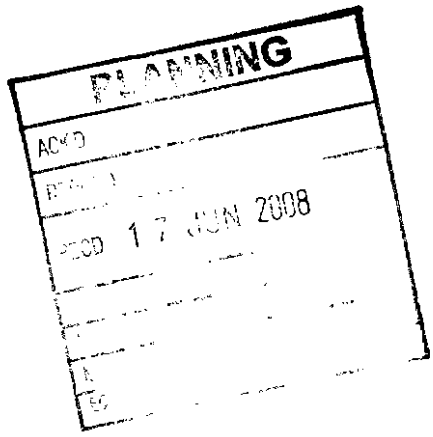
Matthews Walker Architecture

Chartered Architects & Historic Building Consultants

Conversion of public house to apartments

The 200 Pub, Carisbrooke Road, Harpurhey



Design and Access Statement

Existing building

The public house was built in the late sixties and is constructed in brickwork and tiles which is also the construction of the houses around it. There is a car park for eight cars dedicated to the site. The economic viability of public houses has been hit hard by recent social and economic changes and as a result this pub has been closed for the lasts two years. The scale and details of the structure are domestic and this form will be continued in the extension.

The site has one tree on it and this is shown on the enclosed existing plans drawing. This tree can remain. The existing building is neglected and the low level roofs have barbed wire on them to prevent access by intruders. It is 'a blot on the landscape'.

Proposal

The concept is to provide eight comfortable flats for local residents who do not want gardens or accommodation on more than one level. All staircases will be to ambulant disabled access standards. Toilets for the ground floor level flats will be to disabled standard. The steps down to the basement level will be to ambulant disabled standard.

The first floor extension will be built in matching materials for both walls and roof and the areas giving access to the basement will be substantial and provided with planting. The space around the existing building allows courtyard access down to the cellar level.

The provision of a first floor extension on the side of the building which is furthest from any adjacent housing is based on economic factors as provision of flats for families requires more floor space than is currently available within the building. From the pre application discussion it was made clear that family accommodation would be required on the site.

5 High Street. Stockport SK1 1EG 0161 477 6868 0161 476 2939 mwarchitecture@aol.com
A Matthews BA Hons (Arch) RIBA VAT No 611 4212 01

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- Toilets in the ground floor flats comply
- Corridors will be 1200 wide to comply.
- All doorways comply.
- Ramps at 1:12 will be provided to level access thresholds for the ground floor flats.
- Two disabled parking spaces will be provided.

Energy Conservation

- The layout of the flats has been planned to avoid quiet spaces being over noisy spaces and to provide good storage space.
- Parking space is already provided for the previous use.
- There will be space for clothes to be dried by natural air movement.
- The construction of the extension will have u values that will be a 25% improvement on those required by building control.
- The contractor will be a member of the considerable contactor scheme.