Design and Access Statement
Site Address: 27 Lansdowne Road, Manchester, M8 5SF

1. **Introduction**
   This Design and Access Statement has been prepared in support of a planning application for the proposed change of use of the ground floor premises from a Class E retail unit to a small-scale café/restaurant (Class E) with ancillary takeaway.

2. **Site Description**

   The application site is located within an established commercial area along Lansdowne Road in Manchester. The surrounding area comprises a mix of retail units, food outlets, and residential properties. The site benefits from existing pedestrian access and is well integrated within the local neighbourhood.

3. **Proposed Development**

   The proposal seeks to introduce a modest café/restaurant offering Pakistani cuisine, with a limited number of indoor seating arrangements (approximately 2–4 tables). The takeaway element will remain ancillary to the primary sit-in use.

   No significant structural alterations are proposed, aside from the installation of a kitchen extraction system, including an external flue to the rear of the property.

4. **Design Principles**

   The design approach is based on simplicity, functionality, and minimal impact. The internal layout has been arranged to provide a clear separation between the customer seating area and the kitchen located at the rear.

   The proposal maintains the existing character of the building and does not introduce any visually intrusive changes to the street frontage.

5. **Access**
   Access to the premises will remain as existing via the front entrance. The layout is designed to allow easy and safe movement for customers and staff within the premises.

   Where possible, the design will accommodate accessibility needs, ensuring that the premises can be used by all members of the community.

6. **Impact on Surroundings**
   The proposal is small in scale and is not expected to result in any significant adverse impact on the surrounding area. Measures have been incorporated to address potential concerns:

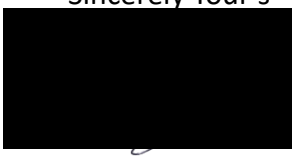
a) A high-quality extraction system will control odour and fumes
b) Opening hours (08:00 AM – 11:00 PM) will minimise disturbance
c) Waste will be properly managed and stored at the rear
d) The use is considered compatible with the existing commercial nature of the area.

7. **Conclusion**
   The proposed development represents an appropriate and sustainable use of the premises,

supporting local business activity while maintaining residential amenity. The design is proportionate, and all necessary measures have been taken to minimise impact.

The application is therefore respectfully submitted for approval.

Sincerely Your's



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