

Planning, Design and Access Statement in support of the
Planning Application for the

Proposed external fire escape stair, new external first floor
escape door in former opening and associated works

At

THE LLOYDS HOTEL
617 WILBRAHAM ROAD
CHORLTON-CUM-HARDY
MANCHESTER, M21 9AN

On behalf of the applicant



GREENGATE BREWERY
GRIMSHAW LANE
MIDDLETON
M24 2AX

Prepared by

michael healy limited
architectural design + project management
m: 07952 114 756
t: 01704 514 751
e: design@michaelhealy.co.uk
w: www.michaelhealy.co.uk

Ref: 305; Revision: 0; August 2024

Introduction

This planning, design and access statement has been prepared on behalf of JW Lees Ltd, Greengate Brewery, Grimshaw Lane, Middleton, M24 2AX and accompanies a Planning Application for the proposed external fire escape, new external first floor escape door in former opening and associated works at The Lloyds Hotel, 617 Wilbraham Road, Chorlton-cum-Hardy, Manchester, M21 9AN.

This statement has been prepared in accordance with DCLG Circular 01/2006, Section 3 Design and Access Statements in compliance with section 42 of the Planning and Compulsory Purchase Act 2004 (which substitutes section 62 of the Town and Country Planning Act 1990 and amends section 10 of the Listed Buildings Act) so that applicants must provide a statement covering design concepts and principles and access issues with a planning application and/or listed building application.

The application seeks full planning permission for the proposed external fire escape stair, first floor escape door and associated works located at the rear of the existing Public House to provide secondary means of emergency escape from the first floor Function Room as indicated upon the accompanying plans.



Image 1 - Street scene from Google Maps showing view of Lloyds Hotel taken from junction of Wilbraham Road and Manchester Road.

Proposal

The proposed works are required to improve the existing on-site facilities and to provide a secondary means of escape from the first floor Function Room. JW Lees Ltd seeks to work in a positive and proactive way, to propose a development that will improve the economic, social, and environmental conditions of the area, in line with the National Planning Policy Framework.

The proposal seeks to increase the first floor Function Room capacity from 60 people to 110 people which will create a sustainable and long-term solution for the site, including the growth of the current business operations.

The fire escape has been positioned in a location to have minimal impact on the existing beer gardens and Bowling Green. The bottom of the escape stair will link up with the existing ground floor fire escape route.

The proposed new fire escape is located replace the former fire escape in the same location.

The first floor fire escape door is located in the same location as the former opening which has since been removed and infilled with a different brick type.

Assessment

The Lloyds Hotel is a Grade 2 listed building located in a prime position on the crossroads of the Wilbraham Road and Manchester Road in the centre of Chorlton-cum-Hardy.



Image 2: Ariel view from Google maps showing application site in red

The Historical England list entry nr: 1096127 first listed on 03.04.2003 states:

Lloyds Hotel is a Grade 2 Listed Building

"Public House with integral sports verandah, and attached clubhouse formerly, hotel and public house. c.1870 with later C19 or early C20 additions, and late C20 alterations and additions. Believed to have been designed by E.J.Thompson of Manchester for George Lloyd and James

Platt. Smooth red brick with ashlar sandstone dressings, side wall chimney stacks and slate roof coverings. PLAN: Irregular plan, with earlier rectangular part occupying a corner plot between Wilbraham Road and Whitelow Road, (formerly Manchester Road), and with attached extension block to rear, facing onto the associated crown bowling green. EXTERIOR: Whitelow Road elevation 2 storeys, 5 bays, the earlier 3 bay range to the left, with central doorway approached by flight of 4 steps with low flanking walls. Doorway with double doors and wide rectangular overlight set below flat canopy supported by massive ashlar corbelled brackets. The canopy extends to the left to form a shallow balcony for the upper floor windows; a single light opening above the doorway, and a tripartite opening to the right. To the left of the doorway, a full height semi-circular bay window, with ashlar lintel and cill bands, and a wider ashlar band below the upper floor windows with relief lettering which reads 'LLOYD AND PLATTS HOTEL'. Right-hand end bay with tripartite window to ground floor and 3-light dormer window with half-hipped roof. Sash window frames without glazing bars throughout. Deep eaves brackets of moulded brick and ashlar sandstone. Lower range to right with 2 tall upper floor sash windows flanking a projecting truncated chimney stack. Wilbraham Road elevation of 3 bays, with full height canted bay window to left, central doorway with panelled door below a bracketed flat canopy and further right, stacked sash windows flanking a projecting chimney stack. At its base, a carved ashlar plaque bearing the coat of arms of the Lloyd family. Bowling Green (south) elevation: Main 3-bay range with arcaded ground floor with cast-iron columns supporting upper floor. This has a central oriel window with lead covered canopy set below a shallow gable with boarded apex. Flanking the oriel are paired sash windows, all below a shallow dentilled eaves. To the right, a late C20 external stair leads into the altered and extended side elevation. To the left, an attached single storey clubhouse with hipped slated roof, central door and flanking sash windows. INTERIOR: Ground floor remodelled in the late C20, upper floor and extension less modified. HISTORY: The building was designed as a public house and hotel with associated recreational facilities, including tennis courts and a crown bowling green. The extensions to the south were designed specifically to provide a covered terrace or pavilion for spectators, enlarging the earlier original covered accommodation.

A hotel and public house of c.1870 specifically designed to provide facilities for recreational usage in connection with an immediately adjacent crown bowling green, and further developed to enhance and enlarge that facility. It represents an early manifestation of purpose-built spectator facilities for sporting events associated with public houses, a concept that saw much wider expression in the brewery-financed roadhouses of the inter-War period."

The yellow highlighted text above confirms that an external stair was present to the right at the rear elevation at the time the listing was written. The external stair was removed and the first floor door blocked up at an unknown date sometime after the listing was made in April 2003.

The images below are historic photographs of the site taken from the Bowling Green which show the existing external fire escape with roof canopy over in place prior to its removal.



Image 3 – Historic photograph (date unknown) showing former external stair with roof canopy over prior to its removal some time after April 2003. (People in photograph have been removed for privacy)



Image 4 – Historic photograph (date unknown) showing former external stair with roof canopy over prior to its removal some time after April 2003. (People in photograph have been removed for privacy)



Image 5 – August 2024 photograph showing former external first floor door opening which is clearly identifiable as a different brick type has been used.

Planning Site History

There are 16 entries in the Manchester City Council Planning Results for Application Search for this site. These are as follows:

103875/FO/2013/S1 - Construction of boundary wall with columns and railings to a maximum height of 1.5 metres and installation of 2no. jumbrellas to enclose existing forecourt area to Wilbraham Road frontage - Application approved 06.02.2014

104202/LO/2013/S1 - Listed Building Consent for erection of boundary wall, installation of 2no. jumbrellas and alterations to internal layout including removal of stud walls and formation of new opening - Application approved 06.02.2014

085989/LO/2008/S1 - LISTED BUILDING CONSENT Reinstatement of rear oriel window including replacement timber to apex - Application approved 05.09.2008

085901/FO/2008/S1 - Erection of glazed canopy to east elevation in internal courtyard - Application approved 15.04.2008

085900/LO/2008/S1 - LISTED BUILDING CONSENT for the erection of glazed canopy to east elevation in internal courtyard - Application approved 10.06.2008

073765/FO/2004/S1 - Erection of 2 rain shelters. - Application approved 30.11.2004

070592/LO/2004/S1 - LISTED BUILDING CONSENT Demolition and reconstruction of drinking terrace in accordance with planning permission 065320/FO/SOUTH1/02 – Application Approved 05.04.2004

051293/FO/SOUTH2/97 - Change of use of upper floors to licensed premises with food facilities including conservatory at first floor level and creation of outdoor terrace and landscaped area – Application Approved 15.08.1997

049515/FO/SOUTH2/96 - Single storey kitchen extension – Application Approved 10.06.1996

046219/AO/SOUTH2/94 -

Various illuminated signage to public house - Application Approved 11.10.1994

033527 - Revised application for extensions and alterations to public house including new restaurant and car parking facilities - Application Approved 13.07.1989

031779 - Extensions and alterations to public house including new restaurant and car parking facilities – Application Refused 06.10.1988

024982 - A) Illuminated double sided projecting pictorial sign B & C) Illuminated fascia name signs – Application Approved 05.09.1985

024945 - Proposed floodlighting of bowling green comprising three floodlights on 6 metre high posts and one floodlight on hotel building – Application Approved 09.10.1985

022744 - Elevational alterations and refurbishment to existing public house including formation of a new kitchen and enclosure of existing open terrace – Application Approved 18.10.1984

Pre Application Advice

Pre-application enquiry has not been submitted for this proposal.

The proposed works involve the reinstatement of the former external stair and first floor external door in the same location as previously installed.

Design Principles and Concepts Applied to the proposal

The Design and Access Statement assesses the proposals in respect of use and amount of development, scale, layout, appearance, landscaping and accessibility, as advocated by guidance contained within Circular 01/2006 and The Town and Country Planning (Development Management Procedure) (England) Order 2010.

The following sections outline the design concept that has informed the development of the scheme and assesses the proposed development in respect of Use & Amount, Layout, Scale, Landscaping, Appearance and Accessibility.

Amount

The application seeks approval of 1 nr external fire escape and 1 nr first floor external door to replace a similar arrangement that was removed from site sometime after April 2003.

Layout

The proposed external stair will be installed in the existing Beer Garden to the east of The Lloyds Hotel and will provide a secondary means of escape from the first floor Function Room.

Specialist designed normal and non-maintained emergency lighting (or maintained emergency lighting) shall be fitted along the escape route ensuring that the new external stair is sufficiently illuminated.

Scale

The escape stair will be designed to meet current Building Regulations in accordance with Approved Documents B and K for a utility stair used for escape purposes only.

The height of the stair will suit finished floor levels between the existing Function Room and the existing beer garden below.

The scale of the staircase will be that of a standard fire escape staircase.

Appearance

The external staircase and landings with vertical ballustrading to prevent 100mm diameter sphere from passing and continuous handrail both sides of stair all completely coloured or painted Anthracite Grey finish with non-slip nosings fitted to each step in contrasting colour and brightness.

Colour of new staircase to match Anthracite Grey finish to match the existing handrails, ballustrading and railings in the existing Beer Garden.

A new steel faced security fire exit door will be installed at the top of the external stair utilising the former door opening that has been removed and infilled in a different type of brick sometime after April 2003. The escape door will be secure and there will be no external door handles that could provide external access. The escape door will be fitted with panic bar or push pad internally to provide internal escape only.

(Note: The original external staircase provided access and egress to the first floor Function Room from the Bowling Green and benefitted from a roof canopy. The proposed new external staircase will be used for means of escape only so a roof canopy is no longer required.)

Landscaping

There are no additional landscaping measures envisaged for this scheme.

Access

Access to the proposed external escape stair will be from the fire escape door located in the Function Room at first floor level. The fire escape door will be fitted with a push bar device to allow internal escape only.

The Beer Garden where the external staircase will be located is an enclosed space within the existing perimeter walls and fencing that surround the existing Bowling Green and Beer Gardens.

Noise and residential amenity

The proposed development will not affect neighbouring properties.

No overlooking or privacy issues will be created.

The external staircase will not be used for access to the first floor Function Room and the external stair will only be used for means of escape purposes in the event of a fire situation when the existing internal stair is unusable.

Ecology

The proposed works are confined to the existing hard surfaced areas adjacent to the existing pub business. The proposed external stair is positioned in the existing Beer Garden which is fully paved with concrete and stone flags.

Consequently, the proposals have minimal impact on biodiversity receptors. On this basis we have assumed that as no flora or fauna will be affected by the proposals and that a qualified ecologist and an Ecological Survey or Bat Survey will not be required.

BNG

We consider that the proposed development falls below the de minimis exemption threshold for Bio-diversity Net Gain for the following reasons:

- the external stair is located in the existing hard landscaped beer garden area to the right hand side of the pub which would be classified as developed land with a sealed surface which has a biodiversity value of zero under the statutory biodiversity metric; and
- the development does not impact a priority habitat and impacts less than 25 square meters.

On this basis, we consider that the proposed external staircase is exempt from BNG.

Highways

The application site is located in a residential area with good public transport links. There are bus stops to each side of the pub (see image 8 below) which are a short walk away.

As the pub is located within a residential area it is envisaged that most visitors will arrive either on foot or by bus or Taxi.

There are 3 car spaces in front of the pub on Manchester Road which will be retained.

The main pedestrian access point into the site will remain off Wilbraham Road.

Servicing and delivery for the proposed scheme will be serviced in the same way as existing with waste collection being carried out on the same days and utilising the same vehicles.

It is felt that the proposed works are in planning terms of a minor nature and do not bare any impact on the range of public/private modes of transport available to customers.

It is not envisaged that the proposal will have any additional impact on the usual traffic associated with the current pub activities and consequently we consider that there would not be any detrimental impact to highways as a result of the proposed works.



Image 8 – Extract from Google Maps showing The Lloyds in the centre of the image and local bus stops adjacent to the site.

Principle of Development

Sustainable Development

This application relates to an external escape stair, first floor escape door and associated works at Lloyds Hotel and the proposals would not result in the loss of an existing community facility, with the use of the premises to be retained as existing, and substantially enhanced.

The Lloyds pub business already supports the local community and the proposed external escape stair will allow for an increase in occupancy for the existing first floor Function Room from currently 60 persons to 110 persons.

The proposal sees the original external stair and first floor external door that was removed sometime after the building was listed in 2003 being reinstated.

The proposed increase in occupancy of the Function Room will enable the business to hold numerous local community functions including weddings / celebrations of life / significant family occasions such as Birthday parties / Golden Wedding celebrations, music events, etc, and will also provide space for local groups to meet. Additionally, the council have been in talks with the current tenants with a view to use the Function Room as a Ceremonial space.

The proposed external escape stair will provide extra capacity within the current demise which will increase the occupancy capacity of the Function Room to reinforce the existing business.

The proposed external stair is extremely important to JW Lees 3 year plan for the Lloyds Hotel which it is hoped will be a local success story in the making which will naturally provide great job opportunities along the way.

The proposed external stair will enhance local job prospects as the business is anticipated to be significantly busier and more viable.

The Lloyds Hotel currently employs 15 to 20 people, but this will go up once we have extended our capacity and capability. We anticipate that staff numbers will increase to approximately 1 additional full time job and 3 additional part time jobs or more.

The above factors show that the proposed works would not result in the loss of an existing community facility but instead that the proposals would actually see a vast improvement of the community facility.

Social Impact

The proposal provides minimal social impact; however, it should be noted that the proposed development will enrich and improve the current facilities which are currently used as a local hub and meeting place for locals, groups, and other such institutes.

Investment in this property will prolong the building life and generally benefit the character of the local area.

Economic Impact

It is hoped that the proposed development will have an economic impact on the existing business in that the investment will see increased custom.

Additionally, it is hoped that the proposed development will attract new visitors to the local area, bringing interest to local tourism and businesses in and around the surrounding areas.

The proposed external fire escape stair is an essential addition to the existing business by increasing occupancy capacity within the existing building demise and in attracting new and existing customers to the establishment.

Community Safety

It is felt that the proposed works are classified in planning terms as 'minor in nature' and will not impact on the safety of local residence and the wider community.

Tree Protection

There are no trees on site that will be affected by the proposed works.

Employment

The existing business currently employs 15 to 20 people consisting of 4 full time employees and the remaining are part time employees.

It is hoped that the proposed external fire escape will provide increased business which will increase employment and create one additional full time job and 3 part time jobs.

Flood Risk

The Environment Agency Flood Map for Planning shows that the site is located in flood zone 1, an area with a low probability of flooding (See image 9 below).

The proposed works are confined to existing hard landscaped beer garden area to the East side of The Lloyds Hotel which is currently paved with concrete/stone flags and consequently there will be no change in any surface water run-off between the existing and proposed layouts.

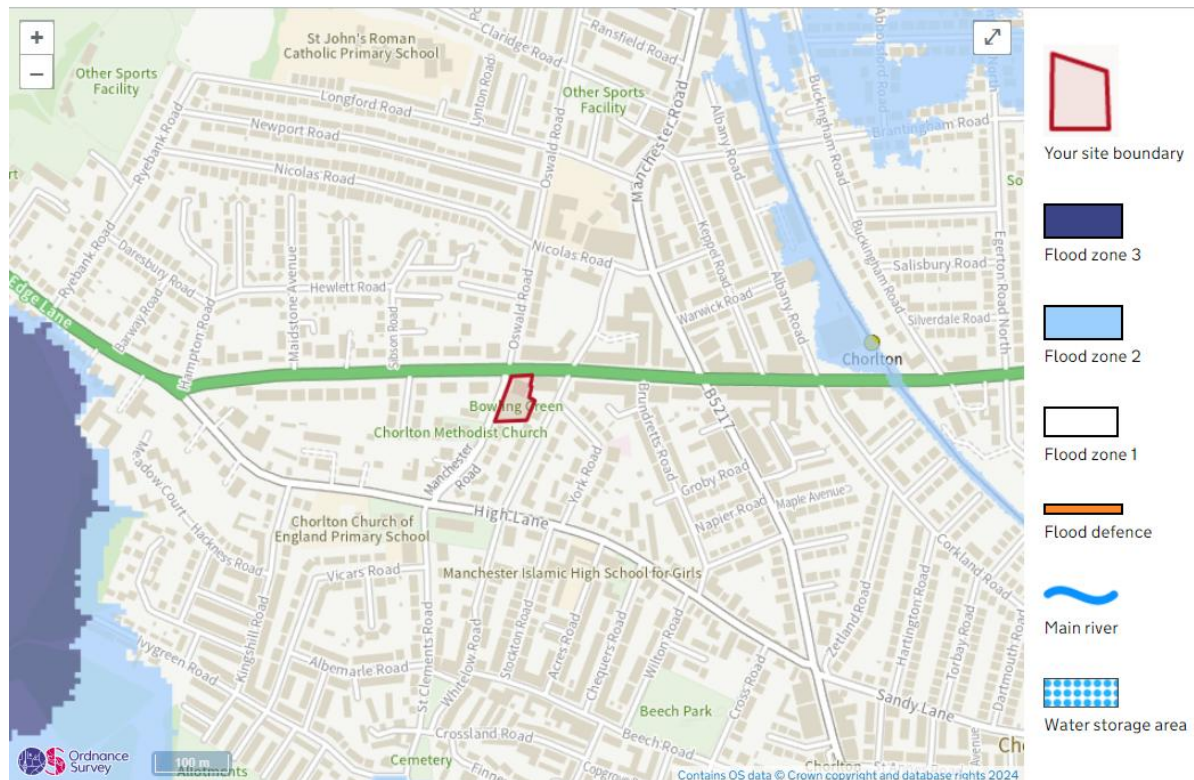


Image 9: Environment Agency Flood Map for The Lloyds Hotel, Wilbraham Road, Chorlton-cum-Hardy, Manchester, M21 9AN showing site is located in Flood Zone 1.

Environmental Impact Statement

The Lloyds Hotel currently has an Energy Performance Certificate (EPC) Rating of 65 C which is already better than similar existing stock properties which typically have an EPC rating of 90 D.

The proposed works have been designed to incorporate Climate Change Mitigation measures which will include the following:

- Built to current Building Regulations
- Highly insulated
- High performance external door will be used
- The site is located on bus routes and is in the residential area of Chorlton-cum-Hardy
- Low energy light fittings will be used wherever possible
- All construction materials will be locally sourced wherever possible
- All timber will be from sustainable sources wherever possible

Supporting Documents

Please refer to the following drawings/documents which support this application:

- 1305_LP Location Plan and Site Block Plan
- 1305_50 Existing Floor Plans
- 1284_51 Existing Rear Elevation
- 1284_60 Existing Side Elevations
- 1284_100 Proposed Floor Plans
- 1284_120 Proposed Rear Elevation
- 1284_121 Proposed Side Elevations

Conclusion & Summary

This application by JW Lees Ltd seeks planning permission for the proposed external fire escape stair, first floor escape door and associated works located at the rear of the existing Lloyds Hotel Public House to provide secondary means of emergency escape from the first floor Function Room as indicated upon the accompanying plans.

This supporting statement demonstrates that this proposal has:

- 1 The proposal is to replace a similar structure that was removed sometime after April 2003
- 2 Minimal impact on the openness and character of the setting
- 3 Ensure the host building remains the dominant element in terms of size and appearance
- 4 Not harm the scale and character of the original part of the existing building
- 5 Not harm the character and appearance of the local area
- 6 Not adversely affect the amenities of nearby residents through noise and disturbance
- 7 Have no adverse impact on highways
- 8 Have no adverse impact on drainage
- 9 Have no detrimental impact on existing ecology and trees
- 10 Bring significant benefits to the customers / visitors to the public house
- 11 Provide a sympathetic and attractive addition and an improvement to an existing facility
- 12 Create new employment
- 13 Reinforce the business model, attracting new customers and increased custom
- 14 Would not result in the loss of an existing community facility but would instead enhance it

It is considered that this proposal is entirely acceptable and in full compliance with the relevant planning policies of the Local Plan and we respectfully ask that the Local Planning Authority support this application and grant full planning permission for the proposal.