



Junction Hotel, Rolls Crescent:
Design and Access Statement

Contents	
INTRODUCTION	03
SITE STRATEGIES	05
JUNCTION HOTEL PUB	15
JUNCTION HOTEL APARTMENTS	17
STREET SCENE	20
ROLLS CRESCENT APARTMENTS	22
URBAN GARDENS	26
ROLLS CRESCENT APARTMENT AMENITY	28
ACCOMMODATION SCHEDULE	30

This is a proposal for the redevelopment of the un-listed heritage asset; the Junction Hotel and adjacent site, Rolls Crescent, Hulme. The Junction Hotel is a historic building that has survived through many iterations of its surroundings. Originally built on the junction of Warde Street and Preston Street. It is our intention to revive the purpose of this building, and reinstate the context in which it previously existed - with buildings either side of it.

The site is currently uninhabited and is being used as a car park. There is currently a drug and crime problem on the car park site which is concern to the families living in the Hulme community; any development should aim to rectify this. We aim to eradicate the antisocial problems by re-invigorating the site into a cultural social hub, celebrating cultural diversity, business and learning.

Hulme is a diverse community, so any community building should be designed with community stakeholder involvement. We have been liaising with the community to establish the best use of the hotel building – a use that will have benefits to all members of the community.

We propose to redevelop the Junction Hotel as a celebration of local arts, music and culture celebrated between the local residents, university and the surrounding students. We aim to help create a community of education and start-up businesses. Students of the university and local residents can come together to grow their business in a space with like-minded people.

We propose to build a residential development on the car park site in similar density and scale to the adjacent 'Homes for Change' residential unit across the road. We see this working in tandem with the Junction Hotel Pub to form a new node of the community.

The design for the residential block is loosely based on the principles established by 'Homes for Change' of the 'streets in the sky' with the semi private urban gardens on the deck access balconies outside the apartment entrances. We propose to take this idea further with our 'Vertical Urban Garden', providing communal outdoor amenity space.

These two apartment buildings will be arranged around a new semi-public piazza, over a ground floor parking and service level, separating pedestrians from vehicular traffic.

The proposed development will be designed as a sustainable development, both physically and economically. The local community have made it clear they would prefer a car free site and the building to be as environmentally sustainable as possible.



Proposed Scheme 3D - entrance to scheme at junction of Rolls Crescent and Old Birley Street

Site Strategies

Site History

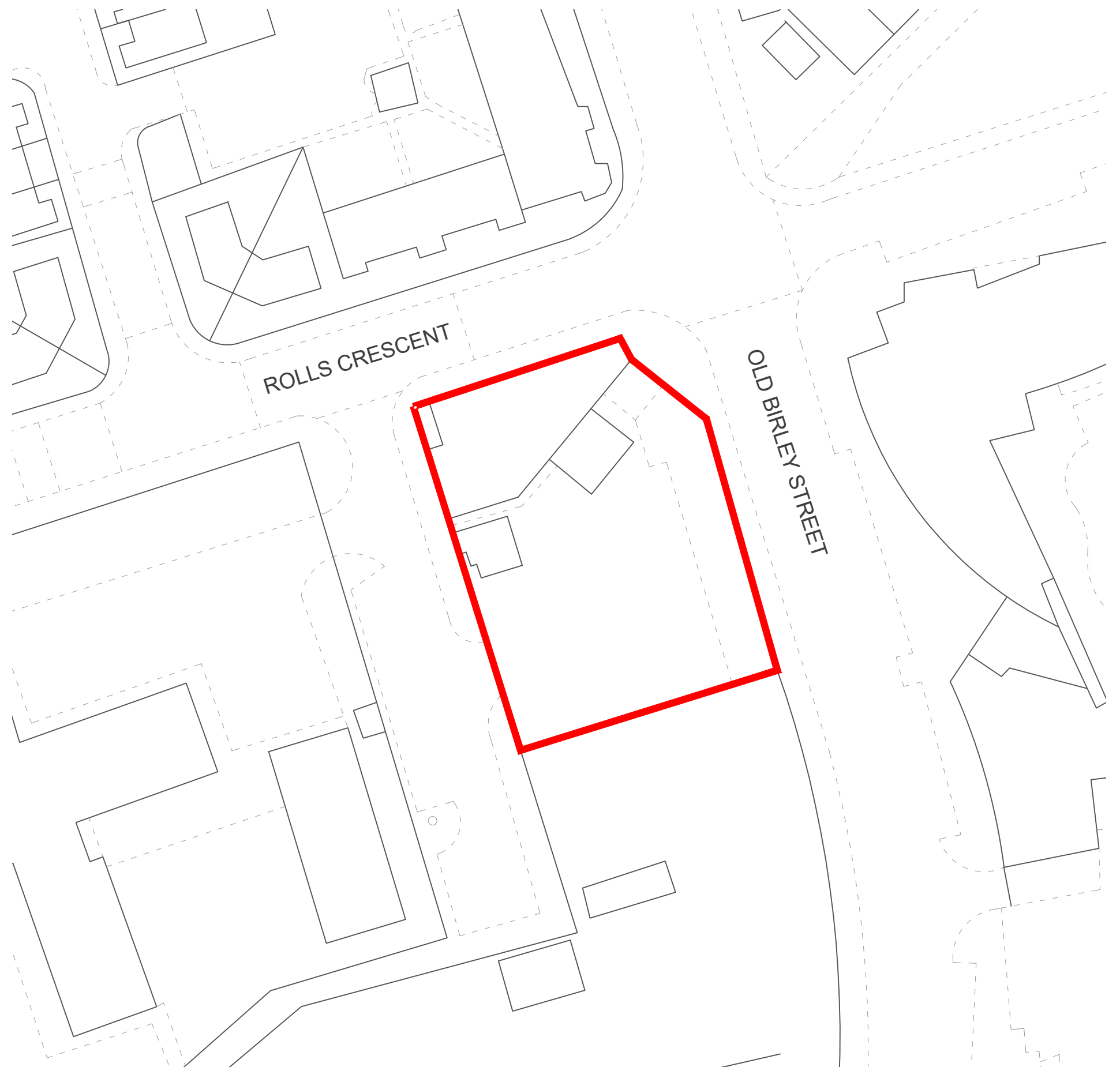
The Junction Hotel was built in the late Victorian period on the junction between Warde Street, Preston Street, Upper Jackson Street and Junction Street. The hotel originally had three storeys but the top storey was removed around 1967 due to fire damage. The Junction Hotel is considered to be an unlisted heritage asset and a landmark of Hulme. The pub was once known around Hulme as a venue for music and socialising, but has since closed and fallen into disrepair.



Junction Hotel old Preston Street South Facade



Junction Hotel old Warde Street North Facade



Site Location plan

Unlisted Heritage Asset

The Junction Hotel is classed as a unlisted heritage asset but not a listed building. As a major part of this scheme we plan to rejuvenate this asset back to its original status and meaning. We want to make this building a part of the community again and modernise it with a contemporary replacement to the second floor, in the spirit of the original, but built using contemporary materials.

Street Context Revival

As part of the scheme we propose to include residential accommodation. This block will be designed to form a new street to the South Elevation of the junction Hotel and giving the heritage asset back its original double sided street context. Without this building to the south the Hotel loses its importance and reasoning behind its distinct shape and character.



Hulme Crescents before demolition - the Junction Hotel is recognisable in the bottom right of the image.



Junction hotel prior to removal of third storey



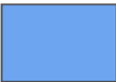
Junction hotel on the junction between Preston Street (Left) and Warde Street (Right)

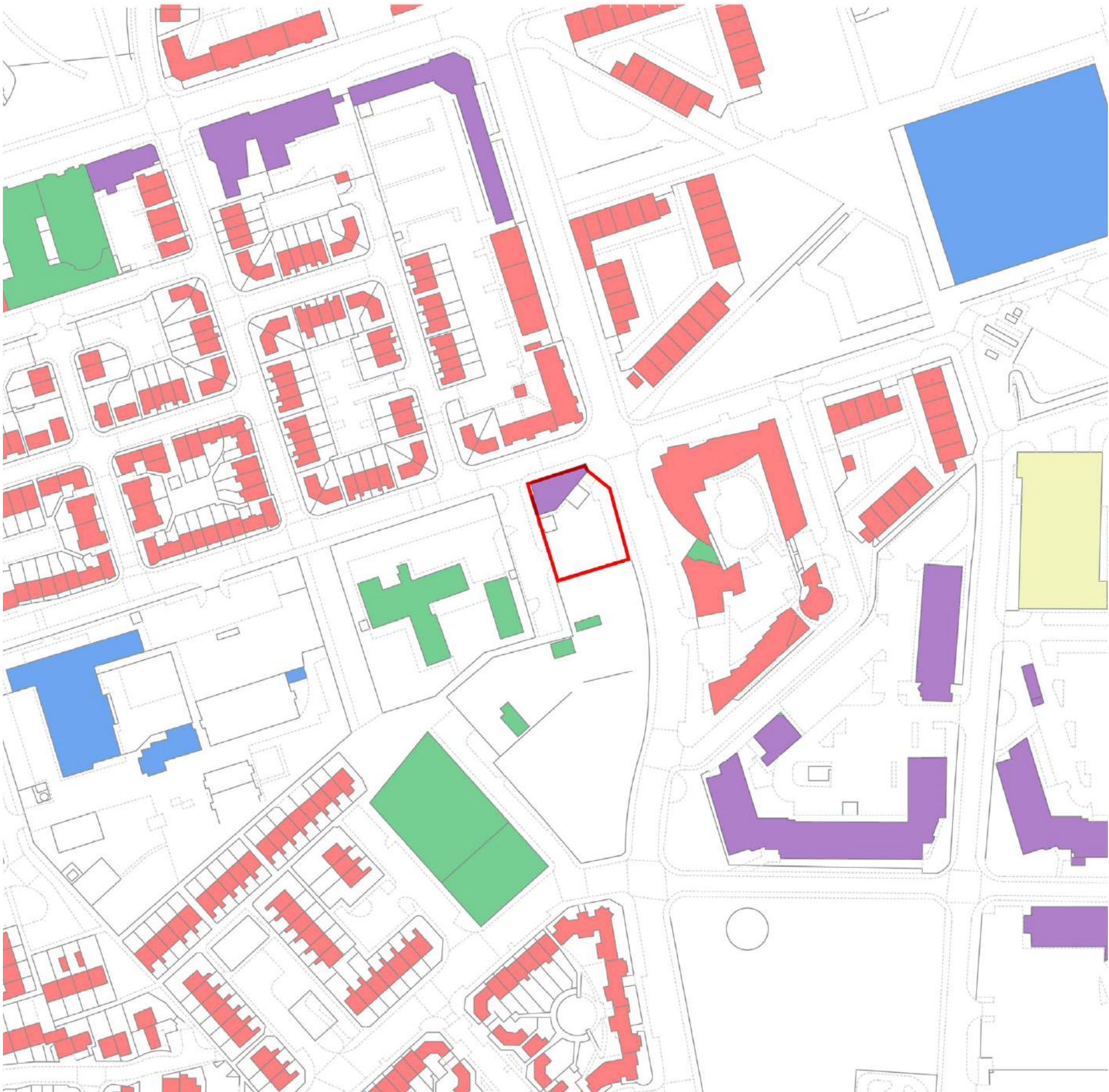
Site Context

The hotel currently sits on the crossroads between Rolls Crescent and Old Birley Street. Old Birley Street is a high level corridor and links Hulme to Manchester city centre. The site sits on the boundary between the residential blocks to the West (on the site of the old Hulme Crescents) and the larger scale and higher density university property to the East.

Old and New

The Junction Hotel is one of the only period buildings remaining in the area and has always been an important landmark on the site. The street context of the site has changed considerably since it was built. The Junction Pub used to sit on the junction of Preston Street and Warde Street. However, Preston Street has been lost so the South-East facade of the Junction Hotel no longer has any immediate context. We propose to restore this context to the South-West side of the Hotel by forming a new semi-public space adjacent to this important facade of the building.

-  Community
-  Education
-  Residential
-  Commercial
-  Parking



Map showing the building use in the surrounding area

Axis

A number of axis have already been created on the site. Old Birley street provides the primary city axis, connecting the site to the city centre. There is also the Rolls Crescent axis running East to West which runs along what was formerly Warde Street. Finally there is the Old Preston Street/University axis. This axis follows the main South-East facade of the hotel, creating the link between our site and MMU. This is a particularly important part of the local street context

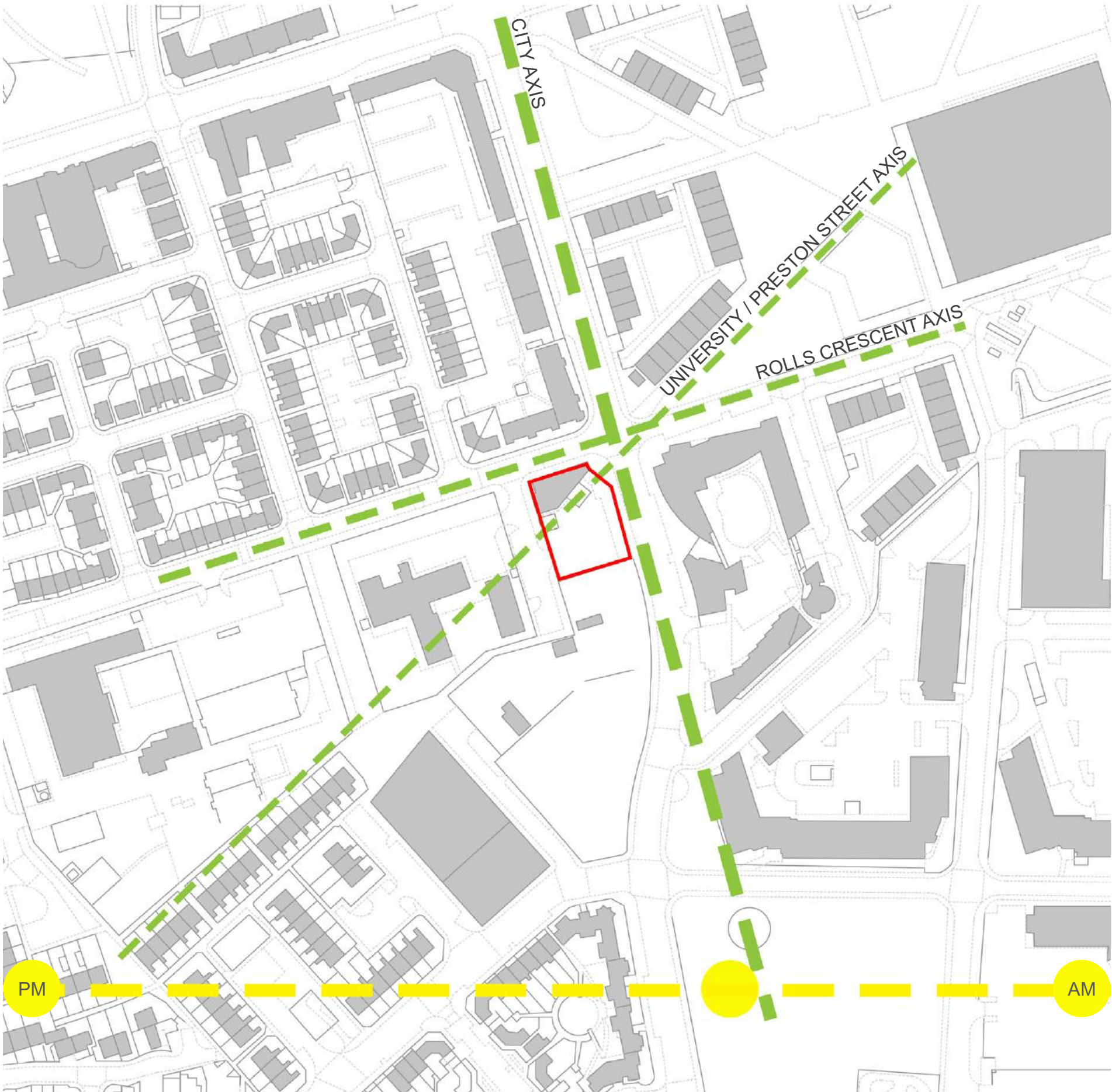
Sight Lines

The University/Preston Street axis results in a major sight-line from the university to the Junction Hotel. Our proposal seeks to acknowledge and reinforce this, the new public space forming a end piece to this sight-line and the Ground Floor of the North-West facade will also follow this axis

Views

The site is very visible and the hotel takes on features of a landmark due to its location at the intersection of many axis. Views from the site however, are more restricted due to its location in a high level corridor where all buildings are at least four storeys. The clear view to and from the MMU Brooks Building is a key aspect to the site

-  Sun Path
-  Main Axis
-  Axis



Map showing the axis as they exist on the site

High Level Corridor

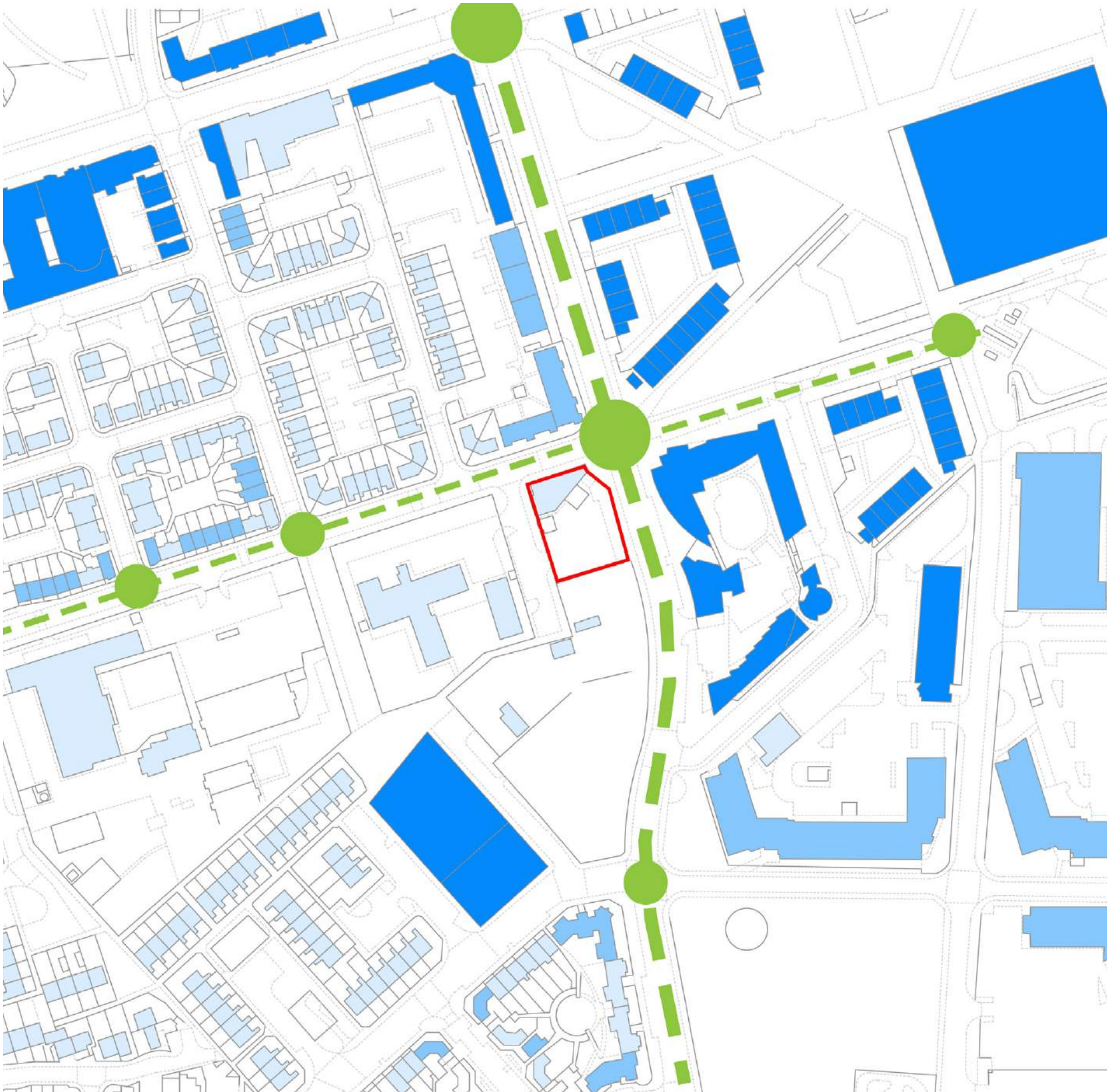
A high level corridor runs along and emphasises the city axis. We propose to continue this high level corridor onto our site, emphasising the existing high-level corridor.

Building Heights

The overall building heights in the surrounding area vary between one and six storeys. The higher storey structures occur along the high level corridor on which the site is located. We propose a building height to follow those around this and to reinforce the main node at the Junction between Old Birley Street and Rolls Crescent.

Building Density

The site is located on the boundary between medium density housing to the West and the education precinct in the East. The council policy allows for high density housing within the education precinct. In order to reinforce the integrity of the high-level corridor along the North-South city axis and to reinforce the main node at the junction between this and the East-West axis a taller high density building is required, similar to that of the ‘Homes for change’ unit across the road.



Map highlighting the heights of the surrounding buildings and the main nodes present

Symbiotic Relationships

This proposed scheme aims to join many factions of the local neighbourhood to foster symbiotic relationships between the university, the community and the city. Through supporting local start-up businesses the Junction Hotel will be supporting students and the local residents, introducing them to a like-minded community. These business owners are more likely to stay in the area and so the university and city are able to retain more students.

The Junction Hotel Pub and the residential scheme will exist within a symbiotic relationship with each other. We envisage that many users of the Junction Hotel Pub will be living in the flats and many of the residents of the flats will be the promoters of the Junction Hotel Pub. Across Old Birley St is the Venture Arts facility. This could be another community link for the commercial spaces along our active ground floor street facade to Old Birley Street

Community

We want to nurture local businesses and provide them a place where they can grow and thrive through combining with the local community and university. The Junction Hotel Pub and ground floor commercial spaces will help this

Place making

The Junction Pub used to be a strong community focused building but this has been lost over time. Through the social activities in the revived Junction Hotel, we aim to restore the Junction Hotel to its strong place within the community. We aim to make the scheme a location the community is proud to call their own - an asset to the community. The pub will be reopened in its original form, but with a new lower ground performance space. Being below ground it will be better able to contain any music noise than the previous version when live music was played in the ground floor of the pub

Sustainability Issues

The scheme will be designed to be sustainable both physically and economically. The Junction social hub will be able to support itself within the community. The physical building of the residential blocks and refurbishment of the Junction hotel will also be sustainable. We aim to keep the construction as local as possible – employing local builders and sourcing from the local surrounding area wherever possible. We propose a sustainable transport strategy keeping private car usage to the minimum by providing an Electric Vehicle Sharing Scheme in a secure parking under-croft facility.

Connections

This site has many well-established connections to the local community and culture. We have incorporated and nurtured these through engaging with community stakeholders early in the design stage.

We have been in contact with local community leaders, stakeholders and City Councilors which culminated in an open community engagement meeting held at the The Yard at Work for Change on Old Birley St, Hulme on Wednesday 4th March 2020 from 6pm - 8pm. The meeting was well attended. We presented the scheme to local residents and other stakeholders, answering questions and queries about the scheme



Universities

Because the university is so close to the site and the way in which MMU have set out their development around the Brooks building has created a unique opportunity to form relationships with new and old students in the area of all ages. Links with MMU and the other universities and schools in the area (such as Manchester University, UA92 and Rolls Crescent Primary School) can be made to create an environment where younger students can learn though connecting and sharing and older students can mix with the local community – whether it be getting involved in local community activities, starting a business in the social hub or exhibiting some of their work.

Community Hub

The proposal aims to create a new cultural social hub which can be used by all member of the community. We have been in consultation with the local community groups to establish their requirements and support. The Junction Hotel Pub will become a focus for local business and student start-ups. There will also be a focus on music due to the Junctions previous relationship with the hippodrome and the local Manchester music scene. The Lower Ground floor of the hub makes an ideal location for a soundproof music/performing stage.

Start-up Businesses

Within the Junction Hotel Pub there would be support for local start-up businesses – both from local residents and university students. The commercial spaces along the ground floor to Old Birley St will provide shop fronts to these new enterprises

Public and Private

There will be a very clear distinction between public and private. Public spaces will be accessed from the street and the ground floor of the Junction Hotel Pub only. The private amenity space to the first floor deck will be divided from the public areas by secure fencing and lockable gates. These will be as unobtrusive as possible to aid in the place making aspect of the scheme. We aim to ensure sight-lines are maintained and enhanced.

External Amenity Space

The primary external amenity space will be the pubs outdoor space. Within this there will be both hard and soft landscaping. Access to the apartments is by the first floor deck access. The deck stretches over the vehicular parking and provides more opportunity for landscaping provision and amenity space for the apartments. All of the apartments will also have private balconies.

Security

Security on site will be managed in a number of ways. Most of the boundary treatment will be the building line. However, in some areas security fencing will be required. This will be wire mesh to allow views through. The semi private space between the apartments will be over-viewed at all times by the residents providing excellent natural surveillance. There will be no hidden areas within this zone. Access to the semi-private space will be controlled by access control at different times of the day. Electronic access control will allow residents to come and go through alternative pedestrian access points. Vehicular access will be access controlled at all times.

Access

The entire perimeter of the site will be controlled. Access to the Junction Hotel will be through the original main entrance doors to Rolls Crescent. Access to the apartments will be gained either from pedestrian entrances to Old Birley Street, through a security gate and up the steps to the private plaza at the base of the vertical urban gardens. Access can also be gained from the under-croft if the residents are entering in either the shared EV's or bicycle.

Access to Public Transport

The closest bus stop is situated just outside the site on Old Birley Street and so there is a strong link to public transportation. The site also sits on a designated cycle route, and is connected through a number of public footpaths.

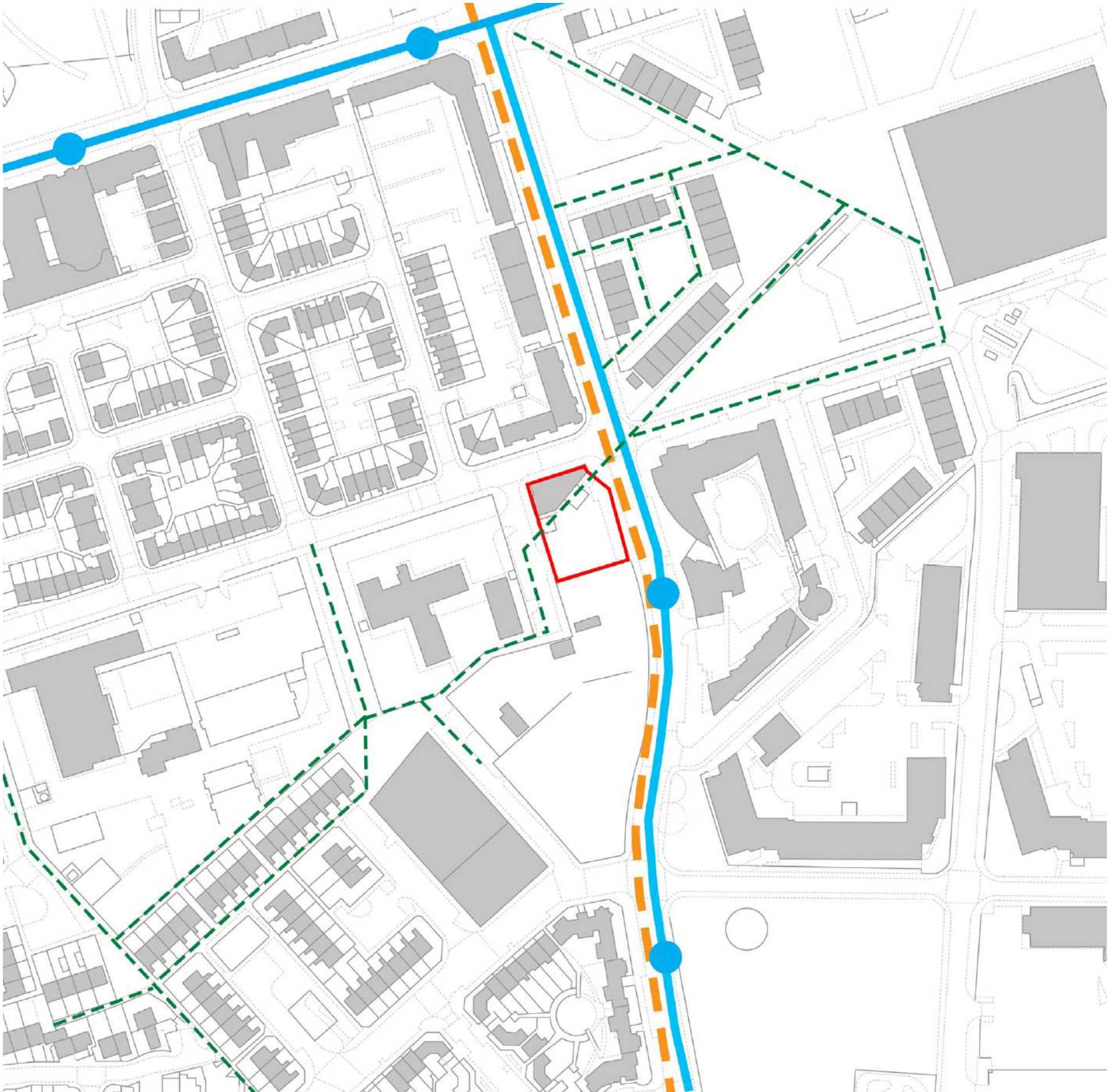
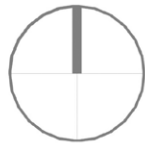
Pedestrian Access

Pedestrian access is gained from the junction of Rolls Crescent and Old Bailey Street. There is a secure access controlled gateway at the bottom of the steps leading to the private first floor plaza

Cycle Parking

Cycle parking is provided in the secure under-croft area. The cycle parking provided will be secure and for the exclusive use of the residents.

-  Cycle Path
-  Bus Route
-  Pedestrians



Map showing the primary public transport in the surrounding area

Vehicular Access

Vehicular access will be from small cul - de - sac street to the West of the site. We do not propose a new vehicle access onto Old Birley Street. Pedestrian desk access to First Floor ensures separation between vehicular and pedestrian routes.

Vehicular Parking

Local community groups have requested that there is no vehicular parking for users of the Junction Hotel and only a limited amount for residents of the apartments. We propose an EV (Electric Vehicle) Sharing Scheme for the residents of the apartments. The under-croft provides 18 secure parking / charging spaces. This secure under-croft will also be shared with secure cycle storage space for the residents of the apartments.

Our parking ratio is lower than the 1 space per apartment. We have included a transport statement from Local Transport Ltd to justify this reduced ratio.

Planning Policy

Greater Manchester Planning Policy H5 states that high density residential accommodation will be permitted within the Hulme area as part of a mixed use development. We consider our proposal to be a mixed use development, so therefore should be considered under policy H5



MANCHESTER
CITY COUNCIL

Policy H 5

Central Manchester

Central Manchester, over the lifetime of the Core Strategy, will accommodate around 14% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct) as well as within Hulme, Longsight and Rusholme district centres as part of mixed-use schemes.

Junction Hotel Pub

Restoration of existing Junction Hotel

We propose to re-open the Junction Hotel as close to its original function as possible within its contemporary context. So the pub will remain a community social hub and the hotel rooms above will become apartments.

Some of the original interior has already been lost but we do plan to restore and refurbish any interior features that remain. We would be very happy to engage with English Heritage if required.

We propose to remodel the existing basement as a live performance area, for music, drama, lectures etc. There was live music played in the ground floor of the pub before it closed down. By putting the performance area into the lower ground floor, it is easier to contain and control any noise. the ceiling to the apartments will be acoustically upgraded to prevent unwanted noise penetrating into the apartments above.

The Junction Hotel will be refurbished externally to restore the original grandeur of the unlisted heritage asset.

Part demolition of existing building

Over the years the Junction Hotel has been extended to the South-West with a single storey extension. The extension is out of keeping with the original building and detracts from the overall look of the structure. As part of the redevelopment we plan to remove this addition to help bring the Junction Hotel back to its original form.

Pub access from public street

Access to the Junction Hotel is from the original Junction Hotel entrances on Rolls Crescent. These will be open to all members of the public and everyone is allowed into the Ground and Lower Ground floors of the hotel.



Junction Hotel Design

The Junction Hotel design will retain its original use as a pub with larger open spaces and smaller more private spaces. We propose that there is a music performance stage to the Lower Ground Floor which can be used for music or performances at night and lectures and seminars during the day. The being underground means that noise is easily contained.

Deliveries Entrance

Deliveries to the Junction Hotel will be made to the rear of the site.

Bin stores and waste strategy

Commercial recycling stores for the Junction Hotel will be located to the rear of the site, accessed via the vehicular access route. The number and composition of the recycling stores will comply with Manchester City Councils Waste Storage and Collection Guidance for new developments – document GD04.



Junction Hotel Apartments

Restoration of existing Junction Hotel

The First Floor of the Junction Hotel will be remodeled as two new apartments.

The building was originally built as a three storey structure. However, the upper floor was removed due to fire damage in the 1960's and never replaced. We propose that we rebuild this upper storey in a contemporary style but following the original intention of the building. The new storey will be modelled as two new apartments.

Apartment access from public street

Access to the Junction Hotel apartments is shared with the new apartment blocks. There will also be a lift access from the rear of the Junction Hotel building.

Deliveries Entrance

Deliveries to the Junction Hotel Apartments will be made to the rear of the site. Post deliveries will take place in the same location as that of the Rolls Crescent Apartments.

Bin stores and waste strategy

Residential recycling stores for the Junction Hotel Apartments will be located to the rear of the site, accessed via the vehicular access route to the rear of the site. The number and composition of the recycling stores will comply with Manchester City Council's Waste Storage and Collection Guidance for new developments – document GD04.



Design

The new second storey on the Junction Hotel has been designed in a contemporary style in the spirit of the original second storey that was destroyed by fire. The largely metal clad and glass structure follows the original lightweight timber structure, but the replacement structure will be built in a contemporary style, to reflect its contemporary performance

Daylight Penetration

The apartments will be double sided in plan with a large amount of glazing provided to each flat giving good daylight penetration. This will also give good double sided natural ventilation

Accommodation

We propose 4 apartments to the first and second floors of the Junction Hotel. Three of these will be two bedroom apartments and one of them will be a single bedroom apartment. All of the apartments will be constructed to the Technical Housing Standards - Nationally Described Space Standards.

Apartment balconies

The apartment to the new second floor will feature an external balcony overlooking the street below.



Street Scene

Commercial Frontage

The scheme proposes to have a fully active commercial ground floor frontage to Old Birley Street. This will be a flexible commercial space in which the number of units could vary from year to year depending on the current need at that time. These commercial spaces will help to provide shop fronts to new enterprises which have developed in the Junction Hotel Pub.

It is proposed that these spaces are used by local business to ensure the community feel of the scheme.

The frontage to Old Birley Street also contains a major pedestrian access into the Rolls Crescent Flats.

This entrance and the commercial units allow for a fully active frontage to Old Birley Street - contributing to the activity of the street and providing natural surveillance and security of the site.



Rolls Crescent Apartments

The Apartments

Apartments will be provided in a mixture of one and two bedroom apartments. All constructed to Technical Housing Standards – Nationally Described Space Standards.

A mixture of one and two bedroom apartments, all sharing a similar plan form, featuring an open plan kitchen dining / living area which opens up onto a balcony on the outside of the apartment blocks. The bedrooms are generally to the inner side of the apartments, kitchens and bathrooms are towards the centre. this common plan form gives the opportunity for simple drainage and services routes through the apartment blocks. This double fronted arrangement enables good daylighting and natural ventilation possibilities, so all the apartments are pleasant environments

Residential block heights

The high level corridor along Old Birley Street has buildings from four to six storeys high around the node junction at Rolls Crescent. We propose our apartment building height to be four storeys generally, the block along Old Birley St being slightly taller than the other to enhance the visual separation of the two blocks. We are also proposing an addition (replacement) second storey to the Junction Hotel. This will help balance the increased height at this node.

Apartment sizes

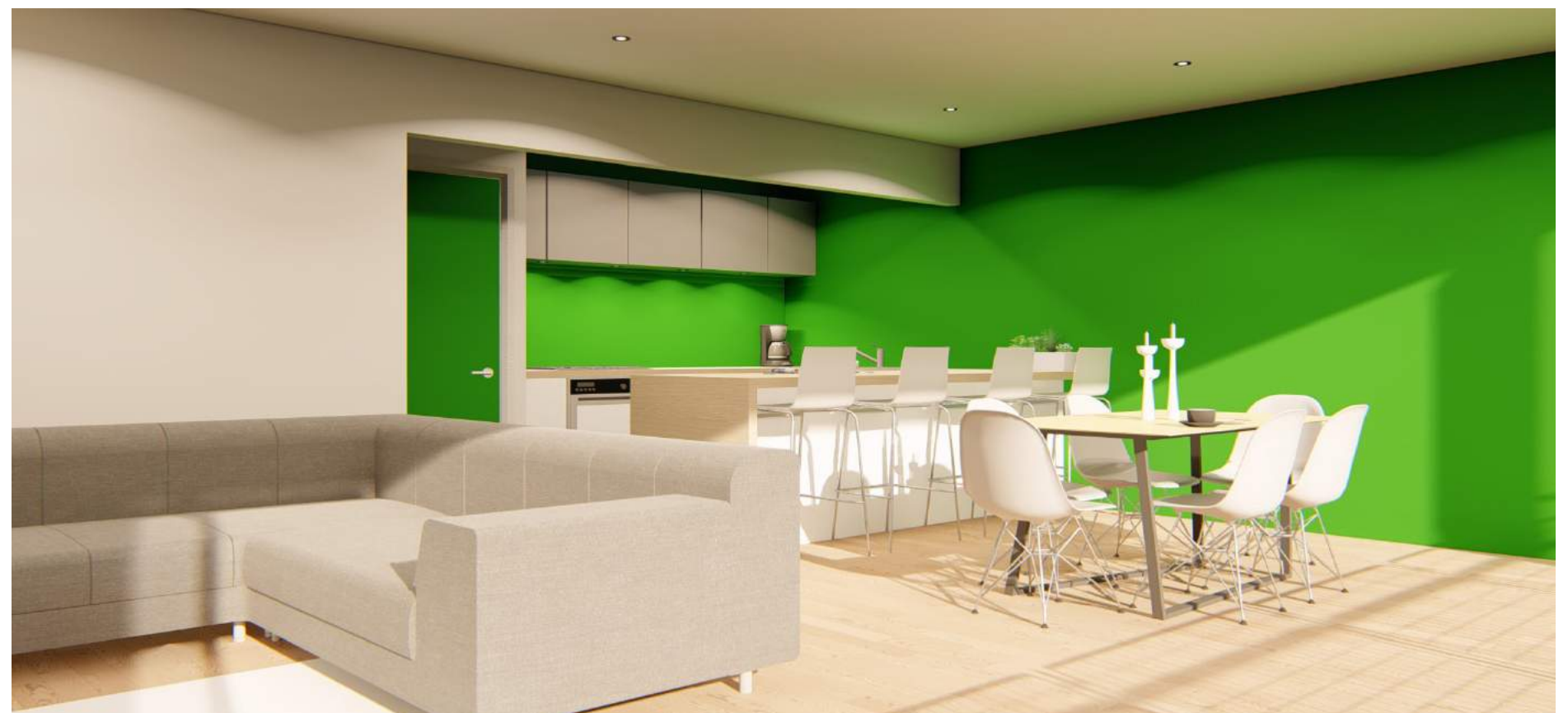
Apartments will be provided in a mixture of one and two bedroom apartments. All constructed to Technical Housing Standards – Nationally Described Space Standards.

Accommodation

We propose generally, eight apartments per storey (7 x 2 bedroom and 1 x 1 bedroom) over three storeys to give 24 apartments to the new apartment blocks.

There will be a further four apartments to the first and second floors of the Junction Hotel. Three of these will be two bedroom apartments and one of them will be a single bedroom apartment.

In total therefore, we propose a total of 28 apartments, 24 of these will be 2 bedroom types and 4 will be single bed types



Apartment Balconies

All the apartments feature external balconies overlooking the street below. Whilst the internal layouts are all similar, the balcony configurations vary, giving variety to the apartments for the occupants. Externally, the occupants will be able to personalise their own balconies with the same metal grill planting screens as the vertical gardens, resulting in variety within the geometric external elevations

Apartment Entrance Gardens

Outside all the apartment front doors, there will be a small area of semi private garden space, linked to the semi public vertical gardens. A planting screen will shield the entrances to the apartments and give all the apartments their own little customizable private garden (as part of the larger semi public vertical urban gardens) immediately outside their front doors

Daylight Penetration

The residential blocks will be double sided in plan with a large amount of glazing provided to each flat giving good daylight penetration. All of the flats will have balconies and each flat will have access to the Vertical Urban Gardens with semi private deck access to all the apartments, similar to the Homes for Change Building across the road.

Building Structure

We propose that the new apartments are built as off site volumetric construction. over a site constructed first floor plaza base. Volumetric construction will mean that the program of works on site will be reduced considerably, and the impact to the neighbourhood significantly less than traditional construction methods



Materials strategy

The finishing material of the apartment block will be one which is sympathetic the Junction Hotel and the local context. We propose that the primary material for the apartments will be brick. This will tie in with other buildings locally. The base of the apartment will be a white stone to connect to the Junction Hotel

Fire strategy

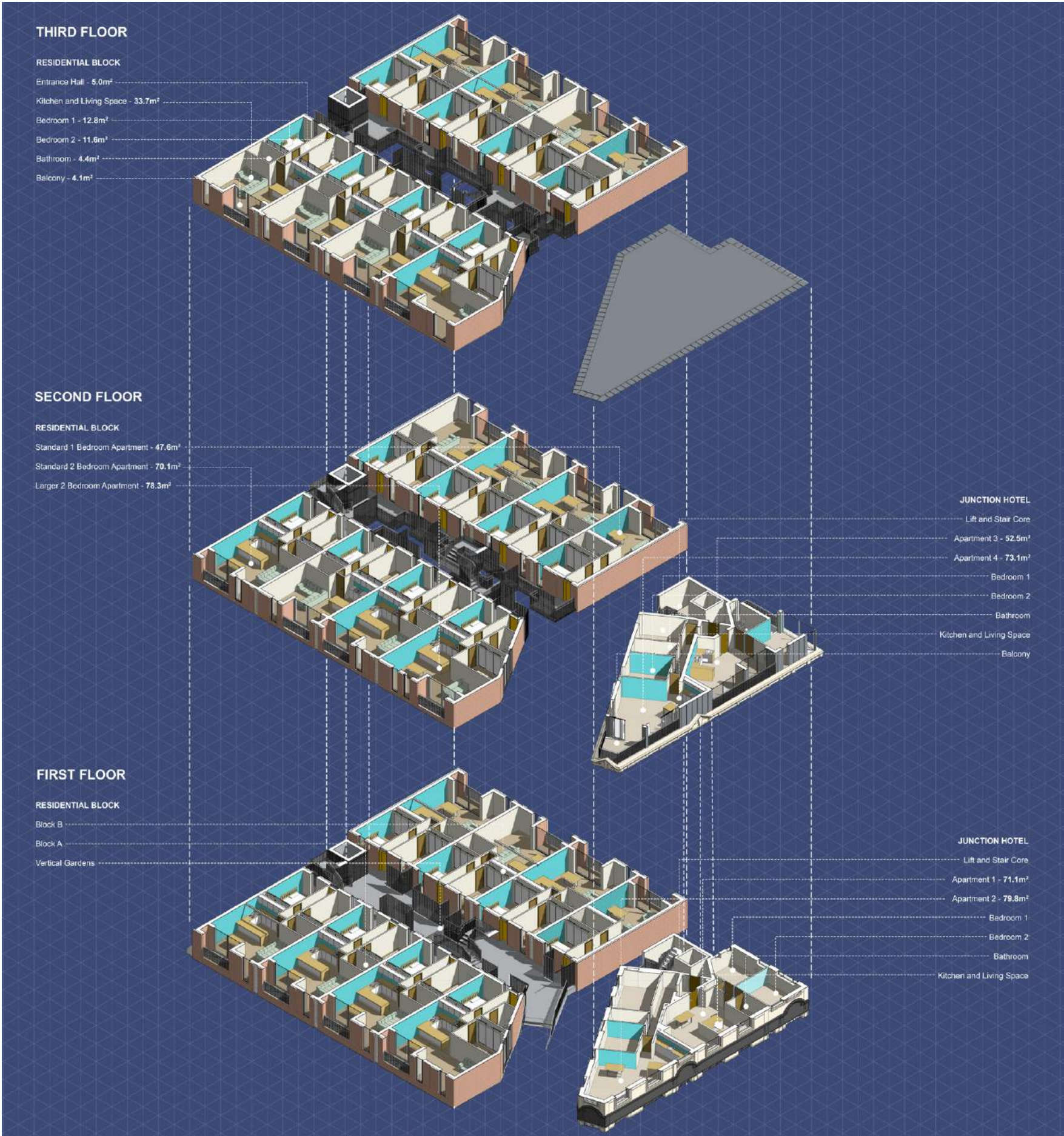
Fire strategies will be considered for both the apartment block and the Junction Hotel. Final evacuation will be to the west of the site which is also where the main access for emergency vehicles will be.

External Circulation

External circulation to the apartment blocks are at the first floor plaza level and deck access levels at second and third floors, by means of a fire stair and lift core to the far end of the plaza space and an open stair located more centrally. The lift and stair core connects all levels, with level access to the parking under-croft below. This is a self-policing space due to natural surveillance of the first, second and third floors. This area will also be access controlled from the ground level external space to the semi public space to the rear of the Junction Hotel.

Internal circulation

Internal circulation will be based around two main vertical circulation routes. These circulation routes will allow access out onto the ‘vertical urban gardens’ from which all flats can be accessed. The main stair and lift core will lead down to the First Floor deck, down to the under-croft or down to street access to Old Birley Street. there is a second open stair centrally within the urban gardens



Vertical gardens

Between the two new apartment blocks there will be semi-private green space - the vertical gardens. These vertical gardens center around the external circulation for the flats and are used to connect all floors together.

Within the atrium space metal mesh banisters and mesh panels are used to encourage plant growth vertically.

Rainwater harvesting will provide irrigation to the vertical urban gardens

These gardens also provide a level of privacy to all of the flats. The placement of mesh panels prevents direct views from one flats window to their neighbours.

Public and Private

Within the proposed residential development there is a number of levels of privacy. The most private are the apartments themselves. Outside the apartments, the vertical urban gardens provide semi private space to the occupants of the apartments only. This leads down to a secure access gate leading to the street. This space is securely separated from the public space behind the Junction Hotel

Wind and Shelter

The pair of apartment blocks shelters the vertical urban garden external amenity space and creates a place in which the residents can spend time – creating a community space. The space is open to the elements, but the lift and stairs together with the galvanized metal grilles will provide a buffer from the stronger winds, there is no roof to this space



Rolls Crescent Apartment Amenity

Vehicular Parking

Vehicle parking will be provided in a safe and secure area underneath the first floor deck. The circulation of vehicles will not conflict with the circulation of pedestrians. There will be 18 parking spaces in the under-croft. All these spaces will feature electric parking spaces. Please also see our Transport Statement to justify our parking ratio.

Cycle Stores

Cycle stores will be provided in a safe and secure area underneath the first floor deck. The circulation of bicycles will not conflict with the circulation of pedestrians. We propose to provide 38 cycle storage spaces across three different under-croft stores. These stores will feature electric charging points for hybrid electric bikes

Deliveries Entrance

All deliveries to the Junction Hotel and the flats will be on the dead end road to the rear (West) of the site. Secure deliveries to the Junction Hotel will go to the gated yard to the rear of the pub. There could be a drop off area to the cul-de-sac road to the rear of the site for grocery, furniture deliveries etc.

Recycling stores and waste strategy

Recycling stores for the residential block will be located in the under croft with controlled access directly onto the external street. The number of recycling stores and composition of the bins will comply with Manchester City Councils Waste Storage and Collection Guidance for new developments – document GD04.



Accommodation Schedule

JUNCTION HOTEL PUB

Apartment Number	No. of bedrooms	GIFA
First Floor		
9	2	71.1
10	2	79.8 sqm
Second Floor		
27	1	52.5
28	2	73.1 sqm
Total	4	276.5 sqm

ROLLS CRESCENT APARTMENTS

Apartment Number	No. of bedrooms	GIFA
First Floor		
1	2	70.1 sqm
2	2	70.1 sqm
3	2	70.1 sqm
4	1	47.6 sqm
5	2	78.3 sqm
6	2	70.1 sqm
7	2	70.1 sqm
8	2	70.1 sqm
Second Floor		
11	2	70.1
12	2	70.1
13	2	70.1
14	1	47.6
15	2	78.3
16	2	70.1
17	2	70.1
18	2	70.1 sqm
Third Floor		
19	2	70.1
20	2	70.1
21	2	70.1
22	1	47.6
23	2	78.3
24	2	70.1
25	2	70.1
26	2	70.1 sqm
Total	24	45 1639.5 sqm
SCHEME TOTAL	28	52 1916 sqm

