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THE SITE

The Deansgate public house is located on the corner of Deansgate and Trafford Street in Manchester City Centre. The Beetham Tower is located just adjacent across Trafford Street, and the Deansgate-Castlefield Metrolink Station is around 100 yards South of the site.

USE

The existing use of the site is a public house with trade areas on the ground and first floor. The second floor currently contains the manager's accommodation.

AMOUNT OF DEVELOPMENT

The new terrace will create a new external trade area of approximately 37 sqm.

LAYOUT

The project mainly comprises a new external terrace at second floor level, which spans over the existing terrace at first floor level. A new glazed entrance lobby, new glazed entrance doors, new glazing and a new external stair are also included as part of the proposal. These works are to the rear of the site, with minimal visibility from Deansgate. The new terrace features a retractable awning structure over the new terrace.

SCALE

The new terrace structure extends out 5.5m from the new bi-folds at second floor level, and 2.3m out from the furthest point at first floor. The terrace comes over the existing first floor terrace.

LANDSCAPING

N/A

ACCESS

Access to the site will remain unchanged.

DESIGN

The works have been carefully designed and detailed to respond to the site context and the existing building. The new terrace will provide an inviting space for locals and visitors to the area to enjoy; and external spaces of this kind are hugely important as the industry reopens in the aftermath of the Covid-19 pandemic. A simple materials palette has been chosen to compliment the existing building and the surrounding locality, with a dark powder-coated finish (RAL 7016 – Anthracite grey) to the terrace

INVENTIVE DESIGN ASSOCIATES

ARCHITECTURE & INTERIOR DESIGN

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structure and new associated windows / doors and glazed lobby. A frameless glass balustrade is included to the perimeter of the terrace.

As part of this project the building will also benefit from considerably improved fire escape routes and exits. This proposal will greatly benefit the premises and the local area; we respectfully ask the Local Authority to grant this application.



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