

DESIGN AND ACCESS STATEMENT

For

**Change Of Use Application To Transform The Ground Floor Of 208 Lightbowne Road Manchester
Into A Hot Food Takeaway/Restaurant (Takeaway / Restaurant - Use Class E).**

208 Lightbowne Road, Manchester

M40 5EF

CLIENT: Funmilayo Oluwatosin Awe

DATE: 10/02/2024

REFERENCE: PP-12816904



INTRODUCTION

This statement accompanies a planning application transformation of the previous hair saloon, now empty, into a restaurant and takeaway.

DOCUMENT AIMS

This document aims to provide an understanding of the site and elucidate the reasoning behind the proposed actions.

HISTORIC CONTEXT

Moston, situated approximately three miles northeast of Manchester city centre, has a rich history dating back to the 13th century when it was known as Mostun. Evidence suggests an even older presence in the area, with the discovery of a Roman pavement. During the 19th century, the township experienced rapid expansion and was formally incorporated into the city of Manchester in 1890.

Moston, a suburb of Manchester in North West England, is situated approximately 3 miles (4.8 km) northeast of the city centre. While historically part of Lancashire, Moston is primarily known today as a residential area.

PROPOSED DEVELOPMENT

This application pertains to the proposed Change of Use Application to transform the ground floor of 208 Lightbowne Road Manchester into a hot food takeaway/restaurant (Takeaway / Restaurant - Use Class E). The proposal also involves exterior alterations to the side elevation to install a Spiral Duct Stainless Steel or Galvanized Steel Chimney to the roof level for flue termination. Reuse the illuminated projecting sign to the front elevation.

SITE DESCRIPTION / ACCESS AND TRANSPORTATION

The proposed application site is located on Lightbowne Road in Moston, approximately 0.5 miles west of New Moston. Currently, the space sits vacant and has been so for a considerable period, with its previous use being a hair salon.

Our vision involves revitalizing the existing ground floor space, which is currently in poor condition, to create a well-maintained and visually appealing establishment that aligns with the quality of other shops along Lightbowne Road. The intention is to transform the space into an upscale takeaway restaurant, complementing the existing businesses on the street and enhancing the area's overall appeal.

This venture is expected to bring significant value to the locality, contributing to its already distinguished character. Furthermore, the site's advantageous location offers environmental benefits. It is conveniently situated approximately 0.7 miles from Moston Train Station and close to bus stops along Lightbowne Road. These transport links provide easy access not only to Moston but also to Manchester, Failsworth, and Middleton, enhancing the accessibility and potential reach of the proposed establishment.

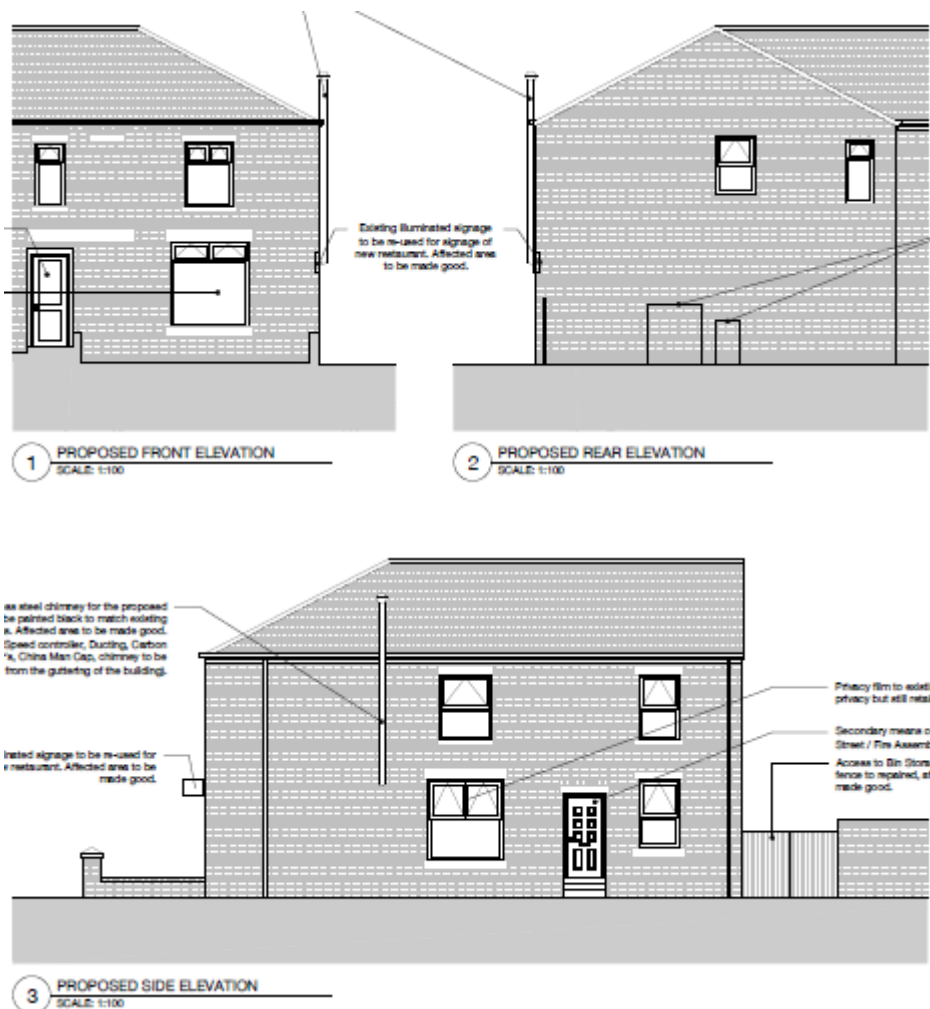
ACCESS FOR ALL

The premises are proposed to have level access at the main entrance / fire escape and an accessible toilet and food service space on the main floor.

MATERIALS

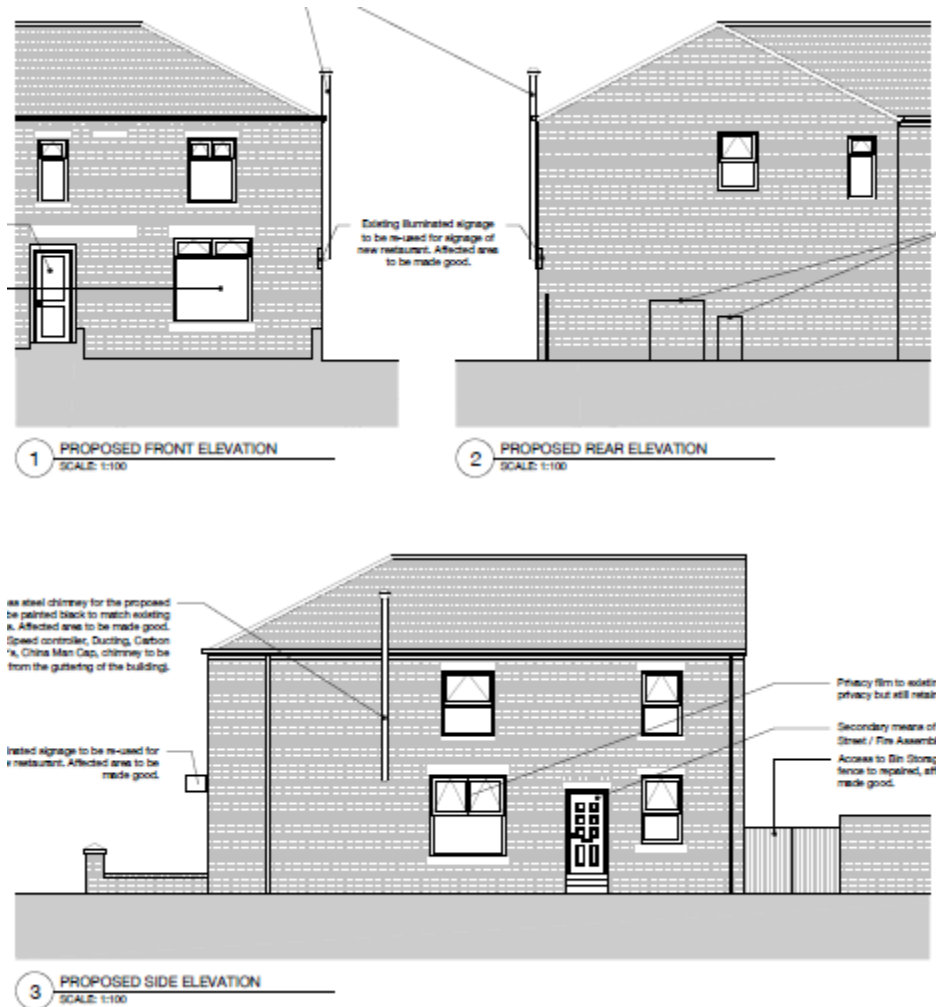
External Illuminated Signage

The existing Illuminated Signage will be repurposed by the new restaurant/takeaway.



Galvanized Steel Chimney –

This will be used as the chimney to the side of the property to improve ventilation within the restaurant and kitchen (specification submitted along with the application). The design is to match the chimney stack on 238 Lightbowne Road Moston Manchester M40 5EF.



ENERGY EFFICIENCY

The government has established energy reduction goals to mitigate the potential impact of future climate change. The existing window design will prioritize maximizing natural light following HPBC design recommendations. Furthermore, all internal lighting will utilize LED bulbs to reduce electricity consumption.

HOURS OF OPENING

GENERAL OPENING

Monday – Sunday: 14:00 – 22:00

DRINKS SERVICE

Monday – Sunday: 14:00 – 22:00

FOOD SERVICE

Monday – Sunday: 14:00 – 22:00

CONCLUSION

This application concerns the proposed Change of Use Application for the ground floor of 208 Lightbowne Road, Manchester. It aims to convert it into a hot food takeaway/restaurant (classified under Use Class E). This initiative repurposes a currently vacant space, maximizing its utility.

The proposal is anticipated to have minimal impact on existing parking arrangements, as we estimate that approximately 80% of trade will come from local residents accessing the establishment on foot.

In light of this, we hope that our proposal aligns fully with the overarching and site-specific policies delineated in the Local Plan and the guidelines set forth in the National Planning Policy Framework. We, therefore, respectfully urge the Local Authority to support this proposal and grant planning permission accordingly.