

**Gardens Hotel Redevelopment, Manchester
Design & Access Statement – Feb 2022**

**Application for Full Planning Consent for
the Redevelopment and Upward Extension of
the existing Gardens Hotel at
Piccadilly
Manchester
M1 2AP**



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1.0 INTRODUCTION

1.1 APPLICATION

The purpose of this statement is to explain the design approach towards the application, which has evolved through discussions with the Planning & Conservation Officers at Manchester City Council and in regard to relevant planning policies.

This document has been prepared by Street Design Partnership, on behalf of Cairn Hotel Group, in support of the planning and listed building consent applications for the redevelopment of the Gardens Hotel, Manchester.

This document describes the design development and final design proposals, through an assessment of the existing site conditions and site constraints, for the redevelopment of the site. This document should be read in conjunction with all relevant application forms, drawings and supporting documentation.

The existing guest accommodation comprises of 101no bedrooms. Many of the existing bedrooms are very small and offer limited facilities for guests. The proposal is to reconfigure and re-plan the accommodation to reduce the number of guest rooms to 99no.

It is considered that the provision of more efficiently planned accommodation, with modern facilities and increasing the natural light available, will enable the hotel to offer first class facilities to guests, enabling the hotel to remain viable in a very competitive market.

Many of the new bedrooms are effectively small suites, providing a boutique hotel feel, worthy of such a prestigious city centre hotel of long standing.

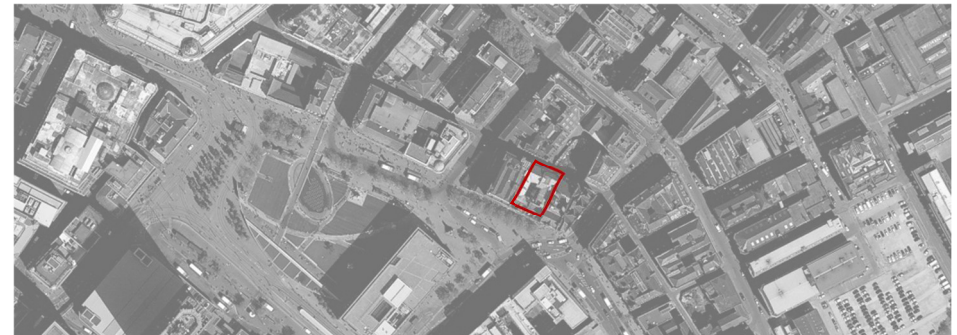
There is, currently, no direct, unassisted access into the hotel for disabled guests, visitors and staff. The provision of a new level access from Piccadilly to provide a level access into the existing hotel with the current hotel entrance being utilised as a fire exit for the restaurant and bar.

The existing basement is mainly unused by the hotel other than for plant and storage. The proposed basement is to be reconfigured and re-planned to allow for a basement spa/ health and wellbeing area which gives operational options and provides a social and economic aspect to a thriving city centre location.

With the continued investment within the hotel, the additional floors of bedrooms allow the hotel to maximise guest bedrooms, assisting in the continued longevity and viability for the hotel. The design of the two floors upward extension will be respectful of the

traditional pitched roof feature that can be found in the surrounding buildings, and it will be set back as far as possible not to encroach the views from Piccadilly Gardens.

This statement has been prepared having had regard to adopt CABE best practice guidelines.



1.2 THE EXISTING HOTEL SITE

Cairn Hotel Group acquired the site in July 2015. The site of 0.080 hectare is located within the Stevenson Square Conservation Area situated on Piccadilly overlooking Piccadilly Gardens. The existing hotel is a well-established 3 star hotel and has been a locally important landmark for 100 years being part Grade II listed currently offering 101 guest bedrooms.

The hotel was originally two separate warehouses with 51-53 Piccadilly being built first in 1904 as offices and warehousing space. 55-57 Piccadilly was built in the late 19th century as a cotton shipping warehouse.

The site boundary is formed by Back Piccadilly to the north, Piccadilly to the south with Grade II listed Piccadilly House & Clayton House adjoining at either ends of the hotel.

Vehicular access to the site is from the south-east off Piccadilly and south-west off Portland Street Newton Street providing access from the north-east via Back Piccadilly.



There are several private surface car parks within the area for the associated apartments and commercial properties.

Pedestrian access is the same as listed above. Back Piccadilly is currently used as a cut through from Lever Street to Newton Street and access to Twenty-Two Public House and Mother Macs Public House along Little Lever Street.

As demonstrated within the submitted Heritage Statement, the Gardens Hotel has historical value, relating to the building's exterior, principally the Piccadilly facades, evoking spirit of the Victorian age. However there is very little evidence of the buildings original interior and therefore no longer possesses any interior evidential value.

SITE PLAN

The location of the hotel has presented a development opportunity, contributing towards the regeneration of this area



1.3 SITE VIEWS – EXTERIOR FRONT



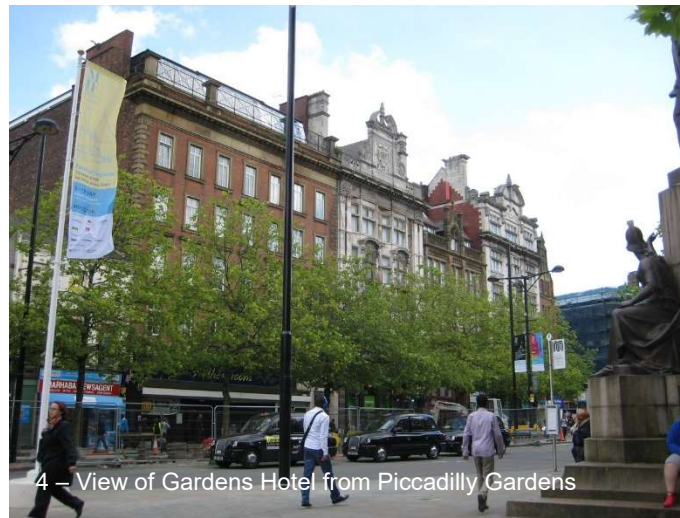
1 – View of the Gardens Hotel from Aytoun Street



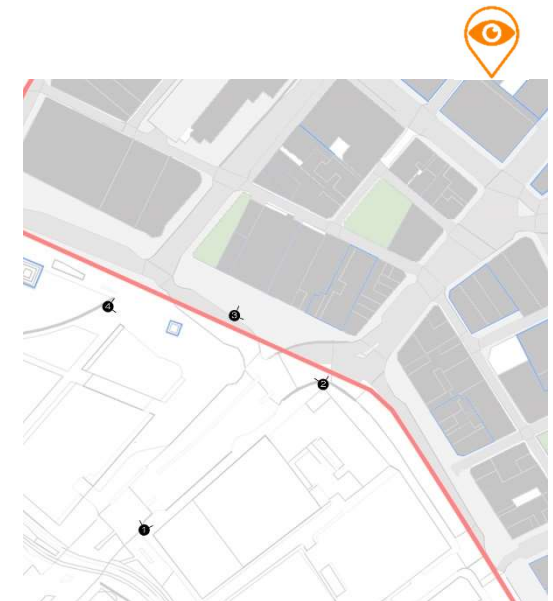
2 – View of Gardens Hotel from Portland Street/Piccadilly



3 – View of Gardens Hotel Main Entrance along Piccadilly
Lever Street and Back Piccadilly



4 – View of Gardens Hotel from Piccadilly Gardens



EXTERIOR BACK



1/2 – View of along Back Piccadilly from both directions



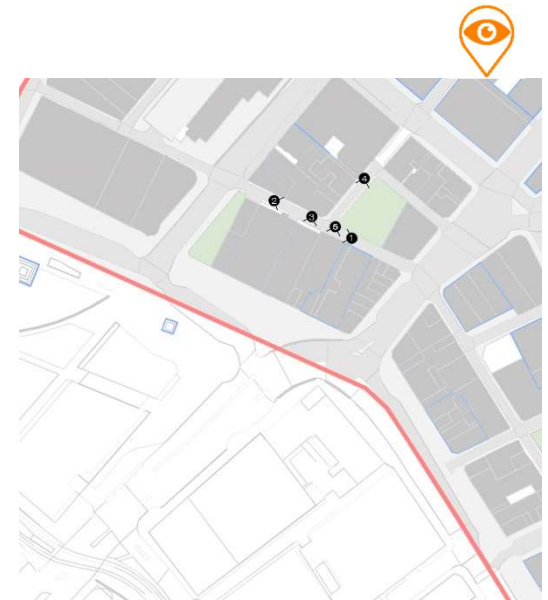
3 – View of rear of hotel – existing kitchen entrance



4 – View of rear of hotel and Clayton House



5 – View of existing rear entrance to hotel from Back Piccadilly



INTERNAL



1 – Existing reception area



2 – Stairs down to reception



3 – Atrium over reception



4 – Feature staircase



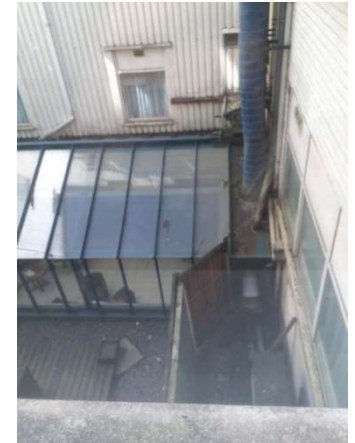
5 – Existing restaurant area



6 – Existing feature lift



7 – Existing Atrium



8 – Existing Atrium

1.4 CONSERVATION AREA AND HISTORY

The Northern Quarter is an important historic area, centred on Stevenson Square. Although Manchester existed from medieval times, the area now designated as the Northern Quarter was not fully developed until the late 18th century.

The area now between Shudehill and Victoria Station was first built upon in the 14th century, as Manchester expanded as a local centre for the wool trade. The expansion of the area was gradual up to the mid-18th century, when Manchester markedly increased in size and significance with the onset of the Industrial Revolution.

Manchester's first cotton mill was opened by Richard Arkwright in 1783 on Miller Street. By 1816, there were 86 mills in the central area of Manchester, this number had increased to 108 by 1853.

The area has lost much of its 18th century buildings, those remaining are limited to groupings of housing or individual public houses. Examples of these are close to the site at 8-14 Lever Street and 24-28 Dale Street.

The main streets (Newton Street, Dale Street, Lever Street and Stevenson Square) are lined with 5-7 storey Victorian buildings used originally as warehouses, offices and showrooms. These buildings are generally of good architectural quality and elaborately decorated in a variety of classical styles.

Off these routes is a grid work of narrow back streets where buildings are generally of smaller scale and less elaborate. Masonry facades dominate the street scene with modest low pitched roof forms set back behind a raised parapet wall.

The 'Northern Quarter' was an intervention of the 1990's and named as part of the regeneration and gentrification of Manchester. Today, the Northern Quarter is a popular area of Manchester for its numerous bars and cafes as well as its mix of music and clothing shops. It is known to as Manchester's centre of alternative and bohemian culture.



Stevenson Square Building Ages



Stevenson Square Listed Buildings

HOTEL HISTORY

The gardens hotel was originally constructed as two separate warehouses, 51/53 was constructed in 1904 for the use of a warehouse with shops to the ground floor and offices to the upper floors. 55/57 was constructed in mid-to-late 19th century to be used for a cotton shipping warehouse, later used as offices with shops to the ground floor.

Each warehouse has contrasting exterior styles, with 51/53 designed in a Baroque style, symmetrical, five storeys high and two bays wide in a Portland stone finish with slate roof. 55/57 is designed in an eclectic style with Gothic accents, four storeys high plus an attic, three bays wide in a buff sandstone façade with slate roof.

The hotel was Grade II listed in 1994 for the following principal reasons:

Design Interest: of the earlier warehouse as an eclectic example of the Manchester Palazzo style, and of the well-detailed Baroque 1904 block.

Streetscape Contribution: to this central city space and as the terminator to views along a principal historical commercial street

Group Value: with No.49 to the left (Grade II) and with No.59 & No.61 (Grade II) to the right in similar style to No.51 and No.53 by the same Architect.

Historic Interest: of the Manchester shipping warehouse for Preston-based Horrockses, once one of the largest textile concerns in the world, and for the later use as the general offices of the Manchester Corporation Tramways, probably from its inception in 1901.



2.0 SITE ASSESSMENT & CONSULTATION

2.1 PLANNING HISTORY

The site of the hotel has been subject to a series of previous planning consents from the early 1980's.

F15883

Change of use of former Art College into 26no self-contained flats, 1no. Caretakers unit and associated recreation area.

022145

Change of use from offices to a hotel

030326

Construction of new canopies and dormers to front and rear elevations

034420

Illuminated name signs on front and rear elevations of proposed hotels

112667/FO/2016 & 112668/LO/2016 – Current Applications

Refurbishment of Gardens Hotel involving erection of two storey vertical extension comprising a new bedroom floor and a roof top bar extension with external terrace with rooftop plant and new hotel entrance. | Land At 51-57 Piccadilly Manchester M1 2AP

After extensive and thorough interactions with the Planning & Conservation Officers from Manchester City Council, the design of the proposal has been amended and refined.

After several designs reviews the proposal has been refined and the latest proposed upward extension is further set back to diminish its impact on the elevation facing Piccadilly Gardens.

2.2 ASSESSMENT

In order to gain a full understanding of the context of the site and location, several site visits were undertaken.

This involved a detailed assessment of the development site, its immediate surrounding and the wider area beyond.

This provided knowledge and appreciation of surround viewpoints, architectural styles, storey heights, scale & massing, all of which influenced the development of the proposed design.

The surrounding properties offer a broad mix in age and style. The property is joined at either end by Grade II listed Clayton House and Piccadilly House, both of these building are both taller in scale and larger in mass. To the east, there is Grade II listed Kingsley House, a residential building consisting of 4 stories with a basement carpark.

2.3 CONSULTATION

Street Design Partnership has had extensive and ongoing dialogue with the Planning & Conservation Officers from Manchester City Council.

The feedback from the officers has contributed towards the design approach, referencing the facing materials, massing and fenestration of the locality.

Submitted consultants supporting documents are also submitted with this application, thus:

- Heritage Statement
- Crime Impact Statement
- Framework Travel Plan
- Ground Investigation Report
- Acoustic Report
- Rebranding Statement

It is considered that all points raised and suggestions offered during consultations have been incorporated into the scheme, to achieve a considered and acceptable proposal.

Both the adopted City Centre Strategic Plan and Core Strategy recognise the importance of tourism to the local economy. We feel the application proposals meet the criteria of the local plan and relevant policies as follows:

- The location of the rooftop extension means that there would be no impact on residential amenity.
- The proposed are considered to be acceptable and meet the requirements of the Local Authority in terms of scale, design and materials.
- It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of Hotel's built environment.



- It provides necessary additional facilities and is appropriate to the existing Hotel complex and its secluded location within such. Within a city centre location in accordance with the objectives and criteria of Core Strategy 2.30 and promoting tourism and leisure within the city centre location in accordance with policies CC4.

The application is supported by full details of the design and material enabling a detailed assessment of the implications of the scheme to be undertaken.

- None of the key or original features of the Hotel (whether internal or external) would be detrimentally affected by the application proposals.
- The proposals respect the scale, proportions, character and detailing of the existing Hotel and its surroundings.

The proposal addresses the relevant core strategy policies applicable to this application:

CC9 Design & Heritage

The design of the hotel redevelopment is to a high standard in terms of appearance and function with particular attention given to the City Centre context and character.

The development enhances the heritage assets around the proposed such as listed buildings and Stevenson Square Conservation Area and contributes to a coherent and integrated physical environment

EN1 Sustainable Development Principles

The proposed design of the hotel redevelopment enhances the overall image of the City and the local character and supports the achievement of the Core Strategy Strategic Objectives.

The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is limited open space and this includes a range of civic and less formal green spaces and waterways. Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land.

EN4/5/6 Maximising Energy Efficiency

The purpose of this policy is to improve the environmental performance of the building in accordance with the aim of BREEAM.

Energy conservation features have been incorporated into the application scheme at design stage. Managing internal heat, light and ventilation, for example, ensures that the building will require the minimum amount of energy to function over its lifetime.

High levels of insulation and air-tightness achieved through a high standard of workmanship will further improve the efficiency of the building envelope, reducing the impact of the extension on the environment.

CC4 Visitors - Tourism, Culture and Leisure

The purpose of this policy is to improve the appearance, use and accessibility of all cultural and visitor attractions within the city centre whilst also supporting sustainable tourism activity in Manchester and to deliver a high quality, first class experience for all visitors.

The proposal meets the requirements of CC4 by offering a proposal that assists towards the long term viability and success of the hotel whilst also balancing visitor demands with the protection of the local environment by relating well to locality.

Employment

Within the scheme as a whole, there is the possibility of additional employment at the hotel for the increased facilities and whilst under construction, locally sourced materials and tradesmen will be used wherever possible.

To summarise, the proposed hotel building enables the provision of much needed modern facilities for guests and visitors alike, and important for the hotels operational requirements, whilst enhancing the external run down street scene.

Furthermore, the proposed location for the proposals does not encroach upon open space, nor does the development lie within a flood risk area

2.4 EVALUATION

Following the site assessment and consultation with Planning & Conservation Officers from Manchester City Council a clear understanding of the site and site context, a proposal that would be considered acceptable as a proposed development was established.

From this a comprehensive and considered scheme was developed of a high quality contemporary design, referencing and acknowledging the surrounding area in terms of building styles and scale.

We consider the redevelopment of the hotel offers a positive contribution to the locality and provides an asset to this important city centre hotel, assisting in its future viability and assisting towards street regeneration and improvement of the surrounding area.



3.0 DESIGN STATEMENT

3.1 IDENTIFICATION OF DESIGN PRINCIPLES

The proposal is to redevelop the existing Gardens Hotel to revitalise the hotel back to its once former glory. The hotel is owned by the Cairn Hotel Group who are fully committed to restoring and modernising facilities by providing refurbished bedrooms, suites, new entrance and reception area and refurbished bar/restaurant areas along with a proposed basement spa/ health and wellbeing centre.

- In recognition of the surroundings buildings, some of which are listed, careful consideration is given to the size, scale, arrangement and mass to preserve and enhance the neighbouring buildings and current street scene.
- The proposal has incorporated a level access at ground floor through a new designated entrance for the hotel.
- The proposal is to decrease the number of bedrooms, accommodating for a competitive market whilst that guests have a comfortable stay.
- The relative positioning of the two storey extension is designed to have positive impact on the neighbouring buildings.
- The proposed roof extension and outdoor terrace areas to the rear of the hotel provides views over Piccadilly Gardens and the surrounding area.
- The glazed facing brickwork is laid within the existing atrium to provide a coherent finish within this area from ground floor to roof level providing a positive outlook.
- The atrium will be finished with a large glazed roof lantern to allow natural light to flood the building and create a focal point within the building.
- The design, although contemporary in style, should reflect and complement the neighbouring buildings by the use of sympathetic facing materials, fenestration and styling. The use of traditional materials and elevational treatment pay due service to the local heritage whilst being of individual design in its own right.

3.2 USE

The proposal is to provide modern and comfortable guest facilities for the Gardens Hotel. The bedrooms numbers will be decreased from 101no to provide 99no guest bedrooms and suites, together with bar/restaurant facility, a spa/health and wellbeing centre and ancillary provision.

The proposed guest suites offer a type of accommodation currently unavailable to the hotel.

The proposed rooftop extension and accompanying roof terrace provides views and vistas towards the city down Portland Street, across Piccadilly Gardens and across the Northern Quarter. There is also a proposed bar to the ground floor area and basement of the hotel, allowing flexible operational options.

3.3 AMOUNT

The proposed redevelopment of the hotel is to decrease the number of bedroom from 101no to 99no modern and comfortable guest accommodation rooms and facilities for the Gardens Hotel, as follows (approximate GIA – Gross Internal Area):

Ground floor is designed to be flexibility allowing various configurations for optional

Basement GIA: 517²

Ground floor GIA: 314m²

Upper ground floor and mezzanine restaurant GIA: 426m²

First floor GIA: 564m²

Second floor GIA: 559m²

Third floor GIA: 560m²

Fourth floor GIA: 541m²

Fifth floor GIA: 539m²

Sixth floor GIA: 366m²

The amount of the proposed redevelopment has been carefully considered in relation to the site constraints and immediate surroundings. The style, scale and amount and external treatment is designed to balance the requirements of the hotel in a business sense whilst respecting with reference to the locality, addressing the relevant planning and conservation requirements and policies.



3.4 LAYOUT

The proposed redevelopment of Gardens Hotel is to provide modern hotel guest bedrooms and suites to all floors, with two additional floor of bedrooms suites. Together with this, a new level access entrance via the current Euronews outlet to a new reception area, with bar lounge, restaurant and staff facilities to the ground and upper ground parts of the hotel.

The current underused and in disrepair basement area will be utilised as a spa/ health and wellbeing centre, general storage and staff facilities.

The ground floor is designed to allow for a greater customer experience and access for all, flooded with natural light from the atrium above. The reception area is off a level access from Piccadilly, with the bar on the upper ground floor which can be accessed via a lift or stairs. The restaurant area is situated on the mezzanine overlooking the reception and bar with outlook to Back Piccadilly.

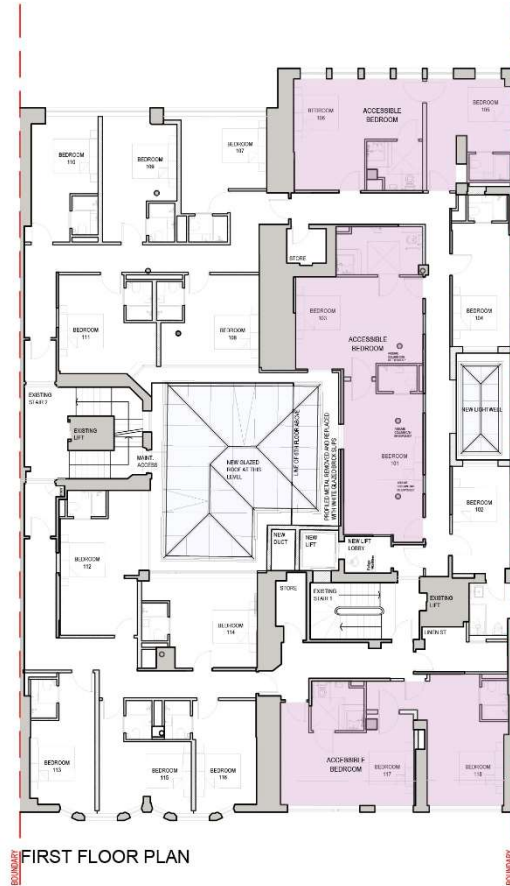
There are two access cores within the building, consisting of passenger lifts and staircases serving all floors with a lift within the main reception foyer serving the sky bar.

Floors 1-6 are guest rooms and suites. In total there are 99no guest room. The existing hotel layout has been reconfigured and re-planned to allow for more spacious, comfortable bedroom layouts and providing outlook from all bedroom accommodation.

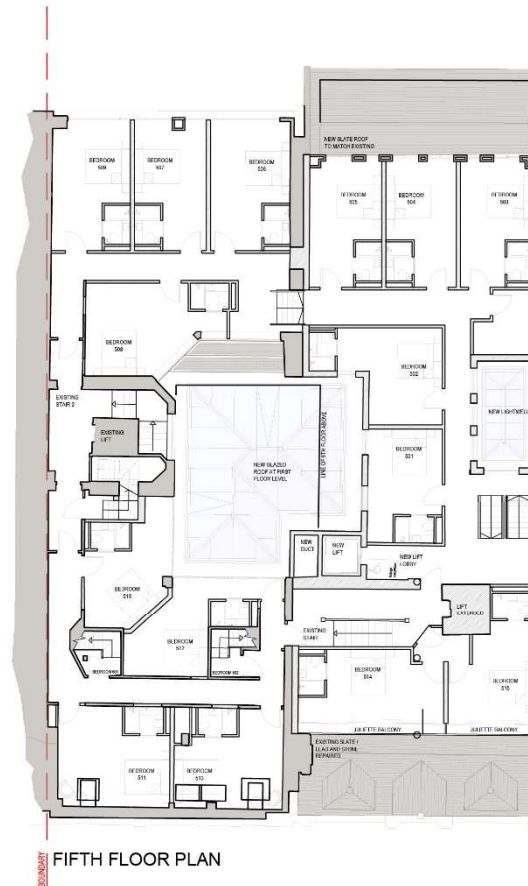
All refurbished guest accommodation are accessed off the existing circulation routes with bedrooms overlooking the atrium and others with outlook to the street scene. A new light well core has been introduced to allow natural light into the guest bedrooms which are located centrally with no existing windows.



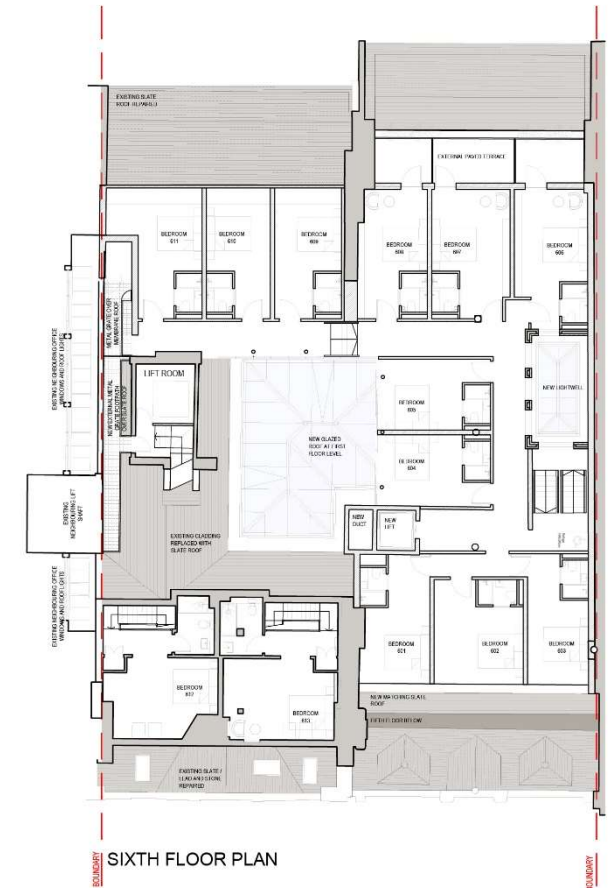
GROUND FLOOR PLAN



Proposed Typical Floor Plan- 1st Floor



Proposed 5th Floor Plan



Proposed 6th Floor Plan

3.5 SCALE

The proposed main entrance will provide approximately 150m² more floor space for customers during check in/out and relaxation periods around the hotel. The existing reception area will be converted into a hotel bar with the hotel restaurant opened up with the removal of the existing staircase, allowing for greater customer experience.

The basement floor has been reconfigured to allow for an additional bar area with staff and storage facilities.

The two storey extension for the additional bedrooms is approximately 5.6m high overall from the existing roof level. The overall height of the extension is less than the maximum height of the adjacent buildings. The design ensures that the overall massing presents a lesser impact on the surroundings due to being set back from the front of the building, thereby having a positive impact on the existing building.



3.6 APPEARANCE AND MATERIAL

Following the consultation process with the Local Authority, Planning & Conservation Officers, it is considered that central to the design approach is respecting and referencing the locality and its heritage.

The existing hotel appearance will be maintained, cleaned and upgraded where necessary. The new hotel entrance to the front will be made from PPC curtain walling system with a canopy over the entrance doors. The existing undercroft area to the rear will be refurbished with the removal of timber windows and tiles being replaced with modern PPC curtain walling system to create a more aesthetically pleasing area.

The main atrium space within the hotel currently shows how the building was originally two separate buildings combined, with one in original white glazed bricks and the other in corrugated sheet metal. The proposal is to remove the corrugated sheet metal as it's considered to be not original and inappropriate. Once this is removed, a glazed brick cladding system to match or contrast the existing glazed bricks will be provided.

The facing material of the two storeys upward extension onto Piccadilly/Portland Street will feature high quality anodised aluminium framing and bronze facing panels to match with and carry through, both, the adjacent buildings, 51/53 Piccadilly (Gardens Hotel), Clayton House and the proposed Ground floor entrance.

There is very little evidence that the existing roof for either part of the building is still intact with most of the roof being replaced by corrugated sheet metal. The proposal would be to remove all non-original corrugated sheet metal and replace with slate tiles to match where slate tiles remain at front and back of the hotel.

There is currently, no direct, unassisted access into the hotel for disabled guests, visitors and staff. The provision for a new pedestrian access routes off Piccadilly to provide a level access into the hotel with the existing hotel entrance being utilised as a fire exit for the restaurant and bar. The existing fire exit to the rear of the building, currently unused due its location, will be used as a secondary entrance/exit to the reception from Back Piccadilly.

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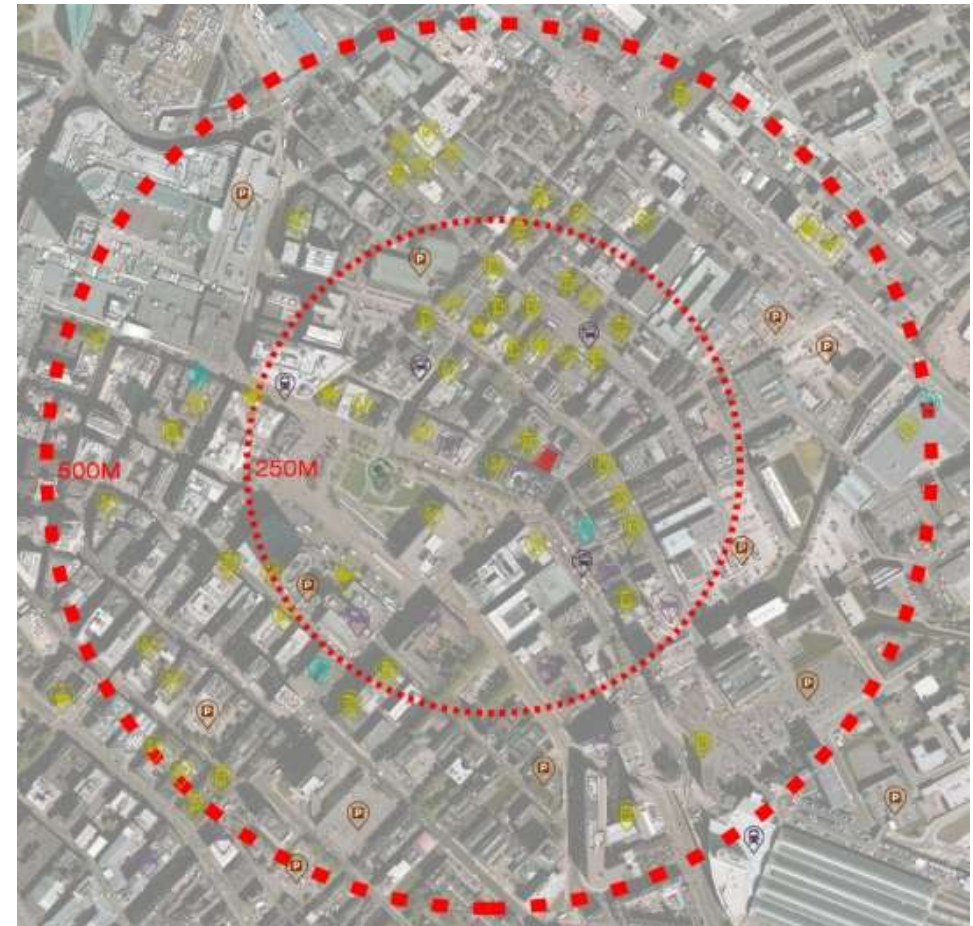
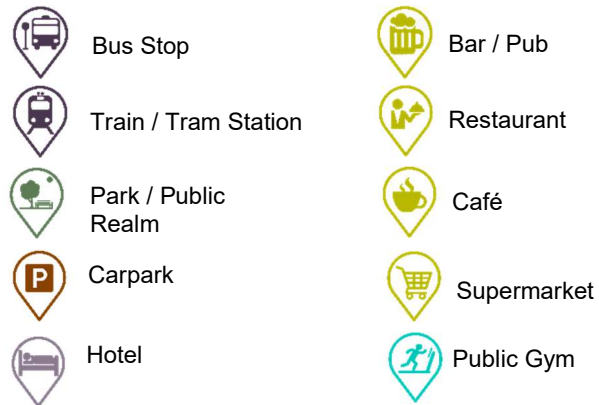
GROUND FLOOR PLAN

4.0 TRANSPORT

There is an existing bus route through Stevenson Square with frequent services to the Greater Manchester area. The site is less than 0.5 miles to Manchester Piccadilly Train Station and Tram Stop (giving access to destinations such as Manchester Airport). The Metrolink tram stop on Market Street is approximately 0.2 miles away given easy access to Deansgate and other destinations around Greater Manchester.

The site has very good access to the city centre, with several connections via Piccadilly Gardens towards Market Street and Moseley Street

No additional parking will be provided with the proposed scheme to alleviate any additional congestion in and around the site.



5.0 SUSTAINABILITY

As noted earlier in this statement, the application site is considered to be a very sustainable location for the refurbishment of hotel facilities. The proposals and investment by the hotel owners provides further and improves existing facilities to ensure a viable future for the hotel. For example:

- The proposals involve the redevelopment of the existing hotel, utilising a heritage asset and contributing towards the ongoing regeneration of the area.
- The proposals assist in ensuring the long term viability of the hotel.

In accordance with the aim of the BREEAM (BRE Environmental Assessment Method), to improve the environmental performance of buildings, energy conservation features will be incorporated into the application scheme at design stage. Managing internal heat, light, and ventilation, for example, ensuring that the building will require the minimum amount of energy to function over its lifetime.

Meeting aims & requirements – Low Carbon Emission Energy Efficiency Proposal Statement

With regard to the aims and requirements of Policy EN4 and Compliance with Approved Document L2 and reduction on Co2 emissions from the above project we would advised that the full new build development will be modelled using Bentley Hevacomp Design Database Software to generate an SBEM calculations for the property in line with the requirements of Building Regulation Part L 2010.

Through the design of the building fabric and services installations full compliance will be achieved with Approved Document Part L 2010 and aim to achieve a reduction of 15% Co2 emissions from the site. This figure will be extrapolated by comparing the Target Emission Rate (TER) and Building Emission Rate (BER). The TER is the emissions from a notional building of similar size, shape and orientation based on standard building services with the BER being specific to the design building.

It is proposed that the reduction in Co2 emission will be achieved through consideration of the following:-

1. Building fabric elements to Part L 2010 and improvement above and beyond where appropriate including the upgrade to existing retained building elements.
2. Good construction methods and detailing to achieve good air permeability results.
3. Installation of energy efficient heating and cooling plant with consideration to appropriate renewable technologies.
4. Heat recovery to all air handling plant through the use of air to air recuperators providing a minimum 50% efficiency.

5. Low energy lighting including LED lighting to all areas.
6. Low flow showers and water saving sanitary ware and brassware.

The SBEM calculations would form part of the initial design early in the project so that all measures can be discussed with the design team to ensure these can be included with the design from the outset.

High levels of insulation and air-tightness achieved through a high standard of workmanship will further improve the efficiency of the building envelope, reducing the impact of the extension on the environment.

In addition every effort will be made to use and utilise local traditional material suppliers and manufacturers and local skills employed to minimise transportation.

Overall, it is considered that this application scheme give consideration to issues of sustainability and energy efficiency and represents a sustainable proposition in the proposed new element of the building.

Compliance with the current Part L requirements.

New thermal elements comply with paragraph L1 (a) of schedule 1 of the Building Regulations.

Standards of new thermal elements:

<u>Element</u>	<u>Standard (W/m²K)</u>
Wall	0.28
Pitched Roof – Insulation at Rafter Level	0/18
Floors	0.22

Standards for controlling fittings
Fitting

<u>Fitting</u>	<u>Standard</u>
Windows, roof windows and glazed roof lights	1.8W/m²



6.0 SITE WASTE MANAGEMENT PLAN

The approved contractor will provide a thorough construction method statement prior to commencement of work on site. The statement will include a description of the works to be undertaken, an explanatory statement of controlling dust and noise emissions, numbers of personnel and operating hours. Measures will be provided to minimise disturbances to the local community and businesses during the works and a strategy identified to respond to/resolve any problems as they arise. By, for example nominating a designated employee ... of contact to answer queries.

Site waste will be kept to a minimum. However the contractor will adopt and maintain a waste management plan to monitor site waste and see targets too promote resource efficiency.

The contractor will outline in the plan arrangements for returning packaging such as pallets, accordingly.

OPERATIONAL WASTE MANAGEMENT

The bin refuse store is located and accessed to/from Back Piccadilly, as existing. General waste bins and recycling bin will be provided. Hotel maintenance will arrange collection details accordingly.

7.0 SUMMARY

This statement has demonstrated how the design approach for the application scheme has evolved following dialogue with the Local Authority Planning & Conservation Officers. This statement has demonstrated the measures proposed to provide an appropriate extension in relation to the site, scale, design and finishing materials whilst preserving and enhancing the integrity, character and setting with the locality and with due regard for the existing built environment.

Careful consideration was given to the design and appearance of the proposals and the contemporary styling, utilising more traditional facing materials, appropriate for the local heritage and tradition, and considered to improve and enhance the area and street scene generally and be complementary and appropriate for the enhancement of the existing hotel and adjoining buildings and it felt meets the objectives and requirements of the hotel owners whilst assisting fully in the general improvement and regeneration of the area.

The overall conclusion is that the redevelopment of the Gardens Hotel contributes positively to the conservation area and wider context beyond.

It is considered that the overall proposals both enhance and complement the main hotel building and immediate vicinity.

The continued investment by the hotel owners to this well-established city centre hotel contributes wholly towards the hotel long term viability and assists in this regeneration of the locality, improving businesses and facilities and long term benefits to the local economy.

