

JD WETHERSPOON PLC

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR LISTED BUILDING CONSENT FOR
LIKE FOR LIKE REPAIR OR FULL REPLACEMENT OF DAMAGED ENTRY PILLARS

AT

The Sedge Lynn
21a Manchester Rd
Chorlton-Cum-Hardy
Manchester
M21 9PN

PN1090-08

AUGUST 2021

HARRISON INCE ARCHITECTS

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1.0 ASSESSMENT

1.1 Location

Chorlton-cum-Hardy is a suburban area of Manchester, approximately three miles southwest of Manchester city centre. Chorlton borders Stretford, Sale, Disbury, Withington and Whalley Range. The River Mersey runs past Chorlton along its southern boundary. The area's eastern boundary has changed since the 19th century because of the incorporation of the City of Manchester and division wards.

The proposed site, The Sedge Lynn, is located next to the Chorlton Library on Manchester Road near Chorlton District Centre.

2.0 DESIGN

2.0 Amount

The proposed changes aim to repair or replace the damaged entry pillars to match the existing pillars. The proposed repairs will improve the exterior appearance of the public house as well as making it safer. These works are subject to the structural engineer's report which will be done in due course.

2.1 Layout

There will be no changes to the current layout as a result of this application. The repair of the damaged entry pillars aims to improve the exterior appearance and structure.

2.2 Scale

The overall scale of the building will not be affected by the proposal.

2.3 Appearance of the development

The proposal is required in order to provide an enhanced visual and functional entrance for the user. The aim is to improve the customer entrance. The proposal aims to achieve an aesthetically pleasing entrance that compliments the design of the site.

Pictures below show the extent of the damages and what would need to be repaired or replaced. The damage is mainly towards the base of the entry pillars as show in the pictures.



3.0 ACCESS

3.1 Approach/Entrance

The entry pillars will be repaired or replaced to match the existing pillars.

3.2 Entrance Doors

This will remain as existing.

3.3 Signage

The signage is to remain as existing.