JD WETHERSPOON PLC

DESIGN AND ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR

LISTED BUILDING CONSENT

FOR

WETHERSPOONS

PUBLIC HOUSE AT

67-71 Princess Street,
Manchester
M2 4EG

PN 2103

October 2011

Revision A

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1.0 BACKGROUND

JD Wetherspoon plc currently trade on the ground floor and basement of this site and would like to install new male toilet facilities on the first floor, in order for the management of the public house to be able to monitor and manage the toilets faculties more effectively again anti social behaviour. This will involves the erection of new stud walls to form a service void and protect an existing fireplace. Internally the space will be fitted out with appropriate sanitaryware. Existing drainage in this area, will be reused and connected into.

JD Wetherspoon are committed to retaining the aesthetic of the existing building they are aware that the property is listed. As such JD Wetherspoons propose to finish the new area to suit the internal scheme of the pub.

Statement of Intent
JD Wetherspoon wishes to retain the character of the building and preserve the building in it's entirety. The scheme does not propose to affect the existing walls or structure on the first floor.

Assessment
The Pubs main elevation faces south and is situated on the corner of Princess Street and Cooper Street across from the Town Hall.

A brief History of The Waterhouse
The pub stands in the shadow of Manchester Town Hall. Completed in 1877, this civic palace was designed by Alfred Waterhouse, who was also responsible for several other buildings in the city.
The rapid expansion of the city, and the ambitions of its civic leaders, led to the creation of a municipal palace of unrivalled splendour, designed by Alfred Waterhouse. The internal mosaic design incorporates a pattern of bees, symbolic of Manchester's industry, which is also found on the city's coat of arms.

2.0. AMOUNT
The proposal does not create any additional floor space.

3.0 LAYOUT
The proposals is to make the male toilets within the basement redundant and form new male toilets on the ground floor by using light weight stud partitions walls.

4.0 SCALE
There is no alteration to the scale of the building.

5.0 LANDSCAPING
The development does not require any changes to the landscape

6.0 APPEARANCE OF THE DEVELOPMENT.
The application does not alter the exterior appearance of the building.

Internally, JD Wetherspoon only wish to physically alter the toilet faculties, to enable them to manage them more effectively and aim to provide a more comfortable and welcoming environment for their customers. These faculties have been carefully design and the use of fixtures and fittings complimentary to the key structure and history of the building. Materials are thoughtfully selected to reflect the surrounding structure of the building and where possible, locally sourced materials are used.

Through the use of sympathetic design and the latest technology JD Wetherspoon strive to provide the customer with a satisfying and memorable visit to their premises.

ACCESS:

Approach/Entrance:
No change will be made to the approach of the customers.

Pedestrian Approach:
All pedestrian accesses will be retained as existing.

Routes to Entrances:
All routes will be signposted with signs meeting the recommendations in the Sign Design Guide as existing.

Entrances Doors:
No changes are to be made to the existing entrance doors.

Exit Doors:
No changes to be made to the exit doors.

Horizontal and Vertical Circulation:
The internal layout of the site will be modified temporarily by the additional space created on the ground floor. Level access will be provided into the new area.

Signage:
The corporate, directional and information signage adopted by JD Wetherspoon in the Public House is designed in accordance with the recommendation of the Sign Design Guide. This will remain as existing.

Main design references used included:

- The Approved Document to Part M (2004)
- BS 8300:2001
- The Sign Design Guide (The Sign Design Society)
- Building Sight (RNIB)
- DRC Codes of Practice
- Guidance on Access Statements (DRC)
- Inclusive Projects (DPTAC)
- Planning and Access for Disabled People – A Good Practice Guide (ODPM)
- Inclusive Mobility (Department for Transport)
- The Access Directory (DPTAC)

7.0 HISTORIC ENVIRONMENT.

Due consideration has been given for the special architectural and historic importance of this building.

The alteration of the toilet faculties, to the original building is a reasonable operation, which will enable the sustainability of the use of the building. The most important elevations of the building on to Princess Street and Cooper Street will be retained as existing.

Alterations to the interior of the building, whilst retaining the historic character, will allow the building to retain function in a modern and safe way. The treatment of finishes within the building will be sympathetic to the style and era of the structure whilst creating a comfortable and distinctive environment for the customer.

We believe that the proposals outlined have been carefully considered and the conclusions reached demonstrate how the building's character can be retained and not damaged by the alterations, to allow full use of the ground & basement floors. The design has taken account of PPS5 (Planning for the Historic Environment), and in particular:

HE3.1 Regional spatial strategies7 (RSS) and local development frameworks (LDF) should set out a positive, proactive strategy for the conservation and enjoyment of the historic environment in their area, taking into account the variations in type and distribution of heritage asset, as well as the contribution made by the historic environment by virtue of:

(i) its influence on the character of the environment and an area's sense of place

HE7.2 In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimize conflict between the heritage asset's conservation and any aspect of the proposals.

HE7.4 Local planning authorities should take into account:
– the desirability of sustaining and enhancing the significance of heritage assets, and of utilising their positive role in place-shaping; and
– the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality by virtue of the factors set out in HE3.1