PLANNING AND
BUILDING CONTROL

07 MAR 2013

Our Ref: HOLTS/1236/AAL

28TH February 2013

DESIGN AND ACCESS STATEMENT FOR PROPOSED REPLACEMENT OF EXISTING GROUND FLOOR WINDOWS WITH NEW DOUBLE DOORS AND BALUSTRADE TO EXISTING GROUND FLOOR FRONT ELEVATION TO THE APE AND APPLE PUBLIC HOUSE ON JOHN DALTON STREET MANCHESTER, M2 6HQ

DESIGN STATEMENT

INTRODUCTION

The application site lies on John Dalton Street,Manchester.

The site is currently a public house to both the ground floor and first floors with manager's accommodation on the second floor.

The site is bounded by brick/stone detailed walls,with adjacent properties built in brick with slate roofs and glass clad buildings

The properties to the left and right hand side of the site are all mainly three-storey buildings constructed of brick with both slate roof and flat roof finishes with the properties opposite also having various storey levels and constructed in brick steel frame with glass cladding and stone with various styles roof finishes

The site stands on land on John Dalton Street,Manchester.

RECENT HISTORY

The site is currently used as a public house on both the ground and first floor with the with Managers accommodation on second floor level.
There is also a small beer gardens formed in the existing light well at first floor level, which also accommodates the smoking shelter.



VIEW OF FRONT ELEVATION LOOKING DOWN JOHN DALTON STREET



VIEW OF FRONT ELEVATION LOOKING UP JOHN DALTON STREET

EXISTING SITE AND BUILDING

The existing site comprises of a three-storey front to John Dalton Street constructed in brick with dressed stone columns sills and feature stone panels.
The upper floors are provided with timber sliding sash windows with stone surrounds.
The ground floor is provided with narrow timber windows,the main entrance,first floor entrance and cellar drop are all accessed by feature timber solid doors.
The building is also served by a basement with the public toilet facilities and cellar services are all situated.



EXISTING PART GROUND FLOOR ELEVATION SHOWING EXISTING WINDOW AND BRICK PANEL WITH FEATURE STONE INFILL.

PROPOSALS

USE

The application is to remove each of the window bays to the ground floor elevation (shown above) including the lower brick and stone panel leaving the fanlight over (see sketch visual below) the client also intends to re-use the existing stone sill as the plinth block under the proposed new timber threshold and double doors.
The client also intends to fit balustrade to prevent any persons stepping onto the street formed in simple 25x25mm square mild steel and capped with 63mm diameter hardwood timber handrail all as part of the overall investment and refurbishment of the interior and exterior of the public house.

The clients intention is to also soften the frontage with profiled metal constructed planters, planted with privet hedging.

The client feels that the alterations should not create any real impact to the existing front elevation but should enhance the frontage, giving the public using the ground floor more natural light as well as fresh air and the feeling in the summer of being outside/inside.



LAYOUT

We feel that the alterations, investment and refurbishment including the layout will help the unit integrate with its surroundings making it more integral with city centre.

SCALE

The size and scale of the proposed alterations have also been kept to a minimum leaving some of the existing detail as in the existing fanlights over each of the proposed doors to the existing front elevation, are in keeping with other opening frontage within the surrounding areas.

APPEARANCE

The alterations we feel are designed to sit within the facade of the plot with the materials used in the construction of the double doors and plant boxes being made from Environmentally Sustainable materials.

All the external lighting within the proposals will be of low energy.

CHARACTER

The size and scale of the proposed alterations, are in keeping with other opening frontage within the surrounding areas.

The client feels that the alterations will create and encourage a successful relationship between the public and the public house as well as integrating with street scene of the city centre

LANDSCAPING

It is proposed that soft landscaping including plant boxes and hanging baskets will be installed to the front of the building to give a softer edge between ground floor and upper floors

DESIGN / APPEARANCE

The alterations are designed to sit within the facade of the plot with the materials used in the construction of the double doors and plant boxes being made from Environmentally Sustainable materials with the surrounding area and decorated to match the external appearance of the main building.

COMMUNITY SAFETY

The client will ensure that the area used either by private or public, is attractive and safe for all with the addition of cctv cameras and that all equipment has approved by all the relevant Authorities.

The development will also have the addition of natural surveillance through regular visits by the hotel staff.

ACCESSIBILITY

It is the client's wish that the development should and will be accessible for all ages and disabilities

Access to the new development is easily maintained with level approach and ramped approach to the main entrance from the front of the public house.

EXTERNALLY / LANDSCAPE ASSESSMENT

SITING

CAR PARKING PROVISIONS

All Car parking is by public city centre car parks

BINS

Bins will be stored in a dedicated bin store within the building, which will be accessible to the vehicles of the Manchester City Council Council Refuse Disposal Department for collection.

LANDSCAPE ASSESSMENT

NOT APPLICABLE

FLOOD RISK

The site is not deemed to be at risk from flooding.

ENVIROMENTAL SUSTAINABILITY

The client has also undertaking to fit all lighting with low energy use fittings and all waste will be separated into relevant recycling waste bins.

CLIMATE CHANGE APPRAISAL

SITING LAYOUT AND ORIENTATION

BUILDING DESIGN AND ENERGY CONSERVATION

The proposed alterations will be constructed to meet all current legislations with regards to energy and energy conservation & Planning legislations.