

DESIGN AND ACCESS STATEMENT

Proposal: CONVERSION OF DRINKING ESTABLISHMENT “SUI GENERIS” TO USE CLASS C3 SINGLE FAMILY (DWELLINGHOUSE).

Address: 100 Ogden Lane, Manchester, M11 1NG

Date: 10/02/2023

The Property

The site is located on the main Ogden Lane in Gorton Gt Manchester. The Lane is a busy road linking Ashton Old Road and Hyde Road. It is also a popular connection between Openshaw and Gorton. 100 Ogden Lane is a fine example of Victorian public house architecture with an imposing presence at the middle of Ogden lane. It celebrates grand corner parapets in traditional Manchester red brick and ornate stone lintels supporting the ground floor windows and slanted brick lintels with central key stone features supporting the first and second floor windows. See Architectural drawings submitted with this application.

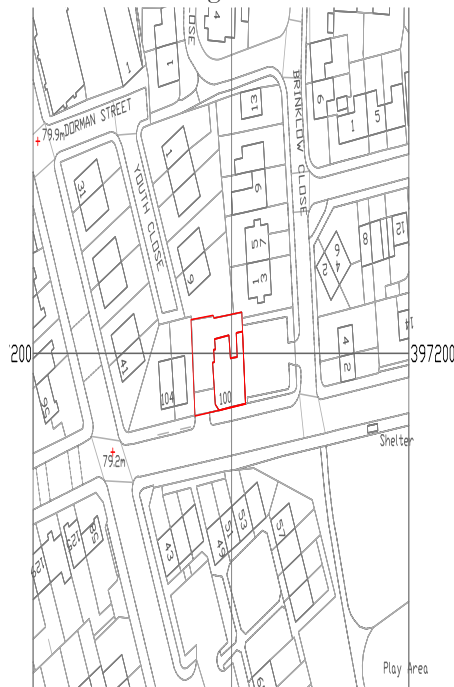


Figure 1: Location plan



Figure 2: Front views
Proposed change of use



The Royal Oak is a building within a regeneration area of Manchester M11 1NG. The public house is in desperate need for a new use in order to preserve its character. The client wants to convert the building “sui generis” to use class C3 single family (dwellinghouses).

Materials

Changes will be internal. The external doors, windows, and roof tiles shall remain the same.

Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

Dr Kanadi Jagafa
Snr QS and PM
Mason and Marlowe Ltd