

Design and Access Statement in relation to;

Proposed extension and alterations at,

The Rovers Return public house,

Chapel Street,

Salford,

M3 5DF

INTRODUCTION;

This application relates to the proposed extension and alterations to The Rovers Return, Salford. This public house is situated in the 'Flat Iron' conservation area and comprises a detached property situated at the corner of Chapel Street and Barlow's Croft. There is a narrow alley which connects Chapel Street to the rear yard area between the subject property and the adjacent property to the west.

The property presents ornate decorative elevations to Chapel Street and Barlow's Croft, incorporating stonework details and recessed brick panels. This detailing, along with alterations undertaken to the internal structure, suggests the property may have been refaced in the Victorian era.

Recent large-scale developments in the area now provide a high concentration of residential accommodation, generally with commercial spaces at street level.

The property is currently operating as a public house on the ground floor and basement areas. Bedrooms on the first and second floors have been let out on an informal basis in the past. The property is currently undergoing a system of repairs and stabilisation of the existing structure.

The current proposal seeks to extend the property at first and second floor levels, re-plan and refit the upper floor levels to regularise the past use of the upper floors and provide 12 hotel rooms in a modern contemporary style.

DESIGN;

Quantity.

The majority of the proposed 12 hotel bedrooms will be accommodated within the existing structure. A small extension to the first floor, over the existing ground floor flat roof, is proposed to the elevation fronting Barlow's Croft. This extension will accommodate two of the proposed bedrooms. In addition, the existing unsatisfactory access stairs will be replaced by a new staircase enclosed within an extension to the existing property at the rear.

Layout.

The scheme has been designed in order to maximise the potential of the existing property. The layout provides ten double rooms and two single rooms.

Scale.

In terms of scale and mass the proposed extensions have been developed to respect the existing building and surrounding properties. This approach helps to reduce the perceived impact of the development to a minimum whilst still providing a meaningful commercial opportunity.

Appearance.

External materials are to generally match the existing building. Facing brickwork will be used for the new staircase enclosure and rear elevation of the first-floor extension. The first-floor extension facing Barlow's Croft, and the return elevation, are to be finished in standing seam zinc cladding. This change in material will help to define the proposed extension and provide a contrast with the more detailed traditional parts of the existing building. The change in material will also help to preserve the historic appearance of the brickwork facade 'stepping' down in levels as it forms the elevation to Barlow's Croft. New windows to the proposed extensions will be aluminium framed double-glazed windows with grey powder coat finish to match colour of cladding. The proposed lantern light over the new staircase enclosure will be a purpose made aluminium framed double-glazed unit. Black gutters, downpipes and hoppers were required are to match existing.

ACCESS;

The property is currently accessed directly from Chapel Street via the main entrance door and a narrow alley to the western side of the property accessing the rear yard. The proposal will utilise the current customer entrance. Hotel guests will enter the property via the main entrance, the main customer area provides access to a newly formed lobby which follows into the proposed staircase enclosure and new access staircase to the upper levels. In addition, hotel guests will be able to access the staircase and the first and second floors, out of hours, via a new entrance door from the existing access at the western side of the property. The site constraints negate the possibilities of incorporating lift access into the scheme. However, as there are no alterations to the current ground floor access arrangements, and the proposed staircase improves on the existing access arrangements, and will be fully compliant with current legislation, the proposal provides improved access which will be suitable for people of varying levels of mobility in accordance with current regulations.

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