



Design And Access Statement

382 Heywood Old Road

Middleton

Manchester

M24 4SB

1.0 Introduction

1.1 Aims

This Architectural Design Document has been prepared to support a planning application for a first-floor rear extension to existing restaurant to create extra seating and alterations to the front elevation.

1.2 Location

The site is located on the A6045 Heywood Old Road in Middleton, Manchester

The site is located in a sparsely populated area, the surroundings include large open fields with a few commercial units. Residential properties are located approximately 5 miles away from the site.

The site is located on the main A6045 which connects to the M60 leading towards other major cities.

1.3 Existing Site

The existing site is currently vacant previously used as a restaurant.

The front of the building facing Heywood Old Road, the ground and first floor is used for private bookings only so is not part of the daily restaurant use.

The site is made up of essentially 3 buildings all connected together, the front is double storey, to the middle is a single storey building with a large pitched roof that is partly glazed from the centre used for customer seating, and towards the rear is another rectangular building which has the main entrance and is also used for seating

Structurally and visually the building is in a good condition, with need of cosmetic repair to provide a fresh appearance.

The surrounding area is well populated with mix of residential and commercial buildings.

1.4 Proposal

The proposal is for a first-floor extension to the rear above the back rectangular building to provide additional seating.

The ground floor footprint will be retained with the extension above to follow the same outline with a flat roof with roof lanterns to provide natural light.

The front building, ground and first floor will be kept as existing for private bookings only however the windows have been proposed to be increased in width to provide a more fresh and welcoming appearance to the front elevation.

Fresh new render has also been proposed to provide a modern elegant appearance which would look attractive along the main road.

The extension to the rear will be built to match the existing brickwork on the ground floor with part render finish to provide a contrast.

Internally the building will be finished to a modern elegant appearance to provide customer seating area.

2.0 Street Scene

North View



East View



South View



West View



3.0 Design Concept

The overall design of the building externally will remain the same with proposed new large windows to the Heywood Old Road elevation and fresh render to provide a fresh new look.

The first-floor rear extension will follow the same footprint as the ground floor existing building with flat roof with roof lanterns to provide natural light.

The internal layout will be retained on the ground floor with additional customer seating at first floor in the proposed extension.

The proposal will serve the large local community with fine dining restaurant experience something which is limited in the area.

The restaurant will help regenerate the current building and help inject money back into the community by providing jobs to locals and providing fresh healthy food.

4.0 Use

The existing site is currently vacant previously used as a restaurant which would be refurbished to a modern standard to provide fine dining experience. The proposed extension to the rear will provide additional seating.

5.0 Layout and Scale

The internal layout on the ground floor will be altered to provide the best setting for a restaurant with dining space and kitchen preparation

Externally there will be a new large window to the front elevation and a first-floor rear extension to provide additional seating with large glazed windows and roof lanterns.

6.0 Appearance and Materials

The proposed first floor rear extension will be partly brick finished to match the ground floor with part render to provide a contrast and fresh appearance, the remaining whole building where rendered will be refreshed with new render to provide a fresh new look.

The proposed windows to the front elevation and to the rear extension will be aluminium frame powder coated.

Materials used internally and externally will be of high standard and quality to represent quality dining experience.

7.0 Opening hours

Mon-Fri: 11.00am – 23:30pm

Sat – Sun: 11.00am – 23:30pm

8.0 Staff

The restaurant seeks to employ 25 no full-time staff and 10 number part time staff.

9.0 Access

The application site is ideally located on the main A6045 which connects to the M60 leading towards Manchester city centre and towards other major cities.

10.0 Parking

The site offers ample parking space to the rear for customers and separate side access for delivery vehicles therefore putting no pressure on the public highway.

11.0 Conclusion

The proposal is for a first-floor rear extension and new large glazing to the front elevation to provide a fresh new look.

The proposal has been designed to fit within the site and has been kept to follow the existing footprint of the ground floor building to minimise over development.

The height has also been kept to a minimum so it doesn't exceed the height of the front main building so it will not be visible from the main road and will not overpower or over shadow over neighbouring buildings.

As the site is located within an open environment with large fields around and a few commercial premises the proposed extension and use will not affect anyone in anyway. The nearest residential community is approx. 5 miles away so there won't be any disturbances.

The proposed restaurant will provide a family friendly dining experience with family seating areas, providing healthy fresh food, something which is limited in the area and would be very successful.

The changes to the existing building would be very successful which will help bring up the surrounding area and attract customers and other businesses.

We feel that all the requirements have been met and give a positive result to this proposal.