

Design & Access Statement



Premier Inn Manchester Central hotel
7-11 Lower Mosley St,
Manchester
M2 3DW

② Introduction

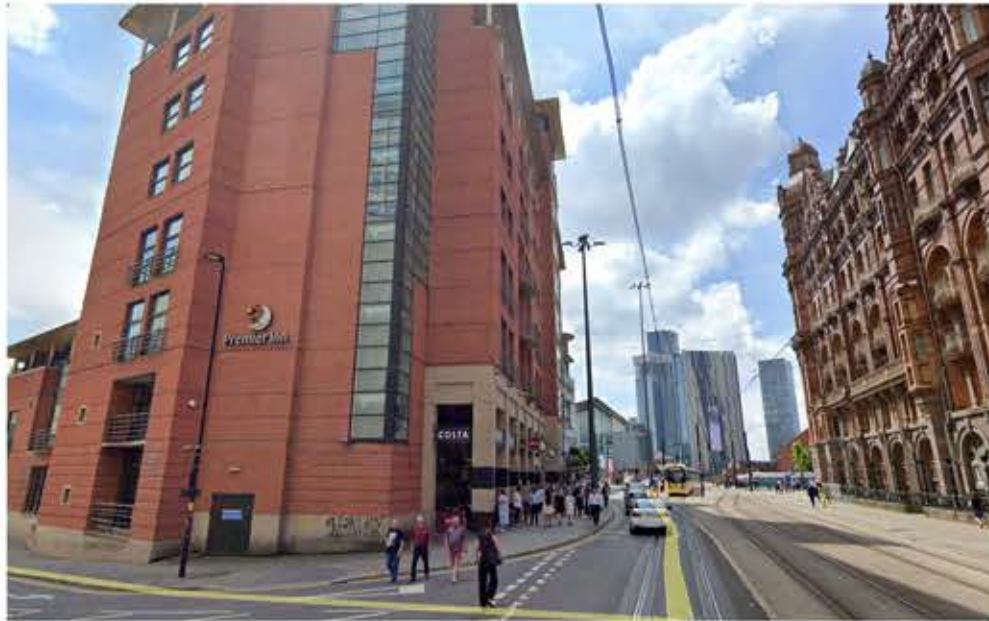
This design and access statement has been prepared to support the planning application at: Premier Inn, Manchester Central Hotel, 7-11 Mosley Street, Manchester, M2 3DW By W. Whiteside Building and Maintenance Ltd.

Premier Inn, Manchester Central Hotel is set within a conservation area with the magnificent Midland Hotel to the north, the Manchester Convention Centre to the west, the Central Library to the east on Lower Mosley Street and to the south terraces of Georgian offices recently restored.

It is our intention to fulfil our proposals in a sympathetic manner



③ Site Location Context



LOOKING WEST TOWARDS THE CONVENTION CENTRE



LOOKING EAST TOWARDS THE COUNCIL OFFICES



Site Location



4 PROPOSALS

The planning submission relates to: solutions to alleviate problems relating to Security, Anti-Social Behaviour, graffiti, and litter management

Manchester City Council Neighbourhoods Directorate Have contacted the client with their concerns.

Our proposal is to form new railings and balustrading to areas of contention in order to secure these areas

The key areas are detailed in this document and drawings provided within the application submission.

⑤ Areas of consideration



Well. Bale Street Elevation



Lower Mosley Street Elevation



Balcony. Bishopsgate Elevation



Balcony Bale Street Elevation



Balcony Rear Elevation

⑥ Design



Railings typical of the style found in the surrounding area.

These are found on the Georgian properties to the rear of the Premier Inn.

Railings consist of wrought ironwork, 15mm round bar with 10x50mm flat top and bottom rails. Spear head finial 125mm



Railings to the car park behind the Premier Inn

Railings consist of wrought ironwork, 15mm round bar with 10x50mm flat top and bottom rails. Spear head finial 125mm



Public footpath between the Premier Inn and the adjacent car park



Close up detail of the railings to the boundary of the Holiday Inn

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⑦ Reasons for Action



1. Fly tipping is a regular occurrence
2. Graffiti is prominent with anti social behaviour
3. Litter is dumped in the covered areas
4. litter is left in the gratings
5. litter and dumping occurs in the lower balconies.

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Method



Over the well we propose to cover the opening with 2 gratings which will be openable in the event of maintenance of the shaft. They are to be made using 15mm round bar set in a 30mm frame. All finished gloss black.



To the Balconies we propose to provide a railing that sits on top of the existing balustrade to fully enclose the ground floor balconies preventing anti social behaviour. The railing will consist of 15mm round bar set in a 10X50mm flat frame. All finished in gloss black.



The proposed railings to the Lower Mosley Street elevation are to be 2 meters tall with no intermediate bars to prevent scaling. There are to be two access doors both lockable. The railings to be topped off with spear heads painted gold to match those in the immediate vicinity.

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Summery and planning considerations

Summary and Planning Considerations

This planning application seeks full planning permission to provide protection measures to alleviate anti-social behaviour. This document has demonstrated that the proposals:

Do not have a negative impact on the Conservation Area nor nearby listed buildings.

Do not conflict with the visual amenity of the area.

Is of a high standard of design in terms of the materials and construction methods used and is sympathetic in design terms and materials of construction with other such control measures within the locality.

Will not negatively impact the amenity of neighbouring properties by virtue of its citing, materials, scale, mass or intensity of use.

Provides much needed protection to the building making a more harmonious environment for pedestrians and staff

In view of the fact that the proposed development complies with relevant Local Plan and National Planning Policy Framework and the control measures have been requested by local authority neighbourhoods directorate, it is respectfully requested that the planning authority approves the application in line with the presumption in favour of development.