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Ref. 2367 **DESIGN AND ACCESS STATEMENT**

The Bar and Kitchen and The Sir Joseph Whitworth Pub
256 Wilmslow Road Fallowfield Manchester M14 6LB

This statement accompanies our planning application for change of use of former hotel accommodation to residential apartments.

1.00 BACKGROUND AND HISTORY

1.01 The Bar and Kitchen and the Sir Joseph Whitworth pub comprise one set of licensed premises owned by Hydes Brewery in Manchester. The bars have been created in buildings formerly associated with the Holy Innocents Church, which adjoins the site. The architectural treatment of the buildings is consistent and clearly indicates the original relationship.

1.02 The Hydes buildings formerly contained a bar and entertaining suite together with a small number of hotel rooms, plus manager's accommodation. Currently it contains the bars, ancillary areas and some limited staff accommodation. The former hotel rooms lie vacant.

1.03 The arrangement of the Hydes buildings has the bars fronting onto Wilmslow Road, and the secondary accommodation behind. Fronting onto Landcross Road there is a single storey one room building and a two storey building, which provided Hotel bedrooms. These are brick faced and are part of the original group of buildings, as evidenced by the two storey building which becomes stone faced on the elevation where it faces towards the Church.

1.04 At some stage the original buildings have been extended by a single storey brick building which has windows facing west, looking into a car park which takes up the rest of the landholding along Landcross Road. Mature trees sit along the street frontage.

1.05 Overall, the original site has three road frontages, to the north Landcross Road, to the east Wilmslow Road, and to the south Wilbraham Road. Vehicle entry to the car park is from Wilbraham Road.

2.00 SITE CONTEXT

2.01 Landcross Road is a 19th century development of terraced houses, which remains residential. Some houses at the eastern end of the road, nearing Wilmslow Road, have been converted to retail and bar uses. The road is one sided where houses face to the car park on the south side, and becomes two sided past the western end of the car park.

2.02 Wilmslow Road is a busy feeder road leading into the centre of Manchester, with numerous bus services allowing travel along the road, and with partial cycle lane provision.

2.03 To the west of the Church and the Hydes buildings the car park is in shared ownership. The car park has two distinct areas, to create one part associated with the Church and one part associated with the Hydes buildings.

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2.04 The area is primarily residential, with Wilmslow Road providing local shops and restaurants and bars, the busier area being to the south of Wilbraham Road.



View of the buildings on Landcross Road, the two storey building seen here with graffiti on the brickwork.



View of the single storey extension to the west. Note the two storey building change from brick to stone facing.

3.00 THE PROPOSAL

3.01 The later single storey building facing to the car park is currently being used by some members of staff. The remainder of the buildings on Landcross Road have not been used by Hydes for a number of years, and the buildings are falling into disrepair. The proposal is to convert the neglected floor space to provide residential accommodation to a fit and proper standard. To this end the interiors will be adapted to form studio and one-bedroom flat accommodation, with the studios providing sleeping, living and kitchen facilities in one space, intended for individual occupation.

3.02 The proposal allows the existing buildings to be brought back into use with only minor outward alteration. The existing painted brickwork and graffiti marked walls will be cleaned and made good, or overclad with a proprietary render and insulating panel system on the later-added ground storey extension.

3.03 The arrangement of the existing buildings allows for a separate access from Landcross Road. A new residents' entrance door and lobby will be formed, so the group of residences will be completely separated from the licensed premises.

3.04 Existing trees will be retained in the car park area.

4.00 <u>ACCESS</u>

4.01 The area is well served by bus services and taxi services. Dedicated cycle routes remain in discussion, and are being developed.

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4.02 Local people use the car park as a pedestrian link between Wilbraham Road and Wilmslow Road, via Landcross Road. This informal arrangement will remain, under the proposals.

5.00 SUSTAINABILITY

5.01 Consdieration will be given to the energy efficient design and construction of the development to reduce its environmental impact and provide homes which are warm and incur low energy costs.

5.02 To minimise demand, water saving fittings will be installed.

5.03 The use of existing buildings is in itself a sustainable approach to development. The inefficiency of the existing thermal envelope will be countered by the addition of wall insulation, both internal and external applications. The existing roof areas will have insulation material added.

5.04 A set of wheelie bins for residents' communal use will be provided within the site area, allowing for waste material to be separated in accordance with Manchester City Council requriements.

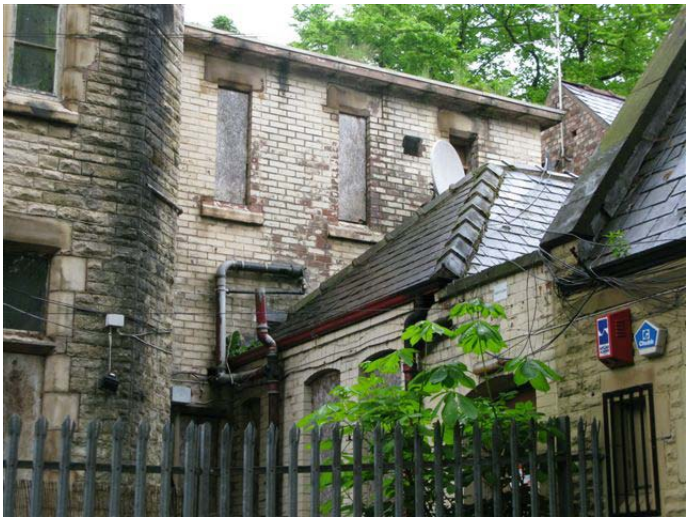
6.00 SUMMARY

6.01 The proposal provides an opportunity to bring a redundant building back into use, and to prevent its further deterioration. The proposal is in line with the principle of sustainable development.

6.02 The proposal also provides an opportunity to remove a graffiti marked and increasingly vandalised building, and to dramatically improve the visual character and quality of Landcross Road itself.



The two-storey building facing towards the church.



First floor of the building overlooking the bar roofs.