Great John Street Hotel

Proposed Roof Canopy Extension

Planning and Listed Building Application

Design and Access Statement

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dv

ARCHITECTS

Introduction

This booklet has been produced by DV Architects on behalf of The Great John Street Hotel who wish to extend an existing canopy to the external roof terrace of the hotel. The building is grade 2 listed and is a former Victorian school. The hotel is consistently rated as one on the best in Manchester and has won numerous awards.

The proposed canopy will in-fill the two corners of the existing canopy to create a continuous canopy to the roof terrace entrance, creating a better experience for guests using the terrace. The design of the new canopy elements will be as per the existing canopy in material and design.

The booklet will form part of a Planning and Listed Building application to Manchester City Council planning department.

Brief

The hotel faces Great John Street, with Atherton Street to the East, and Little John Street to the West. The hotel currently has a space at roof level which hosts various events and these events utilise the break out space of the roof terrace; providing outdoor amenity space and views over Manchester.

The proposal will enable continues shelter/coverage for guests around the immediate space closest to the roof lounge area which at present terminates at the two corners; not allowing for a continuous covered perimeter of the space. The roof terrace has proven a popular feature of the hotel however during times of wet weather, the break in the canopy can at times restrict the use of the external space. By connecting the existing canopies on the two corners this will allow the residents of the hotel to go outside at times when weather may ordinarily restrict. Although this is only two small infill areas the impact of this additional space space for the hotel would be considerably beneficial.



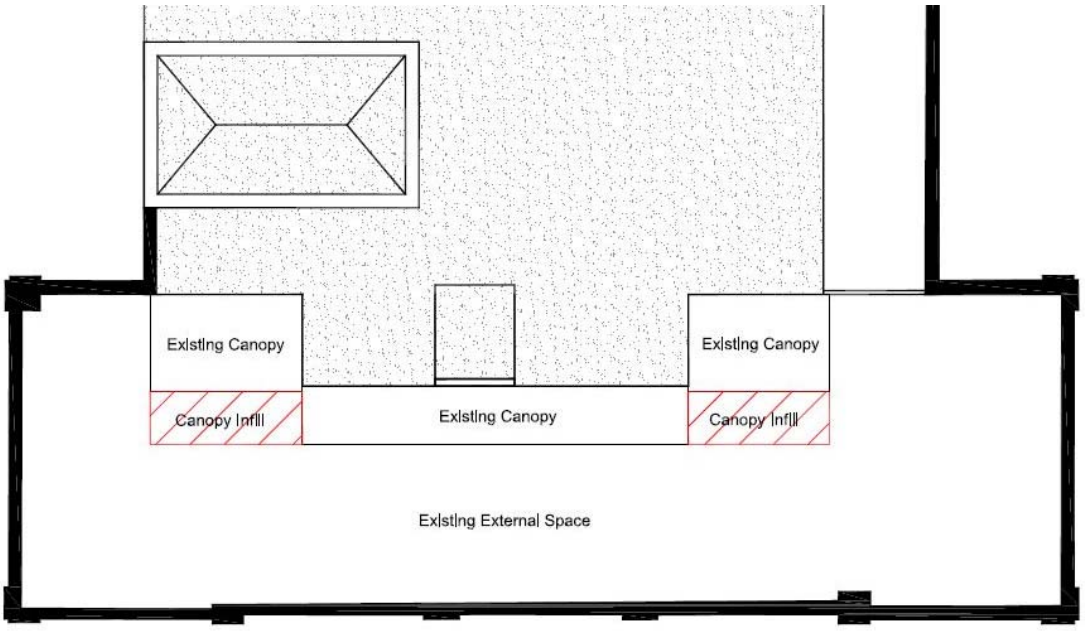
Existing roof terrace and canopy at the Great John Street Hotel

Proposed Development

The proposed in-fill to the existing canopies, would not extend beyond the existing canopy boundary. (please see hatched area in red below). The existing canopies are fixed to the non-existing roof extension and therefore are not attached to the original listed building. The small areas of infill would have no impact on the listed building and minimal impact to the extension.

The proposed in-fill of the canopies will not affect the current use of the roof space or the terrace. The design would utilise the existing canopies for structure and support and therefore no additional columns would be required. The extended canopy would enhance the current space by providing additional shelter for those using the terrace and not impede on the use of the external space.

Infilling the spaces between the existing canopies would be commercially appropriate for the hotel as this increases the usability of the roof terrace for events which are using the roof space at times when weather may restrict.



Roof plan showing proposed locations of canopy extensions

Appearance

The proposed canopies will be installed to align with the existing canopies and not extend beyond the existing boundary of shelter to the roof terrace. This is an appropriate extension to the existing canopies as it is in line with what is currently installed, to not be intrusive yet provide a continuous cover to the immediate perimeter of the building.

The infill area will use matching materials and construction to install the canopies to be in keeping with the existing. To form a flawless continuous infill. The canopy will be constructed of clear glazing which will be supported by steel framing. The glazing and frame will match and be supported by the existing canopies; therefore forming a cantilevered infill, with no requirement for posts.



Photograph of existing canopies



Photo impression of proposed canopy infill. (To be replicated on the opposite side)

Scale

The 2 areas of canopy extension are approx. 3.6m by 1.3m and do not protrude further than the existing canopy lines. The proposed canopy in-fills would not impact on any surroundings.

Access

Access to the roof spaces internally and externally will not be affected by the canopy extension as the proposal is to be installed overhead and there are no posts required. The proposed canopies will be bolted to the existing structure and linked to the existing drainage so not affecting the access at floor level.

Additional information

The hotel will continue to manage the roof space as they do currently and the general use of the roof space will be unchanged. The areas of proposed canopy will be maintained as part of the current maintenance and cleaning of the existing canopies.