

E3 Architecture

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4 Oldham Road , Ancoats Design & Access Statement

Future Cultures Ltd
June 2024

Introduction

E3 Architecture have been instructed by our client to create an application for a mixed use development of a bar use class A4 to the cellar and ground floor, the current cellar will be utilised as back of house space for the bar. The first and second floor will remain as there existing uses as offices for the time being with a view to convert these into a the complementary use of a Gallery Space for local artists in the near future (subject to another application).

The property is currently vacant and has no established planning history of use, it is believed it was last used as office space for an interior design company. Windows appear to have been changed to aluminium and many of the original features have been diminished.

The properties main elevation fronts Oldham Lane it consists of a ground floor shop front in a traditional terrace fashion.

The property is located within the Ancoats Conservation Area and is not a listed building, it is however adjoining the Crown and Kettle pub which is Grade II Listed. Our client is also the operator of the adjoining pub.

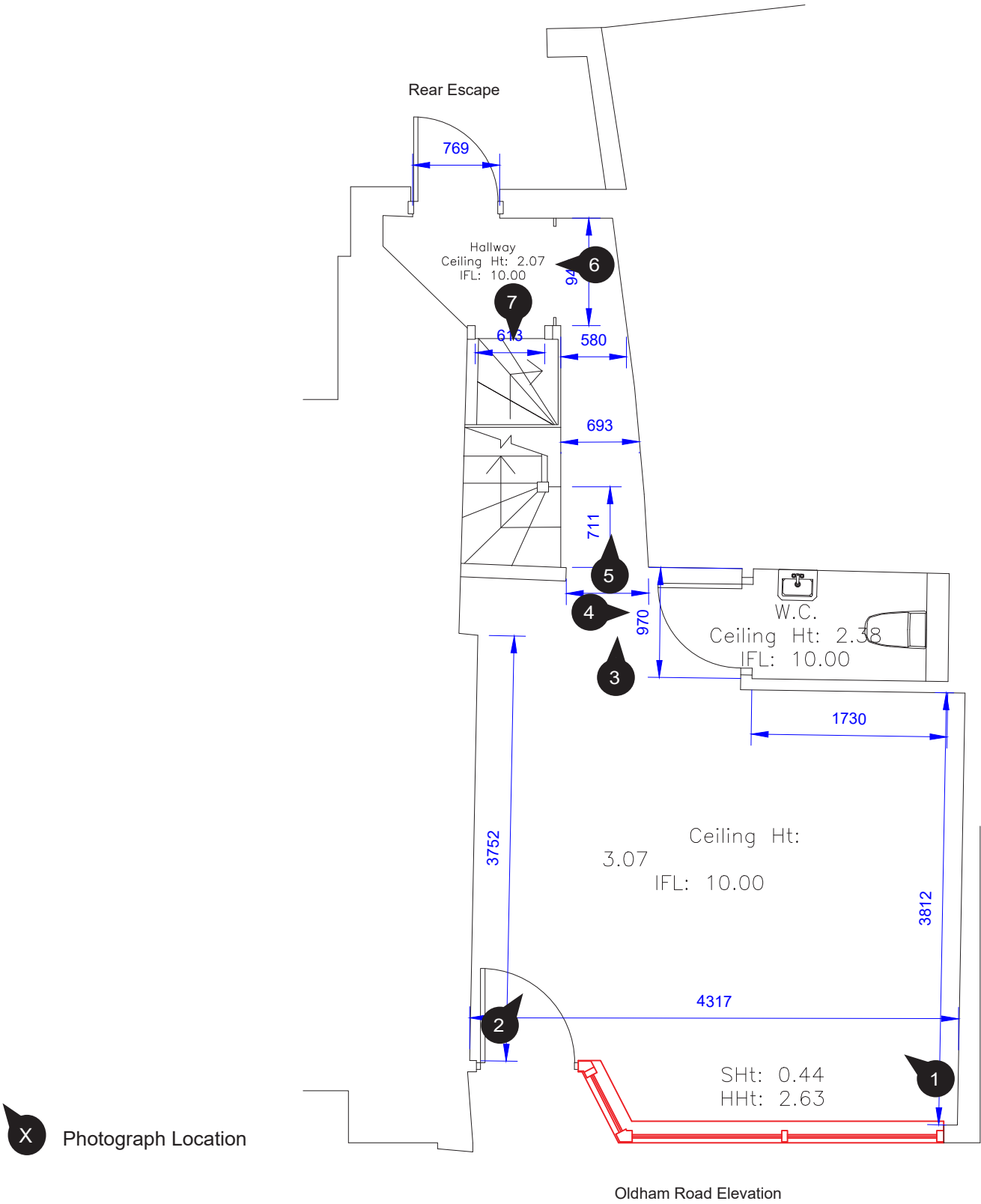
As well as the change of use the application consists of changes to the non-original shop front to facilitate a single entrance door alongside bi-folding doors to allow for access outside to tabled areas during the summer months alongside natural ventilation.

A new conservation Victorian style canopy, new lighting and infra-red heaters are also proposed to the shop front entrance.

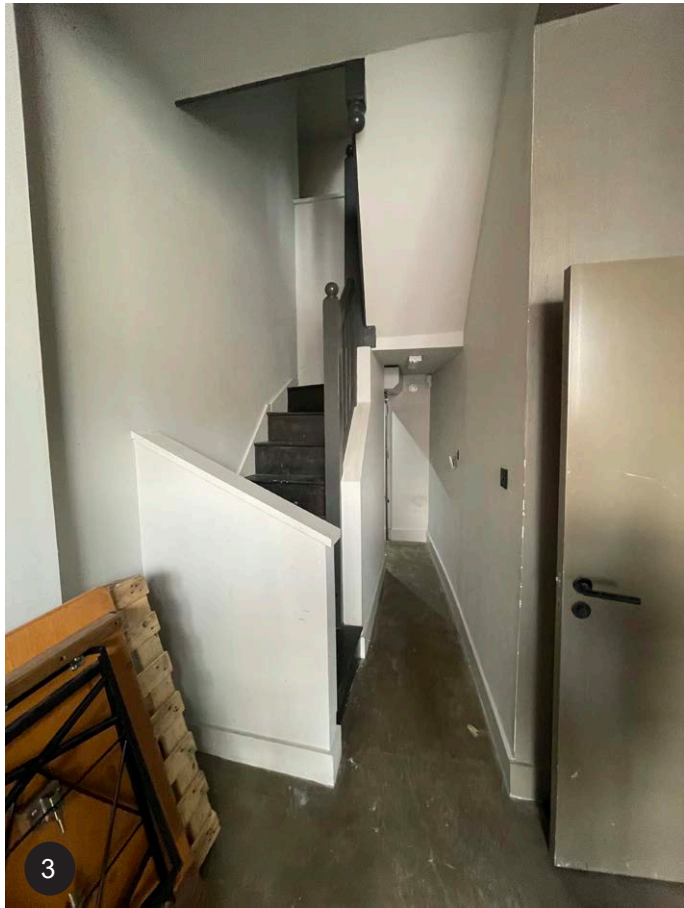
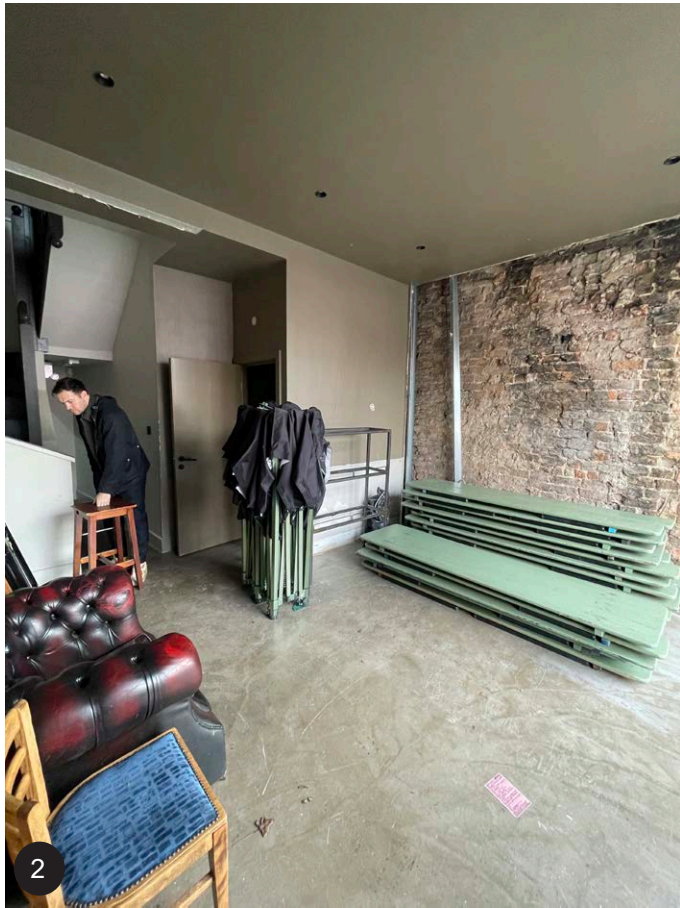
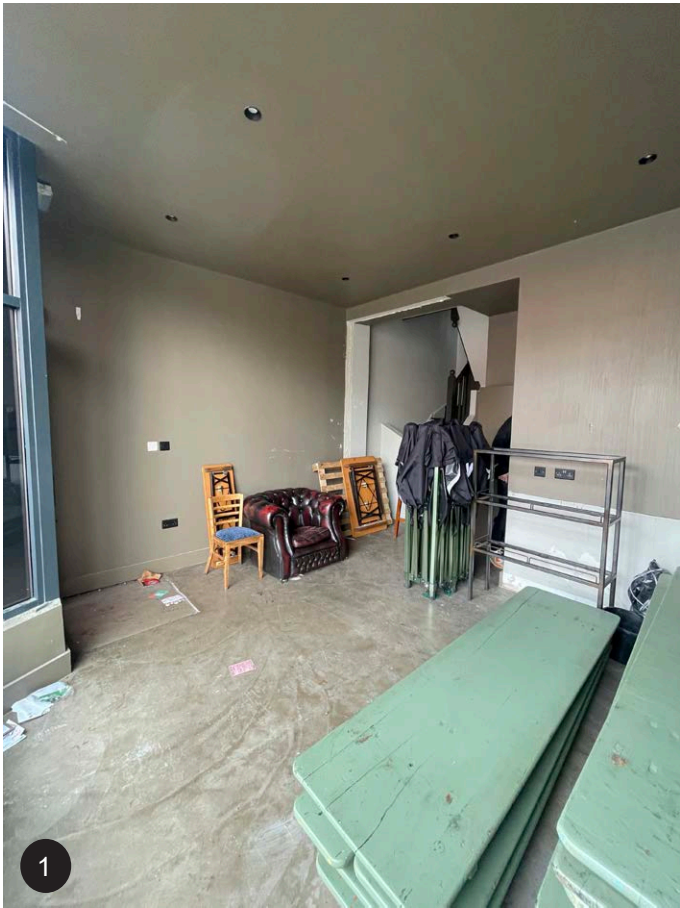
The application should create a high quality establishment, the applicant is a local artist seeking to blend showcasing local artwork with a laid back bar atmosphere.



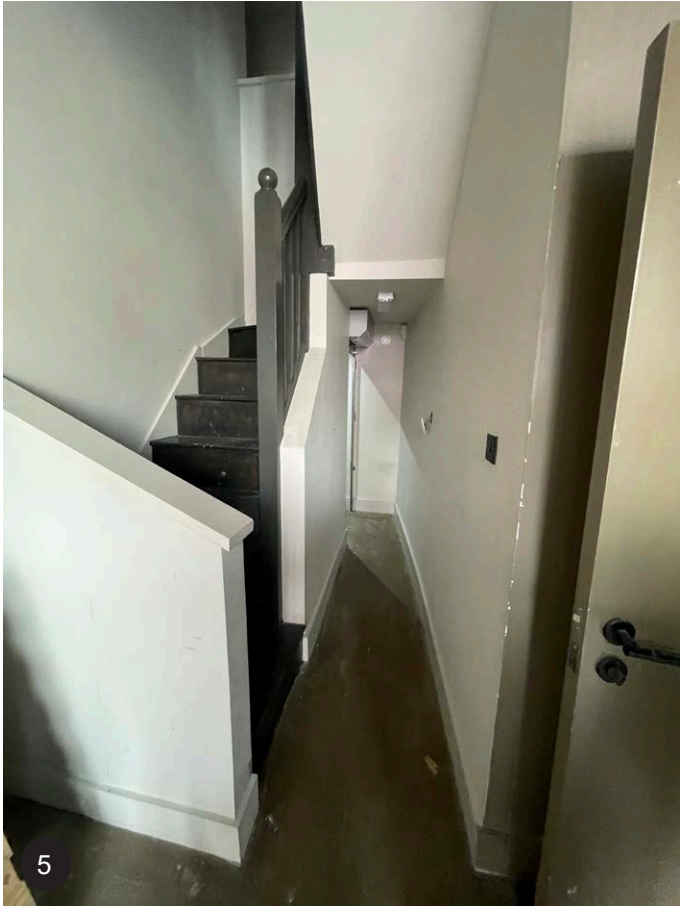
Interior Survey - Existing Ground Floor Plan



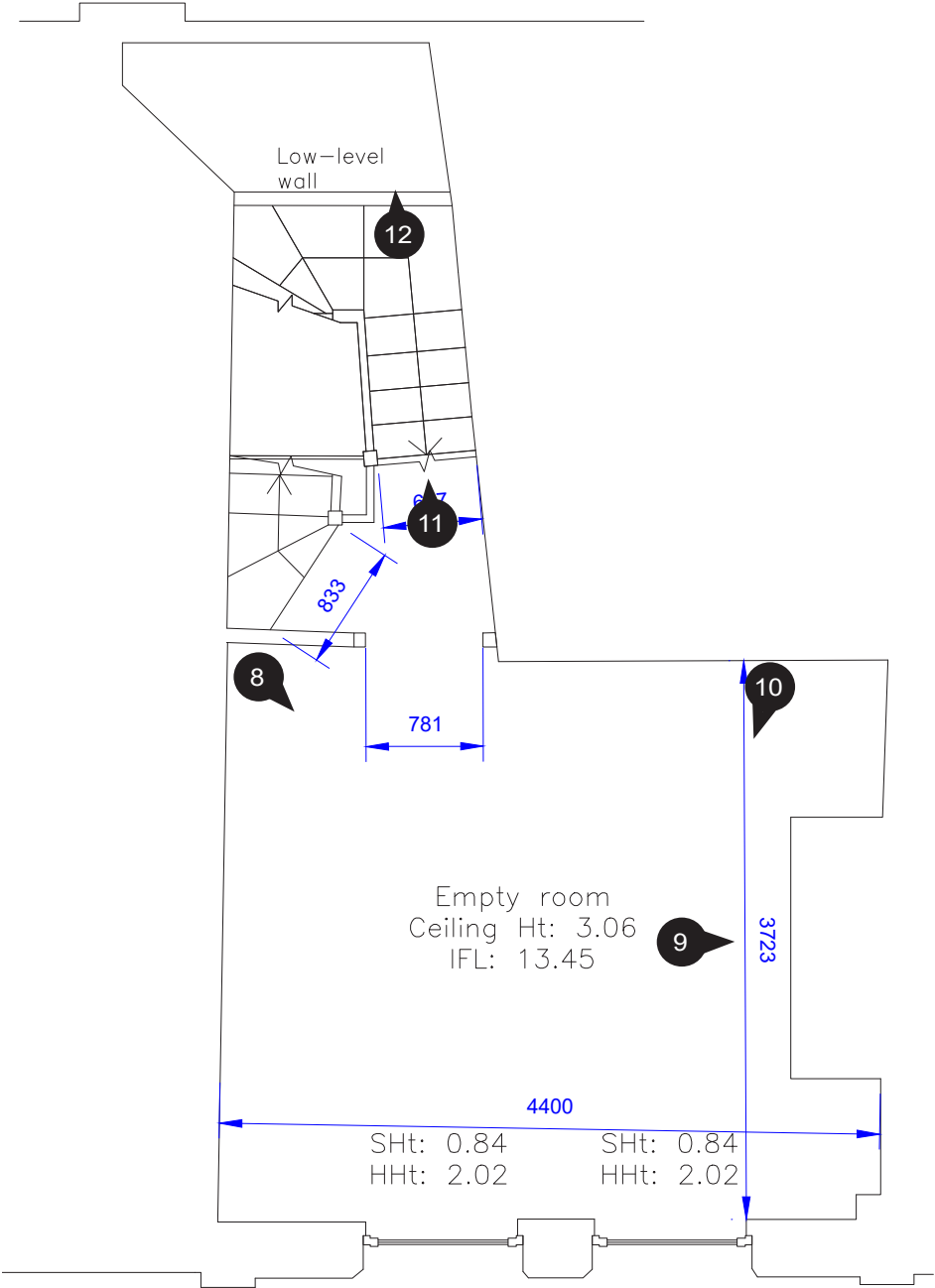
Interior Survey - Ground Floor



Interior Survey - Ground Floor

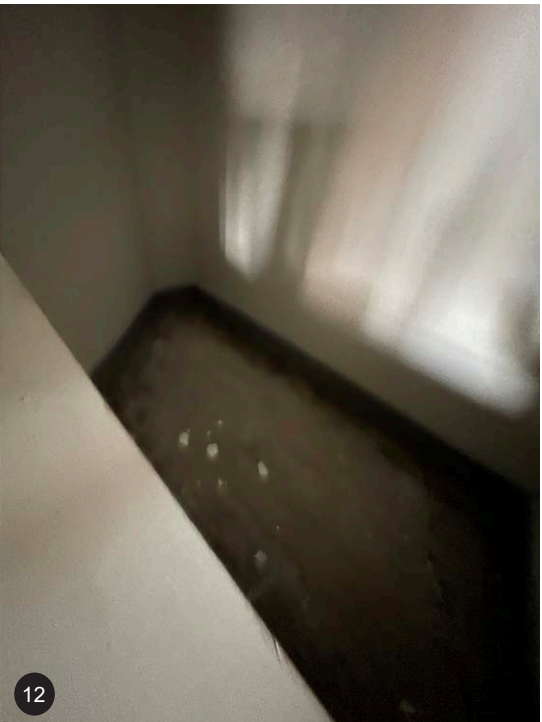
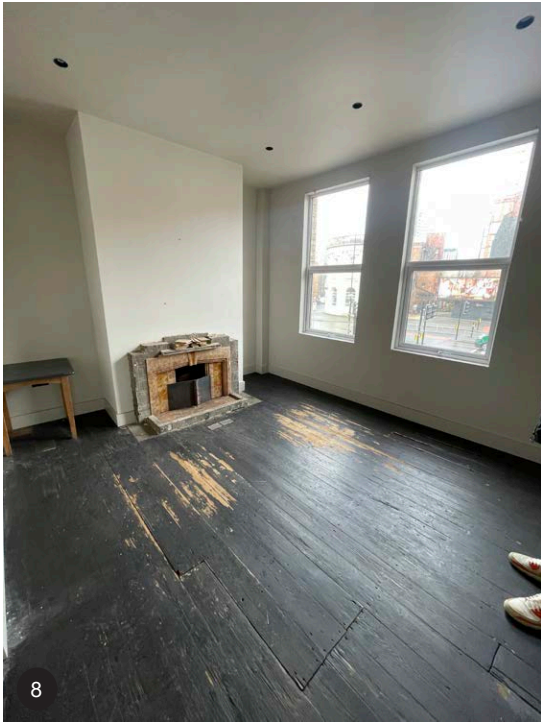


Interior Survey - Existing First Floor Plan

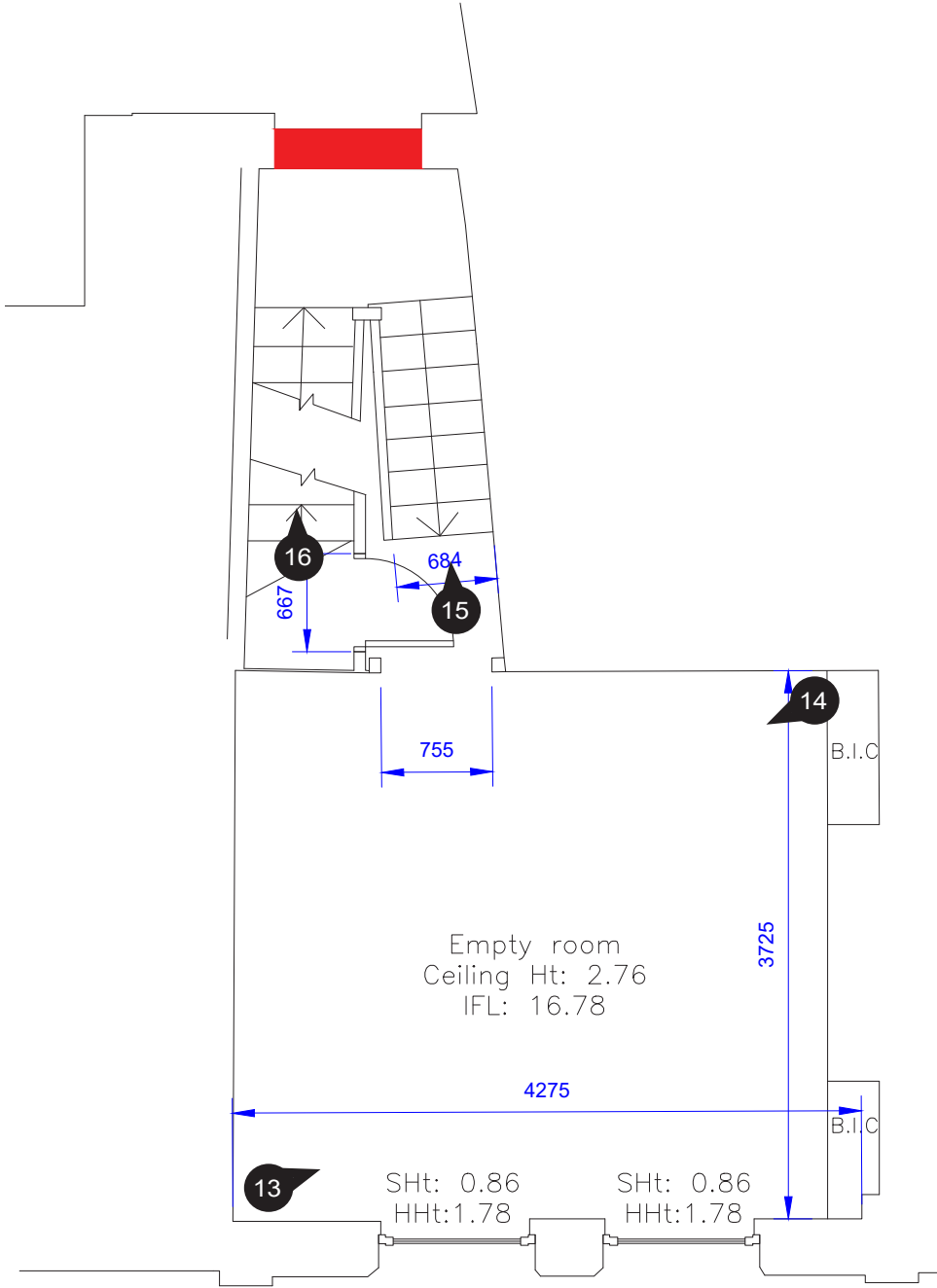


X Photograph Location

Interior Survey - First Floor

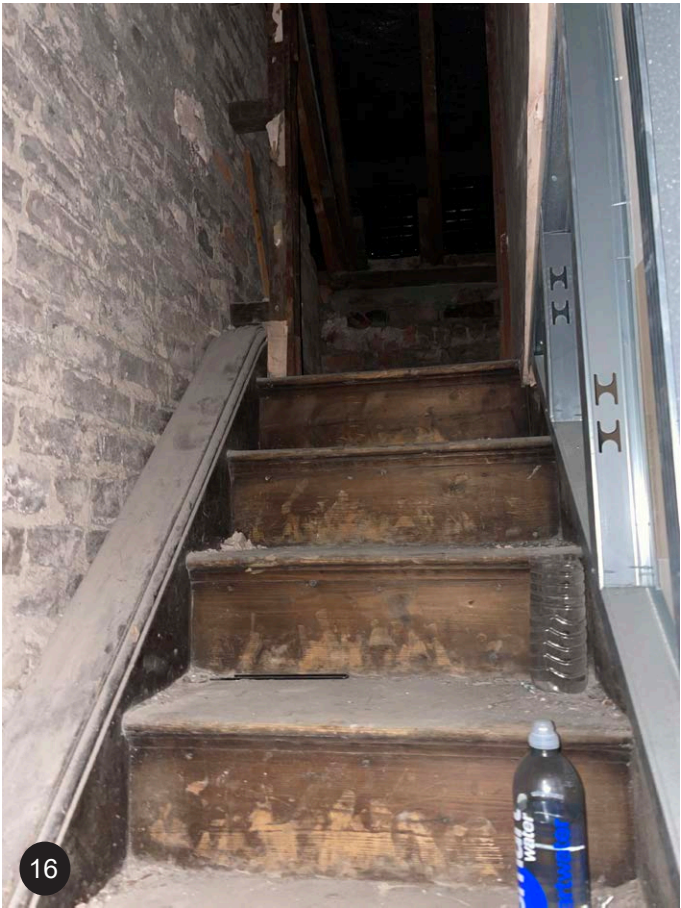
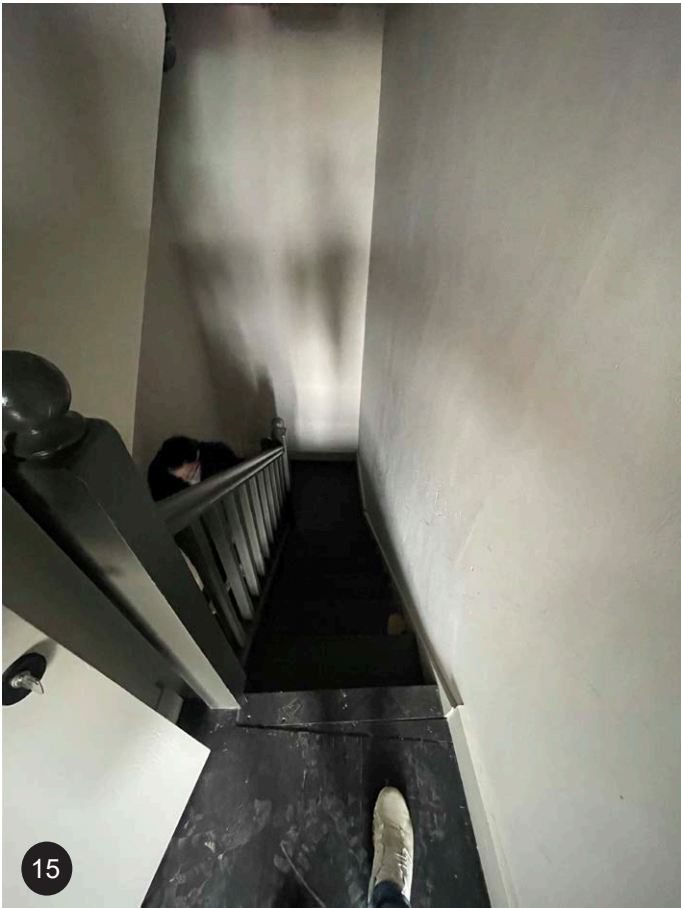


Interior Survey - Existing Second Floor Plan

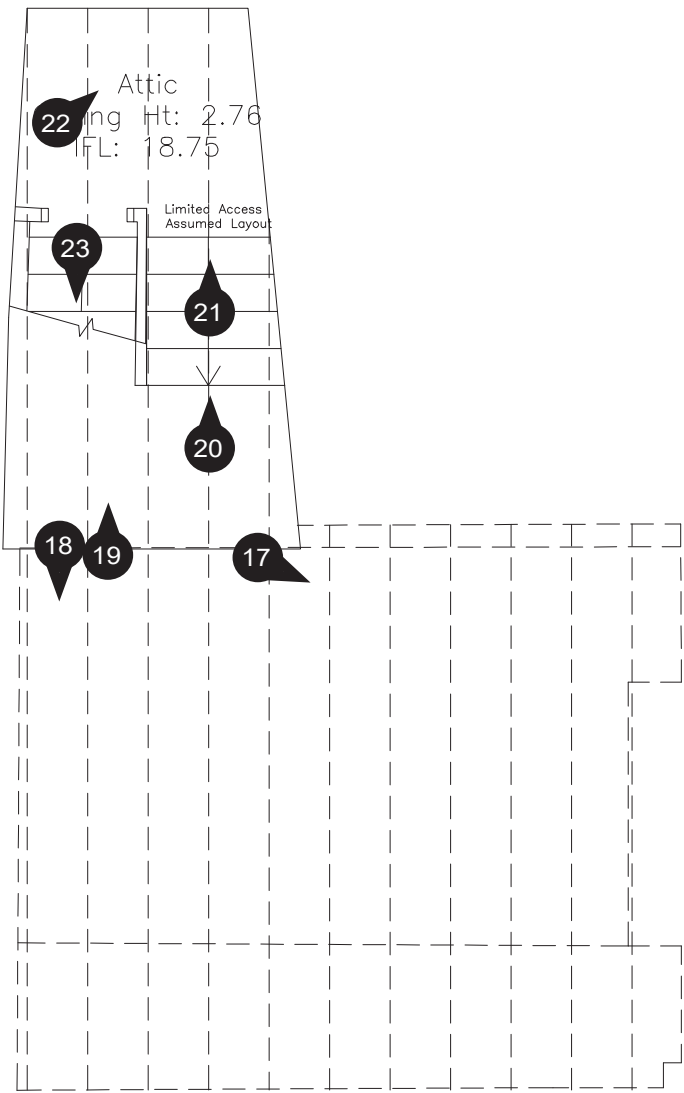


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Interior Survey - Second Floor



Interior Survey - Existing Roof Space Plan

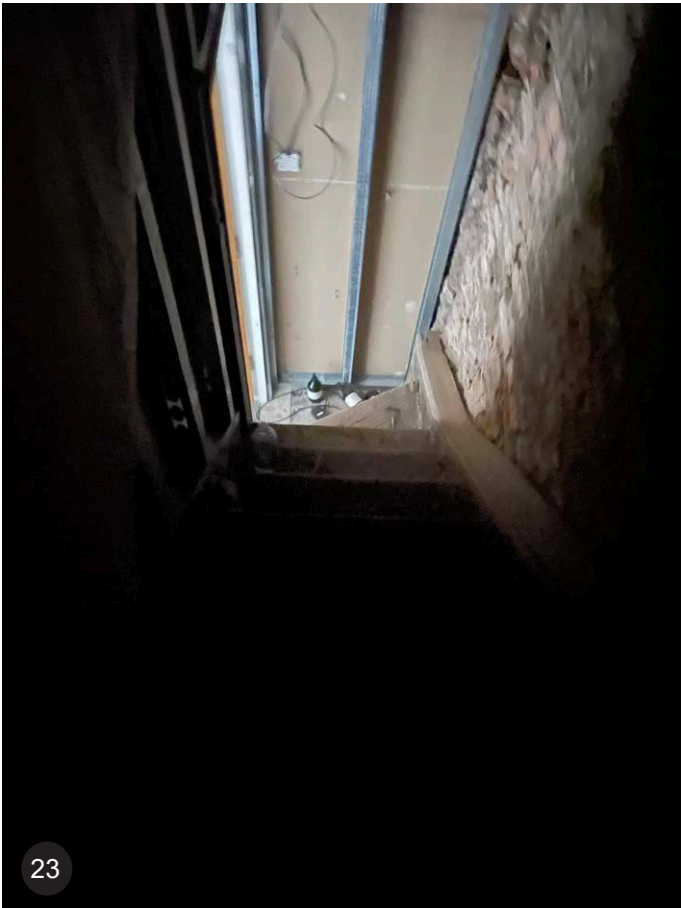


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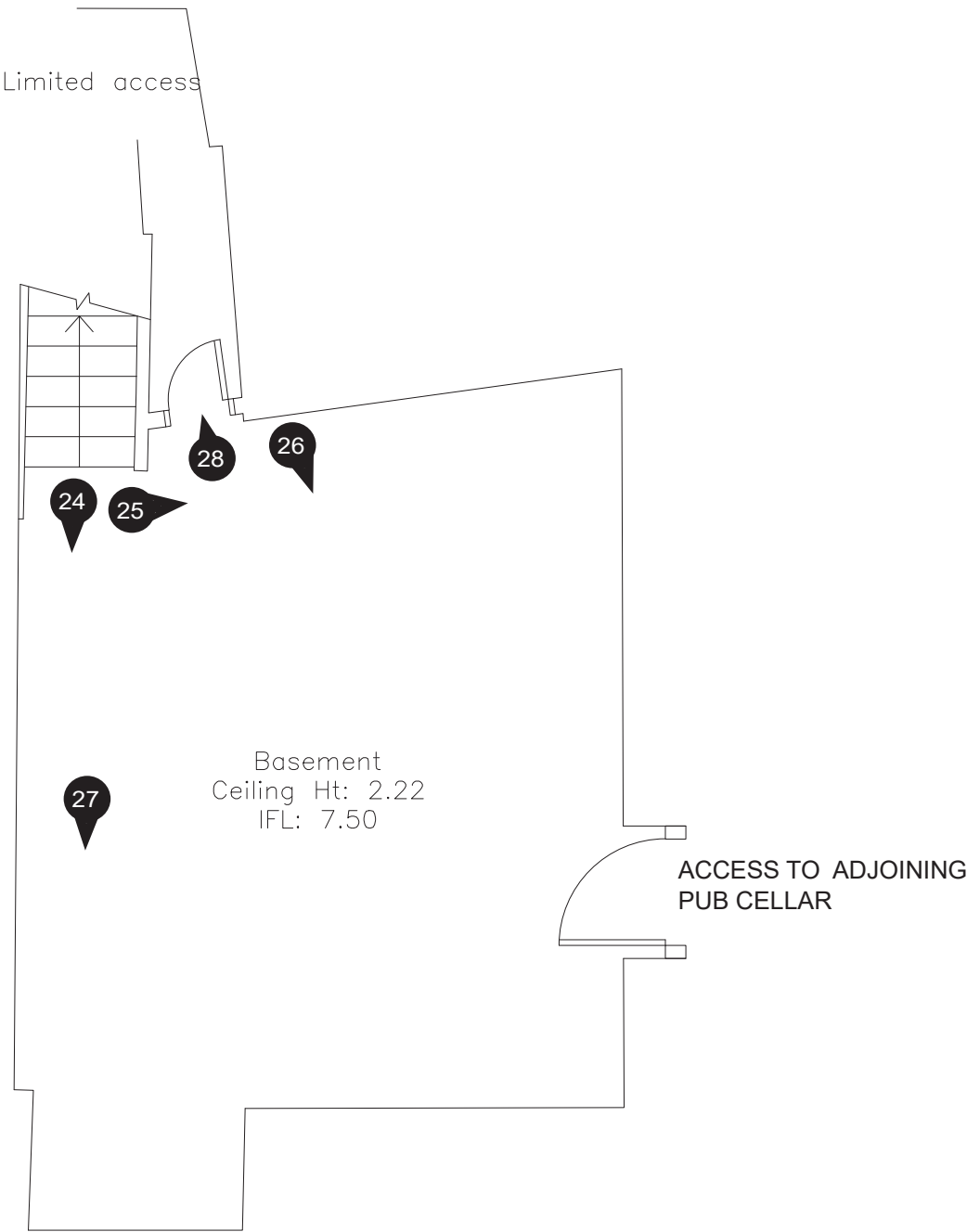
Interior Survey - Roof Space



Interior Survey - Roof Space



Interior Survey - Existing Celar Plan

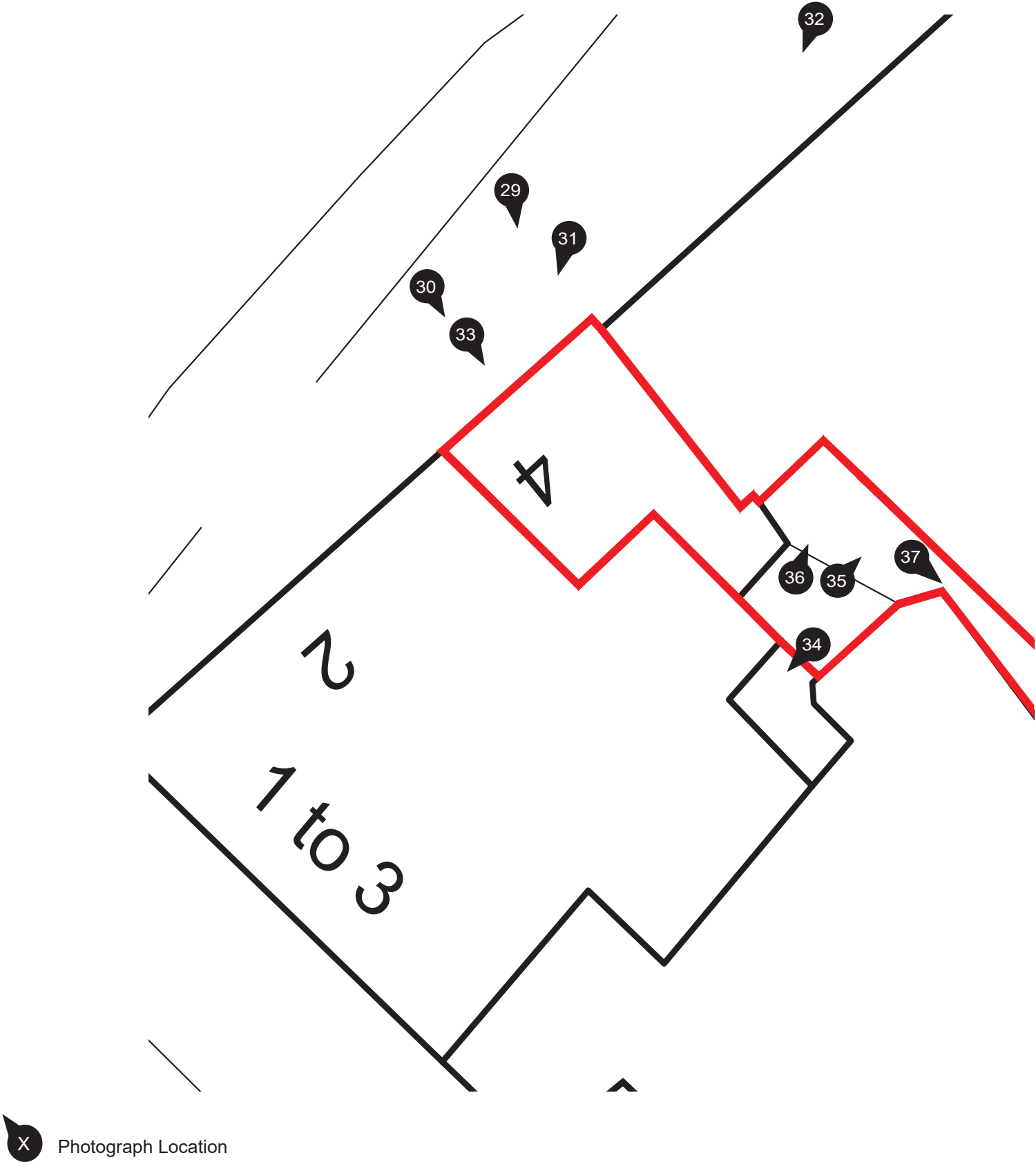


 Photograph Location

Interior Survey - Cellar



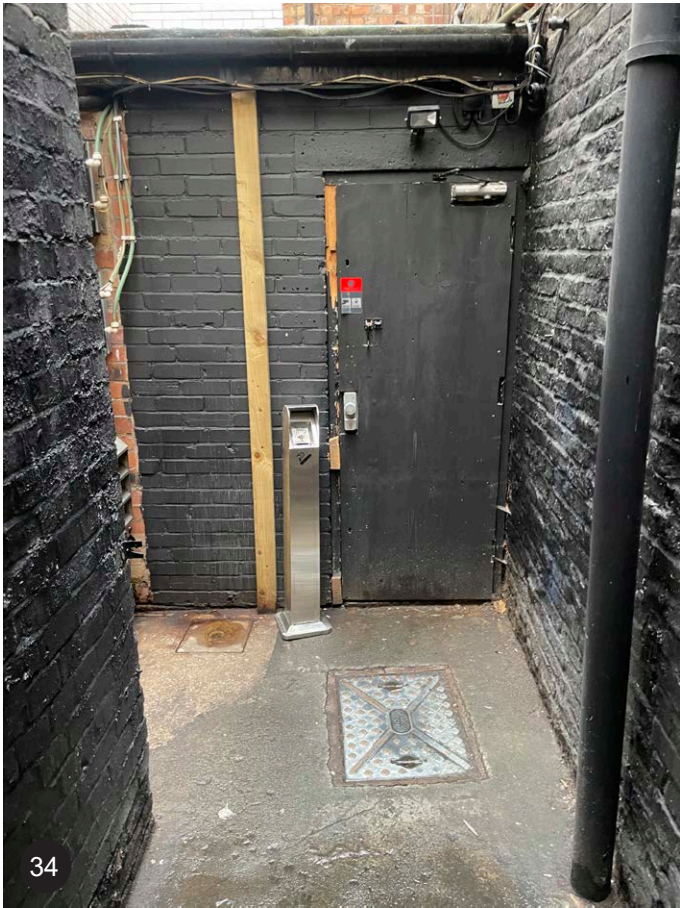
External Survey



External Photographic Survey



External Photographic Survey



Proposed Victorian Awning

The external facade will introduce a high quality Victorian style awning in which full design have been submitted alongside this application.

The existing shop front is not listed nor is it of historical merit. The awning will provide shelter to patrons during all seasons

The Victorian style is manually retractable and gives a welcoming feel on entry and arrival to the venue. It also replicates historical street scenes within Manchester.

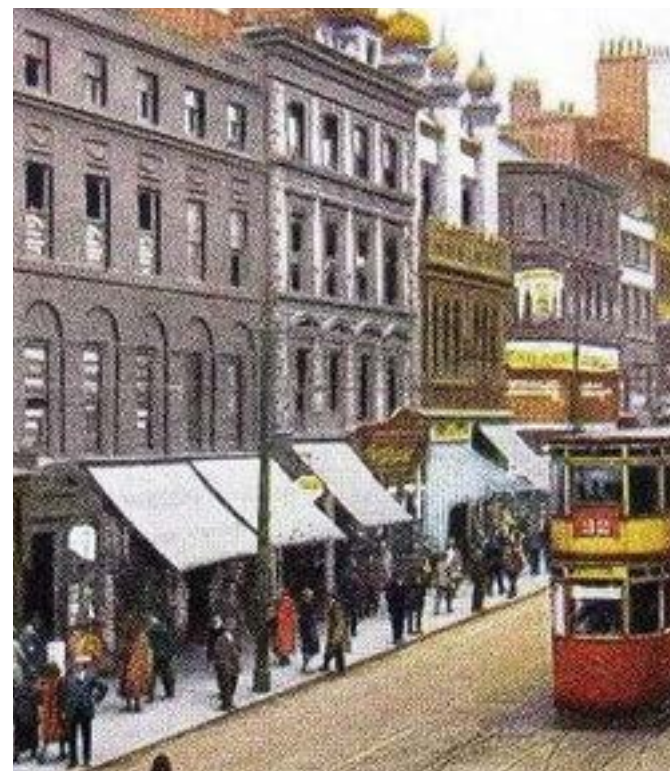
Given the cosmopolitan theme within Ancoats, a proposed Conservation Style Awing would positively add to the character of the area. Due to the lack of space to the ground floor the awning is a must for the viability of the proposal, the awning will also aid with noise mitigation.

The awning is proposed to match the dark colour of the external facade, its boxing will be traditional hardwood again, concealed to look as if it was always present within the facade. The detailing will be key to its seamless interrogation to the facade to remain sympathetic to its host building.

This has been discussed and has been thought to be acceptable in principle during Pre-Application conversations.



Above: example awnings from supplier



Above: Historical photo of Market Street



Above: example awnings from supplier



Above: example awnings from supplier

Works to Shopfront

Pre-Application feedback from the LPA stated that the originally proposed 'Crittall' style as not being sympathetic to the property. Within this revision the shop front has been simplified to reflect the existing shopfront's style whilst also providing opening doors to allow for natural ventilation of the ground floor.

The design allows for blanking panels to the ground level to enable the doors to be read as the existing plinth.

The facade and upper floor windows are to be painted in a darker black RAL9005 gloss colour, at the moment the facade is in a dark blue so the change will be viably negligible. Full details of the new shop front doors have been submitted alongside this application. The timber side framing and detailing of the shop front will remain as existing.

Two black up and down lights will be mounted to each side of the shop front as denoted and specified on the submitted elevations.

A planting bay is proposed at the top of the shop front, below the first floor windows. This is set to be of a aluminium black railed style to reflect historic window boxes. This will be used for various herbs and plants which will be incorporated into the bar's cocktail menu.



Above: Existing Shopfront 3D model



Above: Proposed Shopfront 3D concept model

Internal Works

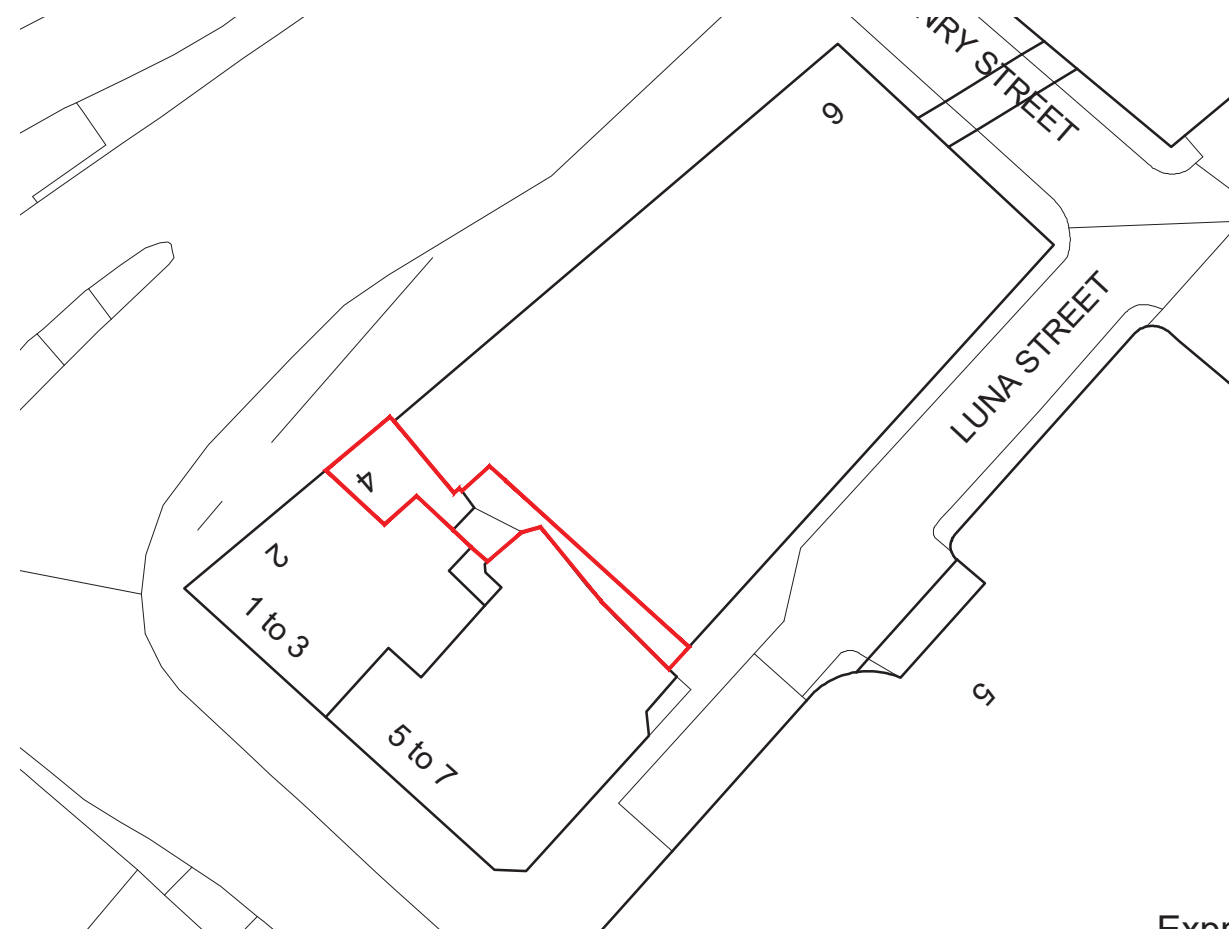
Internal works have been kept to a minimum and are mainly cosmetic as part of the first phase of the change of use. Main changes are the additions of doors and fire partitioning to ensure the property is in line with modern building regulations. The ground floor will have a purpose made bar with stool seating and the cellar will be utilised as storage, wash up and back of house.

Servicing and Refuse

The existing servicing strategy is to the rear (southern) elevation of the property. The rear courtyard is shared with the Crown and Kettle pub and will adopt the same strategy in which a private just in time approach is formed. Refuse will be separated into recycling, bottles and general waste within the building and bags and be brought up to the shared courtyard to commercial waste bins to be collected by a private service from Luna Street.



Above: Gated access from Luna Street



Above: location plan highlighting shared external demise with right of way access for servicing from Luna Street