2 Little Lever Street Development, Manchester
Design & Access Statement - Rev B - Jan 2018

Application for Full Planning Consent for an Annexe
New Build 7no Storeys Hotel Extension
on a Vacant Site at
2 Little Lever Street
Manchester
M1 1HR



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1.0 INTRODUCTION

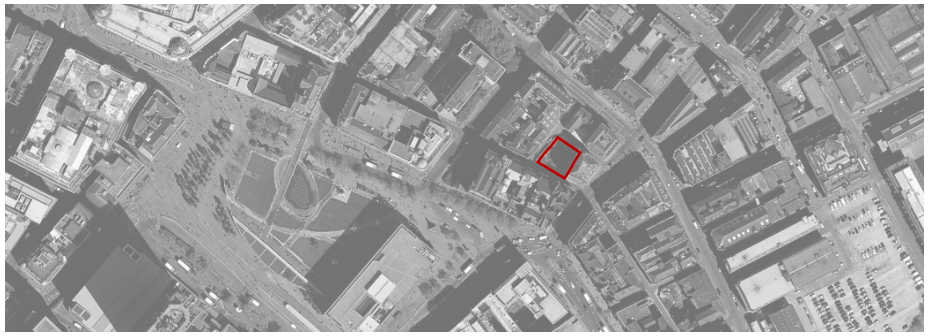
1.1 APPLICATION

The purpose of this statement is to explain the design approach towards the application, which has evolved through discussions with the Planning & Conservation Officers at Manchester City Council and in regard to relevant planning policies.

This document has been prepared by Street Design Partnership on behalf of Cairn Hotel Group in support of the planning and listed building consent applications for the development of the vacant site on the corner of Back Piccadilly and Little Lever Street, Manchester, to provide a separate annexe and high level pedestrian bridge link to the main Gardens Hotel Building.

This document describes the design development and final design proposals, through an assessment of the existing site conditions and site constraints, for the redevelopment of the site. This document should be read in conjunction with all relevant application forms, drawings and supporting documentation.

This proposal will provide 60 guest bedrooms and function room facilities. One of the main elements is a ground floor function and meeting space with associated ancillary facilities that will provide a lively space for the hotel and will revitalise the surrounding area.
This statement has been prepared having had regard to CABE best practice guidelines.



1.2 THE SITE

Cairn Hotel Group acquired the site in July 2015. The site of 0.049 hectare is situated within the Stevenson Square Conservation Area, which is located within Manchester's Northern Quarter.

After years of decline the area has seen significant public and private investment with regeneration schemes that has resulted in the improvement of the public realm, restoration of original brick buildings and warehouses and new build projects, to create modern high quality apartments, offices, bars and restaurants.

The site boundary is formed by Cavell Street to the north, Little Lever Street to the west and Back Piccadilly to the south with Grade II Listed Kingsley House adjoining to the site on the east.

Vehicular access to the site is from the east off Newton Street and from the west off Lever Street along Back Piccadilly, accessed from the North off Dale Street down Little Lever Street. There are several private surface carparks within the area for the associated apartments and commercial properties.

Pedestrian access is the same as listed above. Back Piccadilly is currently used as a cut through from Lever Street to Newton Street and access to Twenty-Twenty-Two Public House and Mother Macs Public House along Little Lever Street.

The site is currently unused and vacant following the demolition of the previous warehouse building in 2006 which had fallen into disrepair.
The current empty site presents an eyesore and a void in a key location on the edge of the city centre. The streets are currently dark and dirty cluttered with bins.

As demonstrated within the submitted Heritage Statement, the demolition of the previous property has had a negative evidential value effect on Kingsley House and the site currently makes no positive contribution the architectural or historic interest of the Stevenson Square Conservation Area nor the wider urban area.

The site can be characterised currently as an eyesore within this part of the Northern Quarter and has been the subject of a S215 notice because of the condition of the site.
The vacant site has presented development opportunities, contributing towards the regeneration of this area.

It is recognised that there are key important aspects to take into consideration with the site and its constraints with the view along Back Piccadilly from either end (Lever Street and Newton Street) a key driver.



1.3 SITE VIEWS



1 – View of Kingsley House (Grade II Listed) from Back Piccadilly



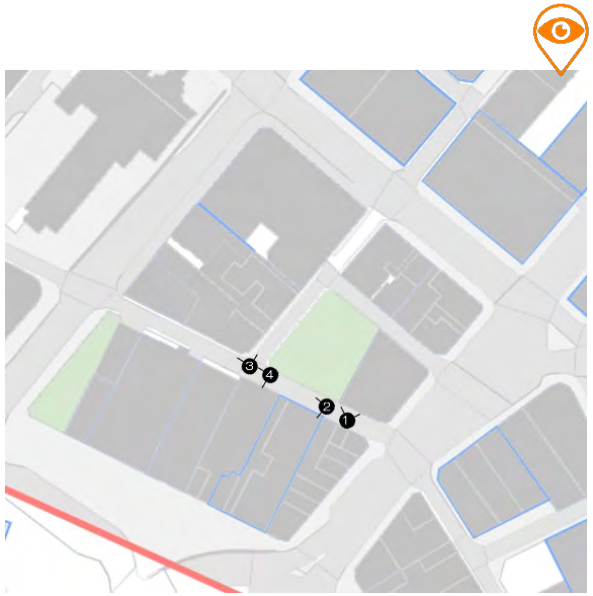
2 – View along Back Piccadilly



3 – View of Mother Mac's Public House on the Corner of Little Lever Street and Back Piccadilly



4 – View of 51-53 Back Piccadilly

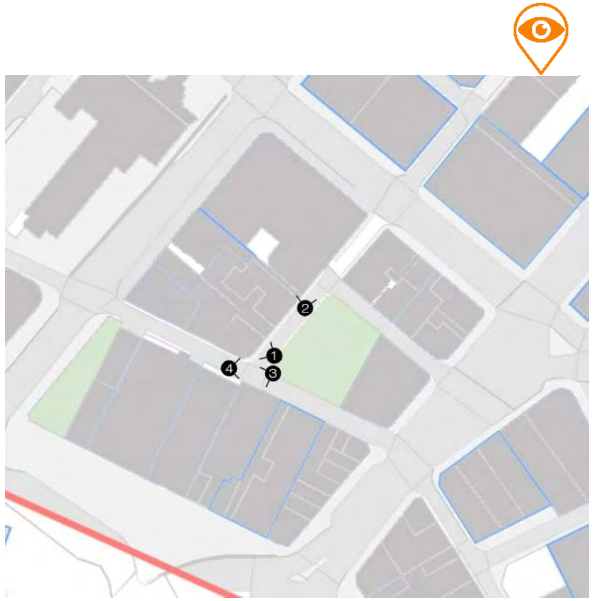




1 – View of original cast iron kerbs in front of Mother Mac's public house.



2 – View of 22 Dale Street (Grade II Listed) from Little Lever Street.

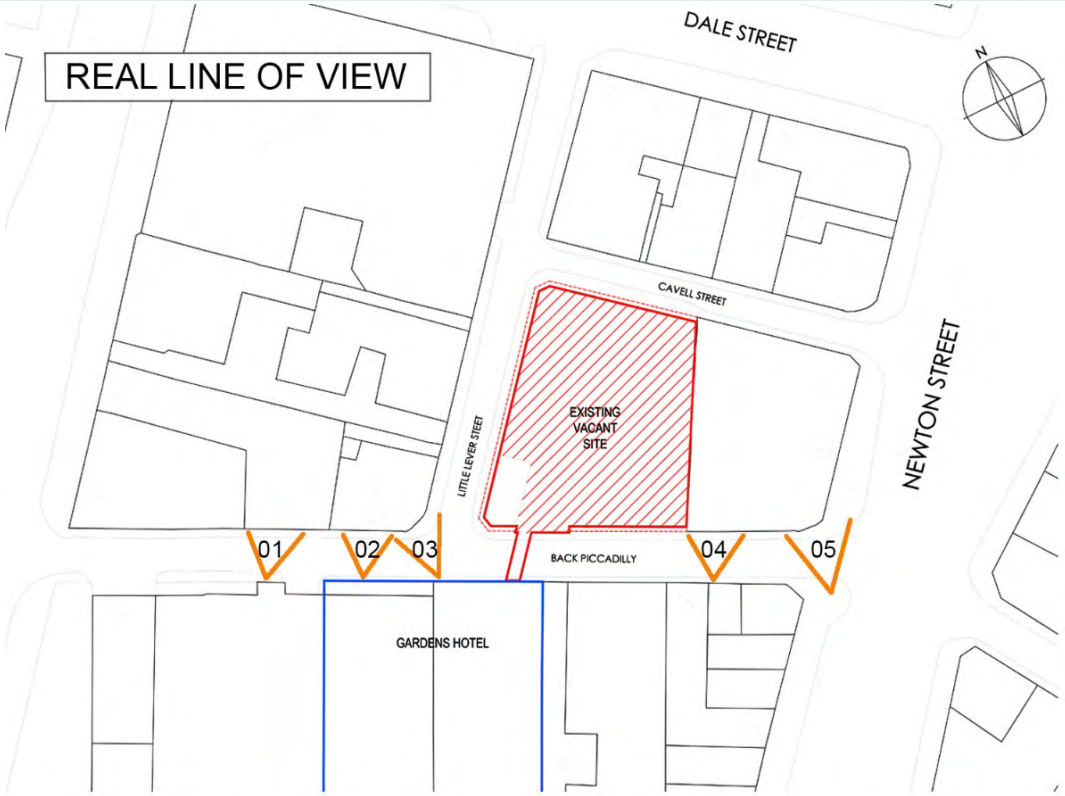




3 – View of Mother Mac's Public House from Little Lever Street.

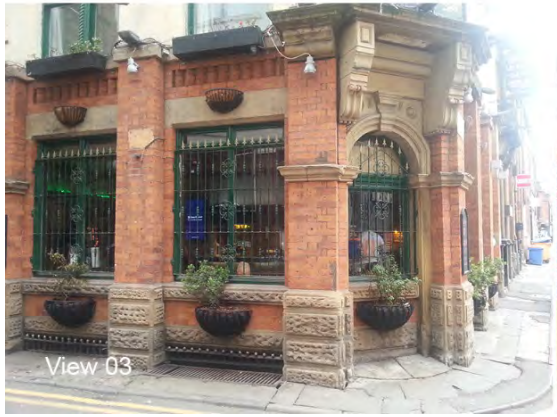


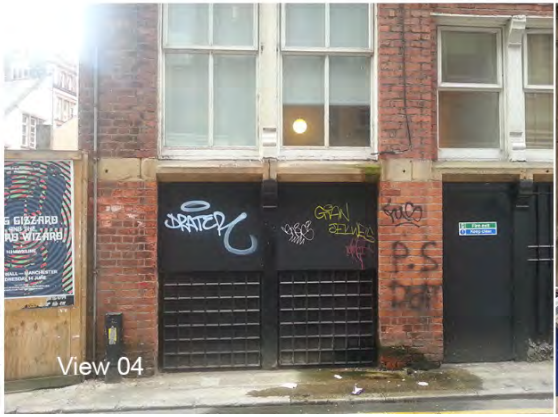
4 – View from Vacant Site and gable end of Kingsley House (Grade II Listed).


REAL LINE OF VIEW
DALE STREET
N
CAVELL STREET
LITTLE LEVER STEET
EXISTING VACANT SITE
NEWTON STREET
01
02
03
BACK PICCADILLY
04
05
GARDENS HOTEL


View 01


View 02


View 03


View 04


BACK PICCADILLY
View 05

1.4 CONSERVATION AREA AND HISTORY

The Northern Quarter is an important historic area, centred on Stevenson Square. Although Manchester existed from medieval times, the area now designated as the Northern Quarter was not fully developed until the late 18th century.

The area now between Shudehill and Victoria Station was first built upon in the 14th century, as Manchester expanded as a local centre for the wool trade. The expansion of the area was gradual up to the mid-18th century, when Manchester markedly increased in size and significance with the onset of the Industrial Revolution.

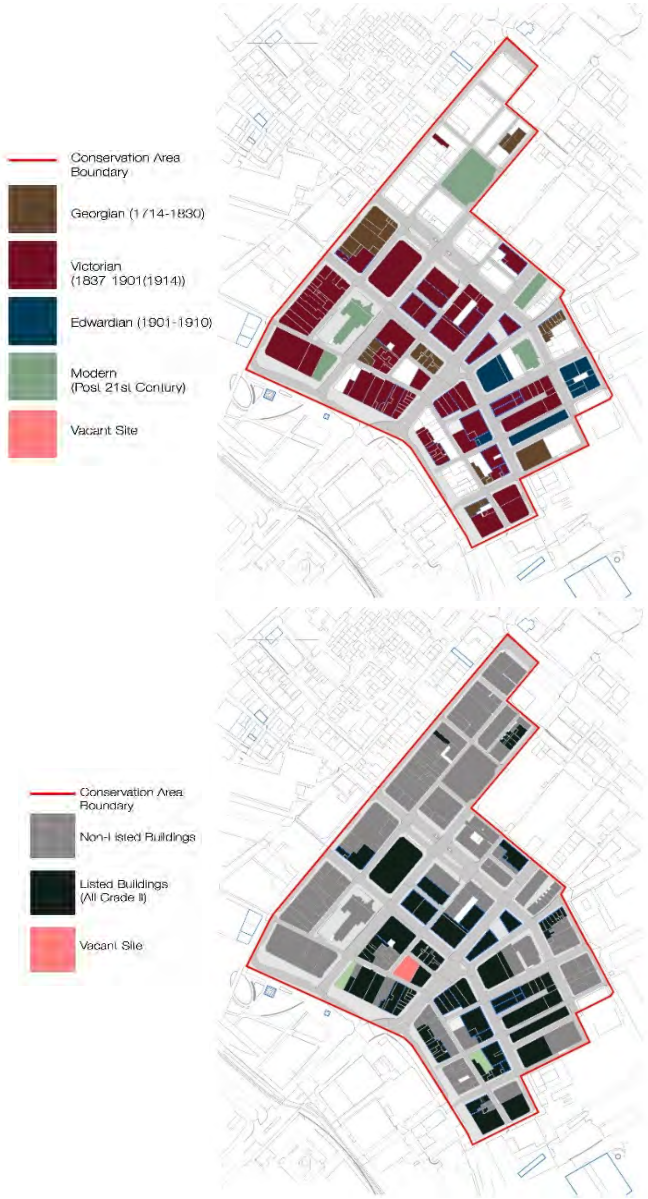
Manchester's first cotton mill was opened by Richard Arkwright in 1783 on Miller Street. By 1816, these were 86 mills in the central area of Manchester, this number had increased to 108 by 1853.

The area has lost much of is 18th century buildings, those remaining are limited to groupings of housing or individual public houses. Examples of these are close to the site at 8-14 Lever Street and 24-28 Dale Street.

The main streets (Newton Street, Dale Street, Lever Street and Stevenson Square) are lined with 5-7 storey Victorian buildings used originally as warehouses, offices and showrooms. These buildings are generally of good architectural quality and elaborately decorated in a variety of classical styles.

Off these routes is a grid work of narrow back streets where buildings are generally of smaller scale and less elaborate. Masonry facades dominate the street scene with modest low pitches roof forms set back behind a raised parapet wall.

The 'Northern Quarter' was an intervention of the 1990's and named as part of the regeneration and gentrification of Manchester. Today, the Northern Quarter is a popular area of Manchester for its numerous bars and cafes as well as its mix of music and clothing shops. It is known to as Manchester's centre of alternative and bohemian culture.





1 – View along Little Lever Street towards Stevenson Square



2 – View of Allotment Public House and 32-34 Dale Street (Both Grade II Listed)





3 – View of 29-31 Dale Street (Grade II Listed)



4 – View of Bradley House (Grade II Listed) on the junction of Newton Street, Dale Street & Port Street



1 – View of Sevendale House (Grade II Listed)



2 – View of 25 Dale Street (Grade II Listed)



3 – View of 22 Dale Street (Grade II Listed)



4 – View of 27 Dale Street (Grade II Listed). Building Subject to serious fire damage on 30.04.07)




1 – View of 8-14 Lever Street (Grade II Listed)



2 –View of Back Piccadilly from Lever Street




3 – Brick window detail of 22 Dale Street from Lever Street


4 – View of Chatsworth House

2.0 SITE ASSESSMENT & CONSULTATION

2.1 PLANNING HISTORY

The former industrial site was identified as a development site in the early 1990's and has been subject to a series of previous planning consents, none of which have been implemented.

38194
Conversion of vacant warehouse to 33 self-contained flats.

050786/RO/CITY2/96
Renewal of planning permission F38194 for the conversion of vacant warehouse to 33 self-contained flats.

055157/FO/CITY/98
Conversion of vacant warehouse to form extension to Gardens Hotel with high level bridge linking premises.

057614/CC/CITY2/99
Façade retention with complete internal demolition and removal of roof to allow development.

The initial proposals by several architecture practices, was to redevelop the existing warehouse on the site, one for a residential development extending into the roof and another for a hotel development linking into the Gardens Hotel.

081447/FO/2006/C2
Erection of seven storey building comprising 29 residential units (use class C3) with ground floor retail units (use class A1) and 12 parking spaces.

2.2 CURRENT APPLICATIONS

Since the demolition of the original warehouse on the site in 2006, the first proposal submitted in 2016 was:

112670/FO/2016 & 112670/LO/2016
Erection of seven storey hotel extension (60 beds) with glazed bridge link at third floor to connect to rear elevation of Gardens Hotel. Creation of two ground floor retail units (use class A1) and car parking.

After extensive and thorough discussions with Planning & Conservation Officers from Manchester City Council, the design of the proposal has been amended and refined.

The original design of the application comprised the creation of two retail units and car parking at ground floor level.

Following a meeting with the Planning & Conservation Officers in the late 2016, the design was amended to omit the retail and the car park and to create:
- meeting rooms, a laundry and a small lobby at ground floor level;
- bedrooms and suite on the above six floors.

The material used were:
- block of stones, with colour to match the adjacent Kingsley House, on the first two storeys;
- silver grey brick on the central part of the building, a reference to the Hive Building in the conservation area.
- glazing on the two storeys flat rooftop extension.

However, in April 2017 the Planning & Conservation Officers expressed concerns in relation to the amended scheme, particularly in regards to:
- the quality of the design and its contextualisation in the conservation area;
- the overbearing flat roof extension;
- the elongated windows with projecting framing which create a very vertical feature;
- the quality and the design of the link bridge between the new construction and the existing Gardens Hotel.

Following those comments, we have undertaken a significant design review to better address the concerns and to improve the design quality of the proposal.

At a meeting with the Planning & Conservation Officers in August 2017 the revised proposal was presented. The presentation panels are appended to this Design & Access Statement (see Appendix 1).

The amendments included:
- Taking reference from the form and mass of the adjacent Kingsley House, the mass was split into three sections identified as the base / plinth, middle section and roof. The strong formal relationship between these buildings, echoes, respects and reinforces the relationship between the proposal and the historic buildings of the conservation area.

- Setting the corner of Back Piccadilly and Little Lever Street back at bottom and top section along with providing vegetated balconies on the middle section provided an active and green area and creates a better, less invasive connection with Mother Mac.

- The top section was amended from the flat overbearing extension to a two levels pitched roof element, with traditional appearance and contemporary finish. The pitched roof interacts well with the surroundings area and it has minimum impact.

- Red/brown brickwork has been chosen as the primary facing material because of its relationship to the historic context and the surrounding materiality. In addition corten steel and warm coloured metal was chosen to tie in with the surrounding industrial heritage buildings, utilised for subtle additions such as decorative banding and planters under the windows.

- In the central section the windows maintained the elongated feature that can be found in adjacent buildings along Back Piccadilly but lost the heavy projecting framing. The large glazing and the corten planters creates a light and green environment.

- The bridge link on the third floor was designed using corten steel and contemporary glazing to better match and interact with the proposed building.

Furthermore, the revised building comprises:
- a central courtyard that provides natural light to all the floors of the hotel,
- a ground floor completely dedicated to social activities with reception, bar & lounge, meeting rooms and external enclosed terrace,
- a basement dedicated to storage, services and plant rooms to avoid the untidy look of machinery on the roof,
- high end bedrooms fitted with terrace and/or large windows.

The presentation was well received in general and discussion moved on to refinements of details.

For example, although the Planning & Conservation Officers were broadly content with reviewed design , they still had concerns with the impact of the vertical element of core 1 on the harmony and rhythm of Back Piccadilly elevation.

For this reason the design was further amended firstly to change the materiality of the core from u glass to brickwork and finally to push back the core and retain a clear and linear façade on Back Piccadilly.

After addressing all the concerns raised by the Planning & Conservation Officers, we consider that the reviewed drawings now submitted will create a new high-quality hotel, providing a contemporary building, whilst respecting the traditional features and quirkiness of the northen quarter.

2.3 ASSESSMENT

In order
to gain a full understanding of the context of the site and location, several site visits were undertaken.
It involved a detailed assessment of the development site, its immediate surrounding and the wider area beyond.
This provided knowledge and appreciation of the surrounding viewpoints, architectural styles, storey heights, scale & massing, all of which influenced the development of the proposed design.

The surrounding properties offer a broad mix in age and style. To the south-west of the site, Grade II listed Clayton House and The Gardens Hotel borders the site off Back Piccadilly. The site is bordered to the east by Grade II listed Kingsley House, a residential building consisting of 4 stories with a basement carpark. Mother Macs Public House and Twenty-Twenty-Two Public House sit to the north-west of the site along Little Lever Street with the Grade II listed Consulate Building adjacent to these buildings along Dale Street.

2.4 CONSULTATION

Street Design Partnership has had extensive and ongoing dialogue with the Planning & Conservation Officers from Manchester City Council.
The feedback from the officers has contributed towards the new design approach, referencing the facing materials, massing and fenestration of the locality.
Submitted consultants supporting documents are also submitted with this application, thus:

- Heritage Statement
- Crime Impact Statement
- Framework Travel Plan
- Ground Investigation Report
- Acoustic Report
- Rebranding Statement

It is considered that all points raised and suggestions offered during consultations have been incorporated into the scheme, to achieve a considered and acceptable proposal.

Both the adopted City Centre Strategic Plan and Core Strategy recognise the importance of tourism to the local economy. We feel the application proposals meet the criteria of the local plan and relevant policies as follows:

- The location of the proposed annexe means that there would be no impact on residential amenity.
- The proposals are considered to be acceptable and meet the requirements of the Local Authority Policies in terms of scale, design and materials.
- It is an appropriate, contemporary design and provides a positive contribution to the appearance and quality of the locality, providing character and local distinctiveness to a currently neglected street scene.

It provides necessary additional facilities within the city centre in accordance with the objectives and criteria of Core Strategy 2.30 and promoting tourism and leisure within the city centre location in accordance with policies CC4.

The proposal is for additional development to the rear of a well-established hotel site, providing improved guest facilities by means of increasing the internal and external guest and visitor facilities, improving infrastructure, providing access for all and additional landscaping. This will allow for a better social environment for the street scene.

The proposal addresses the relevant core strategy policies applicable to this application:

CC9 Design & Heritage
The design of the new hotel annexe is to a high standard in terms of appearance and function with particular attention given to the City Centre context and character.
The development enhances the heritage assets around the proposed, such as listed buildings and Stevenson Square Conservation Area and contributes to a coherent and integrated physical environment

EN1 Sustainable Development Principles
The proposed design of the hotel annexe enhances the overall image of the City and the local character and supports the achievement of the Core Strategy Strategic Objectives.
The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is limited open space and this includes a range of civic and less formal green spaces and waterways. Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land.

EN4/5/6 Maximising Energy Efficiency
The purpose of this policy is to improve the environmental performance of the building in accordance with the aim of BREEAM.
Energy conservation features have been incorporated into the application scheme at design stage. Managing internal heat, light and ventilation, for example, ensures that the building will require the minimum amount of energy to function over its lifetime.
High levels of insulation and air-tightness achieved through a high standard of workmanship will further improve the efficiency of the building envelope, reducing the impact of the extension on the environment.

CC4 Visitors - Tourism, Culture and Leisure
The purpose of this policy is to improve the appearance, use and accessibility of all cultural and visitor attractions within the city centre whilst also supporting sustainable tourism activity in Manchester and to deliver a high quality, first class experience for all visitors.
The proposal meets the requirements of CC4 by offering facilities that will assist towards the long term viability and success of the hotel, whilst also balancing visitor demands and with the protection of the local environment by relating well to locality.

Employment
Within the scheme as a whole, there is the possibility of additional employment at the hotel for the increased facilities and whilst under construction, locally sourced materials and tradesmen will be used wherever possible.

To summarise, the proposed hotel building enables the provision of much needed modern facilities for guests and visitors alike, and important for the hotels operational requirements, whilst enhancing the external run down street scene.
Furthermore, the proposed location for the proposals does not encroach upon open space, nor does the development lie within a flood risk area

2.5 EVALUATION

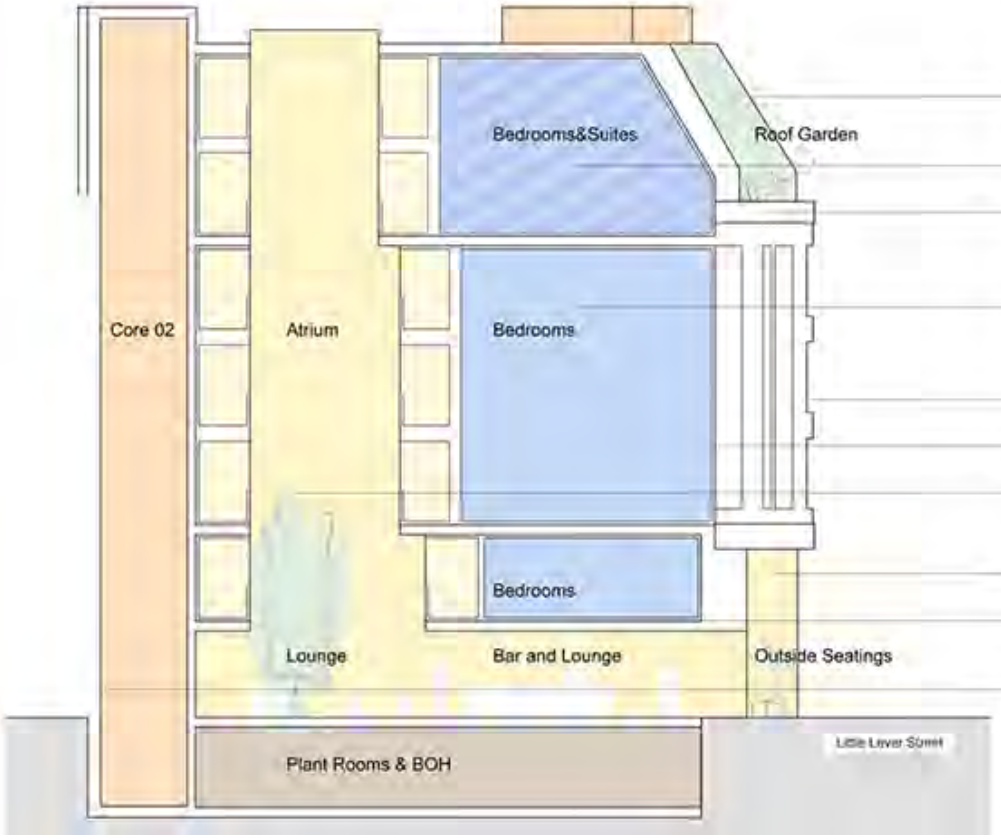
Following the site assessment and consultation with Planning & Conservation Officers from Manchester City Council a clear understanding of the site and site context, a proposal that would be considered acceptable as a proposed development was established.
From this a comprehensive and considered scheme was developed of a high quality contemporary design, referencing and acknowledging the surrounding area in terms of building styles and scale.

We consider the proposed annexe building offers a positive contribution to the locality and provides an asset to this important city centre hotel, assisting in its future viability and assisting towards street regeneration and improvement of the surrounding area.

3.0 DESIGN STATEMENT

3.1 IDENTIFICATION OF DESIGN PRINCIPLES

The proposal is to utilise and redevelop the vacant corner site at Back Piccadilly and Little Lever Street. The site is owned by Cairn Hotel Group and the proposal is to develop the site as a hotel annexe, providing additional bedrooms, suites and function facility.



Little Lever Street Site
The Gardens Hotel
- Proposed Extension

TOP PART

Rooftop green terrace. Empty element to lower the impact of the building and to better relate with Mother Mac.

Pitched Roof to diminsh the impact of the building and to better relate with the context. Bedrooms and Suites.

Architectural Corten Banding to continue and complete the adjacent building.

CENTRAL PART

Central Part in line with the adjacent listed building and to complete the block. Red/brownish brick to match the context of the Northen quarter. Corbelled disposition to give it a contemporary quirky feeling.

Terraces to lighten and soften the corner.

Vertical openings to match the context.

Central courtyard to provide natural light and a social, interesting environment.

BOTTOM PART

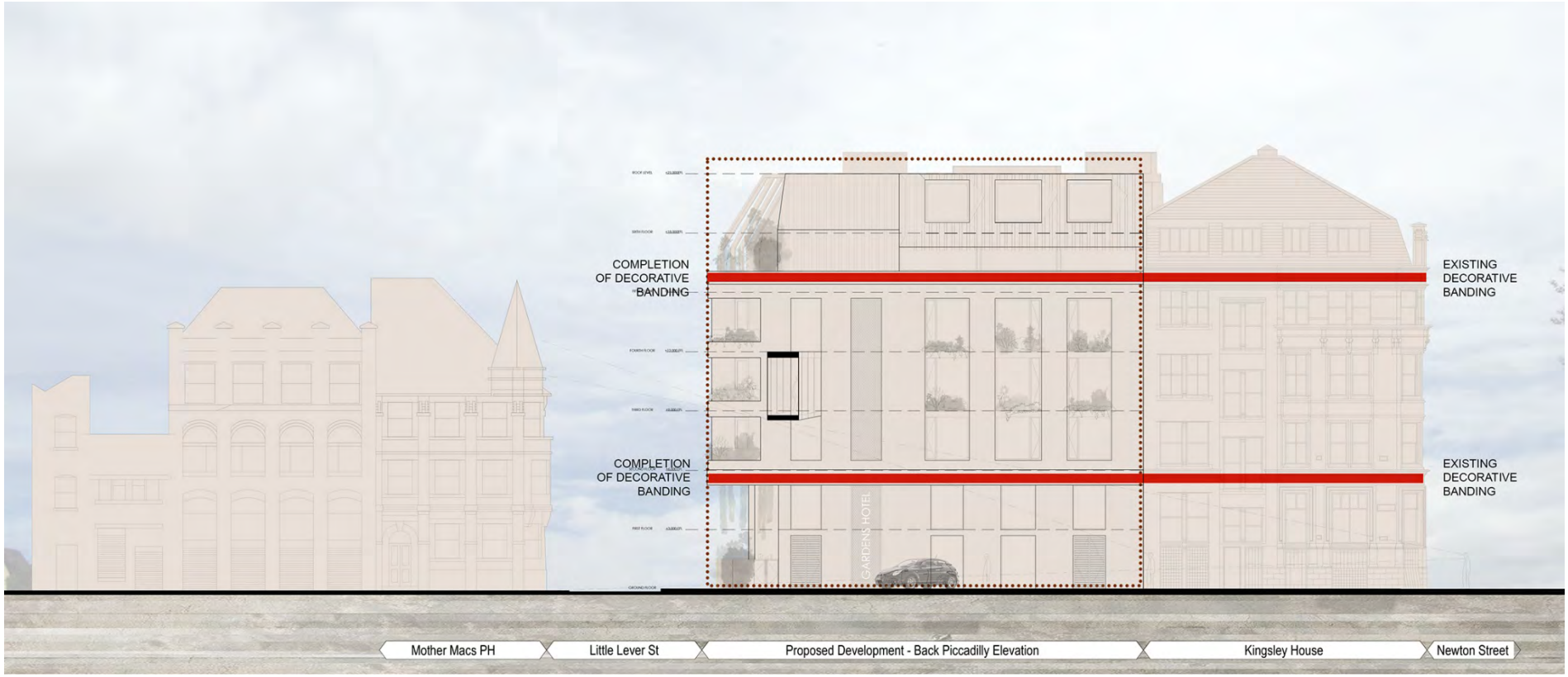
Slightly set back to provide more space for an active sidewalk.

Outside corner double height seating area to provide and interesting entrance and active Back Piccadilly and Little Lever Street.

GF dedicated to Reception, Bar, Lounge and social activities.To have plants and flower for a lively and green environment.

The concept is driven by the relationship between the buildings of the area, with particular reference to Kingsley House. These traditional, former warehouses have informed the plan geometry, detailing, height and materiality of the proposed concept scheme.

- In recognition of the surroundings buildings, some of which are listed, careful consideration is given to the size, scale, arrangement and mass to preserve and enhance the current street scene. The proposal should not be disproportionate to the surrounding buildings.
- The relative positioning of the proposed annexe to the adjoining Kingsley House and other neighbouring buildings is designed to completing the now empty site, ensuring a positive impact to and for the locality.
- The design, although contemporary in style, should reflect and complement the neighbouring buildings by the use of sympathetic facing materials, fenestration and styling. The use of traditional materials and elevational treatment pay due service to the local heritage whilst being of individual design in its own right.
- The pitched roof element is traditional in appearance, but the finish is in contemporary proprietary standing seam zinc roofing system. Profile and colour finish to approval.



- The red/brown facing brickwork is laid in traditional coursing to the ground and first floor with decorative corbelled coursing to the second, third and fourth floors.
- There are decorative banding courses in corten steel framing the corbelling below and above, together with decorative corten steel planters to the guest bedrooms and rooftop framing to the garden terrace as illustrated.
- Locating the plant and laundry in the basement avoids the usual rooftop position for plant, helping to improve the conservation area rooftop view.

The footprint of the building has been developed to establish a clear relationship and respect the site lines of Kingsley House, along with Mother Macs Public House.

Taking reference from the form and mass of the adjacent Kingsley House, the mass was split into three sections identified as the base or plinth, middle section and roof.

The strong formal relationship between these buildings, echoes, respects and reinforces the relationship between the historic buildings.

Setting the corner of Back Piccadilly and Little Lever Street back at ground floor level along with providing vegetated balconies on the upper floors provides a focal point along Back Piccadilly from Lever Street and creates a more active area.

To light the circulation spaces within the building, a large lantern is proposed on the roof, to flood the building with natural light and create a focal point within the building.

3.2 USE

The proposal is to provide a guest annexe building for the Gardens Hotel, on a vacant corner site to the rear.

The proposed annexe will be linked to the main hotel via a third floor foot bridge link. The annexe will provide 60no new guest bedrooms and suites, with the ground floor lounge bar/function facility, together with ancillary provision.

The proposed guest suites offer a type of accommodation currently unavailable to the hotel. There is a new bar/lounge area with glazing to Back Piccadilly and Little Lever Street and an outdoor seating area. This will liven the street scene and provide another visitor facility to the locality. There are also 3no business/meeting rooms, the whole of the ground floor is designed to be flexible to provide several varied opportunities for guest and visitor requirements, making full use of the limited area.

3.3 AMOUNT

The proposed annexe building is to provide additional accommodation and facilities for the Gardens Hotel, as follows:

Ground floor is designed to be flexible, allowing various configurations for optional usage:
Bar & bar lounge – 153m²
Bar lounge 2 – 54m²
Meeting room 1 – 20m²
Meeting room 2 – 22 m²
Meeting room 3 – 12m²

First floor nett floor area: 391m²
Second floor nett floor area: 343m²
Third floor nett floor area: 388m²
Fourth floor nett floor area: 390m²
Fifth floor nett floor area: 390m²
Sixth floor nett floor area: 318m²
Basement – back of house/services nett floor area: 320m²

The amount of the proposed redevelopment has been carefully considered in relation to the site constraints and immediate surroundings.

The style, scale, amount and external treatment is designed to balance the requirements of the hotel in a business sense whilst respecting with reference to the locality, addressing the relevant planning and conservation requirements and policies.

3.4 LAYOUT

The proposed annexe is to provide additional hotel guest bedrooms and suites to the upper floors, with bar lounge, function and meeting rooms to the ground floor. Plant room, general storage and laundry are situated in the basement.

The ground floor is designed for maximum flexibility. The bar lounge and lounge area can be utilised as one function space or divided into 2no function rooms, by provision of acoustic sliding screens.
There are 3no meetings, although meeting rooms 1 and 2 can be utilised as one larger space, dependent upon need.

The access core, consisting of passenger lifts and staircases serve all floors and access the main hotel building via the link bridge, allowing access and internal circulation for refuse, store and back of house are also located on the ground floor.

Floors 1 to 6 are guest rooms and suites. In total there are 56no guest bedrooms and 4no guest suites.
All new guest accommodation is accessed off the central circulation core/atrium which is naturally lit with a proprietary roof glazing system, enabling natural light and ventilation to filter down to the ground floor open bar lounge space. There is a maintenance store to ground floor for hotel cleaning and servicing operations.

The internal layout and connection link the main hotel, enables case of access and circulation for all guests and staff improving the operational methods and needs of the hotel. The open atrium/courtyard allows natural light throughout the central core, creating a relaxing, pleasant environment internally.
The open bedroom circulation walkway and open lounge bar to the ground floor encourages an active and lively internal atmosphere allowing an inclusive ambiance throughout.

3.5 SCALE

The proposed annexe basically follows the footprint of the original, now demolished, building.

The overall height of the building is less than the maximum height of the adjacent Kingsley House. Although the building is seven storeys, the design ensures that the overall massing presents a lesser impact to the surroundings due to variation in heights, 'cut-out' sections and the corner open garden space to the ground/first floor and fifth/sixth floor.

It is considered that the proposal respects the adjoining properties and locality and present a greatly improved, more vibrant street scene.



3.6 APPEARANCE AND MATERIAL

Following the consultation process with Local Authority, Planning & Conservation Officers, it is considered that central to the design approach is respecting and referencing the locality and its heritage.

Therefore the concept is contemporary in style. The use of traditional facing materials, decorative banding and fenestration presents a design appropriate for the locality, whilst presenting a separate, identifiable element on its own merit.

The fifth floor open planted/garden terrace area, with decorative frame and planters to the bedrooms windows openings 'softens' the visual impact and creates interest to the street scene and provides a greener environment.

Although the variety of building materials used in the area is varied, it tends to be more rugged and industrial in character than in other parts of the city centre, with stone, brick and slate used extensively.

Red/brown brickwork has been chosen as the primary facing material because of its relationship to the historic context and the surrounding materiality, however the new development is intended to be a contemporary response and not simply a pastiche of the adjacent buildings.

The building takes reference from the form and mass of the adjacent Kingsley House with the mass being split into three sections. The palette of materiality includes elements of Corten steel, in small details, to reflect the industrial surroundings, the proposed metal detailing will be found as decorative banding.

The proposed form of the annexe incorporates a pitched mansard roof that relates closely with the surrounding buildings in the area.

Experimentation with materiality was considered, utilising industrial metal and brick to match the surrounding materials. The colour and proportion of brick was chosen to tie in with the surrounding heritage building, utilising the industrial metal for subtle additions such as planters under the windows.



PITCHED ROOF :
Proprietary standing seam zinc cladding. TBC & to LA approval.

WINDOWS :
Proposed double glazed windows with contemporary design. TBC & to LA approval. 1F protruding windows (please see reference below).
Lasercut metal with hive pattern used as screening panel (please see reference below).









ARCHITECTURAL BANDING/LINES:
Corten steel (Weathering steel). TBC & to LA approval.

EXTERNAL WALLS :
Base Section - Brown/Reddish facing brick to match existing and context. TBC & to LA approval.
Central Section - Brown/Reddish facing brick to match existing and context. Corbelled disposition.
Please see below.





3.7 ACCESS

Existing ground floor pedestrian and vehicular routes are unchanged. Delivery access is via Back Piccadilly, as existing.

The proposed annexe will be connected to the main hotel via a third floor bridge link, allowing full access for all throughout the hotel. Internally, without the need of detours, for people with disabilities, whether guests, visitors or employees. This benefits guest usage and assists with the hotels operational requirements.

There is external ground floor access to the annexe, for hotel stay users and visitors using the function or meeting rooms facilities. Ground floor entrance door is key card operated.

Circulation within the annexe is via the lift/staircase core. The new guest bedrooms and suites are all accessed from the central atrium walkways at each floor.

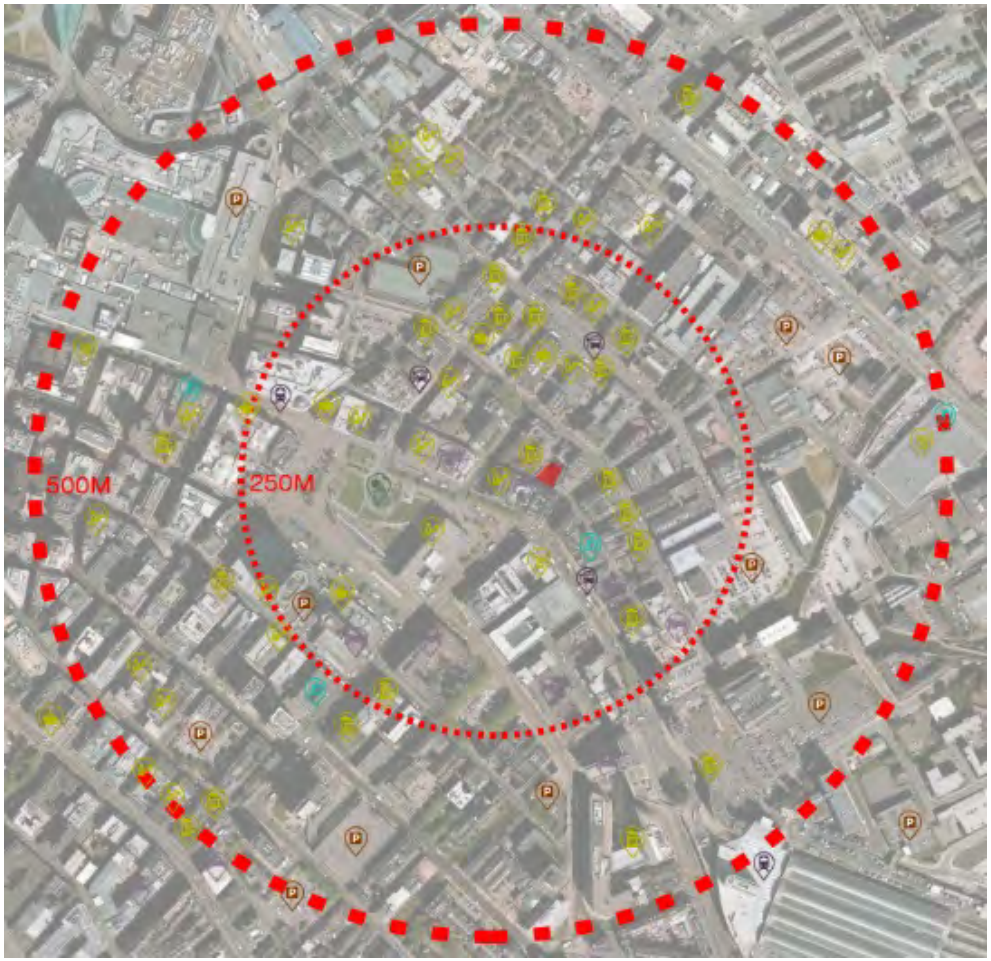


4.0 TRANSPORT

There is an existing bus route through Stevenson Square with frequent services to the Greater Manchester area. The site is less than 0.5 miles to Manchester Piccadilly Train Station and Tram Stop (giving access to destinations such as Manchester Airport). The Metrolink tram stop on Market Street is approximately 0.2 miles away, providing easy access to Deansgate and other destinations around Greater Manchester.

The site has very good access to the city centre, with several connections via Piccadilly Gardens towards Market Street and Moseley Street

No additional parking will be provided with the proposed scheme to alleviate any additional congestion in and around the site.



- Bus Stop
- Train / Tram Station
- Park / Public Realm
- Carpark
- Hotel
- Bar / Pub
- Restaurant
- Café
- Supermarket
- Public Gym

5.0 SUSTAINABILITY

As noted earlier in this statement, the application site is considered to be a very sustainable location for additional hotel facilities. The proposals and investment by the hotel owners provides new and improves existing facilities to ensure a viable future for the hotel. For example:

- The proposals involve the redevelopment of a vacant and neglected site and contributing towards the ongoing regeneration of the area.
- A new third storey bridge link
- The proposals assist in ensuring the long term maintenance, viability and success of the hotel.

In accordance with the aim of the BREEAM (BRE Environmental Assessment Method), to improve the environmental performance of buildings, energy conservation features will be incorporated into the application scheme at design stage. Managing internal heat, light, and ventilation, for example, ensuring that the building will require the minimum amount of energy to function over its lifetime.

Meeting aims & requirements – Low Carbon Emission Energy Efficiency Proposal Statement

With regard to the aims and requirements of Policy EN4 and Compliance with Approved Document L2 and reduction on Co2 emissions from the above project, the full new build development will be modelled using Bentley Hevacomp Design Database Software to generate an SBEM calculations for the property in line with the requirements of Building Regulation Part L 2010.

Through the design of the building fabric and services installations full compliance will be achieved with Approved Document Part L 2010 and aim to achieve a reduction of 15% CO2 emissions from the site. This figure will be extrapolated by comparing the Target Emission Rate (TER) and Building Emission Rate (BER). The TER is the emissions form a notional building of similar size, shape and orientation based on standard building services with the BER being specific to the design building.

It is proposed that the reduction in CO2 emission will be achieved through consideration of the following:

1. Building fabric elements to Part L 2010 and improvement above and beyond where appropriate including the upgrade to existing retained building elements.
2. Good construction methods and detailing to achieve good air permeability results.
3. Installation of energy efficient heating and cooling plant with consideration to appropriate renewable technologies.
4. Heat recovery to all air handling plant through the use of air to air recuperators providing a minimum 50% efficiency.
5. Low energy lighting including LED lighting to all areas.
6. Low flow showers and water saving sanitary ware and brassware.

The SBEM calculations would form part of the initial design early in the project so that all measures can be discussed with the design team to ensure these can be included with the design from the outset.

Furthermore the much improved thermal qualities will minimise heat loss providing a building that is as efficient as possible in terms of energy consumption in the new annexe.

High levels of insulation and air-tightness achieved through a high standard of workmanship will further improve the efficiency of the building envelope, reducing the impact of the extension on the environment.

In addition every effort will be made to use and utilise local traditional material suppliers and manufacturers and local skills employed to minimise transportation.

Overall, it is considered that this application scheme give consideration to issues of sustainability and energy efficiency and represents a sustainable proposition in the proposed new element of the building.

Compliance with the current Part L requirements.

New thermal elements comply with paragraph L1 (a) of schedule 1 of the Building Regulations.

Standards of new thermal elements:

Element	**Standard (W/m²K)**
Wall	0.28
Pitched Roof – Insulation at Rafter Level	0/18
Floors	0.22

Standards for controlling fittings

Fitting	**Standard**
Windows, roof windows and glazed roof lights	1.8W/m²
Curtain walling	See paragraph 4.28

4.28 The overall U-value of curtain walling should be no greater than the better of 1.8W/m² or a limited U-value U limited given by:
U limit = 0.8 + {(1.2+(FOL) X 0.5)) XGF}
Where FOL is the fraction of opening lights and GF is the glazed fraction.

This means that if any area of curtain walling is to be 60 percent glazed and 40 percent opaque, with 50 percent opening lights, the U-value standard with be 0.8 + (1.2 + 0.5 x 0.5) x 0.6 = 1.7W/m².K.

6.0 SITE WASTE MANAGEMENT PLAN

The approved contractor will provide a thorough construction method statement prior to commencement of work on site. The statement will include a description of the works to be undertaken, an explanatory statement of controlling dust and noise emissions, numbers of personnel and operating hours. Measures will be provided to minimise disturbances to the local community and businesses during the works and a strategy identified to respond to/resolve any problems as they arise. By, for example nominating a designated employee contact to answer queries.

Site waste will be kept to a minimum. However the contractor will adopt and maintain a waste management plan to monitor site waste and see targets too promote resource efficiency.
The contractor will outline in the plan arrangements for returning packaging, such as pallets, accordingly.

OPERATIONAL WASTE MANAGEMENT
The bin refuse store is located to the south-east corner, access to/from Back Piccadilly, as existing. General waste bins and recycling bin will be provided. Hotel maintenance will arrange collection details accordingly.

7.0 SUMMARY

This statement has demonstrated how the design approach for the application scheme has evolved following dialogue with the Local Authority Planning & Conservation Officers.
This statement has demonstrated the measures proposed to provide an appropriate annexe building in relation to the site, scale, design and finishing materials whilst preserving and enhancing the integrity, character and setting with the locality and with due regard for the existing built environment.

Careful consideration was given to the design and appearance of the proposals and the contemporary styling, utilising more traditional facing materials, appropriate for the local heritage and tradition, and considered to improve and enhance the area and street scene generally and be complementary and appropriate for the enhancement of the adjoining Kingsley House and meets the objectives and requirements of the hotel owners, whilst assisting fully in the general improvement and regeneration of the area.

The overall conclusion is that the new hotel annexe building contributes positively to the site, street scene and wider context beyond.
It is felt that the overall proposals both enhance and complement the main hotel building and immediate vicinity.
The continued investment by the hotel owners, by the provision of this annexe building, to this well-established city centre hotel contributes wholly towards the hotel long term viability and assists in this regeneration of the locality, improving businesses and facilities and long term benefits to the local economy.

2 Little Lever Street Development, Manchester
Design & Access Statement - Appendix 1

Application for Full Planning Consent for an Annexe New Build 7no Storeys Hotel Extension on a Vacant Site at 2 Little Lever Street Manchester M1 1HR

APPENDIX 1





























LITTLE LEVER STREET SITE
THE GARDENS HOTEL - PROPOSED EXTENSION
SITE ANALYSIS

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ARCHITECTURAL STUDIES - SECTIONS

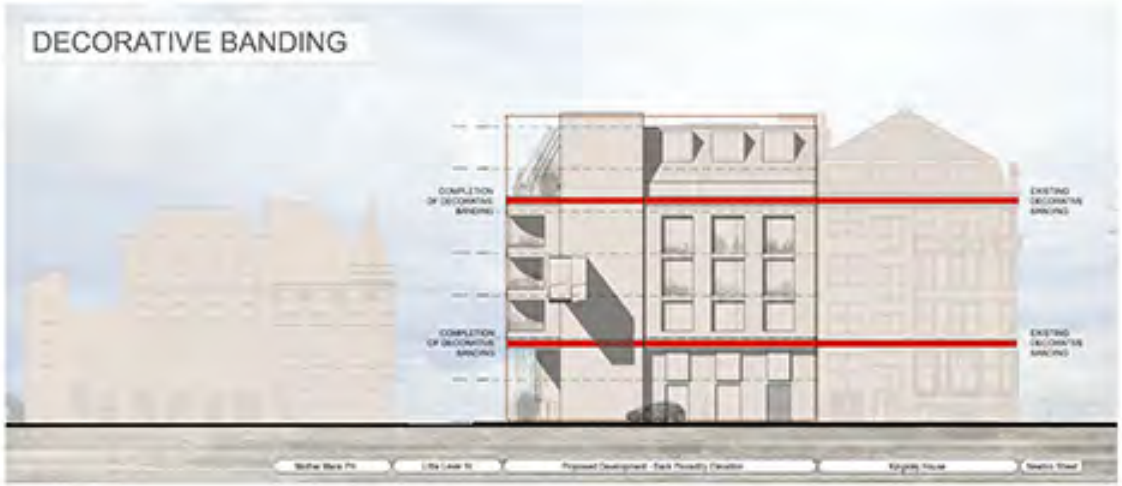
LINE OF VIEW



FIELD OF VIEW



DECORATIVE BANDING





Section AA



Section BB

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LITTLE LEVER STREET SITE
THE GARDENS HOTEL - PROPOSED EXTENSION

PROPOSED GROUND FLOOR PLAN WITH CONTEXT

SCALE 1:100

PLANS IN CONTEXT

ARCHITECTURAL CONCEPT - SKETCH



TOP PART
Translucent Urbaise Cone. Strong but light element during the day. Glowing feature during the night.

Rooftop green terrace. Empty element to lower the impact of the building and to better relate with Mother Mac.

Pitched Roof. Bedrooms and Suites.

Architectural Corten Banding to continue and complete the adjacent building.

CENTRAL PART
Central Part in line with the adjacent listed building and to complete the block. Redbrbrunish brick to match the context of the Northern quarter. Corbelled disposition to give it a contemporary quirky feeling.

Terraces to lighten and soften the corner.

Vertical openings to match the context.

Central courtyard to provide natural light and a social, interesting environment.

BOTTOM PART
Slightly set back to provide more space for an active sidewalk.

Outside corner double height seating area to provide and interesting entrance and active flank Piccadilly and Little Lever Street.

GF dedicated to Reception, Bar, Lounge and social activities. To have plants and flower for a lively and green environment.

PROPOSED TYPICAL FLOOR PLAN



PROPOSED 5TH FLOOR PLAN



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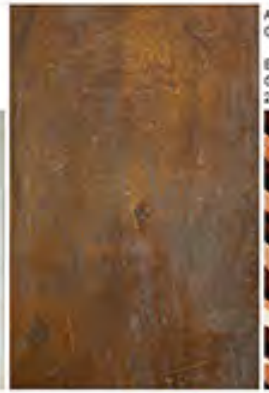


PITCHED ROOF :
Proprietary standing seam zinc cladding. TBC & to LA approval.

STAIRCASE CORE :
Option 01 - Insulated and translucent UGlass;
Option 02 - Texturized concrete.







ARCHITECTURAL BANDING LINES:
Corten steel (Weathering steel). TBC & to LA approval.

EXTERNAL WALLS :
GF&1F - Brown/Reddish facing brick to match existing and context. TBC & to LA approval.
2F to 4F - Brown/Reddish facing brick to match existing and context. Corbelled disposition. Please see below.

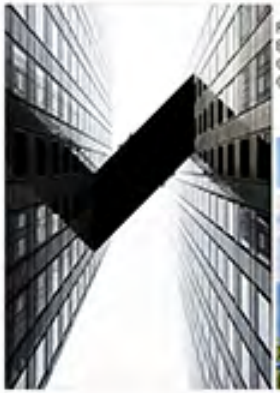




PROPOSED BACK
PICCADILLY ELEVATION

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REFERENCE
Bridge between The Gardens and Little Lever Street Site
Option 01 : light glass structure with corten bottom and top part
Option 02 : Corten corridor with glassed top part(as shown in the elevation).







REFERENCE
Green Areas
Entrance : outside seats in a double height space with plants/flowers and green hanging lights.
3F&4F Corten plant pots.
5F Garden: Corten structure to match roofshape.





PROPOSED LITTLE
LEVER STREET ELEVATION

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REFERENCE
Courtyard
GF dedicated to social space. Big central tree to play an important artistic role. Possible art installations to attract the interest of the guests from the floors above.
Dormers
6F contemporary dormers. Sides to be zinc cladded, glass on the front.



PROPOSED CAVELL STREET ELEVATION

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PROPOSED BRIDGE STUDIES



REFERENCE
Option 01 : light glass structure with corten bottom and top part.





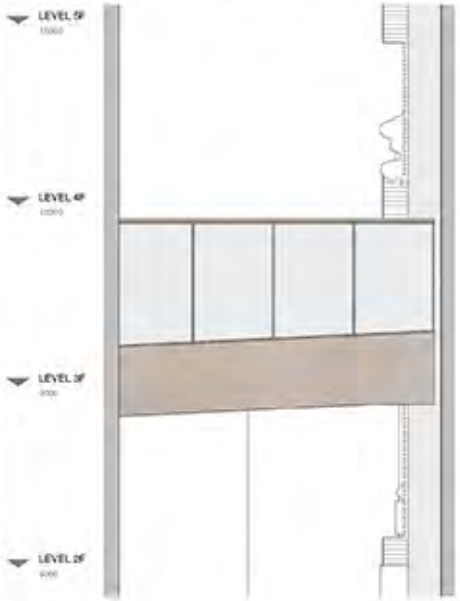
REFERENCE
Option 02 : Corten corridor with glassed top part(as shown in the elevation).

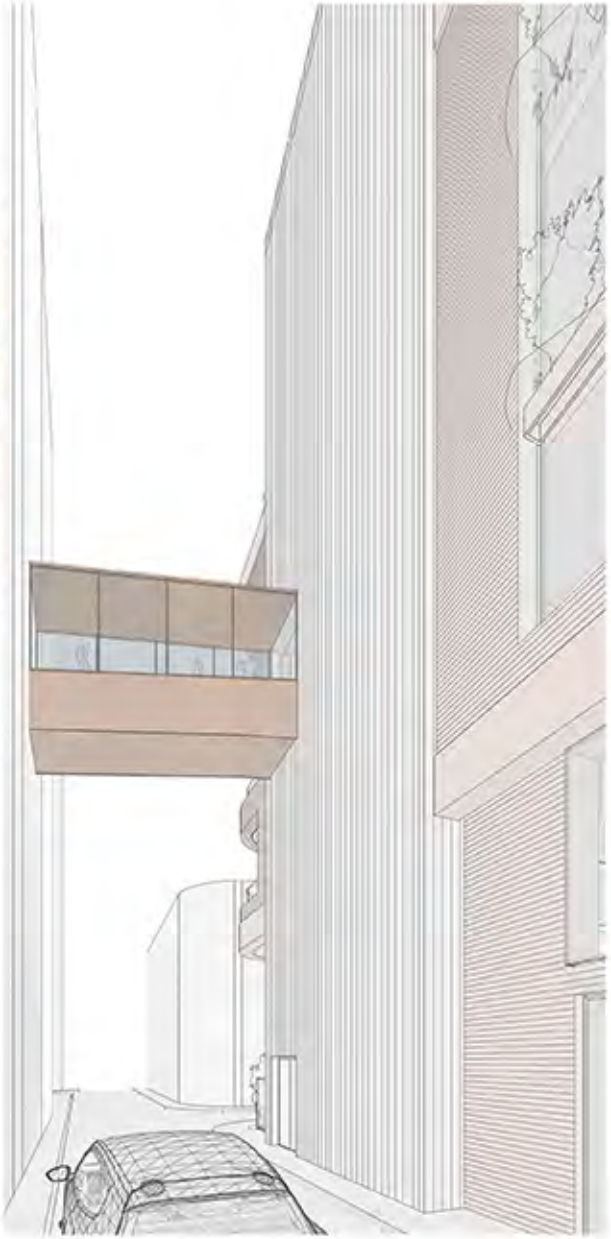


Option 01 - Proposed Visualisation
Proposed Elevation

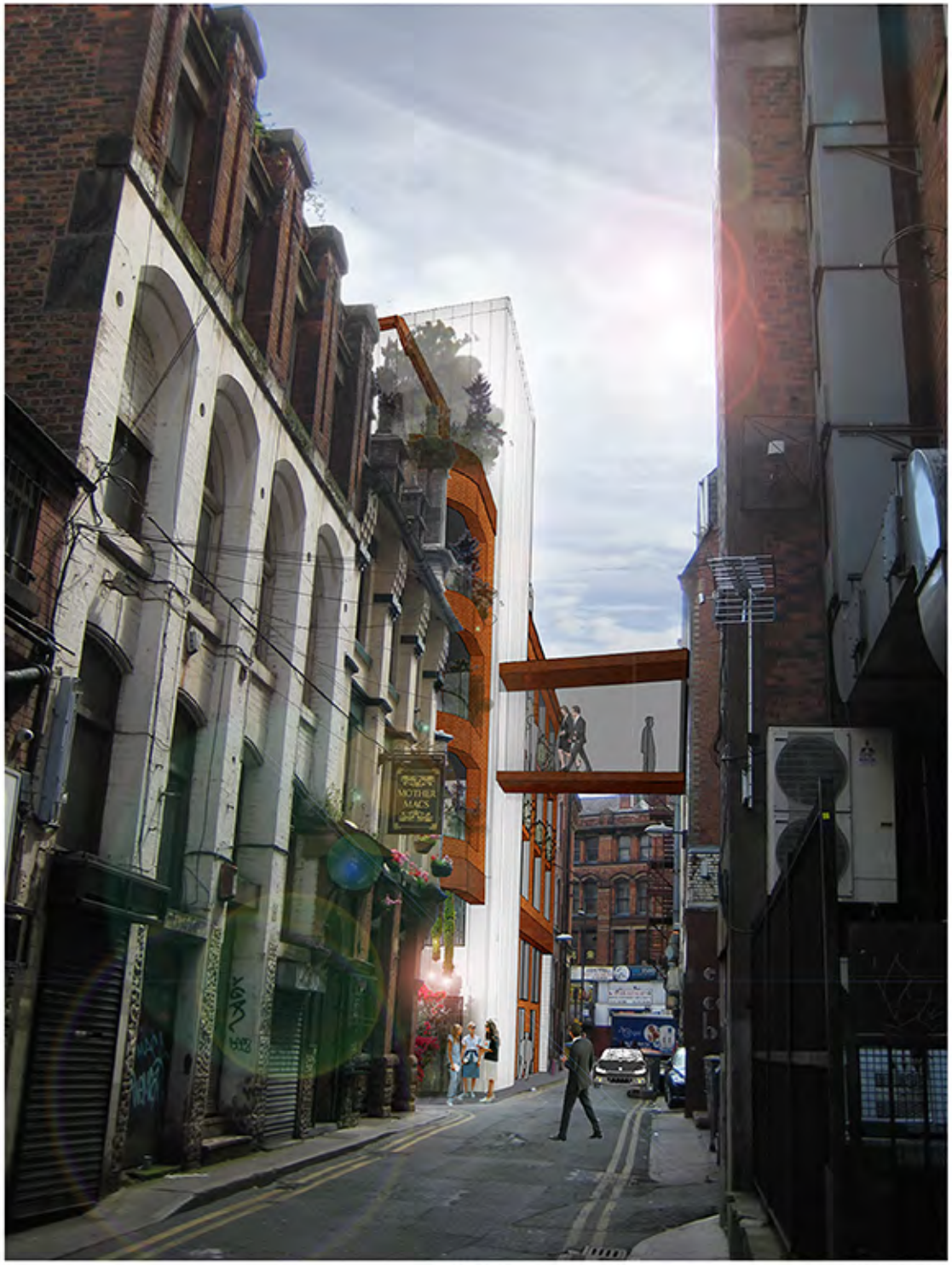


Proposed Visualisation - Option 02
Proposed Elevation

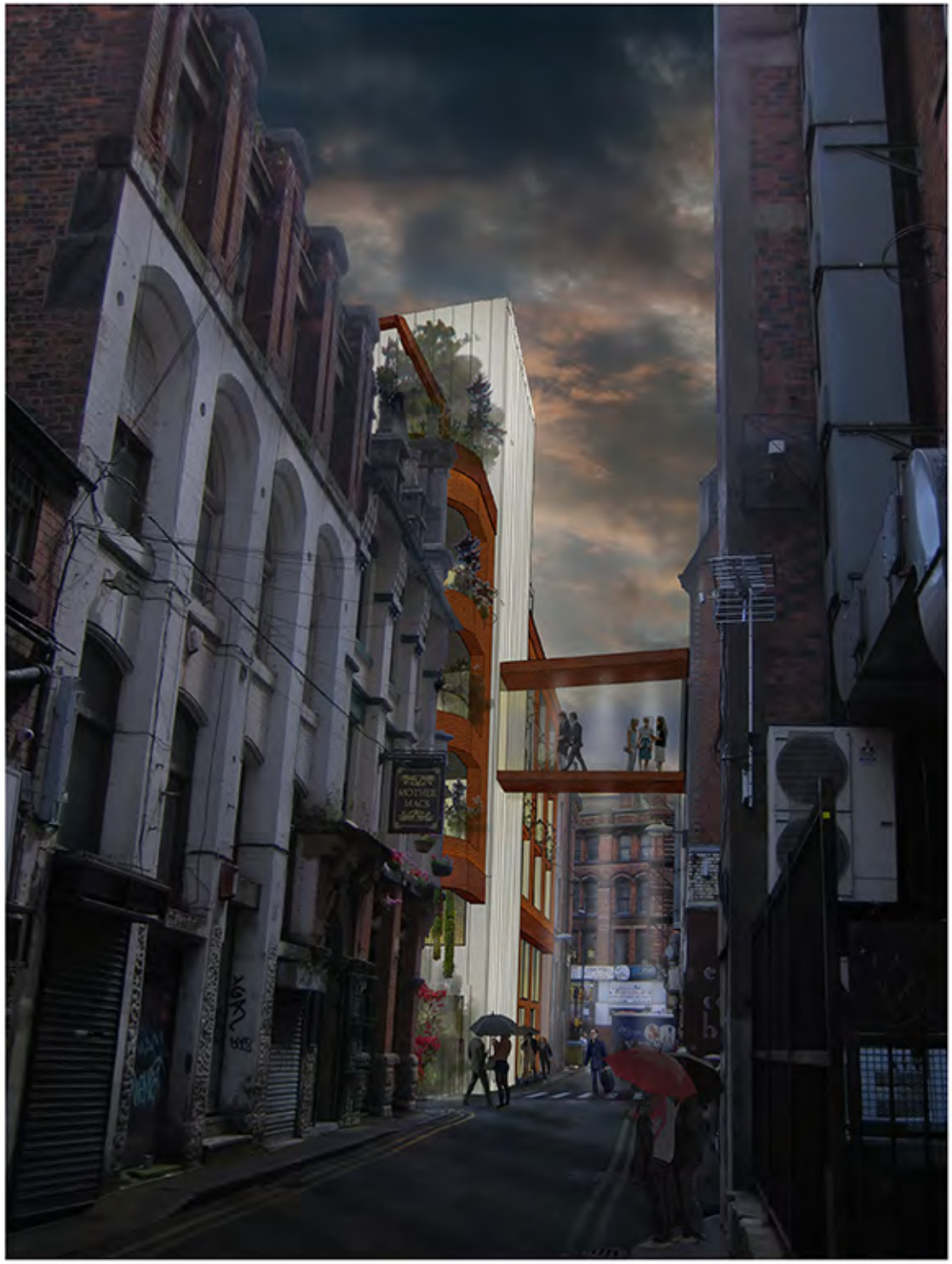




STREET DESIGN PARTNERSHIP
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VISUALISATION
DAY VIEW



VISUALISATION
NIGHT VIEW

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