



02/21110/AR

10th January 2022

**Re: External & Internal works alterations to Lass O'Gowrie, 36 Charles Street,
Manchester, M1 7DB**

DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING APPLICATION.

This statement is with relation to the Town and Country Planning Legislation (Amendment Order 2006 SI 2006/1062).

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access Statement, which is proportionate to the scheme under consideration.

1. Use

The subject premises is a Public House situated close to Whitworth Street Conservation Area.

The building has a footprint of approximately 238m² (2561ft²) and occupies a plot of land at the corner of Charles Street to the south and Pritchard Street to the west backing on to the River Medlock to the east.

2. Historical Background and Context

- The building is a grade II Listed Building, dating back to mid C19. It was first listed on 6th June 1994. The Public house is notable for its largely unaltered late C19 exterior.
- The building has remained in viable, sustainable and original use throughout its life but has clearly had to undergo change to do so and it is anticipated that further change will be necessary in the future as is the nature of such buildings.
- The Buildings external elevations comprise mainly of red brick with glazed terracotta tiles, in deep red, orange and green. Chamfered corners of the building to the west end elevations. Slate roof, hipped roof with ridge chimney.
- The buildings interior has been altered significantly over the years in order to keep up with ongoing consumer demands over the last 100 years.

3. Amount of development

The works are within the curtilage of the existing site; carefully considered and carried out to integrate with the existing historical features of the building and can be summarised as follows:

- Alterations to the rear door to improve compliance in relation to FRA report, as existing rear doors open inwards. Due to the accommodation on the floors above, the current doors do not comply. With the installation of outward opening doors and a draught lobby, the outer doors can be hooked open during trading hours to allow for the site to comply with current fire regulations.
- New fire door & lobby to bottom of existing stairs from GF to FF to allow fire protection.
- Internal alterations to bar servery, fixed seating, timber screens & new raised & fielded panelling to internal areas. All works to be carried out to a high standard with high quality materials & finishes in order to revive the interior and restore traditional elements & finishes in keeping with the age & style of the building.
- Full redecoration & repairs to internal trade areas as indicated on plans
- Refurbishment works to the Ladies WC's, remove existing nonoriginal tiles and carry out works as described on the attached drawings.



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4. **Indicative Layout**

- The proposals are as shown on the accompanying drawings.

5. **Scale**

- Overall site area is approximately 238m²
- The gross internal ground floor space is unchanged – approximately 161m².

6. **Landscaping**

- No works.

7. **Appearance**

- Existing external painted walls to be redecorated, new signage and lighting to replace existing in existing locations all in line with separate approved signage scheme.
- Internal redecoration, replacement flooring and repairs all to be carried out sympathetically given the age, style and listing of the building.

8. **Access**

- No change of access



Photo of Lass O' Gowrie from Pritchard Street – Rear & Side Elevation

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Photo of Lass O' Gowrie from Charles Street – Front Elevation

SUMMARY

The proposals put forward will improve the sites compliance with fire regulations and also revive the internal area, greatly enhancing the aesthetic appeal of the internal area to complement the already impressive exterior. The current site is in much need of a refresh. It is deemed that the proposals put forward will greatly benefit this important public house both in terms of safety and atmosphere, making it a greatly improved facility for the diverse customer clientele in the area.

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