



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 glazed rear extension to existing restaurant to create extra seating.

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 proposed extension will be fully glazed to provide a contemporary appearance which will allow natural light into the space and create a vibrant and elegant dining space

The ground floor footprint will be retained with the extension above in a glazed structure.

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

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 fresh render to the Heywood Old Road elevation to provide a fresh new look.

The first-floor rear extension will follow the same footprint as the ground floor existing building and would be built as a glazed structure to provide a contemporary and modern appearance

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.

As a precedence a similar structure was approved at the Village Inn on Third Avenue, M17 1DQ, application ref: 108014/FUL/22



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 in a modern and contemporary style

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 and kitchen preparation spaces.

6.0 Appearance and Materials

The proposed first floor rear extension will be a glazed structure to provide a modern and contemporary style, the remaining whole building where rendered will be refreshed with new render to provide a fresh new look.

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 glazed extension which would provide a modern and contemporary structure which will look unique and attractive and be a great addition to the restaurant.

A similar structure was approved at the Village Inn therefore the precedent is already set.

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.