

Design and Access Statement

Address: 65 Windsor Road, Prestwich, Manchester, M25 0DB

Proposal: Change of Use from Shop (Class E) to Restaurant (Class E(b)) with installation of an external extractor system]

1. Introduction

This Design and Access Statement is submitted in support of a revised full planning application at 65 Windsor Road, Prestwich. The proposal seeks retrospective approval for the continued use of the premises as a restaurant (Class E(b)) with the installation of a new external extractor system. This submission replaces a previous proposal involving a larger flue, which drew concerns from nearby residents.

The revised scheme reflects the applicant's commitment to addressing those concerns through a lower-impact design that supports the ongoing viability of the business while improving the environmental, visual, and operational footprint of the premises.

2. Site Context

The premises are situated on Windsor Road, a primarily residential street with a number of small independent businesses. The area lies close to Heaton Park, a major regional park and events venue which regularly draws large numbers of visitors for concerts and festivals. The location benefits from high pedestrian footfall, particularly during public events, and contributes to the vibrancy of the local economy.

The site was previously a vacant unit and now provides a welcoming café/restaurant that offers culturally diverse, affordable food options. The venue is well-supported by local residents and visitors alike, providing an important local amenity.

3. Design Proposal

The revised proposal involves the use of a compact internal extractor system, replacing the previously proposed flue. The new system is smaller, quieter, and visually has no impact to external elevation. It is proposed to use an extract fan due to the cooking requirements and having considered the neighborhood impact.

4. Scale and Appearance

The extractor is modest in scale and discreet in design, avoiding overbearing impacts or excessive visibility. It will be installed internally with the least impact on neighbour the fan shall have a 150mm dia grill to the outer face on the brickwork which shall blend in the colour of the brick to harmonise with the existing building with no impact to the outside.

5. Access

No changes are proposed to the existing access arrangements. The premises are accessed from Windsor Road, which includes pedestrian paths and nearby public transport links. Emergency access remains from the rear. The location is well-suited to active and sustainable transport, reducing dependency on private vehicles.

6. Sustainability and Environmental Considerations

The extractor system is designed to be energy-efficient and incorporates high-quality carbon and grease filtration to minimise environmental impact. The system will be regularly maintained to ensure performance and compliance with environmental standards, particularly those outlined in DEFRA guidance. Its compact design reduces energy use, and its central location supports walkability and cycling, in line with sustainable development principles.

7. Community Value and Personal Context

This business is a valued part of the local community. It serves affordable and culturally inclusive food options to local families, elderly residents, and event visitors. Its presence enhances the high street and contributes to the local economy by drawing additional footfall, particularly during peak periods such as events in nearby Heaton Park.

The business has become a trusted part of the community and is highly rated on Google Reviews and social media platforms. Many customers have expressed appreciation for the welcoming atmosphere and community-oriented service.

Importantly, this café is the applicant's sole source of income and is run as a small independent venture by a single mother supporting her family. Its success is not only critical to her personal livelihood, but also to maintaining independence and contributing to the community. The applicant has demonstrated a willingness to adapt to all concerns raised and has taken active steps to improve the premises in response to local feedback.

8. Policy Context

The proposal aligns with the following planning policies:

- JP-J1 – Supporting economic growth by enabling small, independent businesses to thrive.
- JP-P1 – Promoting sustainable, inclusive, and well-connected places.
- JP-S1 – Delivering sustainable development through well-integrated proposals that minimise environmental impact.

The proposal also aligns with the National Planning Policy Framework (NPPF), particularly in supporting local businesses, enhancing economic resilience, and encouraging sustainable patterns of development.

9. Conclusion

This revised application reflects the applicant's strong commitment to responding to feedback and improving the site's operational and visual impact. The new extractor system provides a quieter, smaller, and more efficient solution that supports the applicant's livelihood, serves the local community, and maintains residential amenity. The proposal is reasonable, policy-compliant, and an appropriate solution for the continued use of this site.

10. Proposed Planning Conditions

To assist the Local Planning Authority in reaching a positive outcome, the applicant is willing to accept the following planning conditions to ensure that the development continues to operate in a manner that protects residential amenity and complies with policy objectives:

1. 1. The extractor system shall be maintained in accordance with manufacturer specifications and serviced at regular intervals, with records kept on site for inspection.
2. 2. The extractor shall include odour and grease filters compliant with DEFRA guidance and shall be replaced or cleaned regularly to maintain performance.
3. 3. Noise emissions from the extractor shall not exceed 40 dB(A) at the nearest residential boundary during operational hours.
4. 4. The premises shall operate only between the hours of 09:00 and 21:00 Monday to Sunday, with no customer activity outside of these hours.
5. 5. No access shall be permitted to the rear area of the premises for customers. The rear yard shall not be used for seating, gathering, or any activity associated with the café.
6. 6. The external appearance of the extractor unit shall be retained in a neutral, non-reflective colour to minimise visual impact.

These conditions demonstrate the applicant's proactive approach to balancing the needs of the business with the protection of local amenities.