



Huntington Public House  
Northmoor Road  
Longsight  
M12 4HP

**Design & Access Statement**

Full Planning

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& INTERIORS

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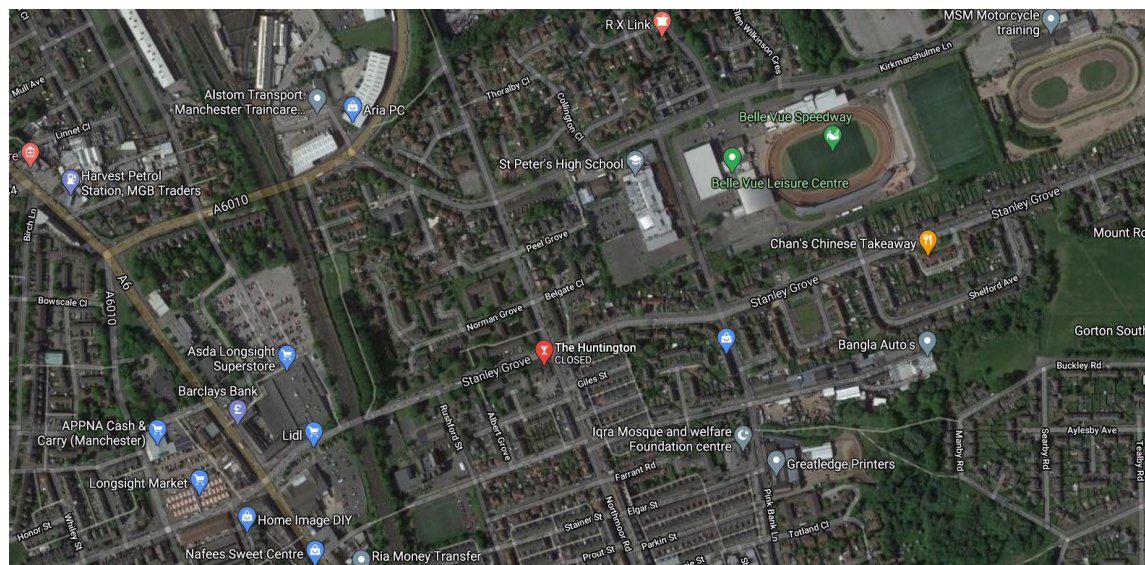
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Figure 1: Site Location



Figure 2: Location



## 1.0 Introduction

### 1.1 Aims

This Architectural Design Document has been prepared by Architecture & Interior Design for the Change Of Use from Sui Generis of Public House to E (b) Restaurant and Sui Generis ancillary takeaway and extract canopy to rear.

### 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 proposed change of use.

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

The existing site is currently vacant and has been for over 2 years. It was previously used as a Public House.

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 change of use. 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 Change Of Use from Sui Generis of Public House to E (b) Restaurant and Sui Generis ancillary takeaway and extract canopy to rear.

Internally the building will be finished to provide a modern elegant appearance to accommodate customer seating area, kitchen, reception, ice cream bars and toilet facilities.

The building externally will remain as is with minor changes to the front of the elevation to enhance and provide the branding of the restaurant.

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, Grindlaw, 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



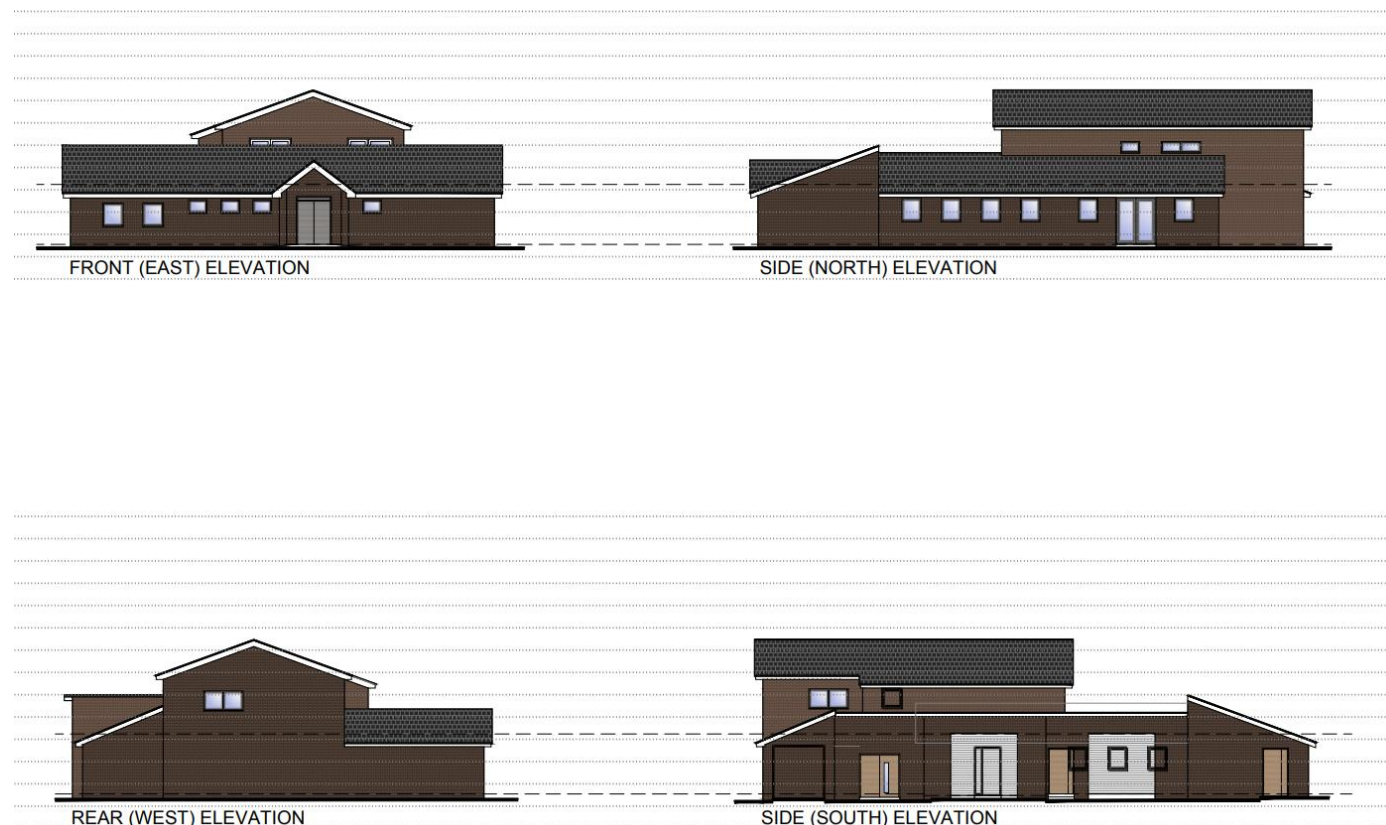
Southern Edge



Figure 5: Proposed Elevation



Figure 6: Existing Approved Elevation



### 3.0 Planning Guidance

#### 3.1 Planning History

There has been one previous application submitted, the most recent one under reference number 124042/FO/2019 which was approved as a change of use of public house (Class A4) to ground floor retail use (Class A1) and 2 x first floor apartments with associated elevational alterations and erection of first floor side extension.

#### 4.0 Proposed Development

##### 4.1 Design Concept

The overall design of the building externally will remain the same with minor changes to the front elevation please see figure 5.

The internal layout will be altered on the ground floor to provide a suitable layout for a restaurant.

The proposed change of use would be beneficial for the local community and the City of Manchester as Howdy's provide great healthy food. This is a natural brand which is rapidly expanding.

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.

The proposed restaurant will help regenerate the current building and help inject money back into the community by providing jobs to locals and providing a healthy option of food. Providing longevity

##### 4.2 Use

The existing site is currently being refurbished to create a E(a) Retail on the ground floor which was taken over from a vacant Public house that was closed for 2 years.

##### 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 change of use will not affect the scale of the building.

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

#### **4.5 Appearance and Materials**

The external shopfront will be retained as approved in the A1 Retail application under reference number 124042/FO/2019 and internally on the ground floor the layout will be changed to suit the proposed change of use.

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

#### **4.6 Opening hours**

Mon-Fri: 11.00am – 11.00pm  
Sat – Sun: 11.00am – 11.00pm

#### **4.7 Staff**

The restaurant seeks to employ 14 no full/part time staff.

#### **4.8 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.

#### **4.9 Parking**

The site offers 20 parking spaces including one disabled parking space which is ideal for the proposal.



## 5.0 Conclusion

The proposal is Change Of Use from Sui Generis of Public House to E (b) Restaurant and Sui Generis ancillary takeaway and extract canopy to rear. The Public house provided full meals for locals for a period of 30 years, it would be beneficial to bring that use back to the local community.

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.

