

Design & Access Statement

Erection of 3No. extraction units to the rear of Albert's Bar & Restaurant, 120-122 Barlow Moor Road, Didsbury

04.08.2021

To be read in conjunction with drawings and documents:

1747.00 Location Plan
1741.EX01-EX04 Existing as approved
1741.PL01-PL04 Retrospective Proposed Drawings
Heritage Impact Assessment, Dickinson Waugh Conservation

Introduction

In response to Manchester City Council's letter dated 29th November 2019, Ref. ENF/14734/19, we have been appointed by the Applicant, Elle R Leisure Ltd to prepare a retrospective Planning Application in the Albert Park Conservation Area for the erection of 3No. extraction units to the rear of the building.

Site & History

Situated at the corner of Barlow Moor Road and Old Lansdowne Road in the Albert Park Conservation Area, in the 19th century this area was occupied by fields and farmsteads in the townships of Didsbury and Withington. Close to the site at the corner of Barlow Moor Road (formerly Barlow Moor Lane) and Palatine Road are a row of shops that could have been farm workers cottages. During the late Victorian period the area bounded by Palatine Road, Barlow Moor Road and Lapwing Lane was developed with housing, mainly three-storey pairs of semi-detached properties, slightly less grand than those fronting Palatine Road

Following the granting of Planning Permission, the Restaurant and Bar opened in 2010 and has been a popular and successful destination in Didsbury, reflecting the Applicants reputation for creating high quality long lasting venues. The applicant now wishes to address some of the internal constraints of the current building through a series of minor modifications and extensions.

Proposal

As part of the restaurant's continuing operation improvements were required to the existing extraction equipment which was found to not work effectively in the existing configuration.

The existing extensive and complex mechanical plant on the roof has been removed and replaced with much simpler and more efficient system which takes up a smaller area of the roof. This work was undertaken as part of renovations undertaken in 2019.

In all other aspects the existing external appearance of the building, to both the original elements of the building and the existing extensions, retaining the existing materials and surface treatments as the original fit out was always intended to be high quality and long lasting. Existing doors and windows are retained.

No demolitions are proposed as part of the proposals.

The works will not affect the existing trees and planting which are shown on the drawings and therefore its deemed that a full tree survey is not necessary.

Access:

Existing access arrangements will be unaffected by the proposals.

Parking:

Existing parking provision to be retained.

Maintenance:

The applicant will incorporate the maintenance of the units into their ongoing maintenance regime.

Environmental:

Refer to 5141JR - Noise Impact Assessment prepared by NOVA Acoustics Ltd.

Conclusion

The modifications to the existing extraction equipment to the building are of a minor nature and not out of scale or character. They will enable the Applicant to continue operating their well established venue to the high standards that customers have to come to expect.

Albert's Restaurant and Bar, Didsbury has had a reputation as an attractive, high quality and popular venue since it opened which has been a boost to the surroundings. The installation of the revised extraction equipment and mechanical plant will ensure that the venue can continue to operate as an attractive, successful and popular venue for many years to come.