

DESIGN ACCESS & STATEMENT

Dear Sir or Madam,

Proposed Variation of Condition 2, 6 of Planning Approval. Reference Number 20200615 to allow for the outlet to be used for Takeaways rather than just Pizza & Associated Products at 147 Parrock Street, Gravesend, Kent DA12 1EY

Gravesham

A Design & Access Statement is a document that explains the thinking behind a Planning Application, to show that the applicant has thought carefully how everyone, including disabled people, older people & young children will be able to use the proposed dwelling. The Design Statement should be read in conjunction with drawing numbers respectively; **060100, 060101, 060102, 060103, 060104, 060105, 060106, 060107** being the drawings for the above works.

Introduction

The proposed application is being submitted according to objections considered, and the detailed report given by Ms Rebecca Harrison, as the original planning approval reference number 20200615 had conditions attached for which this application is applying to vary for our client. This application highlights condition that we would like to vary.

Site and Design Approach

The application site is situated at 147 Parrock Street, & is located amongst a street frontage of takeaway outlets & mixed commercial units at ground floor level with residential units above. There is a large, pay & display car park opposite which has plenty space for the local shoppers and employees within the units. The site is located within the Town Centre Opportunity Area as defined by the Gravesham Local Plan Core Strategy (2014). The application site is not located in a Conservation Area and not a Listed Building or located in close proximity to one.

The internal layout will have side dedicated to the cooking with a 4m for ground and 2m long for basement canopy over the area with the remainder being used for a limited seating area for use by customers whilst waiting for their takeaways. This will be provided with fresh air provided by a newly installed fresh air system which will draw air.

Objections from application reference:20220843 & Responses:

- New odour and noise reports should have been submitted with this application to reflect the new cooking type to be carried out (Turkish cuisine) which is higher odour than pizzas and the extraction equipment which has been installed which is more significant than the extraction system for the pizza takeaway - the information on the previous application with regards noise and odour is no longer relevant;
- The new odour report and noise assessment were prepared according to DEFRA guide. Further to this, all filtration equipment chosen according to **0.2 1/s dwell time** (For further details please see; the odour report, noise assessment, filtration and maintenance assesment).
- They had issues from the pizza takeaway at no. 147 (recently closed) in terms of cooking odours of pizza and garlic; the proposed Turkish kebab takeaway will cause greater issues;
- Above issue considered in this application, ON100 added to extraction systems (Odour Neutralizer).
- The extractor fan machine for the pizza takeaway made a constant humming noise and with all of the takeaways together the noise from all the extractors is impacting on them;
- Please see the noise assessment submitted; previous system has been altered (please see new drawings submitted) consequently, the noise generated will be **10db** less than background noises within the area.
- The other takeaway at Keen Fork had a number of detailed noise mitigation measures recommended in its noise report so find it hard to believe there would be none in this case;
- The concerns above has been tackled at the noise impact assessment please see sections; **7.1, 7.2, 7.3, 8.2, 8.4 and 8.5**. Additionally; connection types drawing and vibration assessment were added to this application.
- All the takeaways around here are disturbing their life with odour, noise, disturbance, rubbish – with one was not so bad but now with three takeaways the problems have been exacerbated;
- Local Private commercial waste collectors has been contacted for daily collection such as VEOLIA & BIFFA. Moreover, designated 240 lt EUROBIN AREA allocated within basement (Please see drawing No: **060101**).
- The extractor flue exits very close to their windows, odours will go directly into their flat;
- The location of the ducting and engine has been relocated please see Noise Impact Assessment section **8.1** and Drawing No: **060102**.
- It is noted there will be filters but smells will still escape the extraction outlet and all filters get full up and need to be changed;
- The carbon filter and ON100 will significantly reduce the amount of odour, for more information please check; **Filtration and Maintenance Assessment**.
- As the takeaway has already changed to a Turkish kebab outlet without permission how can they trust that the unit will be serviced, filters will be used and changed regularly?
- Filtration and Maintenance report dictates and recommends that cleaning and maintenance of ducting , fan and all filtration units both needs to be replaced or maintained every 4 months period (for more details please see the filtration and maintenance assessment). However, it is not so realistic for client to determine any assigned company for maintenance yet. This issue can be placed as condition and once business in operation assigned company and contracts must be delivered to the Gravesham Borough Council.
- Will be stuck with ever more takeaway smells in their home, disturbing their family life, not being able to open windows because of the combined noise of the extractors and ever more odour especially with the food proposed being high odour frying food;
- Myself Yusuf Samet Aydin RIBA PII Architect and Sustainable Development Specialist and Mr. Gokhan Kanberoglu our Msc Sustainable Energy and Building Service Engineer investigated the area we believe system that our client proposing to utilize is more advanced compared to Neighboring Properties such as ON100, Anti-Vibration Brackets & Mounts, Jet Cowl and Acoustic Jacket are sufficient enough to significantly mitigate both noise and odour issues.

- Odour impact from the existing neighboring takeaways, one with high frying food will make it even worse;
- Please see our system details and as mentioned above repeatedly every effort has been spent in this proposal to mitigate noise and odour issue according to DEFRA and EMAQ+.
- The hot air from the extractor makes it unbearable in summer months;
- The flue outlet will be located 1.5m distance away from the eaves of the roof and the Jet Cowl will discharge extract air by 15 m/s (velocity speed).
- The extraction system installed does not look fit for purpose – the flue needs to be at least double the width and the fan double the horse power, re-circulation unit will do little to reduce the charcoal filters, location of outlet will directly affect the neighbors;
- Required Air capacity for entire system Q:1.5 m³/s ,V:10 m/s , D:450 mm diameter ducting consequently, the duct size is sufficient enough for system proposed.
- Risk to pedestrians from people parking on pavement to use the takeaways.
- There is a large, pay & display car park opposite which has plenty space for the local shoppers and employees within the units. The site is located within the Town Centre Opportunity Area as defined by the Gravesham Local Plan Core Strategy (2014). The application site is not located in a Conservation Area and not a Listed Building or located in close proximity to one.

Please do not hesitate to contact for further information.

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APPENDIX - SITE PHOTOS

