



43 - 47 Piccadilly

Design & Access Statement P03-May 2021

stephenson hamilton risley
STUDIO

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1.0 Introduction

1.1 The Planning Application

This Design and Access Statement accompanies a planning application for the construction of a new 129 bed hotel (Use Class C1) and associated restaurant (Use Class A3, A4) in a building of 12 storeys above a retail unit (flexible within Use Classes A1, A2, A3, A4, A5, B1 and D2) to the ground floor and basement, including the partial demolition of existing warehouse, the façade retention of the existing warehouse facing Back Piccadilly, and the refurbishment of a listed townhouse at 47 Piccadilly.

The application seeks full planning approval and conservation area consent for the development of 43 to 47 Piccadilly, Manchester.

It describes how the development proposal will transform a partially vacant site with a view to creating a design of exceptional architectural quality, which will positively contribute and provide an enhancement to its gateway setting.

1.2 Purpose of the Document

This document has been prepared in accordance with the requirements of Circular 01/06 and the CABI Guidance “Design and Access Statements – How to Read, Write and Use Them”.

It explains the design principles and concepts that have been applied to the amount, layout, scale, landscaping and appearance of the proposal. It seeks to demonstrate how the proposal has been designed in order to take account of the relationship of the proposed development to the surrounding area, the neighbouring listed townhouse (47 Piccadilly) and the Back Piccadilly façade of the warehouse. The statement also explains the proposed access arrangements.

The remainder of the Design and Access Statement is structured as follows:

- Section 2: sets out the background to the project including the location and project brief
- Section 3: contains the site analysis and historic appraisal
- Section 4: explains the development principles
- Section 5: explains the access and parking principles
- Section 6: provides a conclusion

2.0 Project background

2.1 Location - Strategic Context

The site presents a significant opportunity. It is a key site opposite Piccadilly Gardens and is located at an important intersection of Piccadilly and Lever Street. Part of the site is occupied by a listed former townhouse and warehouse at 47 Piccadilly. The remaining site is a vacant plot that significantly detracts from the streetscape.

The site lies within the heart and commercial core of Manchester City Centre, and within the Primary Shopping Area. It is surrounded by, and lies adjacent to, a mix of commercial uses, including public houses, shops, restaurants, offices, and hotels. The proposed development will very much complement these existing adjacent uses.

Since the appointment of the professional team, alternative design options have been investigated to ensure a coordinated approach to developing this site. Manchester City Council’s Planning and Regeneration Team has been consulted throughout the evolution of the design and we believe that these consultations have had a positive and inclusive effect on the design development process. During the process a number of alternative options were assessed against criteria arising from consultation feedback and ongoing site analysis with input from a range of specialist consultants.

2.2 Client

The client is Trafalgar Leisure Limited, which was established on 2 February 1999. It has a proven track record in the development of city centre sites.

2.3 Project brief

The client appointed a team to develop this site with a view to creating a lasting legacy. The proposal, which accommodates a 129 bed hotel, restaurant, and retail unit, has been generated alongside ongoing discussions with Dave Roscoe and Angela Leckie of Manchester City Council’s Planning and Regeneration Team. These discussions gave credence to proposals for a hotel in this location. This scheme is further reinforced by market and policy considerations.

The project objectives are summarised below:

- Provide a sufficient quantum of accommodation to ensure a product of exceptional quality can be delivered successfully on this site.
- Establish an appropriate form and massing of development on the site in urban design terms.
- To reflect a considered approach in respect to the existing heritage assets on the site and within the vicinity.
- To deliver a contemporary external envelope of exceptional quality; that not

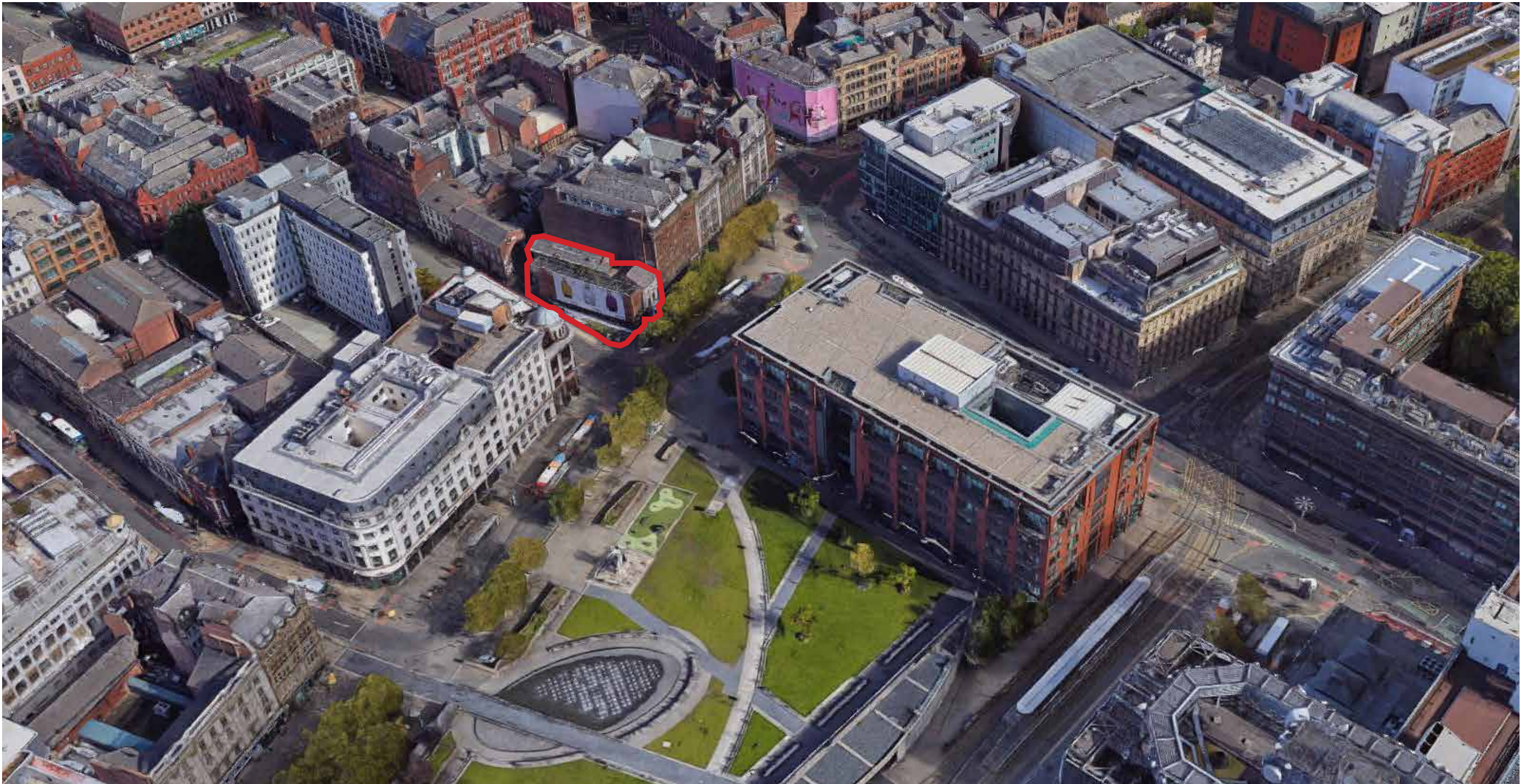
only compliments its surroundings but provides a positive impact on the immediate townscape.

- The development should be accessible to all both internally and externally.
- Deliver a high quality building on what is currently ‘gap site’ and bring the Grade II Listed former townhouse back into active use.
- Contribute positively and sensitively to the existing urban grain
- Create a bold intervention that will act as a catalyst for future development
- Complete the urban block by occupying the gap site
- Activate the ground floor streetscape
- Maximum transparency to provide active frontages
- Develop a high quality elevational treatment that is site specific by adopting an architectural language and material palette that acknowledges the sites heritage assets.



site location plan

2.0 Project background



aerial photograph of site

3.0 Site analysis and historic appraisal

3.1 Location, site, and statutory designations

The Application Site at 43-47 Piccadilly is located on the edge of the area of Manchester City Centre defined as the Northern Quarter and partly encloses Piccadilly Gardens. The corner site currently accommodates a large advertising hoarding and scaffolding that supports the flank of 47 Piccadilly, following the demolition of the former premises at 43-45 Piccadilly.

The frontage of the surviving building at 47 Piccadilly is a much-altered grade-II listed building described in the May 2019 listing as a late C18th townhouse and the only surviving example of the building type and scale in this street. The former townhouse is now dwarfed by the buildings that enclose the edge of Piccadilly Gardens, including its immediate grade-II listed neighbour at 49 Piccadilly, which rises to 6-storeys (a substantial, former warehouse dating from 1847).

The site of 47 Piccadilly retains the relatively narrow, linear site of the former terraced townhouse as first developed around 1776. The rear of the property extends into a late-C19th warehouse that is accessed from Back Piccadilly.

The extant plot at 47 Piccadilly has remained a single entity since the C18th. During the early C19th it was transformed from residential use to commercial, retail, and warehousing uses. The frontage partially retains the characteristics of a Georgian townhouse, although the premises are largely vacant and the ground floor is now dominated by the late C20th shopfront. The current physical form of the site derives from the redevelopment of the premises by the Midland Railway Company for its sole use in the 1880s as a goods depot and booking office.

The warehouse component of 47 Piccadilly is physically attached to the truncated remains of the former outrigger of the much-altered Georgian townhouse. The warehouse remained functionally part of the use of the sub-divided building group until the closure of the former stationers (Durnbridge Ltd) around 2000 (which occupied the warehouse space). The warehouse was built onto the flank wall of the five-storey grade-II listed warehouse at 49 Piccadilly, which was built in 1846-47.

The former warehouse is currently vacant and physically in poor condition following the demolition of 43-45 Piccadilly, which abutted its west flank. The extant warehouse component is not mentioned in the current statutory list description for 47 Piccadilly, although this is expected to be updated in due course. It has remained part of the site since first being developed and is physically attached and functionally part of the premises. Therefore, the warehouse component of 47 Piccadilly has been treated as part of its statutory listing for the purposes of this report and the proposed development of the site.

The cleared site at 43-45 Piccadilly currently accommodates a large advertisement structure supported on scaffolding that provides support to the west flank of the surviving building group. The premises at 43-45 Piccadilly has been redeveloped

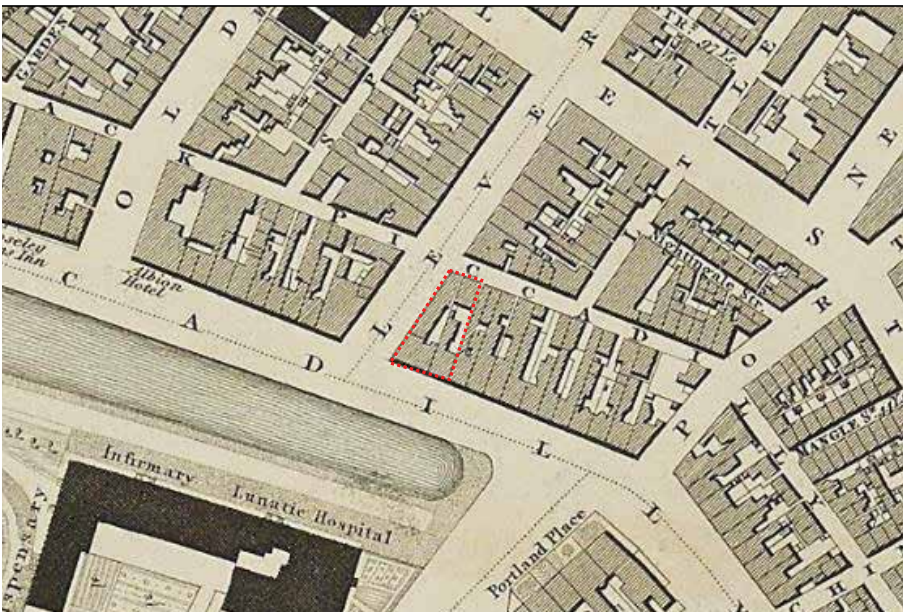
a number of times since the C18th. Until 2007 it was a C19th commercial building, comprising a basement and five storeys, which previously enclosed the surviving premises at 47 Piccadilly. The plot is a narrow, tapered corner site bounded by Piccadilly, Lever Street and Back Piccadilly. The C19th premises were radically altered in the 1960s to modernise the premises and reduce the internal partitioning, removing the cross-walls thereby weakening the structure. The elevational alterations also compromised the appearance of the C19th commercial building.

In 2007 the structural movement and issues suffered by the much-compromised premises at 43-45 Piccadilly resulted in the demolition of the building to prevent imminent collapse. The prominent corner-site has been subsequently used for advertising purposes, with scaffolding retained to strengthen the exposed, walls of 47 Piccadilly.

The focus of the architectural and historic interest of the site remains on the surviving retail premises at 47 Piccadilly, which faces onto Piccadilly Gardens. This former Georgian town-house has lost its original context and much of its domestic fabric to the ground-floor shop-unit and storage. It has also been rendered above the ground-floor, although retains some external details including the modillioned cornice.



photograph of 1967 streetscape



1794 map illustrating the surviving townhouse at 47 Piccadilly



photograph of 1949 streetscape

3.0 Site analysis and historic appraisal

3.2 Listed Buildings and Conservation Areas

The site is located within the Stevenson Square Conservation Area and faces onto the redeveloped Piccadilly Gardens. The conservation area is located on the north-eastern edge of the city centre of Manchester.

The prevailing character of the Stevenson Square Conservation Area is one of large mid/late C19th commercial buildings, typically five to seven storeys in height. The height, scale and mass of these buildings contribute jointly to the character of a C19th urban commercial district. The property facing Piccadilly Gardens at 47 Piccadilly is thus remarkable as a representative survivor of the former residential incarnation of the area. The extensive alterations to the building mean that the special interest is focused on the contrasting scale and proportions of the street-frontages onto Piccadilly and Back Piccadilly (rather than any particularly distinctive architectural features) and the historic interest of the commercial consolidation and transformation of the site.

The immediate neighbours to the rear of the site at numbers 8-14 Lever Street form a group of Georgian houses, although these are larger and more authentically surviving examples of the type. The combination and contrast of the surviving Georgian buildings with the more substantial Victorian and Edwardian neighbours define the character of the conservation area. The scale and flamboyance of the later-C19th and early C20th buildings on the Piccadilly frontage are in striking contrast with 47 Piccadilly, making the surviving building look insignificant in comparison. The much-altered Georgian premises is thus remarkable for its survival rather than its architectural detailing.

In general, both the Northern Quarter and the Stevenson Square Conservation Area are defined by the contrasting form of its architectural components, resulting from a combination of haphazard growth undermining the vision of its original planning. The three successive stages of its development, from residential origins, through its industrial transformation and to the final dominance its commercial uses have left the area with a rich and varied range of building types. These were expressed at the site 43-47 Piccadilly until the demolition of the substantial corner landmark at 43-45 Piccadilly, thereby leaving a cleared gap with no active use.

Therefore, the unplanned and poor current condition of the site at 43-47 Piccadilly clearly has a negative impact on the character and appearance of the conservation area in a prominent location, emphasising the need to restore the tight enclosure of the corner site. The historic character of the site was defined by its collection of contrasting components, with the cleared site acting as the opportunity for a significant landmark on the junction of Lever Street and Piccadilly and as the completion of the enclosure of Piccadilly Gardens.



Stevenson Square Conservation Area (coloured green) and location of heritage assets (coloured purple)

3.0 Site analysis and historic appraisal

3.3 Significance of 43 to 47 Piccadilly

As confirmed in the revised July 2020 listing the special architectural and historic interest of 47 Piccadilly is primarily focused on the surviving original elevation features of the former-Georgian dwelling (facing onto Piccadilly) and the façade of the warehouse addition (facing Back Piccadilly). These are considered to be of high significance, despite the alterations, as components that define the architectural character and evolution of the site. The townhouse front façade is stucco scored to resemble ashlar masonry, above a modern shopfront. It is three bays wide, below a low parapet and modillion eaves cornice that extends at the left over a narrow recessed vertical strip. The second-floor openings have quirked-bead surrounds, with a continuous sill band. The first-floor openings are taller, and have moulded architraves with pilasters and cornices, housing replacement mock-sashes. The sills are concealed by the shopfront cornice. To the left of the shopfront an external roller shutter obscures the entrance.

The west wall of the townhouse is largely concealed by supporting scaffolding, but where visible its outer face is roughly-laid and un-pointed, with extensive mortar snots extruded through the joints. At the left angle the (north) rear wall is visible in profile. At the south end, the ridge chimney stack of the house is carried up the full height of number 49’s west wall.

The north warehouse elevation wall facing Back Piccadilly is of brick, mostly laid in English Bond but with English Garden Wall bond in the gable. The north wall also has a shopfront at ground floor, with external roller shutters. It has shallow gable with exposed, stone-coped verges. The right-hand bay has a loading slot vertically spanning the upper bays, with recessed wooden doors and cut-off projecting beams over the upper door. The lintel above these has altered brickwork. Other lintels are segmental arches of soldier bricks. Windows are timber vertical-sliding sashes with slender meeting rails and no horns; the upper floor has a single vertical glazing bar per sash while the first floor has no glazing bars. Modern extraction fans and security grilles compromise the original fenestration.

The highly significant external fabric to the Piccadilly frontage includes the dentilled eaves-cornice, the cill band at second floor level and the stone dressings to first floor windows. The stucco finish to the elevations appears to be an original feature (certainly extant by 1851) but has been patched and repainted using modern materials, which has resulted in deterioration to the plaster and stone features.

The ground-floor shop-frontages to both elevations, in terms of the structure and access, are of no significance. The surviving remnants of the early C20th shop-frontage to the Piccadilly frontage (pilasters and console brackets) are non-original, in poor condition and thus of low significance. The roller-shutter to the left of the shopfront conceals the early C20th office entrance and a late-C20th door frame that retains no historic fabric. The corridor wall forming the ground-floor entrance hall and enclosing the stairwell up through the building is an original spatial feature that

retains an original, dentilled cornice and should be retained, but it has been painted in modern non-breathable paint which has damaged the fabric.

The elevation to Back Piccadilly has been subject to alteration to some patch repairs to the pike of the gable and the brickwork, as well the installation of new entrances and a shop-frontage to serve the last use as a stationer, but remains of high significance as a contributor to the evolution of the historic building.

The loading bay doors and sash windows above ground-floor level are original and appear to be capable of restoration. The upper storeys of the warehouse were loaded using the inserted, non-original hoist which survives in situ internally. The warehouse elevation is defined by the set-back from Back Piccadilly, which enabled loading off-street and is a spatial feature of some significance that helps define the late C19th date of the warehouse.

Internally there is little surviving fabric of any substantial heritage value. The original domestic stair-well survives as a spatial feature, although the balustrade to the staircase is a later C19th replacement and is unremarkable. There are no surviving historic, domestic doors and much of the interior timber-work has been replaced with the exception of some skirting boards and architraves on the upper-floors, but even these are of modest quality and thus low significance having been damaged by wet rot.

At second floor the ceilings have lightwells to former skylights, which are lined with lath-and-plaster. The second floor also retains some lath-and-plaster ceilings, late C19th sash windows to the front openings, and the chimney breast, together with lime plaster to the walls. The surviving sections of lath and plaster at the front of the building have been affected by water ingress and are in such poor condition that they are unlikely to be salvageable.

The modern ground floor shop extends beneath the former yard between the house and warehouse. It has entirely modern shop-fittings. The entrance to the left of the shop opens into a hallway with C20th floor tiles and suspended ceiling. Above this a modillion cornice survives. The basement is accessed via a stair with closed string, enclosed by a modern partition. At the foot of the basement stair is a small area of Victorian floor tiling. Some Victorian doors and architraves remain. The front portion of the basement beneath the house is partitioned off and retains a chimney breast.

To the rear of the house, the C18th brickwork of the rear wing is visible, with a straight vertical joint to the C19th brickwork of a small room added to the north. A rolled steel joist supports the floor above. To the east of the rear wing of the house the basement is open to the warehouse beyond. The house stair has a ramped banister rail with a boxed-in balustrade and inserted nosers. Former toilets on the landings retain some lath-and-plaster ceilings and the windows looking into the lightwell.

The extant interior is, therefore, much-altered and relatively unremarkable. The few significant original features are in poor condition and can thus considered to be of low significance as a component of the listed building.



photograph of townhouse at second floor

3.0 Site analysis and historic appraisal



photograph of townhouse staircase at first and second floor



photograph of warehouse from Back Piccadilly

3.0 Site analysis and historic appraisal

3.4 Heritage Impact

A number of internal and external alterations will be required to 47 Piccadilly. The detail of these works and associated demolitions are set out on the submitted plans.

The external works to the townhouse include:

- existing roof and gutters repaired as necessary
- existing roof structure repaired as necessary
- existing cornice to be refurbished and repaired
- render and stucco façade to be repaired and refurbished
- existing window surrounds to be refurbished and repaired
- existing windows to be repaired or replaced and re-glazed
- existing newsagent shopfront will be removed
- re-point existing chimney using lime-based mortar
- new contemporary shopfront to be installed
- remove all non-original fittings (alarms, banners, up-lighting, etc)
- remove non-original timber pilasters

It is considered the proposed refurbishments and alterations to the main elevation of the listed townhouse would result in a demonstrable, moderate beneficial physical impact and an enhancement of the building's compromised character. There will be no loss of significant historic fabric. The direct physical impact on the fabric of the Piccadilly frontage would thus have a medium beneficial impact.

The external works to the warehouse elevation facing Back Piccadilly include:

- cleaning brickwork, raking out joints, and re-pointing using lime-based mortar
- existing wooden doors to be refurbished and glazing replaced
- existing windows to be repaired or replaced and re-glazed
- stone cills to be refurbished and repaired
- existing shop fascia to be removed and brickwork behind repaired
- existing roller shutter door to be replaced with new louvres and associated louvred doors
- new stone coping to pike following the removal of the tiled roof
- remove non-original fittings (alarms, banners, up-lighting, etc)
- other than the rear façade of the warehouse, all other walls and roof will be removed

It is considered the proposed works will result in minor beneficial physical impact, as the late-C19th gable will continue to contribute to the streetscape and express the retained component and special interest of this ancillary part of the site. The direct and physical impact on this component of the site is thus considered to have a low beneficial impact.

The internal works to the townhouse include:

- retain all original features including floors, floor tiles, cupboards, and ceiling covings
- retain existing windows and architraves and repair as necessary
- retain original walls where possible
- retain and refurbish original staircase from first to second floor
- formation of new openings and insertion of new steel lintels
- removal of non-original existing staircase between basement and first floor
- removal of existing walls, sections of floor and suspended ceilings
- removal of all non-original walls, floors, coverings, ceilings
- installation of new walls, ceilings, doors, and finishes for the benefit of the hotel fit-out

It is considered the extent of internal alterations necessitate the loss of some late C19th fabric and will result in a minor compromise to the surviving. However, this fabric itself is much compromised and in an advanced state of deterioration. There will be no loss of character defining building features that are essential to understanding the special architectural or historic interest of the surviving building group. The adaptations would enable the continued expression of the former building components, while facilitating its reuse. The physical compromise to the character of the building, and its special architectural or historic interest will, therefore, be relatively minor, as the internal alterations would result in low-adverse impact. This apparently negative-impact would be balanced by securing the sustainable use of the retained historic fabric and the current void-space in the streetscape.

All the above works are considered necessary in order to refurbish the existing property and bring it back into a usable condition, and in order to facilitate the change of use of the buildings to a retail unit, hotel, and restaurant/ bar, thus providing them with a viable and long-term use.



photograph of townhouse facing Piccadilly

3.0 Site analysis and historic appraisal

3.5 Summary

The overall impact of the proposed development on the identified heritage assets would necessarily be extensive but positive. The conclusions of the assessment, therefore, reveal the cumulative beneficial heritage impact on the fabric of the surviving listed building, by revealing the special interest of the former townhouse and retaining the expression of its ancillary rear warehouse. The development would remove a highly dilapidated and prominent site and revitalise the character and appearance of this part of the conservation area and city centre. The sensitive contemporary design of the proposed new build component would evidently create a new local landmark and requires some loss of internal historic fabric, but demonstrably balances the impact of the degree of change on the components of the historic environment. Thus, despite its increased scale, the innovative building does not diminish the appreciation or experience of any of the adjacent designated heritage assets and would retain the expression of the surviving historic components at 47 Piccadilly. Thus, the development would deliver a sustainable use for this part of the city centre and would positively contribute to the delivery of the wider conservation objectives established in national and local policy.

It is considered that the cumulative impact on the designated heritage assets (which collectively define the site and its context) would on balance be demonstrably low beneficial. The proposed corner building would be a handsome local landmark that makes an appropriate contemporary addition to the junction Lever Street, Piccadilly, and Piccadilly Gardens. The proposed physical and visual impact of the overall development would mitigate the degree of internal fabric from the listed building by facilitating its integration and creating a sustainable new use and local landmark. The special interest of the collection of designated heritage assets would be preserved and enhanced by the proposed development, both in terms of the appropriate conservation of their significant fabric and the contribution to the vitality of this part of the city centre.

The cumulative result of the proposed development would be demonstrably positive, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets. Therefore, the proposed development meets the requirements of the NPPF, paragraphs 192 and 193 and positively address the core Planning policy principles set out in paragraph 8 of the NPPF.

The proposed development will also support the continued regeneration of the Stevenson Square and Piccadilly area. Consequently, the demonstrably positive heritage impact of the proposed hotel development is further enhanced by the considerable public benefits of securing the attraction and viability of this part of the city centre. In the above terms, the proposed development would meet the requirements of the relevant Acts, the NPPF, and Manchester City Council's local planning policy, as well as being consistent with good development design and conservation practice



4.0 Development principles

4.1 Relevant Planning Context

The site has a lengthy planning history and there are a number of planning applications that are of relevance to the current application scheme, which are noted below:

085032/CC/2007/C2 - Retrospective planning permission and Conservation Area Consent was granted in January 2008 for the demolition of 43-45 Piccadilly, following the issue of a dangerous structure notice.

074425/CC/2005/C2 – Planning permission was granted in June 2006 for the erection of an 8-storey office building with commercial space at the ground floor and a basement car park. As with the current proposal, this scheme involved the retention and conversion of the listed building on the site (no. 47 Piccadilly), and the partial demolition of the warehouse at the rear (with retention of the rear façade).

This application was accompanied by an associated application for Conservation Area consent for demolition (ref. **074429/CC/2005/C2**). These consents were not implemented because the scheme failed to attract sufficient occupier interest, and they have both now lapsed.

Nevertheless, the scheme sets a precedent for a landmark building on the application site, and for the principle of refurbishing no. 47 Piccadilly and part-demolishing the warehouse. The Council welcomed the 2006 proposal, recognising the regenerative benefits that the proposal could bring to the Piccadilly Gardens area and Stephenson Square Conservation Area.

119559/FO/2018 – An application was submitted in August 2018 for a modified version of the 2006 scheme. This proposal was for a part 9-storey and part 10-storey office building, with two basement levels, and including a mix of A1, A3, A4 and D2 uses at upper basement, ground and first floor level. The scheme again makes provision for the retention and alteration of no. 47 Piccadilly, but proposes the demolition of the warehouse at the rear. The application remains pending and is currently being held in abeyance. The application was accompanied by an associated application for listed building consent (ref. **119560/LO/2018**).

Prior to the appointment of stephenson hamilton risley STUDIO to design this application proposal, the applicant, Sam Hamadi of Trafalgar Leisure Limited, had commissioned Newcastle based architect, Studio Stuart Palmer, to design an office development on this application site. Notwithstanding the pending application for an office development, the applicant then identified firm interest in the site from a hotel operator and agreed a long lease with Premier Inn. Studio Stuart Palmer were then commissioned to design a 147 bed hotel development. A planning application was submitted in July 2019 but it was never validated. This application proposal will substitute the previous application.

This application for 43 to 47 Piccadilly seeks to deliver a 129 room hotel, hotel restaurant, and retail unit. It will deliver a scheme that will support economic growth, create jobs, and provide necessary infrastructure to support the tourism, evening and night-time economies of the City. Furthermore, the proposal will be of a high quality design that will positively contribute to the street-scene of Manchester

4.2 Consultation

Throughout the history of the project, there has been several consultations with Dave Roscoe, Angela Leckie and Paul Mason of Manchester City Council's Planning and Regeneration Team during the evolution of the design. This application reflects those discussions, which took place on the following dates:

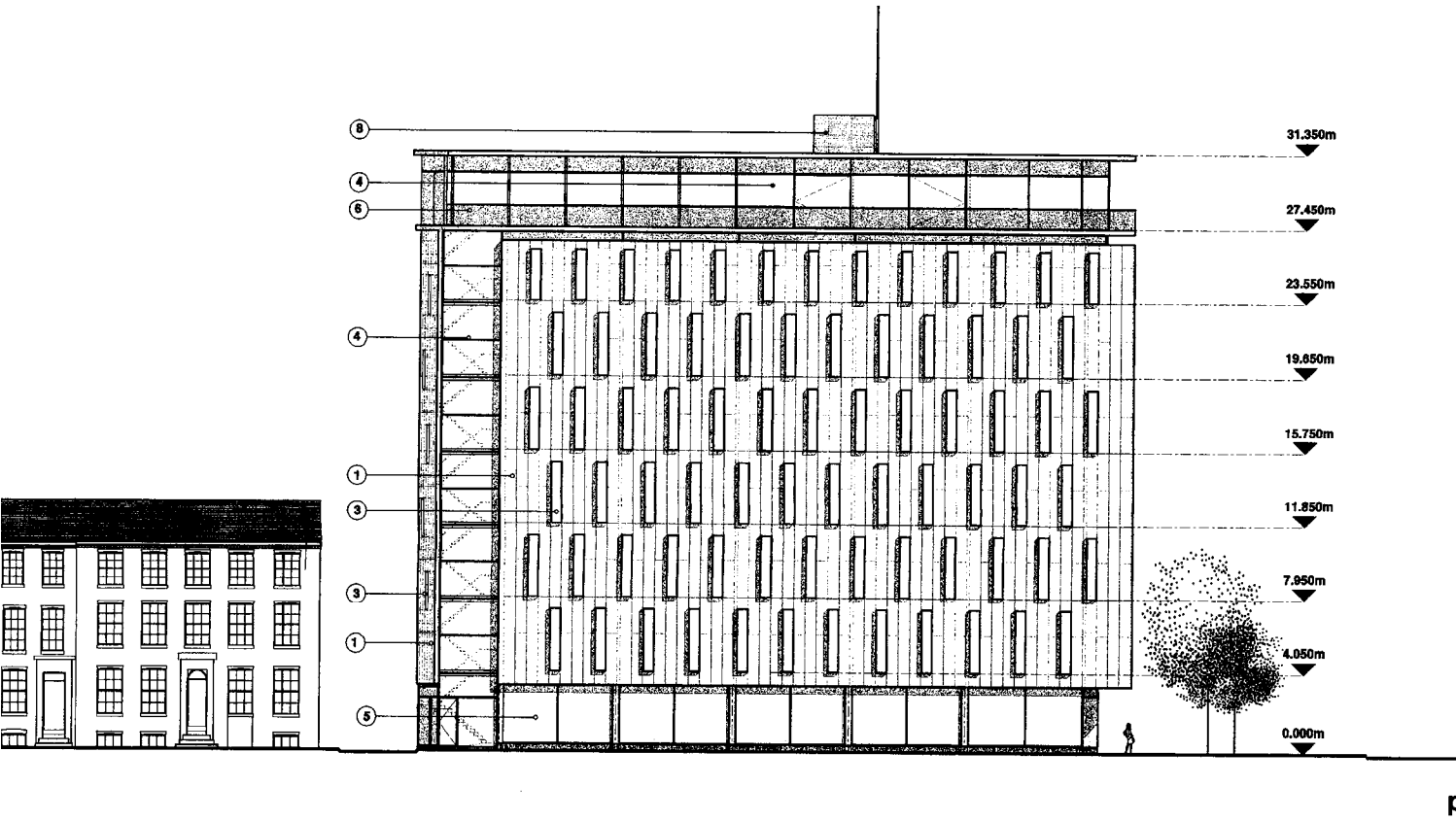
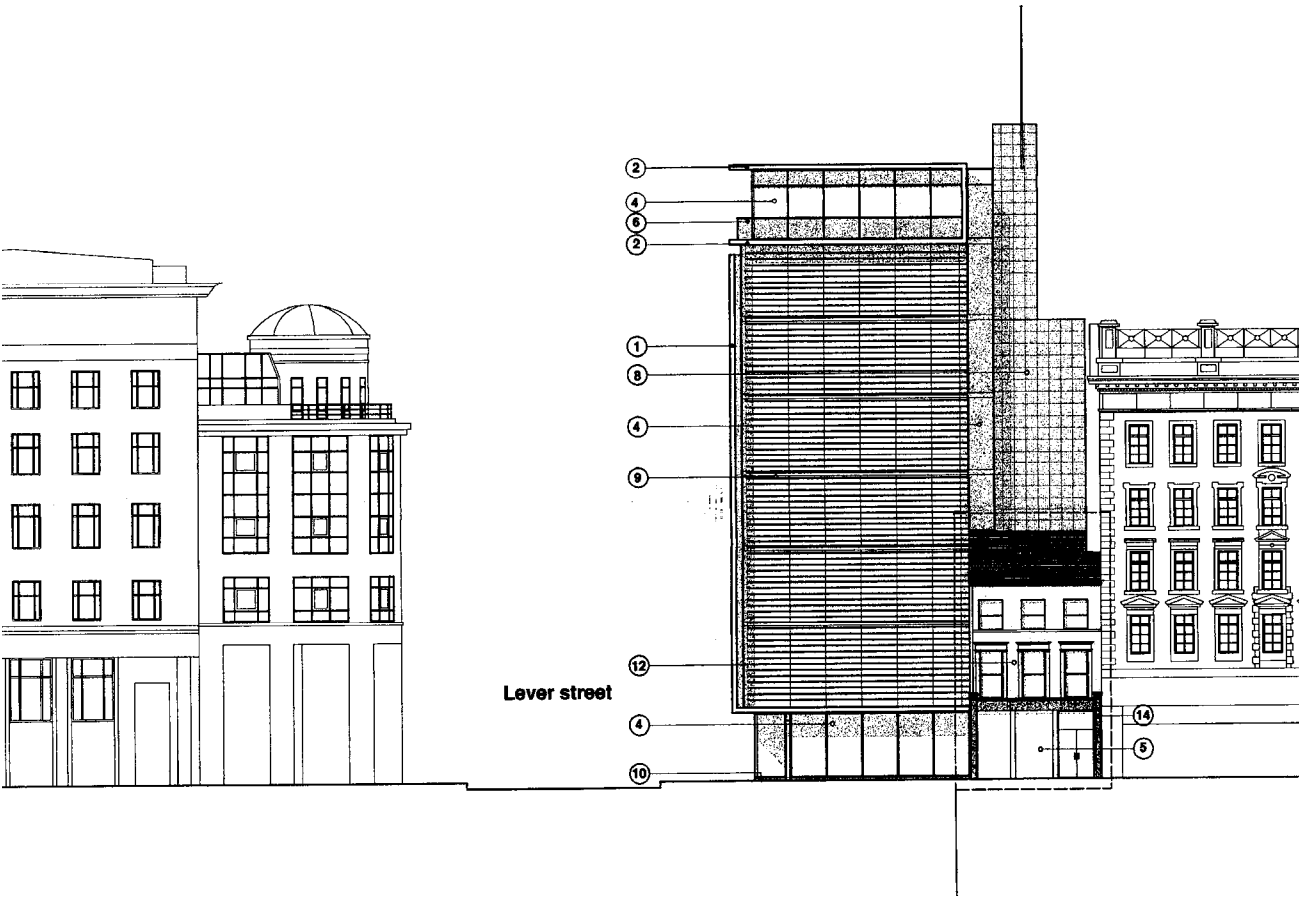
24th January 2020
7th July 2020
10th March 2021

Due to Covid 19 restrictions, no public consultations have taken place. However, stephenson hamilton risley STUDIO will be presenting the scheme to the ward councillors soon.



previous planning submission by Studio Stewart Palmer

4.0 Development Principles



planning consent for Hodder office building (planning reference - 074425/CC/2005/C2)

4.0 Development principles

4.3 Design Team

There has been a range of people and professionals involved during the evolution of the scheme. The companies and their role in the development are described below:

Client:	Trafalgar Leisure Limited
Architect:	stephenson hamilton risley STUDIO
Quantity surveyor:	Reach Project Management
Structural Engineer:	Crouch Waterfall
M&E Consultant:	Thornley & Lumb
Heritage	Stephen Levrant Heritage Architecture
BREEAM:	Sustainable Construction Services
Fire Engineering:	BB7
Traffic Engineer:	RGP
Acoustic engineer:	Hoare Lea
Daylight Assessment	BRE
Archaeologist:	CFA Archaeology
Ecologist:	Avian Ecology

The proposal has been developed through a process of collaboration and review to ensure that the scheme presented for consideration is appropriate for the site and deliverable. The design team has a proven expertise in the design of high quality retail and hotel developments, some of which are illustrated opposite.



Newton Street hotel by stephenson studio

4.0 Development principles



Adair Street hotel by stephenson studio



Exchange Square hotel, Birmingham by stephenson studio

4.0 Development principles

4.4 The Design Process

4.4.1 Background

Prior to the appointment of stephenson hamilton risley STUDIO to design this application proposal, the applicant, Sam Hamadi of Trafalgar Leisure Limited, had commissioned Newcastle based architects Studio Stuart Palmer to design an office development on this application site. The applicant then identified firm interest in the site from a hotel operator and agreed a long lease with Premier Inn. Studio Stuart Palmer were then commissioned to design a 147 bed hotel development. A planning application was submitted in July 2019 but it was never validated. This application proposal will substitute the previous application.

Since the appointment of the professional team in 2019, alternative design options have been investigated to ensure a coordinated approach to developing this site. Manchester City Council's Planning and Regeneration Team has been consulted throughout the evolution of the design and we believe that these consultations have had a positive effect on the design development. Throughout the design process, options were assessed against criteria arising from consultation feedback and ongoing site analysis with input from a range of specialist consultants.

4.4.2 Key design considerations

A number of key threads have been retained from inception throughout the design development and can be summarised as follows:

- Create a bold, high quality intervention that is site specific with an architectural language and material palette that acknowledges the site's pivotal location and is sympathetic to its historic neighbours
- Reinforce the site's building line
- Maximum transparency at ground floor to provide active frontages
- Occupy the gap-site to provide a positive contribution to the streetscape
- Contribute positively and sensitively to the existing urban grain
- Sympathetic response to the adjoining listed buildings, particularly the townhouse at 47 Piccadilly
- Provide a building with different heights to give rise to a positive contribution to the skyline and to respond the varying heights of adjoining neighbouring buildings
- Create a sympathetic but contrasting architectural language to the adjoining listed buildings
- Provide an articulate elevation that responds to the key vistas from Piccadilly, Market Street, Lever Street, and Piccadilly Gardens
- Develop a façade that has deep recesses to give rise to a solid, robust building to reflect the historic neighbouring buildings

4.5 Design

4.5.1 Use

The design for 43 to 47 Piccadilly proposes the following uses:

- Hotel (use class C1) for 129 rooms located on 2nd to 11th floors
- Hotel restaurant (use class A3/ A4) located on 1st floor
- Non-residential use classes on the ground and lower ground floor (use class A1, A2, A3, A4, A5, B1 and D2)

The surrounding area is characterised by a mix of land uses that include office, retail, hotels, and residential. This proposal continues this theme by having both hotel to the upper floors and an active ground floor containing a potential mix of uses that may include A1, A2, A3, A4, A5, B1 and D2. As such the proposed uses are consistent with the neighbourhood.

Section 2.29 to 2.45 of the Planning Statement identifies the need for hotel use in this neighbourhood. A statement has been provided by the end-user hotelier, Whitbread, to demonstrate their commitment to the project. This document titled, Whitbread Commitment Statement, is included as part of this application.

4.5.2 Amount of development

The proposed amount of development is:

A1, A2, A3, A4, A5, B1 and D2 GIA	439.93m2
C1 hotel and restaurant A3/ A4 GIA	5,293.72m2 (129 beds)
Total quantum of development GIA	5,733.65m2

It is important to note the non-residential uses to the ground and lower ground floor have been designed as flexible spaces capable of accommodating a variety of use classes, including A1, A2, A3, A4, A5, B1 and D2.

The total site area is 0.0511 hectares. The site constitutes 3 different zones that include the vacant plot (0.0286 hectares), former townhouse (0.0069 hectares), and former warehouse (0.0156 hectares). However, the planning application site area is (0.0564 hectares) as the building partially over-sails the pavement on Lever Street.



aerial view of design proposal

4.0 Development principles



Piccadilly elevation



Lever Street elevation

4.0 Development principles

4.5.3 Layout

The Application Site is currently occupied by a listed former townhouse facing Piccadilly, a former warehouse facing back Piccadilly, and a vacant plot bounded by Piccadilly, Lever Street, and Back Piccadilly. The vacant plot offers little to the streetscape. The site's topography is relatively flat with a change in level from Piccadilly (46.50 aod) to Back Piccadilly (46.65 aod) of 150mm. The neighbouring former townhouse at 47 Piccadilly is a prominent structure that requires successfully integrating within the overall development. However, the former warehouse is required to be demolished (except for the façade facing Back Piccadilly) to provide a viable and deliverable proposal.

The design has evolved from an analysis of the existing context, urban morphology, and key vistas. It has also been influenced by consultation with key consultees and Manchester City Council's Planning and Regeneration team. The site offers a number of design objectives, which include:

- Create a bold, high quality intervention that is site specific with an architectural language and material palette that acknowledges the site's pivotal location and is sympathetic to its historic neighbours
- Reinforce the site's building line
- Maximum transparency at ground floor to provide active frontages
- Occupy the gap-site to provide a positive contribution to the streetscape
- Contribute positively and sensitively to the existing urban grain
- Sympathetic response to the adjoining listed buildings, particularly the townhouse on 47 Piccadilly
- Provide a building with different heights to give rise to a positive contribution to the skyline and to respond the varying heights of adjoining neighbouring buildings
- Create a sympathetic but contrasting architectural language to the adjoining listed buildings
- Provide an articulate elevation that responds to the key vistas from Piccadilly, Market Street, Lever Street, and Piccadilly Gardens
- Develop a façade that has deep recesses to give rise to a solid, robust building to reflect the historic neighbouring buildings

The provision of accommodation is for a new building co-joined to the former townhouse. Non-residential use classes are located to the basement and ground floor (use class A1, A2, A3, A4, A5, B1 and D2), hotel (use class C1) for 129 rooms located to 2nd to 11th floors, and a hotel restaurant located to 1st floor.

A key principle of this building is to provide a united and coherent solution for the retail unit, the hotel, and the adjoining listed former townhouse. To give clarity to this idea, the hotel entrance is located within the former townhouse while the remaining ground floor is given over to the retail unit (use class A1, A2, A3, A4, A5, B1 and D2). This retail unit provides active frontages by the use of full height glazed facades

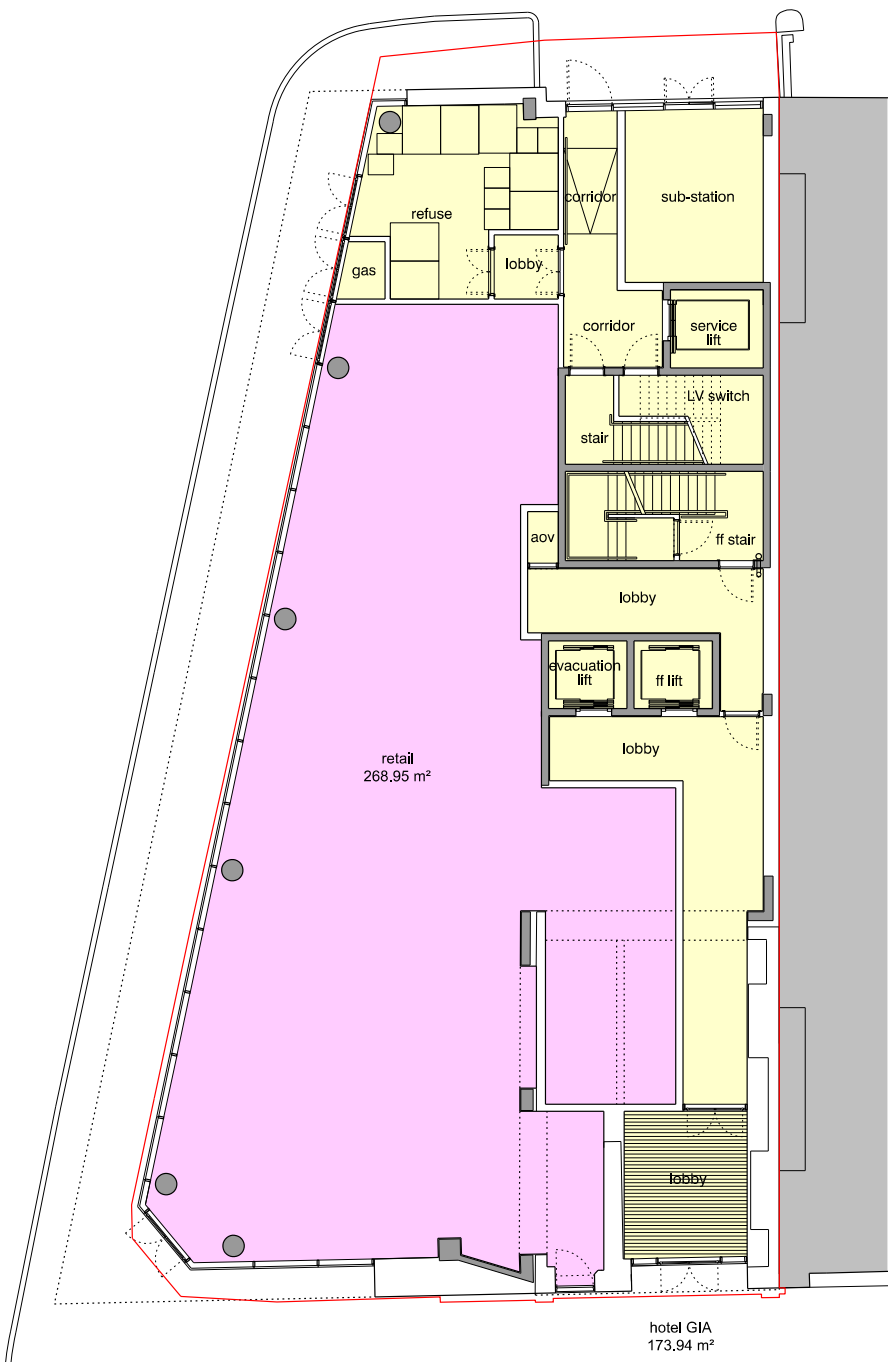
to both Piccadilly and Lever Street and is accessed by a glazed corner entrance. Deliveries to both the hotel and retail unit are located on Back Piccadilly to prevent the primary elevations being compromised by utility functions. The hotel lift and stair cores are located within the windowless parts of the building adjacent to the gable wall of 49 Piccadilly.

The retail unit extends into part of the basement, including the retained basement structure of the former townhouse. Also occupying the basement are the back of house facilities for the hotel.

The first floor is occupied by the hotel reception, bar, restaurant, and associated kitchen facilities. These public functions benefit from extensive glazing to the Piccadilly and Lever Street facades. A key idea for the location of the reception is that it occupies the principal floor (piano nobile) of the former townhouse. To further reinforce the significance of the historic structure, all existing original features are to be retained, which include the large picture windows facing Piccadilly, architraves, cornices, and the only original part of the stair that connects the reception to the second floor bedrooms.

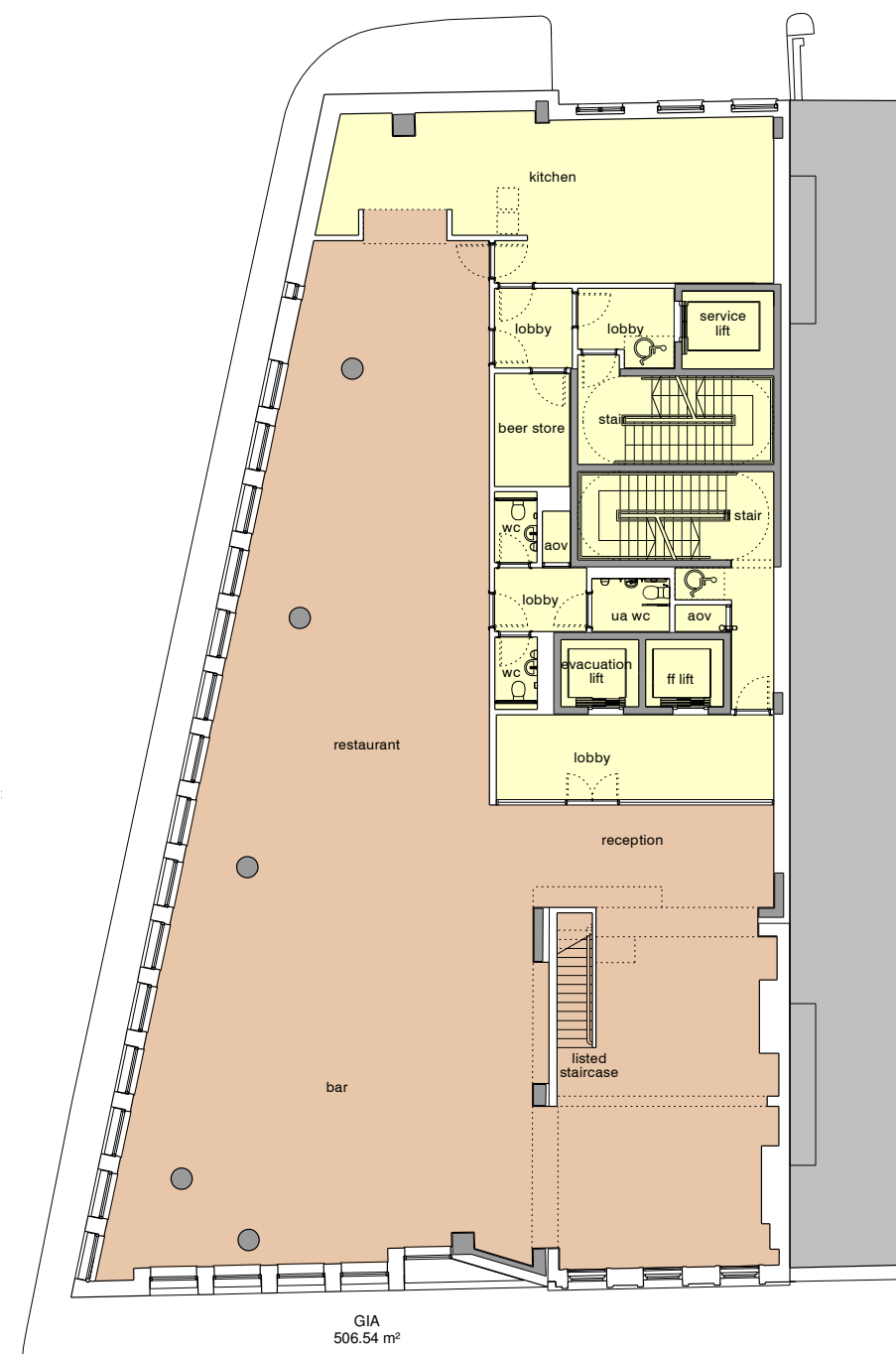
The 129 hotel bedrooms are located on 2nd to 11th floors. The design and layout of the hotel has been tailored to the specific requirements of the end-user hotelier, Premier Inn, which include the provision of 3 different type of rooms; standard rooms, shower rooms, and universal access rooms. Of particular note is the second floor of the listed townhouse is occupied by 2 hotel bedrooms that benefit from retained historic features including windows, architraves, cornices, and the original staircase.

The 12th floor contains plantrooms and provide access to the main roof, which is utilised for the installation of photo-voltaic panels.



ground floor plan

4.0 Development principles



first floor plan



third to seventh floor plan



eleventh floor plan

4.0 Development principles

4.5.4 Massing

In June 2006 planning permission was granted (planning reference: 074425/CC/2005/C2) for the erection of an 8-storey office building with commercial space at the ground floor. As with this application proposal, the consented scheme involved the retention and conversion of the listed former townhouse and the partial demolition of the warehouse at the rear (with retention of the rear façade). During consultations with Dave Roscoe and Angela Leckie of Manchester City Council's Planning and Regeneration Team on 24th January 2020 and 7th July 2020, the height of the consented proposal was considered to be an appropriate height for any development on the site. The height of this application design exceeds the consented height by 1.5m. However, the proposed massing of this application benefits from a number of set backs to the upper levels that mitigate the slight increase in height compared to the consented scheme. During the above consultations, it was agreed that the proposed height of this application was considered acceptable.

The massing is underpinned by the following ideas:

- The overall building height shall be similar to the consented scheme by Hodder Associates (planning reference: 074425/CC/2005/C2)
- Both the hotel and retail unit are unified by a plinth that aligns with the cornice line of the adjoining listed townhouse. This plinth is intended to visually address the streetscape. To this end, it hugs the pavement line and is therefore defined by the site geometry.
- The new building is split into 2 portions. The tallest element is 12 stories in height and contains the primary cores and plantrooms. It is located behind the former townhouse to reduce its impact on the Piccadilly streetscape and is positioned adjacent to the gable of 49 Piccadilly, so that the chaotic roofscape of 49, and 51 Piccadilly minimise its impact on wider vistas along Piccadilly looking west. The smallest of the 2 portions is 11 storeys tall. However, the 11th floor is set back from the Piccadilly and Lever Street facades by 3.5m and 0.9m respectively. This massing strategy helps to reduce the visual impact of height of the main body of the building.
- The nearest neighbours on Lever Street are occupied in 4 storey Georgian townhouses. Therefore, the Lever Street elevation reduces in height from 10 to 7 stories in an attempt to ensure the new and existing buildings have a more comfortable height difference.
- To further reduce the visual height, the top 4 stories are constructed from a contrasting and visually lighter material than the main body of the building.
- The facades facing Market Street, Piccadilly and Station Approach are penetrated with deep recesses. This adds visual interest to the facades and responds to key vistas, which is an architectural device that helps to 'erode' the massing and give rise to a more human scale.
- This massing has been derived from extensive 3D modelling to ensure the building height creates a positive contribution to the skyline and sympathetically responds to the historic neighbours.

From the outset, an overriding design principle was to achieve an elegant and beautifully proportioned building. While the building will be significantly taller than the listed former townhouse, it is considered important that the proportion of the existing and proposed buildings are united by a common geometric principle. A study of the proportional system of the townhouse revealed it adopts the classical proportion theory based upon root 2 harmonic proportions. These proportions were then used to set out the height of the new building. Consequently, the same harmonic proportions unite both buildings.

During pre-application discussions, the ratio of ground floor glazing to the building height was the subject of some discussion. stephenson hamilton risley STUDIO undertook further elevational studies that were presented to Angela Leckie and Paul Mason on 10th March 2021. During this meeting it was agreed to raise the height of the ground floor glazing by 760mm and reduce the first floor cornice by 440mm. In addition, the first floor windows were increased in height by 525mm. Importantly, the overall height of the building remains unchanged. As a consequence of these design changes it was agreed with MCC that the proportions of the ground floor retail glazing relative to the building height is now both appropriate and well proportioned. The drawing below illustrates other new hotel buildings in the neighbourhood that also share the same proportional relationship. In this comparative study the proposed designs of 67 Piccadilly and 43-47 Piccadilly are almost identical in height and share the same height of ground floor glazing. In contrast, the 1 Adair Street building is considerably taller and has a smaller height of ground floor glazing. Proportionally, the Adair Street project has a smaller ratio of glazing to the building height than either of the buildings at 67 Piccadilly and 43-47 Piccadilly.

The existing skyline neighbouring the Application Site is characterised by a variety of built forms and heights, some of which rise above the general level and punctuate the cityscape, others are low in scale. The design challenge has been to create a building that responds sensitively but confidently to this diverse context.

The proposed development will return the site into active use and re-animate the streetscape. The existing vacant gap site currently offers no contribution to the urban block and has an adverse impact on the streetscape given the lack of enclosure. The scale, massing and form of the proposal will result in a strong building line and sense of enclosure that will contribute to the visual interest and rhythm of the streetscene.

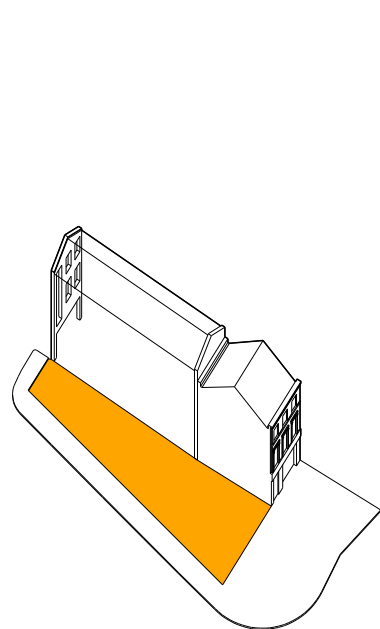


comparison of glazing heights of other hotel buildings in the neighbourhood

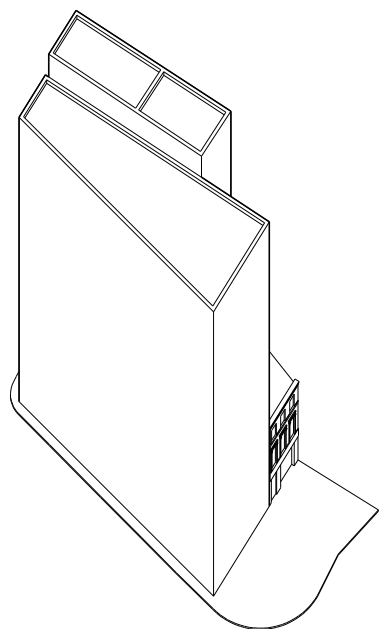


proportional study of existing and proposed buildings using root 2 harmonic geometries

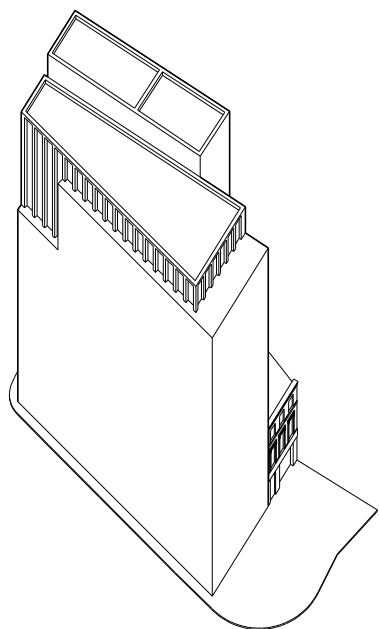
4.0 Development principles



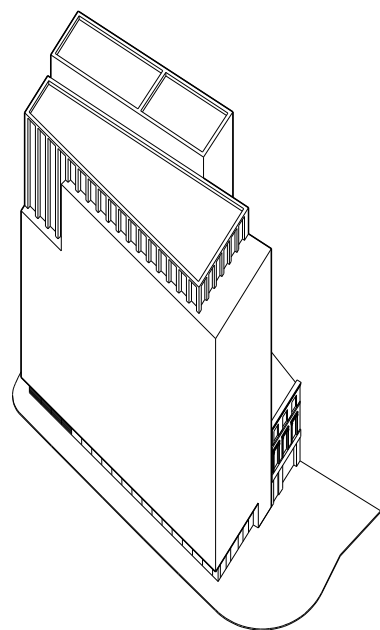
existing buildings and empty site



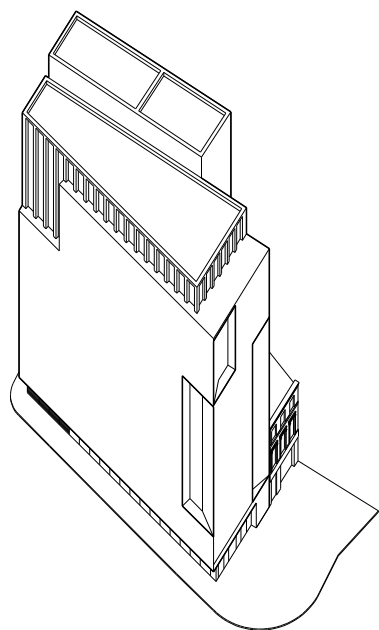
initial massing



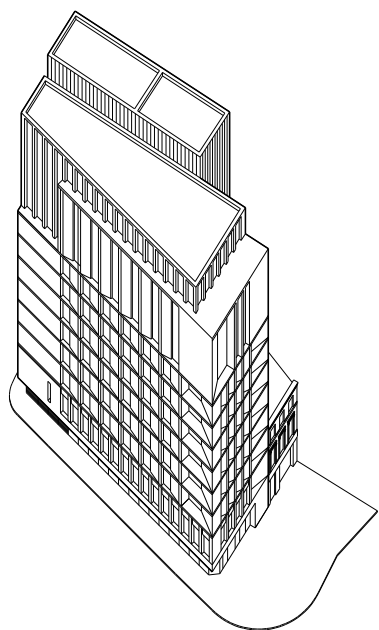
erode top to create a crown that is set back from the facade to minimise impact.
carve into Lever Street corner to respect the scale of Georgian neighbours



erode base to form active frontages



deep voids to articulate corners and to form a termination of key vistas



overlay of brick filigree



perspective view from piccadilly gardens

4.0 Development principles

4.5.5 Elevations

The site is bounded by Piccadilly to the south, Lever Street to the west, 49 Piccadilly to the east, and Back Piccadilly to the north. Most of the site is currently a vacant plot that offers little to the streetscape. However, a significant heritage asset on the site is 47 Piccadilly. It is the last remaining townhouse that once occupied the neighbourhood. Surrounding the site is a variety of building types, sizes, and ages. As it is located within the Stephenson Square Conservation Area, many of the neighbouring buildings are listed Georgian, Victorian and Edwardian structures. More contemporary buildings exist nearby, including No. 1 Piccadilly by Allies + Morrison.

While there are is no unifying architectural style within the neighbourhood, most of the buildings are constructed from brickwork and possess deep reveals. Despite not attempting to match any neighbouring building style or architectural language, this proposal does adopt the prevalent material palette of brickwork, which is to be of traditional loadbearing construction. It is underpinned by a desire to provide a collection of different forms and elevational treatment in the belief that all great cities are enriched by having a varied collection of architectural styles. The brief requires the provision of a hotel and retail units. The evolution of the project has led to a number design options that have been discussed with Manchester City Council’s Planning and Regeneration Team during the evolution of the design over a 10 month period.

The external appearance of the design proposal has been carefully considered; both in terms of its immediate context and through the interrogation of more distant vistas. It has been crafted so as to visually engage with the local vistas and compliment the diverse architectural vocabulary of the neighbourhood. The elevations will adopt a modern architectural language that will promote contemporary architecture along Piccadilly. This approach will help to create a visually rich streetscape that is also underpinned by the desire to create a sense of scale, order and proportion.

Early research surrounding the building that once occupied the vacant plot facing Piccadilly and Lever Street sparked the original inspiration for the design. In the late C19th the Georgian townhouses occupying 43 to 45 Piccadilly were replaced by a 5 storey office building that was occupied by the Victorian Building Society. Its elevation was comprised of a repetitive collection of thin columns and fatter walls. This simple architectural DNA gave rise to a robust and beautiful building, which was eventually replaced in 1967 by a new building occupied by the Trustee Savings Bank. stephenson hamilton risley STUDIO was inspired by the challenge of creating a contemporary building that adopts the same ‘DNA’. In this way, the new proposal will have a meaningful relationship with the site’s historic predecessor.

The Piccadilly elevation is where the new building abuts the former townhouse. As described earlier, the old and new structures utilise the same harmonic proportions

to help unite both buildings. To create further harmony, the new elevation is composed to create a sympathetic alignment in the following ways:

- The cornice to the bottom of the first floor townhouse windows establishes a datum line for a new plinth that continues across both buildings. The plinth is unified in material and continues around the Lever Street elevation, which separates the glass retail unit to the ground floor and the hotel above.
- The existing cornice beneath the second floor townhouse windows establishes the height of the flush cornice to the new hotel.
- In classical and Georgian architecture, the principal rooms were located on the first floor. This was the preserve of the noble classes, hence the phrase piano nobile. This also explains why the townhouse has ornate window surrounds to the first floor. The decision to locate the principal rooms of the hotel (reception, bar, and restaurant) at the first floor adds greater meaning when considering the hotel reception is located within the Georgian townhouse. To reinforce this architectural idea of a piano nobile, the windows to the new building perfectly align with its historic neighbour. Furthermore, the new windows are expressed differently to the hotel bedrooms to give more architectural importance to their function of illuminating the principal rooms.
- While the old and new building share a common language at the point they physical join, the new façade differs greatly elsewhere to allow both buildings to express their own identity and epoch.

The new façade to Piccadilly is underpinned by the following ideas:

- Unifying GRC plinth to the ground floor of both the old and new buildings with full height glazing and associated high level micro-louvres to the hotel entrance and retail unit.
- Make good, repair and paint existing townhouse façade and windows from 1st to 2nd floors.
- New building comprised of horizontal GRC banding at every floor level with brickwork and windows infill from 1st to 7th floors. The brickwork has a combination of expressed 450mm columns with angled infills of different sizes. The largest and deepest angled infills are located adjacent to the townhouse to help provide a greater sense of ‘termination’ of the new façade adjacent the old. All floors are expressed as single height to help unify the scale between new and old.
- 8th to 10th floors are constructed from GRC and form a 3 storey expression. The change in scale and material to the lower floors is to provide a defined ‘top’ and help reduce the perceived scale of the building.
- The 11th floor is also constructed from GRC. It is composed of a simple line of columns and beams that enclose windows. This is set back from the main façade by 3.5m to minimise its impact.
- Located behind the townhouse is a simple 12 storey brick tower with brick ribs at the upper levels to provide a degree of articulation to an otherwise

simple form. This is intended to appear visually subservient to both the main body of the hotel and townhouse.

- The expressed base, middle and top provides a classical tri-partite composition facing Piccadilly.

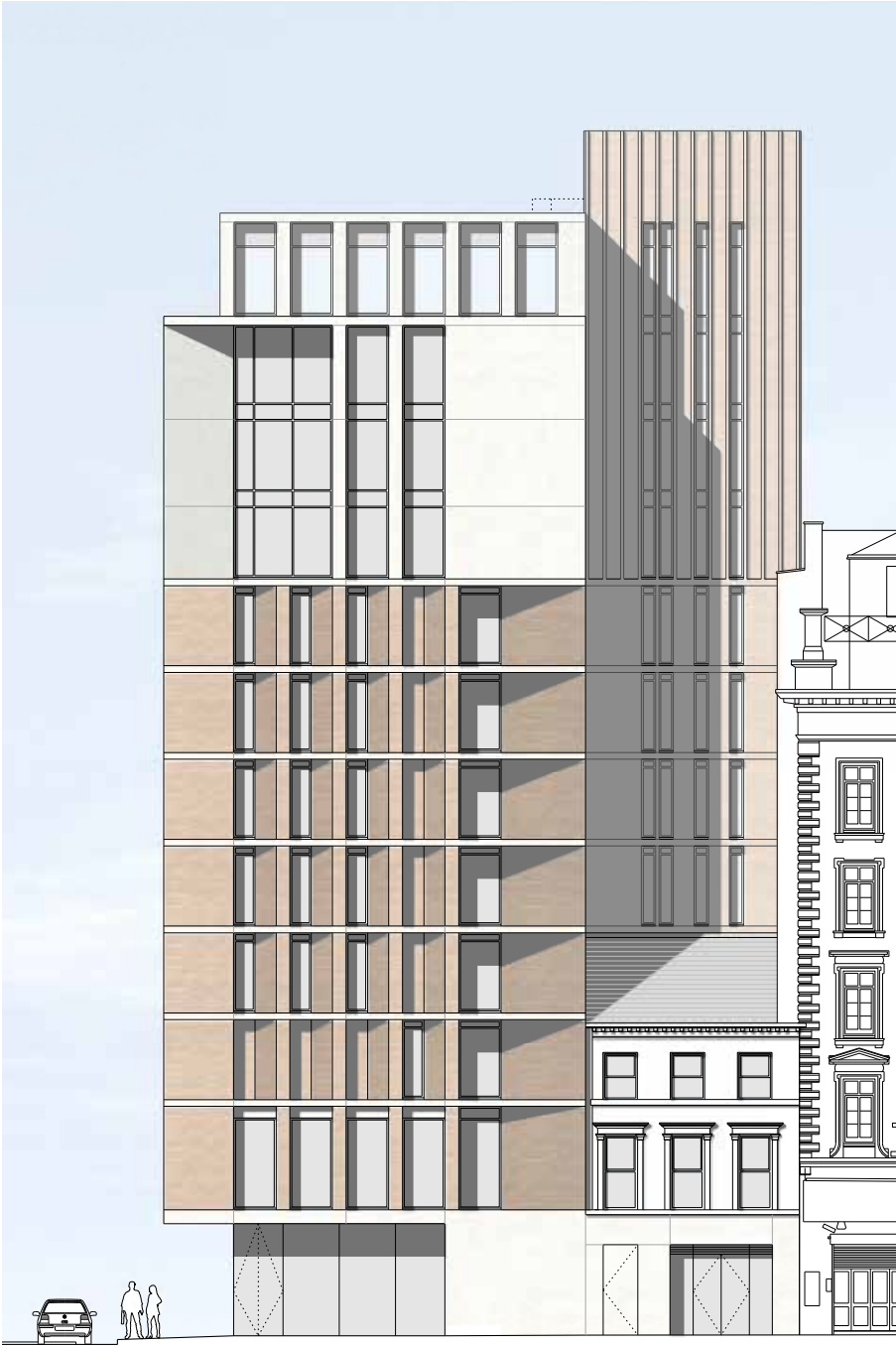
The new façade to Lever Street is underpinned by the following ideas:

- Unifying GRC plinth to the ground floor with full height glazing and associated high level micro-louvres to the retail unit.
- The 1st to 7th floors is comprised of horizontal GRC banding at every floor level with brickwork and windows infill. The brickwork has a combination of expressed 450mm columns with angled infills of different sizes. The largest and deepest of these apertures are located at the Lever Street and Piccadilly corner to help provide a strong termination of the vista when looking at the building from Market Street.
- 8th to 10th floors are constructed from brickwork and form a 3 storey expression. The change in scale is to provide a defined ‘top’ and help reduce the perceived scale of the building.
- The 11th floor is composed of a simple line of column and beams that enclose windows. This is set back from the main façade by 0.9m to minimise its impact.
- The modelling of the façade at the junction with Back Piccadilly helps to mediate the scale of the adjoining Georgian offices on Lever Street and the hotel. The façade to the 8th to 10th floor is eroded and allows the 11th floor GRC façade to extend downwards.

The new façade to Back Piccadilly is underpinned by the following ideas:

- Unifying GRC plinth to the ground and first floor with full height louvres to the retail unit.
- New building comprised of horizontal GRC banding at every floor level with brickwork and windows infill from 2nd to 7th floors. The brickwork has a combination of expressed 450mm columns with flat infills of different sizes.
- 8th to 11th floors are constructed from GRC and form a 4 storey expression. The change in scale is to provide a defined ‘top’ and help reduce the perceived scale of the building. The left-hand window has a deep angled reveal to help provide a strong termination of the vista when looking at the building from Lever Street.
- Located behind the retained warehouse facade is a simple 12 storey brick tower with brick ribs at the upper levels to provide a degree of articulation to an otherwise simple form. This is intended to appear visually subservient to both the main hotel and warehouse.
- The rear façade of the warehouse is to be retained. It will be repaired, repointed and the pike replaced with a stone coping. The existing windows and doors are to be repaired and painted. The non-original shopfront will be removed and replaced with louvres to shroud the service entrance and substation.

4.0 Development principles



proposed Piccadilly elevation



proposed Lever Street elevation

4.0 Development principles



proposed Back Piccadilly elevation



perspective view from Lever Street

4.0 Development principles

4.5.6 Vistas

The site is located at a pivotal location on Piccadilly. As such, it forms the termination of a number of vistas, particularly those from Piccadilly Approach, Market Street, Piccadilly Gardens, and Lever Street. Throughout the evolution of the design, a key driver has been to develop a building that responds positively to these vistas, which has been achieved by placing large and deep window recesses punched into the façade. Not only do these architectural features give character to the elevations, they ensure all elevations are equally responsive to the streetscape; there is no ‘back elevation’.

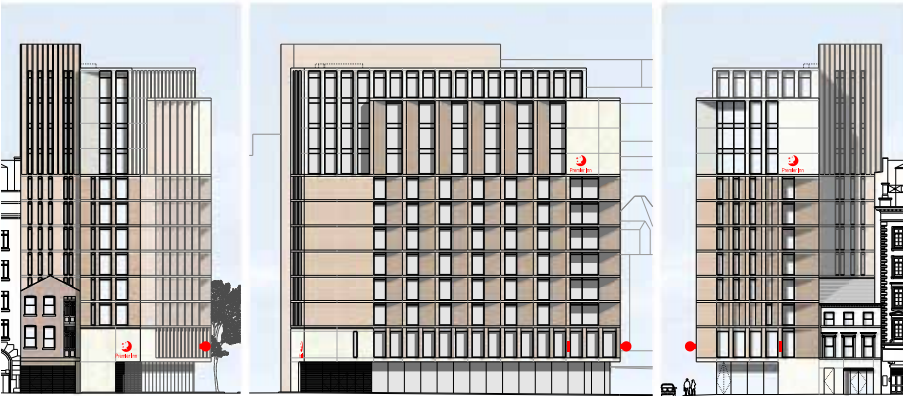
4.5.7 Landscaping

The site is a ‘back-of pavement’ development, so there is no opportunity to provide a public realm. The pavement to Piccadilly and Lever Street has recently been re-paved, so the intension is to retain it and repair where necessary. The landscape proposal is:

- retain existing paving along Lever Street and Piccadilly but replace paving damage damaged during construction with paving to match the existing
- new paving to the building recesses facing Piccadilly to match the existing on Piccadilly
- new paving to the pavement at the corner of Back Piccadilly and Lever Street to match the existing on Lever Street
- replace existing tarmac with new to the loading bay on Back Piccadilly

4.5.8 Signage

Branded signage for the hotel and retail unit will be subject to a future advertisement application. However, drawing 7546-al(04)40 illustrates the potential signage locations.



proposed signage zone



perspective view from Lever Street



perspective view from Portland Street

5.0 Access and parking strategy

5.1 General Access

The Application Site has a proximal location to a suite of major transportation hubs within Manchester, including Manchester Piccadilly Station and Piccadilly Gardens tram interchange. Therefore, the proposal can be considered extremely accessible. A Transport Travel Plan will be submitted as part of this planning application.

5.2 Inclusive Access

The proposed development has applied inclusive design principles to both the external and internal environments in order to maximise access and egress for disabled people. Furthermore, the aim is to design an inclusive environment regardless of age, gender, ethnicity, or disability.

All ground floor uses benefit from a level threshold access with the proposed internal finished floor levels, as illustrated in the diagrams opposite. All public entrances will comply with clear opening requirements, while also providing anti-slip floor finishes. The open-plan nature of the hotel ground floor lobby and the first floor lounge supports clear way-finding to the primary circulation lobby. Internal levels to the hotel are all connected by Part M compliant lifts and ambulant disabled stairs that ensure equal access by all.

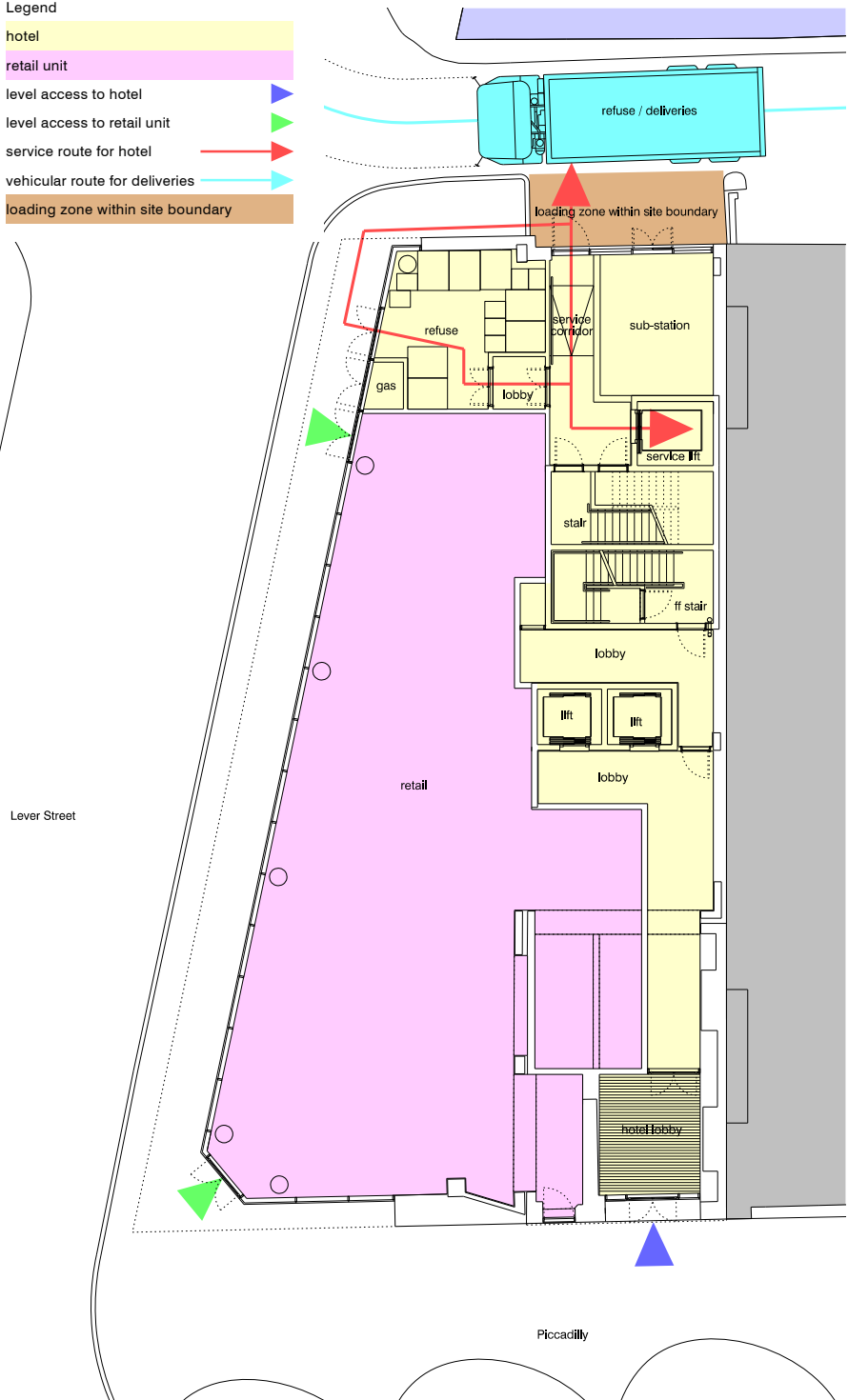
The retail unit will be subject to future fit-out works by the tenants, whose responsibility will be to install the necessary infrastructure to comply with current legislation.

The design team is committed to the principles of inclusive design and will, as far as reasonably possible, ensure that the project is accessible both internally and externally. The development has been designed to satisfy the provision for access as outlined in Part M of the Building Regulations and all public areas comply with DFA 2 standards.

Accessible Hotel Rooms

This proposal is for a 129no. room hotel and has sought to provide accessible rooms as part of the proposed mix of rooms. As a minimum the scheme achieves the required amount to comply with Building Regulations, which is 5% of the total accommodation. To achieve full compliance with MCC’s 10% target would impact negatively on building efficiency and ultimately render the scheme unviable. However, the proposed 5% allowance of universal access rooms in this development have bathrooms in full compliance with DFA 2 sizes and the bedrooms are considerably larger than most provided by other hoteliers. For example, the consented hotel at 67 Piccadilly has modest accessible room size of only 23.2m2. This proposal has universal access rooms of 34.4m2, which is 50% larger. In addition, it is proposed most of these rooms will include for disabled hoists and all will have interconnecting doors to the adjoining bedrooms. The entrance corridor to the universal access rooms has a 2.1m wide corridor, which exceeds the requirement of DFA 2.

The nearest disabled parking for guests is located on Tib Street (see drawing 7546-al(02)0002).



5.3 Parking and Cycle Facilities

The Application Site has a proximal location to a suite of major transportation hubs within Manchester, including Manchester Piccadilly Station and Piccadilly Gardens tram interchange. There are also numerous parking facilities in the neighbourhood. Therefore, the proposal does not benefit from on-site parking. However, a secure cycle store located within a lockable room in the basement accommodates storage for 14 cycles. Shower and locker room facilities are located adjacent the cycle store. A Transport Travel Plan will be submitted as part of this planning application.

5.4 Servicing

The majority of vehicles servicing the building will be light goods vehicles, with a small number of movements by larger, rigid vehicles including refuse vehicles. The design concentrates servicing activity on Back Piccadilly as vehicles have an opportunity to load and un-load without inconveniencing other road users on Lever Street and Piccadilly.

The hotel and retail units have access to dedicated refuse storage facilities, which are to be mechanically ventilated. The hotel refuse storage is located off Lever Street at the junction with Back Piccadilly. A management company will be responsible to move the refuse bins from the refuse room, along Lever Street and temporarily store them within the site curtilage on Back Piccadilly, where the refuse vehicle will be parked. Thereafter, the bins will be returned to the refuse room. The plan opposite illustrates the servicing strategy for the project.

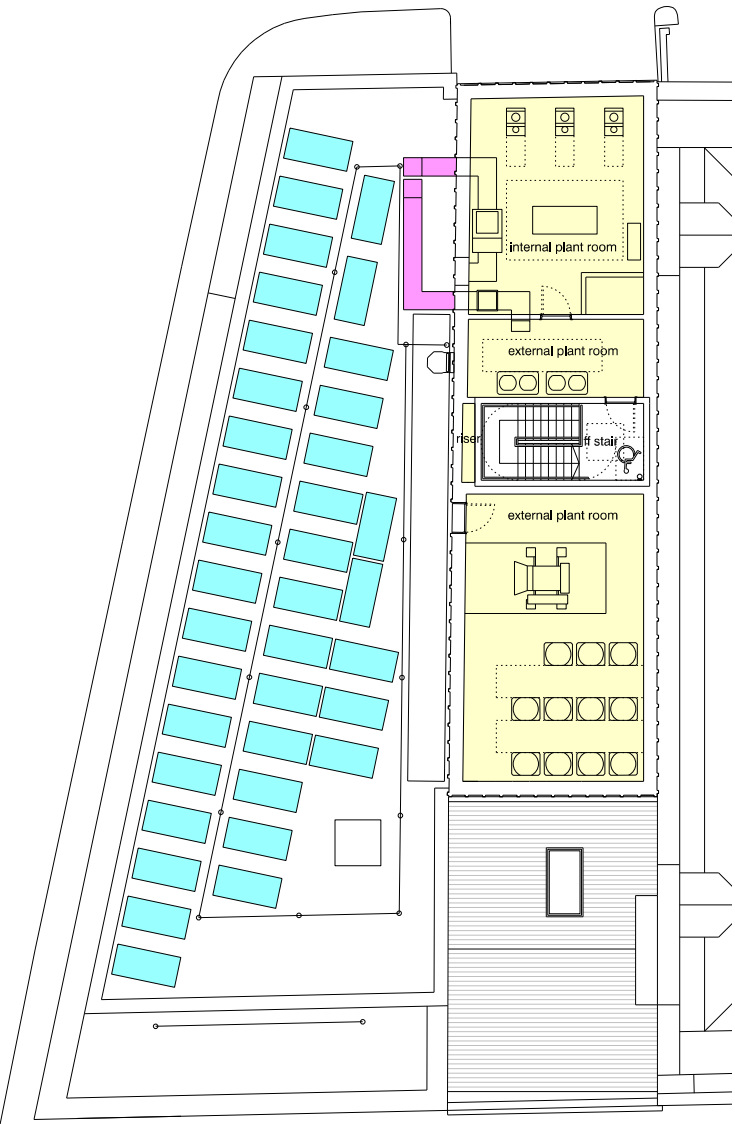
5.5 Maintenance

The hotel is maintained by a combination of cherry-pickers and a roof mounted abseil system.

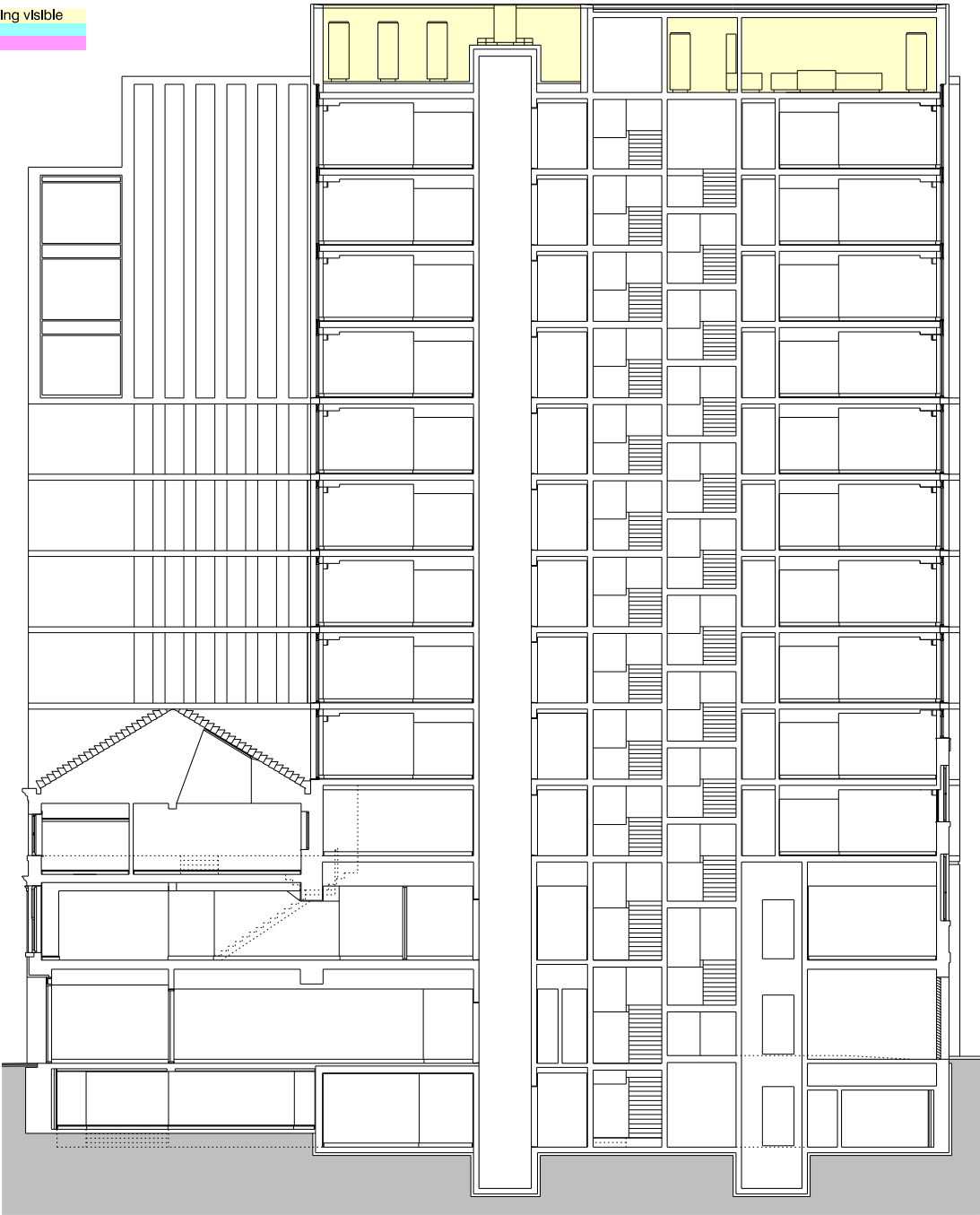
5.6 Roof Plant

With the exception of the water storage tanks, which are located within the basement, all other mechanical plant is located on the 12th floor. The plant equipment on the 12th floor is housed within a brick enclosure to prevent being visible (see plan below in yellow shade). To connect the ductwork passing through the building and getting to the plantroom requires 2 ducts located on the roof. These ducts (see plan below in pink shade) project 450mm above the height of the 12th floor parapet, so they may be visible from distant views. The photo-voltaics (see plan below in blue shade) do not project above the roof parapet, so they will not be visible.

all mechanical plant in the area marked yellow is concealed within a 2.8m high brickwork enclosure to prevent being visible
all photo-voltaics identified in blue do not project above the height of the parapet, to prevent being visible
the 2 ducts identified in pink project 450mm above the parapet, so they may be visible from distant views only



12th floor roof plan illustrating plant location



section through roof plant

6.0 Conclusion

6.0 Conclusion

In summary, the contents of this document have described how:

- The strategic context for this site is supported by a strong local regeneration and planning policy framework
- The scheme has been developed from a sensitive yet ambitious brief
- Specific analysis has been undertaken with regard to the existing buildings, and those within the surrounding area
- The document appraises the virtues of a commercial development from a strategic viewpoint
- An extensive and experienced design team has been appointed and investigated a series of alternative options for the site to ensure the optimum design has been achieved
- The design has been considered, specifically in relation to Circular 01/06, with regards use, amount, scale, layout, elevational treatment, appearance, and materiality
- The scheme will be sustainable and promotes this approach with regard to transport and servicing infrastructure
- The development will help support the continual growth of the City Centre economy and contribute to the development of a vibrant evening and night-time economy
- The regeneration of an underutilised site will provide enhancements to the street scene and contribution to ‘place-making’
- The cumulative result of the proposed development would be demonstrably positive, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets.

