



Huntington Public House
Northmoor Road
Longsight
M12 4HP

Design & Access Statement

Full Planning

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Architecture
& INTERIORS

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Figure 1: Site Location

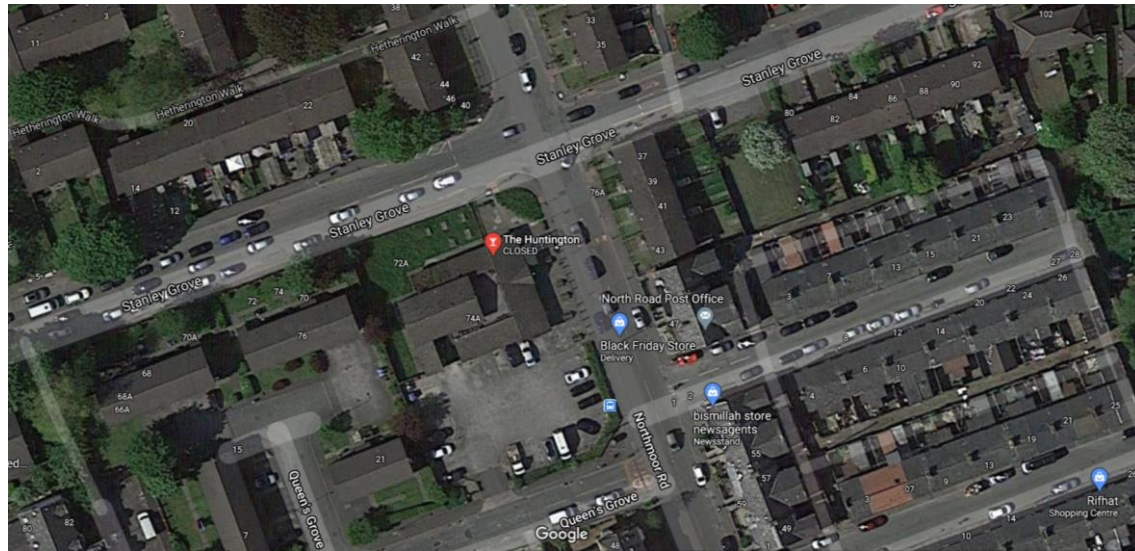
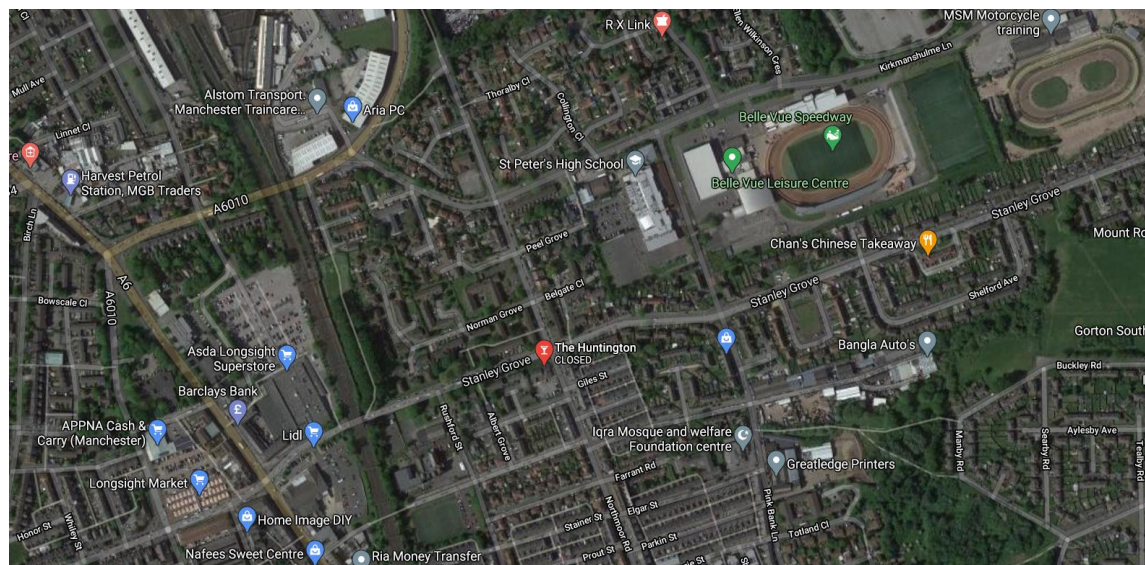


Figure 2: Location



1.0 Introduction

1.1 Aims

This Architectural Design Document has been prepared by Architecture & Interior Design for the installation of external decking and pergola feature to existing restaurant and 3 number freestanding signage boards

1.2 Design Ethos

The design approach can be summarised as follows:

- To provide customers with elegant style dining experience with modern and elegant fittings throughout
- The design should incorporate various aspects of sustainable design, and looks to new technologies and local workforce.

1.3 Location

The site is located on Northmoor Road just off the busy road off Stanley Grove.

The area is populated with predominately residential and some commercial outlets close to the site making it an ideal location for the proposal set forward.

The site benefits from excellent public transport links with bus services operating on Northmoor Road leading towards the city centre and throughout Manchester.

1.4 Existing Site

Structurally and visually the building is in very good condition. The Huntington Pub is a two-storey conventional building. The site has areas of open space surrounding and has a large parking area to the south of the site which makes it ideal for the proposed decking/pergola feature. The site offers excellent public transport links, therefore easily reachable by bus or train.

The surrounding area is well populated with mix of residential and commercial buildings with Stockport Road within close proximity.

1.5 Proposal

The proposal is for the creation of external decking and pergola feature.

The proposed restaurant is part of a franchise business with restaurants nationwide, the design concept of the restaurant is around the cowboy western theme.

The restaurants external appearance is key to its success and brand recognition, which displays wooden decking with pergola feature to give that western appearance.

The proposal set forward is not excessive in its appearance and has been designed to stich within the existing building fabric. The use of open timber frame retains the view and appearance of the existing building behind.

The decking and pergola feature act as a transparent fabric to create a feature without hiding the true character of the building behind.

Figure 3: History



2.0 History

One origin of its name is said by legend to date from 1745 when a commander of the Young Pretender's troops was said to have exclaimed that it is a 'long sight' to Manchester, though it may simply have come down to the fact that it was on rising ground with a 'long sighted' view to the countryside in the west.

Prior to the 1840's much of what is present day Longsight came under the boundaries of Gorton or Openshaw.

One part can claim its origins further back in time, Grindlow, still remembered in a street name, meaning a green hill used as a burial mound

In the 1850's Grindlow House was owned by a Miss Elizabeth Foster, the story goes that she was to get married but having land in Australia was determined to go back and sort out her affairs. On her return journey her boat the Royal Charter sank with all hands and when the wreck was found some weeks later, her leg and stocking marked EF were discovered and brought back to Longsight to be interred at Grindlow.

As with nearby Levenshulme, it grew up alongside the Stockport Road on the main route south from Manchester and the coming of the railway began to turn what had been a collection of farms and settlements into a wealthy and a middle class neighbourhood of Manchester by the end of the nineteenth century.

The oldest church in Longsight is that of St John the Apostle and was built in 1846 and was designed by J. E. Grogan, the architect of the Mechanic's Institute on Princess Street in the City Centre. Once able to house nine hundred worshippers it became a victim of the changing population in the suburb, amalgamating with the now demolished St Cyprian's Church on Stanley Grove before closing in 1993 and now occupied as the Qadria Jilania Islamic Centre.

At the turn of the twentieth century, Walter and Howard Pownall had founded a small cotton mill on Bridge Street behind Deansgate in the centre of Manchester. They soon moved to what was then a large and modern factory on the Stockport Road in Longsight where they added spinning, knitting, bleaching, dyeing and printing to their trade. The Daisy Mill Works would give rise to the Daisy brand name. In the 1930's after being partly rebuilt following a fire, it was lauded as the way forward for industry, modern in its construction and arrangement, and manufacturing the new Rayon product, in a factory flooded with light from strategically placed windows and skylights.

Figure 4: Street Scene

Western Edge



Northern Edge



Eastern Edge



Southern Edge



Existing stores with decking/pergola feature



3.0 Planning Guidance

3.1 Planning History

124042/FO/2019 - approved
129778/FO/2021 - approved

4.0 Proposed Development

4.1 Design Concept

The overall design of the building externally will remain the same with proposed external decking and pergola feature to be added to create the brand recognition and cowboy style.

The images on the left show examples of the proposal which creates a playful and exciting elevation which will attract customers and go with the theme of the brand

The proposal will serve the large local community of which are residential and commercial with a great taste of food from Howdy's menu which include grilled food and steaks.

4.2 Use

The existing site is currently being refurbished to create a restaurant as approved under the latest application 129778/FO/2021.

4.3 Amount

The amount of development on the site that is considered appropriate has been arrived at by examining and responding to the following issues:

- Urban design and size of the blocks in the area.
- Ensuring the public and private realms are clearly defined and works with the existing context.
- Height and massing of the surrounding buildings.

The proposed external features will not affect the scale of the building or its use.

4.4 Layout and Scale

The internal layout on the ground floor will be retained as approved previously, the proposal set forward is for the creation of external decking and pergola feature to represent the brand.

Externally the buildings elevation will be retained, just branding and signage will be provided to enhance the appearance.

The proposal will also involve the installation of 3 number external free standing signage boards to attract customers.

4.5 Appearance and Materials

The external appearance of the building will be retained as approved, the proposed timber decking and pergola feature will not deter from the original building appearance.

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

4.6 Access

Bus routes serve the surrounding local area and therefore the application site is within short reach by public transport. The closest bus route is located outside the site on Northmoor Road.

As the internal site is level there will be no difficulties in providing pedestrian access. The property is accessed by Stafford Street. The entrance to the front of the property is level with the external pedestrian footpath; should any wheelchair users require access, would not be a problem for them.

4.7 Parking

The site offers customer parking spaces, the proposed decking and pergola feature will not affect the parking arrangements.

5.0 Conclusion

The proposal is for the creation of external decking and pergola feature to create the brand recognition and to attract customers. The external features will not affect the appearance of the existing building.

The proposed restaurant will provide a family friendly dining experience with family seating areas with parking on site, providing healthy grilled food including steaks and grilled burgers, as part of the new healthy style of living, something which is limited in the area and would be very successful.

Being located in Manchester one of the largest cities in the UK and numerous tourists visiting this wonderful City, it makes it ideal for this proposal for this site as its close to many attraction sites and close to the main road A6 Stockport Road.

The proposal will provide healthy grilled food and dining facilities to Manchester residents and tourists visiting the city. The proposed changes are intended to fit within the existing building fabric, which will improve the aesthetical appearance of the building and attract customers while at the same time offer a modern interior and exterior appearance that sits comfortably within its context.

The changes to the existing building would be very successful in this vicinity which will only add as a positive project to help bring up the surrounding area. We feel that all the requirements have been met and give a positive result to this proposal.

To bring back a Public House to its core use as a restaurant for the community would provide viability and longevity to this building. We feel the application should be looked at positively.

