Design & Access Statement

for

Rear extension to form sun lounge and relocation of existing smoking shelter.

at

The Victoria Hotel
438 Wilmslow Road
Withington
Manchester
M20 3BW

prepared by

Daniel Waugh BSc (Hons) MSc (Arch Cons) MCIAT MCSD

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Document Ref – 2352/PL03

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1.0 Introduction

1.1 Site Description

The Victoria Hotel is situated at national grid reference SJ 84873 93161. The site occupies a plot on the corner of Wilmslow Road and Queen Street West and is a two-storey early C20 hotel which has been extensively altered and extended to both road facing elevations and also to the rear.

1.2 Purpose and Format

The Design and Access Statement section of this document has been prepared in conjunction with the development of the design from briefing to planning stage.
The appraisal has been prepared in order to demonstrate holistic thinking and solid justification for all elements condensed within a number of specific headings and has been conducted in accordance with the general guidelines set out in the Commission for Architecture and the Built Environment publication 'Design and Access Statements, how to read, write and use them'.

The proposals have been prepared in accordance with the National Planning Policy framework and Manchester City Council's Unitary Development Plan.

This document has been prepared and should be read in conjunction with the following drawings and documents:

Project ref: 2352
PL01 Existing Ground Floor Plan, Location Plan and External Elevations
PL02 Proposed Ground Floor Plan, Block Plan and External Elevations

1.3 Methods of Research and Investigation

A Visual inspection of the site was carried out in April 2012. Background research was conducted with reference to the planning policy documents and through discussions held with both the project designer and the client.

1.4 Proposal Overview

The property underwent a major refurbishment and redevelopment in 2009. This proved to be both commercially and socially very successful converting a previously poorly invested public house in to a thriving business and subsequently an asset to local residents.
This proposal seeks to build upon this initial success and address issues raised following a number of years operating post development.
The existing rear 'Garden' area is the location of a large purpose built canopy constructed from powder coated aluminium with a glass roof. This structure takes up a large portion of the open space and is used primarily for people wishing to smoke.

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Due to the nature of this usage, the area is not particularly attractive to people who wish to enjoy their visit outside. Proposals were commissioned where a number of options were presented for discussion.

The creation of an attractive external drinking area with ancillary smoking shelter was initially rejected due to the potential to cause excessive noise which could prove to be detrimental to the neighbour's quality of life. The applicant; Hydes Brewery are a quality family run brewery with intrinsic historic ties to the city and surrounding areas of Manchester. They have a well run estate of public houses throughout the north west of England and have a policy to form relationships with and give due consideration to local residents which forms a basis for the continued evolution of their business.

The final proposal comprises an extension to form a 'Sun Lounge' type room. The use of extensive glazing and fully opening bi-folding doors allows the public to interact with the garden whilst remaining indoors thus providing a year round feature. Direct access to a small garden and scaled down smoking shelter result in a holistic solution.

The proposals have been presented to local patrons and have received an overwhelming positive response.

2.0 Design & Access

2.1 Size and Scale

The proposal seeks to make best use of the limited space available to the rear garden area and is limited by boundary walls to the north and west ends of the site and also a protected means of escape from both a ground floor doorway and existing metal escape staircase from the upper floors.

The proposal therefore follows a line which navigates around the staircase and respects the escape route by leaving enough room to provide an external corridor between the extension and the northern boundary wall.

The proposal is a single storey extension which is to be as unobtrusive as possible utilizing a lean to roof with low eaves level which abuts the existing building line. The extension then projects far enough to allow for a small garden area and room for a scaled down covered smoking area.

2.2 Position

The position is dictated by site constraints and is located such that the extension can be accessed by the public from within the existing public house. The only remaining external area to the building would not permit this without extensive, unnecessary and potentially damaging alterations.

2.3 Design and Appearance

The proposal has been designed to 'tidy up' an area to the rear of the building which has undergone many minor utilitarian alterations over the years. An example of this is the rear

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covered lobby, a small lean to extension with an awkward roof which was clearly built for purpose.

The extension is intended as a piece of quality design which compliments the architecture of the building. The applicant is intent on investing in a high quality extension to an area not prominent and therefore the temptation exists to provide little or no embellishment to the structure. This has been rejected in favour of a more expensive and better quality building which makes a positive contribution to the rear of the property.

Design cues are taken from the existing building insofar as brickwork is considered to be the most appropriate finish in keeping with the rest of the building and neighbouring properties. Detailing around the parapet adds embellishment as can be seen around the principal elevation to the extension around the front. This is complimented with the extensive use of glass which presents a contemporary quality to the building which contrasts enough with the existing building so as to depart from its current utilitarian form.

2.4 Landscaping

The size of the remaining garden area lends itself to an urban style garden popular to areas such as Didsbury and Withington (refer to figure 1). This can be a high quality compact garden with the ability to evolve and change. Given the quality of operation seen elsewhere in this public house and the pride shown by the house management in its upkeep, there's little doubt that this area will be well managed and prove to be a considerable asset to both the building and the business.



Fig 1. Indicative image of urban style garden with similar proportions to the proposal. A contemporary style garden could be adopted or the applicant may wish to opt for a more traditional arrangement. This also presents the opportunity to further shield the area from neighbours.

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2.5 Photographic Record



1. West facing elevation showing untidy area incorporating staircase, canopy and entrance lobby.



2. Entrance lobby accessing existing smoking shelter.



3. Gap to existing boundary wall (left) to be maintained as means of escape.



4. Existing emergency exit door to ground floor.

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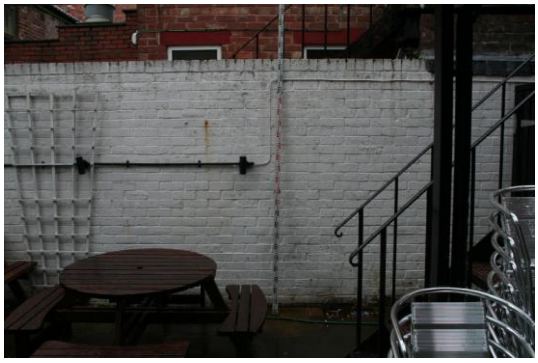
5. Existing large smoking shelter will be adapted and re-used in a less prominent area.



6. Neighbouring amenity will be improved as a result of the proposals.



7. Existing wall to which the lean to roof will abut.



8. Existing brick boundary wall.

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