Design and Access Statement

Re: Old House at Home Public House, Bottomley Side, Blackley M9 8EP

Existing Usage and Background Information

The property is currently empty, but has previously been a public house, with 1st floor living accommodation. Due the economic decline the brewery closed the public house in early 2011, as the business was no longer financially viable, due to dramatic reduction in trade and spiralling repair and maintenance costs of the building. Since its closure, the property has been subject to numerous break ins and vandalism, resulting in theft and vandalism of the internal fixtures and external structure. The property is located on the edge of a new residential development, which is predominantly unoccupied after normal working hours. This has made the property a target for anti social behaviour and criminal damage.

Emergency Remedial Works

Since purchasing the property some emergency remedial works have been undertaken to secure the property and to protect it from weather elements, future vandalism and decay. The work which has been carried out is highlighted below.

PLANNING AND BUILDING CONTROL
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- During one of the break ins, all of the radiators and the heating and water system pipework have been stolen leaving exposed pipework, leaking into the property.

  These have now been capped off and made safe.

- The electrical system had been damaged leaving exposed wiring.

  Minor Electrical repairs have been made to make safe wiring and to enable an alarm and CCTV system to be installed.

- Many of the existing windows have been smashed creating easy access for vandalism.

  These have been replaced with like for like styles incorporating toughened safety glass.

- The access to the cellar from the rear courtyard underground has been bricked up to prevent future break in attempts in this area.

- Urgent roof repairs were lead has been stolen off the abutments.

Proposals for the Property

The main proposal is to obtain Planning Permission for a change of use, from a public house with 1st floor residential accommodation, to a full domestic dwelling. Our aim is to renovate the property and surrounding gardens. Our proposal will bring back into use a long term empty property which has created nuisance and anti social behaviour in the area and ensure the long term future of the property a prominent local landmark.

The only proposal for extending the property is to build a central entrance porch on the front elevation. Using facing brickwork as a contrast to the existing render, with brown UPVC double glazed windows and a matching GRP 'secure by design' front door, with Slate roof and colour matched cladding.

The two existing doors on the front elevation will be bricked / clocked up and rendered to match the existing elevation with new cills installed to replicate those on the existing window openings. All new windows will be brown UPVC double glazed to comply with current Building Regulations in a style to match the existing windows, which will improve the thermal efficiency o0f the dwelling. The door on the gable is to be blocked up to improve security in this area which is a current blind spot and has been to target of previous break in attempts. New double doors will be installed on the rear of the property from this room using an existing window opening. All bedroom windows will incorporate fire escape openings.

All existing signs are to be removed to instil clarity that the building is a domestic dwelling rather than a public house. Internal alterations Include removing the exiting bar to form a large open plan living space, forming a bathroom in the location of the old women's toilets and creating a store area in the location of the existing men's toilets. A new internal structural opening is proposed to allow a large kitchen diner on the ground floor.

On the 1st floor the proposal is to create an additional bedroom with en suite in the existing kitchen area at the rear of the property which will include adding a new window in this area. In addition a new window opening is proposed over the existing stairs to add light into this area.

If permission is granted there are proposals to reduce the carbon foot print of the building by installing a new heating system as well as upgrading thermal elements including the roof structures.