

# Jonathan Davidson Architects

Albert's Restaurant & Bar  
Barlow Moor Road, Didsbury

Design & Access Statement  
381 PD 6001 (-)

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## 1.0 CONTEXT

### Physical

The site is located on Barlow Moor Road in Didsbury, on the corner of Old Landsdowne Road.

The existing building is a white rendered three storey building with modern brick rear and side extensions, currently housing a restaurant and bar on the ground floor with additional staff areas and public WCs at basement level. The 1st floor is currently used as storage and for additional staff welfare facilities.

The existing side extension, approved under planning reference 134104/FO/2022, provides back of house and staff access to the 1st floor from within the staff areas on the ground floor and this is currently the only access between the floors.

## 2.0 DEVELOPMENT OBJECTIVES

### Use

The proposed scheme is for the expansion of the restaurant to 1st floor level to provide private dining facilities, a popular and successful feature of all other Albert's sites but not currently at Didsbury.

Externally, this requires the provision of a small side extension to house new lift and stair circulation between the floors with both independent access externally and direct access from within the restaurant.

## 3.0 CHARACTER

### Design Concept

The design concept is based on recreating the existing Albert's model of clean, modern and contemporary styling, so that the development is recognisably an Albert's restaurant, whilst respecting and responding to the character of the existing building and the context of the site.

### Layout

The footprint of the new extension would occupy space currently used as a service yard and outdoor furniture store, which sits behind an 1800mm high timber fence, providing a more attractive and active frontage to the street than the existing condition.

An opening in the existing side wall would be created to provide access to the circulation space from within the restaurant area at ground floor level and from there to the proposed new accommodation at 1st floor level.

### Scale

The proposed extension would match the width and roof profile of the existing side extension with the new front elevation being set back 300mm from the primary building facade and the ridge of the mono-pitched roof set below the eaves level of the existing main building..

### Appearance

The roof and side elevation of the proposed extension would be formed in the same materials used on the existing extension with the brickwork to the walls wrapped around on to the front elevation and with a vertical strip of glazing providing a visual separation from the render to the primary building.

## 4.0 ACCESSIBILITY

### **Parking**

Disabled parking spaces are available within the existing car park area.

### **Access Routes & Entrances**

The existing restaurant and bar space at ground floor level currently features step-free access and this will remain the primary access to the 1st floor facilities via the existing restaurant space.

There will also be separate access direct from the external terrace into a new entrance lobby containing the public stair and lift to the 1st floor. This access point will also be level and offer a step-free route from the car park and the surrounding street.

### **Internal Circulation & Facilities**

The ground floor accommodation, including restaurant, bar and accessible WC, is all at a single level ensuring step-free access between these areas of the building.

The 1st floor is not currently provided with step free access but the proposed new extension will create the space to provide lift access between the floors, and this will be at the same floor level as the existing restaurant, ensuring all public facilities are fully accessible.

A new accessible WC will be provided at 1st floor level to supplement the facilities that currently exist at ground floor level.