

# JUSTIFICATION OF DEMOLITION

## The Brewers Arms

SITE: 149-151 Ladybarn Ln, Manchester M14 6RQ



### Manchester City Council

The abandoned pub has left a negative feeling to the site, the current state of the building is showing age with warped roof and cracks appearing. The building is currently vacant and has fell into disrepair, resulting in the area being unaesthetically pleasing for its adjacent neighbours.

The pub doesn't match the surrounding context, with its white render finish which is in strong contrast with the red brick present in the area.

The building lacks windows on the elevations and will not be efficient to provide enough natural light for residential use.

New alterations would not be effective as the current internal depth and floor height are not sufficient to provide contemporary living standards. There will be a loss of potential to adapt and extend into an array of affordable dwellings.

### Proposal

The proposed scheme creates much needed housing and dramatically makes use of the current state of the site.

Our design illustrates a prominent building which ties in closely with the public realm and creates an aesthetically pleasing appearance. The array of high quality housing celebrates the current state of the site and enhances the surrounding landscape of the area.

Development is set to infill the urban grain and is considered appropriate to the site's residential context and location.

