INVICTA HOUSE

2-4 ATKINSON STREET
MANCHESTER
M3 3HH

HENRY BOOT DEVELOPMENTS &
KE HOTELS

DESIGN & ACCESS STATEMENT
781/DA001 Rev 0
APRIL 2017

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// Introduction 1

// Purpose of Document

DESIGN AND ACCESS STATEMENT

This statement is in support of the redevelopment of Invicta House for Use Class C1 hotel development comprising 145no. guestrooms, with ground floor ancillary facilities. Partial demolition of existing building with retention and refurbishment of main facade and erection of eight storey building (Use Class C1) to the rear

This statement has been prepared on behalf of Henry Boot Developments & KE Hotels to accompany an application for planning permission made to Manchester City Council for a proposed hotel development on Atkinson Street, Scott Place and Tivoli Street, Manchester.

A previous planning application by Northmill Associates for HBDL, for an office developemnt on the same site was approved in November 2016 (ref 111302/FO/2016/C1).

The proposals generally retain the design logic and overall apprearance of the approved scheme to respect decisions reached through the design and consultation process with the Local Authorities, Historic England and neighbouring parties.

This statement records the stages of design including site analysis, massing studies and design proposals. In addition, it provides an explanation of the final proposals, demonstrates appropriateness, and gives an understanding into the principles and concepts that have informed the design.

This application is for a proposed hotel development comprising of 145 guestrooms including 5 deluxe rooms (3%) and 8 accessible bedrooms (5%), front and back of house areas and some external seating.

It is intended that this Design and Access Statement is read in conjunction with the documents supplied as part of the Planning Application.

// Site Analysis 2

// Site Location

The site is situated within Manchester's city centre occupying a key location between the established commercial Deansgate thoroughfare and the more recently flourishing Spinningfields commercial district.

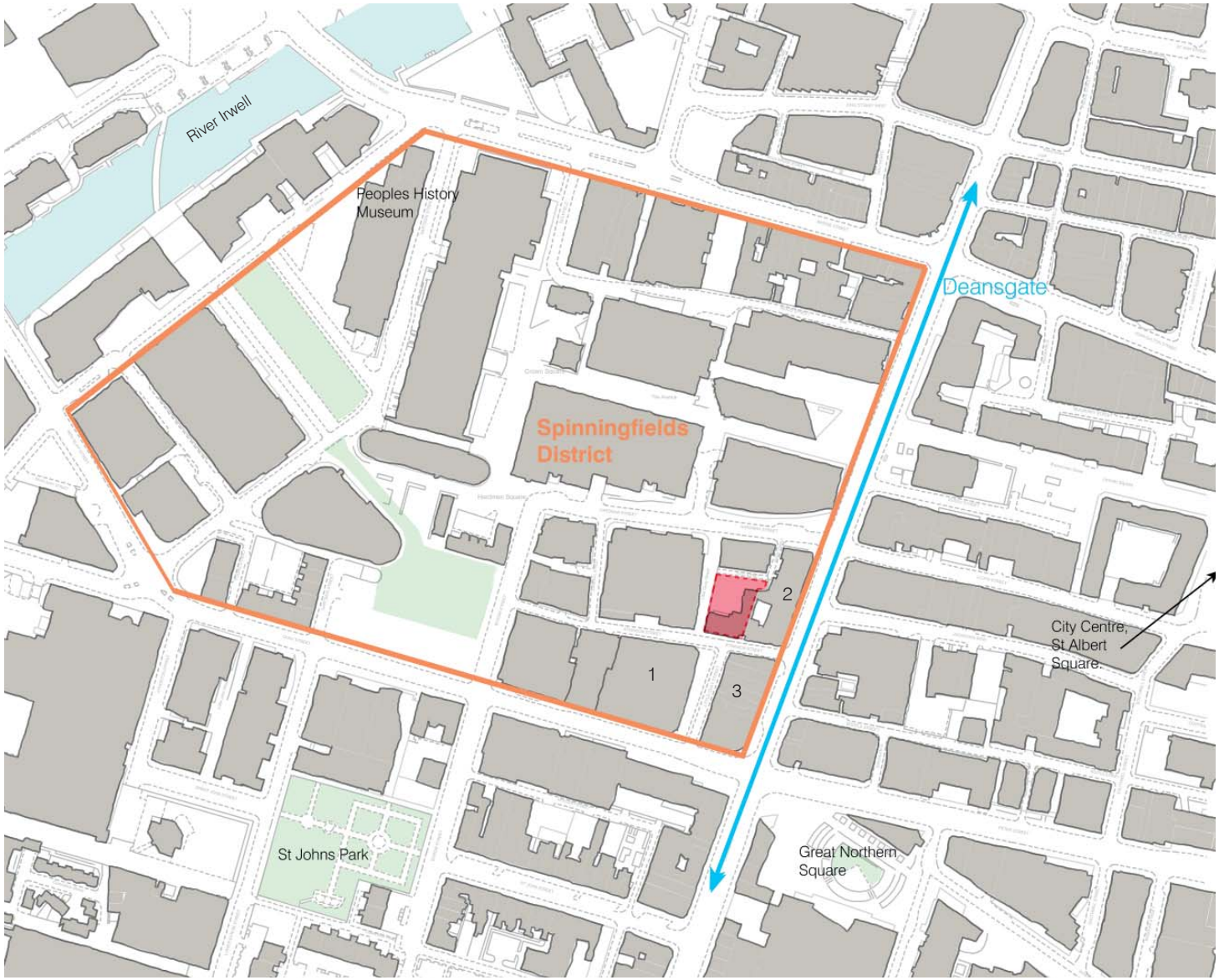
Being situated on the East edge of Spinningfields, the surrounding buildings are generally commercial consisting of multi storey office buildings with retail and leisure units at ground level and basement car parking.

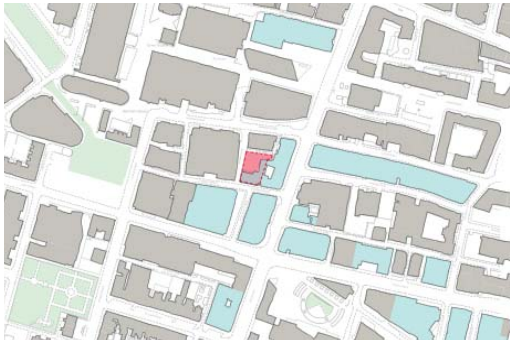
The site is within the Deansgate/Peter Street Conservation area adjacent to three neighbouring Grade 2 listed buildings:

1. Sunlight House to the South-West on Quay Street
2. 184-186 Deansgate / Oddfellows House
3 . 196 Deansgate / Royal London House

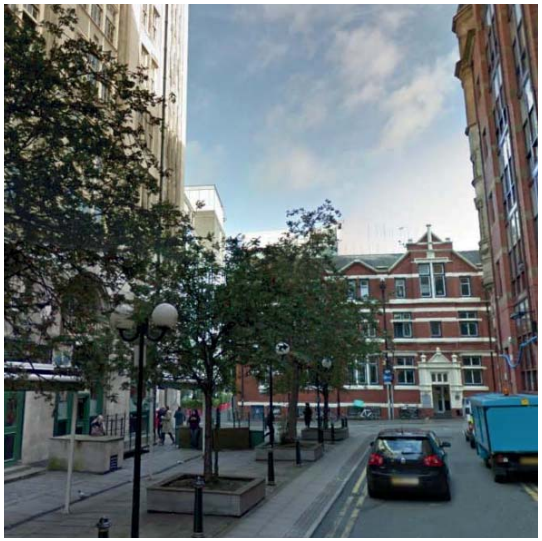
Landmarks near the site of historic value include The Albert Hall, The John Rylands Library and The Manchester Opera House.

Urban density is high in this area with a contrast in architectural language between the historic listed buildings and the more recent multi-storey glazed office blocks built within the last decade. Ultimately this creates the setting for a culturally rich and varied area, activated and busy with the excitement of the growing new development of Spinningfields.



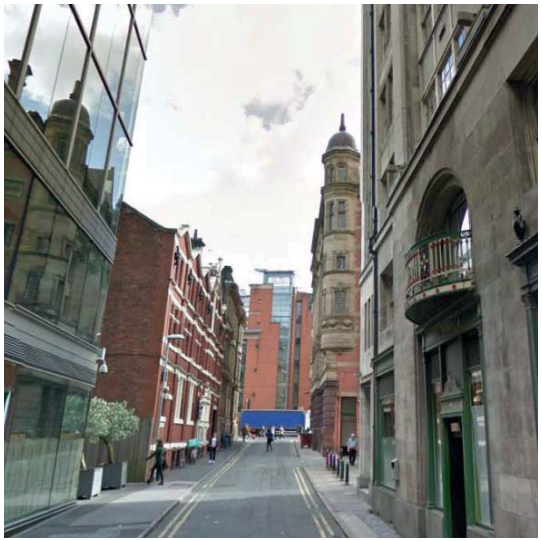


The Site | Spinningfields | Deansgate | Historic Buildings



1.

2.



3.

4.

// Site Description

The development site is currently occupied by Invicta House and its allocated parking. Invicta House has been repurposed and refurbished many times since it was built in the 18th century to accommodate a variety of functions, including a soda water factory, hat works and a silk finishing mill. Since the 20th century it was fitted out as a workshop and office space.

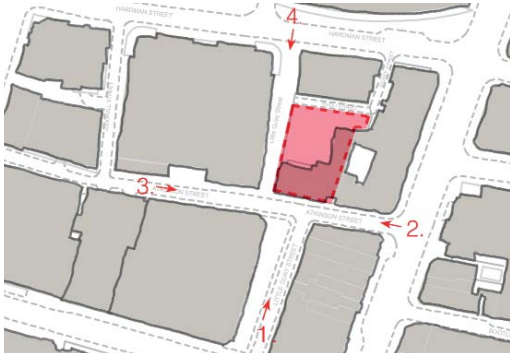
The site is predominantly governed by the negative space which currently serves as a car park. This space is not regular in shape, it is a product of the historic cityscape and ownership boundaries which has resulted in a slightly trapezoidal shaped site. It also has complicated topography with independent level changes of up to 1.6m.

Atkinson Street and Tivoli Street which line the South and North boundary's of the site are public highways, the remaining sides are subject to private ownership.

Invicta House is three storeys (and basement level) of the site along the South and East boundaries, the remainder of the site is car parking at ground level (level with Tivoli Street).

The main frontage is to Atkinson Street consisting of red brick with white painted accents which requires consideration within the Deansgate/ Peter Street conservation area. The rear elevations have been altered greatly as a result of its past uses.

Invicta House has been deemed of low historical value due to its varied use and lack of original interior, and is considered of relatively low heritage value within the conservation area and city centre as a whole. The building is not listed, and only the Atkinson Street facade, with its modest decorative detailing and horizontal emphasis, contributes modest archtectural and historic value to the context.

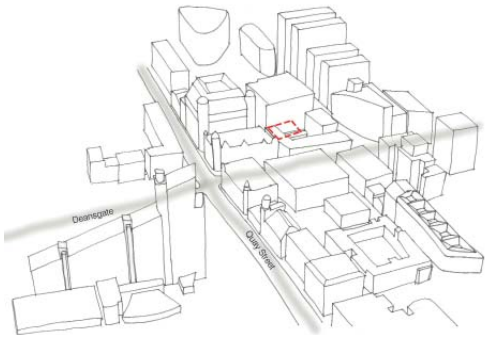


// Site Context

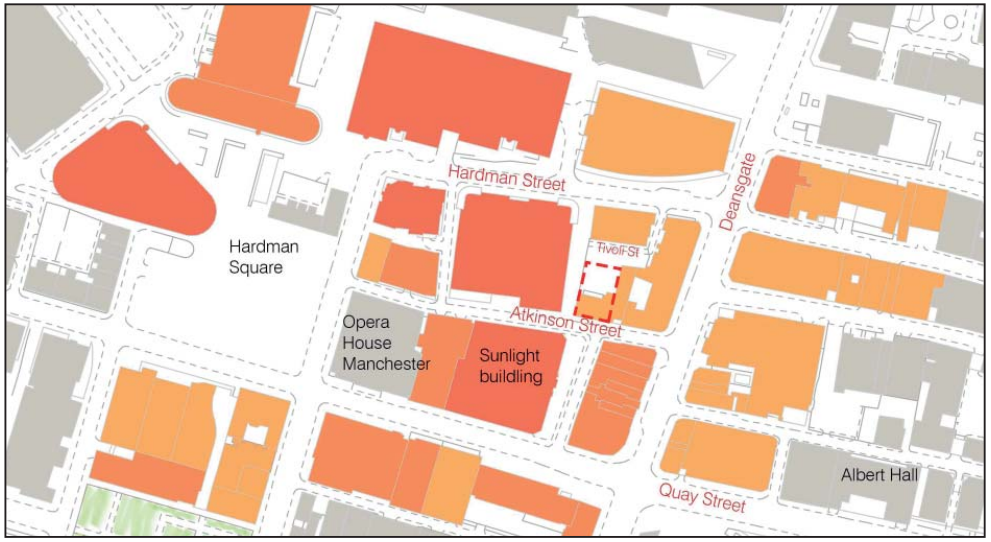
The buildings withinin the context of the site vary greatly in height, ranging from four to sixteen storeys. The General Medical Council Building is the tallest in the immediate context at 75m, further North along Deansgate, the iconic Beetham Tower at a height 157m is visible from the surrounding area.

There is also a number of historic landmark buildings in the vicinity of the site. Manchester & Saflord Magistrates Court, John Rylands Library, The Opera House, Sunlight House, and Albert Hall are all located within the conservation area. With their stark contrast to the new modern glazed offices in the area, they contribute to the mix of old and new and an extremely rich and varied context within the city centre.

Of these historic monument buildings, Sunlight House is the most sensitive building in the immediate context. It is an Art Deco, Grade II Listed building built in 1932 by Joseph Sunlight. It was the tallest tower in Manchester when it was completed with octagonal turrets celebrating its Quay St corner.



// Surrounding Massing & Sun



1 - 5 Story

5 -10 Story

10 -15 Story

EXISTING MASSING

In the surrounding site there are a variety of storey heights generally getting higher to the North-East. This allows the proposal flexibility between the tall glazed modern developments and the 4 & 5 storey tenements.

To the North-East lies the rest of the Spinningfields district with its new glazed 10+ storey developments which dominate the area aesthetically. The area to the South-West and down Deansgate is composed predominantly of more modest developments pieced between historic tenements.

SUN PATH

The development site is orientated diaginally along the North/South Axis. The North and East sides of the plot benefit from direct exposure allowed by the lower storey buildings in this direction. The South face of the site receives direct Sunlight along Little Quay Street, and the West facing side of the plot is generally sheltered by tall adhacent buildings.

1.

2.

3.

4.

Photos from Greater Manchester Lives.org archive.
Taken by T.Brooks (1968)

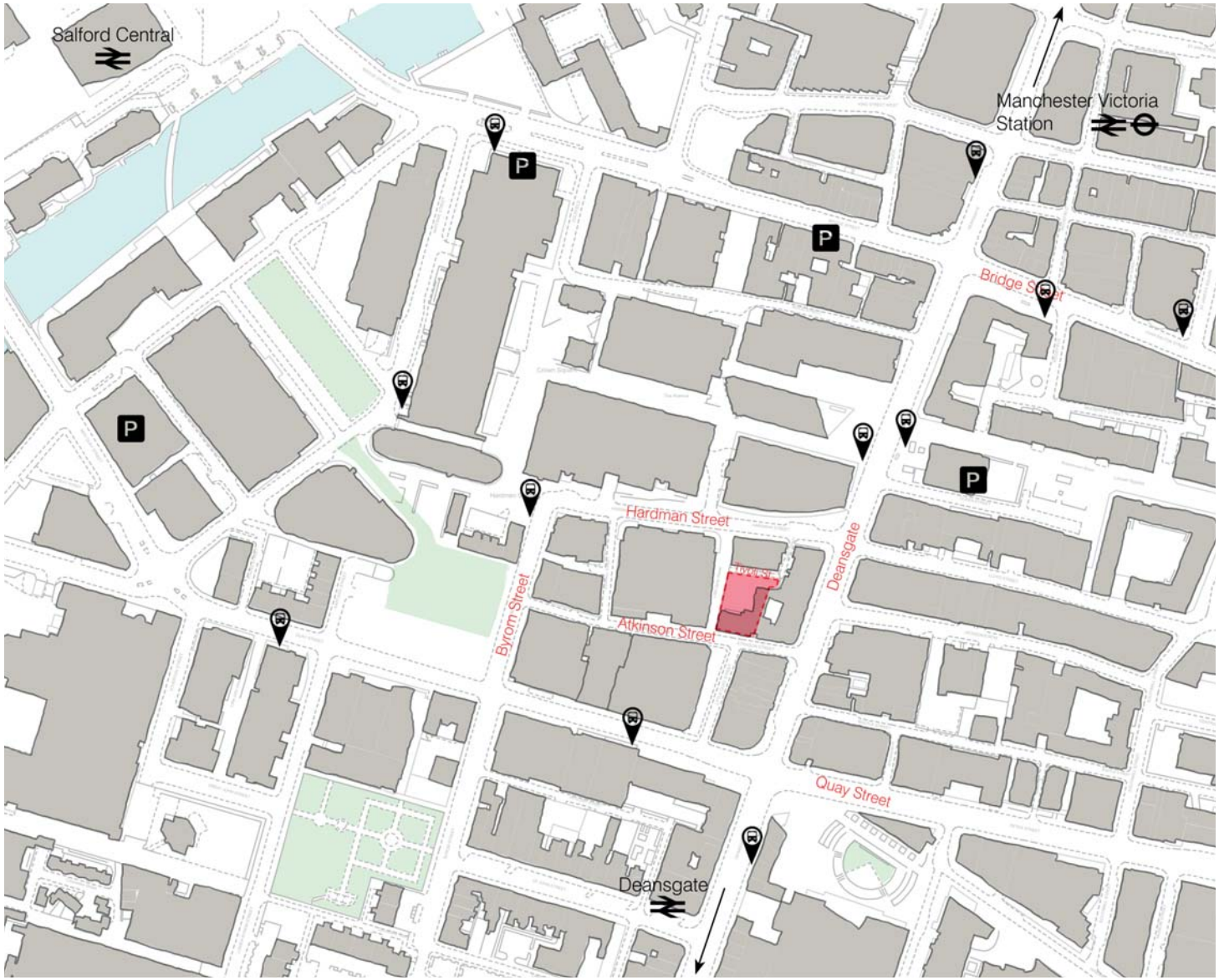
// Site History

Invicta House was built in the 18th century as a three storey residential building, part of a line of tenaments in an affluent area, before being converted for commercial use during a period of accellerated industrialisation in the 19th century. It has been home to a number of diverse businesses during its life cycle, including a soda water factory, a manufacturing chemist, a hat works and a silk finishing works.

Atkinson Street, formerly known as “Cupid’s Alley”, was named after Joseph Atkinson, a milliner who took over the previous Bowlers Hat works on the site. His hat making business grew to great success and he became an influential figure in the community. During late 19th century he led a successful campaign to have the street named after himself.

The site later became Ashley’s Silk Finishing Works, and during this time Invicta House was greatly expanded as the deteriorating crowded tenements were demolished. It is in this period that the current decorative elevation along Atkinson Street was constructed. Little Quay Street was also formed in this period, giving the decorative elevation prominance and visibility. A new East wing was added, and the site then expanded further creating a covered courtyard. These buildings were demolished by the 20th Century, with only the Atkinson Street facing part of the building retained.

With the creation of Scott Place in the 20th century (a connecting lane between Atkinson Street and Hardman Street), the adjoining tenaments to the East of Invicta House were removed, and the separating gable was exposed. This gave the building and street edge to the corner of Atkinson Street and Scott Place as it is today. The rear of Invicta House was largely demolished and reconstructed a number of times to suit the commercial use.



// Transport

LINKS TO TRANSPORT HUBS

The site is relatively equidistant to the three main railway stations, Deansgate (13 min walk), Manchester Victoria (14min walk) and Salford Central (10min walk) with ample bus route connections. Manchester Central coach station is also a 13min walk form the site.

CAR PARKING

It is proposed that the development will be considered “car free” and as a result no parking will be provided. The lack of car parking will capitalise on the city centre location and should promote use of other travel methods such as public transport.

CYCLE PARKING

Provision for up to 15 cycles will be provided as well as shower and changing facilities for staff use, in line with the city centre ambitions to promote cycling as a mode of transport.

Bus Stop

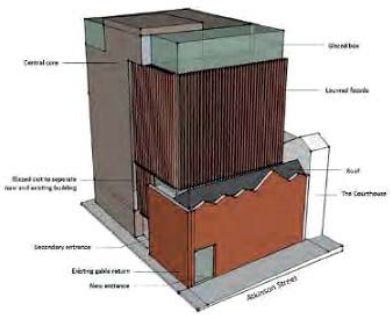
Car Parking

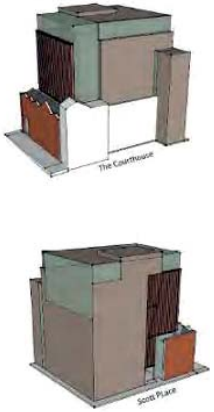
Train Station

Tram Stop

// Previous Application 3

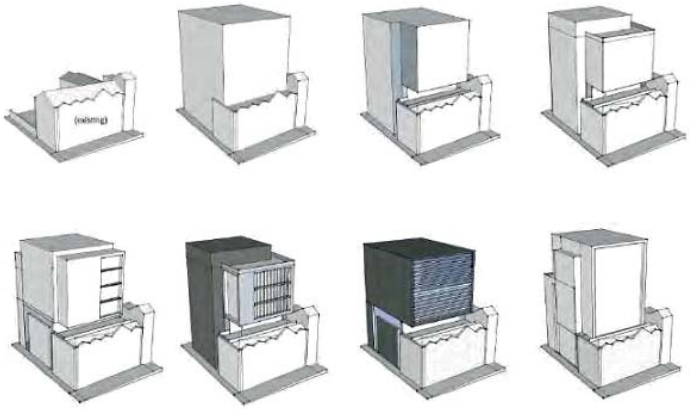
Proposed form & materials





These image represent the form/massing development undertaken by Northmill Associates Ltd who presented it to Historic England for review in May 2015

Development of form & massing



// Planning Approved Scheme

In 2016 an application for an office developent was lodged by Northmill Associates Ltd on behalf of HBDL. This applicaiton was approved in November 2016 (ref 111302/FO/2016/C1).

Following extensive consultation with Historic England, Manchester City Council and other stakeholders the following massing strategy was agreed:

1. The Atkinson Street façade retention was appropriate given that it turns the corner from Atkinson Street to Scott Place maintaining a 3D object rather than a 2D façade.

2. The height was acceptable because it was apparent that the proposal will require a strong sense of verticality.

3. The separation of the old and new facades via the 3rd floor step back from Atkinson Street and the Courthouse was a sensitive and appropriate decision giving the impression of two separate yet symbiotic elements.

(Northmill Associates - Design & Access statement)

Planning Approved Elevations by Northmill Associates Ltd.

// Planning Approved Scheme

Similarly, through prolonged discusisons with Historic England, the City Council and neigbouring land owners, the the final form, building facade, and architectural aesthetic was established:

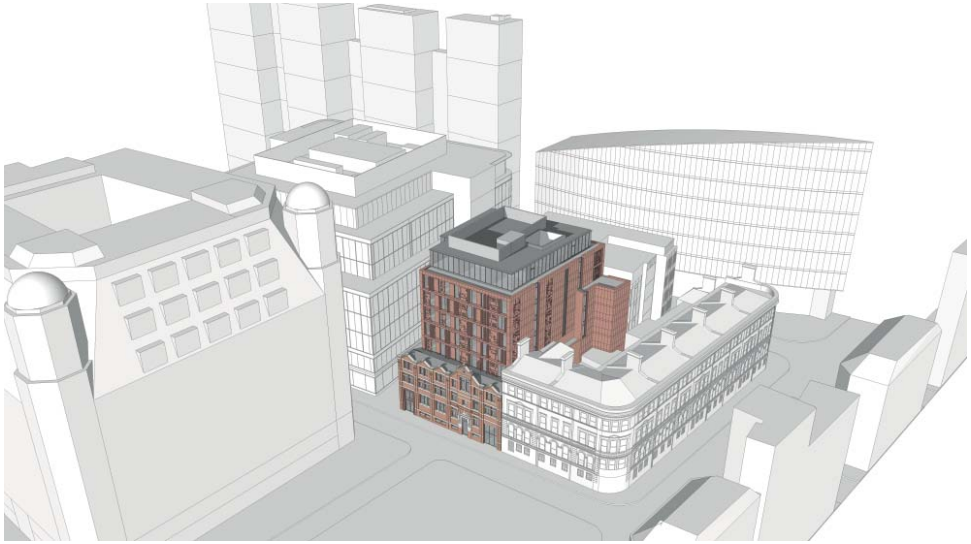
1. The facades to the new-build element aim to provide a striking, contemprary design that contrasts the appearence of the existing builiding. The randomly spaced perforated panels make the building unique and recognisable, with the random punched pattern referencing the site history of silk finishing machinery loom cards.

2. The proposed facade material of metal rain-screen cladding with a weathered effect (similar to Cor-ten) was chosen to provide a contrast to the red brickwork of Invicta House.

3. The top floor set-back along the Nothern, Eastern and Southern elevations has been agreed with neigbouring Allied London owners & Historic England to reduce the visual impact from street level on views in a conservation setting. The material change to glazing at this level aims to further emphasise the set-back and define the roofline of the weathered metal clad volume.

(Northmill Associates - Design & Access statement)

// Design 4



Aerial views of proposals in context

// Concept Scale & Massing

The hotel proposal retains the overall aesthetic approach and form/ massing logic of the planning approved office development, in line with the principles agreed with the City Council, Historic England and neighbouring land owners. This includes the following:

- Retention of the existing Invicta House facade on both Atkinson St & Scott Place
- A 'tower' element which is stepped back off the retained facades.
- A glazed top storey element set back on three sides.
- Randomly located perforated facade panels within horizontal banding
- A materiality of metal cladding with a weathered aesthetic
- A rooftop plant enclosure
- Service access from Tivoli Street

Proposed Massing

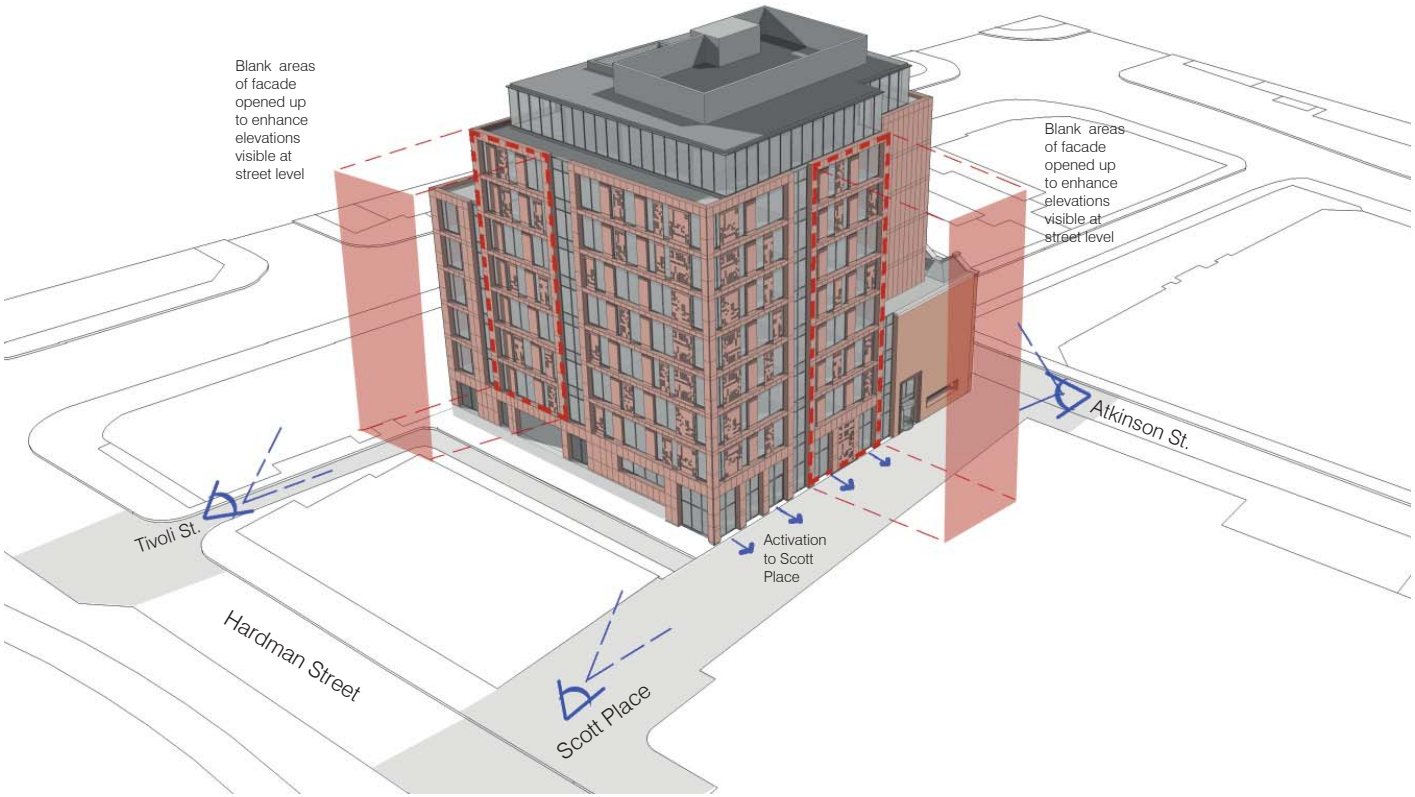


Diagram showing blank areas of elevation being opened up to enhance street level views and allow activation Scott Place

// Design Development

The proposed hotel brand is Moxy by Mariott, with an ethos of a vibrant and quirky place which fits well with the emerging character of the Spinningfields district.

The brand describe their facilities as 'a boutique hotel with the social heart of a hostel: a free-spirited place for fun stuff with likeminded spirits you'd otherwise never have met'. The public spaces aim to encourage a variety of activities and offer exciting places to be in.

To allow an active and welcoming public area, the stair and lift core (which in the previous application were positioned on Scott Place) have been relocated to the East elevation, adjoining Oddfellows House. This has the benefit of creating a fully activated frontage along Scott Place, and opening up the previously solid wall elements visible from Scott Place and Atkinson Street. The Oddfellows House elevation is not visible from street level, as it is obscurred by the adjoining 6 storey building, and only the top of the solid elements is visible above the adjining building from further viewpoints.

Similarly, the blank gable on the Tivoli Street elevation is also opened up, offering light to bedrooms located here and providing a framed view from Hardman Street along Tivoli Street.

View from Atkinson Street towards Scott Place

// Facade Development

APPROVED ELEVATIONS

To facillitate the hotel use, an additional floor has been introduced into the scheme by reducing the previous approved schemes floor to floor heights, with no increase on the approved massing.

Due to this reduction of floor to floor heights (from typical office storey dimensions to heights suitable for hotel requirements) the overall massing and height of the development has also slightly reduced. The extent of the previous scheme is shown in red dashed line overlaid onto the proposed elevarions.

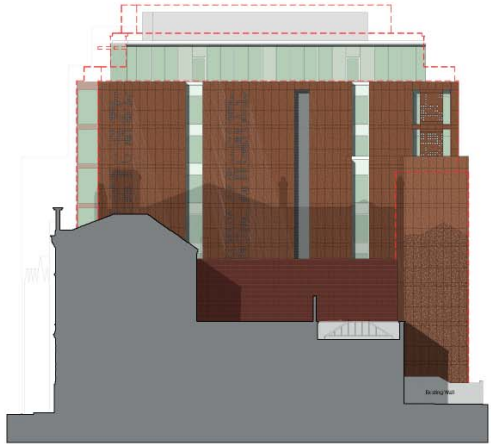
As part of the cellular nature of hotel developments, it was nessasary to introduce internal walls at upper floor levels, where previously an open plan office floor plate allowed uninterrupted glazing. The proposed facade arrangement is adjusted to suit the position of bedroom partitions without greatly impacting on the previously approved aesthetic, with the essence and ethos of the facade pattern being retained.

PROPOSED ELEVATIONS

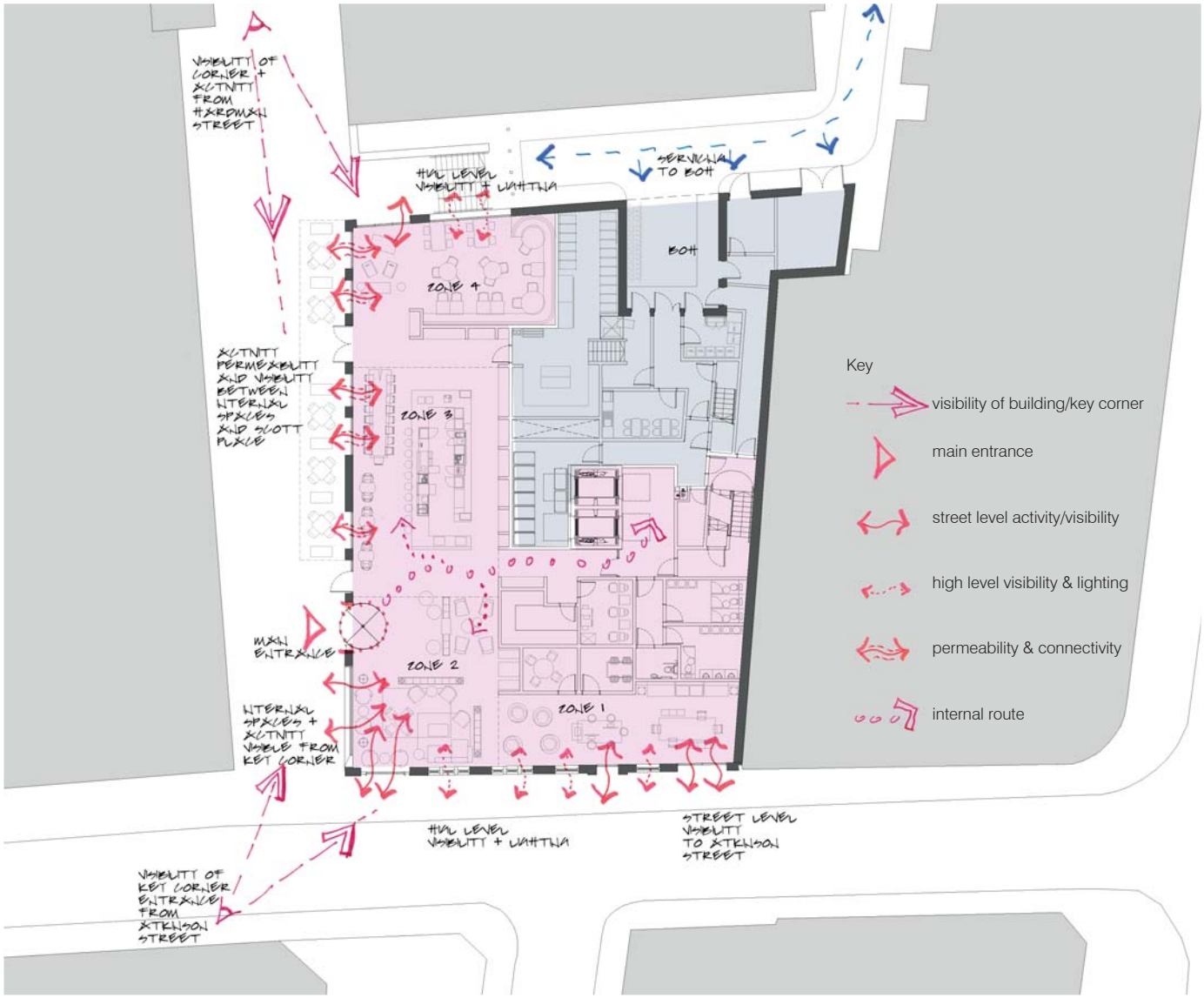
Atkinson Street Elevation

Scott Place Elevation

Tivoli Street Elevation



Oddfellows House Elevation



// Street Frontage & Activation

All public areas of the hotel are housed at street level on the ground floor along Atkinson Street and Scott Place. This has the benefit of maximising street activation and visibility from and into these areas. This will result in a bustling and vibrant atmosphere at street level. Internally four zones will allow a mix of uses and a varied feel, which all look out onto the street. In the evenings, internal lighting will spill onto the pedestrian routes, and enliven the area.

Internal vertical circulation and back of house areas have been positioned to the Odfellows House elevation and to the rear of Tivoli Street, to allow the perimeter along Scott Place and Atkinson Street to be maximised.

The main hotel entrance is positioned on Scott Place, close to the corner with Atkinson Street, to encourage people along this pedestrian thoroughfare. Formed as a framed opening within the retained Invicta House gable, this new intervention will be visible and recogniseable. A long eye-level slot window adjacent to the entrance provides glimpses in and out out from the public areas while maintaining the solidity of the retained gable. In contrast, the large format curtain walling windows in the new build 'tower' element, fully expose the public areas and activity further along Scott Place. This also creates the portential for external seating and permeability to the public areas.

Public areas along Atkinson Street & Scott Place

View of active frontages and public areas along Scott Place

View along Little Quay Street

View along Atkinson Street - East

View along Atkinson Street - West

View from Hardman Street

View from Deansgate

// Appearance & Visual Impact

The building form and elevations are designed to sit well within the context and enhance the views from surrounding streets.

When viewed from Little Quay Street, the retained Invicta House elevation preserves the existing experience of the vista, terminating with the historic frontage in the foreground on Atkinson Street. The set back new build tower element provides a contemporary backdrop to this view, and accentuates the feel of verticality created by the height of the flanking facades of Sunlight House to the West and the rear of the Royal London building to the East.

When viewed along Atkinson Street, the set-back of the tower avoids any imposition on the street frontage and scale of the retained Invicta House facade, or the adjoining High Court Registry building. The tower element roofline matches the set-back roofline of the adjacent glazed office block, where the two building heights are read as consistent to the street edge. The retained gable return of Invicta House enables it to be read as a three dimensional object when looking East, with the tower element behind appearing subservient to the street frontage.

Viewed from Hardman Street, the full height of the 'tower' element is visible to the street edge, surrounded by new modern office blocks this adds a contemporary component to the 21st century ongoing development of Spinningfields. Completing the urban edge of the gap site, the building encloses and reinforces the pedestrial route along Scott Place, and offers a key marker corner to identify the adjoining Tivoli Street. The drop in height to the retained gable return of Invicta House opens the views and allows breathing room towards Sunlight House. With active frontages to Scott Place, this further enhances the route and identity of the lane as a key exciting pedestrian thoroughfare.

Further from the immediate context, when viewed from Deansgate, the the proposed building is only partially visible behind the Courthouse Building on Deansgate. With only the top visible in the background, the material contrasts the sandstone of the Courthouse facade and despite its scale, the proposed hotel appears incidental to the historic view along Deansgate, keeping the Courthouse building focal to the street edge. The addition of the proposal to the skyline, with its modern materials and expression, nods to the bold transition from the conservation area to the 21s century transformation of Spinningfields. This is done with care and consideration to the surroundings, and the proposal respects the sightlines toward Sunlight house, with its two corner towers and domes visible above the roofline and the set back glazed top storey.

Note:
For a full justification of the proposals in heritage terms as well as a detailed visual impact assessment, please refer to the accompanying Heritage Statement.

View along Little Quay Street

View from Hardman Street

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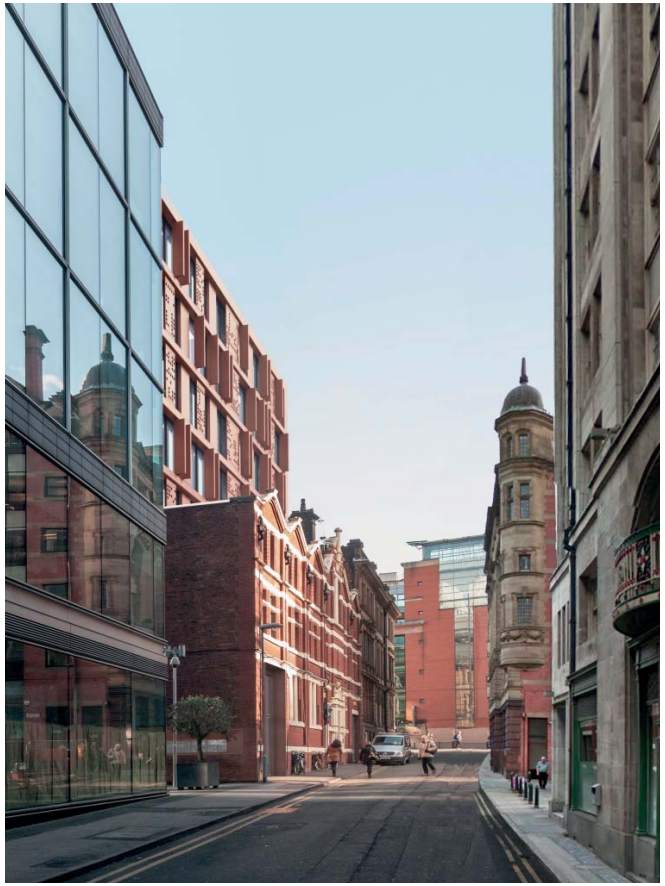
View along Atkinson Street - East



View along Atkinson Street - West

// Appearance & Visual Impact

When viewed along Atkinson Street, the set-back of the tower avoids any imposition on the street frontage and scale of the retained Invicta House facade, or the adjoining High Court Registry building. The tower element roofline matches the set-back roofline of the adjacent glazed office block, where the two building heights are read as consistent to the street edge. The retained gable return of Invicta House enables it to be read as a three dimensional object when looking East, with the tower element behind appearing subservient to the street frontage.

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View from Deansgate

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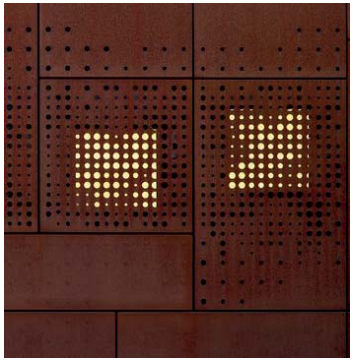
Proposed view along Atkinson Street / Scott Place

Proposed view along Scott Place from Hardman Street

Examples of metal cladding panels with a weathered effect & curtain walling



Examples of perforated metal panels with a weathered effect

Examples of metal fins with a weathered effect aesthetic

// Materiality

The proposed materiality maintains the logic established by the previously consented office development, and retains the palette and expression of previously approved materials.

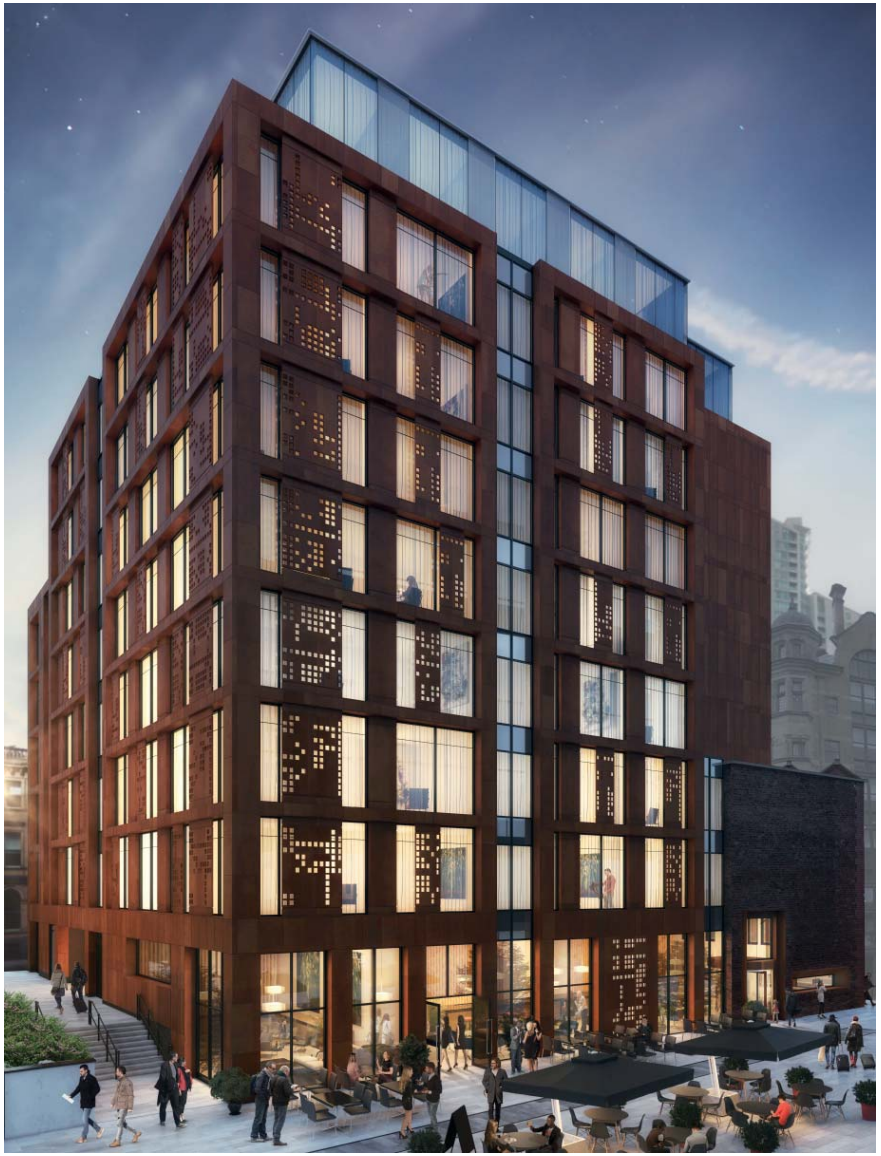
This consists of a simple and consistent palette of metal rainscreen panel cladding with a weathered effect (similar aesthetic to Cor-Ten), and curtain walling. The weathered effect metal cladding includes randomly punched perforated panels, metal fins to the South Elevation, and horizontal banding and solid elements of the facade.

This will provide a modern contrast to the existing brick of the retained Invicta House historic elevations, while being in a complementary colour tone that does not differ excessively from the colour of the brick.

The perforated panels give a degree of randomness to the cellular rigour of the hotel use, and add a feeling of depth and layering. The perforated panels also enhance the lighting effect in the evenings, with the glow of the bedrooms behind accentuating the pattern.

The vertical fins on the South further break up the elevation and distinguish it from the retained brick elevation. They add another layer of complexity and rhythm to the facade. Both the fins and the perforated panels help with shading and privacy to the bedrooms.

The simple palette of a consistent unique material on all facades, expressed in different ways (including pattern perforated panels and metal fins), complements the hotel brand ethos of a quirky, vibrant and distinctive place. Located in an architecturally diverse area like Spinningfields, the proposed materiality will enhance the character of the location and the surroundings.



View along Scott Place / Tivoli Street

// ACCESS

ARRIVAL TO THE SITE

Building users will arrive to site by various means of transport (both public and private). The proposed hotel is located in the city centre with excellent public transport services, and is equidistant between the three main railway stations, Deansgate (13 min walk), Manchester Victoria (14min walk) and Salford Central (10min walk) with ample bus route connections. Manchester Central coach station is also a 13min walk form the site. There is no dedicated drop-off, users arriving by taxi or private transport would be dropped off on Atkinson Street or Deansgate.

Provision of up to 15 cycles will be provided in the undercroft of the service area on Tivoli Street, as well as shower and changing facilities for staff use, in line with the city centre ambitions to promote cycling as a mode of transport.

ACCESS TO THE BUILDING

Pedestrian access to the building will be via the main entrance which is located on Scott Place, adjacent to Atkinson Street. The public areas along Scott Place may also open out onto the pedestrian lane and allow pemeability between the exterior and interior. Staff can access the building directly through the back of house access on Tivoli Street.

ACCESSIBLE BEDROOMS

8no. accessible bedrooms are proposed within the hotel which equates to 5% of the total 145no. bedrooms. Alternative handed accessible bedrooms are available to offer a choice of provision.

All accessible bedrooms and bathrooms will be in accordance with Document M and British Standards size requirements.

All guest light switches, sockets, heating/cooling controls, etc. are accessible. Accessible bedrooms are provided with additional fire alarm warnings including vibrating pillows, strobe lights in addition to the audible warnings.

Accessible bedrooms are also provided with alarms to summon assistance and connected to reception with a warning light outside the bedroom. These are activated from call points in the bathroom and adjacent to the bed. Reset switches are provided on the headboard and in the accessible bathroom to allow the occupant to cancel an accidental alarm before staff are required to enter the room.

ACCESSIBILITY & INCLUSIVE ACCESS

All areas of the building are fully accessible. The main entrance will include a Document M compliant level access threshold. An automatic revoloving door with a single pass door to the side is provided, and all entrances will be fully wheelchair accesible and powered where required, to ease access. It is proposed that all external paving is non slip with minimal undulations and joints to provide a level surface

Corridor widths, door widths, and opening patterns all comply with Document M of the building regulations and facilitate wheelchair access.

Lift cores provide access to all floors and are fully accessible with Braille controls and audible announcements. Stairs also comply with ambulant disabled standards.

Accessible toilets are provided within all public areas, located on the Ground Floor, to comply with relevant building regulations.

A reception desk will be provided near the entrance with a lowered section for wheelchair access. A loop system will also be prrovided at reception.

SERVICING STRATEGY

In line with the strategy agreed as part of the previous application, the hotel will be serviced via Tivoli Street / Hardman Street. This includes deliveries, refuse collection, and servicing of plant areas. Internal refuse storage is provided within the building, and it is anticipated that members of staff would move the bins to the designated collection zone on Sidney Streert on refuse collection days, similar to the strategy adopted by other surrounding properties with access to Tivoli Street.

ACCESS FOR EMERGENCY VEHICLES AND FIRE ESCAPES

Access for emergency vehicles is available via the public highway to the North and South sides of the building, and vehicles can access Hardman Street and Atkinson Street at either end of the site. In the event of an emergency, access is also possible via the private route along Scott Place.

All fire escape exits are located onto Tivoli Street to the rear of the site, from the upper floor escape stairs. Ground floor public areas provide external escapes to Scott Place.