



THE LAWN CLUB

Hardman Square, Spinningfields, Manchester

Design and Access Statement

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1.1 THE APPLICATION

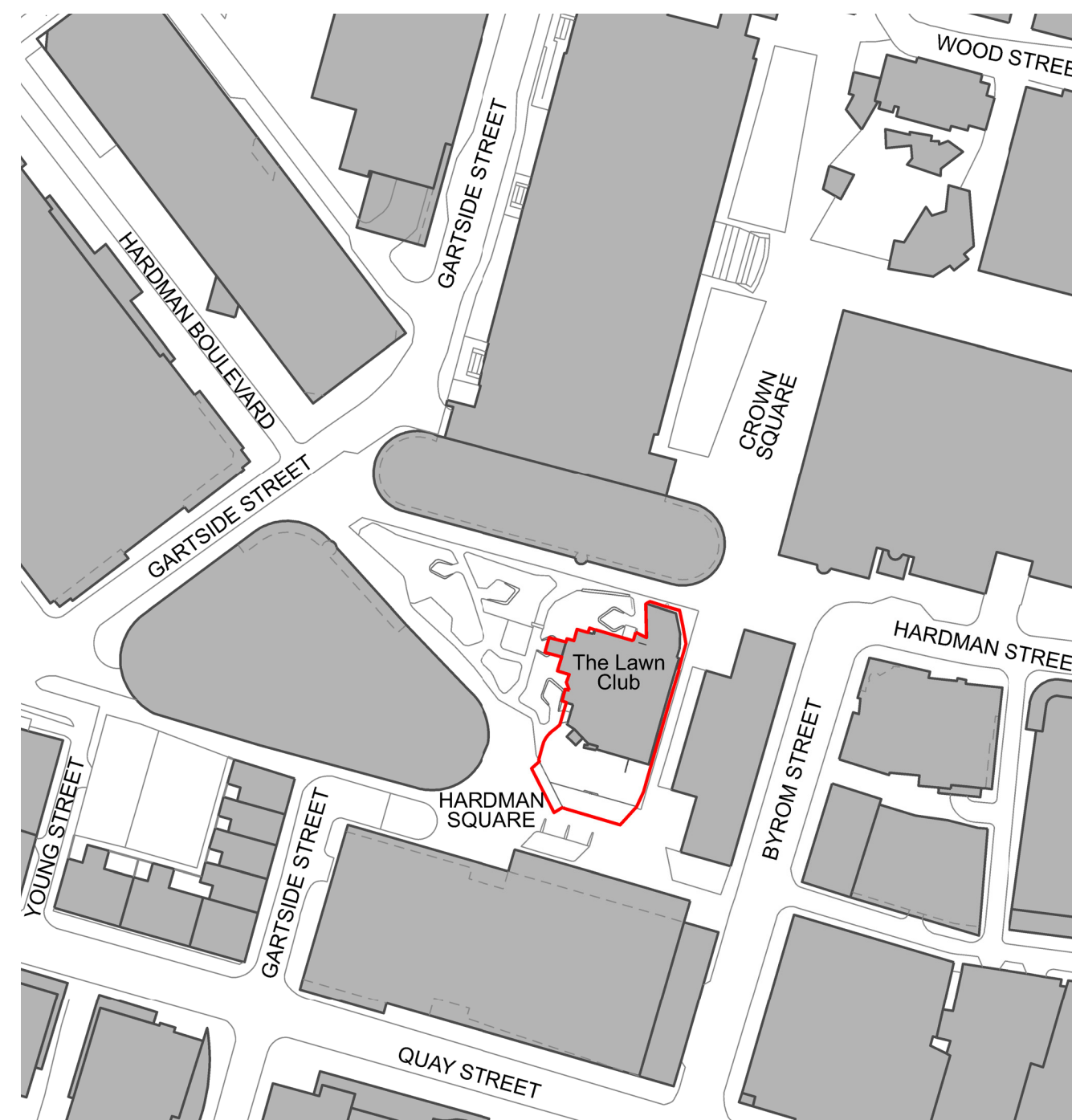
This Design and Access Statement has been prepared to support a Retrospective Planning Application submitted on behalf of the applicant Allied London for the establishment of a single-storey lightweight pavilion structure and outdoor seating within the landscaped grounds of Hardman Square in Spinningfields. The pavilion houses the Lawn Club cocktail bar and restaurant. The existing landscape and the pavilion concept formed part of the approved wider Hardman Square redevelopment plan to deliver the 4-storey Pavilion building, also known as The Ivy, Spinningfields (application reference: 113679/FO/2016).

1.2 STATEMENT

This report has been written in accordance with CABE's guide 'Design and Access Statements – How to write read and use them.'

It provides a brief site assessment and a description of the current use, amount, layout and appearance of the established pavilion building to demonstrate its suitability and its positive contribution to the wider context.

This document should be read in conjunction with the submitted architectural drawings, planning statement and all other supporting documents forming part of this application.



Location plan





2.0 SITE ASSESSMENT

The Lawn Club, Hardman Square, Manchester

2.1 SITE LOCATION

The Lawn Club is located on Hardman Square, Spinningfields, M3 3HG within the administrative boundary of Manchester City Council. The site is bounded by 4 Hardman Square to the North, Gartside Street to the West, 3 Hardman Square and No.1 Spinningfields to the South and The Pavilion on Byrom Street to the East.

The site is located in the heart of Spinningfields with excellent public transport connections including the free Metroshuttle bus, with a stop located at the junction of Hardman Street with Byrom Street. St Peter Square Metrolink stop is just a 9-minute walk away from the site. The current public realm itself is sited above the 3 Hardman Square and No.1 Spinningfields basement car park. Off street parking is also provided along the length of Byrom & Hardman Street. A taxi rank is provided at Byrom Street.

The site is situated on the border of many MCC conservation areas - the Castlefield and St John's Street CAs to the South and the Deansgate CA to the East where the most significant listed building in this area, the John Rylands Library is located. The closest listed building to the site, The Opera House (Grade II listed), is found on the junction of Byrom Street with Quay Street.

2.2 SITE CHARACTER

Over the years Spinningfields has evolved into a key destination within the city centre. As such it offers a variety of uses - office, hospitality, retail and leisure.

There is a developing trend for this area to be successful as a food and drinking destination supported by the expanding residential developments to the West of the city.

The various identities and guises given to Hardman Square over time have demonstrated the success of the landscaped social hub model adopted by Allied London in their wider Spinningfields development.



- Off street parking
- Taxi rank
- Metroshuttle bus stop
- Listed building



2.3 SITE HISTORY

The site has housed a variety of uses and building over the course of time. For a long time from the late 1700s till the 1960s it was occupied by a terraced street. It was replaced by the Magistrates court in 1961, which was then demolished in 2000 to make way for Hardman Square.

The more recent office buildings have naturally defined the square as seen today, with their entrances and maintained routes designating hard and soft landscape areas. The landscape as seen today is the result of the development of the Pavilion building by Allied London, enhancing the previous incarnation of Hardman Square. The masterplan significantly increased the amounts of green space within the previously mostly hard standing plaza. Whilst the previous water features have been omitted, the mature trees were kept and integrated in the final design.

Today the landscaped realm offers a spill-out space for ground-floor restaurants within the buildings enclosing the square fostering a flexible open social environment accessible to all.

2.4 SITE DESCRIPTION

The site is bounded by tall glass office buildings to the North, West and South and the timber frame Pavilion building to the East. Hardman Square itself is characterised by a variety of hard standing surfaces softened by a mixture of mature trees, planting and lawn areas. Organic shaped low retaining walls act to both retain undulating ground levels and provide seating. Hard surfaces create an interesting colour palette and define spatial uses. The original granite paving defines pedestrian routes around the recently completed landscape, finished in varied-shade cobblestones defining routes and restaurant spill-outs within the new urban park.

The Lawn Club takes up the East extent of the park. The lightweight single-storey pavilion structure is sat on raised decking built over the cobblestones. The South-East corner is open, again on raised decking, covered in astroturf, maintaining the softness of the natural landscape, whilst providing a practical durable surface for external seating. The boundaries of the restaurant are defined via low timber fences and planting providing a soft edge. The main entrances to the Lawn Club are from the North and East, both providing level access.



Site plan



3.1 SITE DEVELOPMENT

The Lawn Club pavilion has evolved from the original application for the Allied London development of Hardman Square. The original masterplan featured two "kiosks" within the landscape to provide flexible uses for potential tenants/operators to complement the new urban park. The Lawn Club is constructed in roughly the same position as the larger "kiosk", named the Barn. The core footprint of the Lawn Club, featuring the bar, kitchens and sanitary provisions closely matches that of the Barn. This core volume is surrounded by the enclosed seating areas to the East, North and South and the store, plant and bin area to the West.

3.2 USE

The Lawn Club is a licensed all day cocktail bar and restaurant serving hot food. As identified, Spinningfields is an established vibrant food and drinking destination supporting this use.

The Lawn Club licence authorises:

- The sale by retail of alcohol;
- The provision of regular entertainment limited to performance of plays, exhibition of films, live music, recorded music and anything similar to live music, recorded music or the performance of dance;
- The provision of late night refreshment.

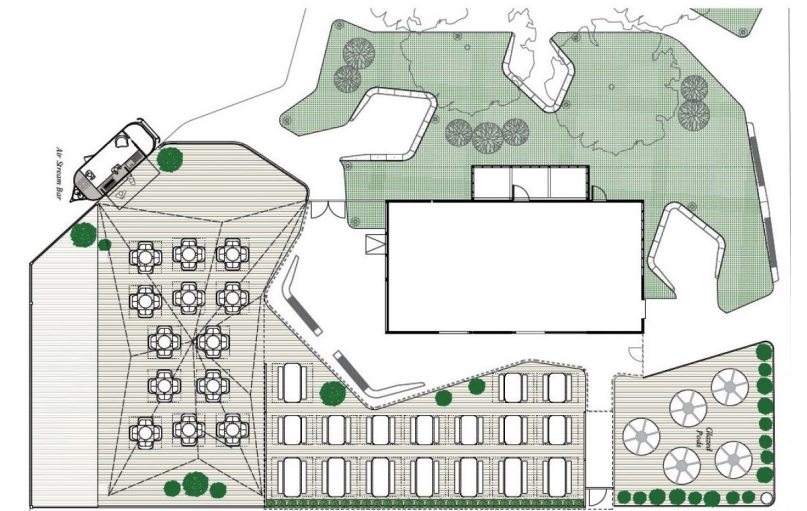
The operating hours are from 12pm to 12am Monday to Thursday, 12pm to 1am Friday and Saturday and 12pm to 9pm on Sundays. Seasonal events take place in the external terrace area to the South from October till January.

3.3 AMOUNT

The Lawn Club pavilion footprint is approximately 530sqm. The internal seating area is 323sqm, served by 183sqm of amenity divided between the bar, kitchen, sanitary facilities, stores and plant, giving an overall internal area of 506sqm. The external area to the South of the pavilion is excluded from this calculation. This area provides additional 270sqm for outside seating / standing, further served by two small lean-to bars.



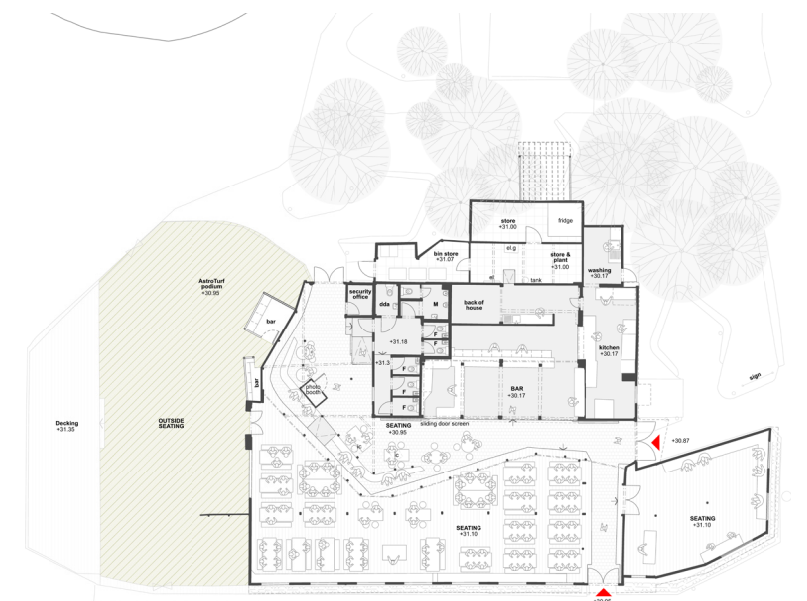
01. Hardman Square prior Allied London development



03. The Lawn Club initial plan



02. Allied London approved development plan (113679/FO/2016)



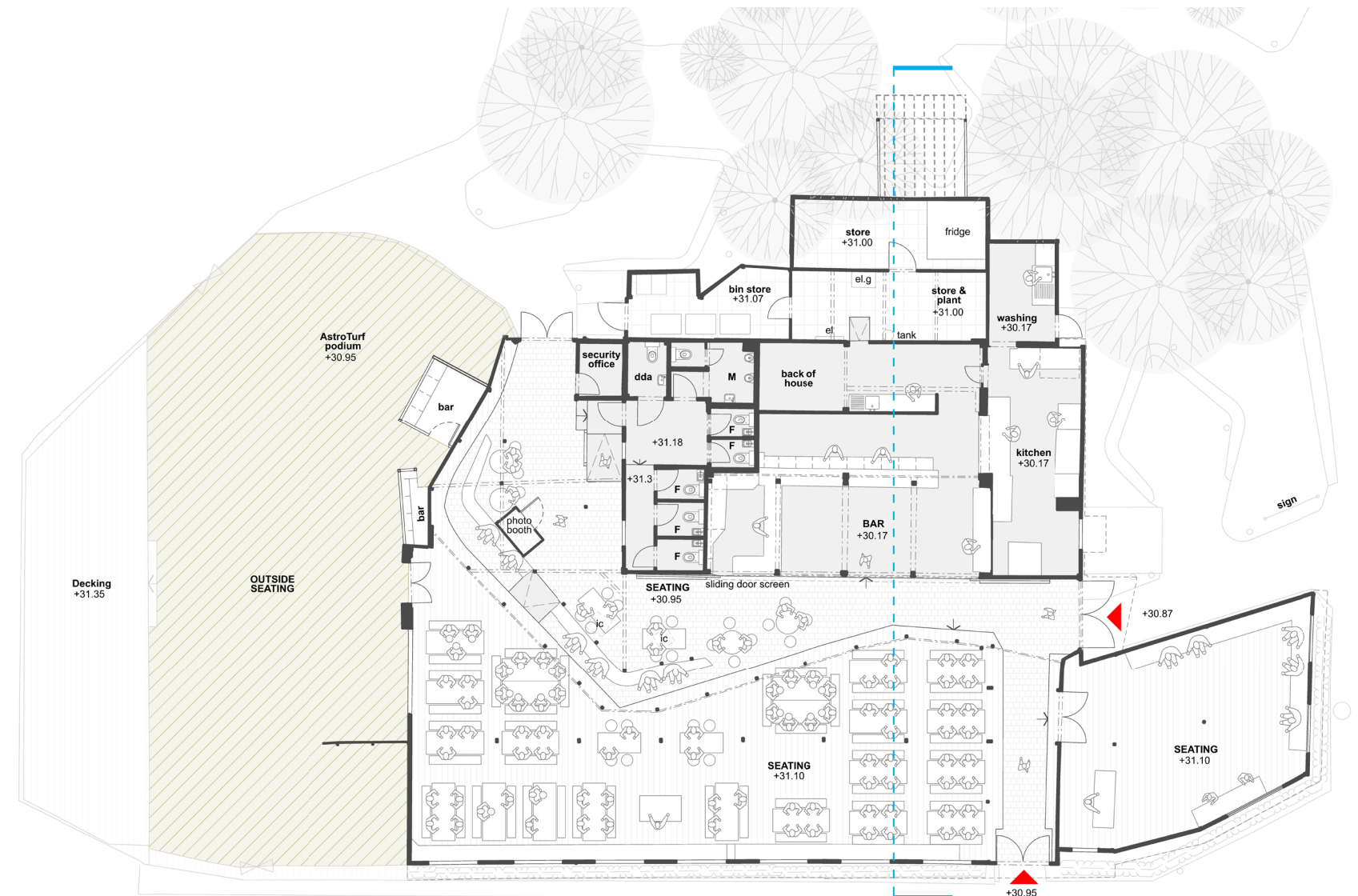
04. The Lawn Club existing plan

3.4 LAYOUT

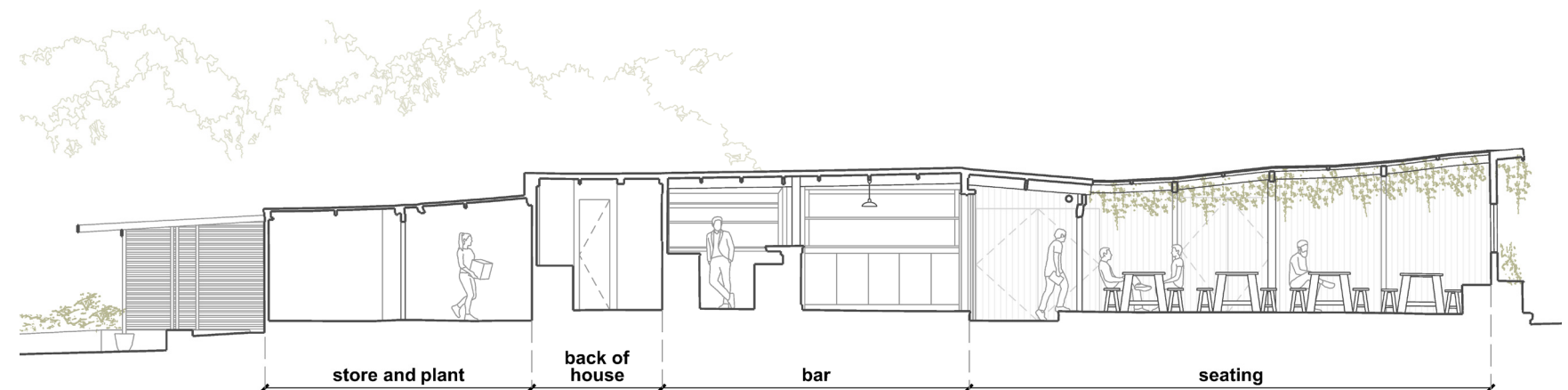
The Lawn Club's layout is centered around a service volume featuring a bar, back of house, kitchen and sanitary services with smaller volumes to the rear housing the bin store, plant, storage and kitchen washing facilities. A small integral security office is located near the toilets.

The restaurant seating is defined by the extents of the raised decking, made accessible via a ramp introduced between the existing stone benches. Several covers are also provided within the lower cobblestone area utilising the available space. The enclosed room to the North allows for private hire events.

The restaurant seating has been enclosed through the introduction of a demountable light-weight timber structure giving the operator flexibility to operate throughout the year notwithstanding weather conditions. As previously mentioned the area to the South is left open to provide flexibility for seasonal events and is served by two small external bars.



The Lawn Club layout



The Lawn Club cross section

3.5 APPEARANCE

Similar to the Oast House model, in close proximity to the site, the Lawn Club adopts an ad hoc temporary pavilion-in-the-park appearance. It is constructed of a light-weight timber frame with no foundations and is hence completely demountable safeguarding the landscape and continued future use of Hardman Square. The pavilion has separate distinctive volumes defined by different finishes.

The North and East elevations are finished in green-painted horizontal timber cladding. Simple timber framed windows provide natural light. The main entrance doors are visually distinctive in vertical boarded natural colour timber. Timber slatted fencing flanges these elevations with planting behind, softening the pavilion appearance. Planting and fairy lights hang from the projecting roof on the East facade further enhancing the main approach to the restaurant.

The South elevation is finished in vertical natural colour timber cladding with projecting eaves and exposed rainwater goods. Two lean-to external bars are attached to the main pavilion structure and finished in the same vertical cladding.

The open area to the South is raised from the main public square and bounded by barn-style timber fencing with a small section of tall solid timber panel fencing to the East to conceal plant equipment and external furniture storage.

The rear volumes housing the kitchen washing area, the plant and store room are finished in black-coloured metal. A small timber pergola is attached to the West elevation, enhancing the appearance of the rear volume as it faces the centre of the urban park. The bin store is finished in the green-painted horizontal timber cladding.

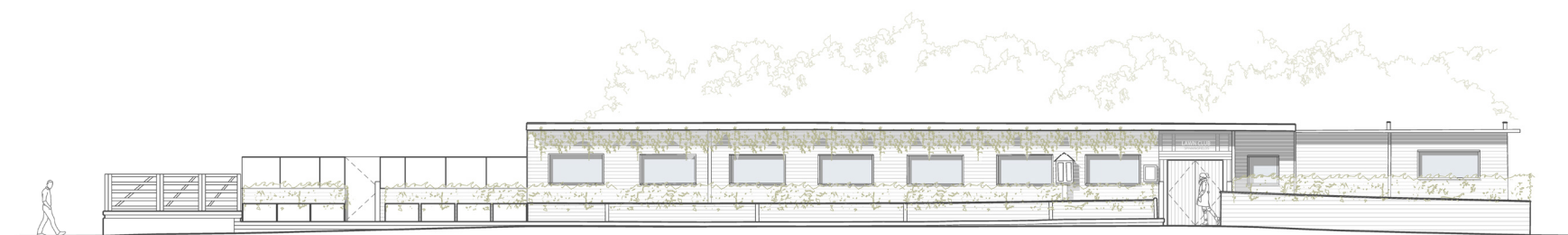
The roof forms further define the separate volumes. The restaurant seating areas are covered by a mono pitch polycarbonate roof providing abundance of light to the space below. An astroturf-covered roof shelters the cobblestone walkway between the bar and seating area, softening the more industrial flat roofs to the main service volume and plant room. The bin store is covered in a metal mesh with planting to aid ventilation.



Roof plan



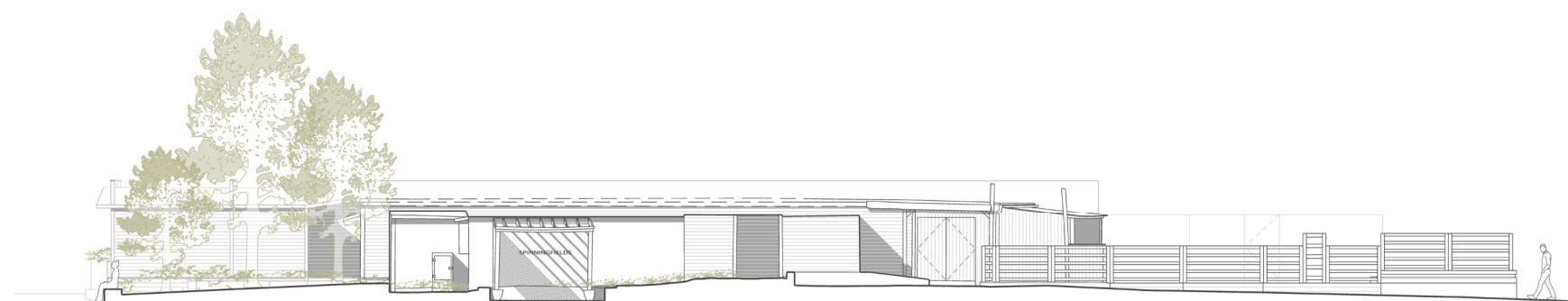
North Elevation



East Elevation



South Elevation



West Elevation

3.6 PHOTOGRAPHS



01.



02.



03.



04.



05.



06.



07.



08.



09.



10.



11.



Key plan



4.0 ACCESS

The Lawn Club, Hardman Square, Manchester

4.1 GENERAL ACCESS

The site is located within prominent pedestrian routes through Spinningfields connecting back to Deansgate to the East and the Irwell to the West.

Public transport

The site is located in the heart of Spinningfields with excellent public transport connections including the free Metroshuttle bus, with a stop located at the junction of Hardman Street with Byrom Street. St Peter Square Metrolink stop is just a 9-minute walk away from the site. The Metrolink services connect the site to all of Manchester's and Salford's key train stations. Additionally there are bus stops at Bridge Street and Deansgate providing a wide range of connections to places outside the city centre.

Vehicular transport

The site is located above the 3 Hardman Square and No.1 Spinningfields basement car park. Off street parking is also provided along the length of Byrom & Hardman Street. There are multiple car park locations within a 10-minute walking distance. A taxi rank is provided at Byrom Street.

Cycling

Cycle provision is well catered for across the wider Spinningfields masterplan.

4.2 INCLUSIVE ACCESS

Level access is provided to the main entrances. The raised decking and outside seating to the South of the site are accessible via a ramp. A ramp is also provided to access a wheel-chair accessible unisex toilet.

4.3 DELIVERIES AND WASTE MANAGEMENT

The delivery and waste strategy for the Lawn Club follows the one developed by Vectos for the Barn building in the original masterplan (113679/FO/2016). The strategy identified that the wider development of Hardman Square will not make a significant change to the highway operation already present on site. As such deliveries and waste collection for the Lawn Club do not constitute a major change to current vehicular traffic.

Deliveries are taken from Byrom Street to the Lawn Club either by the delivery driver or staff either by hand or handling equipment.

A bin store is provided to the rear of the restaurant housing a food waste bin, co-mingled glass/ plastics/ cans bin, paper bin and general waste bin. Restaurant staff / waste operatives wheel the bins from the store to the collection area on Byrom Street and back. Waste collection is done at regular intervals and is coordinated with The Pavilion (The Ivy Spinningfields) to reduce the number of vehicle collections.



-  Level threshold
-  Ramp access
-  Wheel-chair accessible unisex toilet
-  Bin store
-  Bin collection point
-  Bin route



5.0 SUMMARY

The Lawn Club, Hardman Square, Manchester

The Lawn Club is a licensed all day cocktail bar and restaurant in the heart of Spinningfields. The area has evolved into a key successful food and drinking destination supported by the expanding residential developments to the West of the city.

Sitting within the landscaped grounds of Hardman Square, the Lawn Club follows the pavilion-in-the-park model established in the original masterplan for the area.

Constructed from a lightweight timber frame with no foundations, the pavilion is completely demountable safeguarding the landscape and continued future use of Hardman Square.

The lightweight timber cladding and polycarbonate roofing and extensive use of plants both externally and internally create an attractive flexible hospitality space further establishing Hardman Square as a key social hub in the heart of Manchester.



Project 3 Architects Ltd

Westgate House, 44 Hale Road
Altrincham

WA14 2EX

0161 233 0575

project3architects.com

