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DESIGN & ACCESS STATEMENT **(Revision A)**

In support of :

Listed Building Application

For

Refurbishment Works

At

The Lass O' Gowrie, Charles Street, Manchester, M1 7DB



View from Charles Street

DESCRIPTION

The site is located at the junction of Charles Street & Pritchard Street & stretches down Holbrook Street as far as the River Medlock. The two storey building above street level has a Cellar / Store basement which is used in conjunction with the public house (Bar / Lounge) at ground floor level.

The first floor level comprises of accommodation which is not used at present & does not form part of this application. There is a small outdoor decking area over hanging the River Medlock to the rear of the property.

PROPOSAL

The entire building has been closed for a number of years & the client is now looking at re-opening the ground floor bar / lounge area to the public & utilising the Cellar / Store area to the basement.

The proposal therefor is to remove the existing front & back bar counters (which are not part of the original fabric) & replace with a more modern bar fit-out but keeping to the original character of the pub. Re-open the original access point to the cellar below & fit a new access stairs & cast iron guardrail around with access gate. The existing opening in the wall which leads to the existing fire escape is to be widened & also fitting of new fire rated emergency escape double doors within this newly widened opening.

The existing inward opening double escape doors to the external wall at the junction of Pritchard Street & Holbrook Street are to be removed & replaced with new outward opening double hinged double escape doors of a similar design to the original, these doors are to remain fixed open during trading hours, also a new lobby is to be formed here with a new set of 1hr fire rated double escape doors which will be fitted with emergency push bar escape mechanism.

The remainder of the proposal involves the painting & decorating of the interior along with the replacement of carpets & upholstery to internal fixed seating.

ACCESS

There is one point of entry to the bar / lounge area which is off Charles Street, this access point will remain un-affected by this proposal. The emergency exit point at the junction of Pritchard Street & Holbrook Street to the rear, will be affected by this proposal as described in the proposal above, however, the alteration to this exit point from the building will be an improvement to the existing arrangement in terms of the public emergency escape from the building.

The proposal also involves the re-opening of the original access point to the cellar / store area as described in the proposal above, again, this work will allow safer access for the employees to the cellar / store area in the basement, once the new bar counter has been installed.

All other access arrangements for example, to the patio area overhanging the River Medlock & also the access to the store area at ground floor level off Holbrook Street is un-affected by this proposal.