ARCHITEK
BUILDING DESIGN CONSULTANCY

Date: 12th October 2024

Dear Planning Authority,

Planning Statement

Site Address: Former Bridge Inn, 273 Clayton Lane, Manchester, M11 4SS

Proposal: Change of Use of First-Floor Manager's Accommodation to Restaurant (Class E), in Connection with the Existing Public House/Drinking Establishment (Sui Generis) on the Ground Floor. Retention and Renovation of Ground Floor Use, Including Layout Updates, Installation of Bi-Folding Doors with Juliet Balcony to the Rear Elevation, and Single-Storey Side Extension to Extend the Existing Kitchen. First-Floor Bi-Folding Doors to Lead to Roof Terrace for Outdoor Smoking.

1. Introduction

This planning statement is submitted in support of a full planning application for the change of use of the first-floor manager's accommodation to a restaurant space accommodating (approximately 40 covers), and associated alterations at the Former Bridge Inn, 273 Clayton Lane, Manchester.

The ground floor will retain its current use as a public house/drinking establishment, with proposed enhancements including a new internal layout, installation of bi-folding doors with a Juliet balcony to the rear elevation, and a single-storey extension to expand the existing kitchen. On the first floor, bi-folding doors are proposed to provide access to a roof terrace for outdoor smoking.

The proposal aims to enhance the functionality and appeal of the premises, providing a valuable amenity to the local community while ensuring that the heritage and character of the site are respected.

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2. Site and Surrounding Area

The property is located on Clayton Lane in a mixed-use area, surrounded by both residential properties and commercial uses. The site currently operates as a public house on the ground floor, with vacant accommodation on the first floor, previously used by the manager. The premises are well-positioned in terms of public transport links, with a tram station nearby and multiple bus routes serving the area.

The building retains its traditional public house appearance, contributing to the local street scene. The proposed development intends to retain and enhance the existing character of the building while making sympathetic additions to improve functionality.

3. Proposal Overview

3.1 First-Floor Change of Use

The proposal seeks permission to convert the first-floor manager's accommodation into a restaurant dining space capable of accommodating approximately 40 covers. This will complement the public house use on the ground floor, allowing the premises to cater to both drinking and dining customers, creating a more versatile offering for the local community.

The new restaurant will operate under the same hours as the ground floor public house, from 10:00 am to 2:00 am, ensuring consistency in the operation of the entire premises.

3.2 Ground-Floor Renovation and Bi-Folding Doors

The existing ground floor layout will be updated to improve customer flow and create a more modern, inviting environment. A key alteration will be the installation of bi-folding doors with a Juliet balcony on the rear elevation. This feature will improve natural light and ventilation, and visually enhance the connection between the internal space and the external area.

3.3 Single-Storey Side Extension

A single-storey side extension is proposed to expand the existing kitchen, enabling the premises to cater effectively to the increased demand from the new restaurant space. This extension is modest in scale and designed to be in keeping with the existing building and surrounding properties.

3.4 First-Floor Bi-Folding Doors and Roof Terrace

On the first floor, bi-folding doors will be installed on the rear elevation, providing access to a roof terrace. This area will be used for outdoor smoking, creating a dedicated space for smokers away from the main dining area and minimizing disruption to other patrons.

4. Parking and Access

4.1 On-Site Parking

The site provides approximately 10 on-site parking spaces. To manage these spaces efficiently, a dedicated parking marshal will be employed during operating hours. This will help to prevent congestion and ensure that parking is available for customers using the restaurant and public house.

4.2 On-Street Parking

In addition to on-site parking, there are approximately 30 marked on-street parking spaces available along Clayton Lane. These spaces have a 90-minute maximum stay limit, which is ideal for short-term visitors to the premises.

4.3 Alternative Transportation Options

The site is well-served by public transport, with a nearby tram station and several bus routes offering convenient alternatives for customers. Additionally, well-established cycling and walking routes exist in the area, encouraging visitors to use sustainable travel methods, particularly local residents.

4.4 Pedestrian Access

The premises are located in an area with good pedestrian access, making it easy for local residents to visit on foot.

This comprehensive parking and access strategy will ensure that the proposal can accommodate a variety of visitor needs while promoting sustainable and efficient transportation options, minimizing the reliance on car travel.

5. Pre-Application Advice

Pre-application advice was sought from Mr. Ian Jarvis on 03/07/2024, and the feedback received has been carefully adhered to in the preparation of this application. The advice suggested focusing on the change of use application, as this would have a higher chance of success compared to including extensions. However, all issues raised during pre-application discussions have been considered, including parking, access, and design.

6. Design and Impact

The proposed alterations have been designed to respect the existing character of the building while improving its functionality and appeal. The external changes, including the bi-folding doors, Juliet balcony, and single-storey extension, are sympathetic to the appearance of the building and the wider street scene.

The additional restaurant space on the first floor will provide a valuable amenity to the local area, supporting the continued viability of the public house and offering a versatile social space for the community. The proposal strikes a balance between modernizing the premises and maintaining its traditional charm.

7. Conclusion

This proposal represents a positive enhancement to the Former Bridge Inn, providing a new restaurant offering while retaining the character and use of the public house on the ground floor. The changes will improve the functionality and appeal of the premises, ensuring its continued viability as a social hub in the local community.

The proposal has been designed with consideration to parking, access, and sustainability, and pre-application advice has been followed to ensure that the application addresses all relevant planning considerations. We respectfully request that this application be granted approval.

Purpose: Dedicated private dining area, accommodating intimate gatherings and special occasions.

The decision to transform the Bridge Inn into a fine dining establishment stems from the decline in pub business, prompting the owners to revitalize the property and introduce a sophisticated culinary destination to the community. The proposed restaurant aims to serve as a hub for social gatherings, sports events, and celebratory occasions, catering to both locals and visitors.

Situated adjacent to the Manchester City sports complex and amidst light industrial buildings, the revamped establishment holds promise for job creation and economic revitalisation in the area. The owners are committed to:

1. Contributing to the local economy by fostering business growth and employment opportunities.
2. Enriching the local community and attracting visitors through culinary excellence and hospitality.
3. Respecting the natural and built environmental heritage of the surroundings.
4. Ensuring that the proposed development aligns with the scale and character of the local environment.

Furthermore, the incorporation of terraced balconies is intended to capitalize on the picturesque views overlooking the Ashton Canal, thereby enhancing the overall dining experience and promoting the area's scenic charm.

In addition to these points, it's crucial to highlight the following persuasive elements:

Cultural Revitalization: The conversion of the Bridge Inn into a fine dining restaurant represents a cultural revitalization effort, preserving the historical significance of the site while adapting it to contemporary culinary trends. By breathing new life into the property, we aim to honor its legacy while meeting the evolving needs and preferences of the community.

Architectural Enhancement: The proposed extensions and renovations are designed to complement the existing architectural features of the building while introducing modern elements that enhance its visual appeal. The render to all elevations and the addition of a new canopy to the front entrance will contribute to the building's aesthetic coherence and street presence, further enriching the surrounding urban fabric.

Community Engagement: We are committed to engaging with the local community throughout the planning process, seeking input and feedback to ensure that the proposed development aligns with their aspirations and expectations. By fostering open communication and collaboration, we aim to build trust and support for the project among residents and stakeholders.

Sustainable Practices: The redevelopment plans include measures to promote sustainability and environmental responsibility, such as energy-efficient design elements, waste reduction strategies, and the incorporation of green spaces where feasible. By embracing sustainable practices, we seek to minimize our environmental footprint and contribute to the long-term resilience and vitality of the neighbourhood.

Considering, the historical significance of the site, notably its association with the Ashton Canal and its role in connecting various canal networks, the proposed redevelopment seeks to honour the area's heritage while embracing a vision for modernisation and community enrichment.

I trust that the information provided offers a comprehensive overview of the proposed development. Should you require any further details or clarifications, please do not hesitate to contact me.

Thank you for your attention to this matter.

Kind Regards,



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Director / Architectural Technologist