



IBIS MANCHESTER

DESIGN & ACCESS STATEMENT

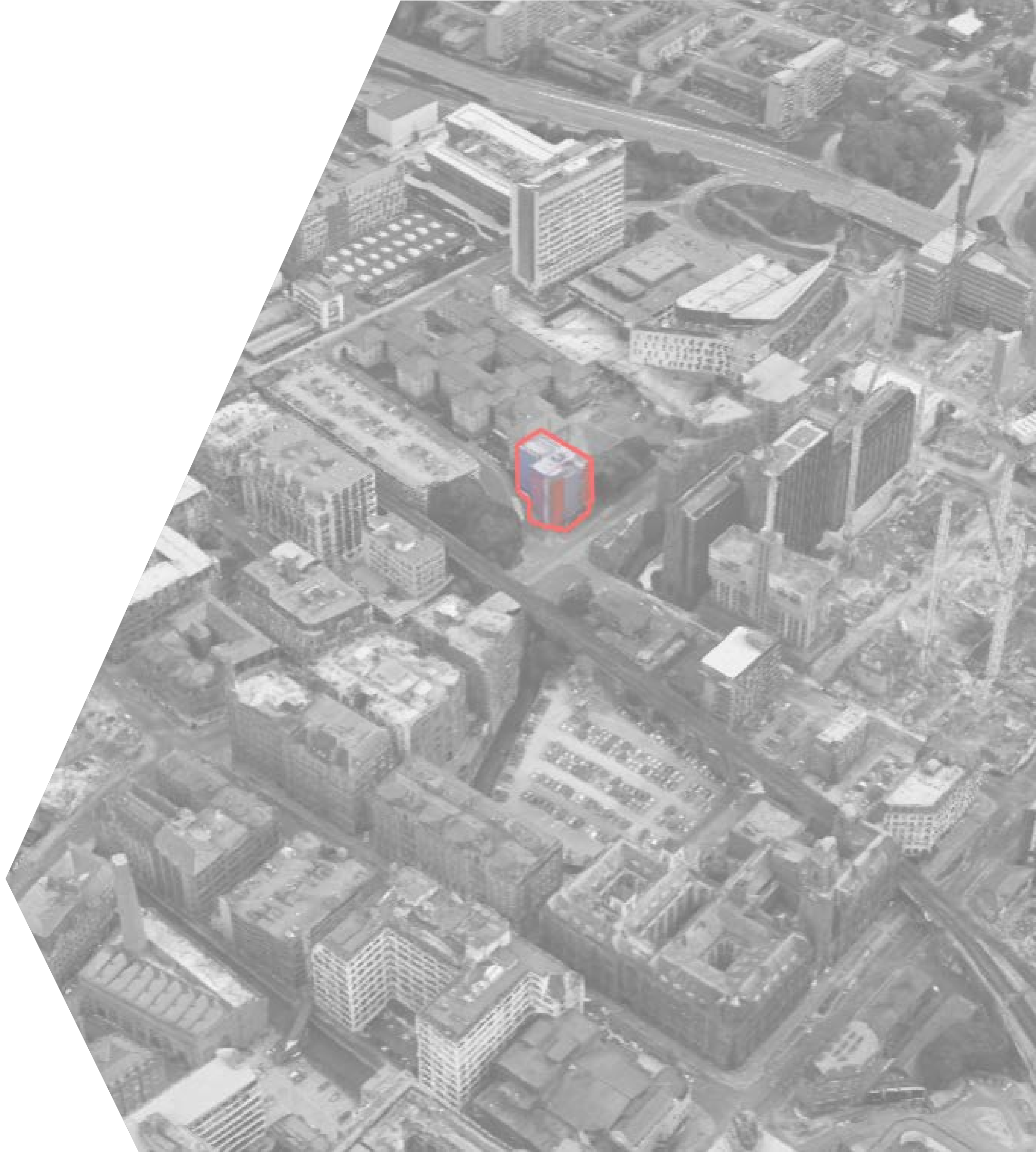
FEBRUARY 2020 | LRW_7989_L(00)09A

PREPARED BY

LeachRhodesWalker
Architects

0.0 /// CONTENTS

- 0.0 The Team
- 1.0 Introduction
- 2.0 Context
- 3.0 Existing Building
- 4.0 Planning History
- 5.0 Proposal
- 6.0 Access Statement
- 7.0 Transport Statement



0.0 /// THE TEAM

Client

AccorInvest

Contact: Quentin Ricks

E: quentin.ricks@accorinvest.com



Architects

Leach Rhodes Walker Ltd

Contact: Stuart Aldred

E: stuart.aldred@lrw.co.uk



1.0 INTRODUCTION

1.0 /// INTRODUCTION

This Design and Access Statement has been prepared by LRW architects on behalf of Accor Invest to supplement a pre-planning application for the extension of an existing IBIS hotel in Manchester City Centre. The proposal seeks to add 6 bedrooms at ground floor level within the existing building boundary. These new bedrooms will be located in a vacant area of the ground floor, previously used as a restaurant.

The existing hotel is located on the junction of Princess Street and Charles Street, opposite the river Medlock. The area is currently going through a major phase of redevelopment, in particular the ongoing works at Circle Square. This large-scale project is set to increase demand for accommodation in the area.

A summary of the proposal is as follows:

- Increase the capacity of the hotel by 6 bedrooms.
- Provide an additional accessible bedroom.
- Provide a new staff room and linen room.
- Externally, a small area of paving is to be removed and replaced with tarmac to match the existing pavement.
- Existing areas of glazing to be retained. Areas of new glazing to match existing.

The application does not seek to increase the amount of available cycle stands, as the proposal is for a modest increase in the existing capacity.



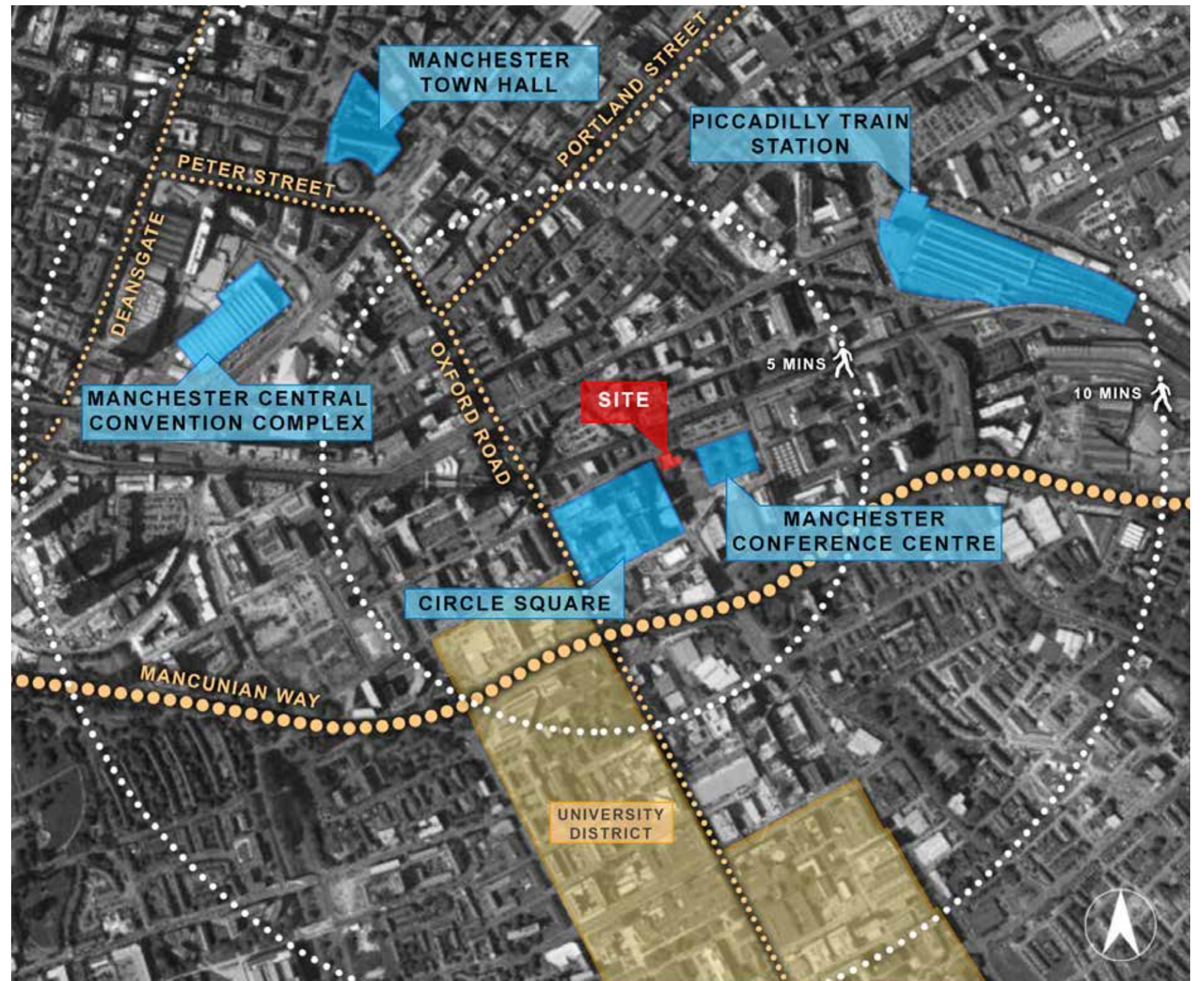
Site Plan

2.0 CONTEXT

2.0 /// CONTEXT

The hotel benefits from being situated close to major transport hubs and attractions in the city centre. These include Piccadilly Train station, Manchester Central Convention Complex, Manchester Town Hall. All of these facilities are within a 10 min walk of the hotel. Manchester university district is also very close to the hotel. This allows continued occupancy and interest in the hotel which this application seeks to expand upon.

Access to the site is readily available by roads (particularly the Mancunian way), train and bus routes.



3.0 EXISTING BUILDING

3.0 /// EXISTING BUILDING

The existing hotel was built in 2000 and comprises 126 bedrooms over a total of 8 floors. The building was designed in a contemporary style, with varying masses denoted by the use of different materials. All of the hotel's public areas are located at ground floor and include a generous, open plan style bar and restaurant and reception facilities. Until the end of 2019, a portion of the ground floor was occupied by a restaurant, which has since vacated.

The main entrance of the hotel is located off Charles Street underneath a large canopy. There is a taxi drop off bay and 8 cycle stand (16 spaces) located at the entrance. The building is currently serviced adjacent to the main entrance off Charles Street.



View from Princess Street

4.0 PLANNING HISTORY

4.0 /// PLANNING HISTORY

Since construction in 2000, there have not been any major applications regarding the hotel. The majority of the planning application submitted are for signage and external fixtures. A list of the applications currently available is as follows:

- **059572/AO/CITY2/00** - Internally illuminated wall mounted and double sided projecting signs.
- **117490/AOH/2017** - Advertisement consent for the display of a single sided LED illuminated sequential display affixed to the frame of the payphone kiosk.
- **098633/AO/2012/C1** - Installation of various new hotel signage, following removal of existing signage.
- **097467/TEL/2011/C1** - PRIOR APPROVAL for the installation of a payphone kiosk.

5.0 PROPOSAL

5.0 PROPOSAL // VIEW FROM PRINCESS STREET



EXISTING

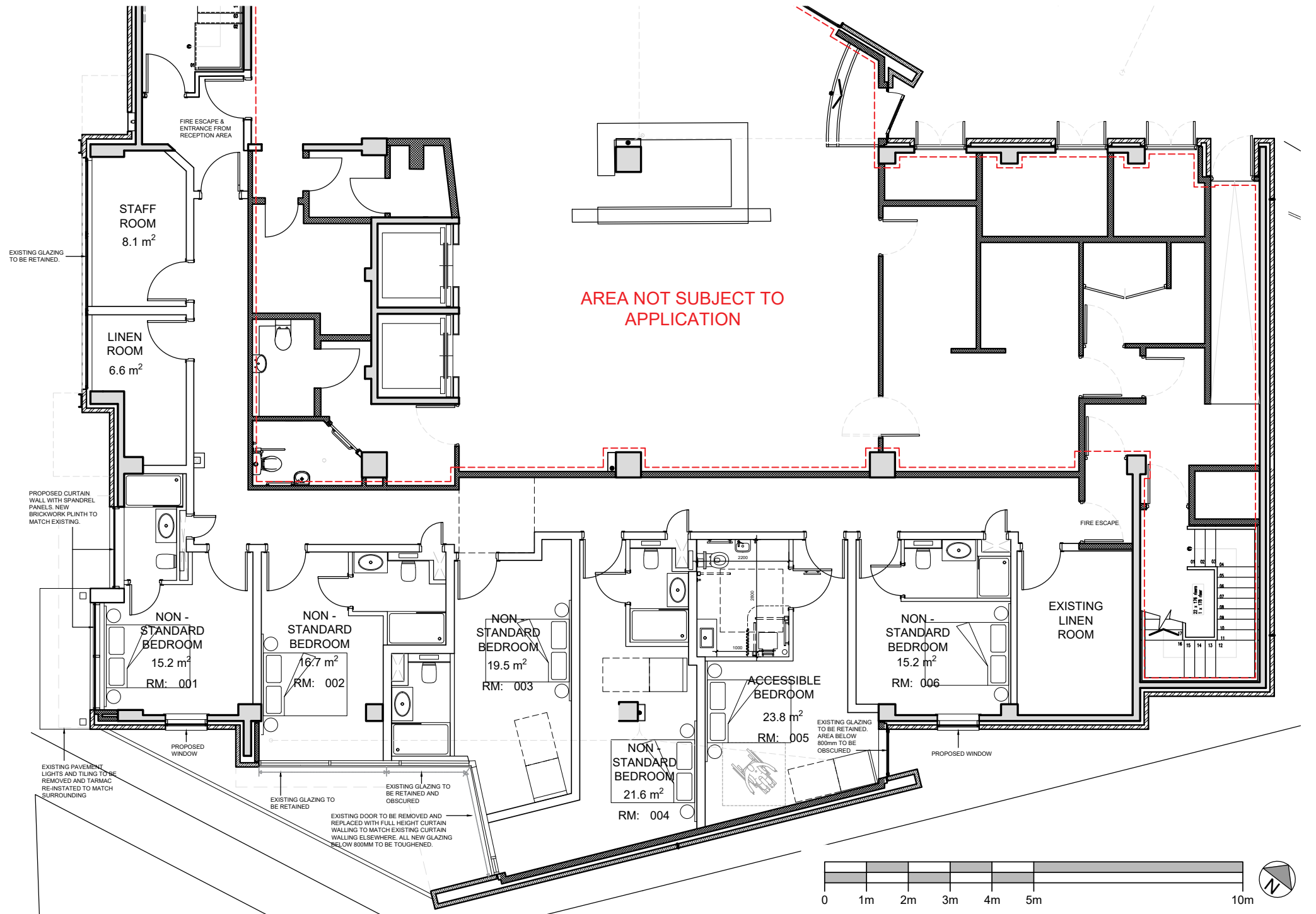


PROPOSED

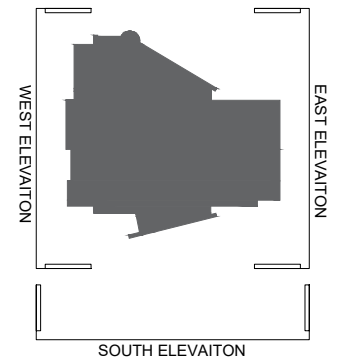
5.0

All of the working in this proposal are located at ground floor level. A summary of the works is as follows:

- Increase the capacity of the hotel by 6 bedrooms.
- Modify existing fire escapes to suit new hotel rooms.
- Provide an additional accessible bedroom.
- Provide a new staff room and linen room.
- Externally, a small area of paving is to be removed and replaced with tarmac to match the existing pavement.
- Existing areas of glazing to be retained. Areas of new glazing to match existing.



5.0 /// PROPOSAL // EAST ELEVATION

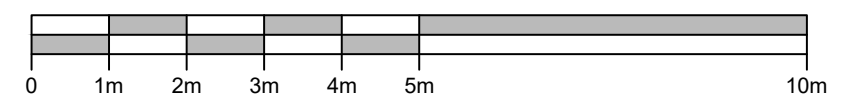


SECOND FLOOR LEVEL
F.F.L. 26.675

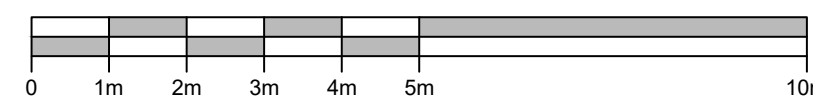
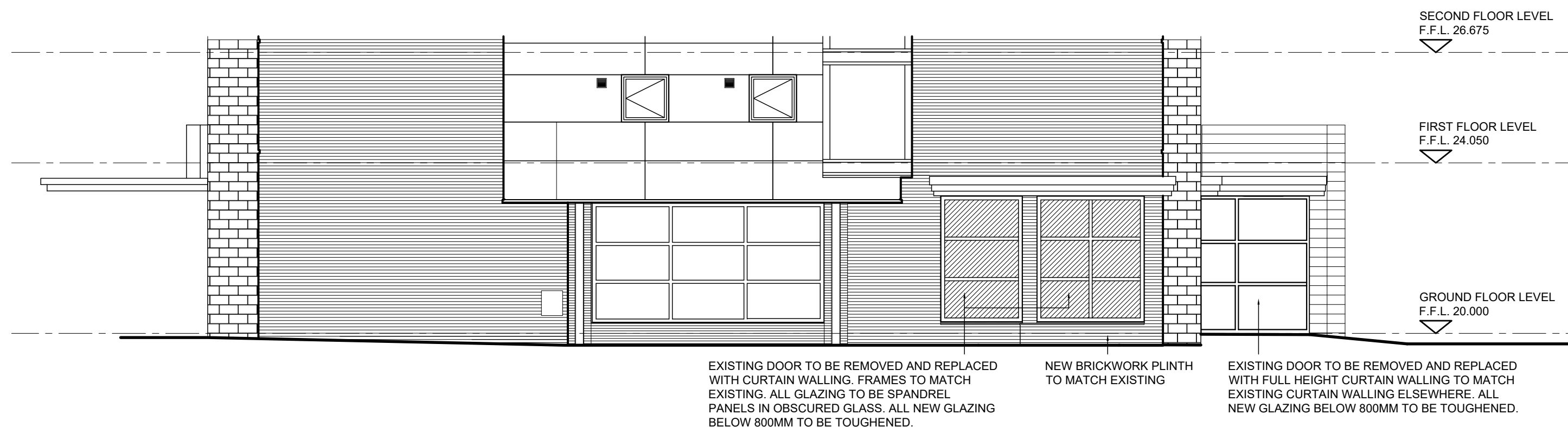
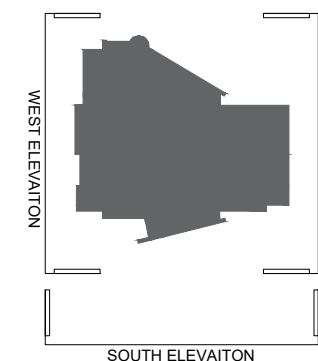
FIRST FLOOR LEVEL
F.F.L. 24.050

GROUND FLOOR LEVEL
F.F.L. 20.000

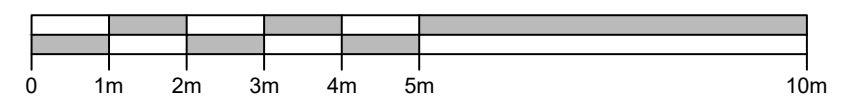
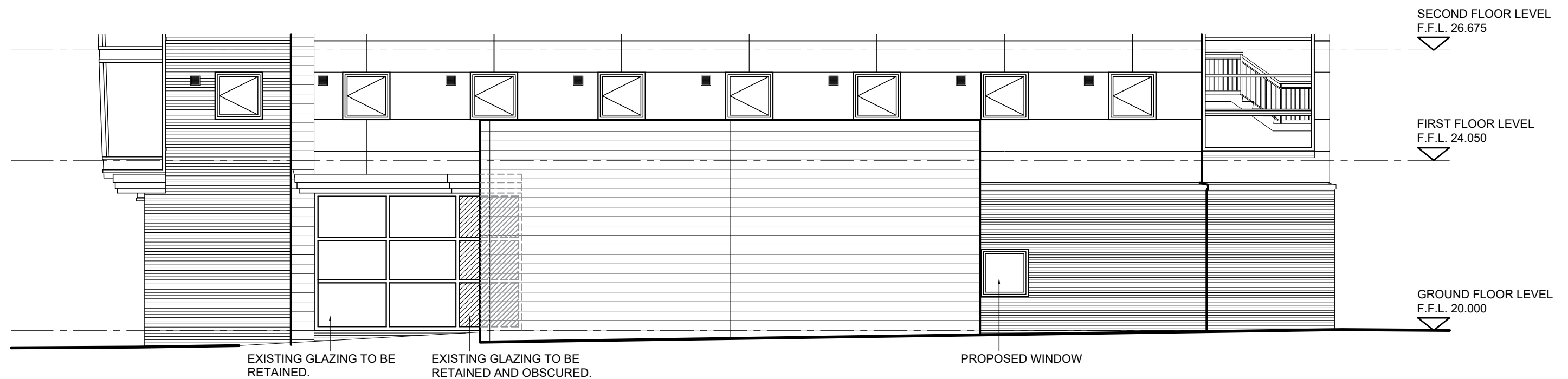
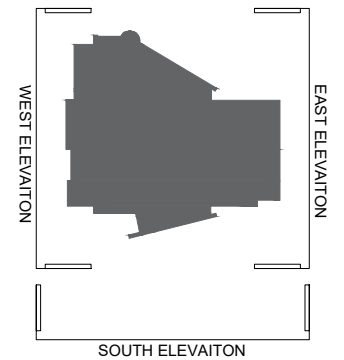
EXISTING GLAZING TO BE
RETAINED.



5.0 /// PROPOSAL // WEST ELEVATION



5.0 /// PROPOSAL // SOUTH ELEVATION



6.0 ACCESS STATEMENT

6.0 **/// ACCESS STATEMENT**

The proposal will have no effect on the external access to the building. Internally, all new guest rooms and BOH areas will be served off a level corridor, level with the entrance to the building. All new rooms will have access to two fire escapes. The proposal is for an increase in bedroom capacity of 6, one of which will be fully wheelchair accessible.

All works are to be carrying out in full accordance with Part M of the building regulations.



7.0 TRANSPORT STATEMENT

7.0 /// TRANSPORT STATEMENT

Public transportation links to the hotel are excellent. Manchester Oxford Road station is located within a 5 min walk of the hotel and Manchester Piccadilly station is within 10 mins walk. 3 city Metrolink stops are also within a 10 min walk of the hotel. There is also a bus stop directly outside of the hotel which connects to the city centre.

There is currently no on-site car parking. This application does not seek to add any car parking spaces.

There are 8 cycle stand (16 spaces) located at the hotels main entrance. The application does not seek to increase the amount of available cycle stands, as the proposal is for a modest increase in the existing capacity.





LEACH RHODES WALKER CONTACT US

info@lrw.co.uk | www.lrw.co.uk



Ground Floor West
50 Dearmans Place
Manchester
M3 5LH
t: +44 (0)161 833 0211
e: manchester@lrw.co.uk

Morley House
6 Nottingham Street
London
W1U 5EJ
t: +44 (0)207 993 1363
e: london@lrw.co.uk

87 Dr. Iacob Felix Street
District 1
Bucharest
t: +40 (21) 650 4026
e: bucharest@lrw.ro