

JD WETHERSPOON PLC

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR FULL PLANNING AND LISTED BUILDING CONSENT FOR

The removal and replacement of a broken walk in fridge and walk in freezer and the addition of two new external condenser units.

AT

Wetherspoons
49 Piccadilly
Manchester
M1 2AP

PN0192

March 2020

HARRISON INCE ARCHITECTS

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CONTENTS

1. Assessment
2. Design
3. Access Statement
4. Existing Site Photos

1.0 ASSESSMENT

1.1 Location

Manchester is a major city and metropolitan borough in Greater Manchester, England. As of 2018 it had a population of 547,627. It lies within the United Kingdom's second-most populous urban area. It is fringed by the Cheshire Plain to the south, the Pennines to the North and East, and an arc of towns with which it forms a continuous conurbation.

The proposed site is situated next to Piccadilly Gardens, a green space in Manchester city centre, England. It is located between Market Street and the edge of the Northern Quarter. Piccadilly runs eastwards from the junction of Market Street with Mosley Street to the junction of London Road with Ducie Street; to the south are the gardens and paved areas. The area was reconfigured in 2002 with a water feature and concrete pavilion by Japanese architect Tadao Ando.

2.0 DESIGN

2.0 Amount

The proposed changes aim to continue and improve the buildings function as a public house. The removal and replacement of the broken fridge and freezer is necessary for the pub to operate safely and effectively. The additional condenser units are required to support this.

2.1 Layout

There will be no changes to the layout of the building.

2.2 Scale

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

2.3 Appearance of the development

There will be no changes to the appearance of the building. Two new condenser units are to be situated beside the existing condenser units. These are hidden behind a fenced area to the rear of the pub from the public square where mechanical equipment from neighbouring tenants is also sited.

3.0 ACCESS

3.1 Approach/Entrance

There will be no changes to the entrances to the site.

3.2 Entrance Doors

This will remain as existing.

4.3 Signage

The signage is to remain as existing.

4.0 EXISTING SITE PHOTOS



Location of new condenser units at the rear of the building



Main Entry – No Change Proposed