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Design & Access Statement

1st Floor Extension to create 1st floor access stair to side of Albert's Bar & Restaurant, 120-122 Barlow Moor Road, Didsbury

20.05.2022

To be read in conjunction with drawings and documents:

1842.00 Location Plan
1842.EX01-EX04 Existing as approved
1842.PL01-PL04 Proposed Drawings
Heritage Impact Assessment April 2022, Dickinson Waugh Conservation

Introduction

We have been appointed by the Applicant, Elle R Leisure Ltd to prepare a Planning Application in the Albert Park Conservation Area for an extension to create an access stair to the first floor of the existing building which has been operating as Alberts Restaurant & Bar, Didsbury for many years.

Site & History

Situated at the corner of Barlow Moor Road and Old Lansdowne Road in the Albert Park Conservation Area, in the 19th century this area was occupied by fields and farmsteads in the townships of Didsbury and Withington. Close to the site at the corner of Barlow Moor Road (formerly Barlow Moor Lane) and Palatine Road are a row of shops that could have been farm workers cottages. During the late Victorian period the area bounded by Palatine Road, Barlow Moor Road and Lapwing Lane was developed with housing, mainly three-storey pairs of semi-detached properties, slightly less grand than those fronting Palatine Road

Following the granting of Planning Permission, the Restaurant and Bar opened in 2010 and has been a popular and successful destination in Didsbury, reflecting the Applicants reputation for creating high quality long lasting venues. The current design does not allow internal access to the first floor of the building and the existing first and second floors which are used for plant are only accessible via an external access ladder.

Proposal

The current access arrangements to the existing first and second floors are impractical and unsatisfactory and the applicant proposes to create a new internal access stair by extending a first floor level over the existing side extension. The new stair would be located in the place of the ground floor general store and connect into the first floor where there is an existing access door from the roof. The applicant proposed to replace this ground floor store with store rooms on the first floor, with the remaining space on the first and second floor utilised by existing plant equipment and only accessible for maintenance purposes.

The extension has been designed to be of minimal impact with a lean-to pitch roof set below the eaves of the original roof, creating a extension one and a half storeys high. The new walls the first floor extension will be facing brick to the front and side to match the existing extensions from 2010 and the rear wall of the extension over the flat roof will be white render to blend in with the rendered walls of the existing building. The pitched roof will be tiled to match the existing roof.

In all other aspects the existing external appearance of the building, to both the original elements of the building and the existing extensions, retaining the existing materials and surface treatments as the original fit out was always intended to be high quality and long lasting. Existing doors and windows are retained.

No demolitions are proposed as part of the proposals.

The works will not affect the existing trees and planting which are shown on the drawings and therefore its deemed that a full tree survey is not necessary.

Access:

Existing access arrangements will be unaffected by the proposals.

Parking:

Existing parking provision to be retained.

Conclusion

The extension to the first floor of the building are of a minor nature and not out of scale or character and are subservient in nature to the original building. The new stair will allow the Applicant's staff to practically and safely access the first and second floor plant areas for maintenance and also allow utilizing the remaining first floor space for storage. The modifications will enable the applicant to continue operating their well established venue to the high standards that customers have to come to expect.

Albert's Restaurant and Bar, Didsbury has had a reputation as an attractive, high quality and popular venue since it opened which has been a boost to the surroundings. The extension will ensure that the venue can continue to operate as an attractive, successful and popular venue for many years to come.