ARCHITEK
BUILDING DESIGN CONSULTANCY

Date: 12th October 2024

Dear Planning Authority,

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

Design and Access Statement

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

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1. Introduction

This Design and Access Statement is submitted in support of a full planning application for the change of use of the first-floor manager's accommodation to restaurant space at the Former Bridge Inn. It outlines the design rationale, key considerations, and approach to access, in accordance with Manchester City Council's planning requirements.

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2. Site Context and Surrounding Area

The Former Bridge Inn is located at 273 Clayton Lane in an urban, mixed-use area within Manchester. The building is a traditional public house with two storeys, reflecting the historic character of the site and the surrounding properties. The building is set within a predominantly residential area but is in close proximity to local amenities and transport links.

- **Surrounding Character**: The area consists of a mix of residential properties, small commercial units, and public amenities. The character is typical of inner-city Manchester, combining Victorian-style architecture with modern developments nearby.
- **Public Transport**: The site benefits from excellent public transport links, including a nearby tram station and bus routes, enhancing accessibility for patrons.

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- **Existing Use**: The ground floor is currently used as a public house, while the first floor was previously manager's accommodation, now vacant. The premises have existing planning permission for operating hours from 10:00 am to 2:00 am, which will be retained.

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3. Design Proposal

3.1 Overview of Proposed Development

The key elements of the proposed development include:

- Change of use of the first-floor accommodation to a restaurant seating approximately 40 covers.
- Retention and renovation of the ground floor as a public house, with an updated internal layout.
- Installation of bi-folding doors with a Juliet balcony to the rear elevation of the ground floor.
- Single-storey side extension to extend the existing kitchen.
- Installation of bi-folding doors on the first-floor rear elevation to allow access to a roof terrace for outdoor smoking.

The development aims to modernize the facility, improving its appeal while maintaining the historical character and traditional appearance of the building.

3.2 Design Principles and Rationale

The design of the proposal has been carefully developed to:

- **Preserve Character**: The alterations, including the new bi-folding doors and Juliet balcony, are sympathetic to the existing architectural style of the building, ensuring that its character is preserved.
- **Enhance Functionality**: The updated layout will improve customer flow, making the space more functional and attractive for both dining and drinking patrons. The single-storey side extension will allow the kitchen to be expanded, providing sufficient space to support the additional restaurant capacity.
- **Introduce Contemporary Elements**: The bi-folding doors on both floors will introduce contemporary design elements, allowing for increased natural light and better ventilation without compromising the building's traditional appearance.
- **Outdoor Space**: The first-floor roof terrace will provide an outdoor smoking area, designed to minimize disruption to other customers and neighboring properties by keeping smoking activities separate from dining areas.

3.3 External Appearance

- **Bi-Folding Doors and Juliet Balcony**: The proposed bi-folding doors with a Juliet balcony on the rear elevation of the ground floor will create a visual connection between the interior and the outdoor space, enhancing both the aesthetics and functionality of the building. This feature will blend with the

existing architecture by using materials that match or complement the building's traditional style.

- **Single-Storey Extension**: The proposed single-storey extension to the side of the building will be constructed using materials and design details that match the existing structure, ensuring that it remains consistent with the character of the building and surrounding properties. This modest addition will be subordinate to the main building, ensuring minimal visual impact.
- **Roof Terrace**: The roof terrace will be designed to provide a practical outdoor space for smoking while ensuring privacy and minimizing noise disruption to neighboring properties. The terrace will be accessed via new bi-folding doors on the first floor.

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4. Access and Inclusive Design

The proposal prioritizes accessibility for all users, ensuring compliance with the relevant policies and regulations, particularly in relation to Manchester City Council's inclusive design guidance.

4.1 Pedestrian Access

- **Existing Access**: The primary access to the ground floor will be maintained as existing, through the main entrance at street level.
- **First-Floor Access**: Access to the first-floor restaurant will be via the existing internal staircase, which is wide enough to accommodate customer flow.
- **Inclusive Access**: As the building is a two-storey public house, full disabled access to the first floor is constrained by the layout and existing structural limitations. However, the ground floor will be fully accessible, offering an alternative space for customers with mobility challenges. Additionally, staff will assist in accommodating any specific access requirements.
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4.2 Car Parking and Public Transport

- **On-Site Parking**: The site will provide approximately 10 on-site parking spaces, which will be managed by a dedicated parking marshal to ensure efficient use and prevent congestion.
- **On-Street Parking**: There are around 30 marked on-street parking spaces along Clayton Lane, with a 90-minute maximum stay limit, ideal for short-term visitors.
- **Public Transport**: The premises are well-served by public transport, with a nearby tram station and multiple bus routes providing convenient access. This will help to reduce reliance on car travel and promote more sustainable transport options.
- **Cycling and Walking**: The site is located near established cycling routes and pedestrian pathways, encouraging customers from the local area to walk or cycle to the premises.

4.3 Servicing and Waste Management

- **Delivery and Waste Collection**: Deliveries and waste collection will continue to take place from the rear of the site, as per the current arrangements. This ensures minimal disruption to the surrounding area and efficient service for the premises.
- **Kitchen Extension**: The proposed kitchen extension will provide additional space for efficient food preparation and service. The layout will be designed to accommodate modern catering equipment and improve workflow, ensuring that the additional restaurant capacity can be adequately supported.

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5. Sustainability

The proposal has considered sustainability throughout the design process:

- **Energy Efficiency**: The installation of bi-folding doors will improve natural lighting and ventilation within the building, reducing the reliance on artificial lighting and mechanical ventilation.
- **Sustainable Transport**: The site's proximity to public transport links and cycling routes promotes the use of sustainable travel options, reducing the carbon footprint of visitors.
- **Waste Management**: The updated kitchen and service areas will be designed with efficient waste management in mind, including recycling and responsible waste disposal practices.

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6. Conclusion

This Design and Access Statement outlines how the proposed change of use and associated alterations at the Former Bridge Inn, 273 Clayton Lane, Manchester, will enhance the functionality and appeal of the building, providing a valuable amenity to the local community.

The design respects the traditional character of the building while incorporating modern features to improve customer experience. The site is well-served by public transport and offers on-site and on-street parking, ensuring that it is accessible to a wide range of users. The proposal is aligned with sustainable design principles and aims to create a more versatile, functional, and inclusive venue for both drinking and dining.

We trust that this application demonstrates our commitment to preserving the heritage of the site while ensuring that it remains a viable and vibrant part of the community.

Kind Regards,



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