

Planning Design, Access & Sustainability Statement 48 Greywell Shopping Precinct – Leigh Park

Proposed change of use from A1 to A5 (Fish & Chip shop)



Front elevation



Rear elevation

We have been instructed by the incoming tenant for the above property (a vacant shop) to seek a formal change of use from A1 to A5 (Fish & Chip Shop). The shop has been vacant for some time – since the previous sports retailer vacated and in the interim, there has been little A1 interest.

The proposal is to bring a Fish & Chip shop to this area of Leigh Park. The unit has just over 100sq.m of ground floor and has a rear yard (with space for bins).

The current signage fascia would be replaced with a 175mm projecting light box (1000cd/m) at 2.4m above ground level and 600mm high. The acrylic façade (white) would be ready to receive applied vinyl letter (proposed name is 'Southern Sole'). An existing roller shutter will be retained.

An extraction system would be ducting directly out of the fryer unit, vented out to the rear of the unit (across the flat roof as shown on the proposal plan). It would include grease filtering at source prior to odour filtration and after the inline fan – acoustic dampening. There would be no open flame cooking and the odour control operation includes the use of clean oil in the fryer (as this reduces mall-aroma prior to the filtration system). Large volumes of air aren't needed for this style of non-hooded system and with reduced air-flow – a smaller and quieter fan is used so the background dBA would be insignificantly affected and cause no additional disturbance to the neighbouring residences. The operational hours (9am to 9pm Monday to Saturday only) along with the general busy surrounding area again show the increased sound levels will be insignificant. Similarly, the 9pm closing time reduces customer exit noise risks.

The unit would be fully refurbished (100% new surfaces & ceilings). A bin will be provided for customers. Please note, customers would not be permitted to consume food in the shop.