GL Hearn
Part of Capita Real Estate

18th October 2018

Response to Validation Requirements table

117601/FO/2017: Full Planning Application			
	Requirement	**Already submitted?**	**Location of required document / drawing**
1	Existing versions of cross section and elevation drawings, which should be annotated to confirm whether the existing fabric is original or non-original.	No	New drawings have been submitted which show this. These are drawings LRW_7664_L(00)127, LRW_7664_L(00)128, LRW_7664_L(00)129, LRW_7664_L(00)130 and LRW_7664_L(00)131.
	Proposed elevations plans to be annotated with proposed works.	Yes	The proposed elevation drawings submitted are annotated with the proposed works. These are drawings LRW_7664_L(20)10A, LRW_7664_L(20)12A and LRW_7664_L(20)11A. Please also see the key on each plan.
2	Large scale cross section plans of the new windows showing the depths within the reveals.	Yes	The only replacement windows are in the canal level elevation of Central House and this is detailed on A(80)04A and described in the S(30)04 schedule.
	Large scale cross section plans of the new doors showing the depths within the reveals.	No	Only 2 new entrances are proposed. These are at Beaver Street and a new Atrium entrance on Princess Street. Please see new drawing LRW_7664_L(00)133 which includes large scale section drawings of these entrances.
3	A3 uses - application will need to be supported by an appropriate odour impact assessment together with suitable mitigation measures.	Yes but updated version has been provided	This can be found within the updated 'Kitchen Extract Report RevC'.
a	The location and appearance of the part of the fume extraction / ventilation equipment that will be located externally, including at roof level. We will require scaled plans and elevational drawings as existing and proposed	Yes but updated versions have been provided	This can be found within the updated 'External Plant Overview RevB' and 'M&E Services Plan'.

b	A technical specification of the proposed equipment from the manufacturer	Yes but updated versions have been provided	This can be found within the updated 'External Plant Overview RevB' and 'Kitchen Extract Report RevC'.
c	Information regarding the proposed cleaning / maintenance regime for the fume extraction equipment	Yes but updated version has been provided	Please see 'Kitchen Extract Report RevC'.
d	file:///C:/Users/rm2/Downloads/EP_Related_Information_for_Developers_v1%20(1).pdf – Appendix A to be completed	No	Please see 'Kitchen Extract Report RevC'.
4	Location and number of secure cycle parking details	No	Please see drawing LRW_7664 L(20)01B: Basement Floor GA Plan for the cycle parking location. Please also see the updated Transport Statement V2
5	Would the development comply with Design for Access 2?	No	Many of the detail design requirements will be developed at the next stage of detail design. However at this stage the principles of Design for Access 2 can be met while taking into account the existing external / internal levels and constraints of the existing buildings.
6	Are there any facilities that the hotel offers that won't be accessible for disabled people? If so, please explain why.	No	The only "public area" which cannot be accessed by a step-free route is the proposed basement hotel bar in Central House. Some hotel rooms are also not wheelchair accessible for visiting purposes. However the public ground floor areas and leisure facilities can be accessed as an alternative location to meet. There are therefore no "unique facilities" that cannot be accessed by all.
7	Explain why Retail Unit 4 (Central House basement bar) cannot be made accessible	Yes	Please see 'Access statement final' paragraph 9.1 which states*: 'Step-free route to retail unit 4 is not possible due to site constraints externally and internally. As the bar offer is not unique therefore, step-free access is not critical. Guests seeking food and beverage offerings, that require step-free access, can obtain service from either the atrium bar and retail units 1 / 2 & 3. All of which are step-free'*

8	10% of hotel rooms should be accessible rooms compliant with the Equality Act 2010.	No	This is not an Equality Act (EA) issue as the EA is legislation and covers the service being provided being equal and does not include building design standards. Manchester City Policy and Design for Access 2 does not refer to a 10% provision requirement. The proposed development complies with 'Approved Document M: Access to and use of buildings - Volume 2: Buildings other than dwellings (2015 edition)'. Section 4.24 (g) of this document states that for wheelchair accessible bedrooms, at least one wheelchair accessible bedroom is to be provided for every 20 bedrooms. The proposal involves refurbishing an existing building that has inherent constraints and step free access is only available to the Johnson building. To provide step free access to Central & Dominion is not feasible or viable.
9	Crime Impact Statement	No	It was agreed via telephone with Emily Booth that this would be provided at a later date. This has been instructed and will follow in 2 – 3 weeks.
I0	Parking management strategy details. Confirm that customers are made aware that there is no parking in promotional material and that details of nearby parking arrangements are also made available along with details of public transport options available for getting to the accommodation.	No	Please see the Car Parking Management Statement.
117602/LO/2017: Listed Building Application			
1	Architectural method statement for all works to the historic fabric of Central House to include details of fixings, removal, remedial, decoration and restoration works.	Yes	Please see LRW_7664_S(30)04 and the Design and Access Statement.
2	Amend demolition drawings to add annotation of any original listed fabric to be removed. If it is not proposed to remove any original fabric, please confirm.	No	The Removal of original fabric is not proposed
3	Scaled existing and proposed ceiling drawings indicating what physical fabric of the building will be affected and whether this is original, historic or non-original fabric. Proposed drawings should be fully annotated with proposed works.	Partly	Only two Central House rooms per floor are proposed to be sub-divided to form four rooms. The proposed ceilings are to be provided at the same level as the existing non original ceilings. The ceiling plans are shown on the already submitted L(35) series drawings. Proposed works are annotated on these plans. Please see the 'Ceiling Finishes Key'. Please also see drawing A(35)01: Typical Ceiling Detail.

			Please see the existing and proposed section drawings for indication of original and non-original fabric.
4	Scaled existing versions of your cross sections and additional existing and proposed cross sections where additional works are proposed that aren't covered on the submitted cross sections. Drawings should indicate what physical fabric of the building will be affected and whether this is original, historic or non-original fabric. Proposed drawings should be fully annotated with proposed works.	Partly	The following additional section plans have been provided: LRW_7664_L(00)130, LRW_7664_L(00)131, LRW_7664_L(00)132. LRW_7664 L(00)133 and LRW_7664_L(20)13B. Original, historic or non-original fabric is now specified on the updated existing section and elevation drawings. The proposed works are annotated on the elevation plans. The proposed section drawings also are annotated to show the proposed location of aparthotel rooms, retail units and the gym etc.).
5	Existing versions of your cross section and elevation drawings, which should be annotated to confirm whether the existing fabric is original or non-original.	No	Please see new drawings LRW_7664_L(00)129, LRW_7664_L(00)128, LRW_7664_L(00)127, LRW_7664_L(00)130 and LRW_7664_L(00)131.
	Your proposed elevations also lack annotation of the proposed works. Please amend these.	Yes	The submitted elevation plans are annotated with the proposed works. Please see the key.
6	Large scale cross section drawings of the new windows and doors showing the depths within the reveals.	Yes	The only replacement windows are in the canal level elevation of Central House and are detailed on drawing A(80)04A and described in LRW_7664_S(30)04. No new external doors are proposed within Central House. Regarding internal doors, please see LRW_7644_A(32)01, LRW_7664_A(32)02, LRW_7664_A(32)03, LRW_7664_A(32)04 and LRW 7664 A(32)05.
7	The documents that contain the written scope of works referred to on your drawings.		Please see LRW_7664_S(30)04.