17 February 2017
Delivered via the Planning Portal

Ref: CAPH3004

Carolyn Parry
Manchester City Council
Town Hall
PO Box 488
Manchester
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Dear Carolyn

THE PLACE, DUCIE STREET, MANCHESTER

Further to our pre-application meeting on the 21 December 2016, I am pleased to enclose an application for planning permission and listed building consent in relation to the aforementioned property. The application has been submitted on behalf of Capital and Centric Ltd.

Overview

In summary, the planning application seeks permission to change the use of part of the ground floor accommodation within the building to enable the creation of: a new co-working office area (Use Class A2 / B1), barber shop (Use Class A1), gym (Use Class D2), along with the wider reconfiguration of some of the accommodation within the ground and upper floors to create additional serviced apartments. The replacement of the existing doors on the Ducie Street frontage is also proposed.

As outlined below, the majority of these changes have already been approved via the recent full and listed building consent approvals. The proposed listed building works comprise a number of internal alterations including the extension of the existing ground floor mezzanine, the alteration and reconfiguration of the ground floor reception and communal areas, the removal of the existing modern partition walls, the removal and replacement of suspended ceilings, the replacement of existing internal non-original glazing, and associated works including the creation of new risers and floor strengthening works. External alterations which are proposed include the replacement of existing modern entrance doors to the Ducie Street elevation, a new fixed glazing panel to the west elevation, and the removal of signage.

Alongside the works requiring planning / listed building consent would be a comprehensive programme of refurbishment, redecoration and modernisation. The proposed works will improve the quality of the accommodation on offer from a low three star to a high four standard suitable for the corporate young professional and mid-high end leisure stay market. In its modernised form the building would continue to be used as a serviced apartment hotel, operated by Go Native.

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Scope of Submission

The works for which planning permission is sought are described as thus:

"Reconfiguration of existing serviced apartments within apart-hotel to form additional 59 no. serviced apartments (to make 166 no. in total) together with change of use of the ground floor to include an office co-working area, gym and barbers, along with refurbishment works and associated external alterations"

The change of use and listed building consent application was submitted online via the Planning Portal on the 17 February 2017 (Ref. PP-05747243).

As agreed during pre-application discussions, the planning application submission comprises the following documents:

- AHA Documents / Plans
  - Location Plan (ref. AHA-PLC-ST-001)
  - Site Plan (ref. AHA-PLC-ST-002)
  - Existing Site Arrangement Plan (ref. AHA-PLC-ST-003 Rev. B)
  - Proposed Site Arrangement Plan (ref. AHA-PLC-ST-004 Rev. G)
  - Existing Ground Floor Plan (ref. AHA-PLC-EX-001 Rev. D)
  - Existing Mezzanine Floor Plan (ref. AHA-PLC-EX-002 Rev. D)
  - Existing 1st Floor Plan (ref. AHA-PLC-EX-003 Rev. D)
  - Existing 2nd Floor Plan (ref. AHA-PLC-EX-004 Rev. D)
  - Existing 3rd Floor Plan (ref. AHA-PLC-EX-005 Rev. D)
  - Existing 4th Floor Plan (ref. AHA-PLC-EX-006 Rev. D)
  - Existing 5th Floor Plan (ref. AHA-PLC-EX-007 Rev. D)
  - Existing 6th Floor Plan (ref. AHA-PLC-EX-008 Rev. E)
  - Existing 7th Floor Plan (ref. AHA-PLC-EX-009 Rev. D)
  - Existing 8th Floor Plan (ref. AHA-PLC-EX-010 Rev. D)
  - Existing Car Park Level – 1 (ref. AHA-PLC-EX-011 Rev. A)
  - Existing Car Park Level – 2 (ref. AHA-PLC-EX-012)
  - Existing Section A (ref. AHA-PLC-EX-051 Rev. C)
  - Existing Section B (ref. AHA-PLC-EX-052 Rev. C)
  - Existing Section C (ref. AHA-PLC-EX-053 Rev. C)
  - Existing Section D (ref. AHA-PLC-EX-054 Rev. C)

- Existing North Elevation (ref. AHA-PLC-EX-061 Rev. B)
- Existing South Elevation (ref. AHA-PLC-EX-062 Rev. B)
- Existing West Elevation (ref. AHA-PLC-EX-063 Rev. C)
- Existing East Elevation (ref. AHA-PLC-EX-064 Rev. C)
- Demolition Ground Floor Plan (ref. AHA-PLC-DM-101 Rev. K)
- Demolition Mezzanine Floor Plan (ref. AHA-PLC-DM-102 Rev. J)
- Demolition First Floor Plan (ref. AHA-PLC-DM-103 Rev. G)
- Demolition Second Floor Plan (ref. AHA-PLC-DM-104 Rev. F)
- Demolition Third Floor Plan (ref. AHA-PLC-DM-105 Rev. F)
- Demolition Fourth Floor Plan (ref. AHA-PLC-DM-106 Rev. F)
- Demolition Fifth Floor Plan (ref. AHA-PLC-DM-107 Rev. F)
- Demolition Sixth Floor Plan (ref. AHA-PLC-DM-108 Rev. G)
- Demolition Seventh Floor Plan (ref. AHA-PLC-DM-109 Rev. E)
- Demolition Eighth Floor Plan (ref. AHA-PLC-DM-110 Rev. F)
- Demolition Ground Floor RCP (ref. AHA-PLC-DM-141 Rev. A)
- Demolition Mezzanine Floor RCP (ref. AHA-PLC-DM-142)
- Demolition First Floor RCP (ref. AHA-PLC-DM-143)
- Demolition Typical Floor RCP (ref. AHA-PLC-DM-144)
- Demolition Sixth Floor RCP (ref. AHA-PLC-DM-148)
- Demolition Seventh Floor RCP (ref. AHA-PLC-DM-149)
- Demolition Eighth Floor RCP (ref. AHA-PLC-DM-150)
- Demolition Section A (ref. AHA-PLC-DM-151 Rev. B)
- Demolition Section B (ref. AHA-PLC-DM-152 Rev. B)
- Demolition Section C (ref. AHA-PLC-DM-153 Rev. B)
- Demolition Section D (ref. AHA-PLC-DM-154 Rev. B)
- Demolition North Elevation (ref. AHA-PLC-DM-161 Rev. D)
- Demolition South Elevation (ref. AHA-PLC-DM-162 Rev. D)

- Demolition West Elevation (ref. AHA-PLC-DM-163 Rev. D)
- Demolition East Elevation (ref. AHA-PLC-DM-164 Rev. D)
- Proposed Car Park Plan Level – 2 (ref. AHA-PLC-PL-001)
- Proposed Car Park Plan Level – 1 (ref. AHA-PLC-PL-002 Rev. A)
- Proposed Ground Floor Section DD (ref. AHA-PLC-PL-140 Rev. F)
- Proposed Ground Floor Section II (ref. AHA-PLC-PL-141 Rev. H)
- Proposed Ground Floor Section JJ (ref. AHA-PLC-PL-142 Rev. J)
- Proposed Ground Floor Section KK (ref. AHA-PLC-PL-143 Rev. D)
- Proposed Ground Floor Plan (ref. AHA-PLC-PL-301 Rev. W)
- Proposed Mezzanine Floor Plan (ref. AHA-PLC-PL-302 Rev. T)
- Proposed First Floor Plan (ref. AHA-PLC-PL-303 Rev. J)
- Proposed Second Floor Plan (ref. AHA-PLC-PL-304 Rev. H)
- Proposed Third Floor Plan (ref. AHA-PLC-PL-305 Rev. H)
- Proposed Fourth Floor Plan (ref. AHA-PLC-PL-306 Rev. J)
- Proposed Fifth Floor Plan (ref. AHA-PLC-PL-307 Rev. H)
- Proposed Sixth Floor Plan (ref. AHA-PLC-PL-308 Rev. H)
- Proposed Seventh Floor Plan (ref. AHA-PLC-PL-309 Rev. F)
- Proposed Eighth Floor Plan (ref. AHA-PLC-PL-310 Rev. E)
- Proposed Ground Floor RCP (ref. AHA-PLC-PL-401 Rev. J)
- Proposed Mezzanine Floor RCP (ref. AHA-PLC-PL-402 Rev. J)
- Proposed First Floor RCP (ref. AHA-PLC-PL-403 Rev. A)
- Proposed Typical Floor RCP (ref. AHA-PLC-PL-404 Rev. E)
- Proposed Fifth Floor RCP (ref. AHA-PLC-PL-407)
- Proposed Sixth Floor RCP (ref. AHA-PLC-PL-408 Rev. C)
- Proposed Seventh Floor RCP (ref. AHA-PLC-PL-409 Rev. B)
- Proposed Eighth Floor RCP (ref. AHA-PLC-PL-410 Rev. A)
- Proposed Section A (ref. AHA-PLC-PL-501 Rev. G)

- Proposed Section B (ref. AHA-PLC-PL-502 Rev. A)
- Proposed Section C (ref. AHA-PLC-PL-503 Rev. A)
- Proposed Section D (ref. AHA-PLC-PL-504 Rev. A)
- Proposed Section E (ref. AHA-PLC-PL-505 Rev. D)
- Proposed North Elevation (ref. AHA-PLC-PL-601 Rev. D)
- Proposed South Elevation (ref. AHA-PLC-PL-602 Rev. D)
- Proposed West Elevation (ref. AHA-PLC-PL-603 Rev. D)
- Proposed East Elevation (ref. AHA-PLC-PL-604 Rev. D)
- Proposed North Elevation Entrance Doors (ref. AHA-PLC-PL-605 Rev. A)
- Proposed Rooms 1, 2, 24 Layout (ref. AHA-PLC-GA-316 Rev. A)
- Proposed Rooms 7, 8 Layout (ref. AHA-PLC-GA-317 Rev. A)
- Proposed Rooms 13, 14, 15 Layout (ref. AHA-PLC-GA-318 Rev. A)
- Proposed Rooms 20, 21 Layout (ref. AHA-PLC-GA-319 Rev. B)
- Proposed Swing Rooms 521, 522 Layout (ref. AHA-PLC-PL-320 Rev. B)
- Proposed Studio Layout (G05) (ref. AHA-PLC-GA-321 Rev. B)
- Proposed Sixth Floor Loft Layout (ref. AHA-PLC-GA-322 Rev. A)
- Apartment Type B Layout (ref. AHA-PLC-PL-323 Rev. C)
- Proposed Typical 2-Bed Room Layout (ref. AHA-PLC-GA-324 Rev. A)
- Proposed Typical 2-Bed Room Layout A (ref. AHA-PLC-GA-325 Rev. A)
- Proposed Apartment 210 Layout (ref. AHA-PLC-GA-326 Rev. A)
- Proposed Upper Floor Studio (ref. AHA-PLC-GA-327 Rev. A)
- GA Detail Apartments 201 - 202 & 224 (ref. AHA-PLC-PL-701)
- GA Detail Apartments 207 & 208 (ref. AHA-PLC-PL-702)
- GA Detail Apartments 219 & 220 (ref. AHA-PLC-PL-703)
- GA Detail Apartments 212 - 213 & 214 (ref. AHA-PLC-PL-704)
- Ground Floor Apartment Glazing Details (ref. AHA-PLC-DET-506 Rev. A)
- Ground Floor Internal Screen Details (ref. AHA-PLC-DET-507)

  - Crittall Glazing + A0V Plan (ref. AHA-PLC-DET-555)
  - Crittall Glazing +AOV Elevation CC – DD (ref. AHA-PLC-DET-556 Rev. A)
  - Crittal Glazing + A0V Elevation CC – DD (ref. AHA-PLC-DET-557 Rev. A)
  - Ground Floor Co-Working (ref. AHA-PLC-DET-571 Rev. A)
  - Typical Interface Details (ref. AHA-PLC-DET-801 Rev. B)
  - Typical Internal Window Details (ref. AHA-PLC-DET-802 Rev. A)
  - Main Entrance Door Details (ref. AHA-PLC-DET-505a)
  - Main Entrance Door Details Section (ref. AHA-PLC-DET-505 Rev. A)
  - Service Entrance Stairs (ref. AHA-PLC-DET-572_Rev. A)
  - Ground Floor Apartments Stairs (ref. AHA-PLC-DET-570_Rev. A)
  - Design and Access Statement (Rev. E)
  - Schedule of Works (Rev. F)
  - Room Count Details (Rev. F)
  - Illustrative CGI Images
  - Enabling Works Document
- Buro Happold – Structural Details / Plans
  - Ground Floor Level General Arrangement (ref. S1000)
  - Mezzanine Floor Level General Arrangement (ref. S1005)
  - Mezzanine Floor Level Demolition (ref. S1005-D)
  - First Floor Level General Arrangement (ref. S1010)
  - Second Floor Level General Arrangement (ref. S1020)
  - Third Floor Level General Arrangement (ref. S1030)
  - Fourth Floor Level General Arrangement (ref. S1040)
  - Fifth Floor Level General Arrangement (ref. S1050)
  - Sixth Floor Level General Arrangement (ref. S1060)
  - Proposed Typical Details – Mezzanine Level (ref. S4005)
  - Structural Concrete Specification

  - Structural Steel – Project Specification
  - Drainage Details Sheet 1 (ref. C371)
  - Drainage Details Sheet 2 (ref. C372)
  - Drainage Details Sheet 3 (ref. C373)
  - Structural Design Philosophy – Design Note 01
  - Drainage GA Plan (ref. C300 Rev. 01)
- Anslow Partnership – M&E Details / Plans
  - Proposed Electrical Schematic (ref. 216037_E_2000 Rev. T1)
  - Proposed Apartment 203 (Type A) Electrical Services & Fire Alarms Proposal (ref. 216037_E_A_2100 Rev. T1)
  - Proposed Apartments 207 & 208 (Type B & G) Electrical Services Proposal (ref. 216037_E_BG_1_2100 Rev. T1)
  - Proposed Apartment 222 (Type B) Electrical Services, Fire Alarms & High Level Containment Layout (ref. 216037_E_B_2100 Rev. T1)
  - Proposed Studio GO1 (Type C) Electrical Services, Fire Alarms & High Level Containment Layout (ref. 216037_E_C_2100 Rev. T1)
  - Proposed Apartment 204 (Type D) Electrical Services & High Level Containment Layout (ref. 216037_E_D_2100 Rev. T1)
  - Proposed Swing Apartments 521, 522 (Type E) Electrical Services & High Level Containment Layout (ref. 216037_E_E_2100 Rev. T1)
  - Proposed G07 Studio (Type F) Electrical Services & High Level Containment Layout (ref. 216037_E_F_2100 Rev. T1)
  - Proposed Apartment 625 (Type H) Electrical Services & High Level Containment Layout (ref. 216037_E_H_2100 Rev. T1)
  - Proposed Duplex Penthouse (Type K) Electrical Services & Fire Alarms Proposal (ref. 216037_E_K_2100 Rev. T1)
  - Mechanical Services Apartment Riser Vent Schematic Type 1 (ref. 216037_M_3000 Rev. T1)
  - Mechanical Services Apartment Riser Vent Schematic Type 2 (ref. 216037_M_3001 Rev. T1)
  - Mechanical Services Apartment Riser Vent Schematic Type 3 (ref. 216037_M_3002 Rev. T1)

- Mechanical Services Apartment Riser Vent Schematic Type 4 (ref. 216037_M_3003 Rev. T1)
- Mechanical Services Apartment Riser Vent Schematic Type 5 (ref. 216037_M_3004 Rev. T1)
- Mechanical Services Apartment Riser Vent Schematic Type 6 (ref. 216037_M_3005 Rev. T1)
- Mechanical Services Apartment Riser Vent Schematic Type 7 (ref. 216037_M_3006 Rev. T1)
- Mechanical Services Apartment Riser Vent Schematic Type 8 (ref. 216037_M_3007 Rev. T1)
- Mechanical Services Apartment Riser Vent Schematic Type 9 (ref. 216037_M_3008 Rev. T1)
- Mechanical Services Apartment Riser Vent Schematic Type 10 (ref. 216037_M_3009 Rev. T1)
- Mechanical Services Ground Floor (Low Level) (ref. 216037_M_3101 Rev. T1)
- Mechanical Services Ground Floor Mezzanine (ref. 216037_M_3201-1 Rev. T1)
- Mechanical Services Ground Floor Mezzanine (ref. 216037_M_3201-2 Rev. T1)
- Proposed Apartment 203 (Type A) Mechanical Services Proposal (ref. 216037_M_A_3100 Rev. T1)
- Proposed Apartments 201, 202 & 224 (Type B & G) Mechanical Services Proposal (ref. 216037_M_BG_3100 Rev. T1)
- Proposed Apartment 222 (Type B) Mechanical Services Proposal (ref. 216037_M_B_3100 Rev. T1)
- Proposed Studio G01 (Type C) Mechanical Services Proposal (ref. 216037_M_C_3100 Rev. T1)
- Proposed Apartment 204 (Type D) Mechanical Services Proposal (ref. 216037_M_D_3100 Rev. T1)
- Proposed Apartment 521 & 522 (Type E) Mechanical Services Proposal (ref. 216037_M_E_3100 Rev. T1)
- Proposed Studio G07 (Type F) Mechanical Services Proposal (ref. 216037_M_F_3100 Rev. T1)
- Proposed Apartments 212, 213 and 214 (Type G) Mechanical Services Proposal (ref. 216037_M_G_3100 Rev. T1)

  - Proposed Apartment 625 (Type H) Mechanical Services Proposal (ref. 216037_M_H_3100 Rev. T1)
  - Proposed Duplex Penthouse (Type K) Mechanical Services Proposal (ref. 216037_M_K_3100 Rev. T1)

- Travel Plan
- Heritage Statement
- Fire Strategy

The Existing Building

The Place (also known as London Warehouse) is a Grade II listed bonded warehouse located within Manchester City Centre. It fronts to Ducie Street and there is surface level car parking to the rear.

The Place is a well-known facility within the City Centre and is a popular place to stay for business people and for those visiting for tourism and recreation purposes. However, since the conversion to its current use, the building has seen minimal investment and is operating at a poor three star standard. There are 107 apartments within the building and the size of some of these is unique within the UK apartment-hotel market as they are more in line with the long term rental market than that of the serviced apartment-hotel market.

Occupancy rates vary dependent upon the time of year and room size, ranging from 60% for the largest two bed apartments to 85% for the smaller one bedroom apartments. The current mix of accommodation is as follows:

- 24 x 1 bed apartments (maximum occupancy of two persons per apartment)
- 83 x 2 bed apartments (21 of these have a queen bed in the main bedroom and two twin beds in the second bedroom. These have a maximum occupancy of six persons per apartment
- The remaining 62 apartments have a maximum occupancy of four persons

The total maximum occupancy of the apartments is presently 422 persons.

Site History

The building is presently used for the provision of serviced residential apartments (107 no.) pursuant to a planning permission granted in 2007[1]. The planning permission also enables the use of the front and central portions of the ground floor of the building to be used as a restaurant, offices, bar and reception area. The restaurant presently trades as the Cotton House.

A separate planning and listed building consent permits the use of the rear part of the ground floor as a conference facility[2]. Part of the area covered by this permission is now occupied by the 'Pennine Suite' meeting room. The remainder of the rear portion of the ground floor is utilised as office space (pursuant to a further planning permission granted in 2010[3]).

[1] 082805/FO/2007/C3
[2] 082806/FO/2007/C3
[3] 092843/F0/2010/C2

Planning permission was also recently granted in September 2016 for the following:

- Reconfiguration of existing serviced apartments within apart-hotel to form additional 59 no. serviced apartments (to make 166 no. in total) together with change of use of existing conference area to residents lounge and associated external alterations. Car parking to remain as existing – LPA Ref. 111994/2016

- Listed Building Consent for internal and external alterations to allow for reconfiguration of existing serviced apartments within apart-hotel to form additional 59 no. serviced apartments (to make 166 no. in total) together with change of use of existing conference area to residents lounge and works to existing Ducie Street entrance – LPA Ref. 111995/2016

Two discharge of conditions applications were submitted to Manchester City Council on the 21 December 2016 to deal with the pre-commencement conditions associated with the recent change of use and listed building consent permissions. These are currently awaiting determination.

The Proposed Development

The proposed development is largely the same as was recently approved in 2016, save only for a few minor alterations, the nature of which necessitates the submission of wholly new applications for planning permission and listed building consent. It is those amendments which should be the primary focus of the decision making process.

The key changes from the September 2016 scheme comprise the following:

- A new enclosure for condenser units adjacent to external bin store

- The existing external lights will be removed and new lighting will be provided to main entrance and service external doors.

- Revised layout to the Go Native Lobby and the Shared Working Suites and Co-Working Space (formerly the Go Native Lounge), including new sliding folding screen doors and gym

- Extension to the rear of the building incorporating a new barbers area

- Revised layout to the back of house areas

- Enlarged shared WC area to accommodate proposed layout changes

- New means of access and escape from mezzanine level to ground floor through the introduction of a new staircase in the Co-Working Space

- Substation extension on -1 car park level which will result in the removal of 2no. car parking spaces

- Minor amendments to the layout of several of the upper floor apartments

The application will enable the previously proposed residents lounge to form a new co-working area (to accommodate c. 130 seats) on the ground floor. The amendments seek to take advantage of the building's highly accessible location close to Piccadilly Station and provide a useable and high quality area which would be focused on providing flexible space to small businesses, start-ups and entrepreneurs, with a variety of small offices and single desks to be made available. The new co-working lounge and the

improved office suites on the ground and mezzanine floor areas will help to animate the ground floor and invite more of the public into the building where the design and heritage merit can be fully appreciated. The concept of sharing office space will encourage commercial growth in the City Centre and create additional jobs and increase activity in the area.

Capital and Centric would look to bring an operator on-board who would agree a lease or management agreement, who would have a presence on-site managing the space.

There are a number of similar co-working examples in Manchester, including:

- Headspace, Mount Street, Albert Square
- The Silkworks, Atkinson Street/Scott Place
- Neo, Portland Street/Charlotte Street
- Watch This Space, 31 – 33 Princess Street

A flexible approach to the ground floor area is proposed to accommodate a variety of office and ancillary uses, including a barbers and gym. The aspiration of the scheme is to re-establish The Place as a landmark Manchester building, location and high quality hotel and office complex. The accompanying CGIs illustrate the design standards which will help to preserve and enhance the building and ensure that its historical features are more visible.

The columns and steelwork on the ground and mezzanine floors will be painted Farrow & Ball No. 57 – Off Black. The columns and steelwork on the upper floors will be painted Farrow & Ball No. 80 – Lulworth Blue. The open steel staircase to the apartments will be cladded with distressed oak timber to match parquet floor and the handrail will be made of black painted steel and brass mesh panels.

Apartment Facilities

Go Native wish to reconfigure the internal space on the upper floors and some of the space on the ground floor such that a greater number of smaller apartments, better aligned to market expectation and demand, can be provided. The upper floors of the building will be reconfigured to provide a total of 158 apartments (an increase of 51). These will be a mix of studio, one and two bedroom apartments.

The vacant ground floor office space at the Ducie Street end of the building (previously occupied by Opal) will be reconfigured to provide four studio apartments and the existing mezzanine level at the Ducie Street end of the building will be extended to accommodate a further four studio apartments. Overall, the proposed works would enable the creation of 166 serviced apartments within the building (an increase of 59).

These apartments will comprise:

- 55 studios (2 person)
- 69 one bed (2 person)
- 42 two bed (4 person)

The total maximum occupancy of The Place in its reconfigured format will be 416 persons.

As previously consented, all apartments will be provided with fully equipped kitchens, free wi-fi, a washer / dryer and premium quality toiletries. The existing restaurant space is to be retained and leased to a branded operator to support those staying in the building and to draw in outside custom. The bar and lobby area will be refurbished and contain seating areas and a 'grab and go' coffee / breakfast facility.

The apartment-hotel reception desk and lobby area would be staffed 24 hours per day. Full time staff will manage the bar, lobby and Go Native residents lounge. The grab and go coffee facility will also have dedicated staff and there will be a team of housekeepers. The facility will also have a general manager. Additional positions are likely to be created through the operation of the restaurant by a branded restaurant operator.

Operator and Management

Go Native was established 17 years ago and now operates 23 buildings as serviced apartment hotels in the UK with a further eight schemes in the development pipeline. They are the largest provider of high quality serviced apartments in the UK. The Place would be their first operation in Manchester.

Access & Parking

The application site is located within Manchester City Centre and benefits from excellent accessibility by public transport. It is situated within five minutes walking distance of Manchester Piccadilly Railway Station and Manchester Piccadilly Metrolink Station. It is also located within walking distance of Manchester Piccadilly Bus Station, Chorlton Street Coach Station and the Shudehill Transport Interchange.

Presently, approximately 95% of existing guests arrive by public transport and staff of the apart-hotel and office units are permitted to park on site. The current use of the car park by guests (those staying in an apartment or attending an event in the Pennine Suite) must be pre-booked and attracts a charge. This ensures effective control over the use of the car park on a day to day basis. Usage of the existing car park predominantly relates to the events which are held in the Pennine Suite which has a capacity of c.150 persons. During the week, the car park is typically 50-70% utilised.

In the future, all staff and users of the office areas will be required to either access the site by non-car modes of travel or to park their vehicle within one of the city centre car parks. Whilst the number of individual apartments within the building will increase as a result of the reconfiguration of internal space and the application will result in the removal of 2no. car parking spaces, it is to be noted that maximum occupancy levels will remain broadly the same as existing. As noted above, usage of the car park will require pre-booking by guests. In the unlikely scenario of a guest being unable to book a car parking space they would be referred to the site's excellent accessibility by public transport and the location of other city centre car parks. Presently, four secure cycle spaces are available and it is proposed that this level of provision be retained.

A Travel Plan also accompanies this application and provides the following information:

- Details of how the Plan will be funded, implemented and monitored for effectiveness;
- Procedures and policies that the developer and occupants/users of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy; and
- The monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective.

Disabled Access

As is indicated within the Design and Access Statement, level access into the building from external areas will be retained where existing. Once inside the building, facilities at ground floor level will be improved by the proposal to raise the floor-level in part of the lobby area. This will provide level access to the existing lifts which provide access to the upper floors and will enable the removal of the existing platform lift from this area. Two new 13-person lift carriages will be installed in the existing lift.

Presently four of the apartments are fully accessible and this will be increased to eight within the proposed scheme. Further detail is presented within the enclosed Design and Access Statement.

Servicing

Bins will be stored externally within the existing 'pen' which shall be enlarged slightly so as to address the current situation of some bins being stored in a hap-hazard manner outside the 'pen' area. Refuse will be removed on a weekly basis as per existing arrangements. The continued use of the building as an apartment hotel with ancillary co-office facilities will continue to generate four waste streams: general waste; biodegradable kitchen waste; glass and paper and cardboard.

Segregated bins will be provided within each apartment: one for general waste and others for recycling. Housekeeping staff are responsible for the emptying of bins.

An external bin storage area will continue to be provided to the rear of the building in its current location. This will accommodate:

- 1100 litre wheelie bin for paper / cardboard (5 no.)
- 140 litre wheelie bin for biodegradable kitchen waste (5 no.)
- 1100 litre wheelie bin for general waste (5 no.)
- 240 litre wheelie bin for glass (1 no.)
- Waste oil bin (1 no.)

The location of this, the proposed collection point and route of the collection vehicle is shown on the accompanying site plans.

Servicing will take place to the rear of the building. Laundry deliveries will be made on a daily basis whereas food, liquor and bar supplies will be delivered weekly. Waste will be collected by an appointed contractor (presently Fresh Start Waste Services) up to nine times per week.

The existing servicing arrangements will continue and will comprise (all by transit van): daily deliveries of food (by five suppliers); twice weekly deliveries of drink by two suppliers; weekly deliveries of housekeeping supplies by two suppliers and daily delivery / collection of linen.

Site Security

The existing building and external areas benefits from a number of security facilities as follows:

- The hotel reception is manned 24 / 7. Security staff are specifically employed to manage weekend and event night entry. The side entrance door automatically closes and locks at 9pm with access only being possible via the Ducie Street entrance. Entry after 11pm is restricted to residents only;

- There is CCTV coverage to all ground floor front of house and back of house areas; to all entrances and exits, to the basement car park and to all external areas including the surface car parking; This is part of the premises licence stipulations;

- Doors on the ground floor are lockable. The only opening windows are the original windows along the Ducie Street frontage of the building; all of which are above head height;

- Access to the lift to the penthouse levels is key-card controlled to only allow usage by penthouse guests. This is turned off at 11pm to ensure that all guests enter through the main Ducie Street entrance;

- All apartments are accessed via a key-card entry system.

It is proposed that these existing provisions be retained as part of the refurbishment and reconfiguration works.

The site specific requirements checklist which has been provided via Greater Manchester Police's Secure by Design Officer (Patrick Babb, dated 18 November 2016) has been carefully reviewed and the design measures have been incorporated into the detailed design of the scheme to ensure that it will achieve Secure by Design accreditation. This comprises the following:

- The accompanying Entrance Doors Plan provides full details of the new secure external doors and confirms that new solid double pivot timber doors will be installed within the existing opening;

- All individual aparthotel doorsets/frames will be robust (minimum 44mm thick) and be self-closuring, secured with 3 hinges and an access control system, be fitted with door viewers and chain limiters;

- All doors/frames to staff areas/stores/offices will be robust (minimum 44mm thick) and fitted with auditable access controls, with staff only allowed access to areas required for their work. In addition keys/passes will only be carried if required for duties and will be accounted for at all times.

- The curtain walling panels and external glazing will include laminated glass.

- A swipe card/fob access control system will be used to control access throughout the building, including on the main entrances and external doors.

Acoustic Insulation

All of the proposed works relate to the interior of the building only. There will be no alterations to the existing external building envelope (walls and windows).

Assessment of the Proposed Development

The application falls to be determined against the provisions of the adopted Core Strategy [CS] for Manchester (2012), saved policies of the Unitary Development Plan [UDP] (1995) and relevant material considerations.

The Place is identified within the CS as being located within the City Centre (identified as a regeneration area), in close proximity to Piccadilly Railway Station. The site is also located within the HS2 Manchester Piccadilly Strategic Regeneration Framework Area.

The CS sets out a Vision for the City for the period to 2027 and within this vision is an aspiration for the City to be the focus for economic and commercial development, an international destination for tourism and culture and a location where its historic environment is valued and cared for, as outlined in Policy SP1.

Policy EC1 promotes the development of new offices within Manchester, with an emphasis within Manchester City Centre to improving the portfolio of employment premises which will provide a range of employment premises for small, medium and large businesses. The Policy also states that design should make the most efficient use of employment space within a building and consider the needs of users / employees for access via walking, cycling and public transport. Policy EC3 identifies that within the Regional Centre, within which The Place is located, development for employment generating uses, including offices and other commercial development, will be encouraged.

Policies CC1 and C1 further confirm the City Centre to be the focus for economic development with encouragement given to the delivery of new offices and facilities for tourism, as well as to the enhancement of existing facilities.

Policy CC4 contains corresponding support for the enhancement of existing tourism facilities. It recognises the importance of visitor attractions to the city economy and highlights that if these are to realise their potential it is important that the City Centre has the necessary infrastructure to accommodate increased numbers of visitors. Proposals which contribute to lifting the quality of the City Centre hotel accommodation offer will be supported.

Policy CC7 supports mixed use development as a means of making the most efficient use of land, with ground floor uses deemed appropriate in locations which have an established public function, or as part of a development which will create such an environment.

Policies CC9 and EN3 identify the requirement for development proposals to preserve or enhance existing heritage assets including listed buildings.

Finally Policy DM1 contains a range of requirements relating to good design in new development. Of particular relevance to this application are the requirements in relation to space for refuse storage and collecting and accessibility for disabled persons.

As noted above, the majority of the works which are proposed have already been deemed acceptable by the Council, with only limited changes now sought to enable the wider investment into the building. It is considered that the proposed investment is entirely consistent with the City Council's objectives for the City Centre, with the NPPF and with the statutory duties imposed on the Council by Section 66 of the Planning, Listed Buildings and Conservation Areas Act 1990:

- The general principle for the redevelopment of The Place has recently been deemed acceptable by the Council, with the key amendments which are sought, notably to change the former lounge area into a co-working office space, should be welcomed.

- The proposed development will amount to a capital investment of around £15million in a facility which is located in close proximity to Piccadilly Railway Station.

- The quality of facilities will be enhanced from a low three-star standard to a mid-high end four star standard with apartment sizes better suited to market demand and expectations.

- The adopted Core Strategy explains the importance of enhancing the quality of the overnight accommodation offer within the City Centre, whilst the HS2 Manchester Piccadilly Strategic Regeneration Framework speaks of delivering a world class railway station and associated infrastructure. The proposed development is entirely complimentary to and supportive of these objectives.

- The level of significant investment in the refurbishment of the building fabric will ensure the continued protection and preservation of an important listed building within a committed ownership.

- The Heritage Appraisal which has been completed in association with the applications for listed building consent and planning permission confirms that there will be **no harm** to the significance of the listed building. It therefore accords with the Framework and Saved UDP Policy DC19.1.

- The facility will be operated and managed by Go Native who have an established track record in operating and maintaining high quality apartment-hotel facilities across the UK.

Taking all of the above together, our client requests that the City Council recognises the appropriateness of the proposals and is supportive of the planned investment such that planning permission and listed building consent may be granted. The submission of additional details up-front with the applications is required to remove the need for any pre-commencement conditions and enable the scheme to commence pending the positive determination of the application.

Should you require any further information or wish to clarify any aspect of the application then please do contact myself in the first instance.

Yours sincerely

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