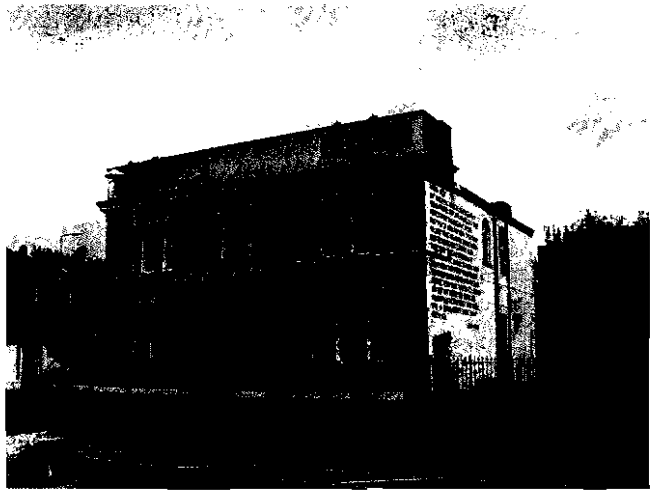
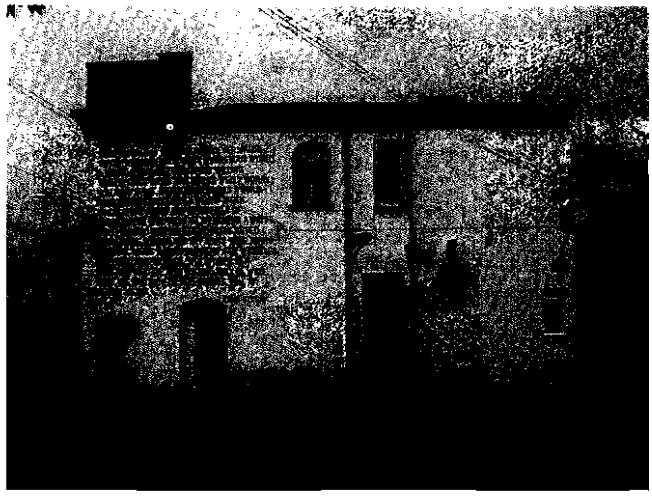
Design and Access Statement rev B

Prepared by: 2C Design Consultants, Coventry
On behalf of: Enterprise Inns

In respect of the premises known as:

Hardy Wells,
257 Wilmslow Road, Manchester M14 5LN





This Statement has been prepared to accompany the Planning Application for the installation of a purpose made shelter at the above premises.

Assessment

The Hardy Wells is a traditional pub occupying a corner position in a mixed commercial and residential setting. It is not listed and it is not located in a conservation area. Currently there is a patio area in the side garden of the establishment for customer use however there is no covering to protect users from inclement weather. This area is occupied by trestles tables.

The Application will therefore read as follows:

The installation of a GRP fibre glass shelter with space boarded fencing

Evaluation and Design

Use

In light of the current smoking ban in enclosed public areas and as part of the establishment's health conscious and caring policy they are committed to ensuring staff and customers are adequately catered for. The proposal will provide a covered space that is sheltered from wet weather.

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Amount and Scale

The proposal comprises a GRP Fibreglass canopy and a timber spaced board fence (3" pale, 3" gap). The structure will be 4.5m wide x 3.6m deep (16.2sqm). The shelter will be wall mounted (cantilevered). The existing building is 2 storeys high and the proposed canopy will be at a maximum of 3.05m in height. As a result, the scale of the proposal is deemed proportionate for the surroundings.

Layout

The proposal is located at the side of the building over the existing patio. It is placed sufficiently high to avoid the female toilet lobby window but below an external fan and to the r/h side of the raised side pub entrance. This also distances the scheme from Wilmslow Road. The establishment's immediate neighbours are commercial properties, including garages and a telephone exchange.

Appearance

The canopy is constructed from GRP Fibreglass and is a static fitting. It is proposed that the canopy be coloured dark green. The colour has been chosen to compliment the external colour scheme of the local to help blend into the surrounding area. The garden area is screened by the pub itself and by fencing, shrubs and trees on two other sides. The new timber privacy fence would be stained for both protection and to enhance it's appearance.

Please note the fence is of the open board type which will allow a sense of privacy for those using the shelter whilst still providing a measure of natural surveillance.

Access

The patio area is accessible from the side pub entrance and the gate from Wilmslow Road. Due to the height and position of the canopy, the existing pedestrian access will not be affected. Also, the paving slabs are in good condition and level making it usable for disabled customers.

Conclusion

Apart from enhancing the current facilities afforded to the public, we feel that the acceptance of the proposed scheme would have no significant impact on the local environs. Due consideration has been given to all aspects of current Planning legislation, and, naturally, to the impact that this scheme will have on the immediate locale.

Should you require any further information in support of this application, or wish to discuss any objections that may arise, please do not hesitate to contact me.

Kind Regards,

Jason Richards
2C Design Consultants