DESIGN & ACCESS STATEMENT

APPLICANT – J.W.LEES & CO (BREWERS) LTD

Greengate Brewery
Middleton Junction
Manchester M24 2AX
0161 643 2487

AGENT – WHITTAKER DESIGN

169 St John Street
Lees
Oldham
OL4 3DS
TEL. 0161 620 1438
E-MAIL. INFO@WHITTAKERDESIGN.CO.UK
WEB. WWW.WHITTAKERDESIGN.CO.UK

SITE – GROSVENOR ARMS (PH)

2 Eldridge Drive
Newton Heath
Manchester
M40 2DF

AIM

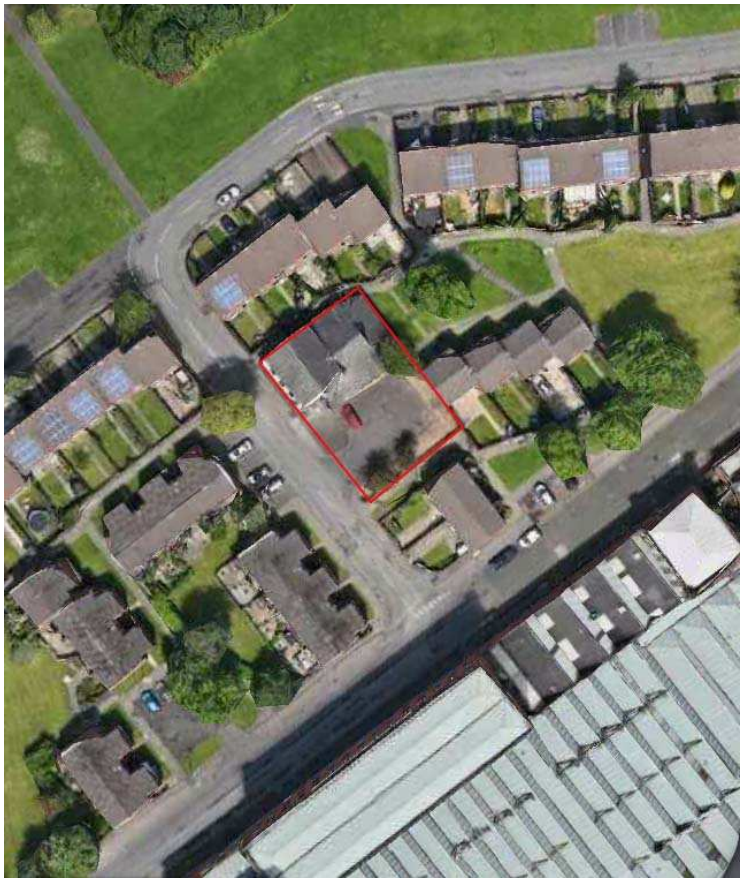
The Grosvenor Arms is owned by J W Lees & Co Ltd and has been trading as a Tenanted public house for many years.
The premises have been well maintained and have received investment over the years to extend and improve the facilities.

However after trading reasonably well for many years the down turn in the public house sector of business, particularly those offering mainly drinks with a limited food offering have been hardest hit.
There have been a number of licensees who have tried to build a sustainable business from the premises all have unfortunately failed and left the business.

The pub is no longer viable as a pub business, due to the downturn, its location and increasing services costs, gas, water, electric, rates.

Advise has also been taken with a view to conversion into other sections of the restaurant and retail markets, but it is the opinion that due its location, the age of the building, a competitive lease value and the on costs, these uses would also not be viable.

JW Lees like many other pub businesses have been forced under these circumstances to look at disposal of the site, for residential use.



DESIGN PROCESS

- Location

- The site is located on Eldridge Drive in a residential section of a mixed residential and industrial area of Newton Heath Manchester.

- Dwellings located to cause minimum impact on adjacent properties complying with Planning Policies and to provide dedicated car parking space for each of the new dwellings

- There are informal areas of open space within a very short distance of the site and Ten Acres Lane Astroturf and Sports Centre is within 400metres.

- Flood Risk

- The site is not located in a flood risk area identified on the environmental agency flood maps. The removal of the existing building and car park will with the introduction of garden and landscaped areas reduce the level of rainwater entering the drainage system and will allow rainwater to naturally soak away.

- Access

- The site is on Eldrige Drive close to the A62 giving easy access to the city centre and M60 motorway. There are a number of bus routes within 250m giving access to and from Huddersfield, Oldham, Rochdale and most areas north of Manchester.

24	MANCHESTER - ROYTON - SHAW - ROCHDALE
72	MANCHESTER - CHADDERTON
82	MANCHESTER - OLDHAM - UPPERMILL
83	MANCHESTER - OLDHAM - SHOLVER

80	MANCHESTER - MIDDLETON
181/ 182/184	MANCHESTER - ROCHDALE / MANCHESTER - ROCHDALE / MANCHESTER HUDDERSFIELD/

X75	MANCHESTER - MOSTON
X82	MANCHESTER - MILNROW
X84	MANCHESTER- HUDDERSFIELD

The Metrolink tram service is within 500metres at the gateway central stop giving access to Manchester from which the Metro / train network can be used to access many places throughout Greater Manchester, and also Manchester airport giving worldwide access.

- The site affords easily accessible links Via the M60 to the major transport networks of the M62 , M66, M6 and M56 via the M60

- There are many local services within walking distance, primary and secondary schools, community shops, mini supermarket, doctors, Post Office, Church, park, etc.



- <u>Design</u>

- To be in keeping with existing adjacent buildings – facing brick, pitched slated / tiled roof.

- Must be secure, low maintenance and be of a design to reduce the element of vandalism, and comply with the principles of secure by design

- Design to be in keeping with surrounding area and improve the 'street scene'.

- Areas of soft landscaping to perimeter of site.

- Provide sufficient parking space for residential use.

- Provide amenity space for residents.

CONCLUSION

The Application is an outline application for the demolition of the existing building and removal of car park and to change the land usage to C3 housing.
3no. 2 storey mews style quality homes, have been shown on the site but this information is indicative only and does not form part of the application, designed not to detract from the existing properties surrounding the site, constructed traditionally with facing brickwork with details to match and tiled pitched roof. The properties would comply with Building Control which would include access for disabled persons both to and within the dwellings.