

DESIGN STATEMENT

NEW SHOP FRONT AND CHANGE OF USE FROM SANDWICH SHOP (E) TO Hot Food Takeaway (Sui Generis), 4 ARNNOLD'S CRESCENT, NEWBOLD VERDON, LEICESTERSHIRE LE9 9LD

THE PROJECT:

The proposal relates to an empty shop which used to be a sandwich shop

This sandwich shop has gone out to business and the shop has been empty for more than six months.



Picture of the current shop

The proposal does not include any changes to elevation or front.

If the change of use application is successful, a new application for a new sign may follow.

The proposal calls for the creation of a new stainless steel extract and ventilation system which is detailed in the accompanying drawings and below.

A new extract system will be constructed to cater for the new cooking equipment. The exit of the new exhaust system will be at the back of the property, away from the public view.

WHY THE HOT FOOD TAKEAWAY USE:

The existing shop is shutting down due to losing money for a long time now. They have a closing down sale on right now, as can be seen in this picture.

The landlord has been seeking a new tenant for the past six months to no avail. Laundrette shops are going out of business all over the country.

A loss making shop is going. It is lost. Now we have the chance to bring it back to live. And create a few jobs in the process, which will add to the vitality and liveliness of the area. An active front is on the offer here. It is beyond logic and reason that the Council will have a closed shutter with the sign TO LET in its place.

VENTILATION STATEMENT

The mechanical extract system:

The specs of the system has been submitted separately. See enclosed drawings

The existing use has an extract system. However, it's not fit for purpose for the new use.

The new extract system aims to follow the existing one in shape and location to reduce its visual impact.

Maintenance of the ventilation system:

Good maintenance is required by the food hygiene regulations and will also minimise the risk of fire. The recommended cleaning period for extract ductwork is:

- Heavy Use 12-16 Hours Per Day: 3 Monthly
- Moderate Use 6-12 Hours Per Day 6 Monthly
- Light Use 2-6 Hours Per Day

Annually Recommendations for maintenance of odour control system include: System employing fine filtration and carbon filtration.

- Change fine filters every two weeks.
- Change carbon filters every 4 to 6 months.
- Use a system employing ESP and other in line abatement. Clean every 2-6 months