# Design Statement

**Retention of Building in Use as a Restaurant**
**Address:** 2 Woodlands Road, M8 9LJ

## 1. Introduction

This Design Statement has been prepared in support of the application for the **retention of the existing use of the building as a restaurant** at 2 Woodlands Road, M8 9LJ. The statement outlines the design principles, context, and operational characteristics of the premises and demonstrates that the continued use is appropriate for the site and surrounding area.

## 2. Site and Surroundings

The property is a detached commercial building located on Woodlands Road, within an established urban area characterised by a mix of commercial, retail, and community uses. The site benefits from good accessibility via public transport and nearby road networks. The surrounding area already accommodates similar non-residential activities, and the restaurant use is compatible with the existing character of the locality.

## 3. Existing Building and Use

The building is currently fitted out and operated as a restaurant. No external alterations are proposed as part of this application. The scale, form, and appearance of the building remain unchanged and are considered suitable for its ongoing commercial use.

The restaurant operates as an established business serving food and non-alcoholic beverages to the local community and visitors.

## 4. External Appearance

The exterior of the building has been finished with high-quality composite cladding. This material blends well with the surrounding properties and complements the character of the wider area, while giving the building a modern and well-maintained appearance. The external finish enhances the visual quality of the property without detracting from neighbouring buildings or the street scene.

## 5. Customer Feedback

Customer and public feedback on the development have been overwhelmingly positive. Many customers and members of the public have commented favourably on the appearance of the building and have congratulated the business owner on its design. In particular, the use of recycled shipping containers in the construction has been well received, with comments highlighting the modern appearance and the sustainable approach taken to the building’s development

## 6. Proposed Development

The proposal seeks permission for the **retention of the existing restaurant use only**.

- No extensions or structural changes are proposed.
- No changes to the external appearance of the building are required.
- The internal layout continues to support restaurant operations and customer seating.

## 7. Hours of Operation

The business operates daily from:
**08:00 to 23:00**, including **bank holidays**.

These hours reflect the existing operation and have been managed without undue impact on neighbouring properties.

## 8. Employment and Economic Impact

The restaurant makes a positive contribution to the local economy by providing employment opportunities. The business currently employs:

- **1 full-time staff member**
- **6 part-time staff members**

The retention of the restaurant use will help sustain local jobs and support the vitality of the area.

## 9. Residential Amenity

The continued use of the premises as a restaurant is not considered to adversely affect residential amenity. The building has operated successfully within its current hours, and no significant issues relating to noise, disturbance, or activity have been identified. The nature of the use is appropriate for its location on a main road within a mixed-use area.

## 10. Access and Safety

The site benefits from existing pedestrian access directly from Woodlands Road. The use does not introduce any additional access requirements beyond those already in place. The operation complies with relevant health and safety and fire regulations.

## 11. Parking.

The site benefits from the provision of over 100 on-site car parking spaces, which adequately serve both customers and staff and help to minimise on-street parking demand. In addition, the owner has undertaken improvements to the rear alleyway, ensuring it is kept clean, tidy, and accessible for use by neighbouring businesses. The development represents a new and

innovative building concept within the area and has been widely regarded as a welcome improvement to the local environment.

## 10. Conclusion

The retention of the restaurant use at 2 Woodlands Road represents a sustainable and appropriate use of the existing building. The proposal maintains the character of the area, supports local employment, and contributes positively to the local economy without causing harm to neighbouring amenity.