MARCH 2024

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APLICATION FOR LISTED BUILDING CONSENT

FOR

PROPOSAL FOR DISPENSE UPGRADE
AND STAFF FACILITIES

AT

THE WATERHOUSE
67-71 PRINCESS STREET
MANCHESTER
M2 4EG

HARRISON INCE ARCHITECTS

Sun House 2-4 Little Peter Street, Knott Mill, Manchester, M15 4PS
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Document Revision

REVISION	DESCRIPTION	DATE	BY
-	FIRST ISSUE	19.03.2024	NS

Contents

1.0 Introduction
2.0 Assessment
3.0 Access

1.0 Introduction

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1.1 Purpose and Format

This Design and access statement has been prepared on behalf of JD wetherspoon PLC in support of the application of listed building Consent at: The Waterhouse 67-71 Princess Street, Manchester M2 4EG. The statement assess and evaluates the site and its context, to record the local character and circumstances.

It provides a description of the proposals and explains the principals and concepts that have informed the design development.

1.2 Location

Manchester is a city and metropolitan borough in Greater Manchester, England, with a population of 530,300 as of 2015. It lies within the United Kingdom's second-most populous urban area, with a population of 2.55 million. Manchester is fringed by the Cheshire Plain to the south, the Pennines to the north and east and an arc of towns with which it forms a continuous conurbation. The local authority is Manchester City Council.

The recorded history of Manchester began with the civilian settlement associated with the Roman fort of Mamucium or Mancunium, which was established in about AD 79 on a sandstone bluff near the confluence of the rivers Medlock and Irwell. It was historically a part of Lancashire, although areas of Cheshire south of the River Mersey were incorporated in the 20th century. Throughout the Middle Ages Manchester remained a manorial township but began to expand "at an astonishing rate" around the turn of the 19th century. Manchester's unplanned urbanisation was brought on by a boom in textile manufacture during the Industrial Revolution, and resulted in it becoming the world's first industrialised city.

Manchester achieved city status in 1853. The Manchester Ship Canal opened in 1894, creating the Port of Manchester and linking the city to the sea, 36 miles (58 km) to the west. Its fortunes declined after the Second World War, owing to deindustrialisation, but the IRA bombing in 1996 led to extensive investment and regeneration.

1.3 Building History

A brief History of The Waterhouse

The pub stands in the shadow of Manchester Town Hall. Completed in 1877, this civic palace was designed by Alfred Waterhouse, who was also responsible for several other buildings in the city.

The rapid expansion of the city, and the ambitions of its civic leaders, led to the creation of a municipal palace of unrivalled splendour, designed by Alfred Waterhouse. The internal mosaic design incorporates a pattern of bees, symbolic of Manchester's industry, which is also found on the city's coat of arms.

2.0 Amount

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2.1 Amount

This Proposal would not create any additional floor space.

2.2 Layout

The layout of the ground floor, first floor and second floor will not be affected by the works. The layout of the basement will be altered to incorporate further staff facilities including four staff changing rooms and two staff toilets. The existing staff room will undergo refurbishment works.

2.3 scale

The scale of the building itself would not be altered.

2.4 Appearance of the Development

The Appearance of the building externally will not be altered. Internally, JD wetherspoon only wish to upgrade the staff facilities and dispense to the bar. Appearance change to the building will be negligible.

3.0 Access

3.1 Approach / Entrance

The entrance and the approach will not be altered by these proposals

3.2 Entrance / Exit Doors

The existing Doors will not be altered by this proposal.

3.3 Signage

The signage is to remain as existing and should comply with the current regulations.

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