

Design and Access Statement

Suburban Green, 60 Beech Road, Chorlton-cum-Hardy, Manchester M21 9EG

Introduction

60 Beech Road is a two storey brick terrace of traditional construction, built in the late 19th century. The building is typical of other high street retail premises along the street and has been altered over the past 30 years to create a bar and restaurant on two floors. A single storey extension was added in the 1990s.

The proposal is to erect an aluminium structure with a retractable fabric canopy on the flat roof of the extension to the side of the property. This will create a comfortable al fresco seating space to enhance this newly-established restaurant, which will achieve a similar ambience to the operation's other premises in Wilmslow.

Requirement

The development of the outside area will help to sustain the existing business and will protect the jobs of the existing staff. It will improve the facilities for the benefit of customers as well as to consolidate the business, but without detracting from the existing feel of this site and the local area.

The aim is to provide an inviting seating environment in an 'outdoor room'. In the current environment customers are keen to have the option to sit in a more open and ventilated space, and this proposal will facilitate that requirement, even in inclement weather conditions.



Design

The retractable canopy structure is an electrically operated awning supported on a powder-coated aluminium frame. The overhead fabric retracts in a concertina fashion.

Illumination is provided by integral LED downlights set into the fabric support bars. The LEDs are in fixed positions ensuring that the light shines downwards only, and their brightness can be adjusted during installation in cases where there is a risk of light pollution causing a nuisance to other properties.

The front and side elevations will feature full-height motorised rise-and-fall glass. The north side elevation will have fixed cladding with a glazed door for access to a new fire escape.

The structure and fabric will be manufactured in sympathetic colours to complement the existing building.



Access

The covered area will be accessed through the restaurant via a new door created by converting the existing window on the west elevation. A glazed door in the north elevation will allow emergency exit via newly installed metal steps down to the rear service area.

All existing floor levels and access points into the premises will remain unaltered.

All work carried out will comply with all current regulations and good practice.