

Our ref: **2021 - 566.**

Change of use for 1st floor residential to restaurant Seating Inc. Alterations.

Luna Restaurant, 34, Bridgegate, Howden, Goole DN14 7AB

DESIGN, ACCESS & HERITAGE STATEMENT.

Revision – Rev -, Dated 12TH September 2023



Fig 1, Front Elevation

Overall introduction & initial planning enquiry

Overview:

Luna Restaurant, No.36 Bridgegate; Is located along a primary route through the village of Howden, Mr Qylafi currently operates an Italian restaurant while residing at first floor level. The property has been a licensed bar / restaurant since October 2016. Whilst the upper levels have always been residential in nature and has no listing.

Mt Qylafi would like to Seek permission to change the use of the 1st floor from residential (C3) to Restaurant seating provisions (E(b))



Fig 2, Existing Property Frontage.

Project Elements and overall summary:

This Document seeks permission to change the use from 1ST floor Residential to commercial seating in line with associated GF Restaurant.

Use:

Ground floor will remain as a restaurant inc. Kitchen and User amenities (WC). There will be an a new staircase within the main dining area to accommodate access to new dining areas at 1st floor. Other than this there will be no change to the Ground floor layout.

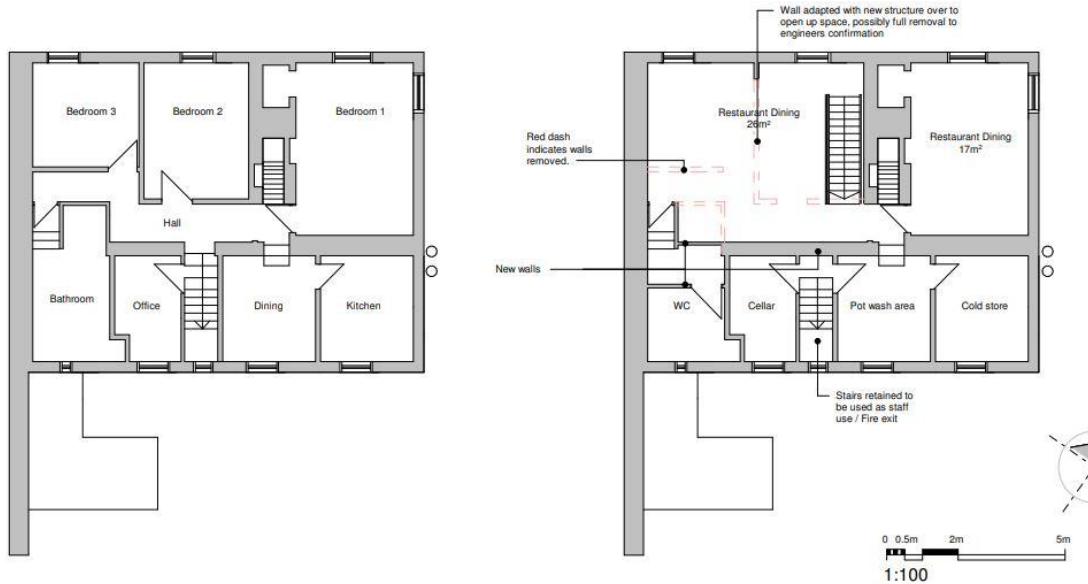


As Existing Ground Floor Plan - @ 1:100



As Proposed Ground Floor Plan - @ 1:100

At First Floor Level, there will be alterations to allow for a more open plan feel. These works consist of removal of non-structural walls & installation of steel support over the structural wall highlighted as well as adaption to the floor to receive new staircase.



As Existing First Floor Plan - @ 1:100

As Proposed First Floor Plan - @ 1:100

Ecology: (if applicable)

There are no evident ecology findings.

Archaeology: (if applicable)

we do not anticipate encountering historic evidence

Appearance:

The appearance of the property will not change to accommodate the required change of use.

Landscaping:

There will be not impact to the surrounding landscaping.

Access:

The existing sites access provisions will not be changed by these proposals.

Heritage Statement.



Howden is a small market town about 3 miles north of Goole and 17 miles south east of York with medieval connections and first mentioned in AD 959 when King Edgar gave Howden Manor to his wife, Ethelfleda. Howden Minster is a large Grade 1 listed Cof E Church, dating back to Saxon times, although the Chapterhouse and 14th Century Chancel at the eastern end is now in ruins following collapse of the roofs in 1696 and 1750 respectively. Howden hosted the largest annual horse fair in England through the 19th century, supplying military throughout Europe and the wealth of the traders led to much of the centre being redeveloped with a range of high quality Georgian and Victorian, and this is a good example. The Boothferry River crossing was popular route for stagecoaches and the town continued to thrive with over twenty inns and virtually every trade represented in the town.

The River Ouse is one mile to the south and the Humber estuary approximately seven miles to the east, with the flat low lying land of the Vale of York surrounding the town for several miles in all directions. The large open fields continue to be used for market gardening, with the historic production of grapes and more recently large quantities of tomatoes. The R100 and R101 airships were built just north of the town at Spaldington and created a brief surge in industry and employment but the population of went into decline when outgrown by nearby Goole. Howden more recently has regained popularity as a place to live and work, with the larger towns of York, Sheffield, Hull and Leeds all within easy reach via the motorway and rail networks.

Wayne Traynor

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