

JULY 2023

THE STABLES
DESIGN AND ACCESS STATEMENT

IN SUPPORT OF AN APPLICATION FOR PLANNING AND LISTED BUILDING CONSENT



ARCHITECTURE AND DESIGN

BEER KELLER AND PIZZERIA

THE STABLES

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THE STABLES

1. PROJECT PARTICULARS



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1.0 INTRODUCTION

'This Design and Access Statement has been prepared by Kio Architecture and Design for and on behalf of Allied London to prepare the design scope and detail of the proposals for the Lower Stables refurbishment works at Lower Byrom Street Manchester M3 4AP.

The content of this document is to accompany an application for Planning and listed Building Consent. The design and Access Statement has been written in accordance with the guidance provided within the town and Country Planning (Development Management procedure) (England) Order 2015.

The site known as the Stables is Grade II listed by virtue of its location within the curtilage of the Bonded Warehouse, and the Stables falls entirely within the Castlefield Conservation Area. The proposed Stables development would be another addition to the Enterprise City development offer and contributes to the overall Strategic Regeneration Framework.

Description of the Development

Change of use, refurbishment and alteration to create a bar restaurant (Use class Sui Generis) including replacement of roof and removal of conservatory.

The development will provide:

- A Pizza Restaurant located within the old Granada Studios Tour mock-up of the Rovers return pub; providing a floor area of 272 msq including new toilet provisions and kitchen facility. The restaurant will have a shared occupancy of the open court yard area between the two offers, the proposed development will fully comply with Part M of the building regulations.
- A Bar will be located to the left of the open courtyard providing a drinks offer with live music and dispense food offer from the pizza restaurant.

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2.SITE ANALYSIS



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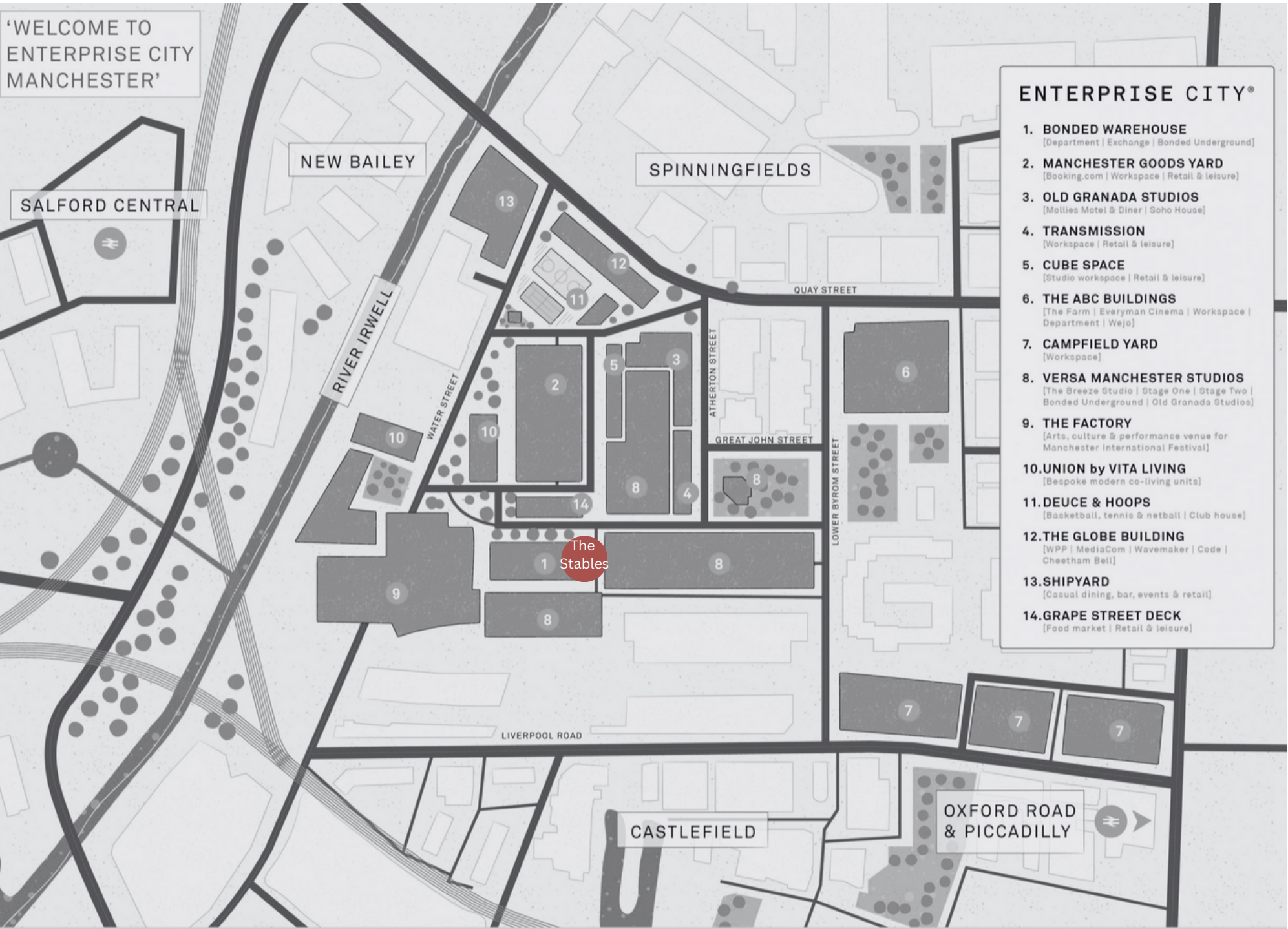
2.0 LOCATION

The Stables is located within the Castlfield Conservation Area and enjoys a central location within the Enterprise City Development area and form part of the refurbishment of the Bonded Warehouse.

The Bonded Warehouse was recently listed to a Grade 2 building in 2018; highlighting the buildings significant heritage and asset around the surrounding buildings and structures that are currently being developed.



1 Google Earth



THE STABLES

2.1 EXISTING BUILDING AND HISTORY

In 1968, the two former stable blocks which had been constructed to the east of the Bonded warehouse c.1891 and 1901 were converted into the club Bar for the staff of Granada Television and operated as their leisure club into the early 80s.

The site was then taken over by The Granada Studios Tour Company and they converted the site into a pastiche of the Coronation Street Rovers Return Pub complete with a replica frontage built onto the north gable end of the Stables, to the left of the stables included a supporting Restaurant on the ground floor across the court yard.

Following Allied London's acquisition of the former Granada television Estate in 2014, proposals to re develop the Stables was put forward as part of the St Johns Masterplan began to emerge (c 2015)

The land between Liverpool Road and Charles Street provided the site for the terminus of the Liverpool and Manchester Railway (L&MR) which opened in 1830. The L&MR station was the terminus of the Liverpool and Manchester Railway (L&MR) which opened in 1830. The L&MR station was the terminus of the world's first passenger railway. By 1844 passenger service were transferred to the new Victoria Station and the area to the North of Liverpool Road station was redeveloped as a goods yard.

St. John's and neighbouring Castlefield are areas of great historic significance. Their Cultural heritage is embedded in its Roman beginnings , but over shadowed by the changes Manchester underwent during the industrial revolution to become the world's finest modern metropolis.

The River Irwell was made navigable in the 1720's allowing access to Liverpool via the River Mersey.

This led to the first quay on the Irwell and the construction of Quay Street to Deansgate. This in turn led to the construction of the Rochdale Canal which enabled coal to be delivered directly into the City which fuelled the industrial development of Manchester.

The Liverpool Road Station, now part of the Museum of Science and Industry (MSI) represents the world's first commercial passenger railway. The railway station opened in 1830 and was the terminus of newly created line between Manchester and Liverpool. This soon became the centre of a railway network crossing the river Irwell by viaducts. The regeneration of the surrounding area shows the influence this had not only in terms of passengers but also in the development of warehousing and distribution for City and region as a whole.



THE STABLES

3.DESIGN APPROACH

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3.0 PROJECT OBJECTIVES

Development of the ground floor stables

The stables sits adjacent to the Bonded Warehouse provides an industrial backdrop to house a new Bar and Restaurant operation for the local community of the Enterprise City.

The proposal will occupy the ground floor of the two sides of the courtyard; the restaurant is to be located within the old stables single story wing with pitched roof. The proposal is to re-roof the building as it is currently leaking in many areas. The plan is to replace the current slate with the original slate, a demolition plan has been prepared and this is simply to take out the historic Granada Studios Tour rooms and offices,.

The new Bar Restaurant will have minimal intervention to the main space. This will include; a proposed is a new WC block to the rear area, cosmetic dressing and decoration, all furniture and the inclusion of a front of house Pizza oven and preparation open kitchen dispense counter with under counter refrigeration and dispense Bar.

The courtyard is proposed to have the 1980's lean to glazed link carefully removed and brought back to an open space for alfresco dining during fine weather. The area is propose to have an exterior finish retaining the brick elevations, re instating and introducing heritage rain water goods to the elevations. The court yard will provide access into the adjacent ground floor space formally a restaurant during the Granada Studios Tour period. There will be little intervention to the building fabric with proposals to retain and maintain the exposed brick walls and brick vaulted ceilings throughout. There is a proposed installation of a freestanding 11 meter Bar with back bar unit with the rest of the space to be dressed with props and furniture. The original raw brick walls and exposed steel bracing will be off set with current trend interior FF&E

The space will be cleverly lit to enhance the space and create a relaxed and vibrant Restaurant and Bar offer with Light fittings via exposed surface mounted conduits with a heritage feel in keeping with the industrial surroundings.



THE STABLES

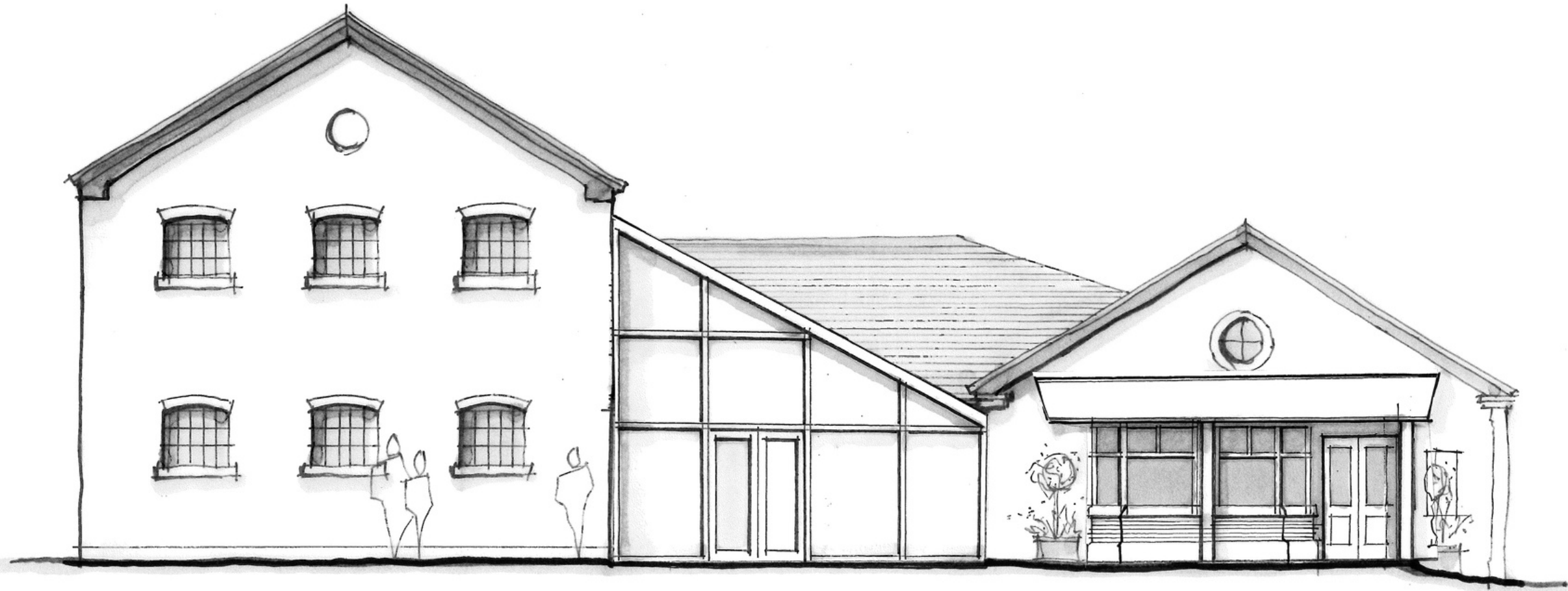
4. APPEARANCE



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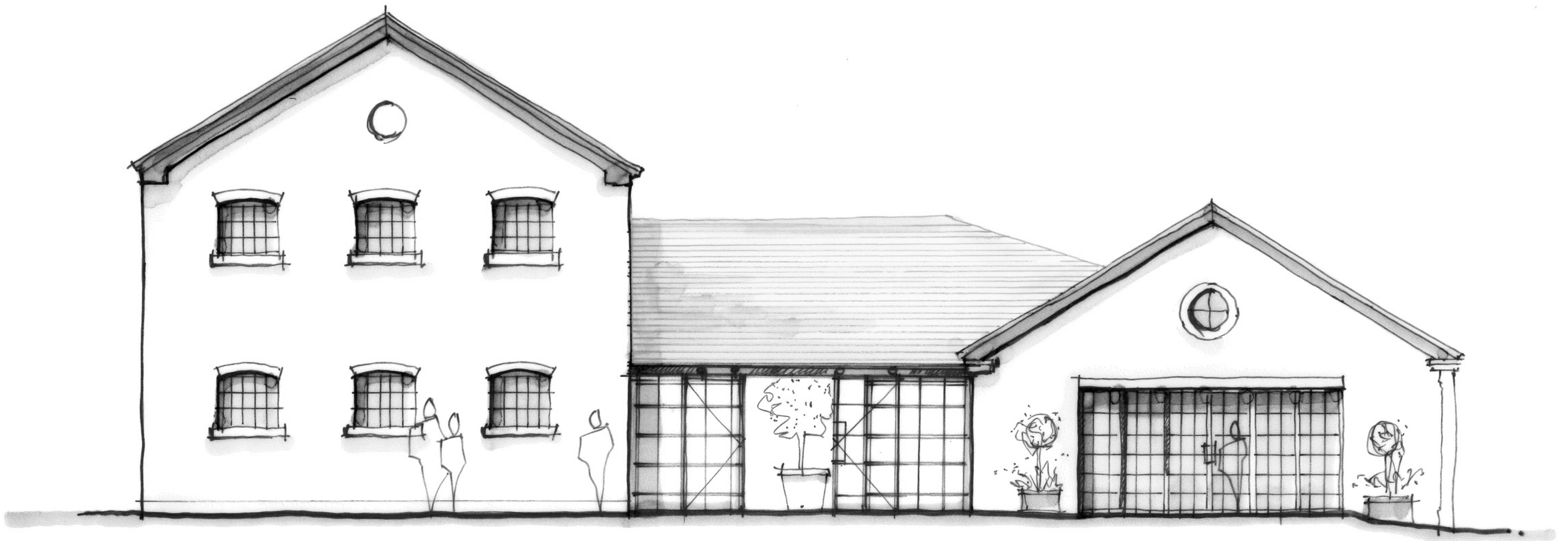
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4.0 SUMMARY OF EXISTING EXTERNAL APPEARANCE



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4.1 SUMMARY OF PROPOSED ALTERATIONS TO EXTERNAL APPEARANCE



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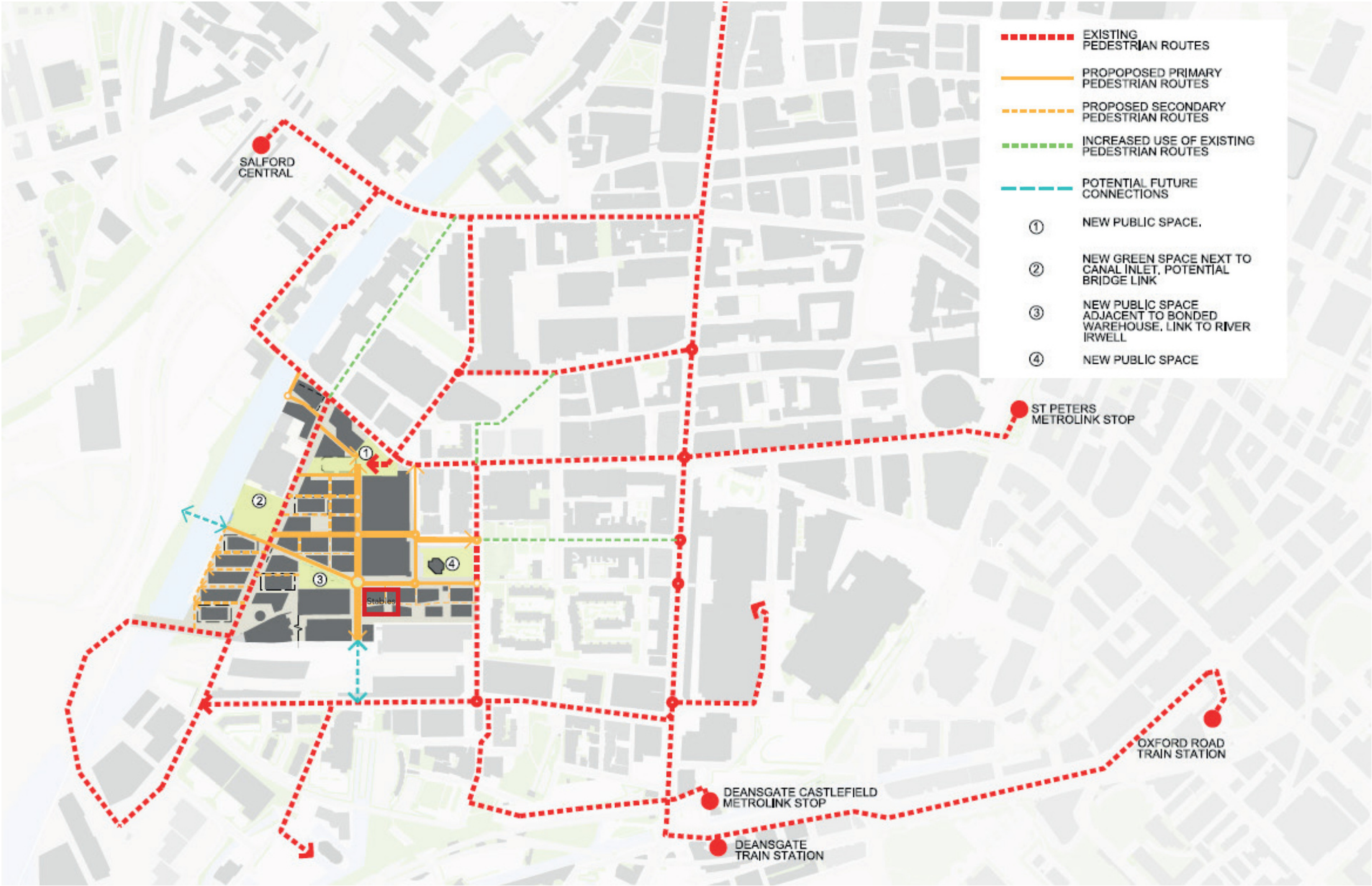
5.ACCESS



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5.0 SITE ACCESS



THE STABLES

5.1 ACCESS TO THE BUILDING

Access Statement

The planning and design of the proposal aspires to allow access for all, bringing the existing building in line with current legislation the equality Act 2010 Bill, to provide step free access to public buildings for wheelchair users, the proposal has been designed for where appropriate with reference to Manchester City design guide Design and Access 2. The interior has been designed to allow full access to all and every part of the scheme via Step-free routes.

Logistics Plan

The Stables was previously occupied by Granada Television. The application site is fronted by Grape Street to the North. The east side of the building adjoins existing surface level car parking currently used by occupants of the Bonded Warehouse and Allied London personnel, to the west, is the main operational Bonded building , to the south there is an adjacent warehouse building which links into the Bonded Warehouse.

It is our understanding that the existing building is predominantly serviced from the south off Victoria Street. This will also be the main service access area.

Service arrangements and waste collection will be in line with the existing strategy of the Enterprise City development master plan.

ACCESS TO THE BUILDING



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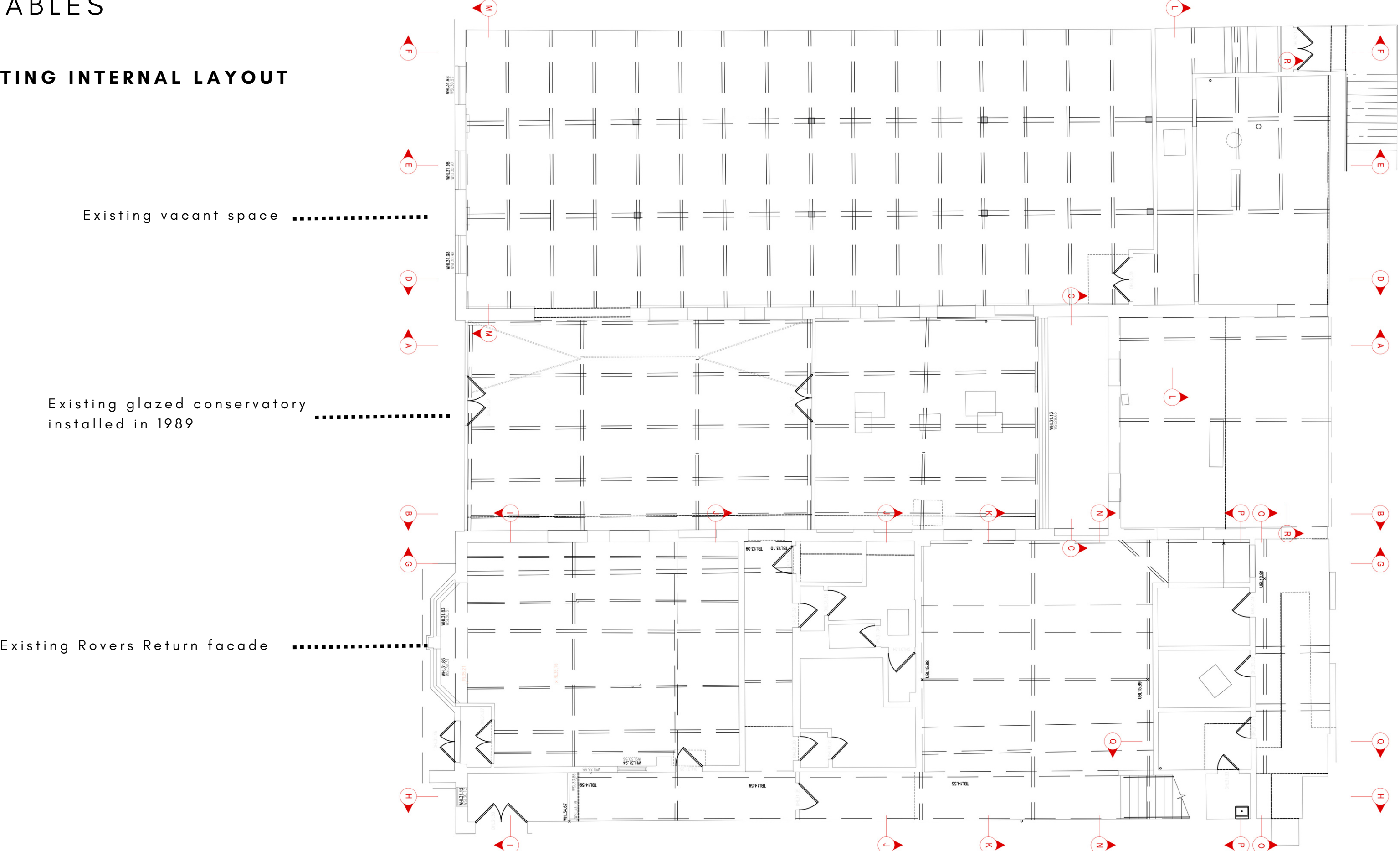
6.LAYOUT & USE



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6.0 EXISTING INTERNAL LAYOUT



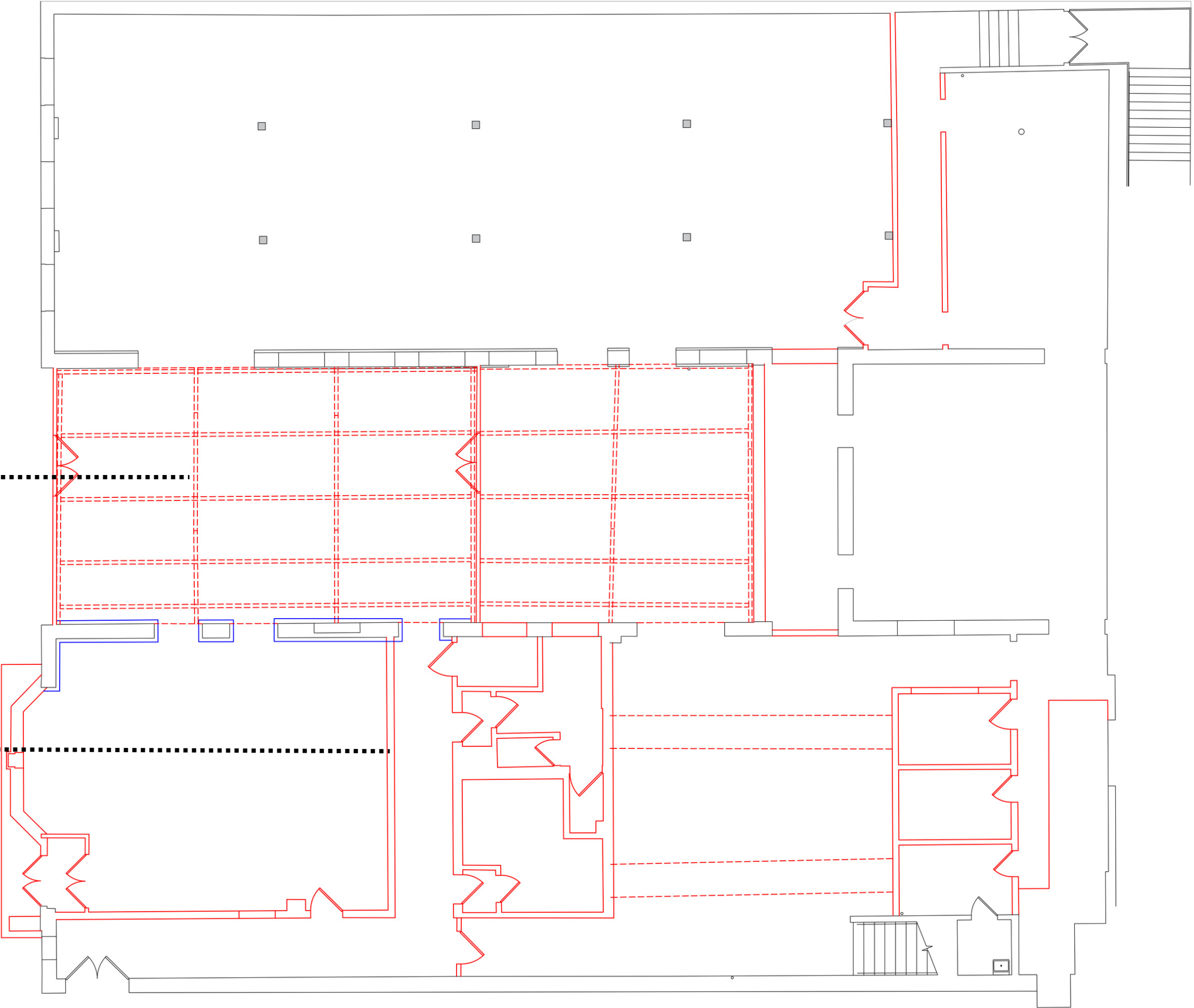
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6.1 DEMOLITION PLAN

Everything marked in RED is to be removed.

Glazed conservatory link to be carefully dismantled with no damage to existing buoilding fabric and removed from site

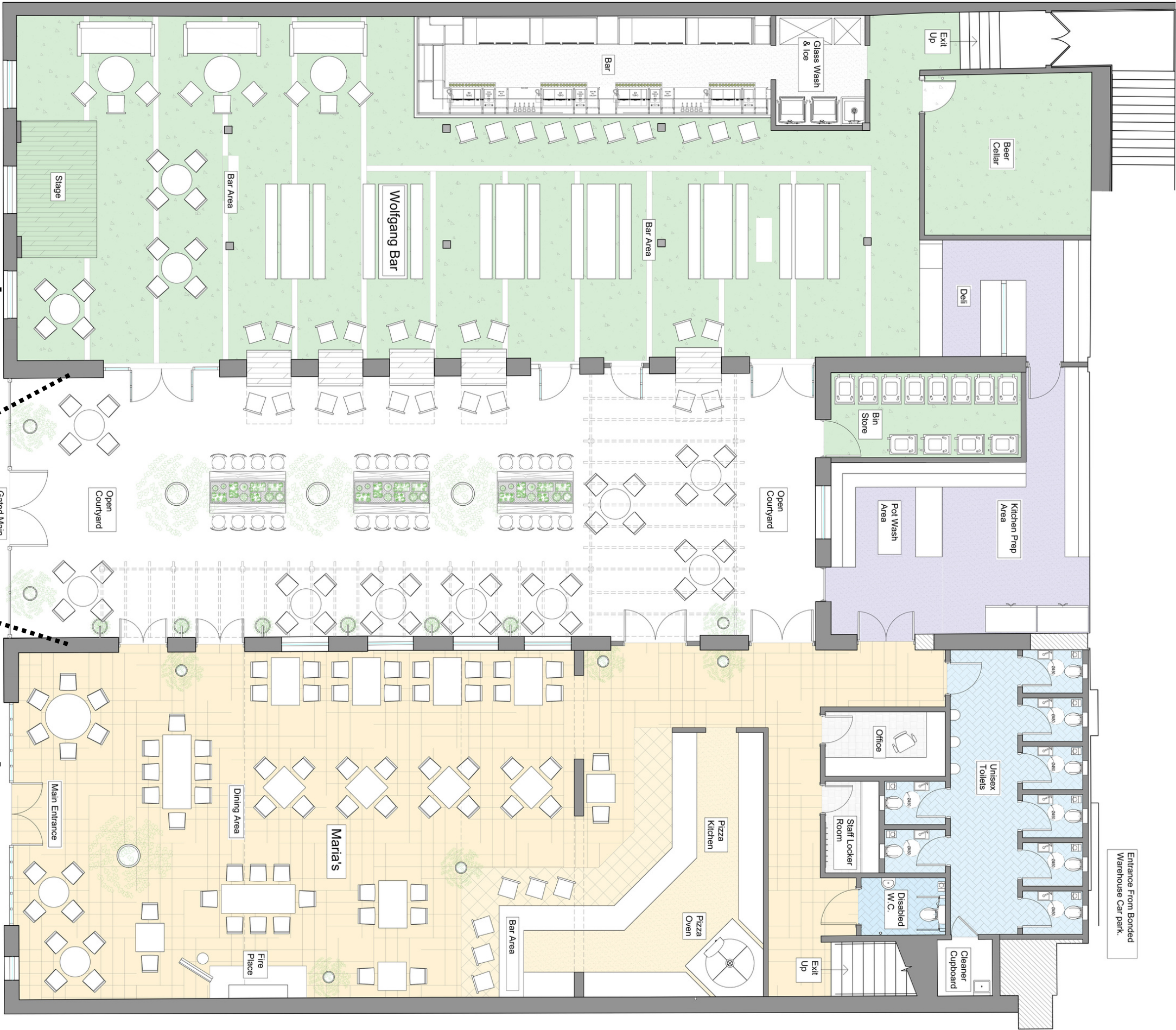
All walls indicated to be removed are blockwork walls installed for the Granada studios tour.



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6.2 PROPOSED PLAN

- Proposed new bar with retaining existing facade
- Removing Glazed canopy and Restoring the building facades back to original
- New heritage rain water goods to be installed
- Proposed pizzeria with new shopfront
- New roof to replace old damaged roof tiles to be original slate



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7.WASTE MANAGEMENT



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7.0 WASTE STORAGE PLAN

Survey Details:

- New restaurant & bar concept situated in the Spinningfields, Central Manchester.
- Capacity is 100 Diners seated and 200 in the bar with a ratio of 60% wet sales vs 40% restaurant.
- Predominately serving pizzas with prominent crust bases, indicating food recycling bins will be required. Preparation is done on site, indicating there will be a substantial amount of packaging required Mixed Recycling containers.
- Additionally, as preparation is done on site I would anticipate surplus food wastage from daily preparation – we recommend signing up with our partner Too Good To Go to minimize waste and create additional revenue stream.
- There is an equal split between draughts, wine, cocktails and bottled beer. Daily opening until late indicating overall high wastage amounts due to the type of cuisine and portion sizes.

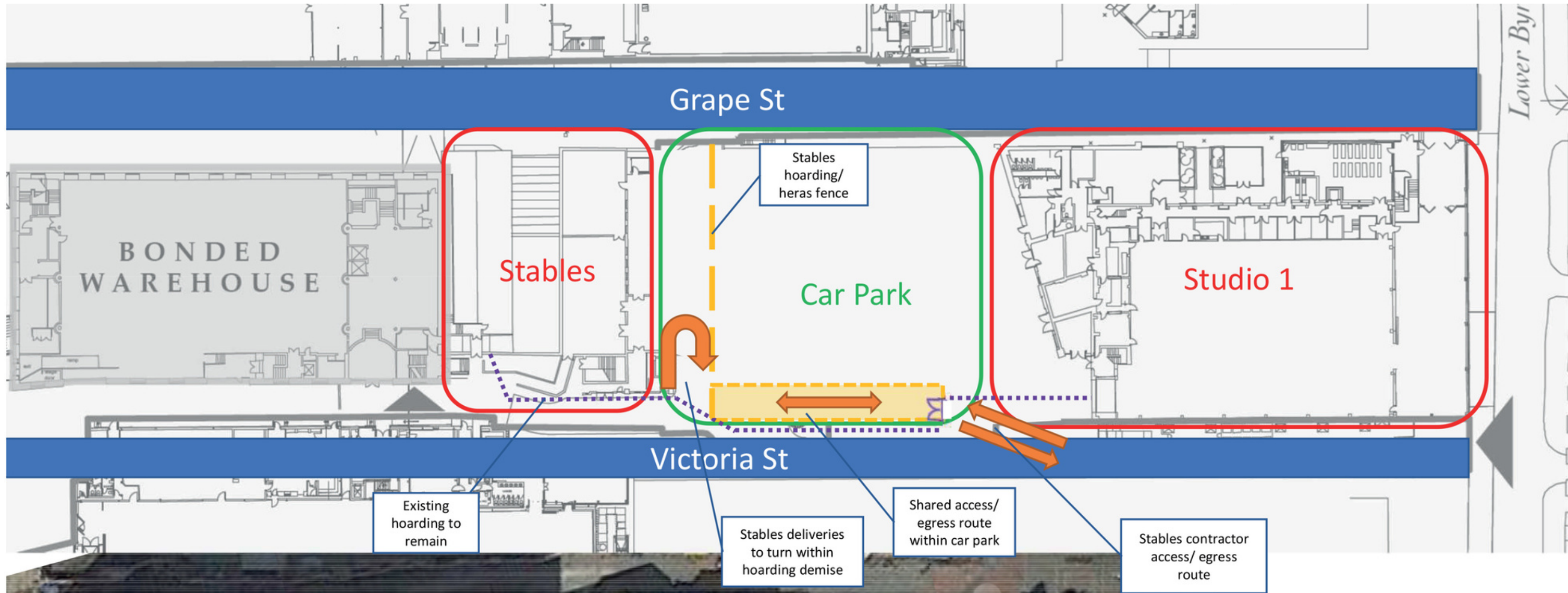
THE STABLES

7.1 WASTE STORAGE PLAN

The stables was previously occupied by Granada Television. The application site is fronted by Grape street to the North. The east side of the building adjoins the existing surface carpark offering parking for the former Granada Television staff. To the West is the main building, The bonded Warehouse. To the South there is an adjacent warehouse building whcih links into the Bonded Warehouse.

It is our understanding that the existing building is predominantly serviced from the South via Victoria Street. This will also be the main service access area.

Servicing arrangements and waste collection will be in-line with the existing strategy and the Enterprise City masterplan.



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7.2 WASTE STORAGE PLAN

Schedule for Waste Management - New Restaurant

Please see below recommended schedule to start off with. In addition Fresh Start would provide free cardboard collections prior to opening to account for initial stock intakes prior to launch. Additionally, Fresh Start would link up with Hospitality Action to provide charitable donation upon launch PR.

							Service Available Twice Daily on All Waste Streams						
Waste stream		Container type	Details	Container size	Qty	Collections p/week	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Collection Services	General waste	Eurobin	Collected on our Euro 6 Compliant vehicle. All waste picked at our facility just 5 milesaway in Salford 25% Recyled / 75% Energy from Waste Recovery	1100 litre	2	5							
	Dry Mixed Recycling	Eurobin	We never collect our recycling at the same time as general waste - all waste collected separately. Processed separately from our general in our Swinton MRF just 5 miles away = 70% Recyled / 30% Energy from Waste Recovery	1100 litre	2	5							
	Glass Recycling	Wheelie bin	Cutting Carbon Emissions by collecting in our Split Body Dual Vehicle. Glass sent for resmelting 100%. Inedible food and plate scrapings sent for Anaerobic Digestion 100%. Edible food to be placed on Too Good To Go food surplus app for discount resale to avoid wastage.	240 litre	3	4							
	Food Recycling	Wheelie bin		240 litre	1	7							
	Sanitary Bins	Autobin	100% RDF Disposal	17.5 litre	4	monthly	Monthly replenish and collections						
	Nappy Bin	Autobin	100% RDF Disposal	60 litre	1	monthly							
	Air Fresh Units	Unit	Replenishing service	n/a	1	monthly							
Non-collected	Food Recycling	Caddies	For the segregation of food at preparation areas including back of bar for cocktail and coffee waste	23 litre	8	n/a	<div><div>Supporting: </div><div>Partnered with: </div></div>						
	Glass Recycling	Slim Jims	For the segregation of glass waste	60 litre	8	n/a							
	Cardboard	Cage	For the segregation of paper, card, plastic packaging & tin.	Unit	1	n/a							

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7.3 WASTE STORAGE PLAN



Too Good To Go

OUR MISSION IS TO
INSPIRE AND
EMPOWER EVERYONE TO
FIGHT FOOD WASTE
TOGETHER

- Too Good To Go mission statement



OUR MISSION IS TO
ENCOURAGE EVERYONE TO
SEGREGATE AT SOURCE
AND **REWARD** OUR
CUSTOMERS WITH REDUCED
WASTE BILLS.

- Fresh Start mission

THE STABLES

7.4 WASTE STORAGE PLAN



- ✓ Actual recycling facility
- ✓ Your recycling collected separately
- ✓ True carbon reduction ie. food & glass
- ✓ Cradle to grave transparency - no greenwashing

....thats carbon conscious

What our customers say

bruntwood

Choosing a cost-effective, reliable and environmentally efficient waste partner for Circle Square meant Fresh Start was the obvious choice.



Fresh Start have been our waste service provider for 14 years servicing 100+ public houses in our portfolio. We are delighted with the good service levels we receive and recommend their services.



Great service from Fresh Start for 8 years+. We have a very tight window that we need the collections to work within for our business and we rarely have any issues with this being met.



Fresh Start offered a smooth organised transition from the previous supplier and a one stop shop. We have found them to be straightforward to deal with, and they provide a personal service.

THANKYOU.

K90

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