Planning Application

for

Extenstion to The Horse and Jockey Public House
Chorlton Green
Chorlton
Manchester



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presented by

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Introduction

After selling highly acclaimed Manto Group Peter Dalton has now teamed up with Simon Davis to take over The Horse & Jockey, a tired landmark Pub, which has been run as a Spirit Group managed house with no investment or refurbishment for the past 25 years.

The pub currently trades as a 'boozer', ie DJs at weekends, discounted drinks, a pool table, juke box, big screen sport and no food. Our clients wish to completely transform this by removing these elements and greatly improving the level of service. A quality food offer will develop the pub into a community orientated family friendly local.

Alongside a major interior refurbishment, the introduction of a kitchen and improved facilities, we wish to improve the exterior and access to the premises by creating a new entrance/trading area to the Beech Road elevation in what has previously been an unkempt service yard.

The Beech road extension to the premises is in keeping with both the line and style of the existing architecture but reflected in a modern manner to clearly distinguish it from the original building.

Design and Access Statement

We feel it is important to emphasise in this application that the pub has previously been neglected under management. The new owners have a great deal of experience in the catering industry and have run high quality operations in Manchester, London and Leeds.

Peter Dalton
Peter opened his first venue in 1990 at the age of 23. The groundbreaking Manto Bar in Manchester City Centre was widely seen as the catalyst behind the regeneration of the Canal Street/Whitworth Street corridor and quickly became a landmark modern building within this famous Conservation Area.

Over the next decade, Peter went on to add to his operation two nightclubs, a late night lounge bar and a fine dining restaurant in the city centre, a cafe bar and a food-orientated pub in the Trafford Centre, and a 4-storey bar in the heart of London's West End, before scaling back his business and eventually selling up in 2006 to fulfil a lifelong ambition and travel round the world.

Prior to embarking on his round the world trip, Peter worked as a consultant to oversee the restoration and re-opening of a landmark pub, the Grade II listed Crown and Kettle (www.crownandkettle.com) in Manchester's Northern Quarter, which had been destroyed by fire in the early 1990s.

His professional background, coupled with a love of traditional pubs, roast dinners, dominoes and real ale, makes Peter perfectly suited to heading up the operations side of the business.

Design and Access Statement

Simon Davis
Prior to taking the helm at the Horse and Jockey, Simon was restaurant manager at Croma in Leeds (www.croma.biz). With a restaurant career spanning 15 years, all but the last 12 months in Manchester, Simon knows the demands of heading up a busy food operation and balancing front of house with kitchen and admin duties.

A long-time resident of Chorlton before relocating to Leeds last year, Simon was itching for a return to Manchester. With a passion for gastropubs, Simon's hands on approach and intimate knowledge of the Manchester restaurant and pub scene will be an asset to the operation.

As the refurbishment of the pub is intended to create a food-led, child/female-friendly operation, the present ladies toilets and adjoining storage areas will be converted into kitchen space - an ideal location as it allows deliveries straight from the service yard. The bar will also be extended out into the existing trading space to improve service and allow a quality range of products to be sold on the premises. A spin-off of this will be the creation of a traditional Taproom area to the pub - a reflection of the community-based operation our client wishes to create. New ladies and gents toilets will replace the existing gents toilets, and a disabled toilet will be provided - not presently available on the premises.

The increase in back of house and service areas reduces the public space somewhat. To counter this, we wish to introduce a new trading area located in redundant storerooms above the cellar. The effect will be to provide a similar size of trading area to that existing. This will also allow us to open up what is presently an unsightly yard at the end of Beech Road (see photos)

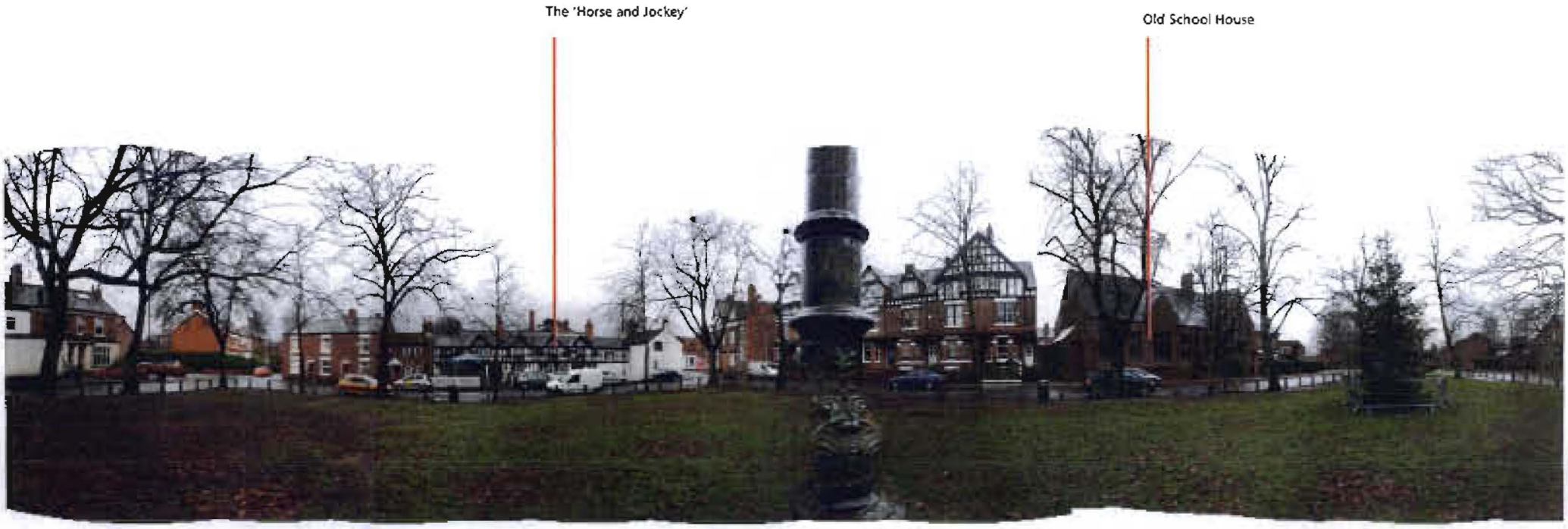
Design and Access Statement

as an additional entrance to the pub, improving access to the space for the general public (including disabled access). This will also create a focal point to the end of Beech Road and greatly improve the pub's appearance from this elevation.

The extension will sit to the same line as the existing 1950's outhouse and exit doorway which are nondescript single storey flat roof additions to the building of no architectural merit. We have purposefully taken the line of the new pitched roof on the extension from the line and angle of the existing pitched roof so it is in keeping with the scale of the existing original building.

The style of extension construction sensitively reflects that of the existing building being timber framework with both solid and glazed infill panels. Although in keeping with the existing building, the clean lines of the proposed extension will allow it to be simply distinguished from the original without interfering with or detracting from it.

Existing Photos



Existing view of Chorlton Green

Existing Photos



Existing Photos



Existing Photos



Existing service yard

Existing Photos



View of existing service yard from Beech Road

Existing Photos



Existing Bar Lounge Area



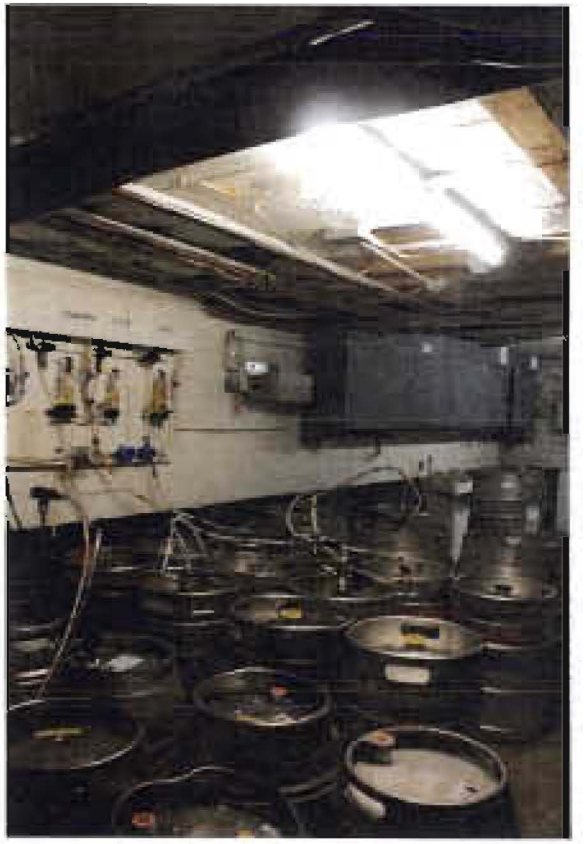
Existing central bar area

Existing Photos



Existing central bar/pool/darts area





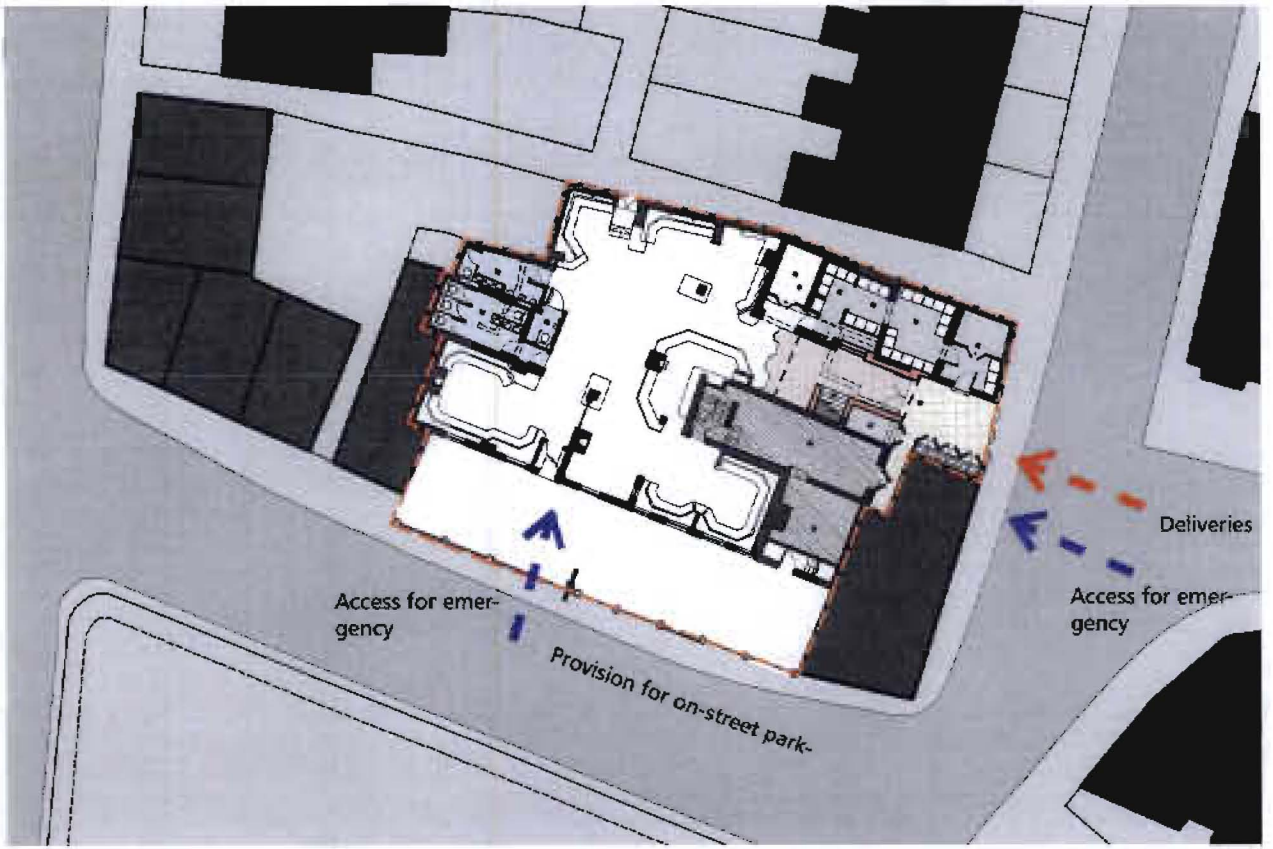
Existing cellar



Area & Building History

The original three cottages which form the front part of the Horse and Jockey are reportedly three or four hundred years old. The original features are now concealed within a mock Tudor façade, which was erected in 1907 as part of a Victorian redevelopment of the site that saw the introduction of a brewery on the premises. The brewing equipment and machinery is still housed in a number of the outbuildings still seen today.

In its current state, it is clear that the building has undergone a number of facelifts and extensions of various styles, the most substantial being the 1950s extension to the rear which doubled the floor area of the premises. Despite no façade listing existing, the building is within a conservation area. We are well aware of the inherent character of this well loved pub and do not intend to undervalue this in the style and quality of our proposals.



Vehicle Access

Vehicle Access

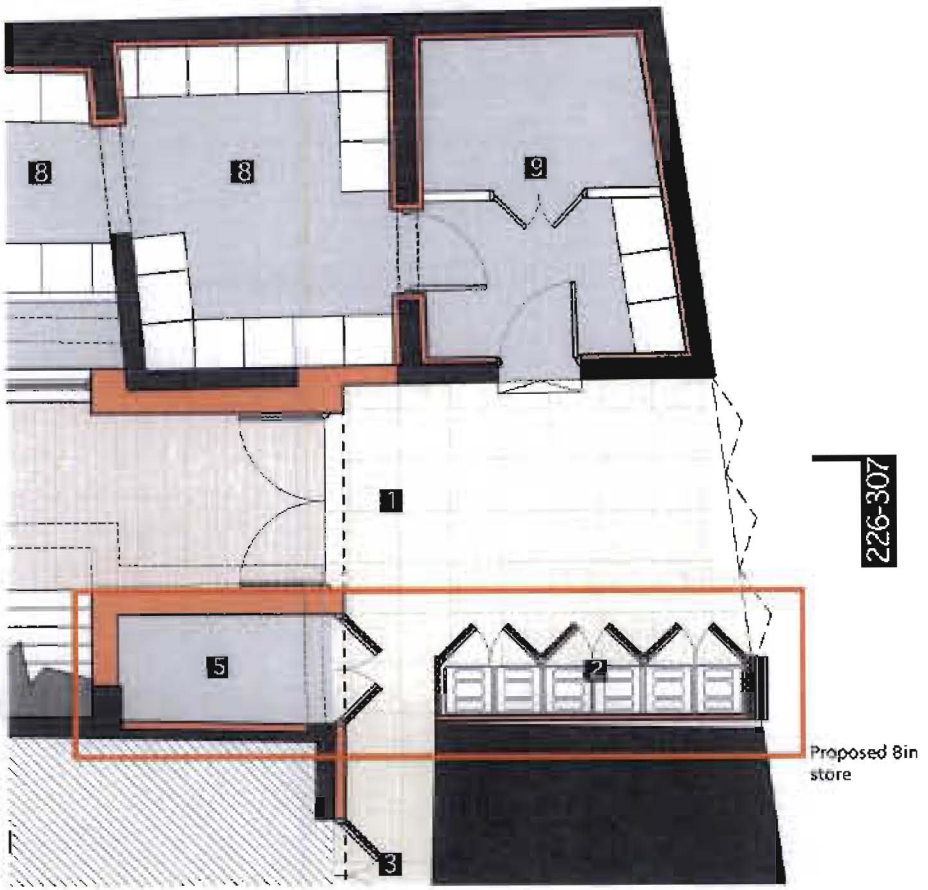
The building's location on Chorlton Green means the site can be easily accessed by emergency services via either the Chorlton Green elevation or our proposed Beech Road entrance.

Whilst there is existing provision for parking around the premises, it is anticipated that the majority of trade will be drawn from the local area with people arriving on foot rather than driving.

Deliveries

Deliveries will remain as existing to the premises via the Beech Road elevation with both beer cellar and kitchen storage areas directly adjacent to this.

There will be 5 deliveries per week to the premises 1 per day, 2 of these will be by lorry and 3 by a van sized vehicle.

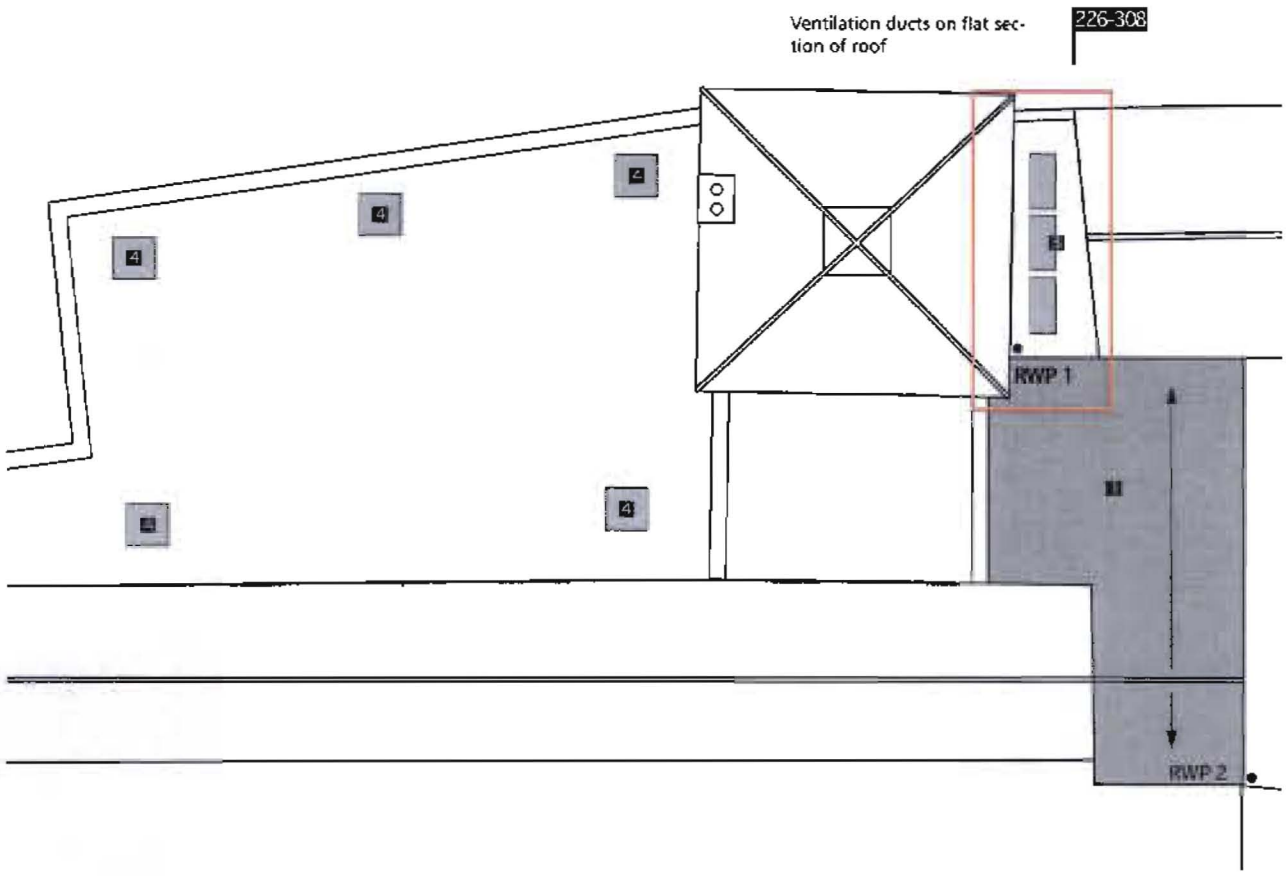


Refuse Storage & Disposal

Presently large bins are loose within the yard area. As part of our proposal we wish to install 2 designated bin stores one to the side of the yard and a further store within the Beech Road extension. This will greatly improve the aesthetic of the yard and allow for a more organised management of waste and recycling.

Recycling
Whilst the premises presently re-cycle glass our client has a re-cycling policy that will greatly improve on this reducing the amount of general waste from the premises.

This will include bins for the provision of splitting and re-cycling of the following materials:
Glass
Cardboard
PlasticGeneral Waste
Paper
Cans

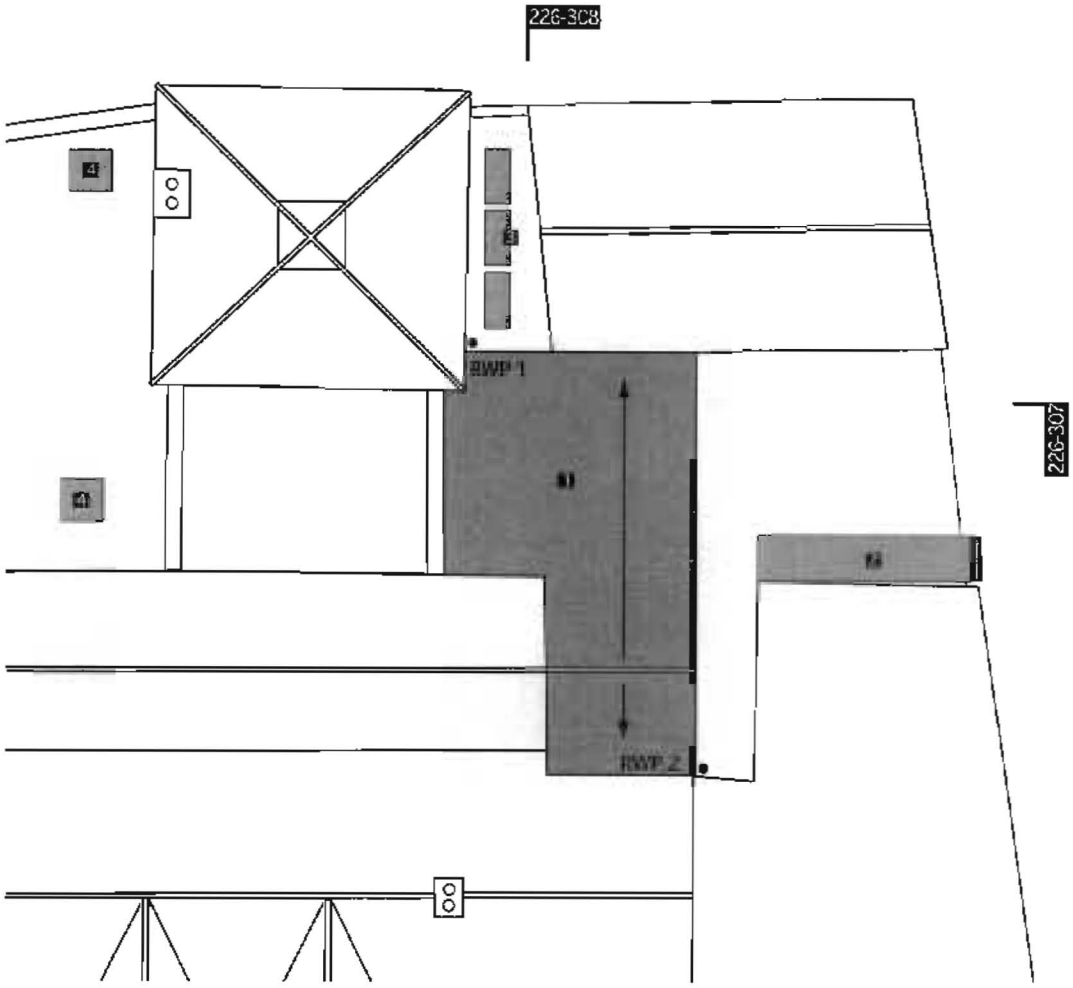


Ventilation

There are presently extract fans vents and coolers located on both of flat roof areas of the premises, hidden from view of any adjacent premises. The ventilation of the premises will remain largely as existing, and we intend to utilise these existing locations within our revised scheme to provide fresh air in, extract, kitchen extract and toilet extract. There will be no increase in noise level from these services or detrimental effect to the elevations of the building.

Drainage

The new extension will require draining and will be drained via new rain water down-pipes. Each of these new down pipes will feed into the existing gullies on site. The guttering and down pipes will be of a material and colour that is sympathetic to the existing



Disabled Access Statement

The main entrance to the premises is on Chorlton Green. Although this provides level access, it is quite narrow for wheelchair users. Our proposed Beech Road entrance will greatly improve this providing both a wider doorway and level threshold.

There are currently no disabled toilet facilities on the premises, we will be installing a disabled toilet, which is easily accessible from the bar in order to allow the full accommodation of wheelchair users on the premises.

Whilst we accept that the extension to the trading area is unavoidably on a raised level due to the split level of the cellar/storage space within the original building we feel that this is not detrimental to wheelchair users, as all areas of the bar will offer the same high level of service for both food and drink, and the style of refurbishment will be reflected throughout the space. Both the taproom and outside patio areas will be fully accessible to wheelchair users.

We will also be providing a wheelchair accessible low level section to the bar in order to comply with Part M of Building Regulations.

Planning & Conservation statement

PPG15 Section 2
Planning and Conservation

The Key issues of section one are the Planning system's function of:

'Promoting sustainable economic growth / offering economic prosperity and inward investment' (paragraph 1.2 and 1.5)
'Meeting the social needs of the community' (paragraph 1.2)

'Considering the impact of the new development on the historic environment' (paragraph 1.3)

PPG15 Section 2 - Planning and Conservation
In order for the pub to trade successfully and remain open in an increasingly difficult market it must move away from its reputation for poor management, lack of investment, basic offer and neglected interior/exterior. The new owners remedy this with a £250k investment, a dramatic improvement in the level of service and management standard, and the introduction of a quality food offer. This will be far more in keeping with the demographic of the area, attracting local residents and families that would not have previously visited the pub. The substantial investment in the premises will create around 15 new jobs for the area, see this landmark pub's reputation greatly improve, and ensure the successful trading of it for years to come.

Presently, the defining characteristics of the premises are the mock Tudor facade to the Chorlton Green elevation and the brew tower to the Beech Road elevation. It is part of the client's long-term plan to reinstate the brew tower and once again brew real ales on the premises. Internally, there are few original features but the low level mock timber beam ceiling will be retained, as will the remaining sections of the original York Stone floor.

Planning & Conservation statement

Our proposals will have no impact on the historic features of the pub and are sympathetic to the surrounding buildings and the fact that the site is located within a conservation area.

Aerial View of Site



Existing Drawings

Scanned Separately

Proposed Drawings

Scanned Separately