

**Former Lauriston Club, 12 Manchester Road, Chorlton,
Manchester. M21 9JG.**

**Proposed Change of Use From A Public House (Sui Generis) To
Dwelling House (C3(a)) With External and Internal Alterations.**

DESIGN AND ACCESS STATEMENT

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DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

The site is the Former Lauriston Club, 12 Manchester Road, Chorlton, Manchester. M21 9JG.

The site was previously used as a Public House (Class Use: Sui Generis) with 3 floors and a loft space and rear beer garden for patrons.

The following Planning Application is for the Change of Use from a Public House (Class Use: Sui Generis) to a Dwelling House (Class Use: C3(a)) With External and Internal Alterations.

Please refer to Appendix A. Black and white photo taken before fire pre 1980 and colour photo taken in 2023.

2.0 **USE**

The purpose of the planning application is to apply for a Change of Use to a Dwelling House from a Public House for occupancy by the client and family.

3.0 **AMOUNT**

The Change of Use plans are as follows:

Existing Drawings.

1094/A/001, 1094/A/001/BP, 1094/A/002, 1094/A/003, 1094/A/004 & 1094/A/005.

Proposed Drawings.

1981-A-P000-01, 1981-A-P100-00, 1981-A-100-00-01, 1981-A-P100-02, 1981-A-P100-03, 1981-A-P200-01, 1981-A-P200-02, 1981-A-P200-03 & 1981-A-800-00-01.

The Change of Use would result in the loss of 466.8.0m² Class Use: (Sui Generis) and a total gross internal gain of 568.8m² Class Use: (C3(a)).

The existing public house has three floors:

Basement: Delivery Hatch / Storage of Beverages / Glasses / Store.

Ground Floor: Bar / Seating Area / Stage / Kitchen / Toilets.

First Floor: Billiards Room / Darts Room / Office / Store / Toilets.

Loft: Vacant.

The proposed dwellinghouse would accommodate four floors:

Lower Ground Floor / Basement: Gym / Living, Bedroom 6, Bedroom 7, Bathroom, Utility / Mud Room, Cellar, Piano / Games / Entertainment, External Sunken Terrace.

Ground Floor: Vestibule, Family Room, Study / Library, Kitchen / Dining, Hall, Utility And Cloak Room.

First Floor: Drawing Room, Bedroom 1, Ensuite, Bedroom 2, Ensuite, Laundry Room and Dressers.

Second Floor: Bedroom 4, Ensuite, Bedroom 5 and Ensuite.

4.0 **LAYOUT**

The layout is shown on the submitted planning drawings:

Existing Drawings:

1094/A/001, 1094/A/001/BP, 1094/A/002, 1094/A/003, 1094/A/004 & 1094/A/005.

Proposed Drawings.

1981-A-P000-01, 1981-A-P100-00, 1981-A-100-00-01, 1981-A-P100-02, 1981-A-P100-03, 1981-A-P200-01, 1981-A-P200-02, 1981-A-P200-03 & 1981-A-800-00-01.

5.0 SCALE

The scale is shown on the submitted planning drawings:

Existing Drawings:

1094/A/001, 1094/A/001/BP, 1094/A/002, 1094/A/003, 1094/A/004 & 1094/A/005.

Proposed Drawings:

1981-A-P000-01, 1981-A-P100-00, 1981-A-100-00-01, 1981-A-P100-02, 1981-A-P100-03, 1981-A-P200-01, 1981-A-P200-02, 1981-A-P200-03 & 1981-A-800-00-01.

6.0 LANDSCAPING

No additional landscaping is to be provided as part the planning application.

Proposed porous front and side driveways to be introduced to the front and side of the property for car parking as shown with stone retaining walls to exposed basement opening with new windows for natural light into basement space.

Proposed new porous side walkways with steps down to basement living area.

At the rear of the property a sunken terrace is to be introduced to access the basement level through patio doors with steps down from the external ground level at the rear of the property.

7.0 APPEARANCE

External Doors:

Main Front External Doors / West Elevation : Proposed new timber external quality double doors with glazing. Colour to be agreed.

Side Elevation External Doors / South Elevation : Proposed new composite external quality single door and frame with glazing. Colour to be agreed.

Main Rear External Doors / East Elevation: Proposed new timber framed French external doors to basement level with glazing out onto sunken terrace area. Colour to be agreed.

Main Rear External Doors / East Elevation: Proposed new timber framed French external doors / juliet balconies to ground floor level with glazing looking out onto sunken terrace area. Colour to be agreed.

External Windows:

Main Front External Windows / West Elevation: Proposed new timber sash windows with transoms and mullions with sash profiles to match the existing. Refer to elevations for details. Colour to be agreed.

Main Rear External Windows / East Elevation: Proposed new timber sash windows with transoms and mullions with sash profiles to match the existing. Refer to elevations for details. Colour to be agreed.

Proposed Roof:

The existing main roof to the property is to be removed along with timber trusses. New roof structure to be designed and erected to match the existing in profile, height and materials. Colour to be agreed.

Proposed ridge to be completed with new clay two holes crested roof ridge tiles. Colour to be agreed.

Proposed new roof to have 2No. new front elevation / West Elevation pitched roof lead dormers to new second floor bedrooms with slate hangings on the cheeks of the dormer. Colour to be agreed.

Proposed new roof over rear extension to be constructed with a timber hip construction with roof slates to match the new main roof. Proposed ridge to be completed with new clay two holes crested roof ridge tiles. Colour to be agreed.

Proposed Rooflights:

Proposed 2No. rear elevation / East Elevation rooflights to ensuites to second floor.

Refer to plans and elevations for details. Colour to be agreed.

Proposed 2No. side elevation / North and South Elevation rooflights to the second floor

bedrooms. Refer to plans and elevations for details. Colour to be agreed.

Proposed Brickwork Chimneys:

Proposed 2No. brickwork and stonework chimneys to be built to the side elevations of the property to replicate the existing chimneys that were present in 1980's. Brickwork and stonework to match the existing.

Proposed Stone Cornice At Eaves Level:

Proposed new stone cornice detail to be introduced at eaves level above the first floor window stone heads. 3No. brickwork courses above the existing stone head, introduce a stone cornice (approx. 400mm high) capping.

The new roof will be set behind the new cornice with a valley gutter detail.

8.0 ACCESS

Pedestrian and vehicle access and egress to the site is from Manchester Road.

9.0 ENVIRONMENT

We have accessed the website and entered the postcode of the proposed site M21 9JG.

The findings are that the site at **Low Risk of Flooding from Rivers and Sea**.

Refer to Appendix B for literature.

10.0 SUPPORTING DOCUMENTS

This Design and Access Statement should be read in accordance with the following planning application drawings:

1094/A/001, 1094/A/001/BP, 1094/A/002, 1094/A/003, 1094/A/004 & 1094/A/005.
1981-A-P000-01, 1981-A-P100-00, 1981-A-100-00-01, 1981-A-P100-02, 1981-A-P100-03,
1981-A-P200-01, 1981-A-P200-02, 1981-A-P200-03 & 1981-A-800-00-01.

Design and Access Statement.

Heritage Statement.

Waste Management Strategy.

11.0 MISSCELLANEOUS

No further information is provided.

12.0 REVISIONS

Revision A – Proposed Class Use amended from C3(c) to C3(a). – 27/09/2023.

APPENDIX A



APPENDIX B

Learn more about this area's flood risk

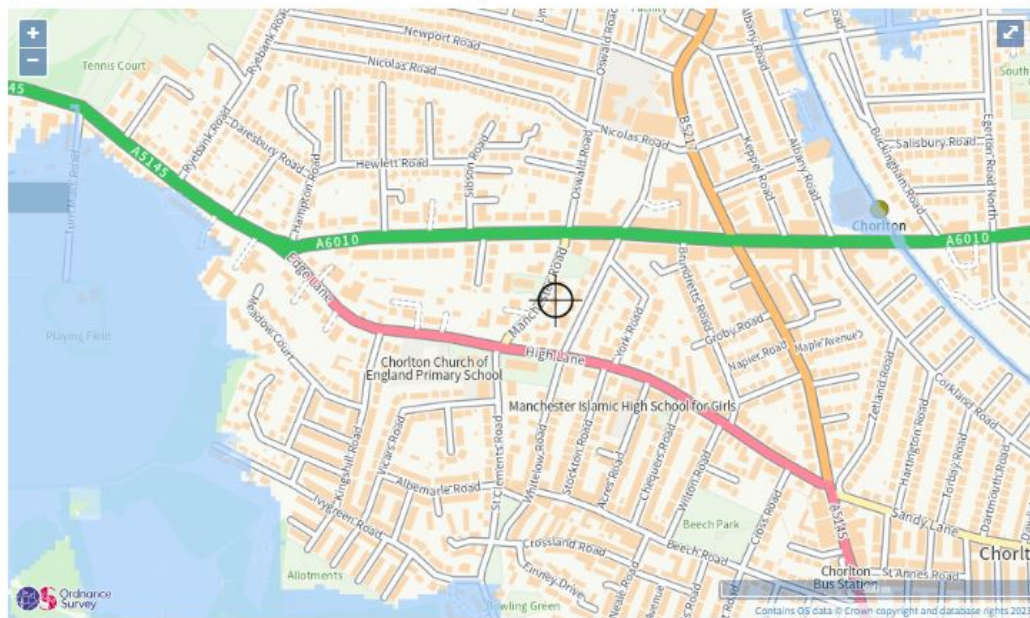
Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding

Location

M21 9JG



Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected

[View the flood risk information for the location you originally searched for](#)

[View the flood risk information for another location](#)