carbon blocks in a frame stops any air by-pass, whilst protecting and supporting the carbon block. Please view the price list for stock sizes. Custom sizes are also available.

Longar Industries Limited

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Airgard is a registered trademark

Longar Industries Limited reserves the right to change any of the information within this literature.

**MENU**

Product versions: 50 Hz; 90° airflow

Nominal data

Voltage	400	V
Frequency	50	Hz
Phase	3	~
Input power (P1)	1356	W
Current	2.87	A
Max. airflow	2.16	m³/s
R.p.m.	1440	r.p.m.
Weight	64	kg
Connection	Y	
Starting current	23	A

Temperature data

Max. temperature of transported air	40	°C
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Sound data

Sound pressure level at 3 m	55	dB(A)
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Protection / Classification

Insulation class	F
Enclosure class, motor	IP55

ErP

ErP ready	ErP 2016/ErP 2018
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Search



MENU 

 PDF

MUB 042 500D4 IE2 Multibox

Art no: 33542



- High efficient motor IE2
- Speed-controllable via frequency converter
- Integral cold conductor (PTC)
- Low sound level
- Flexible airflow direction due to removable panels
- Installation in any mounting position

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MENU



MUB 042 500D4 IE2
Multibox

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1 of 1

INDUSTRIAL PRODUCTS

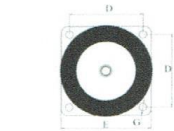
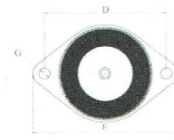
Flanged Mounting

Flanged Mountings give high levels of deflection, providing excellent levels of vibration reduction and shock absorption both in vertical & horizontal planes. Low cost & easy to install. Stainless Steel metals and Oil Resistant / High Temperature rubbers available on request.

Applications include:- Pumps, Fans, Compressors, Vibratory Screens, and Processing Equipment etc.

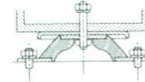
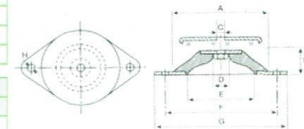
PART NUMBER	Fixing holes	A mm	B mm	C	D mm	E mm	F mm	G mm
FM1566	2	26.5	11.6	M6	50	60	1.74	6
FM209	2	31	21.5	M8/M10	60	77	3	9.2
FM007	2	18	20	M6	50	64	2	7
FM25	2	33	25	M8/M10	66-73	85	2	8 x 12
FM50	2	45	35	M10	92	114	2	10
FM100	2	53	40	M10	110	136	2	11.5
FM200	2	58	45	M10	124	151	3	11.5
FM400	4	70	63	M12	120	150	3	14.5
FM600	4	100	85	M16	160	200	4	14.5
FM1500	4	186	160	M24	250	310	6	18

PART NUMBER	40 SHORE		60 SHORE		75 SHORE	
	Kg	mm	Kg	mm	Kg	mm
FM1566	10	1.40	20	1.35	23	1.10
FM209	40	3.00	76	2.80	112	2.50
FM007	3.5	3.00	9	3.00	13	2.70
FM25	20	4.50	40	4.50	57	4.00
FM50	38	5.00	69	4.80	101	4.50
FM100	60	7.00	100	6.50	147	6.00
FM200	130	10.00	220	9.00	320	8.50
FM400	270	14.50	540	13.00	793	9.50
FM600	375	17.00	750	15.50	1103	12.00
FM1500	1150	46.00	2300	41.50	3381	37.00



PART NUMBER	A mm	B mm	C mm	D mm	E mm	F mm	G mm	H mm
FM4020	40	20	M6	19	29	52	64	8.5
FM6024	60	24	M6	14	34	76	90	8.5
FM8027	80	27	M8	25	65	100	120	8.2
FM10028	100	28	M10	22	70	124	148	10.0
FM15039	150	39	M14	34	115	182	214	12.0
FM20044	200	44	M18	35	140	240	280	15

PART NUMBER	45 SHORE		60 SHORE		75 SHORE	
	Kg	mm	Kg	mm	Kg	mm
FM4020	4	2	10	2.5	17	2.5
FM6024	15	3	25	3	45	3
FM8027	75	7	110	6	150	4
FM10028	90	4	160	4	220	4
FM15039	130	7	250	7	350	6
FM20044	500	7	825	7	1250	6



DATA SHEET FM 2011. Max compression load in Kg deflection in mm.

This information is for guidance only. Customers are recommended to contact us for further technical information on products and applications. We reserve the right to alter specifications or withdraw products without notice.

information please contact our sales team.

Our ESP range includes: –

- ESP 1500E which can handle up to 0.7m³ /sec of air flow
- ● ESP 3000E which can handle up to 1.4m³ /sec of air flow
- ESP 4500E which can handle up to 2.1m³ /sec of air flow
- ESP 6000E which can handle up to 2.8m³ /sec of air flow



KEY FEATURES

- Eliminates up to 98% of smoke, oil and grease particles
- Filters particles down to sub-micron levels
- Produces Ozone to help reduce malodours
- Designed with an integral sump
- Modular in design