



87 GREAT WESTERN STREET

Design & Access Statement
December 2020

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1.0 INTRODUCTION

INTRODUCTION



INTRODUCTION

This feasibility report has been prepared by Create It Studio Architects on behalf of our client to support a proposal for a site located on **87 Great Western St, Manchester M16 7PA**

Grid Reference: SJ 83434 95555

This proposal seeks to explore the development potential of the redundant public house The Big Western situated on the junction of Great Western Street, Grierson Street and Whitnall Street. The site is located at the eastern end of Great Western Street, within Moss Side in Greater Manchester.

The proposal aims to develop the vacant public house into high-quality residential apartments with a mixture of 1, 2 and 3 bedroom flats and with a focus on family accommodation.

The proposal will be retaining the facade of the existing building, ensuring historic features are preserved. Retaining the shell of the existing building ensures the street scene is. The proposals will provide economical benefits in the form of employment to the area during construction.

The existing site is situated within Manchester City Council within the Moss Side Ward.

This report is to be read in conjunction with all submitted reports and drawings.

2.0 SITE CONTEXT

PLANNING POLICIES

The National Planning Policy Framework (NPPF) provides guidance to Local Planning Authorities by which applications should be assessed and determined.

LOCAL POLICIES

The Development Plan in Manchester consists of the following:

- Core Strategy Unitary Development Plan
- Supplementary Planning Document
- Planning Guidance

The following are relevant Local Planning Policies:

Policy SP1 – Spatial Principles

Policy H1 – Overall Housing Provision

Policy T1 – Sustainable Transport

Policy EN1 – Design Principles and Strategic Character Areas

Policy EN19 - Waste

Policy DM1 – Development Management

PLANNING HISTORY

The following is the planning history of this site for the past 30 years.

068780/FO/2003/S1

Change of use of outbuildings from storage to retail units and cafe including external alterations | 87 Great Western Street Alexandra Park Estate Moss Side – **APPROVED**

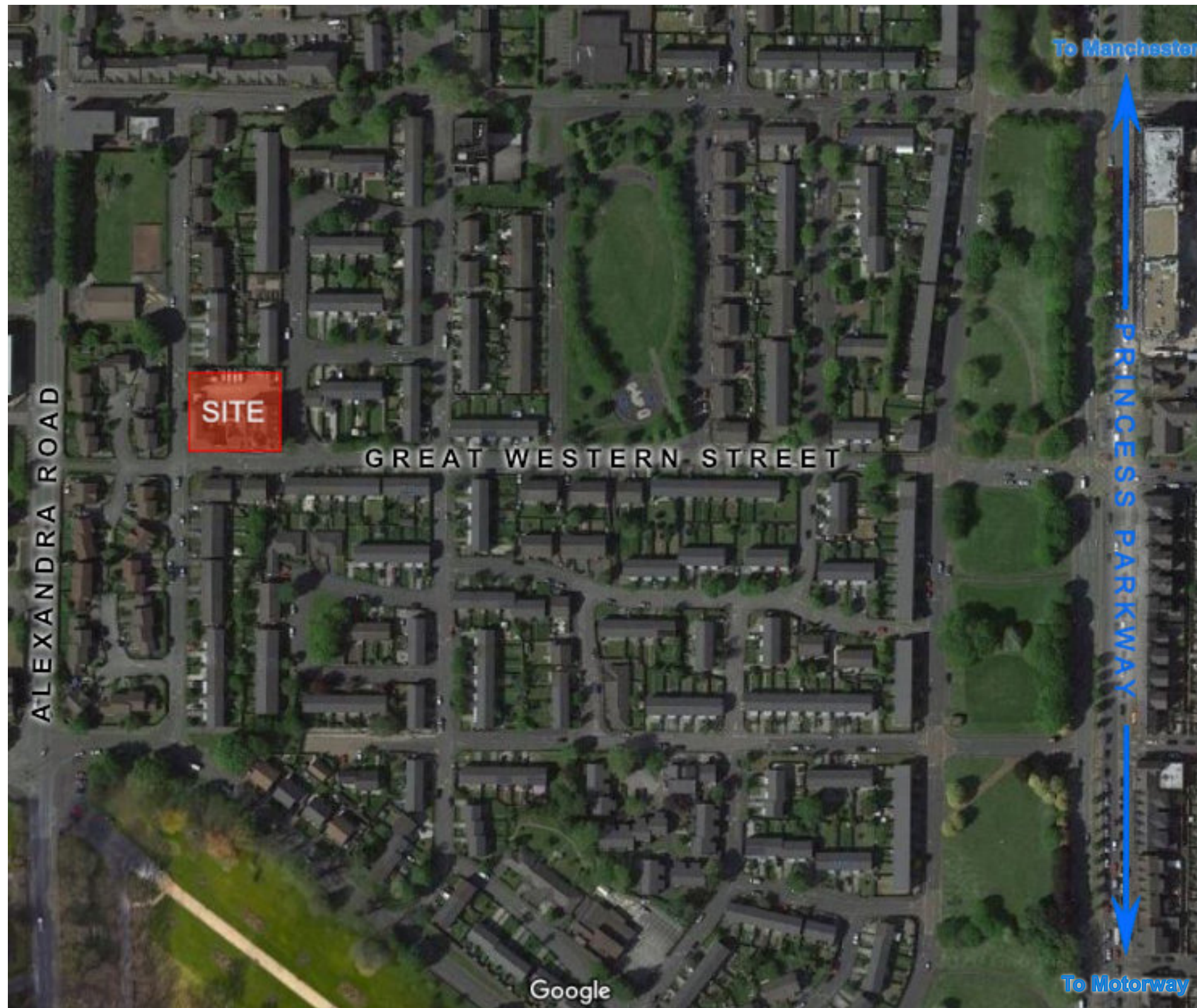
060065/FU/SOUTH1/00

Use of outbuilding adjacent to public house as a 24 hour private hire taxi base. | The Big Western Public House, 1, Westman Walk, Alexandra Park Estate, Moss Side – **APPROVED**

PRE-APPLICATION CONSULTATION

No pre-application consultation has taken place.

SITE CONTEXT



SITE CONTEXT

The site is located within an area comprising primarily of residential use. Other local amenities include a park, places of worship, a community garden and wholesale shopping units.

The proposed site is a redundant public house with two vacant outbuildings on the premises. The site is located at the junction of Whitnall Street, Great Western Street and Grierson Street in Moss Side, Manchester.

The site comprises of the vacant three storeys public house, a two-storey outbuilding which has been converted into an artist studio and is also used for storage and a single-storey outbuilding which has most recently been used for residential accommodation. There is also a large car park to the rear of the building and a courtyard in which the outbuildings are situated. There is an existing masonry brick boundary wall with railings and a vehicle access gate to the car park on Whitnall Street. There is a pedestrian gate to Greirson Street. The main entrance to the public house is off Great Western Street.

All buildings on the proposed site are currently vacant and unused.

The site is approximately 0.156ha.

The design intends to change the use of the existing buildings to residential use (C3) with ancillary parking and service provisions.

Manchester City Centre is located approx 2.2 miles from the site, which is a 10mins car journey.

Princess Road is a 5-minute walk away from the site which will provide key public transport links to the broader transport network.

The site does not fall within any protected area, such as conservation areas or green belt.

SITE CONTEXT PHOTOS



View from car park looking West



View from car park looking East



Street View - Junction of Grierson Street and Great Western Street



Street View - Junction of Whitnall Street and Great Western Street



Street View - Whitnall Street



Street View - Grierson Street

SITE HISTORY



1960



1971



1974



1974

SITE HISTORY

The site and the surrounding area was an established residential area in the late 1800s.

The pub, formerly a hotel known as 'The Western', and associated outbuildings – likely former stables, feature a date reading A.D 1879 on the archway on Great Western Street indicating construction date.

Due to its proximity to the former Manchester City Stadium Maine Road, the hotel likely would be frequented on match days and the hotel used for travelling fans.

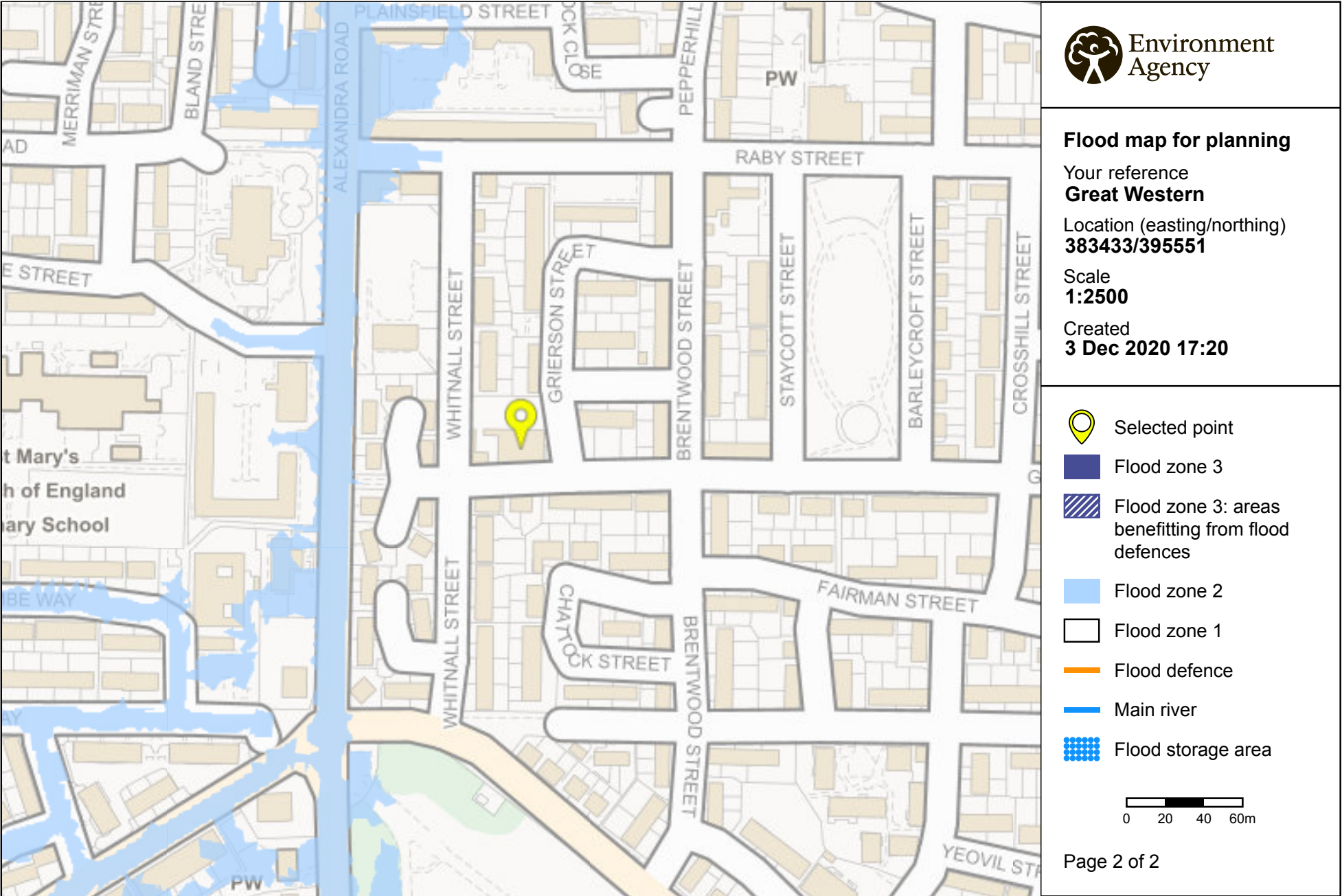
Around the mid-1970s redevelopment of the area meant the terrace housing backing on to the rear of the building was demolished in place of new housing. However, circa 2000 the residential area surrounding the building was subject to further redevelopment with Great Western Street being extended from the adjacent side of Princess Road.

The site does not fall within a conservation area or located near a listed building; however, it is in proximity to the Whalley Range conservation area.

HISTORICAL ASSETS IN THE AREA

The site is not within a conservation area but is a short distance from the Whalley Range Conservation area. It is within a 0.3 miles / 6-minute walk of the nearest listed building – St Edmunds Church.

FLOOD RISK



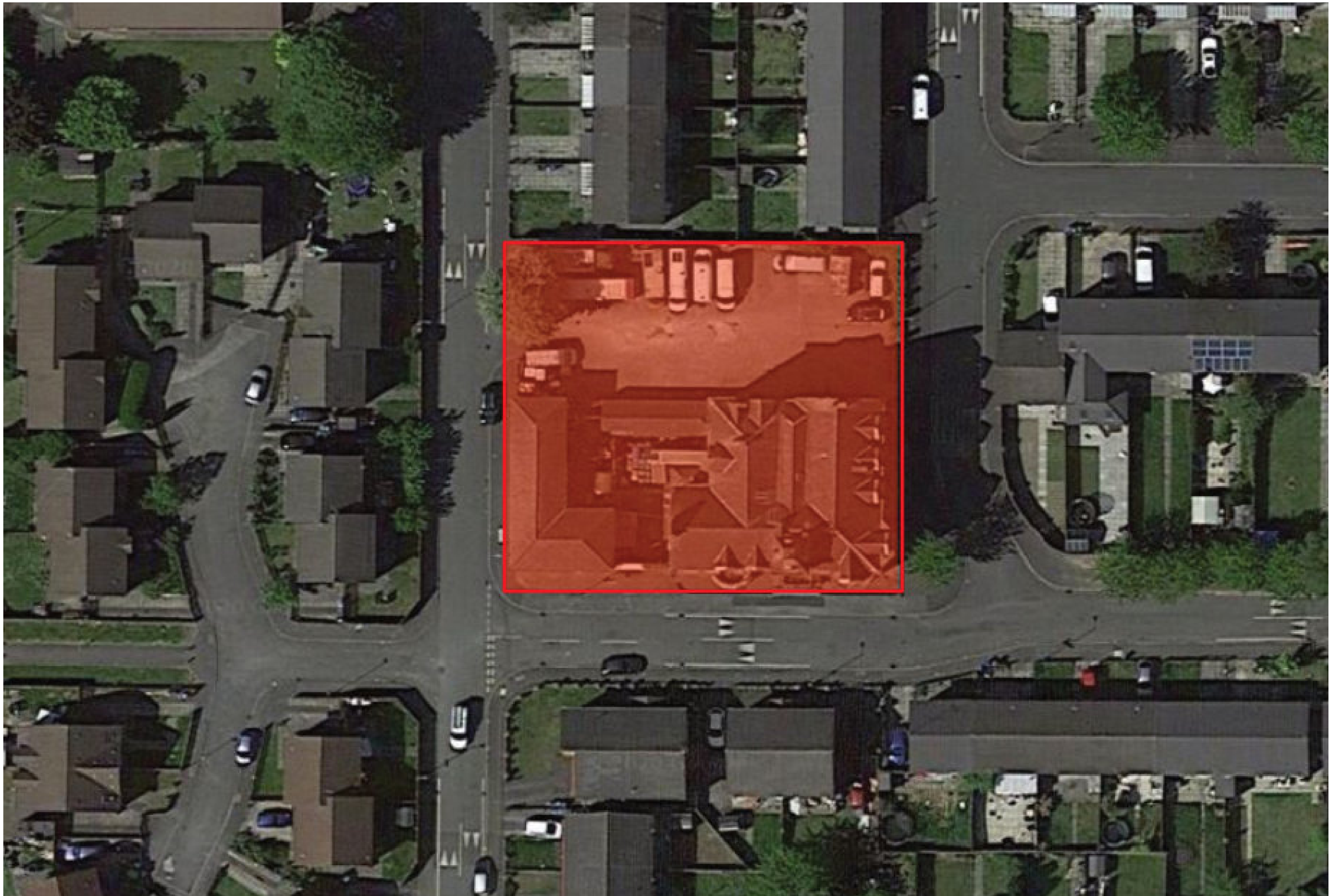
FLOOD RISK

The nearest watercourse to the site is the Bridgewater Canal, located approximately 1.5miles South West of the site.

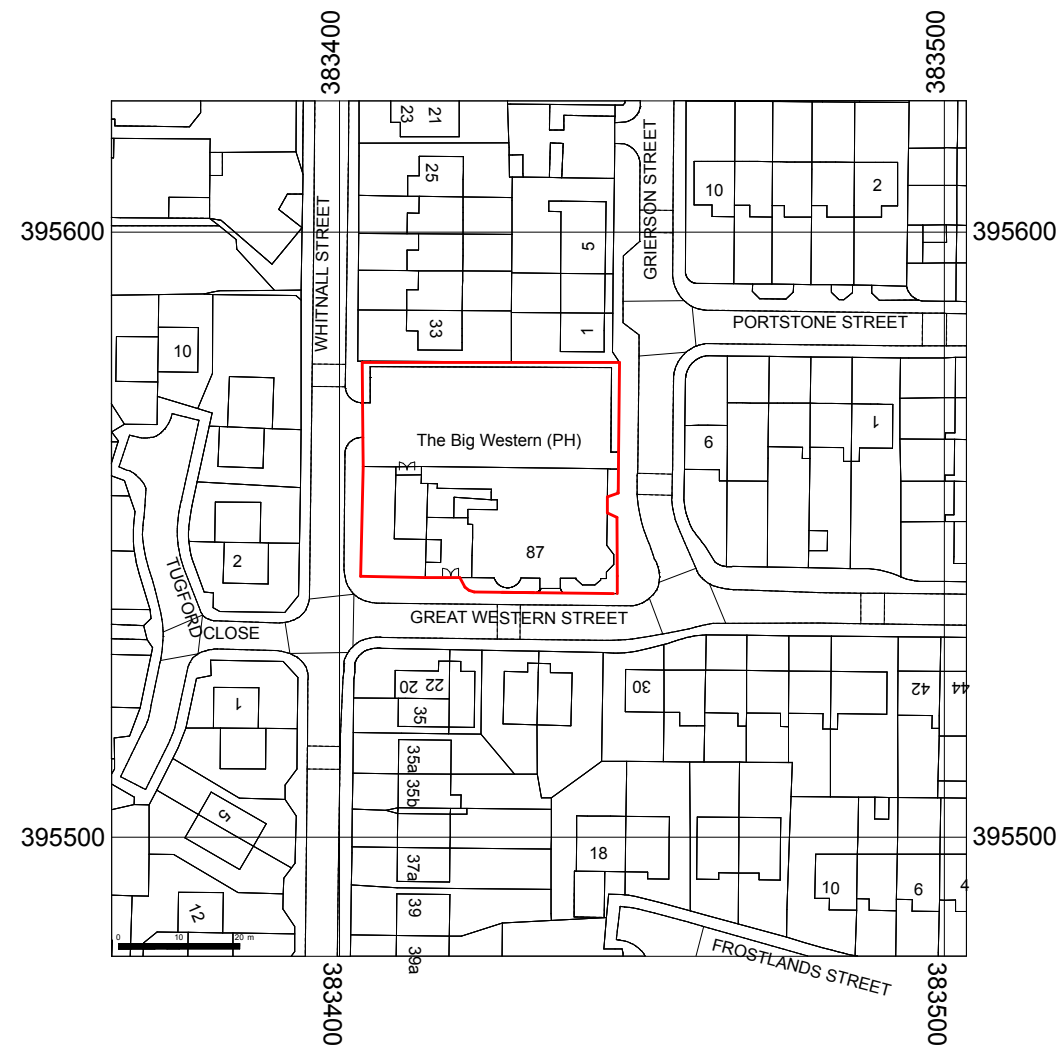
The site is at **LOW** risk of flooding from surface water and a **VERY LOW** risk of flooding from rivers and seas. There is also an unlikely risk of flooding from reservoirs located 5 miles East of the site.

The site falls within **Flood Zone 1**, an area with low probability of flooding.

AERIAL VIEW



EXISTING LOCATION AND SITE PLANS



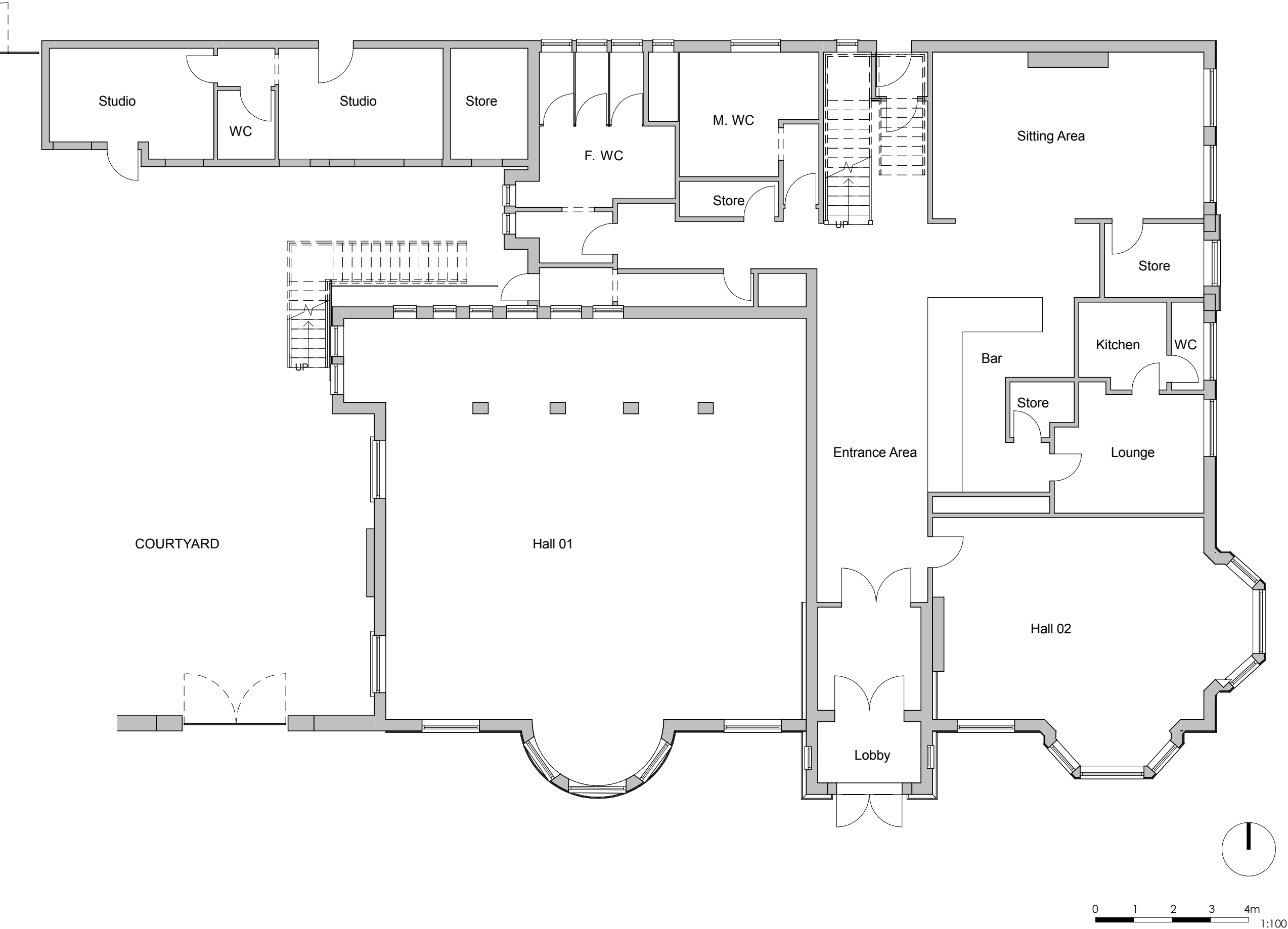
1 Site Location Plan
1:1250



2 Existing Site Plan
1:500

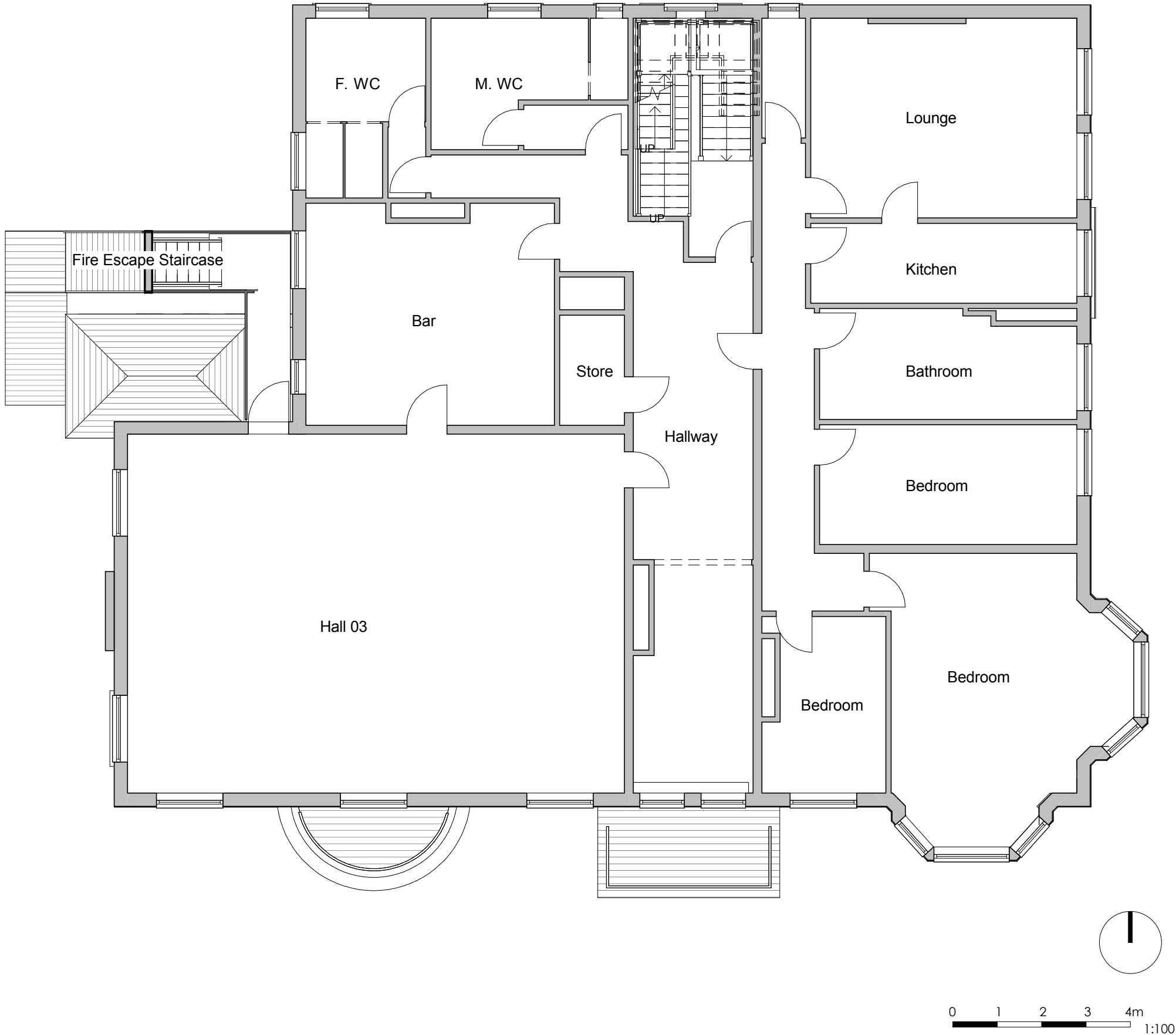
EXISTING GROUND FLOOR PLAN

1:100



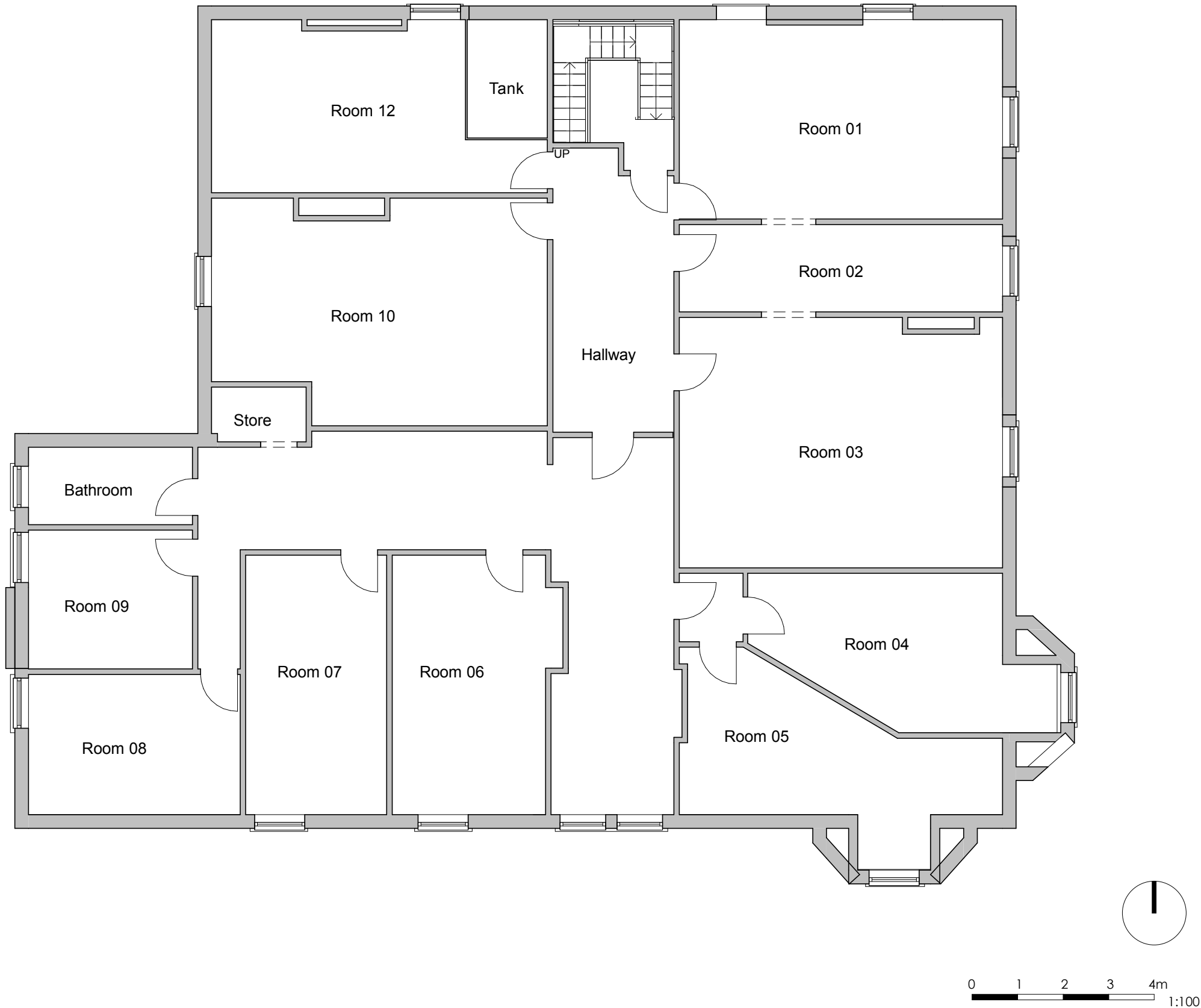
EXISTING FIRST FLOOR PLAN

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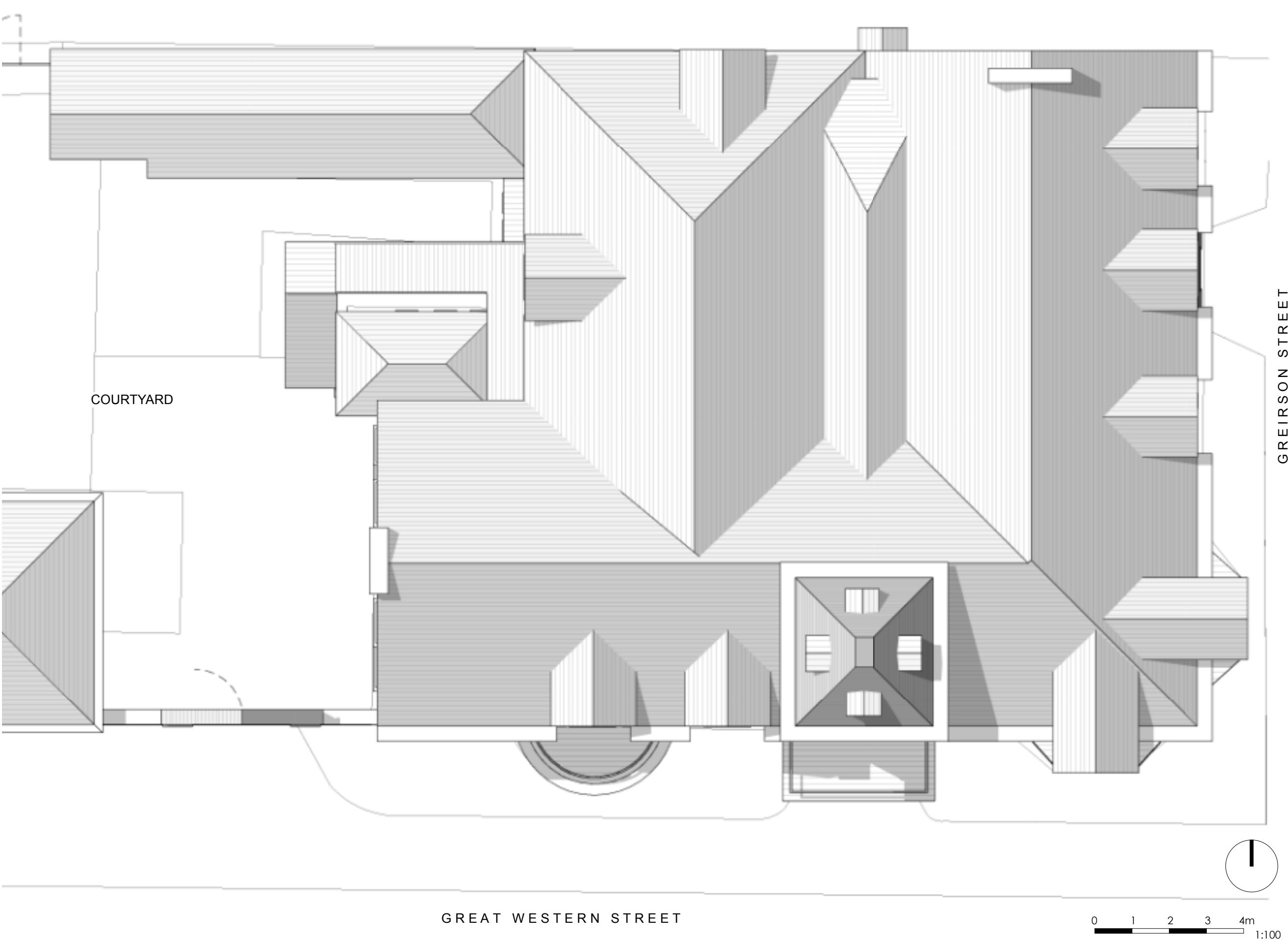
EXISTING SECOND FLOOR PLAN

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EXISTING ROOF PLAN

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EXISTING NORTH ELEVATION

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EXISTING EAST ELEVATION

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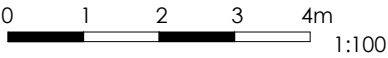
EXISTING SOUTH ELEVATION

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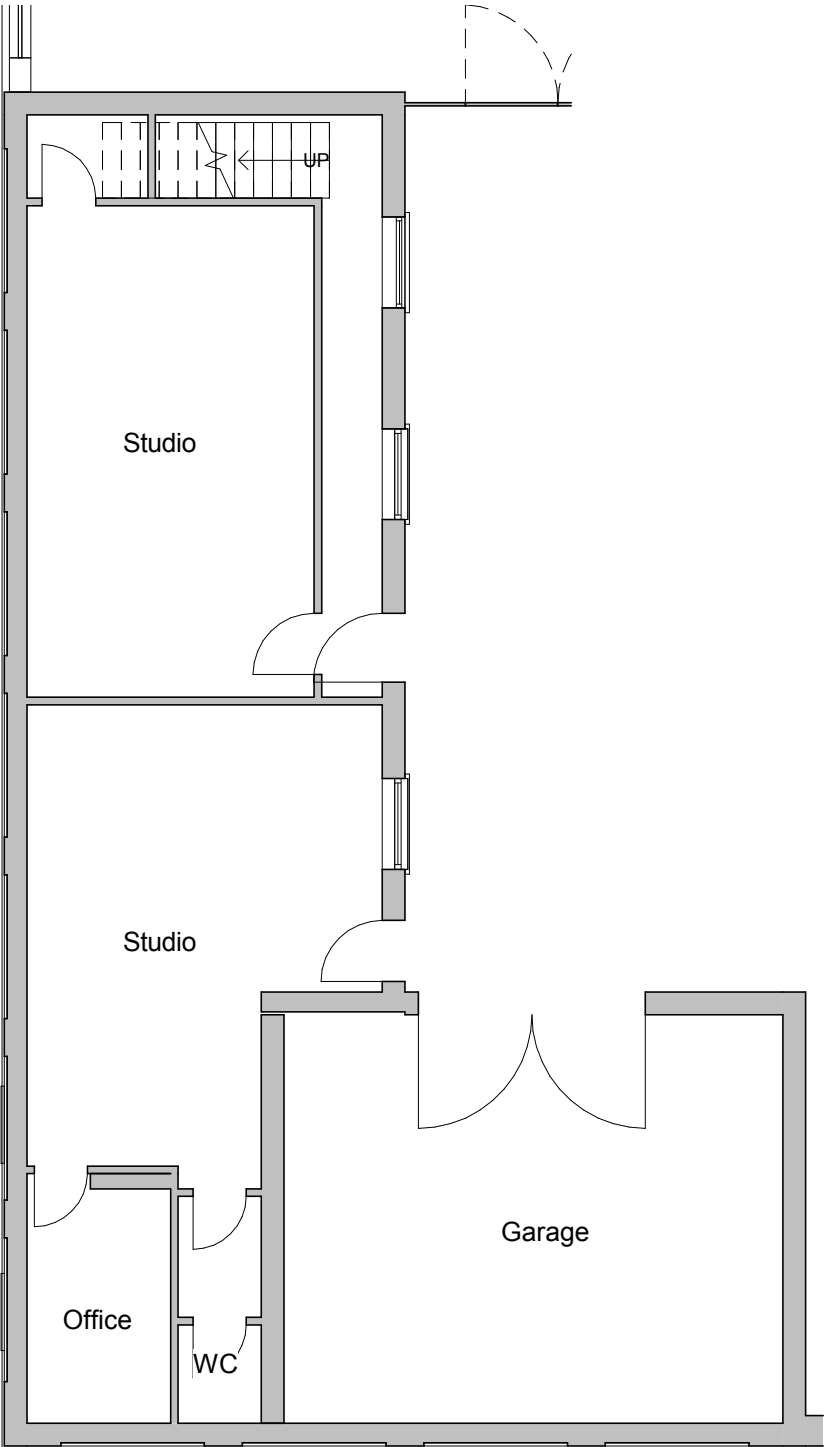
EXISTING WEST ELEVATION

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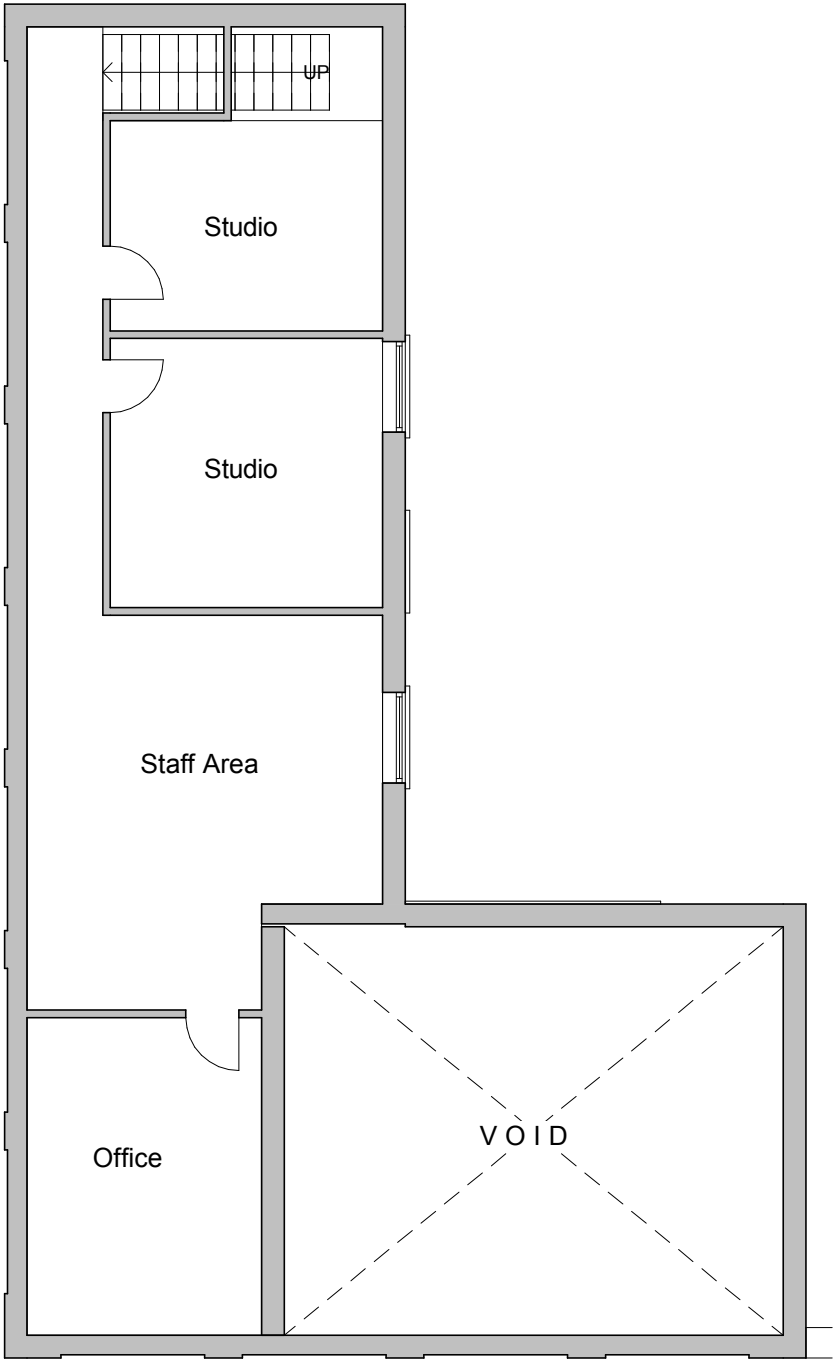


EXISTING OUTBUILDING PLANS

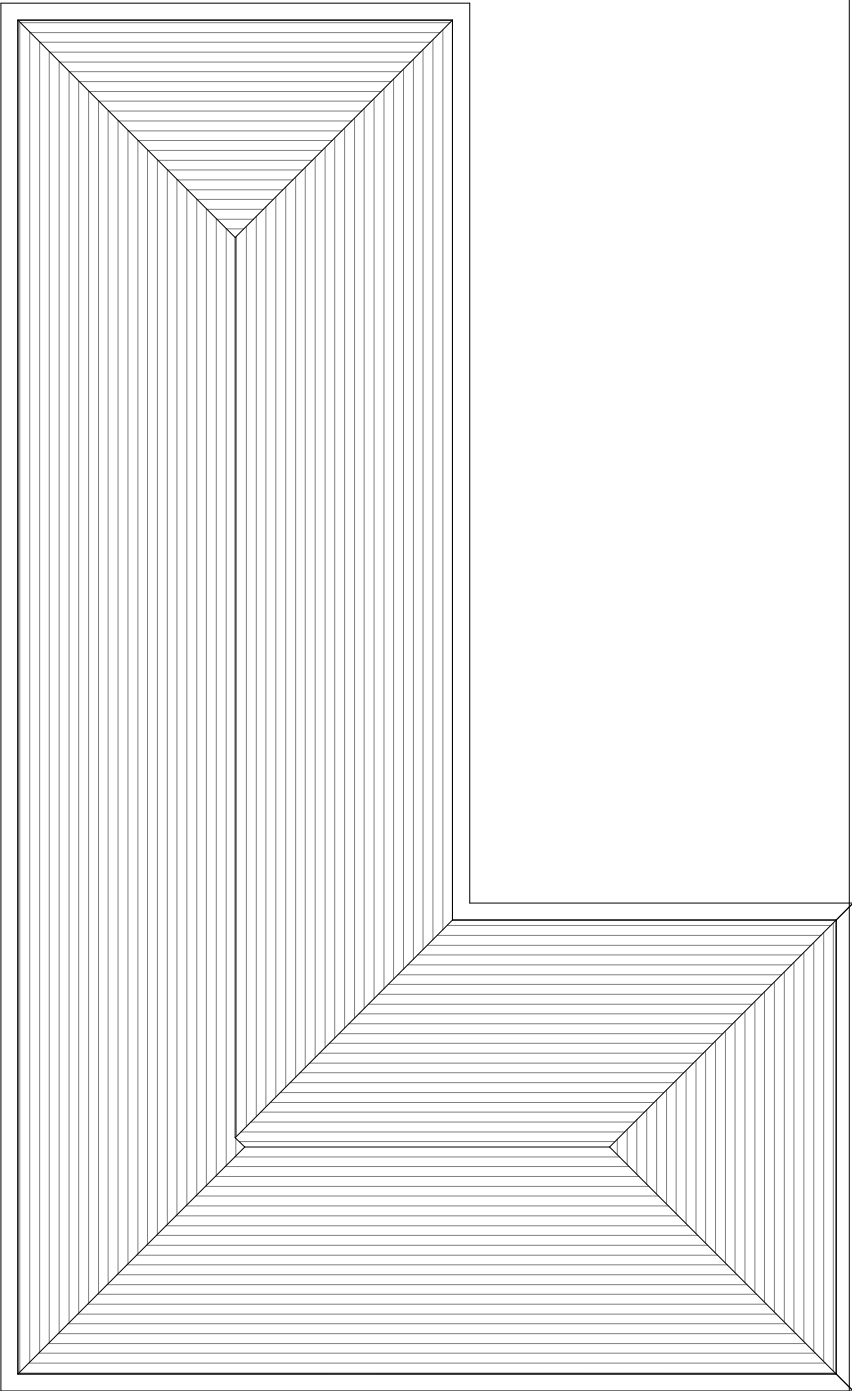
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1 Outbuilding - Ground Floor Plan
1 : 100



2 Outbuilding - First Floor Plan
1 : 100



3 Outbuilding - Roof
1 : 100

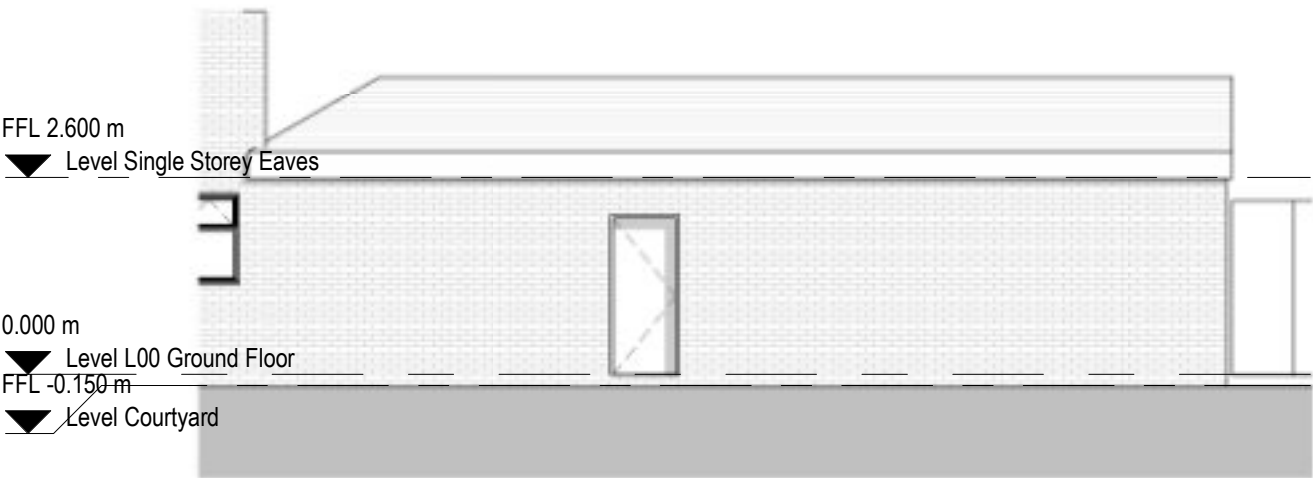
EXISTING OUTBUILDING ELEVATIONS

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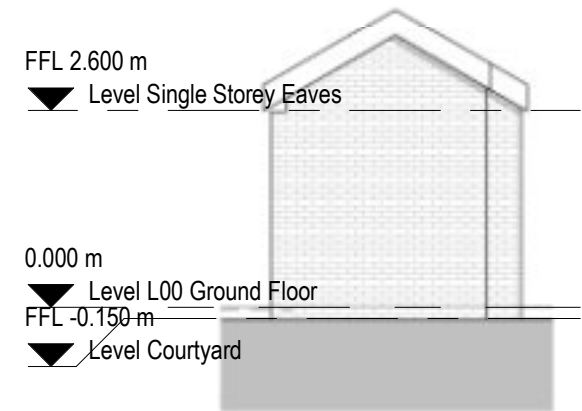


EXISTING EXTENSION

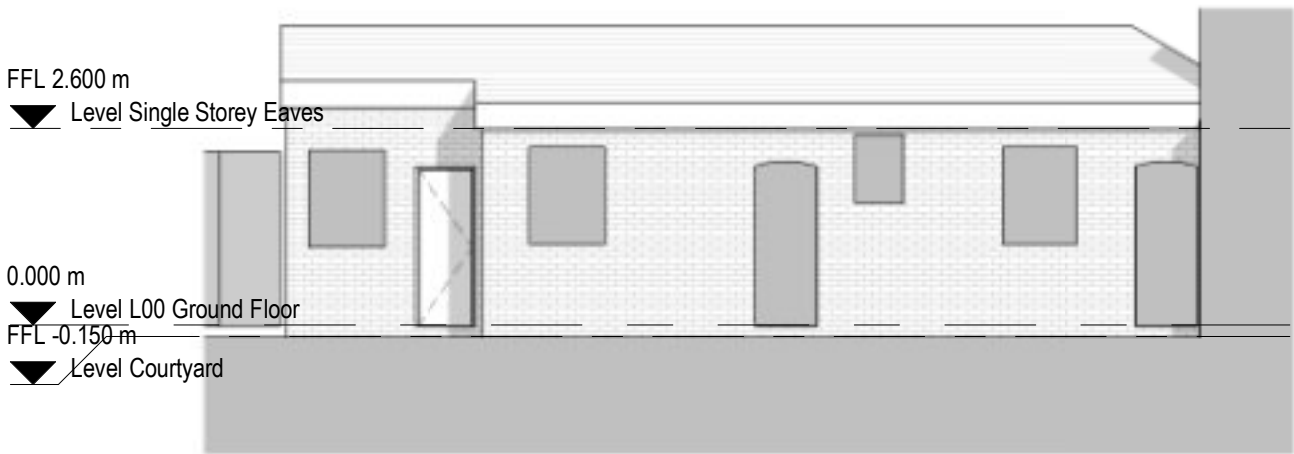
1:100



1 Single Storey Outbuilding North Elevation
1 : 100



3 Single Storey Outbuilding West Elevation
1 : 100



2 Single Storey Outbuilding South Elevation
1 : 100

3.0 PROPOSED DESIGN

DESIGN PROPOSAL

USE

The proposal aims to redevelop this vacant, unused public house and associated outbuildings into residential use (C3) with parking and ancillary spaces in keeping with the wider area.

This use class will provide employment and economic benefit during construction and once completed, provide high-quality family accommodation for the local area contributing to the housing target set out in the local development plan.

SITE LAYOUT

The proposed building footprint is identical to the existing with no extensions proposed to alter the external footprint. The only external intervention is the replacement of the fire escape stair with a new staircase and the alterations to the elevations.

The remaining site will be dedicated for parking, servicing and waste management.

Site access and egress will be made from Whitnall Street.

DESIGN & SCALE

The scale of the existing building is unaffected by this proposal. We are not proposing to increase the footprint or height of the existing building. All the building requirements and facilities will be provided within the existing fabric of the building.

Internally, we proposed to restructure the levels by lower all the upper floors and create an additional floor. This will be achieved without increasing the height of the building and by utilising the existing high ceilings.

We are proposing to increase the number of floors of the main building to 4 storeys and subdivide the building into 19 apartments. An additional three apartments are located within the outbuildings.

We are also proposing the removal of the existing dilapidating plastic-clad fire escape to replace it with a new metal fire escape external stair.

The existing car park is to be retained to provide the necessary off-street parking provision. Twenty-five car parking spaces will be provided, including two disabled bays. A new sliding vehicular access gate to the car park will be accessed via Whitnall Street.

A bin store within the car park will be provided as part of the service and management strategy of the site.

APPEARANCE

The proposal will match existing materials when making external changes.

Public House: As the proposals consist of the inclusion of an additional floor, it has been necessary to alter the appearance of the existing windows. We are proposing to reduce the size of existing windows, whilst retaining their relative position and character. The size and scale will be appropriate to the existing.

Other external alterations include additional windows to ensure sufficient light and ventilation to the habitable rooms and new roof lights.

Historic features, such as decorative imposts, key stones, stone banding and detailing around the main entrance shall be retained and made good.

Two Storey Outbuilding: Inclusion of additional windows to the two-storey block will ensure sufficient light and ventilation into the building. There is evidence within the existing fabric that windows have been previously blocked up so these openings will be reinstated. To the facade which faces onto Whitnall Street and Great Western Street, high-level windows will ensure privacy from existing housing.

Single Storey Outbuilding: Reinstatement of blocked- up windows.

DESIGN PROPOSAL

LANDSCAPING

The proposal will retain the existing hard standing around the site, including the car park with no soft landscaping proposed.

The existing boundary wall along the car park perimeter consists of a low brick wall with black metal railings. The boundary wall treatment will be retained and unaltered.

Additionally, the short boundary wall to the front of the property will be made good and retained.

New proposed electric metal sliding gates I proposed and will be used for the vehicle entrance to control vehicle entry/egress and allow the site to be locked to ensure secure car parking.

PARKING

The existing car park will be retained and provide 25No. parking spaces including two disabled bays. Therefore, over 100% parking provision will be provided to ensure off-street parking for residents and visitors.

Secure cycle storage will be provided inside the main building within the basement with restricted access for residents only.

BUILDING LAYOUT

The main building will consist of 3No. one-bedroom, 12No. two-bedroom and 2No. three-bedroom apartments over 4No. floors. Providing a total of 21 number of flats.

Apartment sizes have been based on the National Housing Standards guide where possible.

The basement will remain as existing with the inclusion of a secure cycle store, meter room, plant and storage area.

The main entrance to the building is located to the front elevation on Great Western Street, where the existing entry point is. Additional points of access/egress are to the rear of the building to the car park and into the courtyard where there is a new fire escape stair.

The general layout of the main circulation corridors will be retained where possible existing partition walls have also been retained with several additional partitions being required to compartmentalise the internal spaces.

The two-storey outbuilding, will provide 2No. three-bedroom apartments with each apartment having their own separate private entrance.

The single-storey outbuilding will be retained as a studio apartment with internal modifications.

ACCESS

Pedestrian access will be gained from the principle front entrance on Great Western Street.

The proposed buildings will comply where possible with Part M of the Building Regulations and will be approached via a ramped access with a maximum with 1:12 slope to a level platform outside the rear entrance.

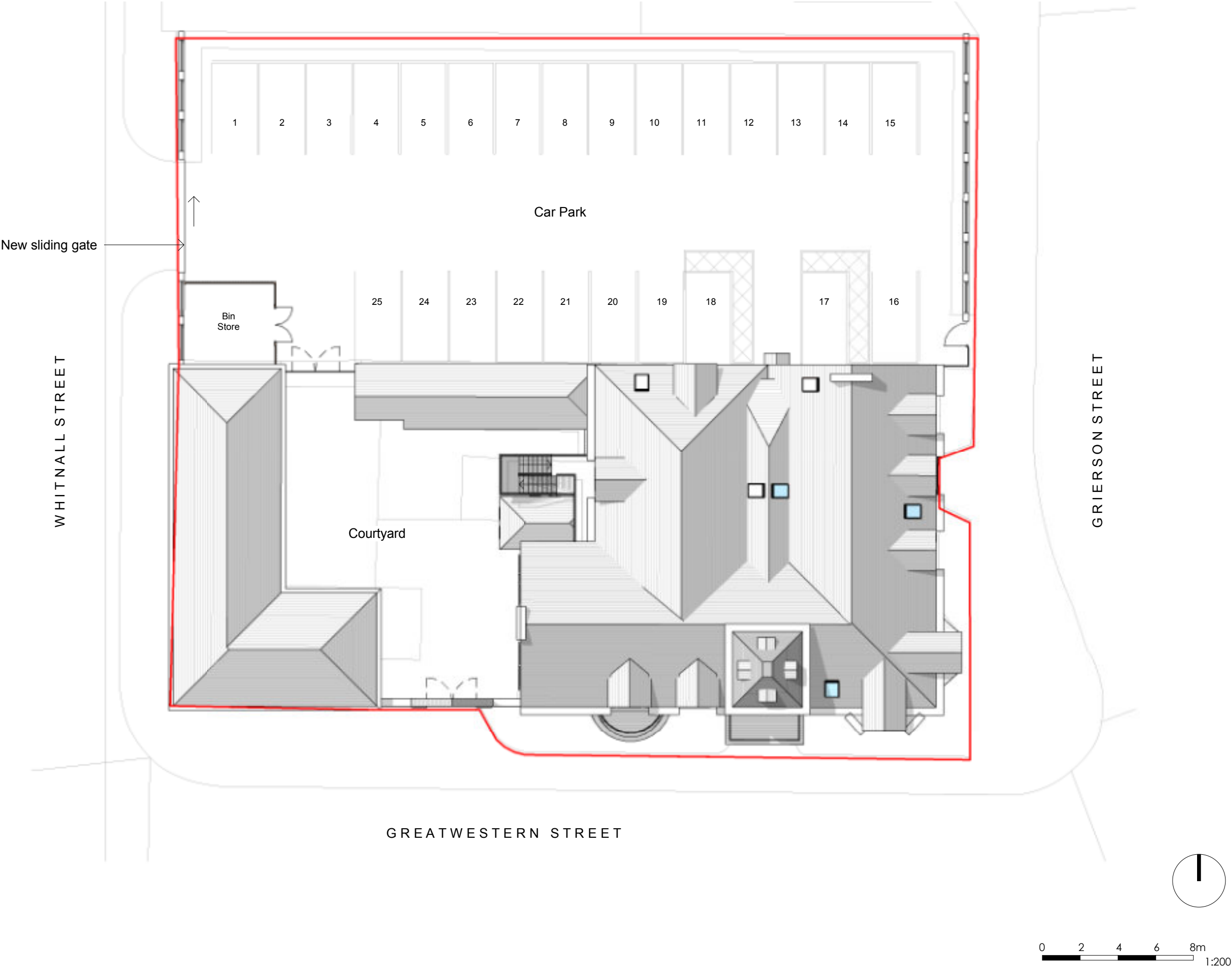
Disabled access will be gained via this entrance, which will be provided with a disabled access compliant threshold, and the door purposely made to accommodate ease of access. The entire ground floor will be accessible.

Due to the reuse of the existing building, it is not possible to gain access to all floors.

The provision of 2No.DDA car parking spaces will ensure additional compliance with Part M.

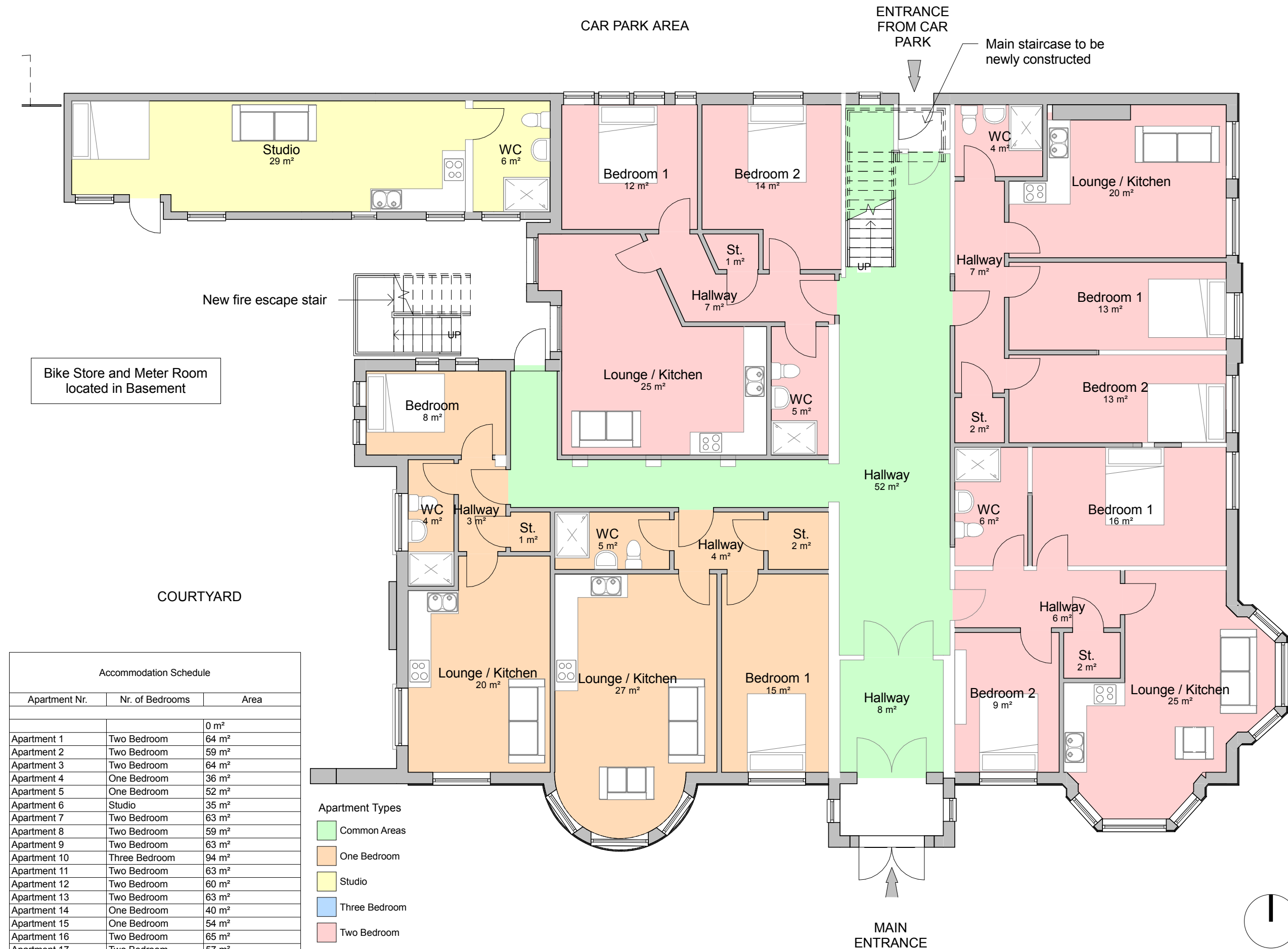
PROPOSED SITE PLANS

1:200



PROPOSED GROUND FLOOR PLAN

:100



Accommodation Schedule		
Apartment Nr.	Nr. of Bedrooms	Area
		0 m ²
Apartment 1	Two Bedroom	64 m ²
Apartment 2	Two Bedroom	59 m ²
Apartment 3	Two Bedroom	64 m ²
Apartment 4	One Bedroom	36 m ²
Apartment 5	One Bedroom	52 m ²
Apartment 6	Studio	35 m ²
Apartment 7	Two Bedroom	63 m ²
Apartment 8	Two Bedroom	59 m ²
Apartment 9	Two Bedroom	63 m ²
Apartment 10	Three Bedroom	94 m ²
Apartment 11	Two Bedroom	63 m ²
Apartment 12	Two Bedroom	60 m ²
Apartment 13	Two Bedroom	63 m ²
Apartment 14	One Bedroom	40 m ²
Apartment 15	One Bedroom	54 m ²
Apartment 16	Two Bedroom	65 m ²
Apartment 17	Two Bedroom	57 m ²
Apartment 18	Three Bedroom	80 m ²
Apartment 19	Two Bedroom	89 m ²
Apartment 20	Three Bedroom	99 m ²
Apartment 21	Three Bedroom	108 m ²
Common Areas		164 m ²

PROPOSED FIRST FLOOR PLAN

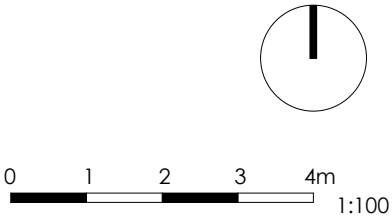
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Accommodation Schedule		
Apartment Nr.	Nr. of Bedrooms	Area
		0 m²
Apartment 1	Two Bedroom	64 m²
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Apartment 5	One Bedroom	52 m²
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Apartment 7	Two Bedroom	63 m²
Apartment 8	Two Bedroom	59 m²
Apartment 9	Two Bedroom	63 m²
Apartment 10	Three Bedroom	94 m²
Apartment 11	Two Bedroom	63 m²
Apartment 12	Two Bedroom	60 m²
Apartment 13	Two Bedroom	63 m²
Apartment 14	One Bedroom	40 m²
Apartment 15	One Bedroom	54 m²
Apartment 16	Two Bedroom	65 m²
Apartment 17	Two Bedroom	57 m²
Apartment 18	Three Bedroom	80 m²
Apartment 19	Two Bedroom	89 m²
Apartment 20	Three Bedroom	99 m²
Apartment 21	Three Bedroom	108 m²
Common Areas		164 m²

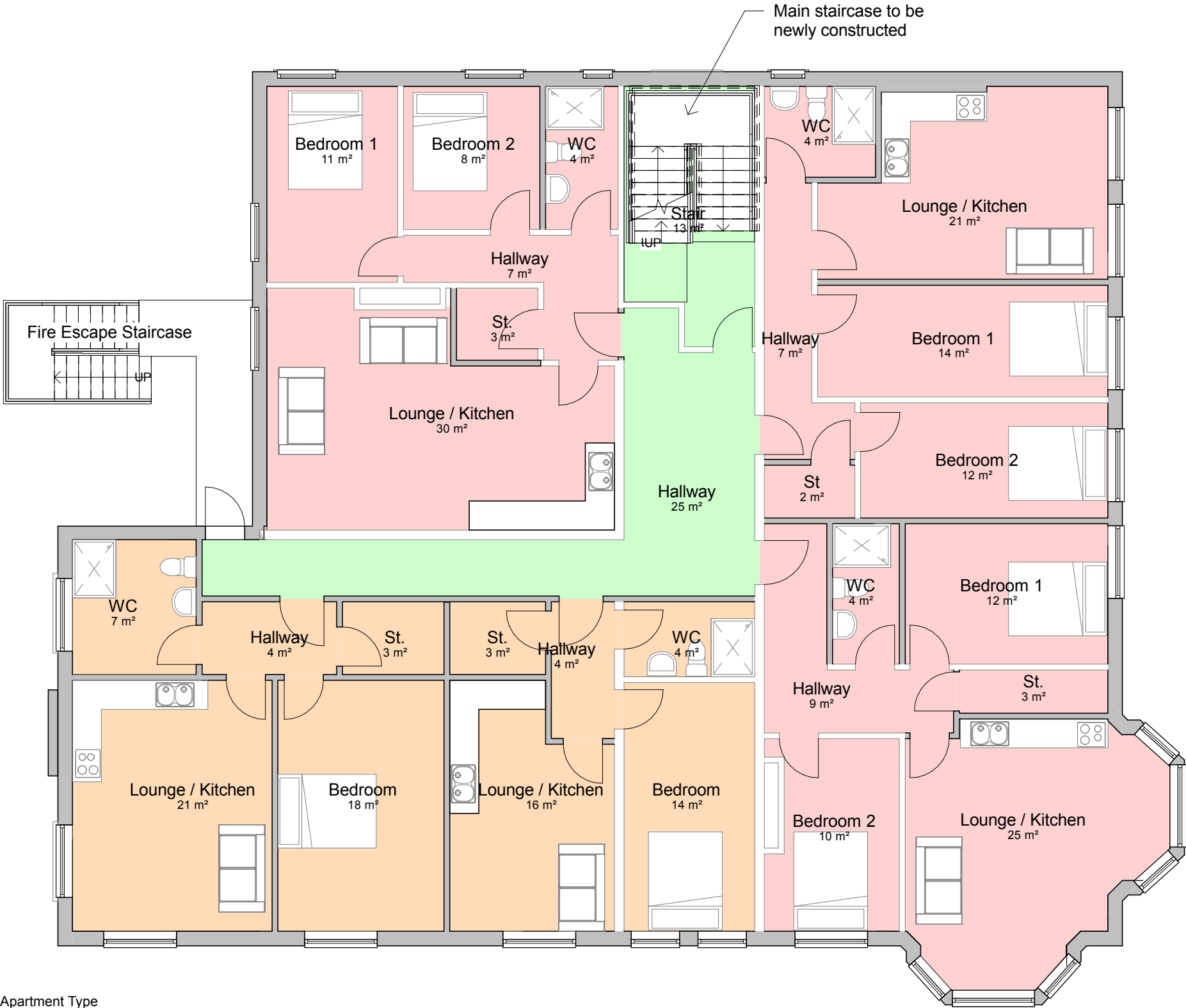
Apartment Types

- Common Areas
- Three Bedroom
- Two Bedroom



PROPOSED SECOND FLOOR PLAN

1:100

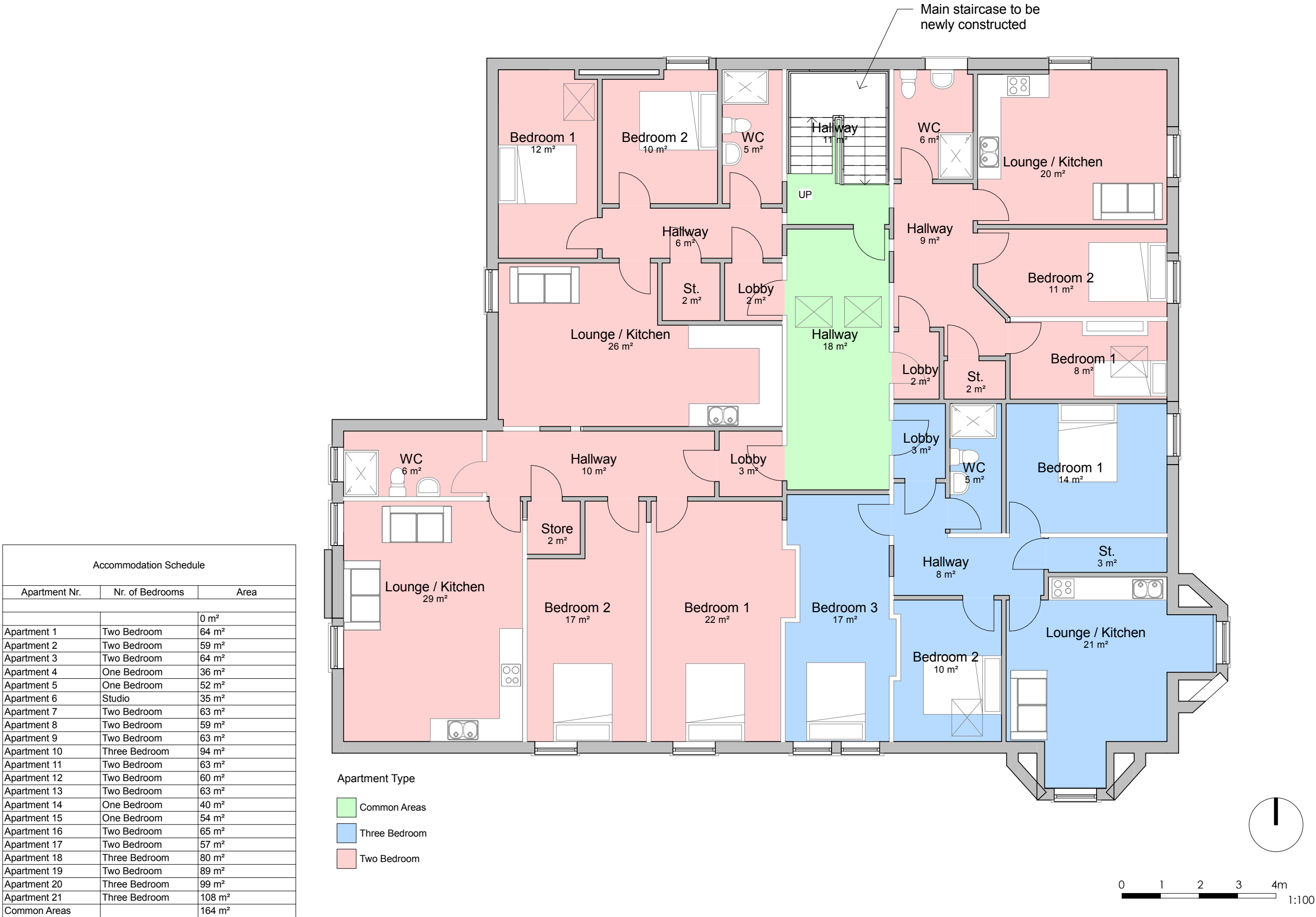


Accommodation Schedule		
Apartment Nr.	Nr. of Bedrooms	Area
		0 m²
Apartment 1	Two Bedroom	64 m²
Apartment 2	Two Bedroom	59 m²
Apartment 3	Two Bedroom	64 m²
Apartment 4	One Bedroom	36 m²
Apartment 5	One Bedroom	52 m²
Apartment 6	Studio	35 m²
Apartment 7	Two Bedroom	63 m²
Apartment 8	Two Bedroom	59 m²
Apartment 9	Two Bedroom	63 m²
Apartment 10	Three Bedroom	94 m²
Apartment 11	Two Bedroom	63 m²
Apartment 12	Two Bedroom	60 m²
Apartment 13	Two Bedroom	63 m²
Apartment 14	One Bedroom	40 m²
Apartment 15	One Bedroom	54 m²
Apartment 16	Two Bedroom	65 m²
Apartment 17	Two Bedroom	57 m²
Apartment 18	Three Bedroom	80 m²
Apartment 19	Two Bedroom	89 m²
Apartment 20	Three Bedroom	99 m²
Apartment 21	Three Bedroom	108 m²
Common Areas		164 m²

- Apartment Type
- Common Areas
 - One Bedroom
 - Two Bedroom

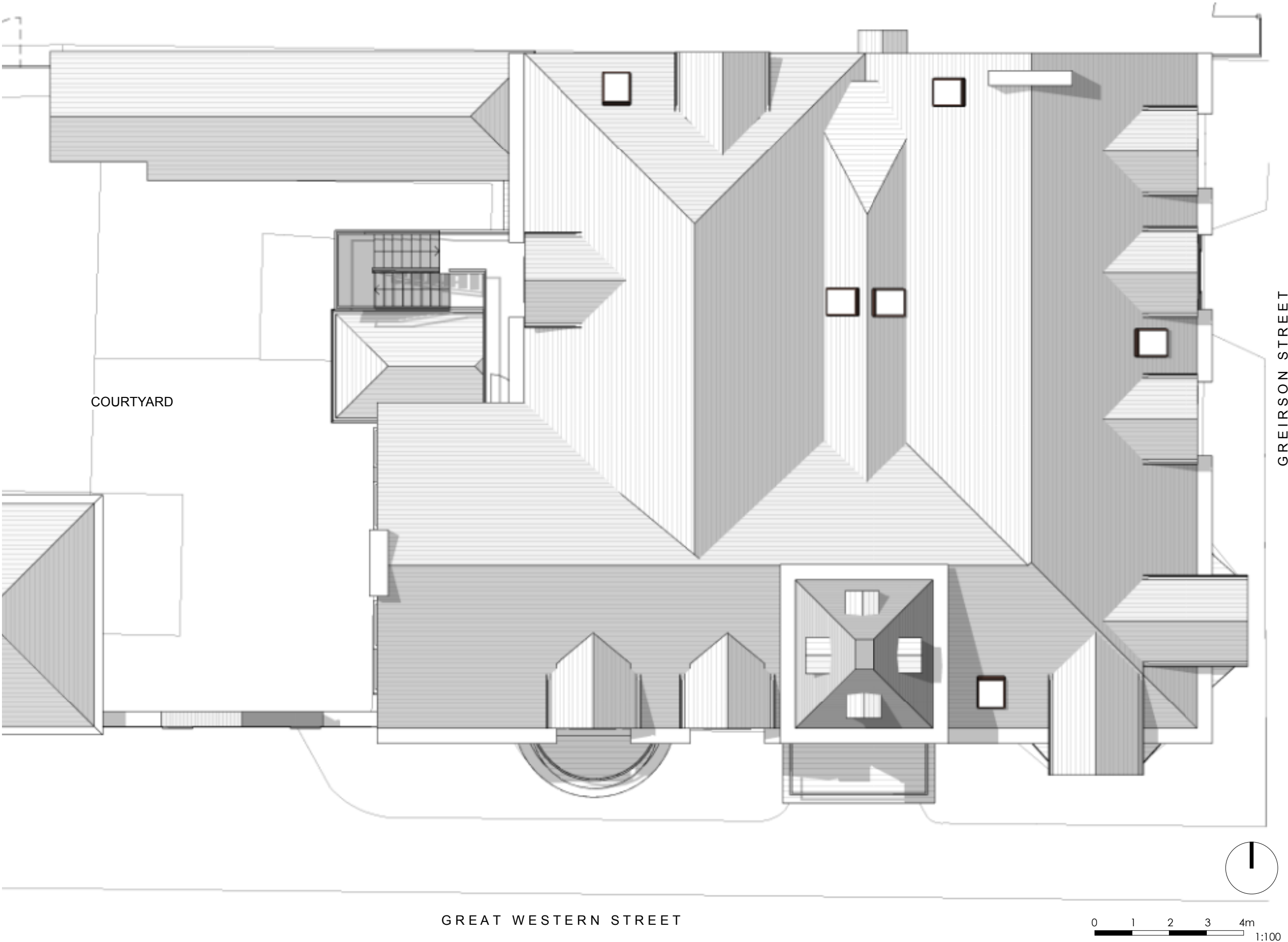
PROPOSED THIRD FLOOR PLAN

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PROPOSED ROOF PLAN

1:100



PROPOSED NORTH ELEVATION

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PROPOSED EAST ELEVATION

1:100



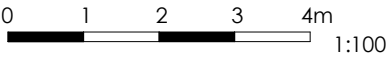
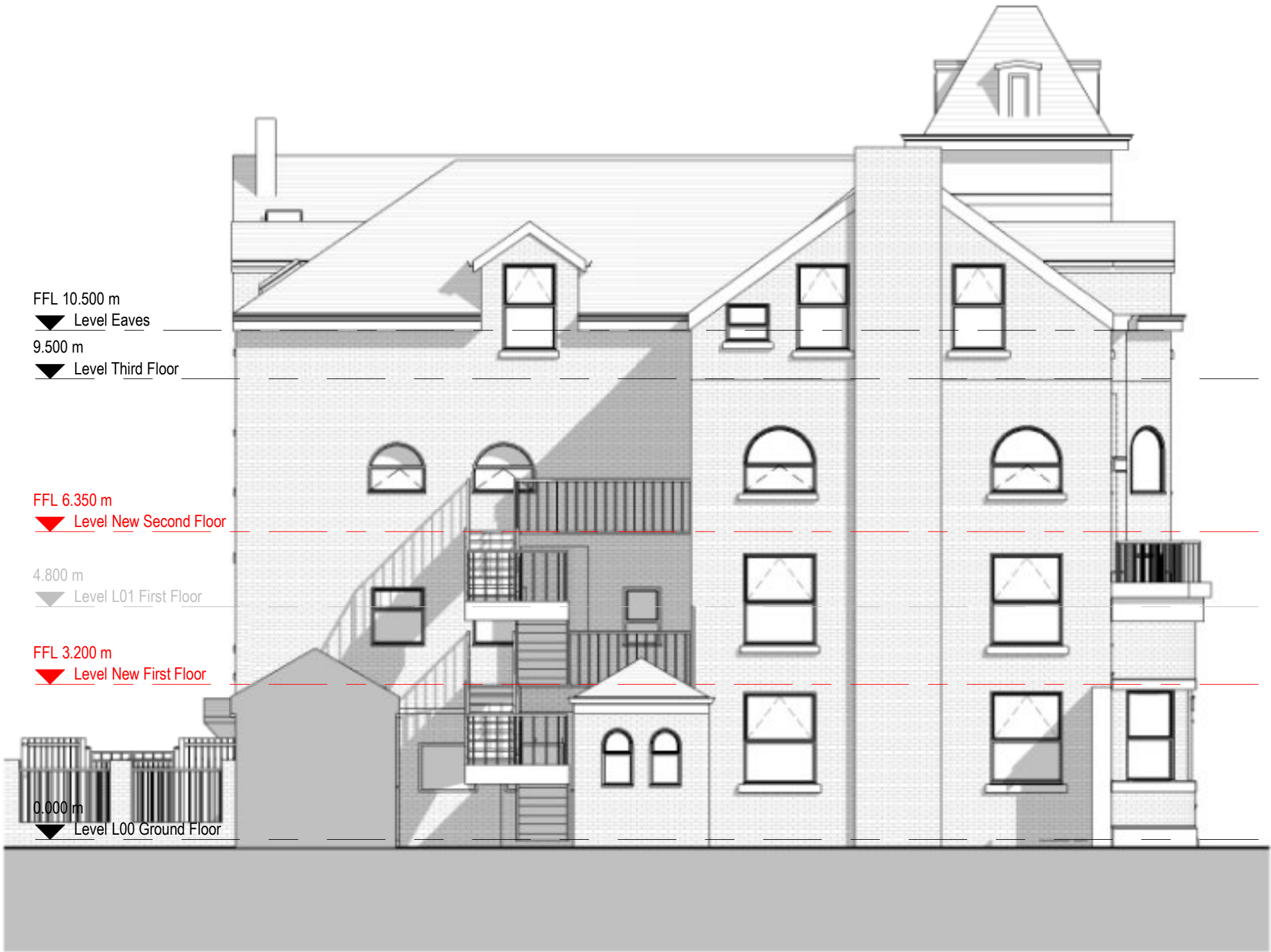
PROPOSED SOUTH ELEVATION

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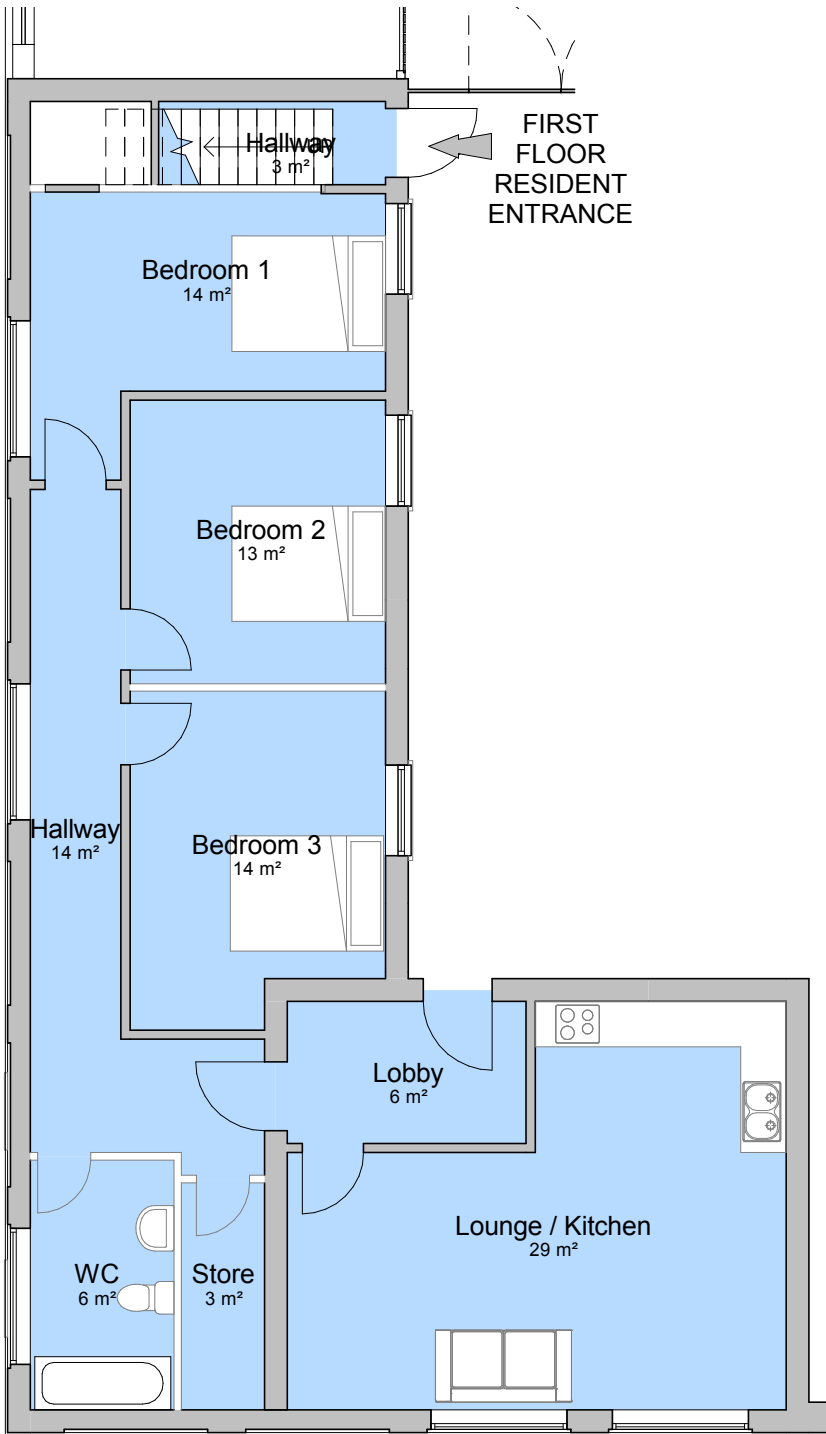
PROPOSED WEST ELEVATION

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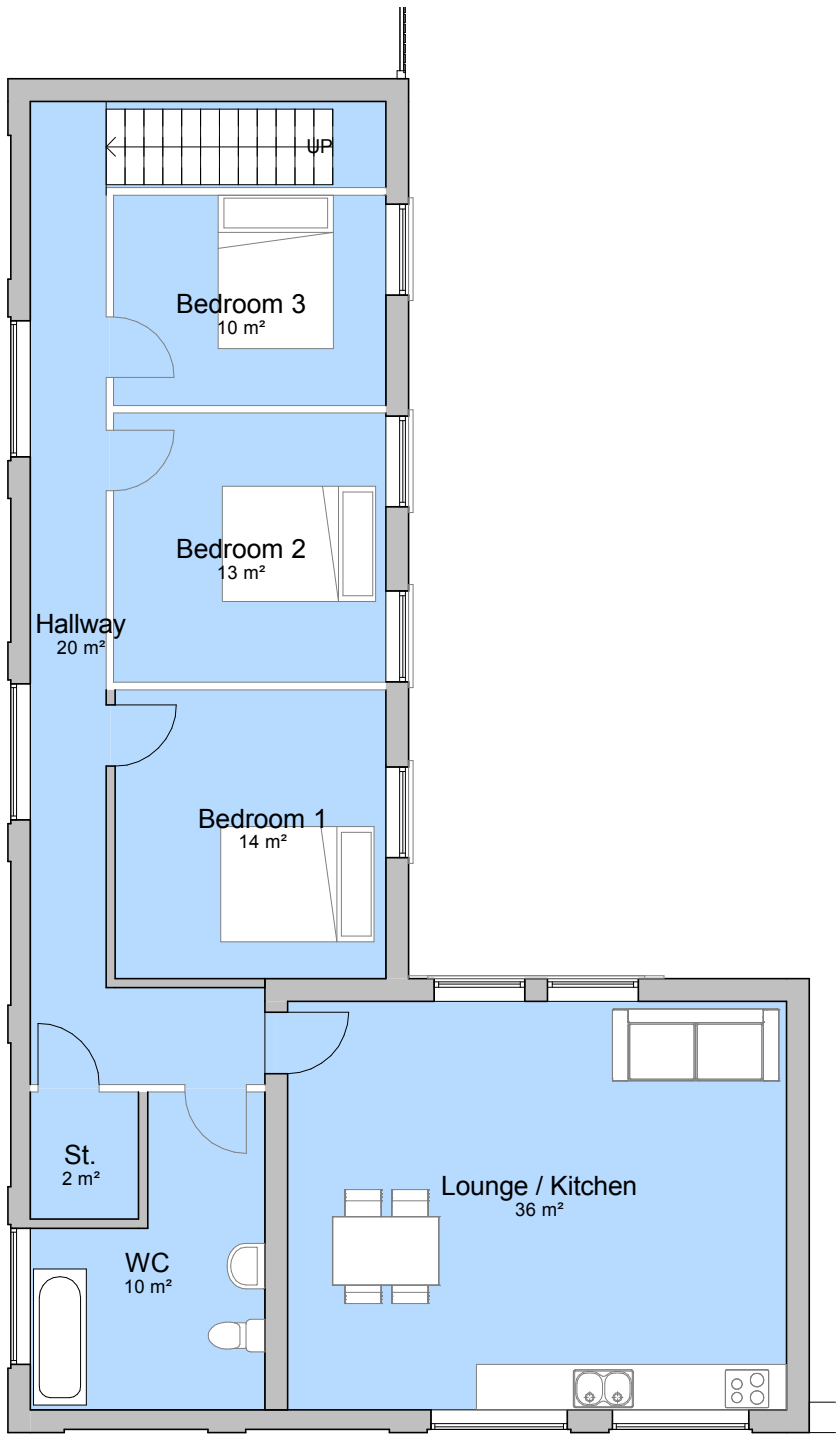


PROPOSED OUTBUILDING PLANS

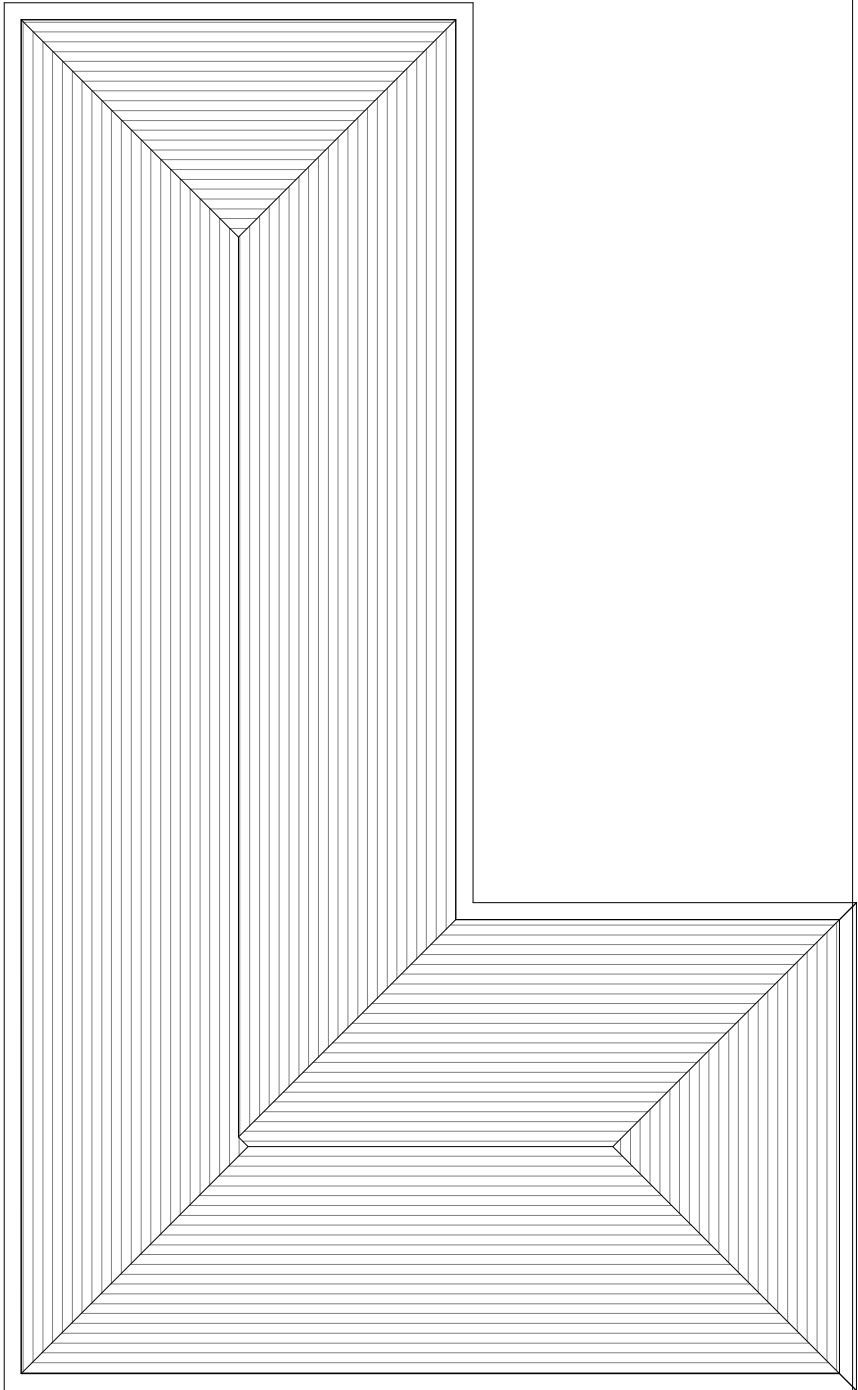
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1 Outbuilding - Ground Floor Plan
1 : 100



2 Outbuilding - First Floor Plan
1 : 100



3 Outbuilding - Roof
1 : 100

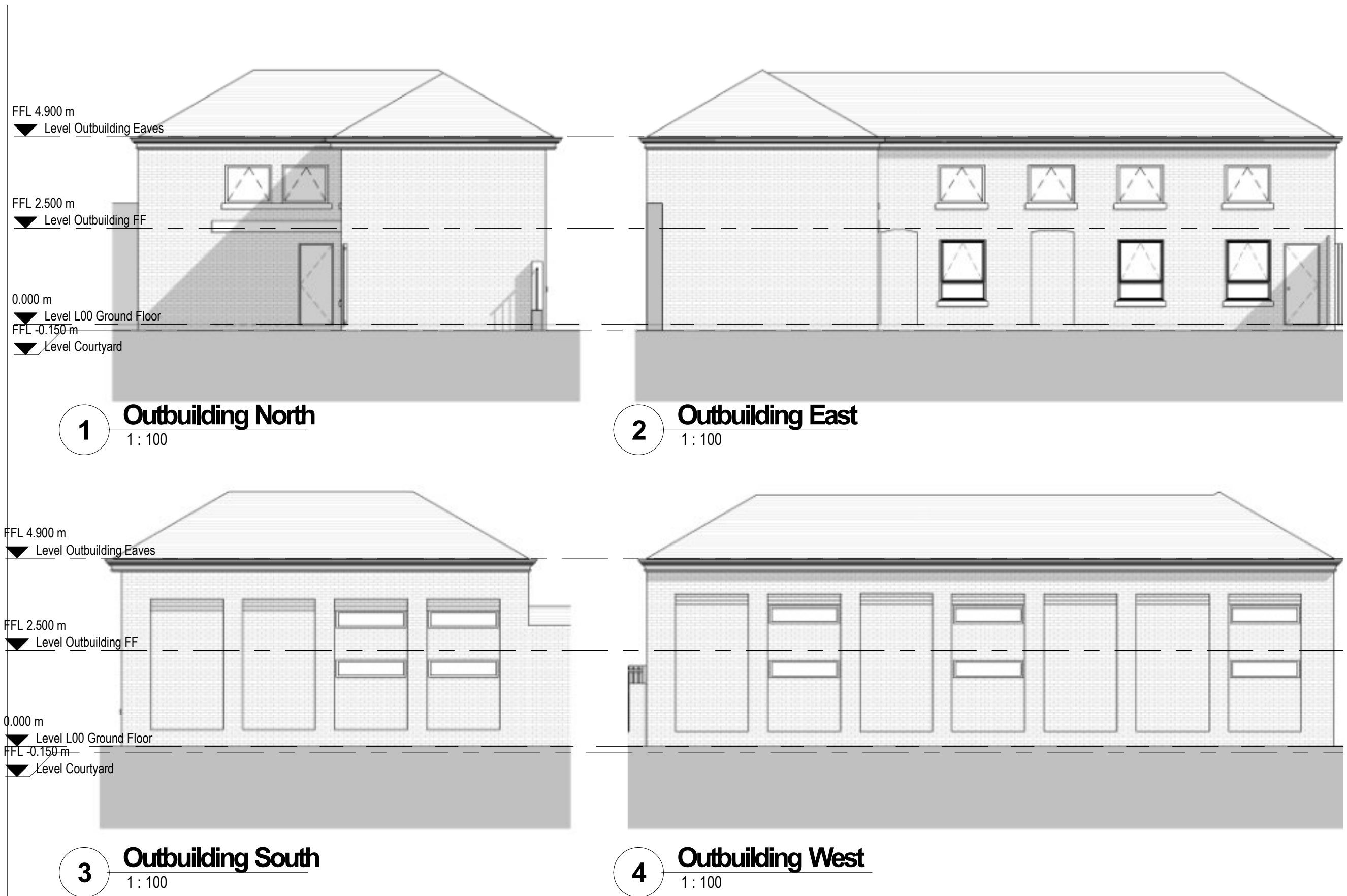
Apartment Type

Studio

Three Bedroom

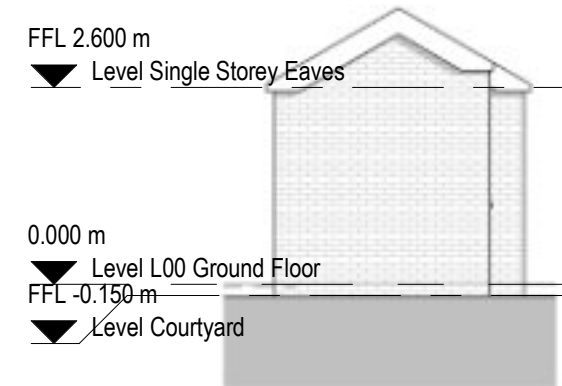
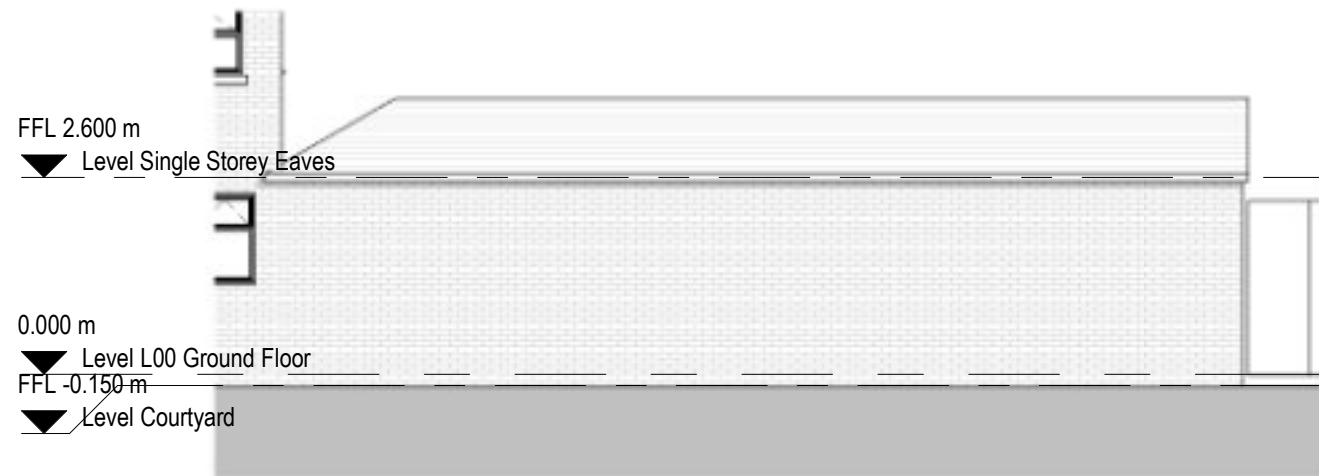
PROPOSED OUTBUILDING ELEVATIONS

1:100



PROPOSED EXTENSION

1:100



1 Single Storey Outbuilding North Elevation
1 : 100

3 Single Storey Outbuilding West Elevation
1 : 100



2 Single Storey Outbuilding South Elevation
1 : 100

PROPOSED 3D VIEWS



Aerial View



Street View



Street View

4.0 WASTE MANAGEMENT

WASTE MANAGEMENT

WASTE MANAGEMENT

A bin storage area will be provided within the car park located adjacent to Whitnall Street and the rear entry point. This allows the bins to be accessed easily by both residents and the waste collection company.

The bin store will be constructed from 2.1m high timber close-board panels on hand standing to allow for easy cleaning and washdown.

Sufficient space will be provided for the appropriate number of bins and circulation, allowing each bin to be accessed and wheeled out individually.

The number of bins has been calculated based on local council guidance. Please refer to the waste management proforma for further details.

Each apartment will be provided with separate bins to separate different waste material types. Residents will be responsible for taking out their bins and place them in the relevant recycled or waste bins in the bin store. On collection day, the building caretaker will move the bins to the kerbside ready for collection and will place them back in the bin store following collection.



Architecture | Planning | Visualisation



Graphics | Branding | Websites

Author	Checked	Revision	Date
HG	SH	-	04/12/2020

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