

DESIGN & ACCESS STATEMENT

Currently, No 38 operates as a green grocery shop. It is suffering unsustainable losses and the existing enterprise cannot survive.

It is proposed that the change of use from retail to takeaway (A1-A5) be undertaken with the enterprise changing from greengrocer to kebab takeaway, with hours of opening and details of proposed employment opportunities as stated in the application.

The new takeaway will operate on the same footprint within the building as the retail unit currently uses. The 'Proposed Floor Plan' drawing indicates the expected layout.

To the rear of the property lies the staff WC/wash room, store room, and fire exit. These remain the same but are subject to upgrade.

VENTILATION STATEMENT

The ventilation system has to be designed by the specialist supplier and is dependant on the chosen cooking systems installed.

The exhaust conduit will be routed through the building well located in the rear corridor and will vent above the 2nd floor roof.