

THE SHAMROCK

Design & Access Statement

Rev B – 05.02.25

John Dixon & Associates Ltd

Unit 202 Chambers Business
Centre, Oldham. OL8 4QQ.

Phone: 0161 682 0964
Email: info@johndixon.co.uk



Introduction

John Dixon & Associates are proud to be appointed by Joseph Holt Brewery as Architectural Designers for the regeneration of the iconic 'The Shamrock' public house in Ancoats, Manchester. Situated just 1 mile from the heart of Joseph Holt Brewery on Empire Street, the exciting project aims to be a flagship opening for the Holt Family.

This Design and Access Statement has been prepared on the Breweries' behalf to be read in conjunction with the fully detailed planning application prepared by Walsingham Planning.



Figure 1: The Shamrock - Ancoats, Manchester

Scope of Statement

The purpose of this design and access statement is to explain our design thoughts and display our justification for the design proposal. The statement forms an integral part of the application and should be read in conjunction with all other supporting documents.

Assessment

The public house is situated on the corner of Bengal Street and Silk Street; within the district of Ancoats, Manchester. The site comprises of a two-story building with a large garden area to the side. This garden area is a unique feature within the Ancoats area, as most premises do not have access to outside space, especially on the ground floor.

Currently the site is a vacant property closed to the public, which has been the case since Joseph Holt purchased the property in 2018. The premises is within a mixed-use area with both business and residential properties surrounding it along with a large electrical substation adjacent to the property at the rear.

The recent redevelopment of the Ancoats area has created a busy and desirable area of interest for the public – just a five-minute walk from Manchester City Centre itself. There are strong pedestrian/cycle/transport links from the surrounding areas to Ancoats, negating the requirement for any dedicated car parking on site as the public would rarely use a car to visit the site. In the unlikely event that a customer did visit by car, street parking is plentiful in the area.

Economic Content

Whilst the local authority is keen for the site to be developed in line with the redevelopment and master plan of the local surrounding area, Joseph Holt Brewery are also dedicated to getting the site up, running and serving the local people of Ancoats. A large redevelopment budget has been allocated to the project to ensure a high-quality finish; one worthy of the history of the building, public house and business.

The client aspires to create jobs in the local area and to aid the next generation of hospitality workers in their journeys. To ensure the success of the breweries aspirations, the Joseph Holt recruitment policy will be in place for all. A policy that provides staff with all the training and tools to further their growth in the industry and develop within the company at Joseph Holt. Jobs created by the development will provide additional income for those in the local economy who in turn will spend and re-invest into the local businesses.

Furthermore, Joseph Holt's policy (where possible) is also to invest in and hire local businesses and contractors. As a Manchester based brewery the importance of supporting local is at the heart of this development, we ourselves are based in Oldham, Manchester. To utilise the contractors and expertise of local businesses will also create additional jobs and local economic growth.

Local Planning Authority

Pre-application advice has been sought and welcomed with officers within the Manchester planning department. Several months of discussions were had regarding the principles of the development along with the design and materials of the proposed extension. Restoring the original building and complimenting it with an extension that allows business growth has been the outcome.



Figure 2: Historic Shamrock



Figure 3: Current Condition

Design and Access (Key Principle)

To maximise the viability of the public house as an ongoing operation JDA have carefully considered Joseph Holts requirements. Following on from many feasibility studies and scheme proposals of all varying shapes and sizes. The agreed final design between designers and client is a single storey extension with a flat roof; it is believed that this is the best option to suit both the site and client requirements.

The ground floor extension allows for a useable public trade space to make the site economically viable, whilst the first floor is dedicated to sanitary provision and operational requirements. A small first floor extension is also proposed to allow a seamless operational layout with little disturbance to the original building. As noted, the floor plans have been scrutinised by the client over many months to ensure all floor space is maximised in terms of its use and that there is no unnecessary construction. Every inch of the building will be designated to ensure a viable business model that is both long lasting and fit for purpose. The single storey extension will become an extension of the existing ground floor plan, the two spaces will be connected via a frameless glass lobby, creating a strong definition between the old and new from the front elevation. The original building and the new extension will both stand firmly in different design eras with a seamless connection centrally to create a modern-day business that both celebrates the heritage and looks to elongate the longevity of the site.

In terms of size, the single storey extension will take up approximately 50% of the original disused back of house rear yard. The remaining 50% is to be transformed into a vibrant and destinational beer garden, which will feel like an inside/outside extension of the building. To maintain an open/airy connected space, the main elevation of the extension will be fully glazed wall to maximise interaction between the two areas. The external drinking/eating area is an integral operational requirement for the site, external space such as this should not be wasted within this area and will be celebrated by customers and the local community. There are very few licensed public houses or restaurants within the Ancoats area that provide an outdoor area, therefore our proposal becomes a very appealing destination; one that Joseph Holt hopes to enhance the community with.

Our key principle when designing the proposal was that the new extension would not detract from the original building, which while not listed, does have a strong local history within the community. Our proposal is inspired by several local buildings in terms of finish and colour. We have taken the lead on design details from existing completed properties to create a cohesive community and setting. For example: the wrought iron gates and railings are mirrored on neighbouring streets, likewise the use of crittall windows and patio garden doors influenced by both historic and recent additions to the surrounding setting.

Accessibility

Joseph Holt are continually committed to ensuring accessibility to all in every one of their facilities; The Shamrock will be no exception. Careful consideration has been taken to maintain a consistent floor level throughout with no steps or raised platforms, allowing all customers to access the internal and external eating and drinking space. An accessible toilet has been included on the ground floor of the development in the lounge area, which is both easily accessible and visually prominent. The toilets on the first floor toilets will include ambulant cubicles for those who require the facility. Consideration has also been made to ensure that there is a dining height table in every area of the pub for those who are not able to use mid or poseur height seating.

Materials

An in-depth review and consideration of materials has been undertaken by both the client and ourselves as designers.

The slim floating style roof, large crittall windows and skylights give the extension its own identity away from the historical appearance of the original public house without distracting from it entirely. The eye will skim the extension to a beautifully restored public house standing proud on the corner, as it always has. The key aim when extending the building was to ensure it was light, bright and didn't add bulk to the site from any point of view. Similarly, the boundary wall and balustrades were designed to have vision through; to highlight the changes and construction developed on the site and to showcase the new business. All while maintaining design references from the surrounding materials.

In consideration of the material to construct the main body of the extension, there were multiple options including cladding found in the local area and brick. Ultimately the most traditional and in keeping with the surrounding was brick. We feel a brick construction is respectful to the existing pub site and the heritage in the area, it showcases the original material of the existing area and further reflects the local buildings, including the latest residential building adjacent. A brick match will be performed to ensure the most appropriate brick is utilised.

Landscaping

The site is quite fortunate to have a garden given its location in the Ancoats area, this is a high priority area for Joseph Holt Brewery. Taking approx. 30% of the ground floor footprint, the aim is to create an extension of the internal trading area through to the external area. Vision through the public house to the external area, as well as vision from all surround viewpoints outside of the site will be paramount to maximising the usage of the space. The design is to be interesting and user friendly to ensure maximum impact for customers and passing public; a versatile space that can be molded to suit a multitude of scenarios and events. As a point of sale for the business, the garden is of paramount importance.

Appearance

As previously noted the aim of the extension proposal was always to be subservient to the existing building and not undermine such an iconic site within the area. The single storey unit has been designed to have a much lighter feel in terms of scale, hence the floating roof and full height glazing. That allows the building to be a 'window' on what is happening within, which is essential for gathering interest in the business operation. Joseph Holts high quality finish and a bespoke design features will be showcase from all areas of the site.