

Angela Leckie
City Centre Team
Planning
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532, Manchester, M60 2LA

Our ref: KH/7546-01db-20210219-planning application.docx
Date: 19th February 2021

Dear Angela

re: **43-47 Piccadilly** ref:124544/FO/2019 and 124545/LO/2019

Further to our application for Planning Permission and Listed Building Consent on 18th September 2020, we hereby apply to supersede the previously issued submission with the documents listed below.

The application seeks Planning Permission and Listed Building Consent for:
"construction of a new 129 bed hotel (Use Class C1) and associated restaurant (Use Class A3 and 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."

This application is supported by the following documents, which have been compiled in line with Manchester City Council's validation requirements and in discussion with the LPA at the pre-application stage:

- Site location plan (drawing 7546-al(04)0001)
- Application drawings by SSL (as listed on the drawing register)
- Planning Statement by SSL
- Design and Access Statement by SSL
- Waste management strategy by SSL
- Drawing register by SSL
- Crime Impact Statement by GMP
- Heritage Statement by Heritage Architecture
- Energy and Renewables Statement by T&L
- Fume Extraction Statement by T&L
- Phase 1 Desk Study and Preliminary Contaminated Land Risk Assessment by GeoAssist
- Site Noise Assessment by Hoare Lea
- Transport Statement by RGP
- Travel Plan by RGP
- Bat and Black Redstart Survey by Avian Ecology
- Drainage Strategy by Crouch Waterfall
- Archaeological Desk Based Report by CFA

stephenson STUDIO ltd
(a subsidiary company of
simpson haugh & partners group llp)
registered in england
no. 8324071

managing partner
roger stephenson OBE
barch hons arb riba

partners
keith hamilton
ba hons grad dip arch arb riba
justin risley
ba hons dip arch arb riba

associate partner
john boardman
ba hons arch dip arch arb riba

- Sunlight and Daylight Assessment by BRE
- Sunlight and Daylight Addendum Statement by BRE
- BREEAM Pre-Assessment Report by SCS Partnership
- Delivery and Servicing Management Plan by RGP
- Structural Philosophy Report by Crouch Waterfall
- Air Quality Report by Wardell Armstrong
- TV and Radio Impact Assessment Report by GTech Surveys Limited
- Whitbread Commitment Statement by Whitbread
- Local Labour Agreement by SSL
- Outline Demolition and Construction Management Plan by SSL

We understand the planning fee submitted with the previous application will be attributed to this application.

Since the previous application on 18th September 2020, we received 2no. invalid letters for application reference 124544/FO/2019 and 124545/LO/2019 on 12th October 2020. For clarity, the text below responds to the points raised in these 2 letters.

Invalid letter for application reference 124544/FO/2019

Point 1

Air Quality Management Strategy - to evaluate the impacts of the development and proposed mitigation within the context of compliance with Greater Manchester Air Quality action plan 2016. (Core Strategy Policy EN16).

Point 1 response

Air Quality Report dated December 2020 by Wardell Armstrong is now submitted with this application.

Point 2

Evidence of Statement of Community Involvement Community Consultation should be supplied if this has been undertaken.

Point 2 response

Due to Covid, no further Community Involvement Community Consultation has been undertaken.

Point 3

Outline Construction management plan or Draft Construction Management Plan can be provided which outlines areas to be covered as part of the detailed plan which will then be subject to a condition.

Point 3 response

Outline Demolition and Construction Management Plan dated 11th February 2021 by SSL is now submitted with this application.

Point 4

Design and Access Statement/ Heritage Assessment- We require fully detailed contextual drawings set within the surrounding street scenes. For a major development this should include 3D visualisations, verified views and coloured elevations. However no verified views and CGI Visualisations have been provided and these are necessary for us to fully evaluate the design merits of the proposals in terms of visual impact, impact on heritage assets and relationship to context. In addition we have previously set out the applicant that the Visual

Impact Assessment would interrogate 7 views and only 3 have been included (CGI's / Verified views are a required for all of these views) and not all match the previously agreed views.

Point 4 response

Fully detailed contextual drawings set within the surrounding street scenes are provided with this application. See drawings 7546-al(02)0030-P02, 7546-al(02)0031-P01, 7546-al(02)0032-P02, 7546-al(04)0030-P07, 7546-al(04)0031-P07, and 7546-al(04)0032-P07).

Verified 3D visualisations are provided with this application. See drawings 7546-al(04)0049-P01, 7546-al(04)0050-P02, 7546-al(04)0051-P02, 7546-al(04)0052-P02, 7546-al(04)0053-P02, 7546-al(04)0054-P02, 7546-al(04)0055-P02, 7546-al(04)0056-P02, 7546-al(04)0057-P01, 7546-al(04)0058-P01, and 7546-al(04)0059-P01. These visualisations now include the 7 views agreed with MCC and are also included within the revised Heritage Statement.

Point 5

Design Guide SPD need to demonstrate full compliance with the requirements of MCC's Design for Access 2 document with at least 10% of Hotel rooms being fully compliant we would also like to see disabled hoists included within a number of rooms.

Point 5 response

Section 5.2 of the Design & Access Statement revision P02 and section 3.28 of the Planning Statement revision P02 respond to this point.

Point 6

Blue and Green Infrastructure Statement - 'Manchester's Great Outdoors - A Green and Blue Infrastructure Strategy for Manchester 2015-2025' (G&BIS) sets out objectives for environmental improvements within the City within the context of objectives for growth and development and there is a need to explore opportunities for such improvements as part of this proposal and how it seeks to the respond to the Vision and Objectives of the plan with reference in particular to pages 12, 16, 20, 31 and 39.

Point 6 response

Section 7 of the Planning Statement revision P02 responds to this point.

Point 7

Details of a Local Employment Agreement which should contain a commitment to work with the Work and Skills Team to ensure that employment opportunities resulting from this development are made available to Manchester residents through the existing recruitment offer and allow hard to reach groups equal opportunity to be successful in applying.

Point 7 response

Local Labour Agreement dated 11th February 2021 by SSL is now submitted with this application.

Point 8

For a hotel use as the city is only able to sustain a certain amount of this type of accommodation in considering the merits of any proposal for a hotel we would have to understand the following:

- *What class of hotel it would be and what would it be competing with*
- *How it would relate to the overall provision within the sector*
- *How would the development compliment regeneration both in the immediate vicinity and a city centre wide context*

Point 8 response

Section 4.5.1 of the Design & Access Statement revision P02 and section 2.29 to 2.45 of the Planning Statement revision P02 respond to this point.

Point 9

Information on TV and radio reception and interference. Please provide a report on the possible interference created by the proposed development on TV and radio reception within the area.

Point 9 response

TV and Radio Reception and Interference Impact Assessment dated 1st February 2021 by GTech Surveys Limited is now submitted with this application.

Point 10

Evidence of a commitment to develop the site subject to planning from the hotel operator.

Point 10 response

Whitbread Commitment Statement dated 10th February 2021 by Whitbread is now submitted with this application. Also, Section 4.5.1 of the Design & Access Statement revision P02 and section 3.5 of the Planning Statement revision P02 refer to the Whitbread Commitment Statement.

Point 11

Can you confirm where the closest disabled parking bays are.

Point 11 response

Drawing 7546-al(02)0002-P01 illustrates where the closest disabled parking bays are. Also, Section 5.2 of the Design & Access Statement revision P02 and section 3.28 of the Planning Statement revision P02 refer to the location of the closest disabled parking bays.

Point 12

Doors cannot open onto the Highway for highway safety reasons.

Point 12 response

Drawing 7546-al(04)0010-P07 illustrates the single door facing Piccadilly has been handed to prevent it opening onto the pavement. The entrance doors to the hotel facing Piccadilly are required to open outward to satisfy Building Regulations. However, these doors are recessed and will not interfere with pedestrians on Piccadilly. The fire exit and sub-station doors facing back Piccadilly are also required to open outward to satisfy Building Regulations. These are located within the site curtilage as indicated by the red line boundary on drawing 7546-al(04)0010-P07, so they will not obstruct public highway.

Point 13

Is there no evidence of original ground floor shop front to inform an authentic reinstatement or inform the design?

Point 13 response

Section 5.3i of the Heritage Statement confirms that, “the ground-floor shop unit is much altered and retains no historic fabric. The shop-frontage was first altered around 1909 and again later”. There is no evidence of original ground floor shop front to inform an authentic reinstatement.

Point 14

Can it be confirmed if the building is to be constructed from a traditional load bearing brick or a system which uses brick slips.

Point 14 response

The proposal is for the brickwork to be of traditional load-bearing construction. A note has been added to this effect on drawings 7546-al(21)0001 to 7546-al(21)0008 inclusive and in section 4.5.5 of the Design & Access Statement revision P02.

Point 15

Details are required of how the proposals would interface with the buildings at 49-51 Piccadilly.

Point 15 response

Drawings 7546-al(21)0008-P01, 7546-al(04)0120-P01, and 7546-al(04)0121-P01 illustrate how the proposal will interface with the buildings at 49-51 Piccadilly.

Point 16

The extent of roof top plant (worst case scenario) needs to be illustrated in section and the details of the number and appearance particularly in section of the proposed PV's (not clearly defined on roof plan) need to be confirmed to ensure that these are not too visible.

Point 16 response

Drawings 7546-al(04)0022-P05, 7546-al(04)0023-P05, 7546-al(04)0033-P04, 7546-al(04)0034-P04, and 7546-al(04)0036-P01 illustrate the extent of roof top plant. Also, section 5.6 of the Design & Access Statement revision P02 explains the plant strategy and confirms that the PVs will not project above the roof parapet.

Point 17

How is rainwater storage and mitigation required for Suds going to be accommodated within the development as not shown in plans.

Point 17 response

The Drainage Strategy dated December 2020 by Crouch Waterfall explains how the rainwater storage and mitigation required for Suds will be accommodated within the development.

Point 18

As stated previously the ground floor feels like it needs to be taller as it appears disproportionate to the scale of the building and needs to be considered in combination with the upper three storey element which needs to be smaller as this taller upper element seems a little 'top heavy'.

Point 18 response

Section 4.5.4 of the Design & Access Statement revision P02 justifies the proportions of the building and relative scale of the ground floor glazing. This is also reinforced by drawing 7546-al(04)0041-P01.

Point 19

Signage zones need to be identified.

Point 19 response

Drawing 7546-al(04)40-P01 and section 4.5.8 of the Design & Access Statement revision P02 illustrates the potential signage zones.

Point 20

The Microlouvres are shown in section (bay studies) but not on the elevations (including bay studies) - can this element not be within the head of the recessed opening to allow full height glazing to windows. Why are the louvred areas larger on the upper floors?

Point 20 response

Due to the scale of the drawings the micro-louvres to the head of the windows are illustrated with a grey fill on drawings 7546-al(04)0030-P07, 7546-al(04)0031-P07, 7546-al(04)0032-P07, 7546-al(04)0033-P04, 7546-al(04)0034-P04, and 7546-al(04)0035-P04. However, the larger detailed drawings 7546-al(21)0001 to 7546-al(21)0007 inclusive illustrate each blade of the louvres. The micro-louvres to the upper floor are larger so that they conceal the roof parapet, and the horizontal cornice is not overly deep. This is illustrated on drawing 7546-al(21)0004-P02.

Point 21

Bay studies Piccadilly Station facing elevation section B-B and C-C are required.

Point 21 response

Drawings 7546-al(21)0006-P01, 7546-al(21)0007-P01, and 7546-al(04)0034-P04 illustrate bay studies for section B-B. Drawings 7546-al(21)0006-P01, 7546-al(21)0008-P01, and 7546-al(04)0035-P04 illustrate bay studies for section C-C.

Point 22

A detailed larger scale section showing the retained facade and interface with the new building is required.

Point 22 response

Drawings 7546-al(21)0008-P01, 7546-al(04)0120-P01, and 7546-al(04)0121-P01 illustrate the interface details of the retained facades and new building.

Point 23

Sunlight and Daylight Report - this needs to be revised / updated to reflect the impact from the new proposals or there needs to be a covering note / addendum from the consultants to confirm that the original figures / conclusions are unaltered by the amendments to the building design.

Point 23 response

The Sunlight and Daylight Report Addendum dated 19th November 2020 by BRE confirms that the original figures / conclusions of their previous Sunlight and Daylight Report dated 9th July 2019 remain unaltered by the amendments to the building design.

Invalid letter for application reference 124545/LO/2019

Point 1

Show scaled existing and proposed floor and reflective ceiling plans.

Point 1 response

Existing floor plans are illustrated on drawings 7546-al(02)0009-P02, 7546-al(02)0010-P02, 7546-al(02)0011-P02, 7546-al(02)0012-P02, 7546-al(02)0013-P01, 7546-al(02)0040-P01, 7546-al(02)0041-P01, 7546-al(02)0042-P01, and 7546-al(02)0043-P01.

Existing reflected ceiling plans are illustrated on drawings 7546-al(02)0019-P01, 7546-al(02)0020-P01, 7546-al(02)0021-P01, and 7546-al(02)0022-P01.

Proposed floor plans are illustrated on drawings 7546-al(04)0009-P06, 7546-al(04)0010-P07, 7546-al(04)0011-P08, 7546-al(04)0012-P08, 7546-al(04)0013-P06, 7546-al(04)0018-P06, 7546-al(04)0021-P04, 7546-al(04)0022-P05, 7546-al(04)0023-P05, 7546-al(04)0100-P01, 7546-al(04)0101-P01, 7546-al(04)0102-P01, and 7546-al(04)0103-P01.

Proposed reflected ceiling plans are illustrated on drawings 7546-al(04)0090-P01, 7546-al(04)0091-P01, 7546-al(04)0092-P01, 7546-al(04)0093-P01, 7546-al(04)0110-P01, 7546-al(04)0111-P01, 7546-al(04)0112-P01, and 7546-al(04)0113-P01.

Point 2

Show scaled existing and proposed internal elevation drawings of all elevations affected by the proposed works including formation of links between new build and retained elements of listed building. Include clear annotations to show the proposed works and all materials, specifications and finishes. Illustrate details of wall finishes and how any columns, downstand beams or other features such as cornices, skirting boards etc are to be dealt with?

Point 2 response

Existing internal and external elevations are illustrated on drawings 7546-al(02)0030-P02, 7546-al(02)0031-P01, 7546-al(02)0032-P02, 7546-al(02)0033-P02, 7546-al(02)0034-P02, 7546-al(02)0050-P01, 7546-al(02)0051-P01, 7546-al(02)0052-P01, 7546-al(02)0060-P01, and 7546-al(02)0061-P01.

Proposed internal and external elevations are illustrated on drawings 7546-al(04)0030-P01, 7546-al(04)0031-P07, 7546-al(04)0032-P07, 7546-al(04)0033-P04, 7546-al(04)0034-P04, 7546-al(04)0035-P04, 7546-al(04)0036-P01, 7546-al(04)0031-P07, 7546-al(04)0120-P01, 7546-al(04)0121-P01, 7546-al(04)0130-P01, 7546-al(04)0131-P01, and 7546-al(04)01132-P01. These drawings are

annotated to illustrate the proposed works and all materials, specifications and finishes.

Point 3

Details of new or replacement architectural features (joinery, cornices etc) should be provided at a larger scale (1:20 minimum).

Point 3 response

The drawings identified in Point 2 response above illustrate details of new or replacement architectural features (joinery, cornices etc). However, because much of the building is covered by contemporary plasterboard walls and suspended ceilings, it will not be possible to fully detail all concealed historic features until a soft-strip demolition has been undertaken.

Point 4

Provide details - due to the partial demolition - as to how the building is to be protected during the course of works.

Point 4 response

Section 8 of the Outline Demolition and Construction Management Plan states, "the internal works to the former townhouse at 47 Piccadilly will be protected from water ingress by a temporary weatherproof protection to the roof. Details to be agreed with a specialist sub-contractor".

Point 5

Accurate, annotated drawings detailing internal works required to implement any acoustic insulation scheme, thermal insulation and fire protection associated with the proposed reuse of the listed building. These drawings should include details of:

- (a) The location and design (including the external finishing materials and their finishes and colours) of these works*
- (b) The relationship between these proposed works and the existing listed structure, including details of any raised floors or underdrawn ceilings and the means of affixing the proposed works to the existing listed structure*

Point 5 response

Drawings 7546-al(04)0100-P01, 7546-al(04)0101-P01, 7546-al(04)0102-P01, 7546-al(04)0103-P01, 7546-al(04)0110-P01, 7546-al(04)0111-P01, 7546-al(04)0112-P01, and 7546-al(04)0113-P01, 7546-al(04)0120-P01, 7546-al(04)0121-P01, 7546-al(04)0125-P01, 7546-al(04)0130-P01, 7546-al(04)0131-P01, and 7546-al(04)0132-P01 illustrate the location and design of these works and the relationship between these proposed works and the existing listed structure, including details of any raised floors or underdrawn ceilings and the means of affixing the proposed works to the existing listed structure.

Point 6

The treatment of the existing elevational window openings to achieve the required acoustic insulation, including a schedule of works for the retention, repair and refurbishment of the existing windows. Such works should not include for the removal or replacement of any original windows unless a full justification for such works is provided, including a structural survey, details of why repair and refurbishment of such windows is not viable and details including materials and sections of any proposed replacement windows.

Point 6 response

All existing external windows to the former town house facing Piccadilly and the façade of the former warehouse facing Back Piccadilly are to be retained, repaired as necessary, then painted. To provide acoustic insulation to meet the stringent requirements of the Whitbread specification, internal secondary glazing will be necessary. This is illustrated on drawing 7546-al(04)0125-P01.

Point 7

Structural engineering Report to support the development - In particular we need to understand how the construction of a new building (including excavation of a basement) on the adjacent site and the level of alteration to the existing listed building fabric is capable of being delivered (particularly given the existing condition of the gable wall) without compromising any further the structural integrity of the listed buildings and what level of structural intervention within the existing listed fabric is necessary to deliver the proposals.

Point 7 response

The revised Structural Design Philosophy Report revision 2 by Crouch Waterfall addresses this point.

We trust that you find this proposal satisfactory and look forward to your response.

Yours sincerely

A handwritten signature in black ink, appearing to be 'KH' with a stylized vertical line extending downwards.

Keith Hamilton
partner
stephenson STUDIO Ltd.