

DESIGN AND HERITAGE STATEMENT

Seb's Bar – 97 Beech Road, Chorlton, Manchester, M21 9EQ

Reference: ENF/15150/21

20/09/2021

Application

This statement has been prepared on behalf of the tenant of the Seb's Bar, in order to support a planning application for the retention of the existing timber-framed canopy to the front of the property. (Image 1)



(Image 1)

Site

97 Beech Road falls within the Chorlton Green Conservation Area.

Seb's Bar is located at the ground floor of a two storey brick mid-terrace of traditional construction with residential unit above.

The unit part of this application is a commercial licensed property trading as a café-restaurant (Class A3) with external seating area and retractable awning to the front. The property also comprises an inner seating area, with a bar/servery and disabled WC, store and kitchen to the rear.

To the West of the unit there is a café-bar The Lead Station, to the East a Bakery while on the other side of the road are several cafes, bars, shops, a deli and a gallery. This part of Beech Road forms the lively centre of Chorlton village, with a thriving daytime and evening economy.



Site Plan

Planning History

A planning permission was granted on 3 July 2017 for the change of use of the premises from a shop (Class A1) to a café (Class A3) with external seating area and installation of a retractable canopy – Planning Permission 115766/FO/2017.

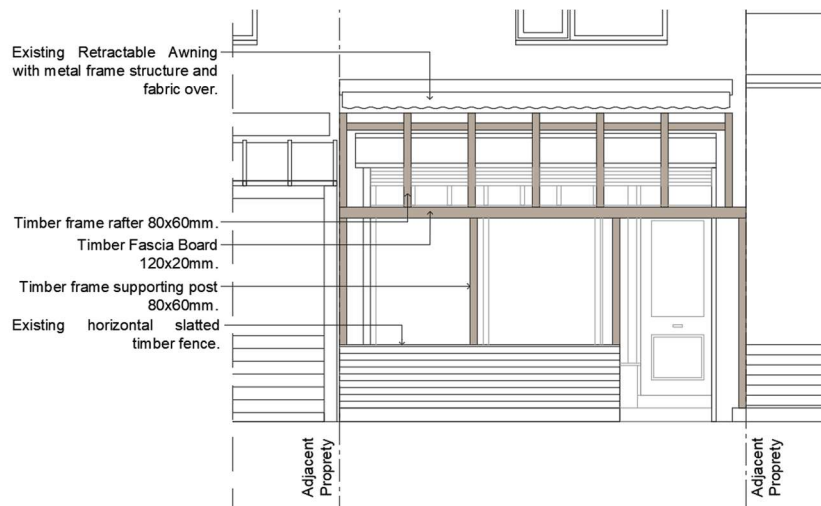
Proposal

This statement supports the application for the retention of the unauthorised timber-framed canopy over the outdoor seating area.

The mono pitch canopy is constructed from durable timber frame with four supporting posts while the roof of the structure is made of seven rafters laid on two joists. All the supporting elements has a rectangular section 80x60 mmm (Image2).

Drawings submitted in support of this Application as follows:

- 1) PA100-001 Location Plan
- 2) PA100-002 Site Plan
- 3) PA100-003 Plans
- 4) PA100-004 Elevations.



Front Elevation (Image 2)

Assessment

Similar to other operators along Beech Road with fully opening frontages the existing canopy provides an improved customer space giving an indoor-outdoor experience at the front of the building.

The lightweight and slim structure provides a sense of privacy and protection while the wood finish gives a rustic and welcoming character to the external seating area.

The structure of the canopy, the shape, the colour and the overall appearance look similar to the canopy erected to the front of The Lead Station. (Image 3)



Seb's Bar and The Lead Station – Outdoor seating area (Image 3)