

Design & Access Statement

AP01

The Bowling Green Hotel, 1 Brookburn Road, Chorlton, Manchester, M21 9ES

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The proposal is to utilise the existing staff external area into a customer external seating area. The proposed area is enclosed within a high brick wall and is positioned to the side of the hotel next to the car park entrance. The proposal will include creating a door access from the bar area into the external space, by removing an existing window and fitting a door within the existing opening width. A new raised decking floor will be installed to create a level floor.

The hotel itself is located at the entrance of the conservation area in the district of Chorlton, just off the bustling and busy Beech Road. It sits on the site of one of the oldest Bowling Greens in the country and is believed to have existing since 1698. The hotel comprises of 2 main bar areas on the ground floor with 6 bedrooms on the first floor. There is an outdoor terrace to the left hand side of the hotel, with parking to the rear. The bowling green is to the rear of the parking and to the right.

Due to the current COVID regulations space for seating is at a premium and the licensee would like to make the most of the space that is available. The proposed area is fairly small covering just 50m², and is currently only used by staff. This is due to the only access being via a large gate leading from the delivery area of the car park. By providing access through the bar area, it will allow for additional seating for clientele. The existing window would be removed and a new door in matching style and finish to existing, would be fitted within its space.

The ground in the proposed area is broken and uneven concrete, and so a raised non slip millboard decking would be installed to bring the floor level to match the bar. This would also then align with the car park level outside the exit gate. Fixed and loose seating would be positioned within the walled area, with planting and festoon lighting to enhance the aesthetics of the space.

Although the site has planning in place for customer use, the scheme has been designed with careful consideration with the proximity of the residential properties across the road. Feature planting will not only act as a visual enhancement but is used for its acoustic properties. The number of customers using the space would be limited due to the size of the space and the existing walls will remain to enclose the area.

1.0 Accessibility

Access to the hotel / bar is either from the pavement to the front on Brookburn road if you are on foot, or via the car park to the rear if you are in a vehicle. There is level access into the ground floor via the front or left hand entrances. The car park entrance is via ramped access to the right hand side of the building, with the rear car park at a raised level. The ground floor of the bar / hotel is all on one level. The new proposed customer area to the right hand side, will have a new decked floor to bring this to the same level as the bar. There is a gate leading from the walled area which will be used as a fire exit gate from the area.

2.0 Environmental Sustainability

There are limited finishes and materials required for this proposal, however finishes will be specified based on the durability of the product to ensure longevity of the use. Where possible, materials are locally sourced and reclaimed. The existing brick walls will remain.

3.0 Movement to, from and within the development

Access to the main entrance to the site comes directly from the public pavement on Brookburn road. The site is in the attractive area of Chorlton. Deliveries will continue as the existing arrangement, to the rear of the building.

4.0 Heritage

Situated approximately three miles south west of the city centre, the conservation area at Chorlton Green is centred on the tranquil residential area of the Green itself, the last remaining vestige of the original village. The boundary is tightly drawn round the backs of the properties fronting the Green and includes the disused St. Clements churchyard and the Bowling Green hotel. This small conservation area was one of the first two to be designated in the City of Manchester in July 1970.

Chorlton Green is mainly residential, but is also home to some shops, a former school and four public houses. These are located around the triangular shaped green, which is central to the village. Building material in the area, is predominantly brick, such as that around the walled external area at the Bowling green which is to remain. Half timbering is also a significant detail in the area, being used to decorate gables or the upper sections of building facades. There is a mix of blue slate roof tiles with red clay tiles and most are gabled.

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Windows and doors do take a variety of forms in the area, although a vertical emphasis on windows is predominant. Most doors are solid, panelled wood with stained glass panels and some are more detailed with pilaster door frames with moulded brick voussoirs.

It is felt that the proposal to remove the existing window and replace with an access door would not have any detrimental impact to the conservation area of Chorlton Green. The voussoir above the existing window would remain in place and the door would be fitted within the existing opening width. The door would be in solid, panelled wood to be in keeping with the area. The wall surround the external area will remain, and new planting added to make the area more visually appealing in addition to providing acoustic properties.

Signed (Agent):.....Polly McCue Company.....Just H Architects

Date:.....27.10.20