



47 PETER STREET - DESIGN + ACCESS STATEMENT rev F

MANCHESTER CITY CENTRE

FEBRUARY 2020

TRACT

1 PROJECT INTRODUCTION



1.1 PROJECT INTRODUCTION

This Design and Access Statement has been prepared by Tract Architecture on behalf of Exclusive Investments Ltd. (KRO Hospitality) in support of its Full Planning Application and Listed Building Application for a boutique hotel development of 32 rooms/ suites within an existing Grade II listed building, 47 Peter Street, Manchester. It is to be noted that the interior design information of the proposed fit out works, i.e. finishes, fixtures and fittings etc. is to be provided at a later date.

This Design and Access Statement is to be read in conjunction with the following documents:

- Planning Statement (Zerum)
- Architectural Drawings (Tract Architecture)
- Interior Design (LXA)
- Heritage Statement (Stephen Levrant Heritage Architecture)
- Transport Statement and Travel Plan (SK Transport)
- Crime Impact Statement (GMP)
- Noise and Vibration Report (Sandy Brown)
- Air Quality Assessment (Temple)
- Environmental Standards Statement (Watergrove)
- Energy Strategy (Zerum)
- Ventilation Strategy (Zerum)
- Structural Report (Renaissance)
- Bat Survey Report (Shape Engineering)

1.2 LEGISLATIVE CONTEXT

The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development. It is therefore submitted as a statutory requirement of the planning process and has been formulated to reflect current advice on design best practice, including CABE's advice on how to produce the Design & Access Statements.

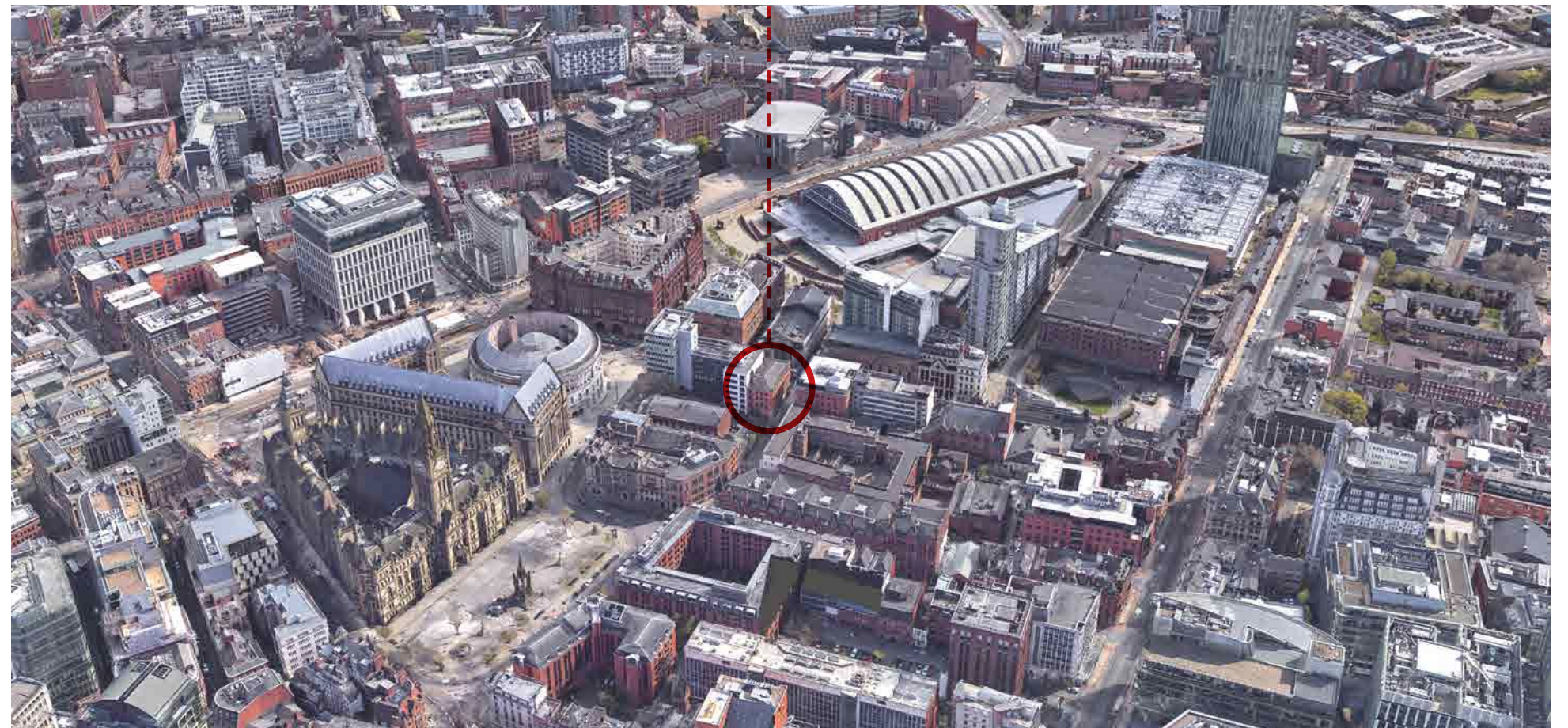
This Design and Access Statement is to be read in conjunction with drawings and supporting documents prepared by the design team to accompany the application for planning permission and Listed Building consent submitted to Manchester City Council as Local Planning Authority. It is intended as a positive and helpful tool for the Council and interested third parties alike, and demonstrates in succinct terms the extent of consideration that has been invested in the scheme design and layout. This statement seeks to provide the contextual background that has informed the design response, describe the evolution of the design in response to consultations and illustrate the key elements of the scheme both in terms of function and form.

1.3 PROPOSED DEVELOPMENT

Tract Architecture has been commissioned to prepare design proposals to renovate no. 47 Peter Street, an existing Grade II listed former Victorian warehouse, into a boutique hotel, creating a total of 32 rooms/ suites, which are a mixture of double bedrooms and self-contained studios. The scheme benefits from the inclusion of the existing restaurant at ground and lower ground floors which will be fully integrated within the hotel; this is principally achieved by the sharing the Peter Street entrance and reception area. Through delivering a sensitive architectural response, the project will reinstate a currently vacant and dilapidated interior. It is the aspiration of our client and their team that the development, when complete, will become an enhanced architectural asset to Peter Street, promoting high quality accommodation that benefits from its immediate historical context.



APPLICATION SITE



1.4 CONSULTANT TEAM

ARCHITECTS:



TRACT ARCHITECTURE

Tract Architecture is a recently formed architectural practice whose founding members have extensive experience in residential and commercial developments. The practice design philosophy is to produce high-quality, contextually sensitive architecture that is bold and founded on modernist principles.

The practice is fascinated and enthused by the opportunities of redundant or under-used buildings, which often have the potential to provide great new spaces to live and work. Often these have local or national heritage designation, but they also consider whether even the most modest buildings could have a viable future concluding a strategy for retention or demolition. They particularly enjoy combining restoration / refurbishment with modern interventions; adding contentions and interiors to old buildings or using restored structures to add character and identity to large developments.

INTERIOR DESIGNERS:



LXA LTD,

Originally founded as Warwick Avenue in 2000, soon became established as one of London's leading project management consultancies, known for their commitment and extremely high standards. In 2006 Luxe Interior International in Dubai was established, which quickly became one of the top-three interior design consultancies in the Middle East.

Over the years, both companies have shared many projects and clients, so they were joined together as LXA, offering the best of both businesses from offices in London and Dubai.

STRUCTURAL ENGINEERS:



RENAISSANCE

Renaissance are a Manchester-based structural and civil engineering consultancy that has been borne out of a desire to provide considered design and engineering services to clients and co-collaborators in the built environment. Driven by efficiency in design and delivery, combined with our ability to appropriately innovate with our passion for detail, we are involved in projects from pre-acquisition through to on-site delivery and construction.

HERITAGE CONSULTANTS:



STEPHEN LEVRANT HERITAGE ARCHITECTURE

Heritage Architecture is the continuation of a specialist practice originally founded in 1948. They work in planning/urban design and in practical project construction exclusively within the historic cultural environment and on a wide range of historic buildings and conservation areas. Their surveys, appraisals and inspections are renowned for an intricate and holistic approach. The practice promotes quality with imagination and flair, where solutions for modern buildings in sensitive areas are always dictated by context.

The practice philosophy is based upon the SPAB principles of conservation and repair rather than replacement and renewal. The art of conservation is dependant upon knowledge and experience of historic methods of construction, decoration and furnishing and a discerning eye for detail. This historical accuracy is fundamental to all our heritage projects.

PLANNING CONSULTANTS:



ZERUM

Zerum Planning provide planning and development advice to clients across the U.K. Headed by Mike Ralph, the team provides commercially focussed advice which reflects not only a detailed understanding of planning policy, practice and legislative framework but also the relationships and politics that influence decisions.

BUILDING SERVICES DESIGN:



ZERUM MEP

Zerum MEP provides mechanical, electrical and public health engineering consultancy to the commercial and public property sector. Their services complement the property lifecycle; acquisition, design, operation, disposal and our aim to achieve the best outcomes for clients based on their business objectives is threaded through our delivery processes.

1.5 CLIENT / OPERATOR

EXCLUSIVE INVESTMENTS LTD. /
KRO HOSPITALITY

KRO Hospitality was founded in 2012 by Mr Kim Eivind Krohn. The company has grown to be one of the leading hotel management companies in Manchester with an eclectic mix of hotels, aparthotels, restaurants and bars in its portfolio within the Greater Manchester area, including The Light ApartHotel - Manchester Northern Quarter, Holiday Inn Express - Leigh Sports Village, Velvet Hotel - Canal Street Manchester and Marco Pierre's Mr Whites English Chophouse - Canal Street Manchester.

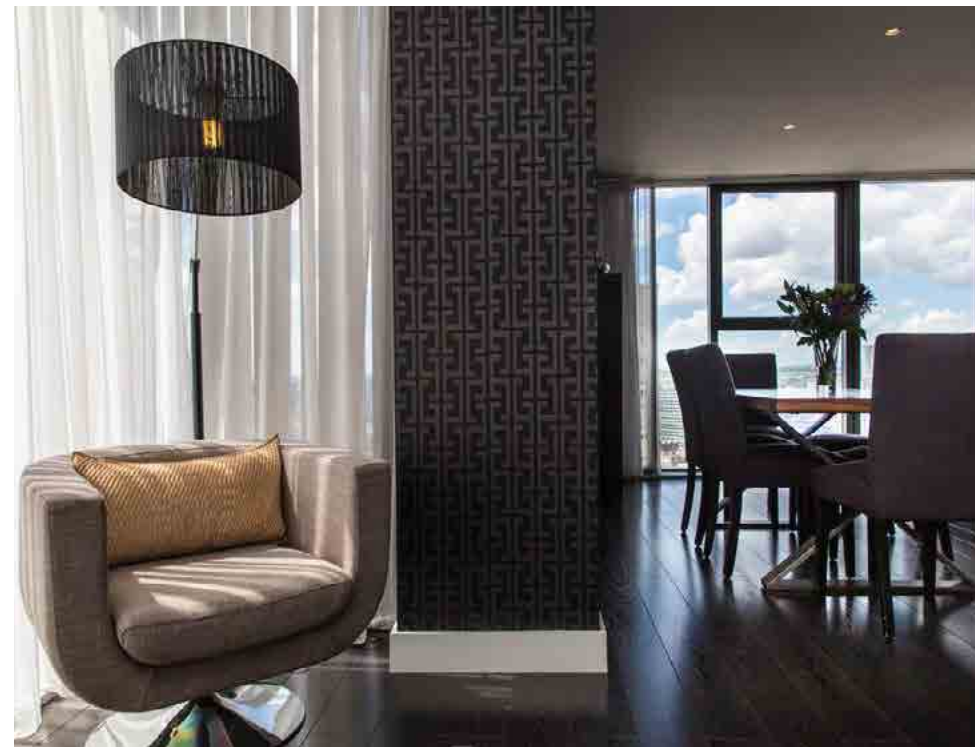
KRO have played an integral role in the design and layout of the Peter Street Hotel scheme and their years of experience have provided the project complete direction to ensure the customer journey from start to finish is nothing short of a 5 star service.

The revenue and sales office will not be based at Peter Street, It will benefit from the KRO Group structure and will be centrally located to provide services to each hotel under management. Thus removing barriers to communication ensuring the team can adapt and respond to a rapidly changing market.

Through their experience in both independent and branded hotel operations, KRO have been able to develop a revenue strategy which utilises the best industry practices ensuring optimum returns.

Recently KRO Hospitality has acquired one of Manchester's most popular and acclaimed restaurants, Asha's, located on the ground floor of 47 Peter Street. The award-winning Asha's has been championing authentic Indian cuisine and culinary innovation since it opened its door in 2015.

More information on KRO Hospitality can be found at: <https://krohospitality.com>



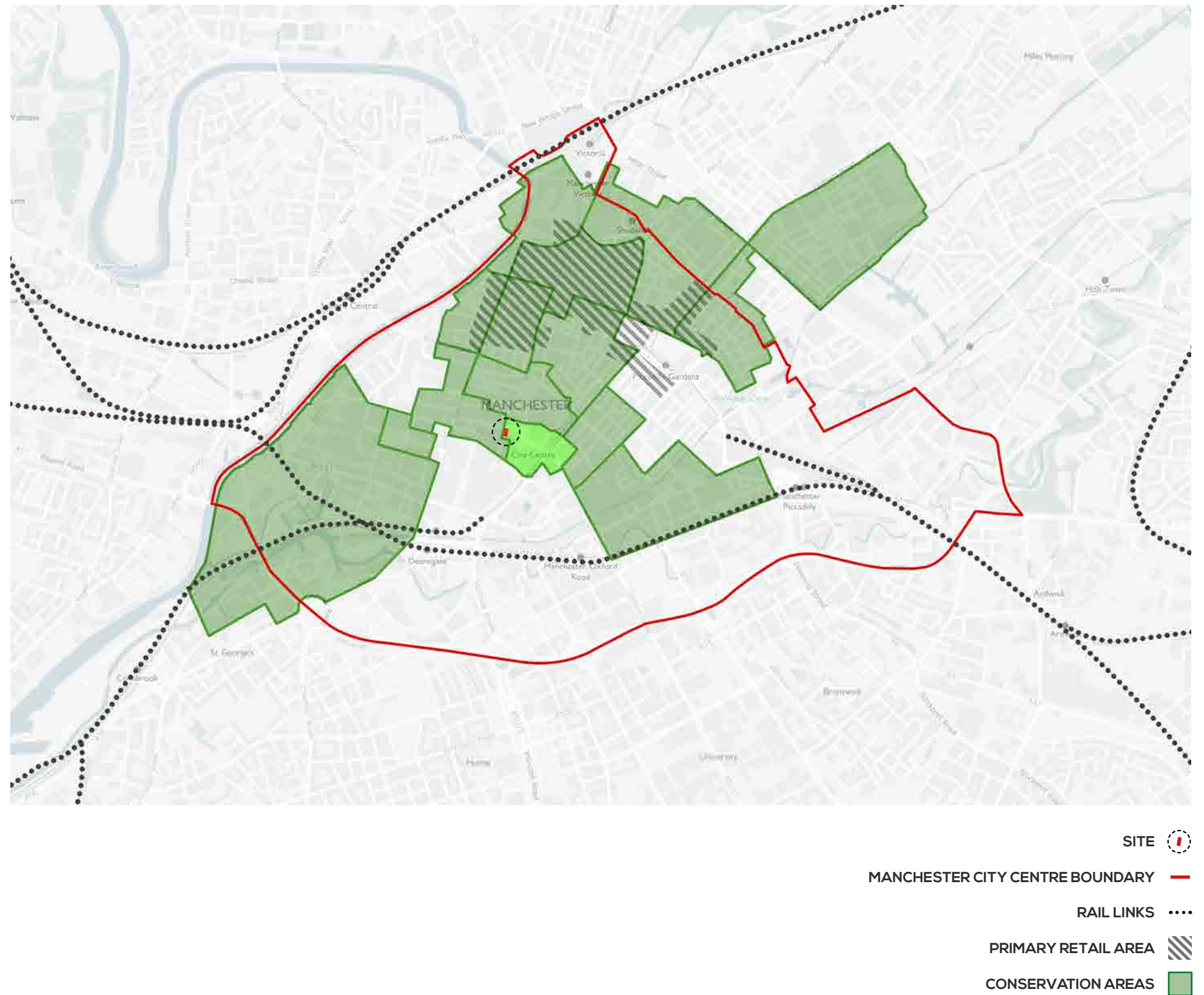
2 SITE CONTEXT



2.1. SITE LOCATION

WIDER CONTEXT

47 Peter Street is a Grade II listed former Victorian warehouse and is located on a prominent corner bounded on three sides by Peter Street to the south, Southmill Street to the west and Bootle Street to the north. On the eastern boundary of the site the building abuts a seven storey contemporary office building, 49 Peter Street. The site falls within St. Peter's Square Conservation Area and faces onto the adjoining Deansgate Conservation area.



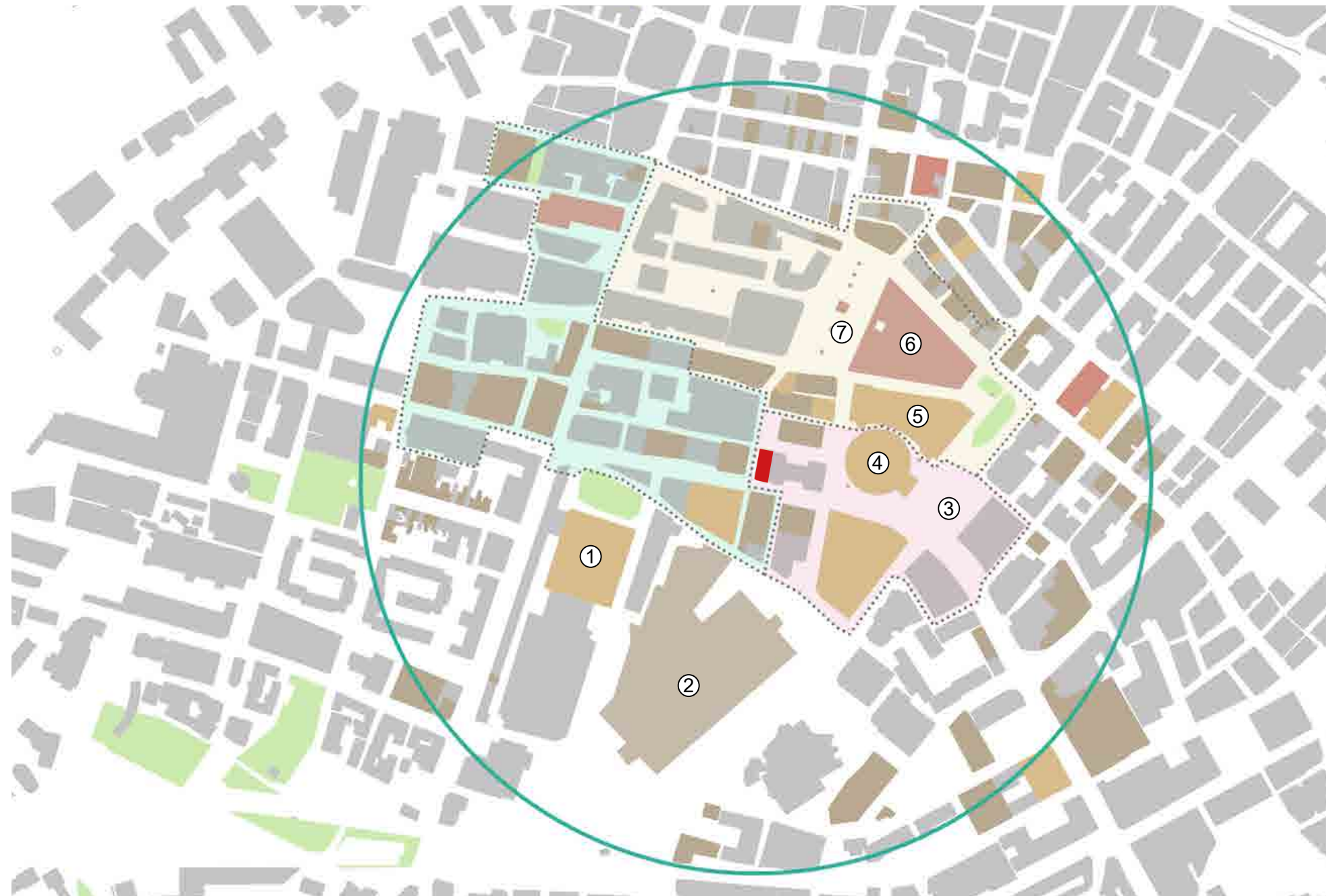
2.2. SITE LOCATION

MANCHESTER UDP - RC20 AREA 17

Princess Street / Whitworth Street / Portland Street / Aytoun Street

Text quoted from the "Extant Unitary Development Policies, Part 2, Area 17, City Centre Small Area Policies":

At Canal Street and Richmond Street there is significant environmental potential with the Rochdale Canal passing through the area and with Sackville Gardens (6) an attractive open space. These assets, together with the more domestic scale of existing buildings and a limited through traffic use of the area, offer possibilities for residential use initially in the Canal Street area but with possible longer term extension to Richmond Street and across the Rochdale Canal to the Whitworth Street/Princess Street/Rochdale Canal/Sackville Street block. The Conservation Area status of much of the area and the importance of many particular buildings make it essential to adopt an attitude of encouraging a wide mix of uses for existing buildings, but the area also has potential for small scale infill redevelopment and suitable sites will be sought for housing to be introduced incrementally in single or mixed use schemes. This area is also well placed to offer parking, but the promotion of housing development will be given high priority in the instance of cleared sites arising. Parking use would be acceptable however, subject to high landscaping standards. Additional incidental open space and improved canalside access need to be part of the general environmental improvement of the area.



- SITE
- GREEN AREAS
- RIVER IRWELL
- 5 MINUTES WALK
- LISTED BUILDINGS WITHIN 5 MINUTES WALK:
 - GRADE II LISTED BUILDINGS
 - GRADE II* LISTED BUILDINGS
 - GRADE I LISTED BUILDINGS
- ... ADJACENT CONSERVATION AREAS:
 - DEANSGATE CONSERVATION AREA.
 - ST PETER'S SQUARE CONSERVATION AREA
 - ALBERT SQUARE CONSERVATION AREA

1. GREAT NORTHERN WAREHOUSE
2. MANCHESTER CENTRAL EVENTS/EXHIBITION SPACE
3. ST PETER'S SQUARE
4. MANCHESTER CENTRAL LIBRARY
5. MANCHESTER TOWN HALL EXTENSION
6. MANCHESTER TOWN HALL
7. ALBERT SQUARE



PREDOMINANTLY COMMERCIAL 
 PUBLIC/ RELIGIOUS 
 HOTELS 
 SITE 
 RESIDENTIAL 
 CAR PARKING 
 LISTED 
 DEANSgate CONSERVATION AREA 
 ST PETER'S SQUARE CONSERVATION AREA 

2.3. SITE LOCATION

IMMEDIATE SITE CONTEXT

Within immediate proximity to the site lies a large number of Grade II and II* listed buildings, which forms part of the local setting.

1. MANCHESTER TOWN HALL EXTENSION.
2. MANCHESTER CENTRAL LIBRARY.
3. ST GEORGES HOUSE
4. RADISSON BLU EDWARDIAN HOTEL
5. FRIENDS MEETING HOUSE

The building currently consists of four storeys above ground with a semi submerged lower ground / basement and sub-basement levels. As is typical of this building type the elevations are predominantly of red brick with stone dressings. The relative importance of the Peter Street and Southmill Street frontages were originally denoted by the extent of stonework on the ground and lower ground levels; this has subsequently been superseded by the introduction of black polished stonework to the Peter Street façade prior to its listing in the late 1960's. From ground level the gently pitched hipped slate roof is not an obvious feature, nor are the skylights and chimney stacks adjacent to 49 Peter Street.

The upper and lower ground floors are currently occupied by the critically acclaimed Asian restaurant 'Asha's', which is to be fully integrated within the proposed development, utilising the existing entrance on Peter Street as the principle means of access for both the restaurant and hotel.



2.4. HISTORIC CONTEXT

Manchester is a city that grew from the prominence of the cotton trade; this gave rise to a significant number of buildings that were built specifically to accommodate manufacturing, storage, and trading in this import commodity. The concentration of these warehouses has fashioned the character of the city which remains evident today. Designed by the eminent Manchester architectural practice Walters, Barker & Ellis, 47 Peter Street, a former warehouse, was constructed in circa 1868 for the very purpose of cotton trade.

Prior to the listing of the building in 1975 the lower part of the Peter Street elevation and a one bay return to Southmill Street, had undergone a significant alterations. These changes, implemented to accommodate a building society use, appear to date from the late 1960's and internally involved changing the floor level to match street level in this localised area to the front of the building. Externally some of the central stonework in the Peter Street elevation was removed and the remaining retained stonework clad in slabs of a black polished stone. The Peter Street building society frontage was conceived as a black stone frame to a larger opening with limited and more subtle framing and internal structural elements (where stonework piers were removed) but some more recent interventions have worked against, rather than with, this design ethos.

The building society use of the building was superseded by a betting office use (present at the time of listing) and more recently by bar/food and drink uses; during this period the upper floors have remained as independent floor space. Most recently the building has been vacant of legitimate use but was used as a cannabis factory which is understood to have resulted in a fire in January 2012 that caused damage to the upper part of the building and associated fire-fighting water damage elsewhere. It is also understood to have been the second fire in the building in more recent times, with the first fine occurring when one of the bar/food and drink uses was in operation.

LISTING SCHEDULE (Abridged)

Location: **9 Southmill Street, Lancashire House, 47 Peter Street**

Grade: **II**

Date first listed: **3RD October 1974**

Most recent amendment: **6TH June 1994**

Description: Probably merchant's warehouse, now betting shop and offices. c.1860-70, altered. Sandstone ashlar at ground floor, red brick with sandstone dressings above (roof not visible). Rectangular plan on corner site. Four storeys and basement, 4 bays to Peter Street and 9 bays to Southmill Street; basement and ground floor of front and of 1st bay of return side altered as shop but Southmill Street façade otherwise sandstone ashlar with plinth, raised rusticated bands and plain frieze; sashed windows without glazing bars and segmental headed doorway to third bay with enriched surround. Upper floors: bracketed cornice over 1st floor, sill and head bands to 3rd floor, dentilled and modillioned cornice all carried around; all windows sashed without glazing bars, those at 1st and 3rd floors with moulded architraves and those at 2nd floor round headed with hoodmoulds and linking impost band carried around. Narrow chamfered corner, slightly set back. Interior not inspected. Forms group with No. 37 (Harvester House) on opposite corner of Southmill Street (q.v.)



1. 1950's



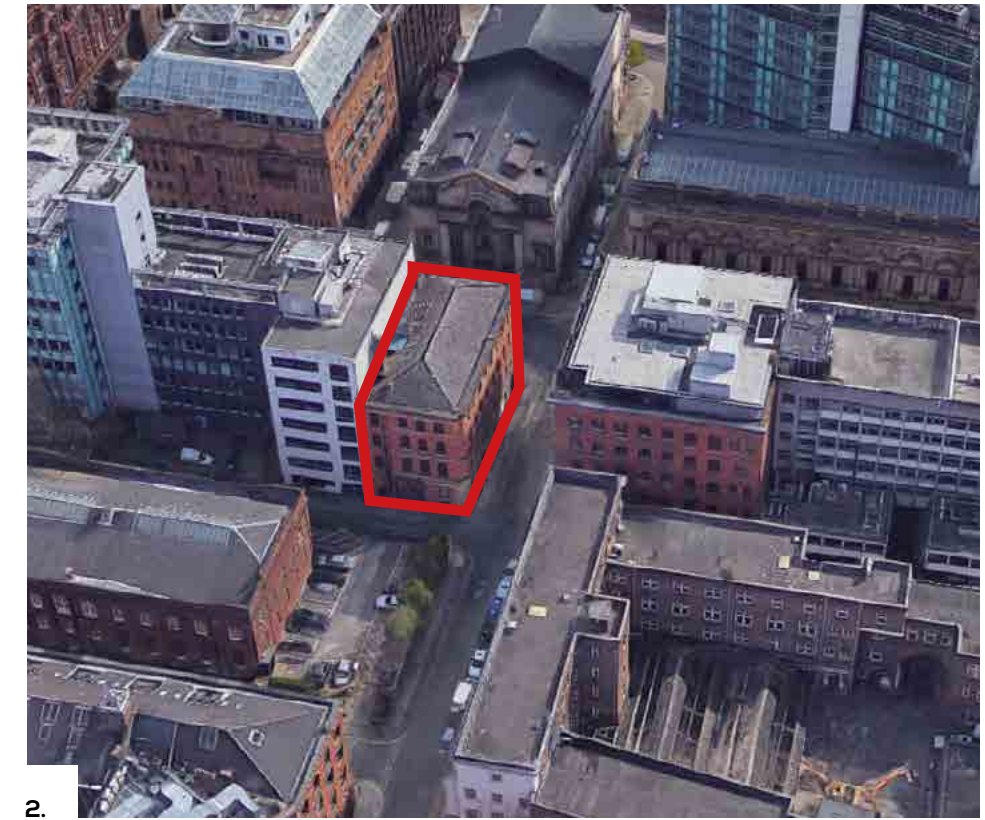
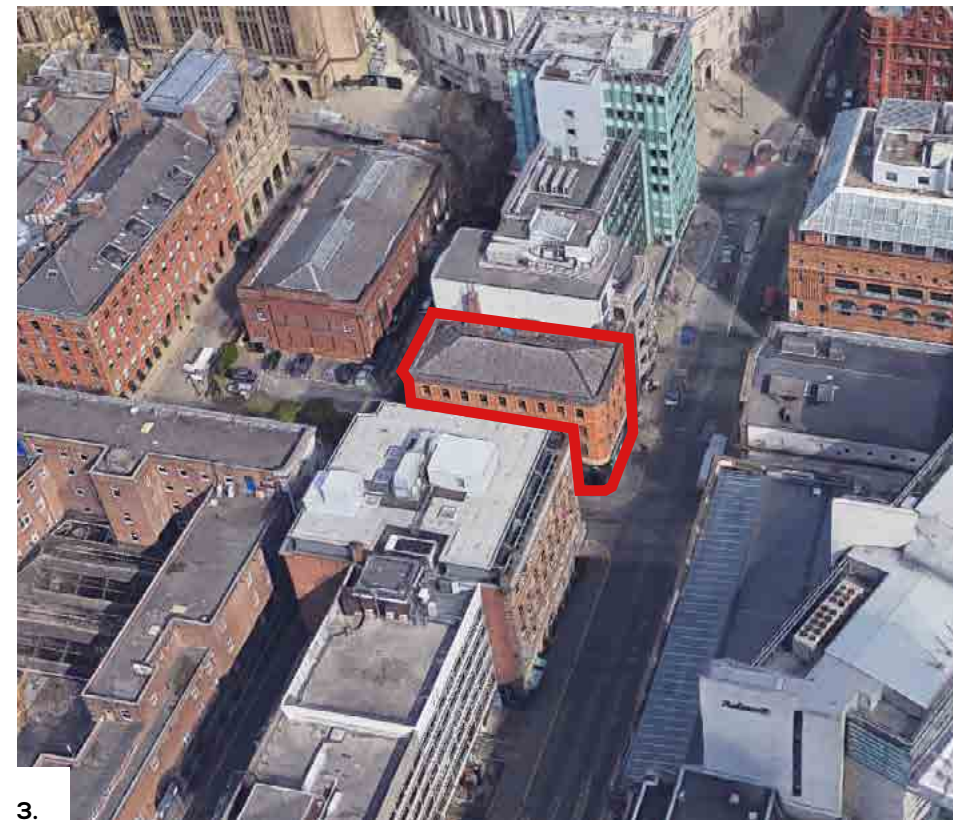
2. 1956 - STONEWORK HAS BEEN CLEANED.



3. 1976 - GRANITE OVERCLADDING TO GROUND FLOOR ELEVATION

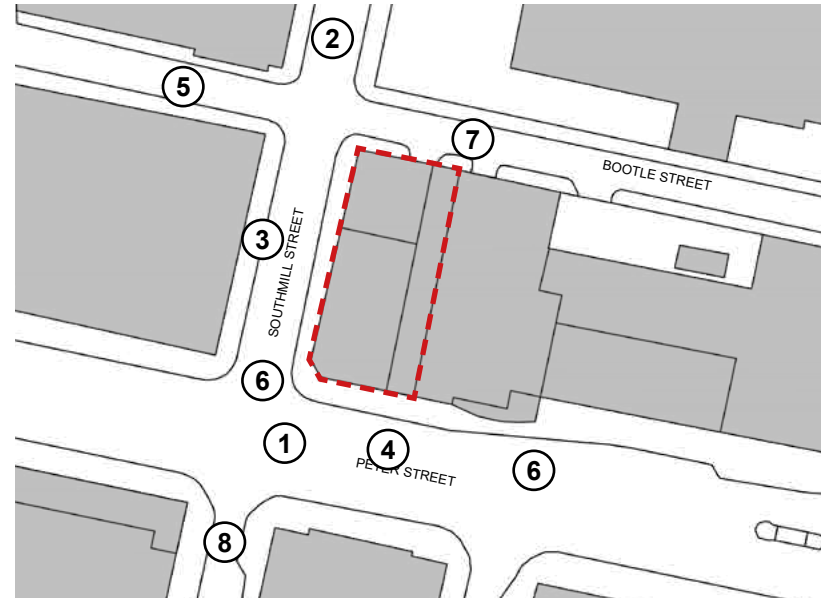


4. 2014 - ELEVATIONAL ALTERATIONS FOLLOWING A FIRE IN 2012



1. AERIAL SHOT OF SITE LOOKING NORTH.
2. AERIAL SHOT OF SITE LOOKING SOUTH.
3. AERIAL SHOT OF SITE LOOKING EAST.
4. AERIAL SHOT OF SITE LOOKING WEST.

2.5. AERIAL VIEWS



1. SOUTH WEST CORNER OF THE SITE.
2. NORTH CORNER OF THE SITE.
3. EXISTING FACADE TREATMENT.
4. LOOKING UP BOOTLE STREET TOWARDS THE SITE.
5. LOOKING UP PETER STREET TOWARD THE SITE
6. LOOKING UP SOUTHMILL STREET TOWARDS THE SITE.



2.6. EXISTING EXTERNAL SITE VIEWS



2.7. ASHA'S RESTAURANT

GROUND & LOWER GROUND FLOORS

The ground, upper ground and lower ground floors of 47 Peter Street is currently occupied by Asha's, a critically acclaimed contemporary Asian restaurant. The extensive high quality restaurant fit out, designed by interior designers LXA (formerly Luxe Interior International) was completed in 2015.

On entering the premises from Peter Street there is a ground floor reception area which leads, via a flight of stairs, to the main restaurant dining area at upper ground floor level which occupies almost the full extent of the floor plate with an outlook onto Southmill Street and Bootle Street. At the lower ground level there is additional dining seating, a bar, private dining room, customer toilet facilities and kitchen. This space is approximately 2m below external ground level, as such benefits from limited natural daylight, giving it a snug type ambiance.



2.8. UPPER VACANT FLOORS

The existing interior of the upper floors of the building principally consists of open floor plates with a partially enclosed service void and rear stair on the party wall to 49 Peter Street.

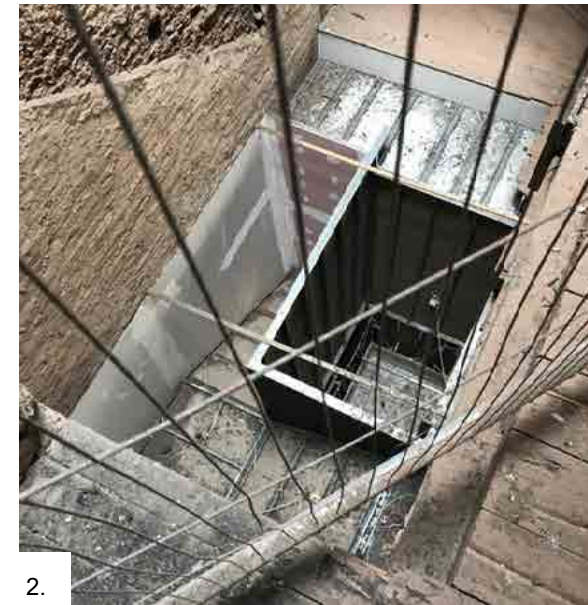
At first and second floors there is a central single row of original tapered cast iron columns at approximately 2.7m centres that correspond to the window openings along Southmill Street; these support large timber beams that also bear onto the perimeter walls, which in turn support exposed floor joists and floor boards. The third floor is devoid of columns but the space is characterised by exposed roof trusses and a corresponding large visible ceiling void.

As previously noted the upper floors of 47 Peter Street have been vacant for a considerable amount of time and have been subject to fire damage and the removal of finishes which have left the interior decor in a poor state of repair. In particular the following is noted:

- The existing walls have been stripped of their plaster finish leaving exposed brickwork walls throughout.
- As noted above the current ceilings at first and second floors consist of exposed timber beams, joists and floor boards which provide little if no fire or acoustic separation between floors.
- The principle staircase serving the Peter Street access is assumed to have been damaged during a fire and has subsequently been stripped out leaving large voids within the existing floors.
- It is assumed that the original timber window sills have been removed leaving exposed timber sub-frame and brickwork below the level of the existing window frame.
- At the third floor level fire damage has resulted in a large floor void with an exposed charred timber beam.
- At third floor level there are numerous locations where the existing lath and plaster ceiling which followings the roof pitch has been removed and or damaged.
- There is an ongoing pigeon infestation at the third floor level which has resulted in the prevalence of pigeon carcasses and droppings.



1. FIRST FLOOR - LOOKING TOWARDS THE EXISTING BRICK WALL AND THE SERVICE STAIRCASE TO THE REAR.
2. SECOND FLOOR - EXISITNG STAIR VOID
3. THIRD FLOOR - EXISTING CHIMNEY.
4. SECOND FLOOR - PANORAMIC VIEW.
5. SECOND FLOOR - SERVICE STAIRCASE
6. SERVICE STAIRCASE
7. SERVICE STAIRCASE



2.9. EXISTING INTERNAL SITE PHOTOS

The photographs show the deteriorated condition of the building. For more details please see the Photo Survey document.

3 **EVALUATION OF SITE** CONSTRAINTS + OPPORTUNITIES

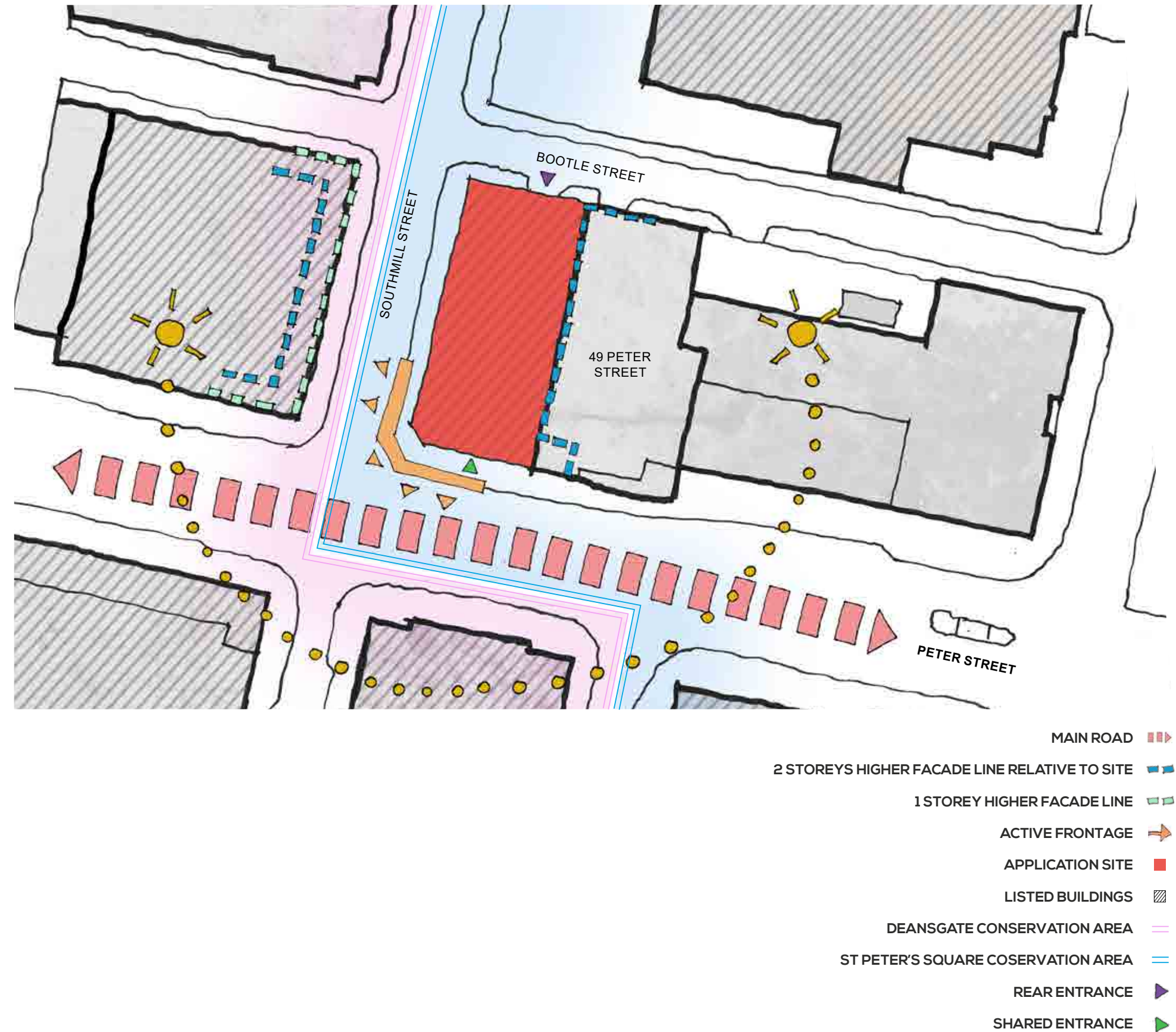
3.1. CONSTRAINTS AND OPPORTUNITIES

SITE CONSTRAINTS

- **GRADE II LISTED BUILDING:**
The application site is an existing Grade II Listed building which will limit the opportunities to carry out external alterations and will require careful and respectful refurbishment of the interior.
- **CONSERVATION AREA:**
The application site is located within St. Peter's Square Conservation area and faces onto the Deansgate Conservation Area boundary which runs along Southmill Street to the west of the site.
- **LISTED BUILDINGS ADJACENT:**
The site is in close proximity to numerous listed buildings, in particular the Theatre Royal, The Freetrade Exchange (Harvester House, 37 Peter Street), St Georges House (56 Peter Street) and the Free Trade Hall (The Radisson Edwardian Hotel).
- **SERVING ACCESS:**
There is limited service access which is via a rear entrance off Bootle Street. This is compounded by double yellow lines on Peter Street, Southmill Street and Bootle Street.
- **LIMITED PLANT AREA:**
There is no dedicated plant room/ space within the existing building.

SITE OPPORTUNITIES

- **LOCATION OF PROPOSED USE:**
The position of the application site is an excellent location for a hotel, within the historic city centre quarter and close proximity to numerous cultural and entertainment venues.
- **CURRENT USES:**
The ground and lower ground floors of 47 Peter Street are currently occupied by a restaurant which has excellent synergy with the proposed use.
- **NEGLECTED HISTORIC ASSET:**
The proposed refurbishment will bring back into use a neglected historic asset, both benefitting the building itself and the immediate surrounding area.
- **ROOF VOLUME:**
There is currently a large roof volume at third floor level that has the potential to be utilised within the proposals.



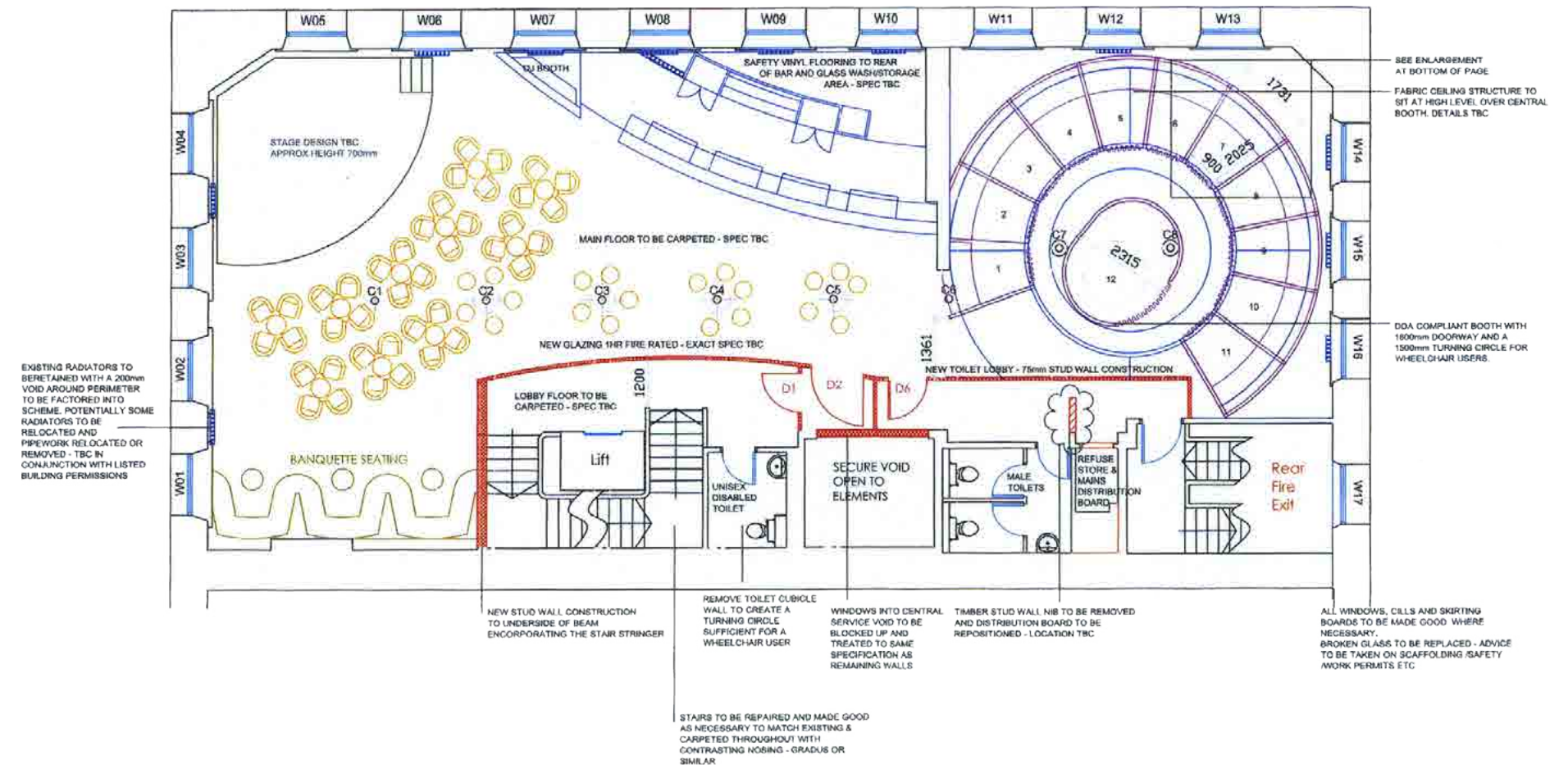
3.2. PREVIOUS APPLICATIONS

PLANNING APPLICATION 092122/FU/2010/C1

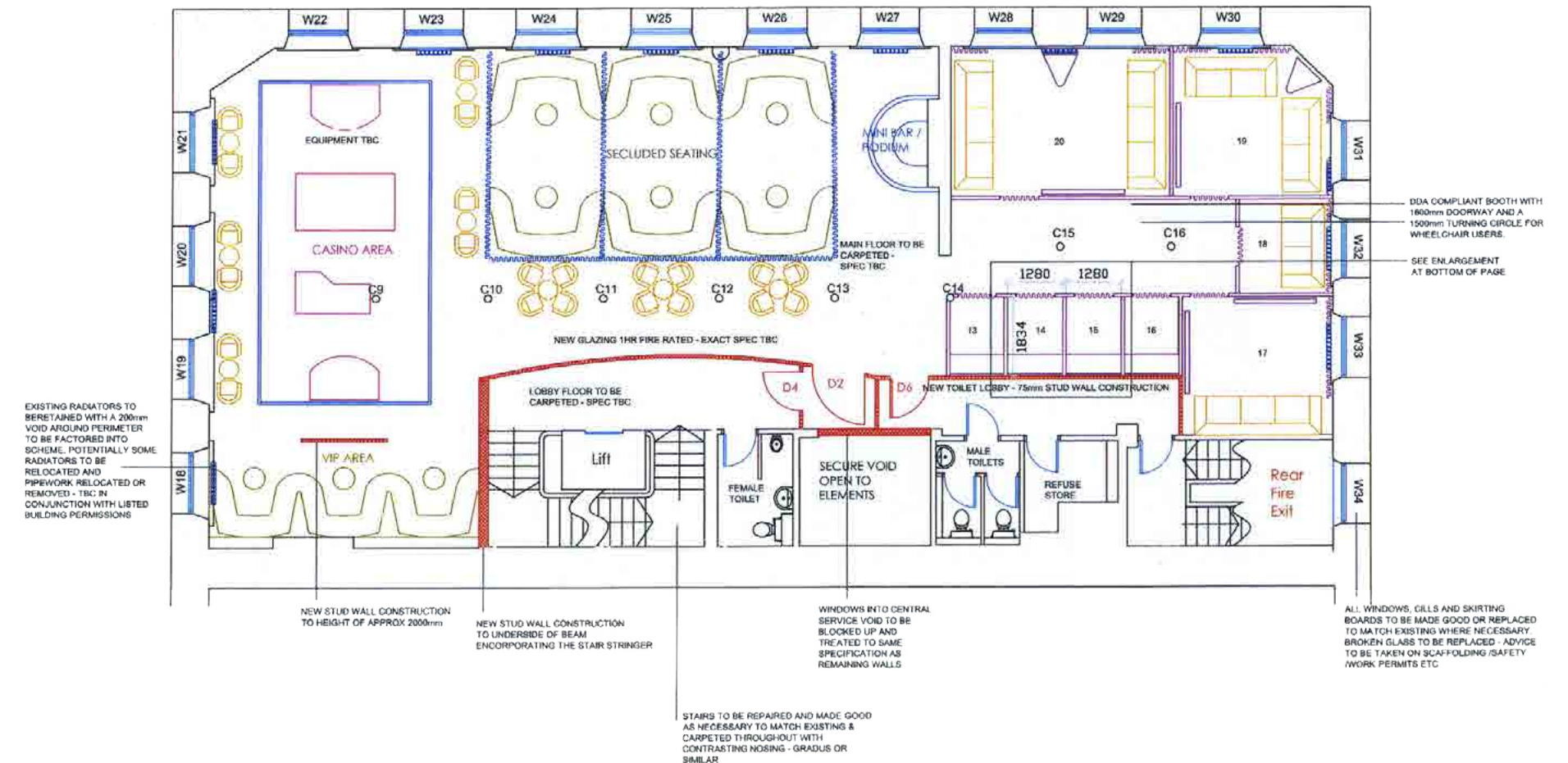
This proposal, validated in February 2010, sought to change the use of 1st and 2nd floors from offices (B1) to lap dancing club (sui generis).

The proposed application had no structural alterations to the original fabric of the building only subservient additions such as bar areas, raised stages and a new lobby to the open stair case on each floor. This application was subsequently withdrawn.

FIRST FLOOR



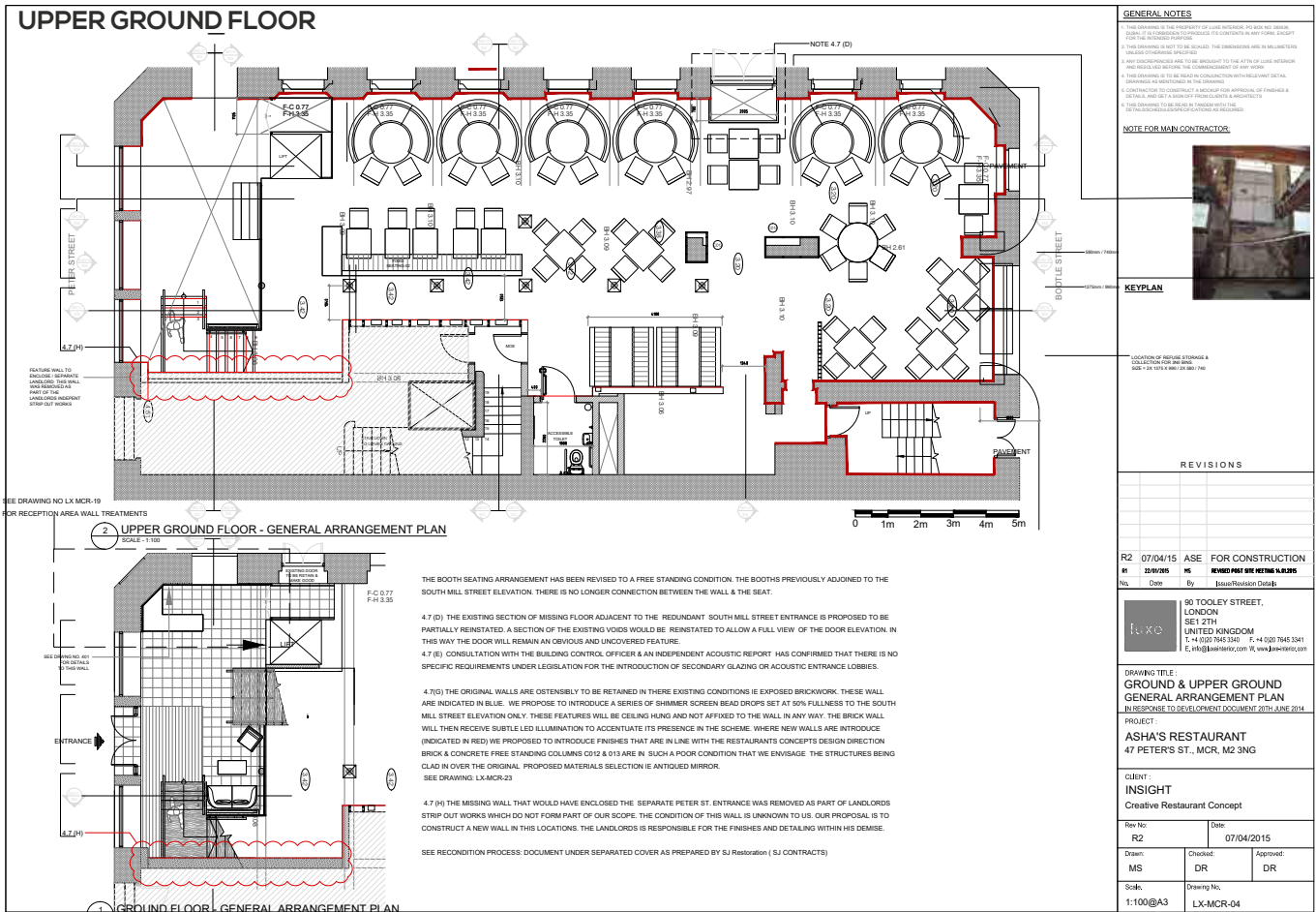
SECOND FLOOR



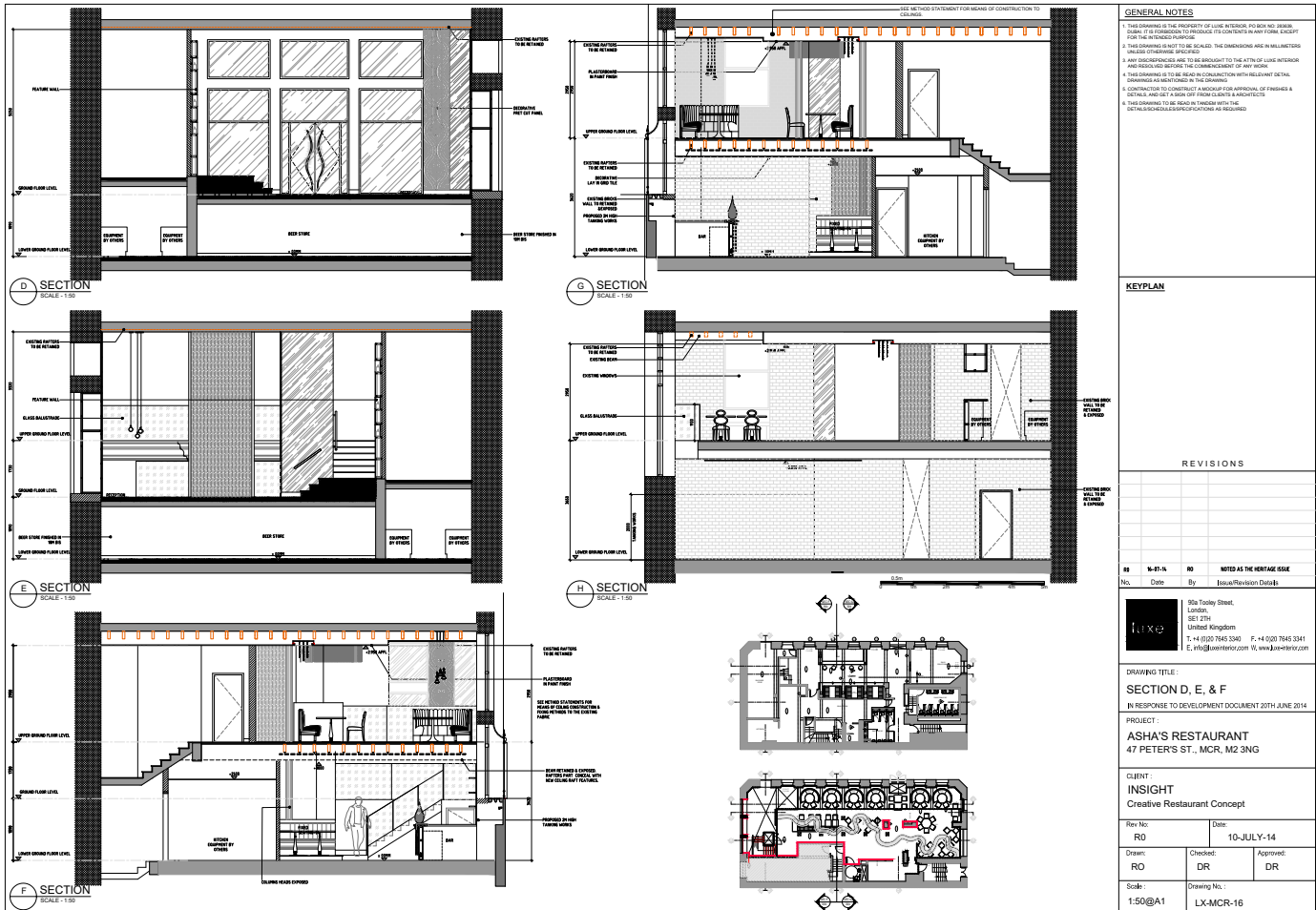
3.2. PREVIOUS APPLICATIONS

PLANNING APPLICATION
106524/FO/2014/C1
& LISTED BUILDING CONSENT
106525/LO/2014/C1

This proposal, validated in November 2014 and approved in February 2015, related to the internal and external works associated with a proposed bar/ restaurant use on the internal basement and ground floor levels. As noted above this approval has been fully implemented.



SECTIONS



3.3. PRE-APPLICATION MEETINGS/ CONSULTATIONS

MEETING WITH MANCHESTER CITY COUNCIL

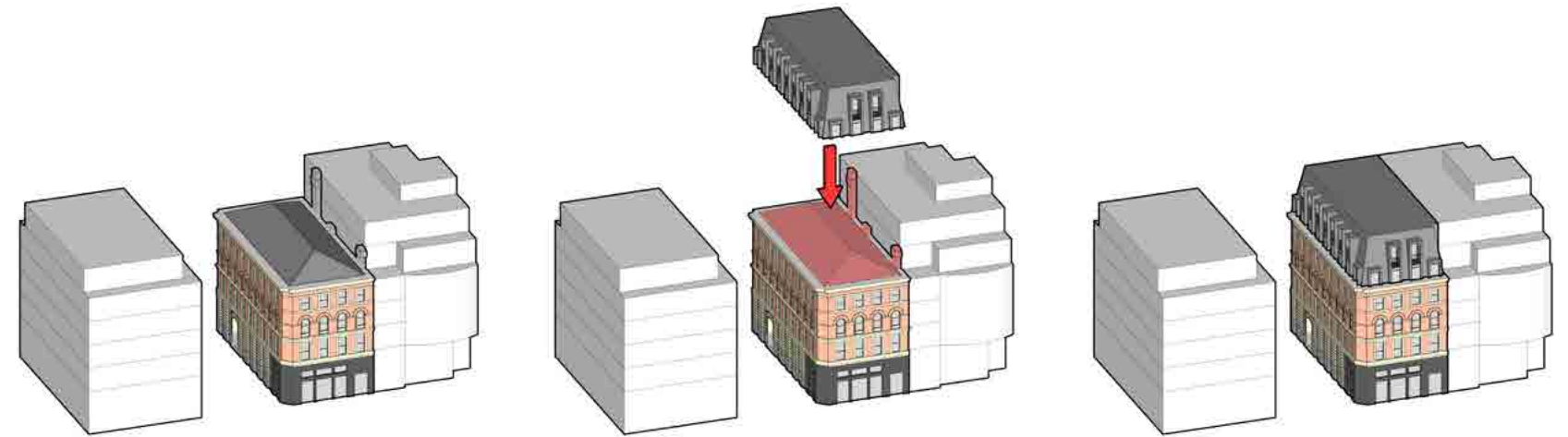
A meeting was held on 3rd October 2018 with Manchester City Council Planning Department to discuss the pre-application proposals for the application site. This meeting was also attended by the client, KRO Hospitality, planning consultant Zerum, project managers MFA. A draft proposal for the conversion and rooftop extension of 47 Peter Street into a hotel was discussed. A brief summary of which is as follows:

The principle is to replace the existing timber trussed roof with a 2 storey mansard extension with flat roof dormer windows that addresses the height of the adjacent office building; the design of which was to be contemporary but complementary to the existing listed building. The removal of the existing rear staircase also formed part of this proposal. The addition of two floors was to enhance the financial viability of the development but it was very much understood to be challenging with regards to its impact on a historical asset.

The general response was positive but circumspect; MCC felt that the draft proposal was premature and that due to the nature and extent of the proposed demolition works i.e. removal and replacement of the existing roof to a Grade II listed building, the support of Historic England was needed prior to any future Planning and Listed Building Consent applications. It was confirmed that to facilitate discussions with HE a comprehensive and robust financial appraisal and heritage impact study that justified the proposed harm to 47 Peter Street was required.

ON SITE MEETING WITH HISTORIC ENGLAND

On 1st November a meeting was held on site with Historic England to discuss the proposals to add a two storey rooftop extension to 47 Peter Street, in particular the impact this would have on the historic host building. This meeting was also attended by the client KRO Hospitality, the planning consultant Zerum, the project managers MFA, the heritage consultant Heritage Architecture. The subsequent concluding advice was that a roof extension would have to cause harm to the listed building and conversation area and therefore it needs to be fully justified in terms of ruling out alternative options and by demonstrating that the extension is the only way in which the upper floors can be bought back in to viable use.



4 **DESIGN** PROPOSALS

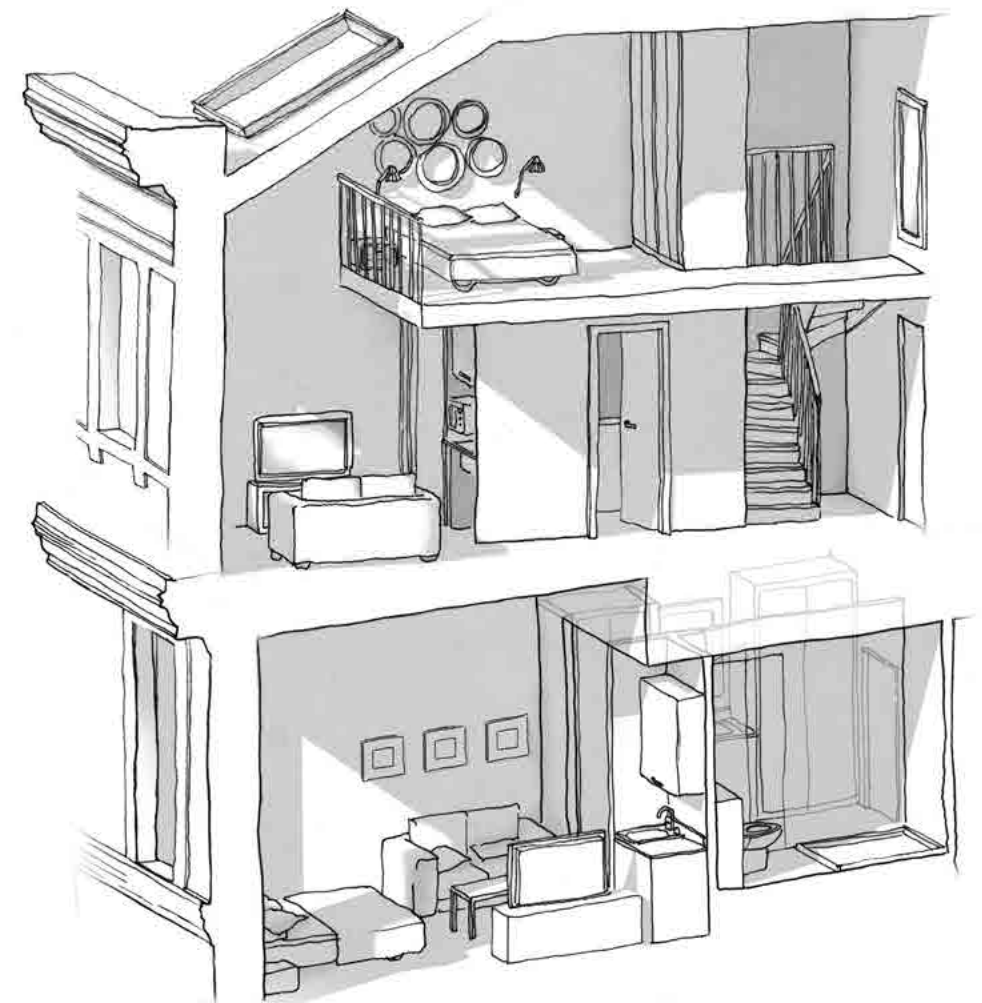
4.1 DESIGN PRINCIPLES AND CONCEPTS

Throughout the development of the design considerable care has been taken to produce high quality proposals that meet both the client/ operators brief for a bespoke boutique hotel and respect the historic fabric of the existing building.

The following key design principles have been identified from a detailed assessment of the existing building and its surroundings, an evaluation of site constraints and opportunities, the evaluation of planning policies and regeneration initiatives and local authority guidelines, which have informed / defined the following development brief:

- Careful and respectful refurbishment of the existing Grade II listed building, in particular:
 - The proposed layouts for the hotel should be sympathetic to the existing features,
 - The proposal should not adversely impact the existing elevations,
- High quality distinctive interior design,
- A range of accommodation,
- Accommodation to be flexible and provide rooms / apartments for individuals as well as large groups,
- The interiors to be light and spacious, maximising the use of the large windows and high ceilings,
- Ensure that the scheme is commercially viable without compromising the integrity of the design.
- Although the open plan warehouse layout is reflective of the building's previous uses, the nature of a hotel development seeks to segregate the floor plan into separate rooms, utilising the existing structural grid and fenestration layout. The existing structural grid will naturally dictate the floor plan, lining up perfectly with the large existing windows.

INITIAL DUPLEX UNIT



INITIAL STANDARD UNIT

4.2. SCHEME PROPOSAL

USE, LAYOUT AND AMOUNT

As previously noted the scheme proposal is to refurbish / convert the upper three storeys of a former Victorian warehouse into a boutique hotel and is to comprise of a mix of individual en-suite bedrooms, studios, and duplex apartments. The proposed accommodation is considered an appropriate use for the host building as it is above an existing restaurant which is to be fully integrated within the proposals and is within a city centre area which attracts high numbers of tourists. There are several other hotels in the immediate area but due to the scale and nature of the development the accommodation offered will address a demand for a more bespoke experience that is currently not satisfied. Also, importantly the proposed use enhances and celebrates the historical and architectural merit of the existing Grade II listed building.

The new hotel accommodation is to be accessed via the existing restaurant entrance on Peter Street. Immediately on entering the building will be a shared entrance lobby/ reception area which will lead to a the new lift and stair core by a reconfigured existing flight of stairs, approximately 1.3m above the threshold level. Wheelchair access will provided by the existing platform lift that was installed as part of the original restaurant fit out works.

The layout of the rooms on the upper floors is principally determined by, and designed in response to, the existing structural grid and window fenestration. The resulting floor plans consist of 10 rooms at first floor, and 11 rooms at second and third floor, 7 of which have mezzanine levels, utilising the existing roof void between trusses.

SUMMARY	SQM	SQFT
Net Area	758.7	8166
GIA Existing	1443.5	15537
GIA New	143.4	1543
GIA Total	1586.9	17081

Number of parking spaces:	N/A
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Total Number of Rooms	32
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FLOOR	Double Room	Apartment 1B	Duplex Apartment 1B	Duplex Apartment 2B	NET AREA SQM	NET AREA SQFT	GIA SQM	GIA SQFT
Lower Ground	0	0	0	0	0	0	275	2960
Ground	0	0	0	0	0	0	295.0	3175
First	8	2	0	0	210.4	2265	290.6	3128
Second	9	2	0	0	209.4	2254	291.3	3135.4
Third	2	2	5	2	208.7	2247	291.5	3138
Third Mezz	0	0	0	0	130.2	1401	143.4	1543
TOTALS	19	6	5	2	758.7	8166	1586.9	17081

Definitions:

Net Area - The combined sum of the areas of all 'lettable' bedrooms

Gross Internal Area - The overall internal floor area, including circulation space, minus voids as measured from the internal surface of each external wall.

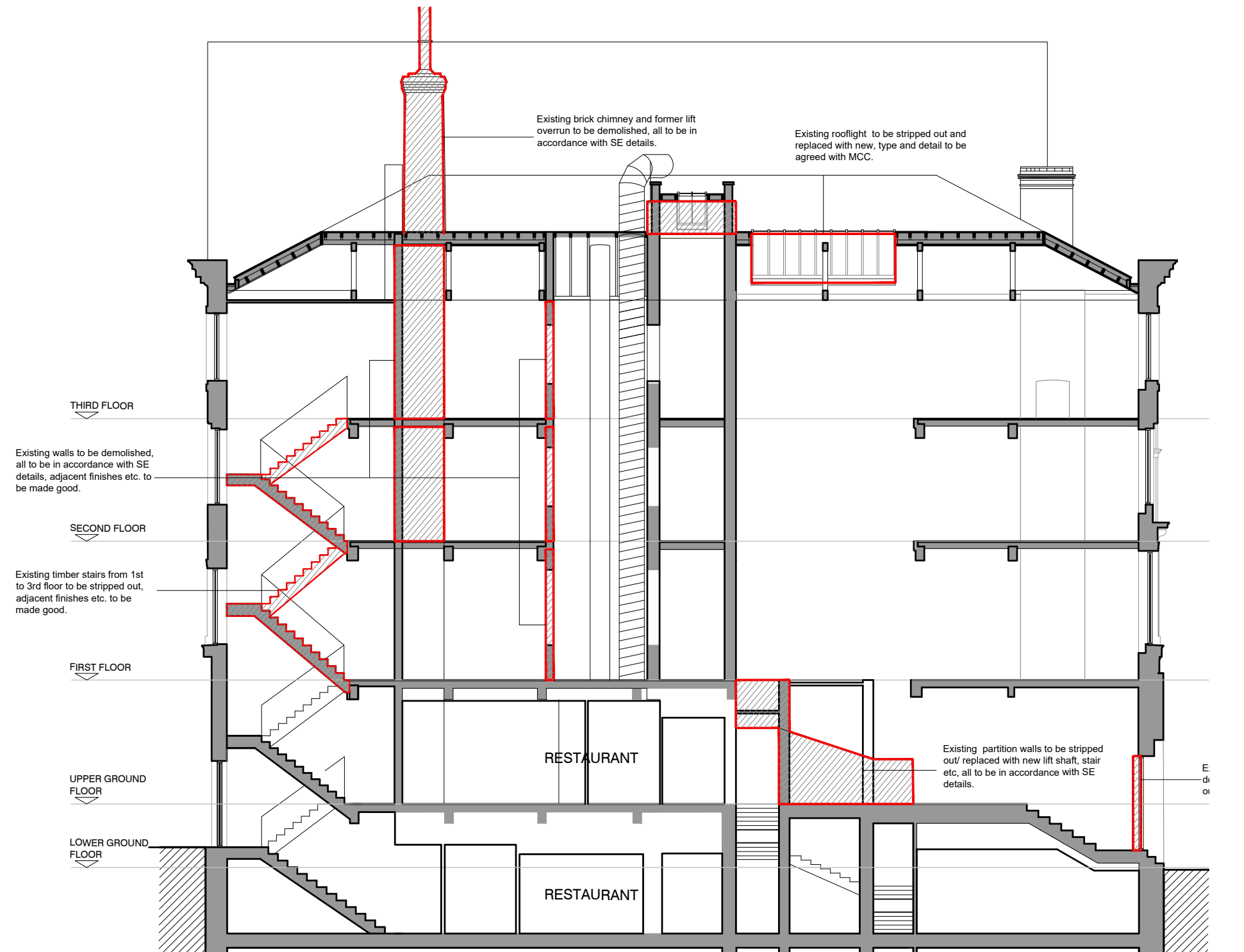
Notes;

All areas are indicative only and are subject to design development, Building Regulations approval etc.

4.3. PROPOSED DEMOLITION WORKS

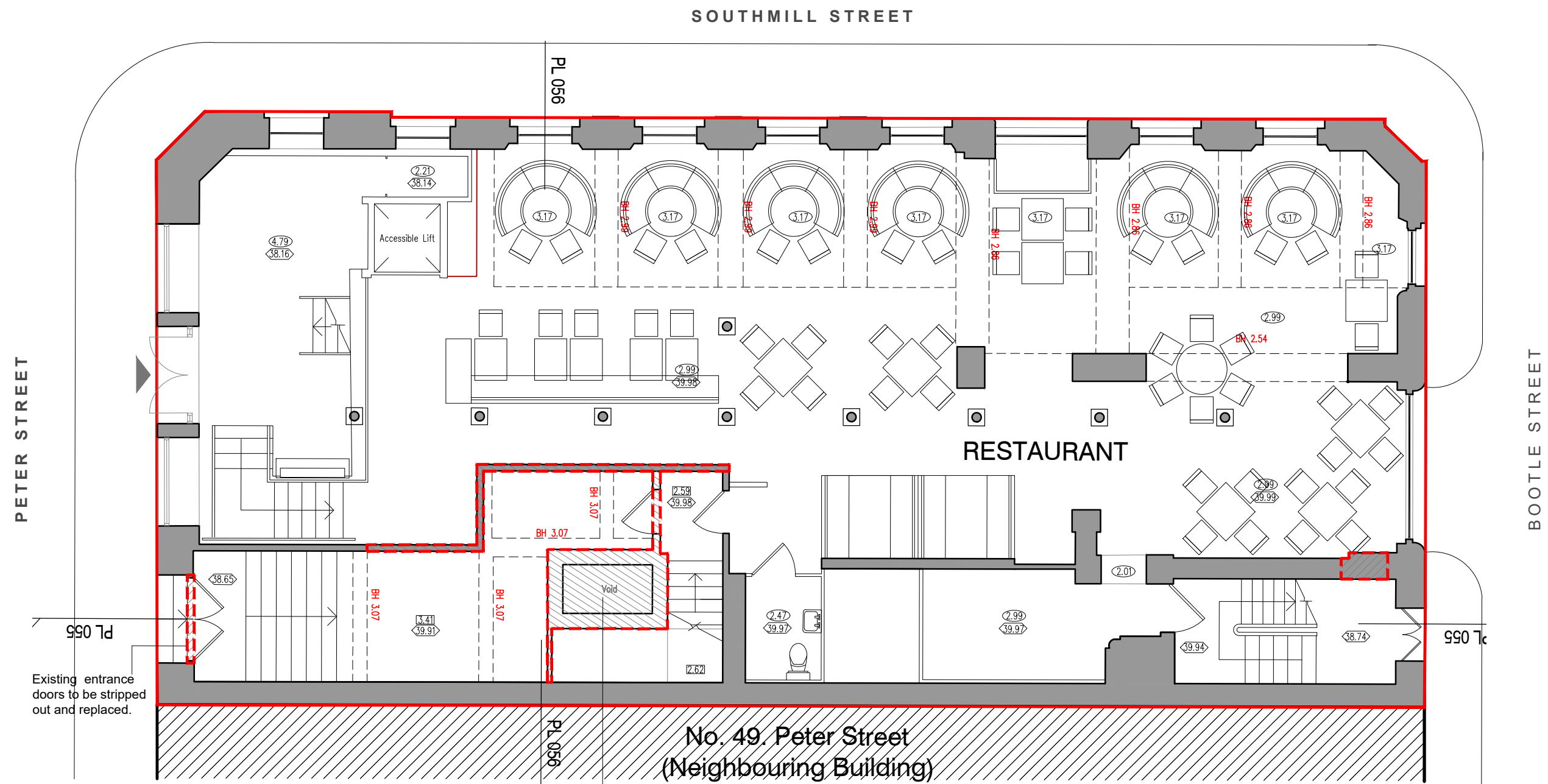
To facilitate the proposed layouts it is felt necessary to carry out a limited amount of demolition / structural alteration works to the existing building fabric, it is not considered that these works will have a detrimental impact on the historic value of the building. Please refer to SCHA report which goes into greater detail on these matters and Tract photographic survey. In summary these are proposed as follows:

- Removal of existing brick walls at first, second and third floors that run perpendicular to Southmill Street. These walls are possibly not authentic to the original building evidenced by existing timber beams that cantilever beyond the supporting column and redundant pad stones in the external wall. The walls are to be replaced by new timber beams fixed via flitch plates as per the structural engineers proposed detail.
- The removal of the rear staircase from above first floor.
- The removal of the existing chimney stack.
- The creation of new openings within the existing roof to accommodate roof lights to the proposed mezzanine floors.
- Externally the reduction in height of the former lift overrun adjacent to No. 49 Peter Street to enable the construction of a rooftop plant deck that is necessary to accommodate the air handling equipment.
- The stripping out of redundant roof lights.
- The stripping out of redundant steelwork above the main stair well.



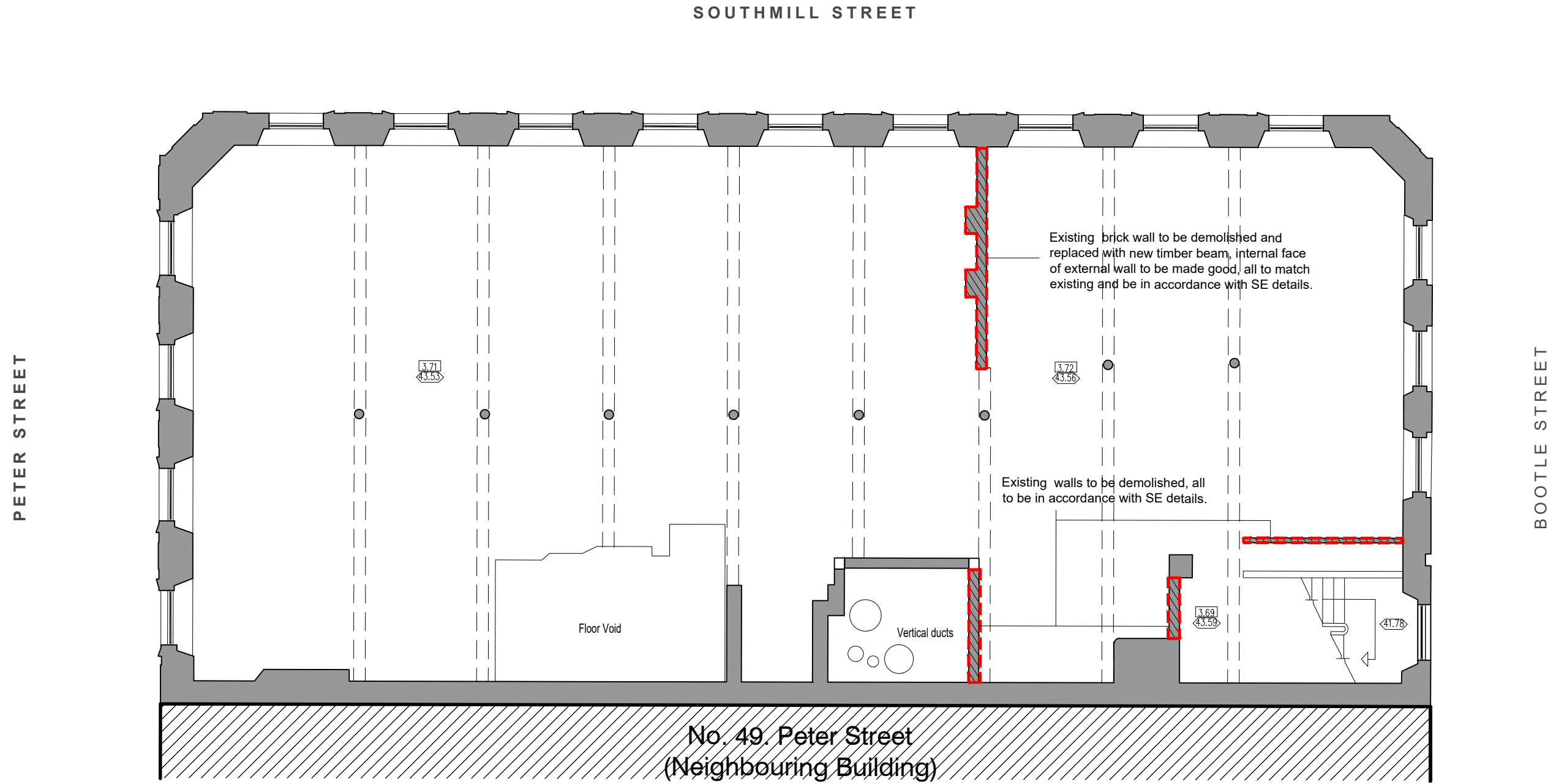
 ELEMENTS TO BE DEMOLISHED





 ELEMENTS TO BE DEMOLISHED



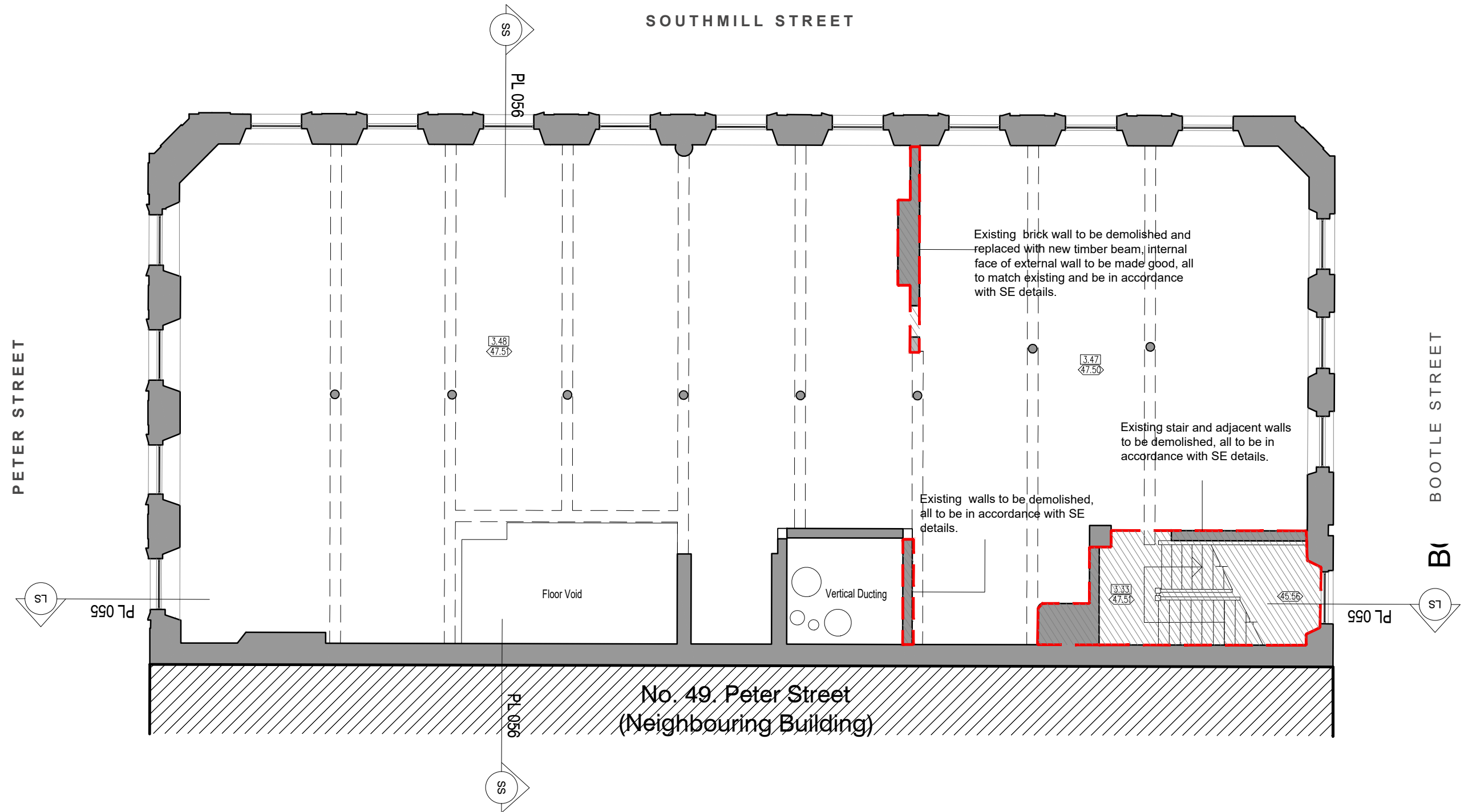


4.3.2 FIRST FLOOR

DEMOLITION PLAN

ELEMENTS TO BE DEMOLISHED

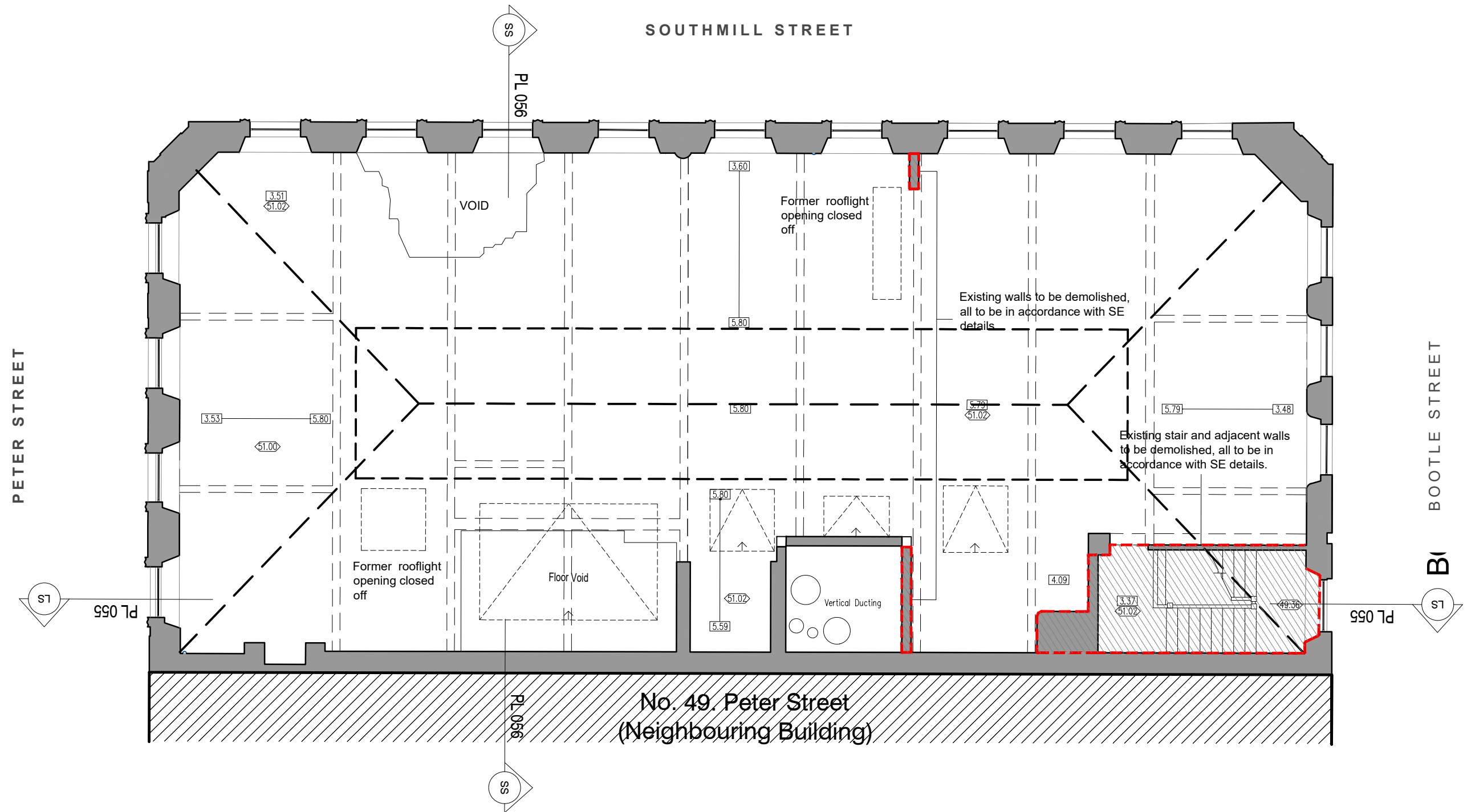




4.3.3 SECOND FLOOR DEMOLITION PLAN

ELEMENTS TO BE DEMOLISHED

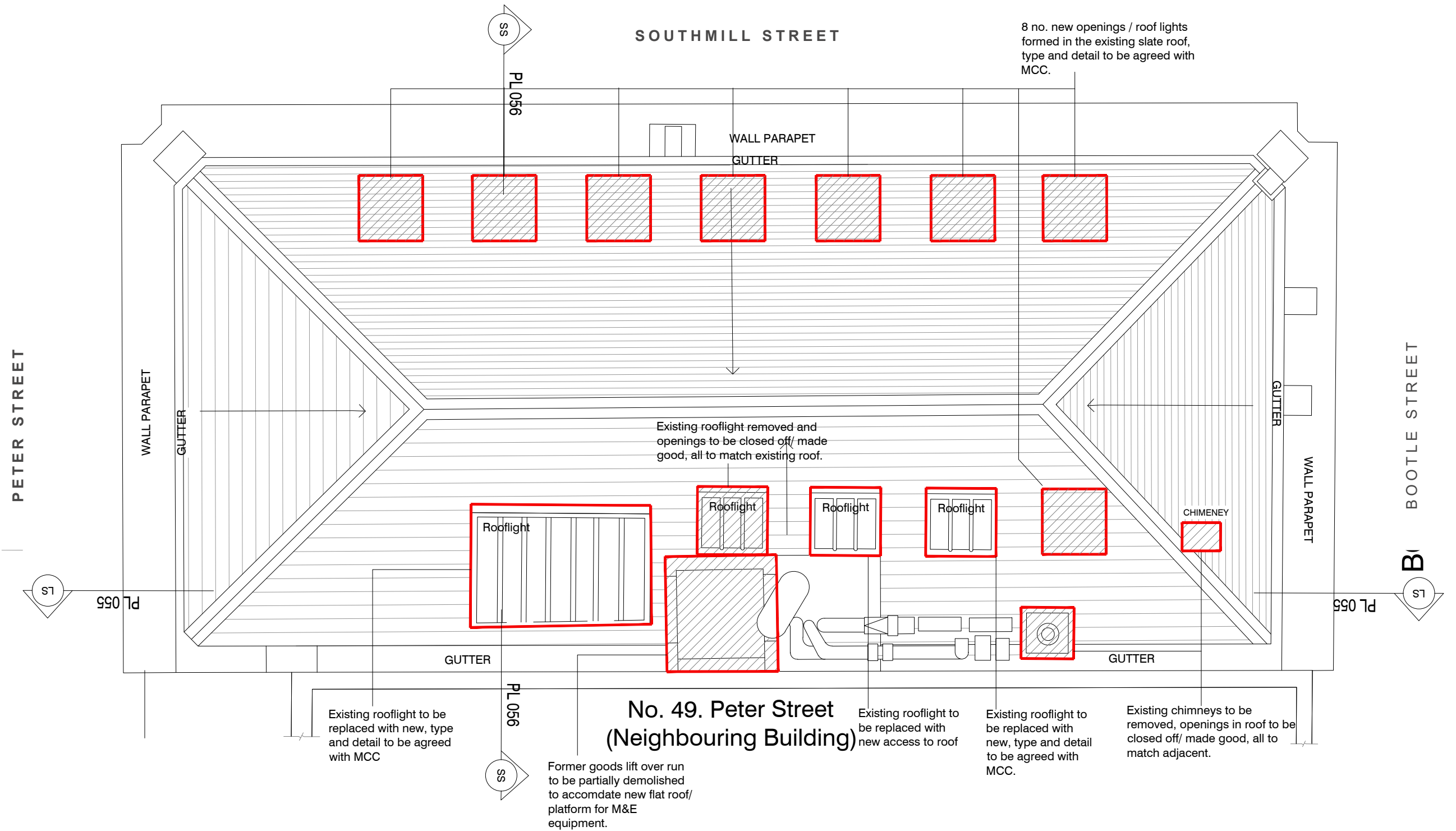


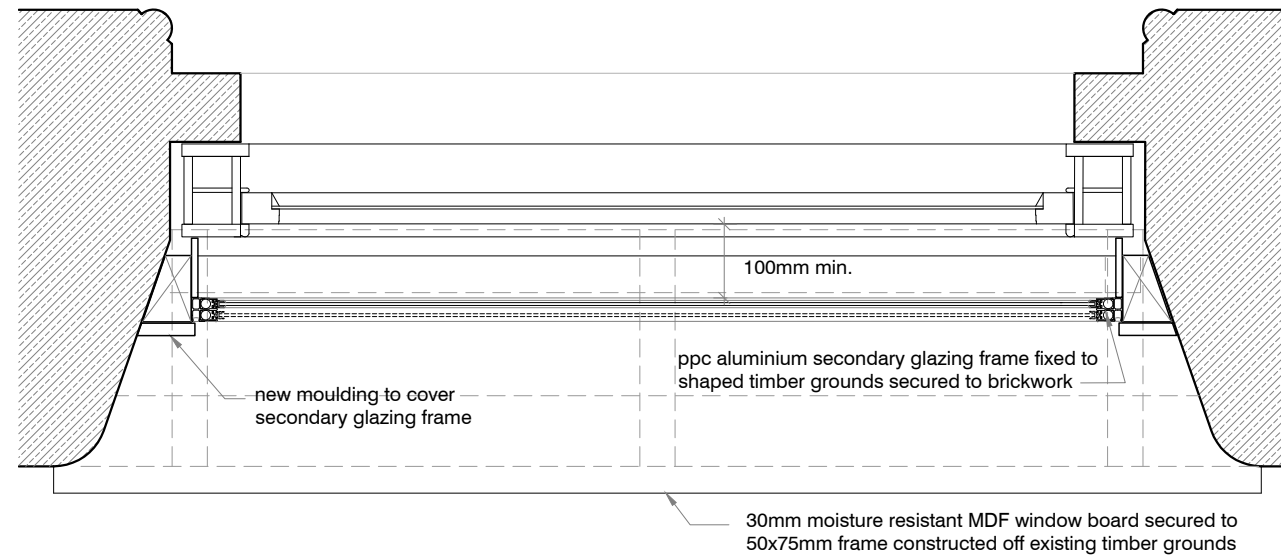


4.3.4 THIRD FLOOR DEMOLITION PLAN

ELEMENTS TO BE DEMOLISHED







TYPICAL SECONDARY GLAZING DETAIL

4.4 PROPOSED BUILDING FABRIC ENHANCEMENTS

As previously noted the interior condition of 47 Peter Street is very poor and has been subject to the removal of finishes and fire damage. As part of the refurbishment works it is proposed to enhance the existing building fabric to ensure the future viability of the building without compromising its historic significance. These in summary are to be as follows:

- The maintenance / refurbishment of the existing sash windows to ensure that there is adequate draught proofing, improving thermal efficiency, reduction in external noise levels. These works will include the addition of secondary glazing behind the existing glazing (see above).
- The existing pitched slate tiled roof is in a very poor condition as a result of neglect over a long period of time prior to the client's ownership. It is therefore proposed to reroof to enhance the thermal performance and reduce the amount of heat lost due to air leakage, re-using where possible existing slates, supplemented with matching new tiles.
- The reinstatement of the main staircase and accessible lift utilising the openings within the existing floors.
- Making good / reinstating the damage caused by several fires.



4.5. PROPOSED FIT OUT WORKS

The proposed fit out works is to principally consist of the construction of internal partition walls and the under drawing of existing ceilings with plasterboard, and the overlaying of the existing floor boards with a floating floor, all to achieve the required fire and acoustic requirements.

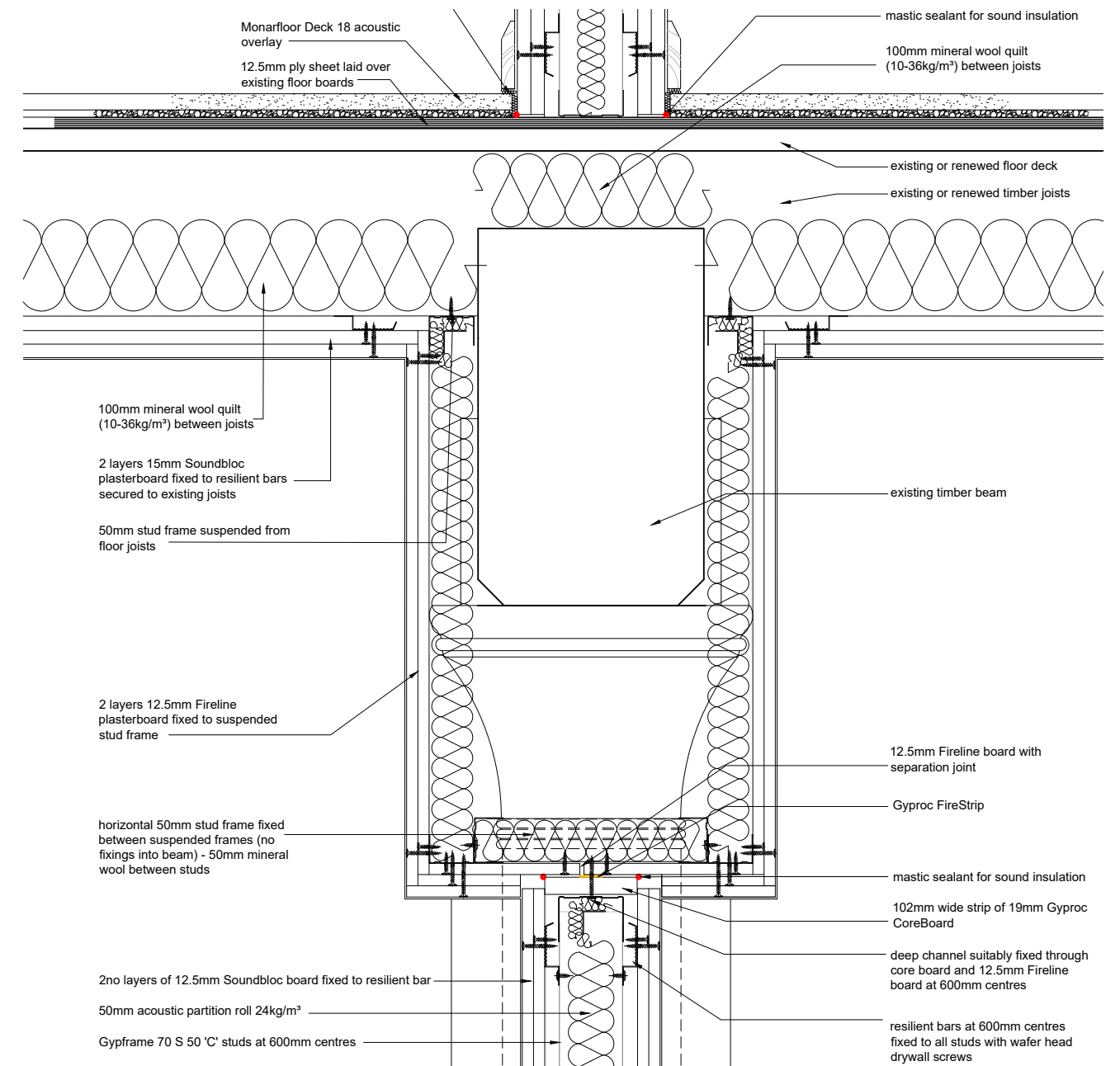
Within each hotel room, the existing internal features, such as the cast iron columns and timber beams, are to be protected by plasterboard linings; the detailing of which is to ensure that their installation does not have an adverse impact on the buildings' historic fabric. Although it would be preferable to leave the existing structural elements exposed for design purposes, the design team have concluded that these elements need to be enclosed. After detailed development and coordination with Sandy Brown acoustic consultants, it has been agreed that the only way to avoid acoustic flanking between apartments is to enclose the main structural beams and columns, otherwise there will be no means of achieving the desired acoustic mitigation between units. As these columns are located within wardrobes and on party walls, it is deemed that the impact of enclosing these structural elements is negligible. Please refer to Sandy Brown's acoustic report for further information. The existing columns and beams within main circulation spaces will remain exposed.

The existing trusses within the roof void are also to be used as segregating party elements to the design and layout, as they are a structural element that is aligned with that of the floors below. Due to the nature of the top floors containing duplex units, the design is dictated by the constraints of the existing structure across both floors. If possible, the design team will seek to leave the trusses exposed where possible, however this will take further consultation through the technical design process.

The existing internal brickwork is to remain exposed where possible; any required remedial works such as repointing etc. will be fully in accordance with Manchester City Councils (MCC) conservation requirements.

As noted previously the majority of the existing windows have had their sills removed, leaving timber sub frames and exposed brickwork. As part of the fit out works it is proposed to reinstate the window sill in timber, the detailing of which will be in agreement with MCC conservation officers.

The proposed alterations to the external fabric of the building principally consists of the installation of 7 no. new roof lights facing onto Southmill Street, in line with the existing windows below. On the opposite roof pitch there is to be the refurbishment of the two of the existing roof lights, the opening up and glazing of a former roof light, the installation of a new roof light and the closing off of redundant roof lights. It is proposed to install conservation type roof lights, all to be in accordance with MCC conservation requirements. At ground floor level it is proposed to replace the existing upper floor Peter Street entrance with glazed polyester powder coated fire escape doors and side lights. To meet fire requirements it is also necessary to install a dry riser inlet cabinet adjacent to rear Bootle Street service entrance.



COLUMN HEAD SECTION



SECOND FLOOR

4.6. PROPOSED BUILDING SERVICES STRATEGY

The proposed building services strategy has been established to minimise the impact on the historic fabric of the existing building and the restaurant that currently occupies the ground and lower ground floor levels. The principle of which are as follows:

ELECTRICITY SUPPLY AND DISTRIBUTION

Currently the mains comes in off Southmill Street into the private dining area of Asha's restaurant. To 'tap' into this supply and feed for the upper floors would mean disruption to the current décor of Asha's restaurant, including walls, flooring and ceilings, which is unacceptable. It has therefore been concluded that there will be requirement for the client to have a separate hotel supply installed. The initial proposed route is to come in off Peter Street via the main entrance to the hotel, this is to be confirmed by the relevant utility company.

Internally within the aparthotel the distribution will be vertically via a dedicated electrical riser and horizontally within the corridor ceiling void.

WATER SUPPLY AND DISTRIBUTION

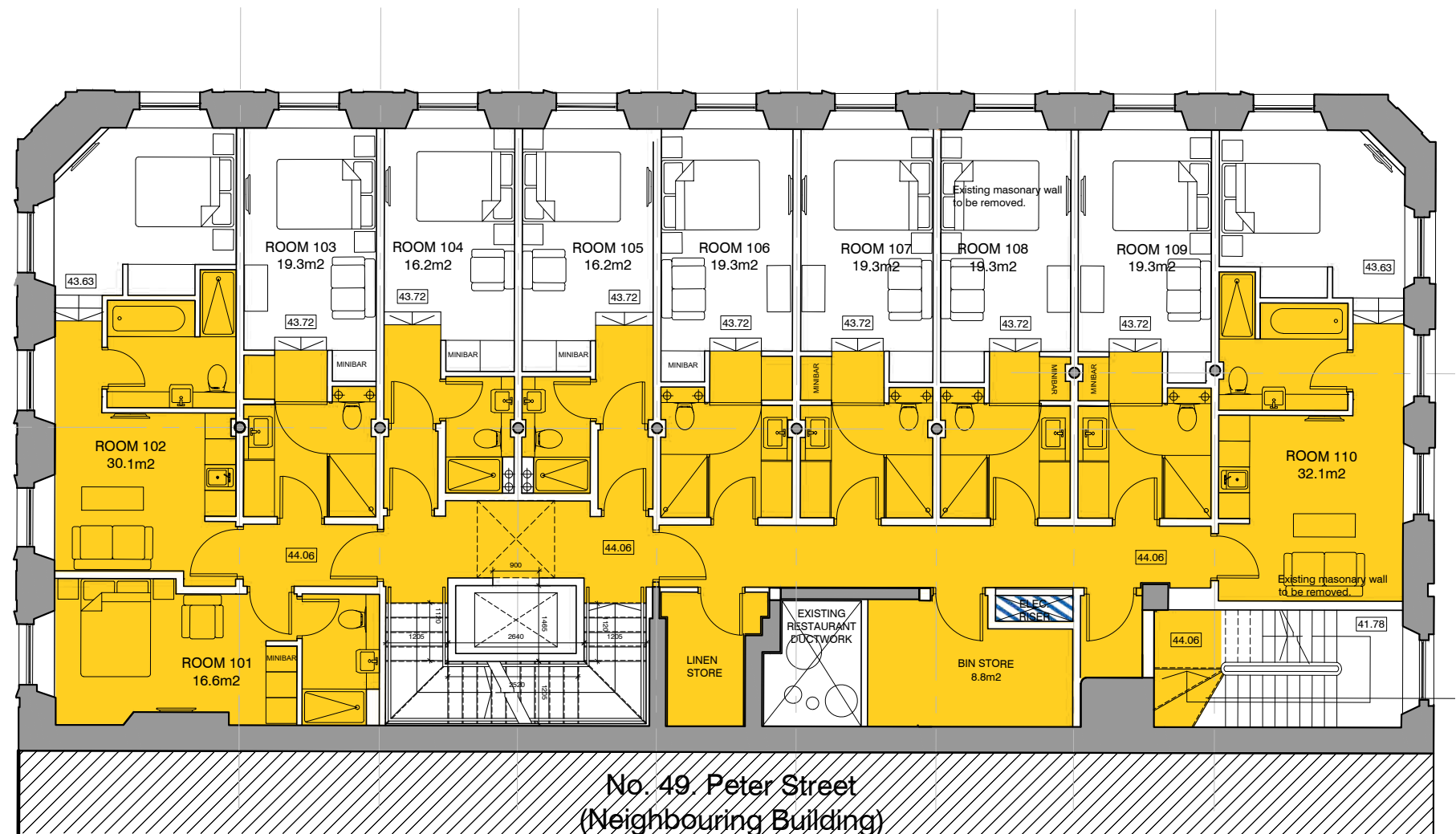
The main water supply comes into the building on 2" pipe at the rear exit doors. This is considered insufficient for the future demand therefore a new supply is to be installed at the same location. A feed will be taken from this location to a water tank and booster plant room located on the first floor and distributed throughout the premises via the proposed ceiling void above the corridor.

FOUL DRAINAGE

Currently all waste from the restaurant feeds into a tank in the basement below ground level, then it is pumped out into the main sewage system; it is therefore proposed that the hotel utilise this facility. The soil pipes serving the en-suites, accessible wc etc. will principally consist of vertical runs from the mezzanine level to the first floor level via openings formed within the existing floors. These will then all connect to a horizontal run which is to be accommodated within a new 450mm service void at first floor level and discharge into a drainage connection located within the existing service riser. The soil pipes are to be vented at the head of runs where necessary through the existing roof that faces onto 49 Peter Street, minimising their visual impact.

VENTILATION / SPACE HEATING AND COOLING

The proposed ventilation strategy has been established to ensure that there is no reliance on the opening of windows nor the requirement to provide ventilation through the existing facade. In summary the strategy is to provide both supply and extract ventilation to each of the rooms via ductwork that is to run within the corridor ceiling void. These are to connect externally via vertical ductwork within the existing service riser to air handling units mounted on a rooftop platform that is to be constructed adjacent to 49 Peter Street. Space heating and cooling is to be provided by a Variable Refrigerant Flow (VRF) system controlled locally via air conditioning units mounted within the en-suite ceiling voids and condensing units mounted externally on the party wall with 49 Peter Street.



RISER SPACE

EXTENT OF RAISED FLOOR TO ACCOMMODATE SERVICES



4.7. PRECEDENT IMAGES

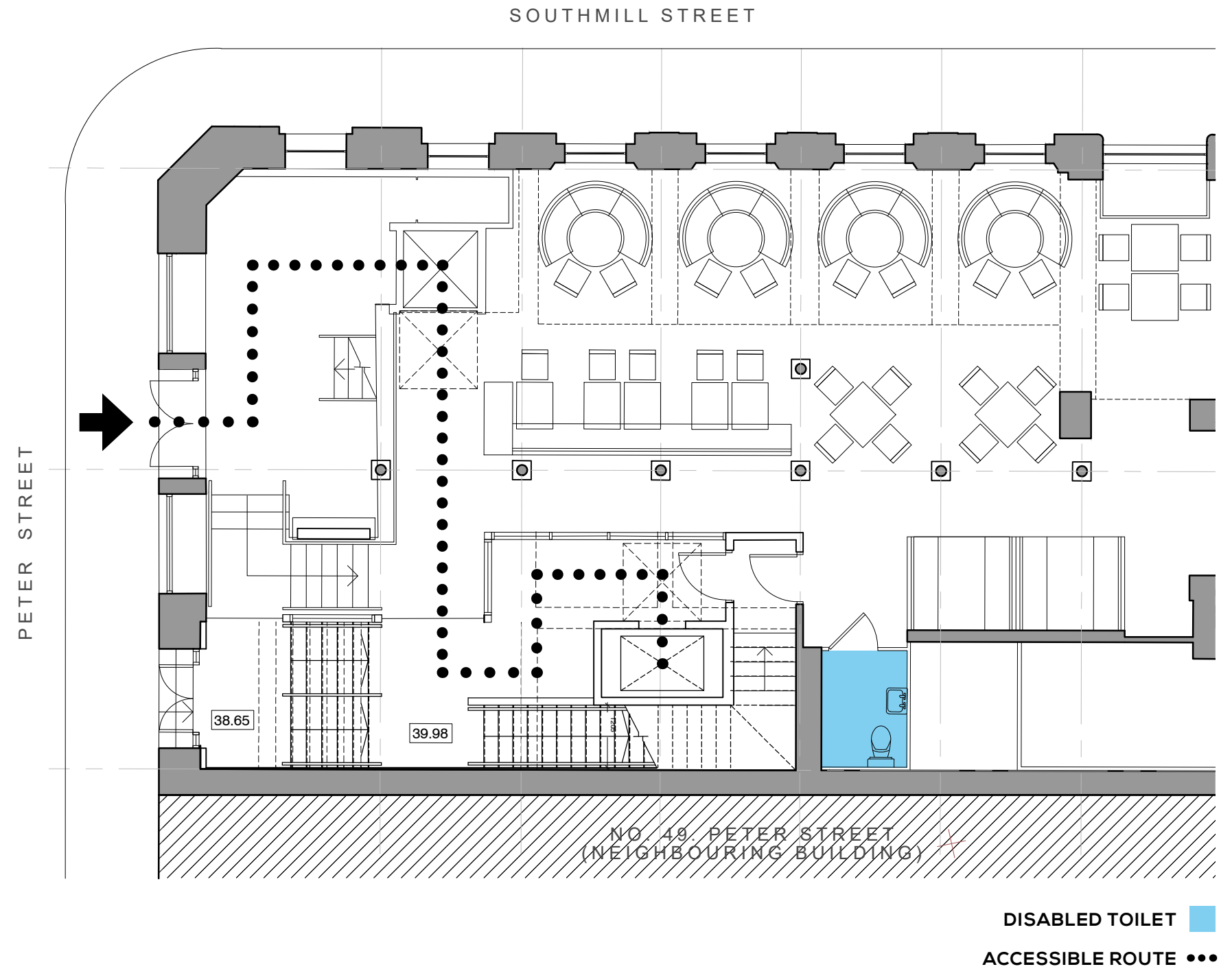


5.1. ACCESS PRINCIPLES + SECURITY

This section of the Design and Access Statement is to highlight the access strategy which is to meet the needs of all users, including disabled people, promoting a high quality and inclusive environment for all, irrespective of age, gender, mobility or impairment and to enable the needs of disabled people to be taken into account, at the earliest stages of planning a development.

By doing so this document assists the processes laid out in the 'social model of disability', and aims to be both positive and inclusive in its approach. It demonstrates that where possible the recommendations contained within BS8300:2009, Access to and Use of buildings and Approved Document M; Building Regulations 2013 will be achieved.

Please note that the restaurant will close to the hotel at the end of it's respective opening hours. There will be no food offer to the hotel. Asha's restaurant will be securely locked after hours to prevent access from the hotel.



5.2 INCLUSIVE DESIGN

Inclusive Design is a key concept in building design. Accessibility enables people to participate in the social and economic activities for which the built environment is intended. The concept of inclusive design follows the ‘social model of disability’ by focusing on removal of the barriers within the environment rather than the impairment.

Inclusive design creates an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment and enables everyone regardless of disability, age or gender to participate equally, confidently and independently in mainstream activities with choice and dignity. In short, inclusive design provides a single solution for everyone.

The proposed development, where possible, strives to offer inclusivity. It will be safe, predictable, convenient, flexible, sustainable and legible.

The proposals seek to offer:

- Equitable use and accessibility for everyone irrespective of ability.
- Appropriate space for people regardless of body size, posture and mobility.
- Ease of use, comprehension and understanding regardless of physical or cognitive abilities.
- A safe, comfortable and healthy environment, minimising hazards.

Exclusive Investments is committed to a policy of equality, inclusion and accessibility in the delivery of a building which will be used by visitors to the building and habitants. They fully recognise the diversity of cultural, religious and individual abilities of future users and is active in ensuring that any potential sources of discrimination are addressed.

Ease of use by all potential users, including disabled people, parents and children, older people, and young people is also considered to be an essential element of breaking down language and cultural barriers.

VEHICLE AND TRANSPORT LINKS

The site lies in a highly sustainable city centre, close to City Centre Transport nodes; it is readily accessible by extensive and frequent bus, tram and train services. The site is also conveniently accessible by walking from residential areas in the city. This provides real alternatives to the reliance on car travel, in accordance with principle sustainable objects of local and national planning policies. This access affords excellent accessibility for visitors and customers of the development, as well as facilitating the ability for them to easily visit/ engage with the wider city region.

PEDESTRIAN LINKS

The immediate area contains a diverse mix of commercial, cultural and historic uses within walking distance of the site. There are, therefore, significant opportunities for visitors to access a range of shopping, cultural, leisure, and service facilities on foot.

ACCESS WITHIN THE BUILDING

Whilst designing the access within the building we have referred to the following documents:

- English Heritage’s ‘Easy Access to Historic Buildings (2012),
- Recommendations within BS8300:2009,
- Building Regulations Part M (main source of reference)

Building Regulations Part M, Section 0: General Guidance Subsection 0.2 states that: “where any building is extended, or undergoes a material alteration, the building work must be carried out so that after it has been completed the building complies with the applicable requirements of Schedule 1, or, where it did not fully comply with any applicable requirement, it is no more unsatisfactory than before.”

Building Regulations Part M also sets the requirements and recommendations for inclusive design in respect of historic buildings and change of use of the buildings.

MATERIAL CHANGES OF USE

Subsections 0.09 to 0.12 relate to the material alterations and material change of use of buildings.

Subsection 0.9 states: “where an alteration of a non-domestic building is a material alteration, the work itself must comply, where relevant, with requirement M1 (....) Reasonable provision must be made for people to gain access to and to use new or altered sanitary conveniences. The building as a whole, including access to it from the site boundary (...) must be no less compliant with Requirement M1 following a material alteration of a building.”

0.10 “where there is a material change of use (...) the building must be upgraded, if necessary, so as to comply with M1 (Access and use)”

HISTORIC BUILDINGS

Subsection 0.18 states: “The need to conserve the special characteristics of such historic buildings must be recognised.” and that “...the aim should be to improve accessibility where and to extent that it is practically possible, always provided that the work does not prejudice the character of the historic building,...”

The same point recommends finding an appropriate balance between conservation and accessibility.

In summary, the submitted proposals improve accessibility within the Grade II listed building where practicable and that providing full access would have a detrimental impact on the historic features of the building.

THE MAIN ENTRANCE TO THE BUILDING

The principle access into the building is to be via the existing Peter Street restaurant entrance which is to be shared with the hotel guests. The entrance doors currently consist of a double set of outward opening frameless glass door leaves with a level threshold which is fully accessible from the street.

INTERNAL HORIZONTAL VERTICAL CIRCULATION

Doors : Main circulation doors will be designed to provide a minimum of 825 mm clear access width. The doorways will have unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and a return wall.

Corridors: Corridors will have unobstructed width of min 1.2 m with level, slip resistant flooring.

VERTICAL CIRCULATION

New Lift: A new lift is to be installed utilising the surviving lift pit. Due to existing limitations this is unlikely to be fully in accordance with Part M of the Building regulations, i.e. car size etc.; notwithstanding this compliance will be met where possible. This will provide access from upper ground floor level to the third floor. There is to be a 1.5m x1.5m clear landing at each floor. Wheelchair access from the entrance lobby to the new lift is to be provided by an existing platform lift that currently serves the restaurant.

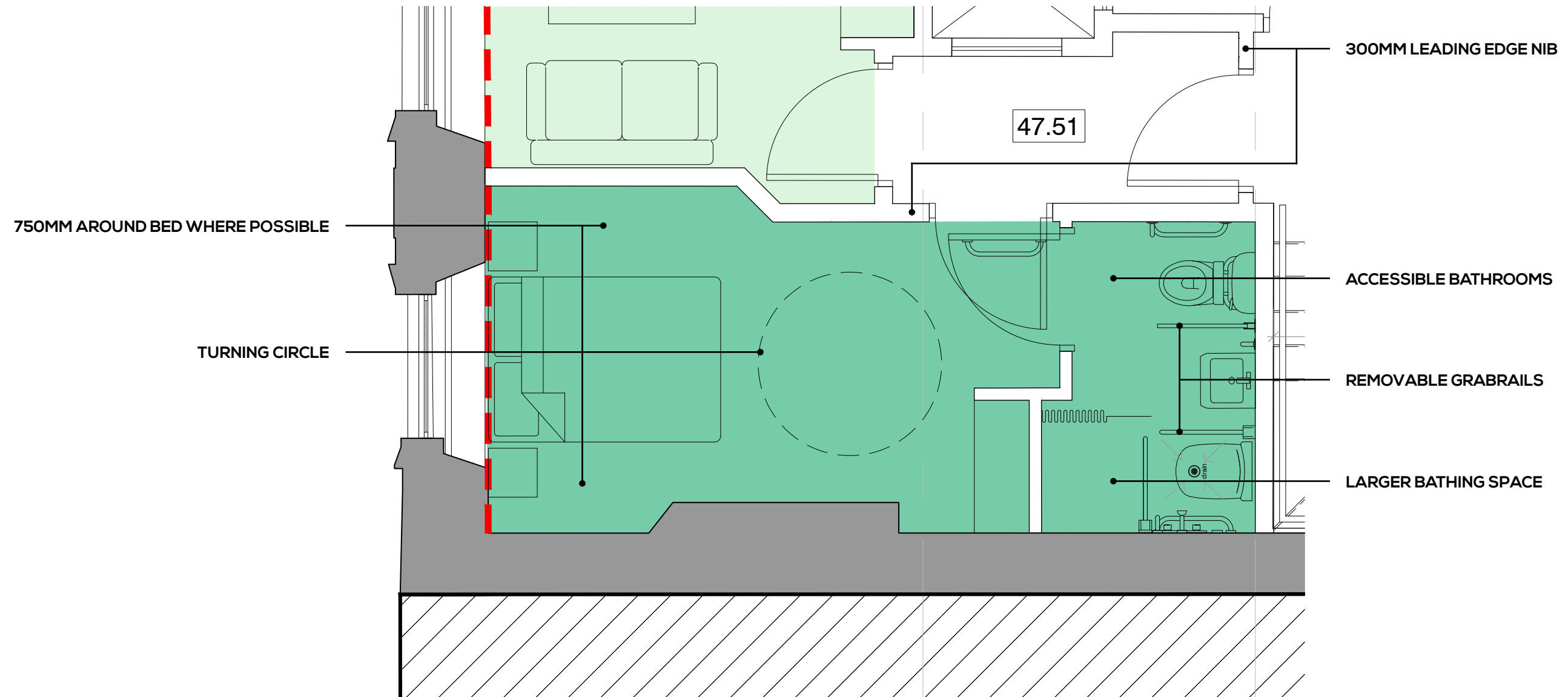
General Access Stair: The development will reinstate the main stair from the upper ground floor level to the third floor, and is to have a width of 1.2m, with 170 mm max risers and min 280 mm min. goings, all to comply with Building Regulations Part N, Part K and Part M where possible.

FINISHES

Internal finishes will be of the type normally associated with a hotel environment. In particular there will be tonal variations between doors and the surrounding walls. Changes in level will be marked by a tonal variation in the floor finishes, with contrasting nosing’s on the staircase. Manifestation will be provided on glazed screens to assist the poorly sighted.

Light Switches and Sockets: These will be provided at the heights described in Part M of the current Building Regulations.

Lighting and Signage: Sufficient lighting will be provided with consideration given to glare and contrast issues. Emergency lighting and signage will be provided as required.



5.2 INCLUSIVE DESIGN

ACCESSIBLE BATHROOMS

Although 47 Peter Street poses constraints given the building's listed nature, the proposals incorporate 2 accessible units (5%) on the first and second floors (units 101 / 201).

To achieve this, 300mm nibs have been introduced in the entrance corridor as well as the entrance door to the unit. 750mm has been achieved where possible around the bed space and a 1500mm turning circle is demonstrated. Space for an accessible bathroom has been allocated, although it is the client's intention to incorporate removable grab rails to ensure the interior design quality of the overall design. These grab rails will be mounted by staff prior to the arrival of tenants who desire full accessible functionality.

6 **REFUSE +** SERVICING STRATEGY

6.1 REFUSE STRATEGY

In accordance with the principles/ recommendations of Manchester City Council's guidance GD 04 Waste Storage and Collection Guidance for New Developments version 6.00 the suggested refuse strategy for the existing restaurant and proposed hotel is as follows:

INTERNAL STORAGE

The proposals include two internal bin stores. The first is located on the ground floor to the rear of Asha's restaurant which opens on to Bootle Street. The bins are proposed to be stored in their own dedicated, ventilated space with direct access on to the street for collection, however this will take net space within Asha's restaurant, which in-turn will lose covers. Please note the proposed refuse store is subject to development pending a separate application for Asha's Restaurant.

The second refuse store will be a dedicated 8m² room at first floor level, which is to provide temporary refuse storage for the hotel. This is to facilitate the daily cleaning of rooms and is to be emptied at the end of each shift prior to the checking in of new residents, please refer to Tract Architecture drawing 0132 / PL (00)-101 for location. Please note that this room is to be mechanically ventilated and is to be fitted with vinyl flooring laid to falls to a floor gully to facilitate cleaning.

REFUSE MANAGEMENT STRATEGY:

A Refuse Management Strategy has been prepared by Kro Hospitality, and a Waste Management Pro Forma has also been submitted. These demonstrate that due consideration has been given to storage and collection arrangements, and access for refuse collections in order to avoid adverse impacts on amenity. The strategy also demonstrates that the segregation and recycling of waste will be encouraged through the development. It is understood that Manchester City Council require that bins are stored internally and not on the street. This development will not demand additional bins to be stored on street. There is an internal refuse store within the proposed hotel which will be used for the temporary storage of refuse in bin bags.

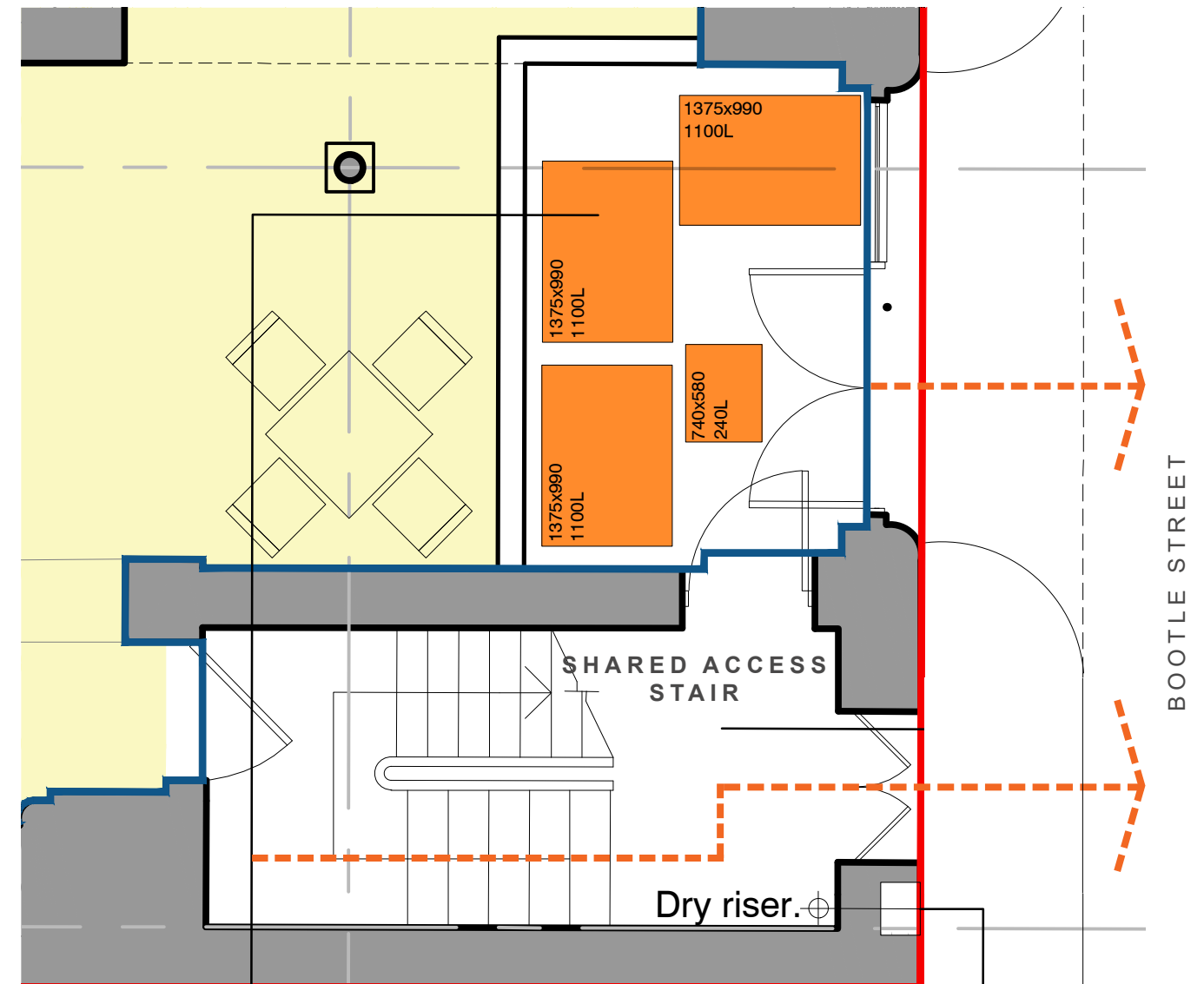
HOTEL WASTAGE PER WEEK:

- Suggested waste per resident is 30L per week (50% of that often allowed for per person in dwellings), of which 15L (50%) is general waste, 7.5L (25%) is pulvable recycling and 7.5L (25%) is mixed recycling.
- The maximum number of guests is 68 people; therefore the projected amount of waste is 68 x 30L per week, which equates to 2040L, of which 1020L is general waste, 510L is pulvable recycling and 510L is mixed recycling.

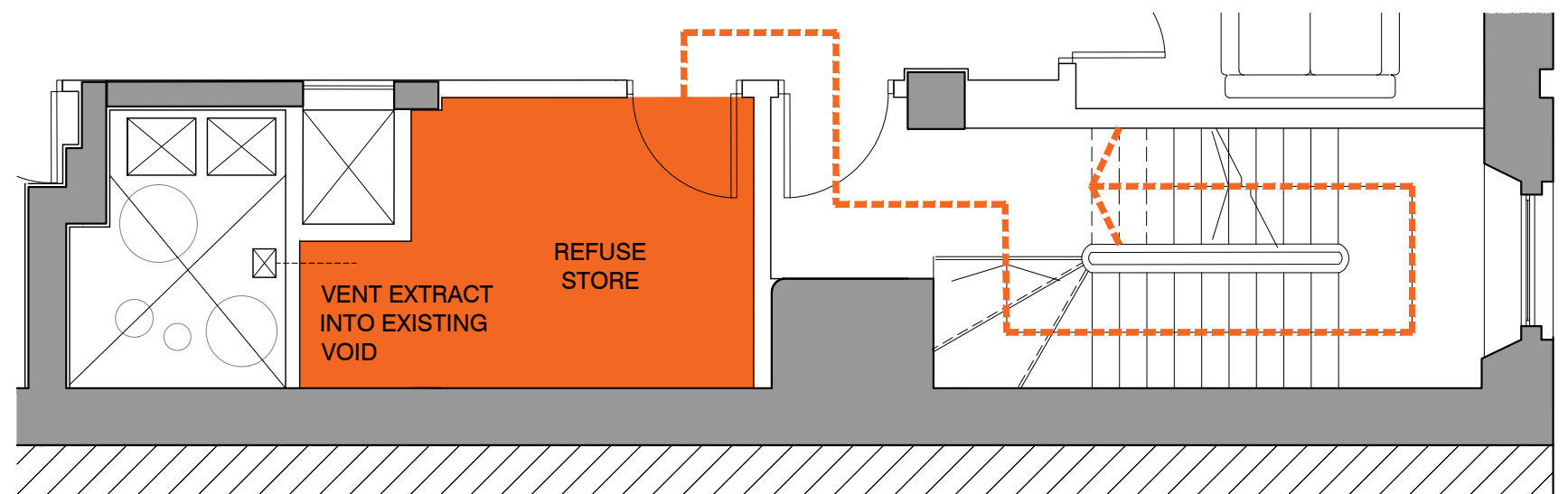
Please note that the Kro Hospitality will apply to increase the number of collections to 7 days a week to ensure that seasonal variations are addressed and there is no public hygiene nuisance resulting from the storage of waste. They have also implemented draught beer as their primary beer stock, which has reduced glass wastage from beer bottles, and a new water filter system also using their own bottles. The lower ground floor is only a bar, as such this element of the scheme will not be producing food waste.

Please also refer to KRO Hospitality Servicing and Refuse Strategy which is to be included as part of this planning submission.

For more information please refer to the Zerum Planning Statement submitted with this application.



INDICATIVE GROUND FLOOR LOCATION OF REFUSE STORAGE & COLLECTION FOR 3 x 1100L BINS AND 1 x 240L BIN.



LOCATION OF REFUSE STORAGE ON FIRST FLOOR, ADJACENT TO ESCAPE STAIR

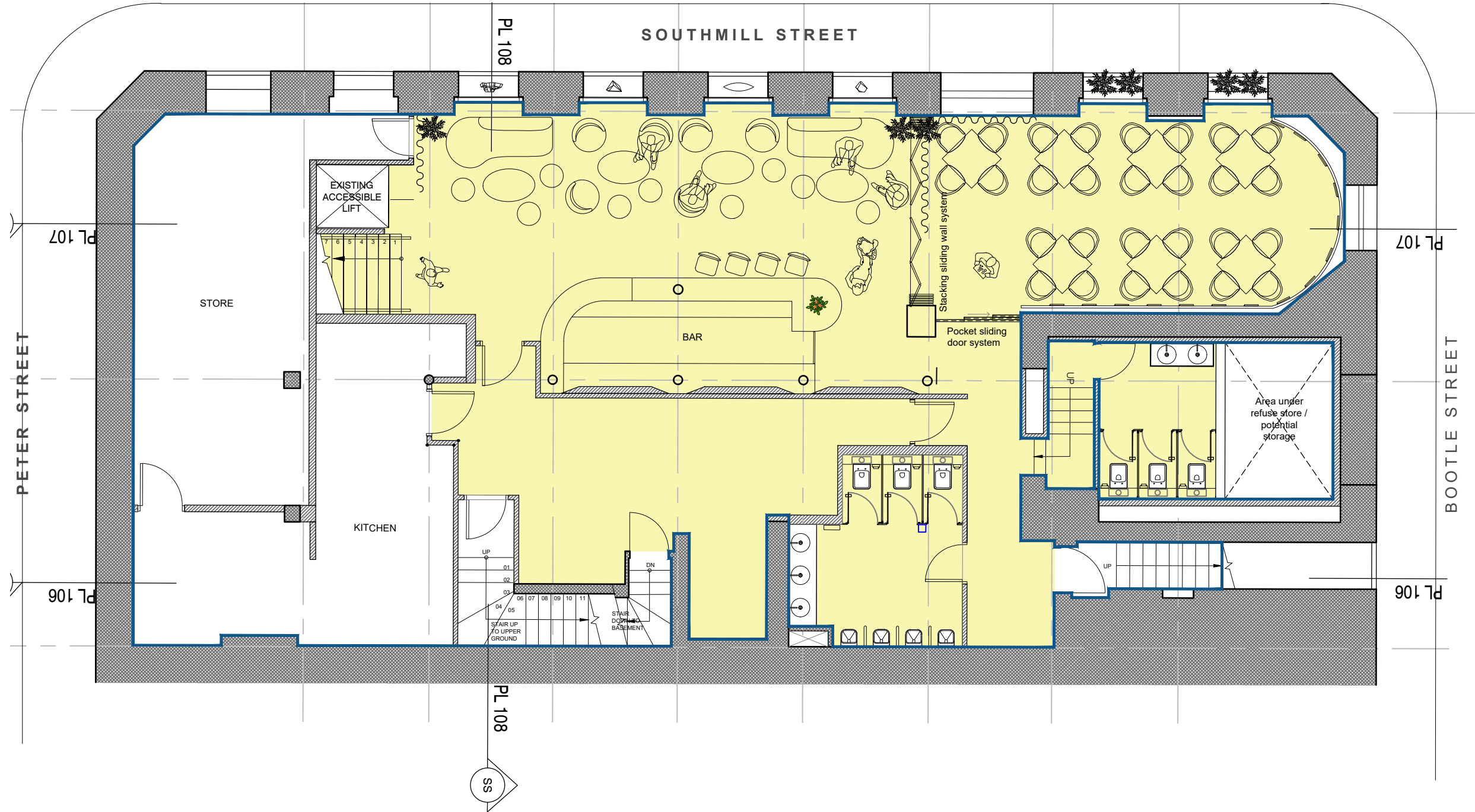
6.2 SERVICING STRATEGY

SERVICING STRATEGY:

It is proposed that all the servicing / deliveries associated with the completed redevelopment of 47 Peter Street is to be via the rear access off Bootle Street, which is a minor, narrow street that is parallel with Peter Street, and runs from Southmill Street and Mount Street.

Servicing off Peter Street and Southhill Street is problematic due to parking restrictions (double yellow lines) and a bus stop immediately adjacent to the Peter Street main entrance. There are also double yellow lines on Bootle Street but loading / unloading is unlikely to have an adverse impact on the local road network. Please refer to the Transport Statement for more detail.

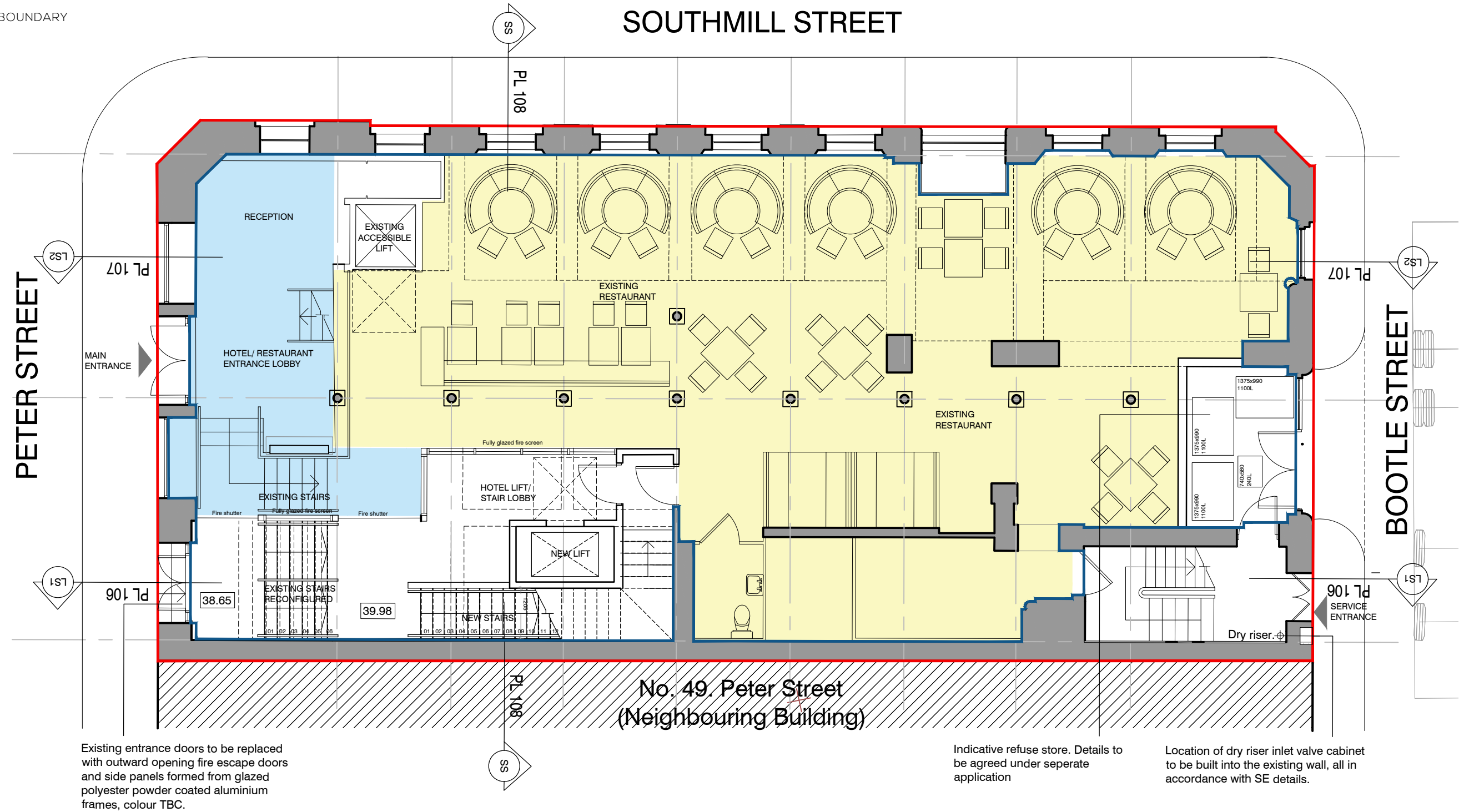
- RESTAURANT
- ASHAS'S RESTAURANT DEMISE



7.1.1 PROPOSED
LOWER GROUND FLOOR PLAN



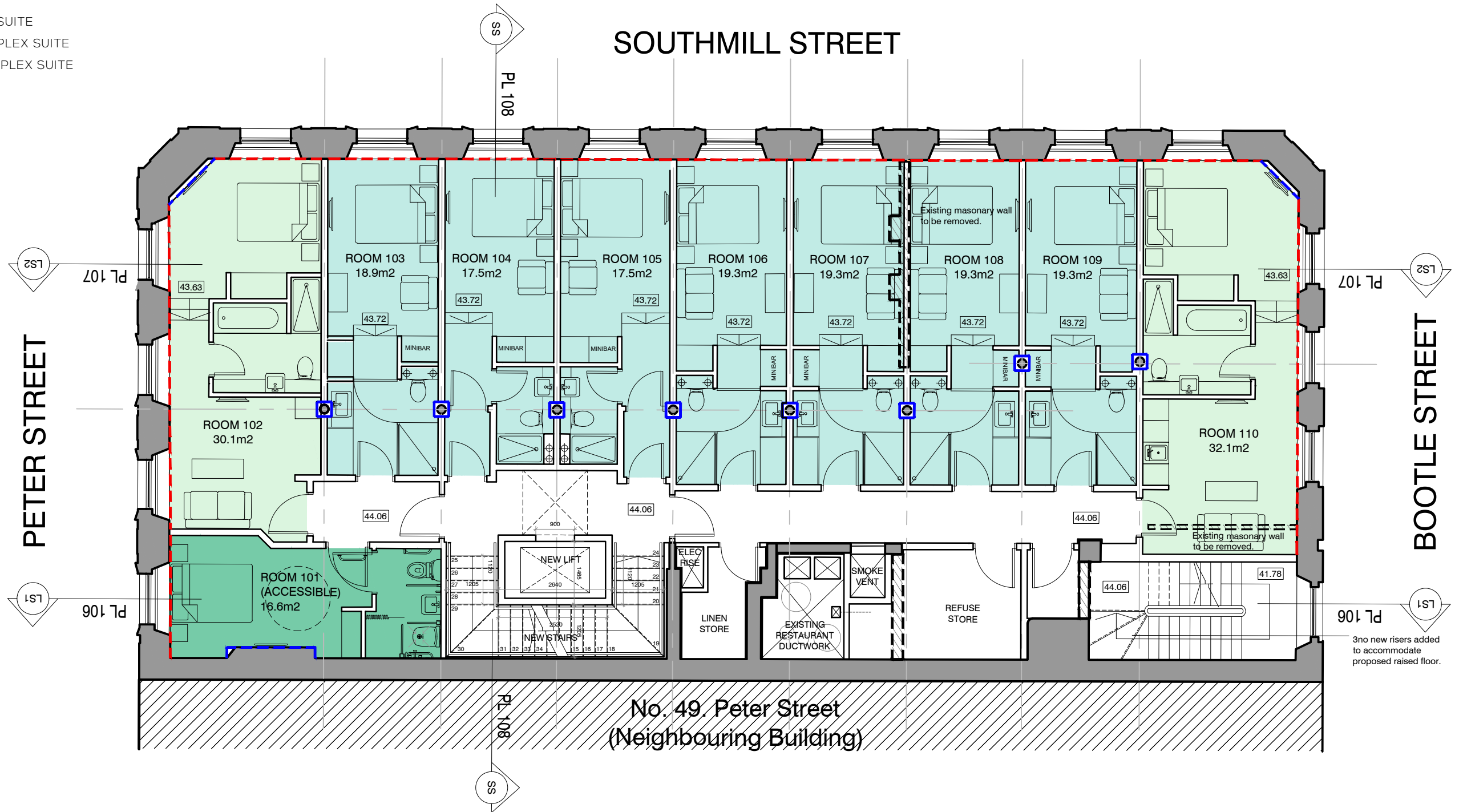
- EXISTING WALLS TO BE RETAINED
- - - BRICKWORK TO BE REMAIN EXPOSED
- NEW WALLS
- ELEMENTS TO BE DEMOLISHED
- ELEMENTS TO BE ENCASED
- SHARED ENTRANCE
- RESTAURANT
- ASHAS'S RESTAURANT DEMISE
- SITE BOUNDARY



7.1.1 PROPOSED
GROUND FLOOR PLAN



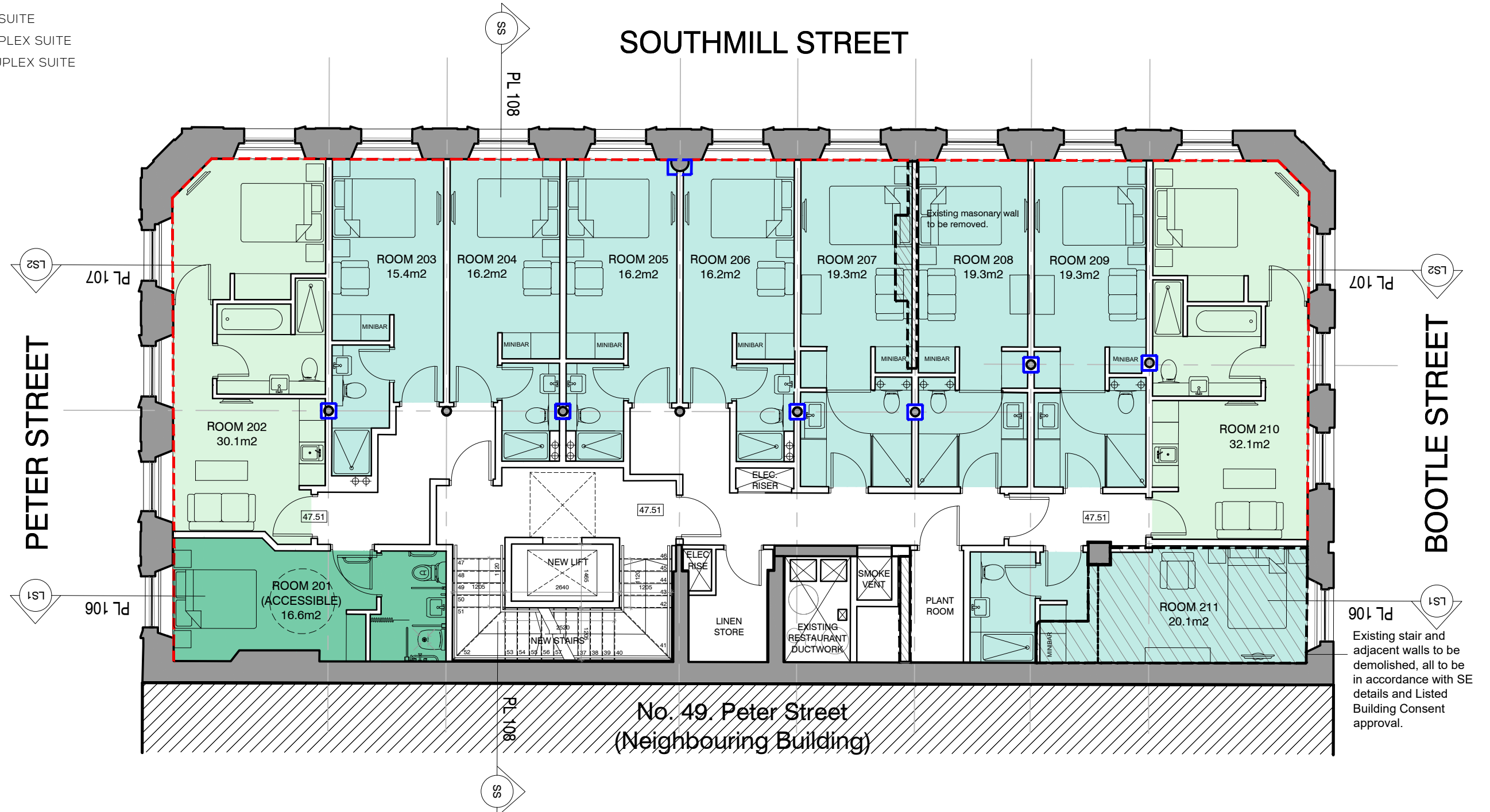
- EXISTING WALLS TOP BE RETAINED
- - - BRICKWORK TO BE REMAIN EXPOSED
- NEW WALLS
- ELEMENTS TO BE DEMOLISHED
- ELEMENTS TO BE ENCASED
- SHARED ENTRANCE
- RESTAURANT
- STUDIO
- DOUBLE SUITE
- 1 BED DUPLEX SUITE
- 2 BED DUPLEX SUITE



7.1.2 PROPOSED
FIRST FLOOR PLAN

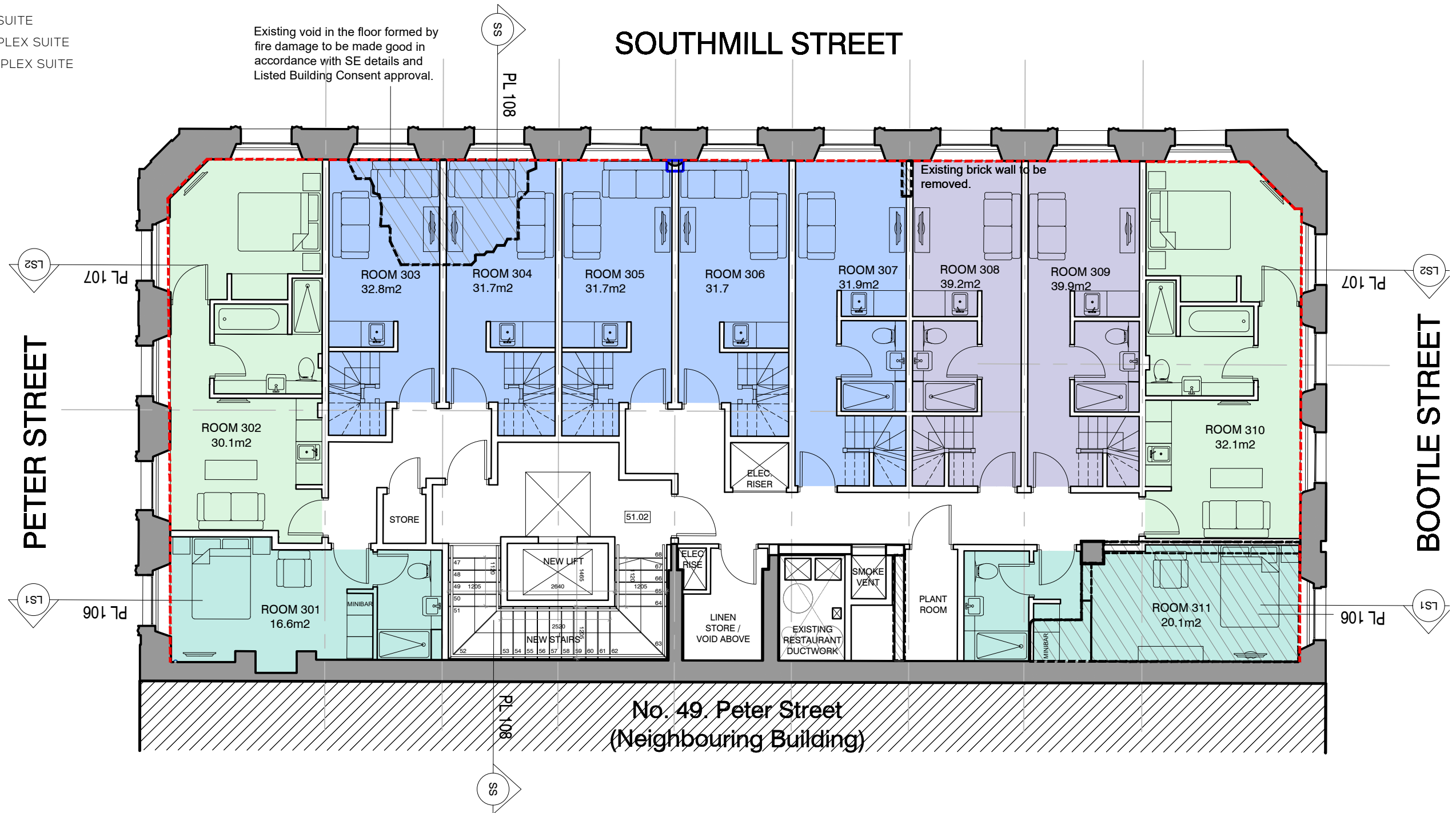


- EXISTING WALLS TO BE RETAINED
- - - BRICKWORK TO BE REMAIN EXPOSED
- NEW WALLS
- ELEMENTS TO BE DEMOLISHED
- ELEMENTS TO BE ENCASED
- SHARED ENTRANCE
- RESTAURANT
- STUDIO
- DOUBLE SUITE
- 1 BED DUPLEX SUITE
- 2 BED DUPLEX SUITE



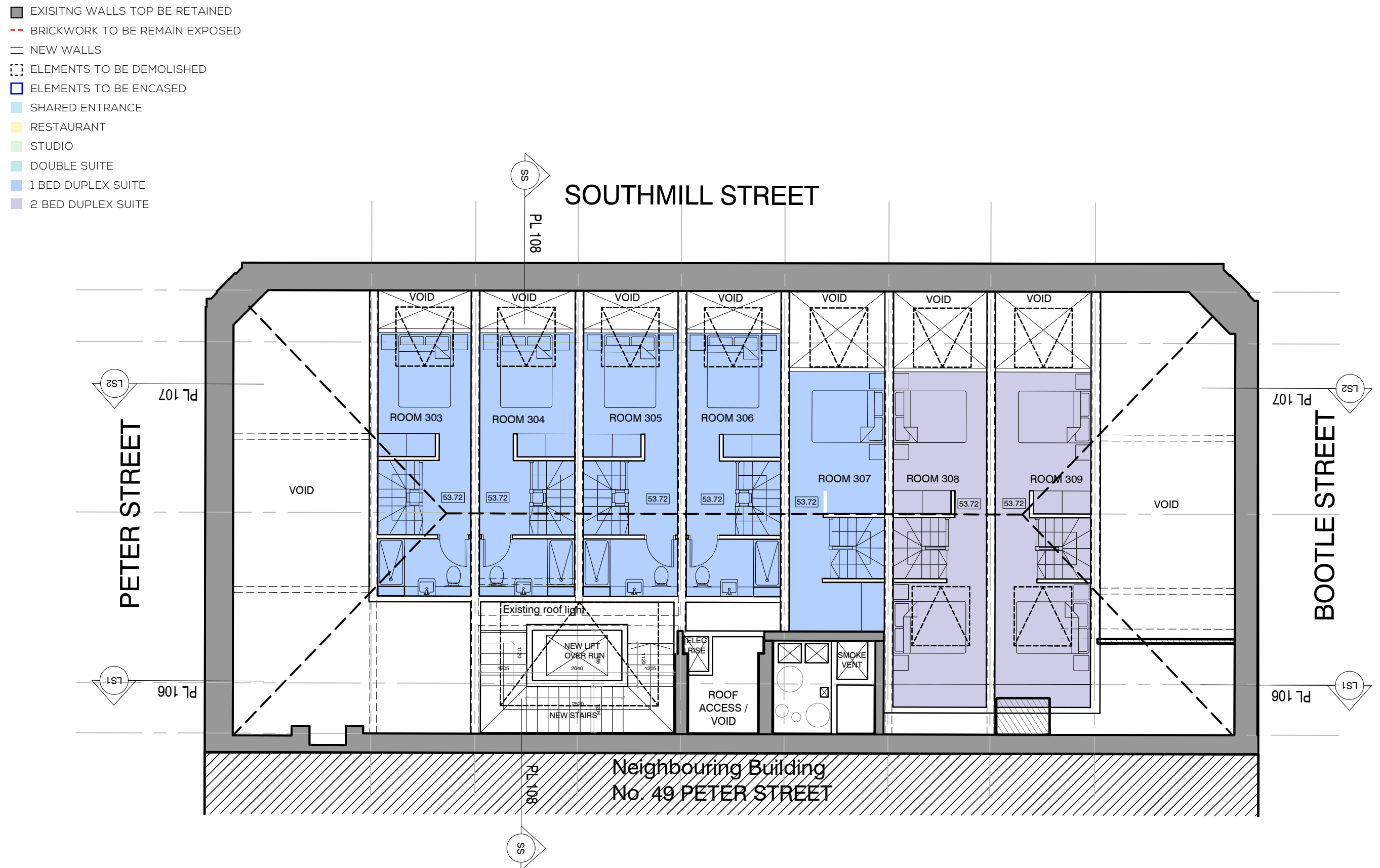
7.1.3 PROPOSED
SECOND FLOOR PLAN

- EXISTING WALLS TO BE RETAINED
- - - BRICKWORK TO BE REMAIN EXPOSED
- NEW WALLS
- ELEMENTS TO BE DEMOLISHED
- ELEMENTS TO BE ENCASED
- SHARED ENTRANCE
- RESTAURANT
- STUDIO
- DOUBLE SUITE
- 1 BED DUPLEX SUITE
- 2 BED DUPLEX SUITE



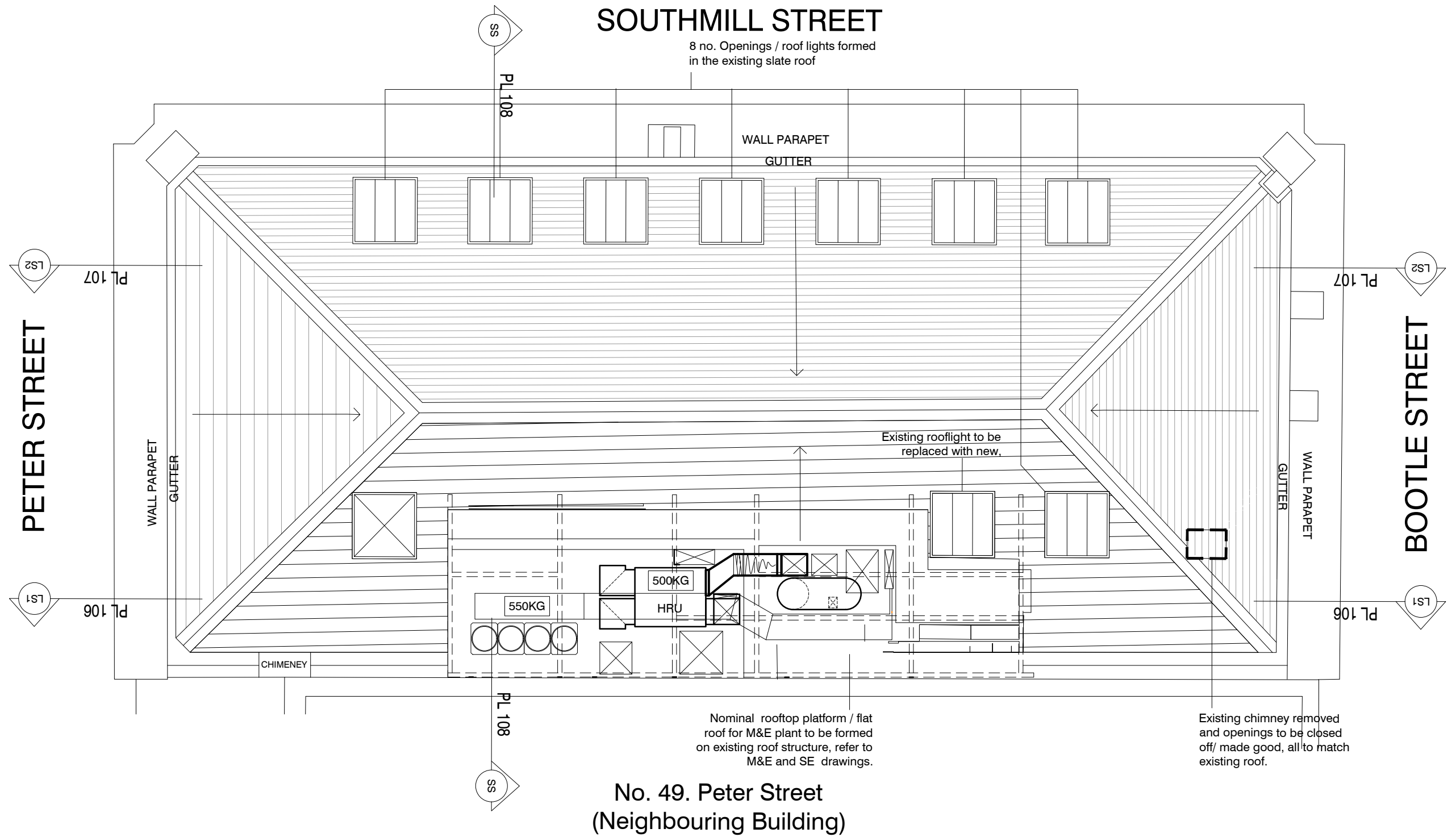
7.1.4 PROPOSED
THIRD FLOOR PLAN





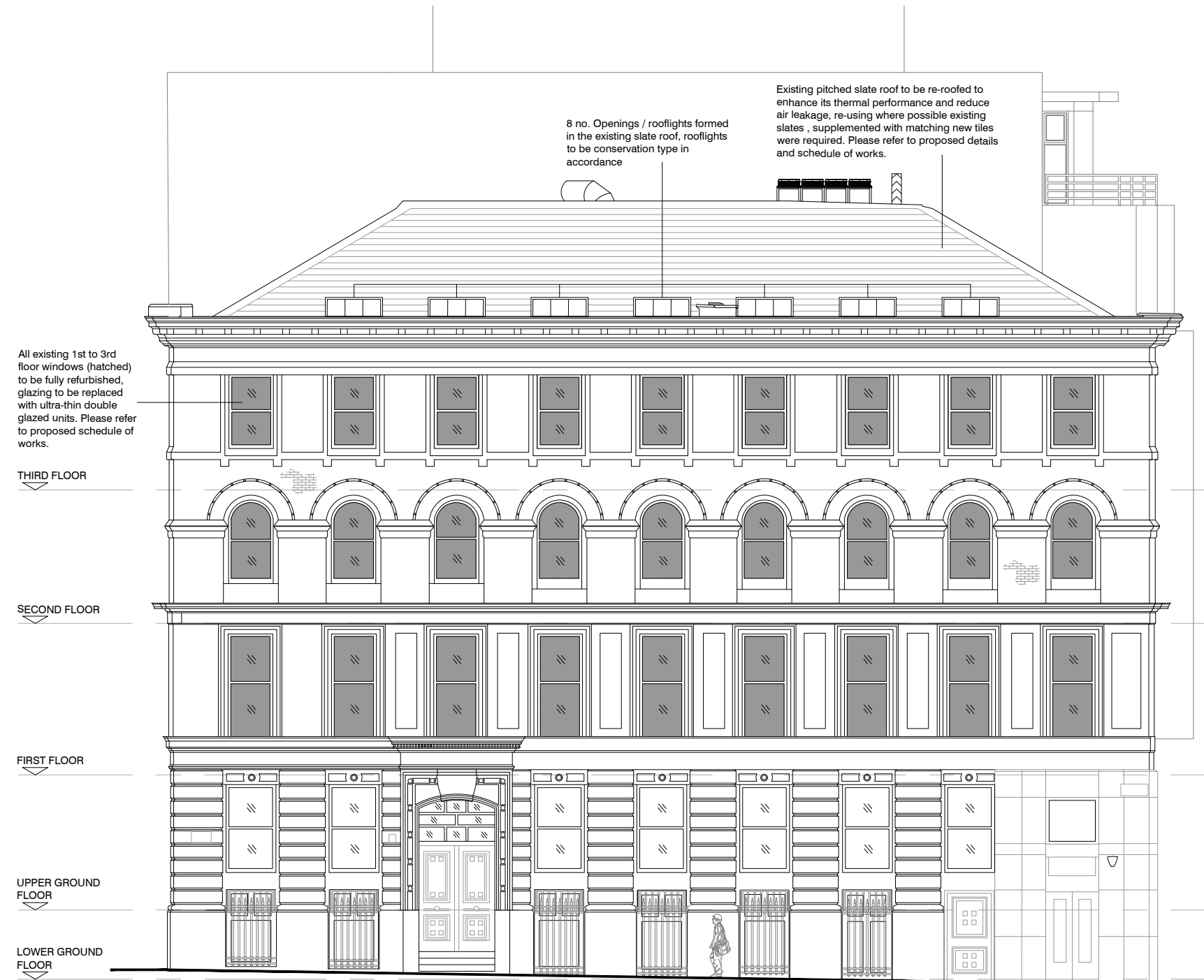
7.1.5 PROPOSED



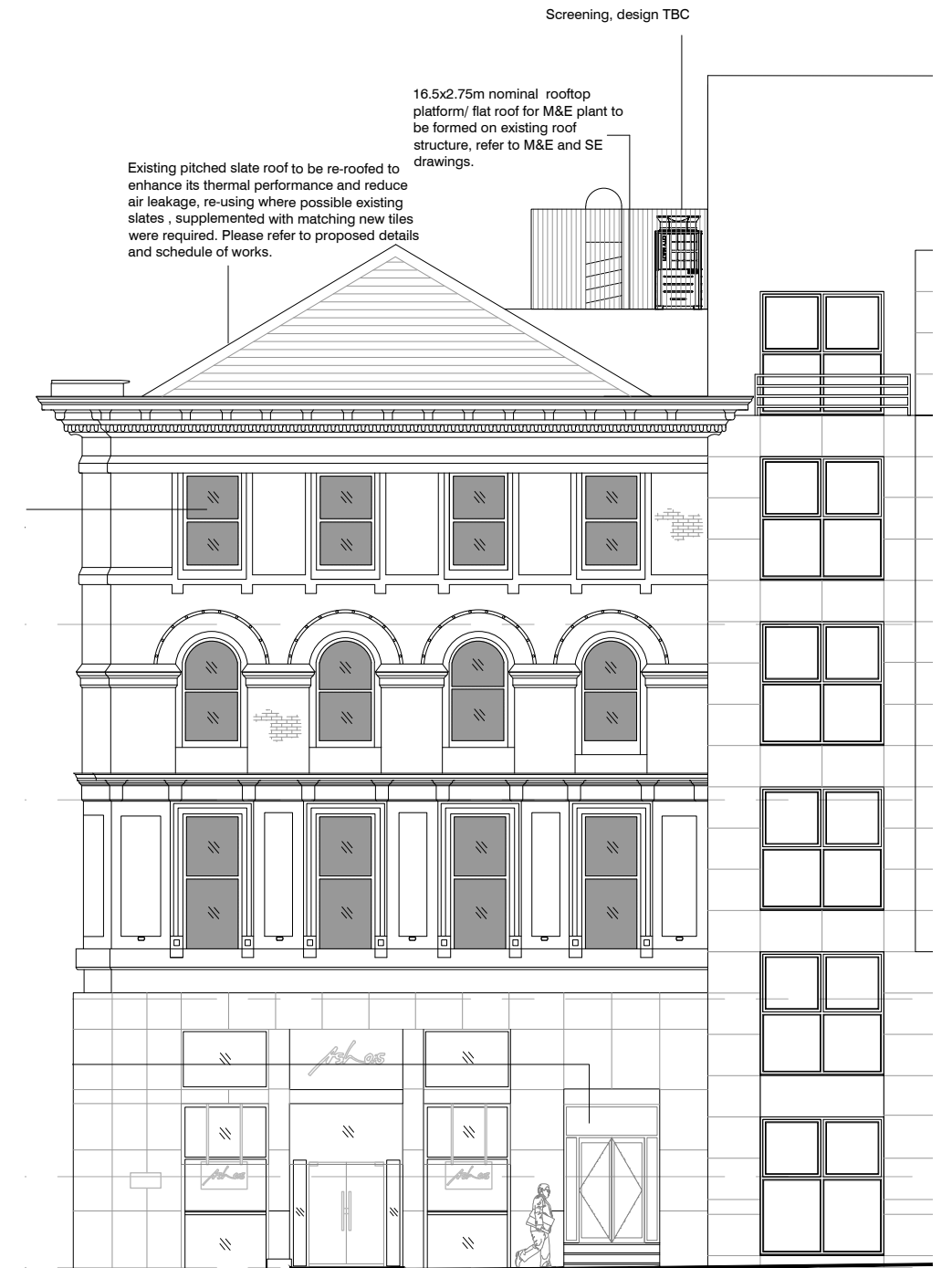


7.1.6 PROPOSED
ROOF PLAN



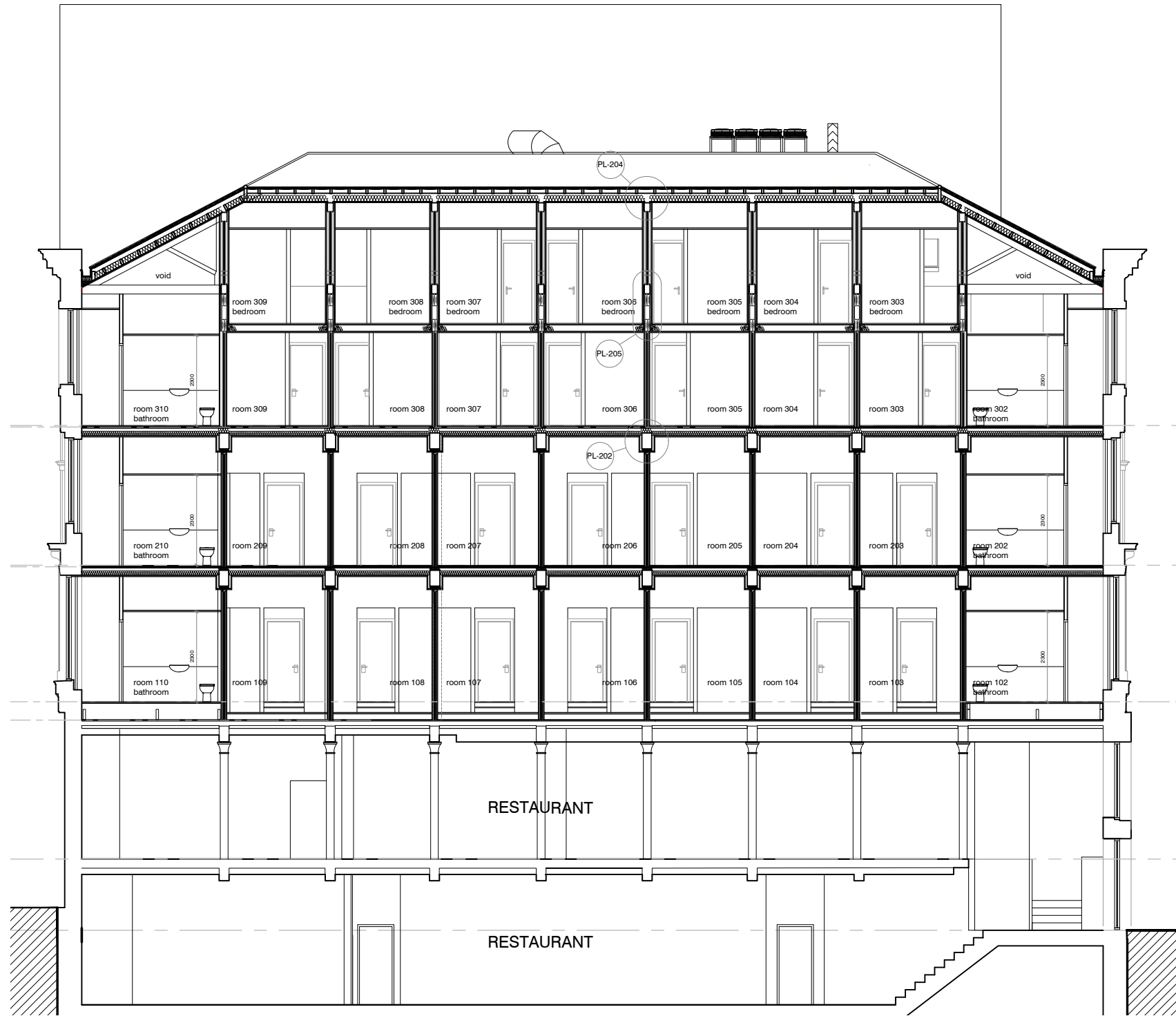


SOUTHMILL STREET ELEVATION

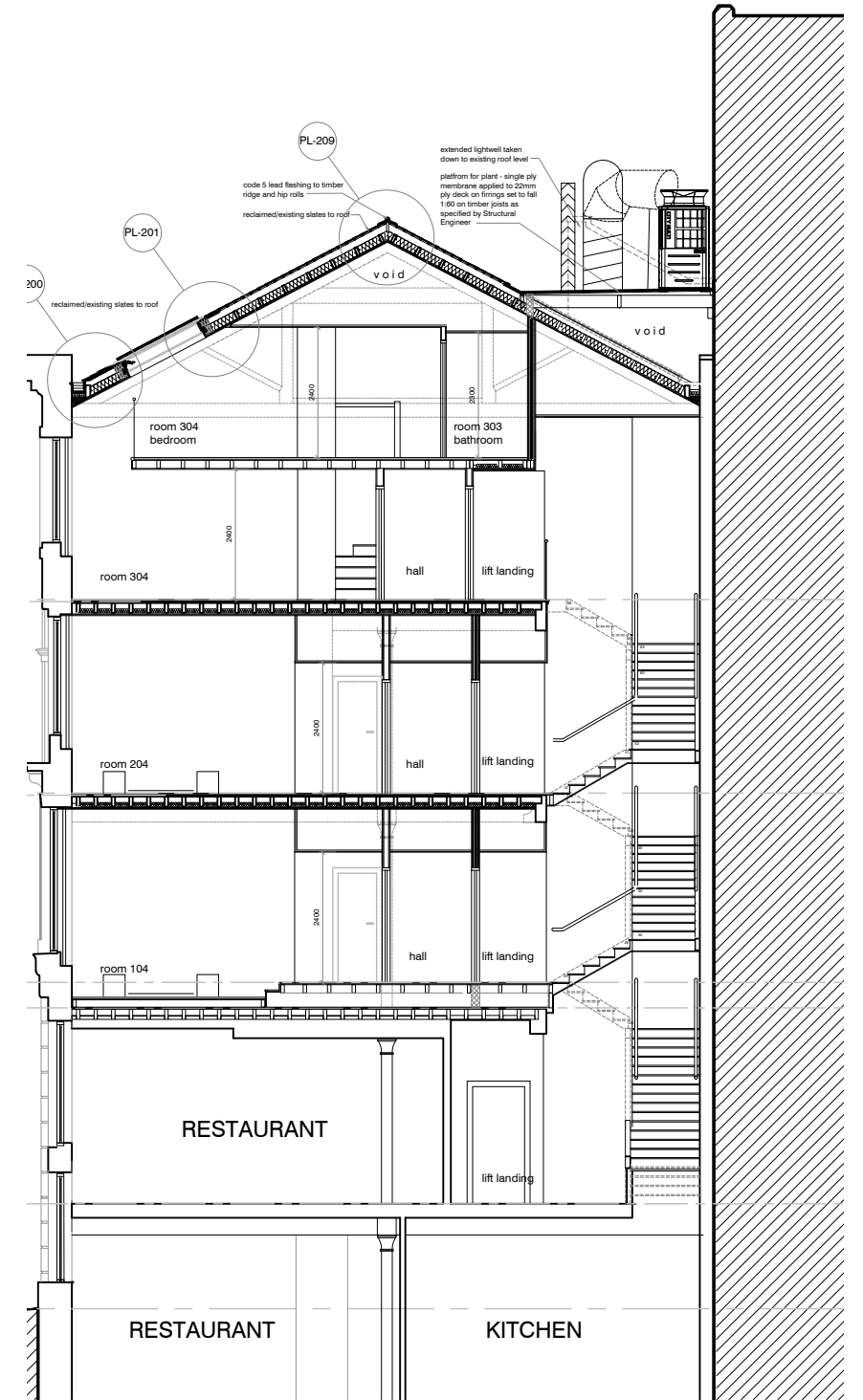


PETER STREET ELEVATION

7.1.7 PROPOSED ELEVATIONS



PROPOSED LONG SECTION



PROPOSED SHORT SECTION

7.1.8 PROPOSED SECTIONS



8 SUMMARY + CONCLUSION

8.1 SUMMARY AND CONCLUSION

The proposed development represents an opportunity for an exciting and unique piece of urban regeneration within the context of distinctive architecture. The design team, working closely with the client, have strived to create an innovative solution for this site that offers significant regeneration benefits for the listed building.

In summary it is considered that the development offers many opportunities to enhance/ contribute to its immediate location in the following ways:

- By enhancing a site which currently impacts negatively within the city centre.
- By promoting the area to visitors and tourists, both local and national.
- By contributing to the local economy.
- By bringing a deteriorating Grade II listed landmark back to quality use.

TRACT