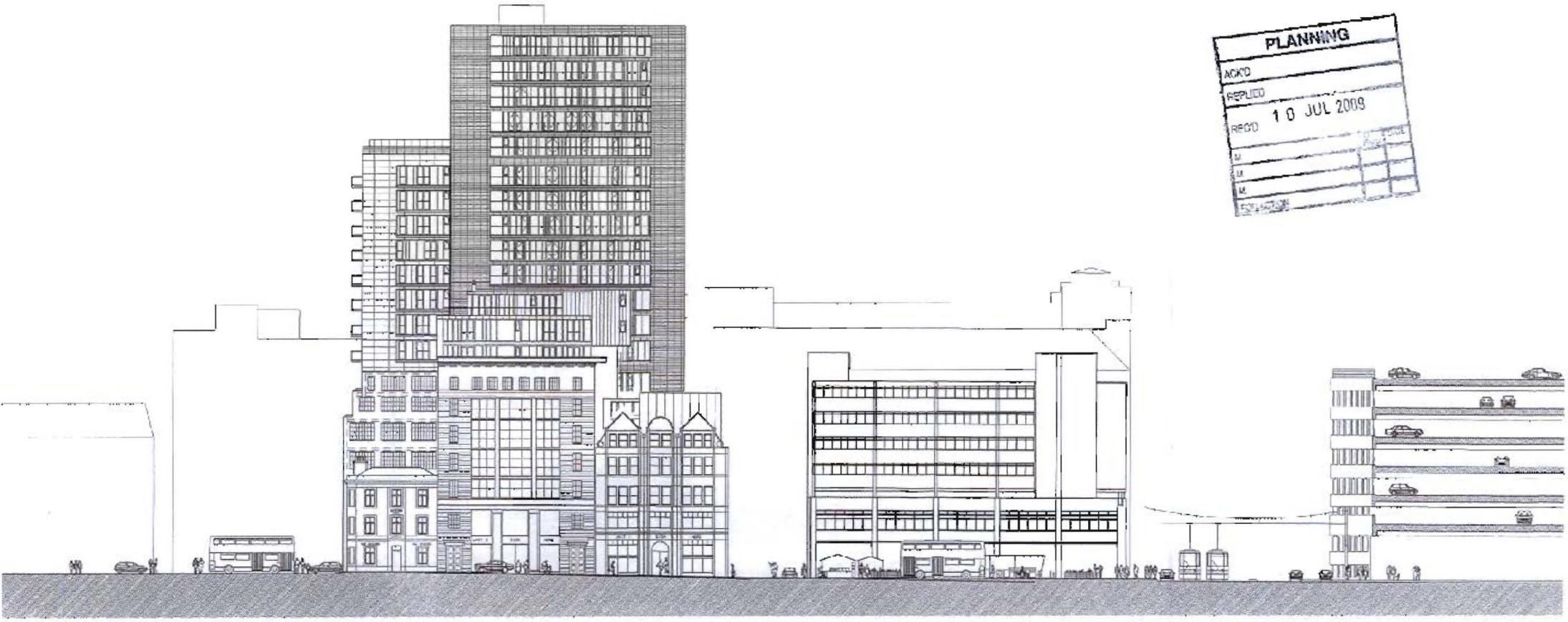
Pall Mall/The Light House

DESIGN ACCESS STATEMENT
JUNE 2009 PROPOSALS



PLANNING
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REPLIED
REG'D 10 JUL 2009



Photograph of scheme taken 07.07.08

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Photographs of Coliseum taken 02 12 20023

1.0 Introduction

'The Light' - apart-hotel

Proposals for apart hotel management facilities, 5 additional apartments, residents gym, a small cafe with alcohol licence on the ground floor, appropriate signage for the cafe and "The Light" apart hotel on the Church Street Elevation.

The original proposal for Pall Mall House included the erection of a 19 storey apartment tower in the gap formed by demolition of the link bridges between the existing Pall Mall House building on Church Street and the rear warehouse building linking Joiner Street with Birchin Place. Pall Mall House and the linked Lloyd Rees building have already been converted into apartments with residents now in occupation. Work has now been completed on the erection of the tower and conversion of the rear warehouse to apartments but due to market conditions a number of apartments remain unsold.

The proposals will allow existing unsold residential units, (along with the proposed units) to be let with managed facilities, improving the viability of the existing aparments by introducing facilities for residents such as a gym and converting the use of the Church St Unit to A3

2.0 Assessment

2.1 Physical Context - Pall Mall House is a mixed use scheme on Joiner St and Church St, currently under development according to planning proposals approved 04.07.05.

2.2 Use - The site was formerly the Colliseum Shopping Centre, a mixed use fashion and alternative shop market, similar to Affleck's Palace, occupying all 3 of the buildings on the site.
The renovation creates a mixed use building of retail, restaurant, and apartments with a limited amount of basement parking comprising:

2no. Commercial units, shops (use class A1), food and drink (use class A3) basement, on ground and first floors facing Church St
169 residential units and 22 car parking spaces to basement.

The new proposals change the use of part of the ground floor unit on Church St from A1 to A3 with the rest becoming an entrance lobby with meeting and toilet facilities, maintaining active frontage. 5 no. new apartments at upper level of the unit along with management facilities and gym for the apart-hotel make up the application.

3.0 Involvement

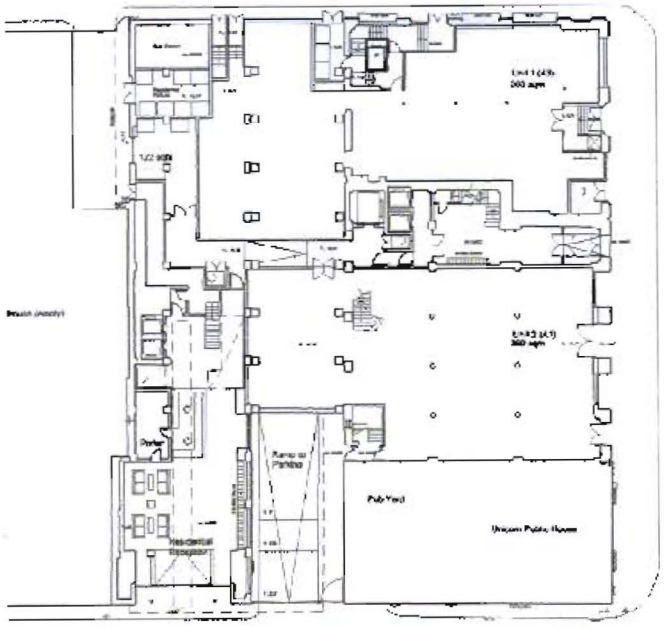
During the development process close dialogue has been maintained with Manchester City Council to ensure the release of the original planning conditions. Changes to the material conditions of the original proposal have been approved under a separate section 73 application.
The letting and sale of managed apartments on the 10th floor upwards and retail units have been constantly market tested over the past two years through various media.



Photograph of scheme taken 07.07.08



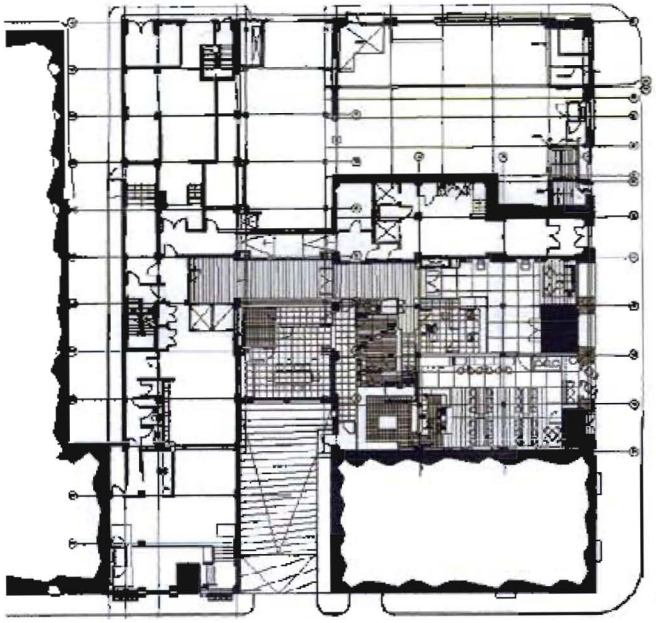
Concept sketch 2002



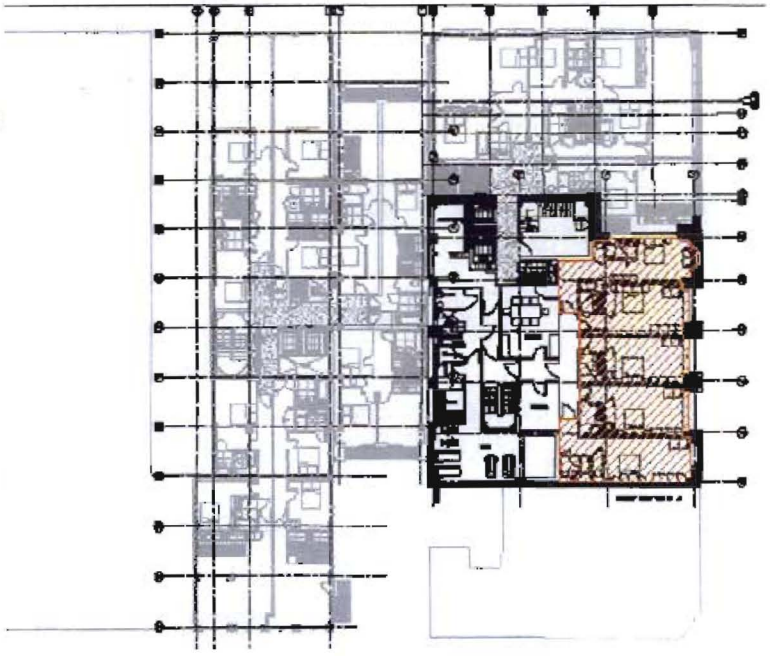
Approved Ground Floor Plan (04.07.05) (NTS)



Approved First Floor Plan (04.07.05) (NTS)



Proposed Ground Floor changes (NTS)



Proposed First Floor changes (NTS) Proposed New Units

4.0 Evaluation

4.1 Original Proposal - The initial proposal for the Church St. retail unit was for an A1 retail unit over 2 floors. From marketing over the last two years it has become evident that there is no demand for this use or this size of unit on Church St.

4.2 New proposal - The current advice from commercial property agents is that a smaller A3 food and beverage use would be successful, leaving an amount of space for a grand entrance lobby and meeting facilities to the rear, maintaining an active frontage to Church St.

The space to the upper level of the unit forms 5 new residential units and a small gymnasium facility as part of the apart-hotel concept. Additional space is given over to a further meeting room for residents, a management offices and staff facilities for the apartments.

4.3 Apart- hotel brief - Apart-hotels are fully furnished, self-contained units where residents are provided with their own fully equipped living, sleeping, laundry and bathing facilities. Prices are fully inclusive of utilities, management and at least a weekly cleaning, linen and towel change service. The 5 new apartments will be part of a wider managed (10th floor upwards of the Light House tower) facility within the building offering an on site porter/ concierge service, meeting rooms and a residents gym.

4.4 Apart-Hotel Management

The Light will be operated by the owners who will employ a team of experienced staff to operate the development as follows:
Manager, Asst. Manager, House Keeper, House Keeping Operatives, Reception Team, Concierge, Handyman.
(15 no. estimated staff)

4.5 Waste, cleaning and laundry

Apartment laundry will be collected twice a week by an external cleaning company from a laundry store in the basement.
Refuse from individual apartments will be emptied by staff to the locked bin store on each floor. The bin stores located on each floor will be emptied as required by Light staff to a Ground Floor bin store for collection by the Local Authority.

4.4.3 Security and monitoring. Public areas within and around the building are to be equiped with CCTV cameras, monitored from the reception office ensuring a general high level of security.



Proposed changes to Church Street Elevation (NTS)

5.0 Design

The changes proposed primarily focus on the internal layout and change of use from A1 use to residential use at first floor and from A1 to A3 use to part of the ground floor. A number of external changes are proposed to strengthen the new apart-hotel concept and to respond to the new use.

5.1 Ground Floor, Pall Mall House - Part Change of use from A1 to A3. Part Change of use from A1 to residential use. The ground floor is divided in two to accomodate the new cafe and Lobby and services for the Light Apart Hotel. The cafe has a seperate entrance on grade with the pavement from Church Street through the existing timber doors. We are proposing an internal draft lobby in this space. The entrance to "The Light" is centralised and features a double door draft lobby. In addition to the reception we are proposing a meeting room with kitchen facilities over the car park ramp leading from Joiner Street, within the volume of the Lighthouse Tower and Toilet facilities.

5.2 First Floor Layout, Pall Mall House -
5 x 1 bed units, and a small Gym space with changing facilities, in place of the A1 unit. The units have been arranged to respect the current spacing of mullions and transoms in the existing facade.

5.2 Church Street Facade - New windows will be double glazed for heat loss and sound attenuation with opening panes for cleaning and ventilation. The window system and colour will match the new windows installed in the Church Street facade.



6.0 Access

As described, the proposed scheme will allow residents to get to and move around on equal terms, regardless of age, disability, ethnicity or social grouping. The proposed changes provide full access for wheelchair users. Change in level is provided with code compliant ramp. New apartments and public spaces are designed to comply with Part M of the building regulations

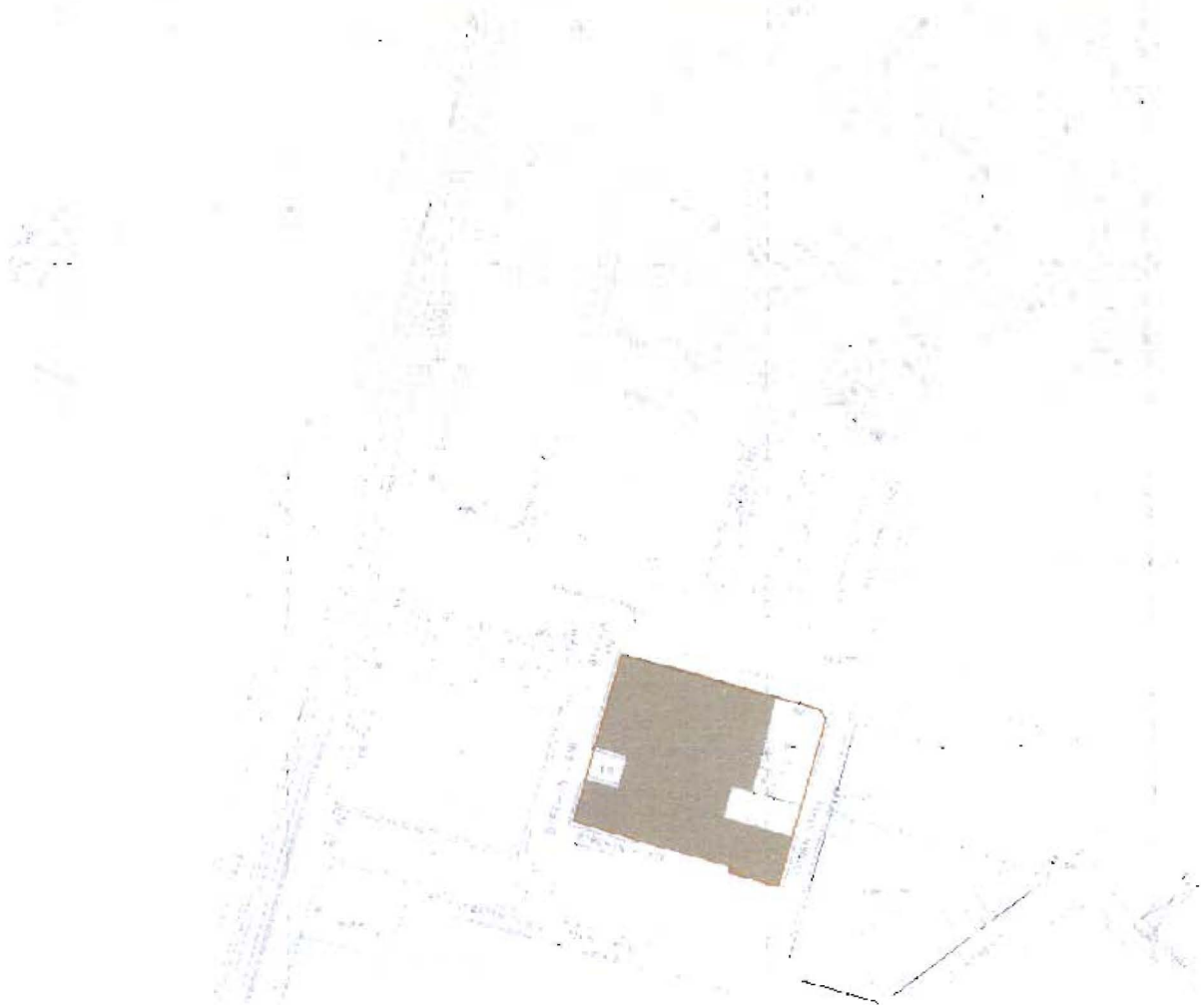
6.1 Residential Access

The scheme is predominantly residential. As the building is a change of use the residential parts are designed to comply with part M of the Building Regulations and BS:8300, where possible.

- Access to and into the main entrances of the buildings is level or by regulation compliant ramps and steps, where possible.
- Stairs and handrails will be designed to provide appropriate assistance to partially sighted and ambulant disabled people.
- Entrance door widths and lobbies and corridors are designed to comply where possible.
- All the cores to access the upper floors have a disabled compliant lift with facility to cater for sight impaired and hard of hearing people.
- Internal stairways and escape routes are sized for the ambulant disabled.
- All apartments comply with Part M, where possible.

6.2 A1/A2/A3 Access

As a service provider the A1/A2/A3 space has been designed in accordance with the Disability Discrimination Act 1995.



SITE PLAN 1:1250

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Rev	Date	Reason	By	Checked	Rev	Date	Reason	By	Checked	Notes

Project: Pall Mall House
Client: Capital Climb
Drawing title: Site Plan

Scale 1: 1250 Date: Sept 2006 Drawn by:
Project number: 6579 Drawing number: EX-P-01
Status: Checked by:

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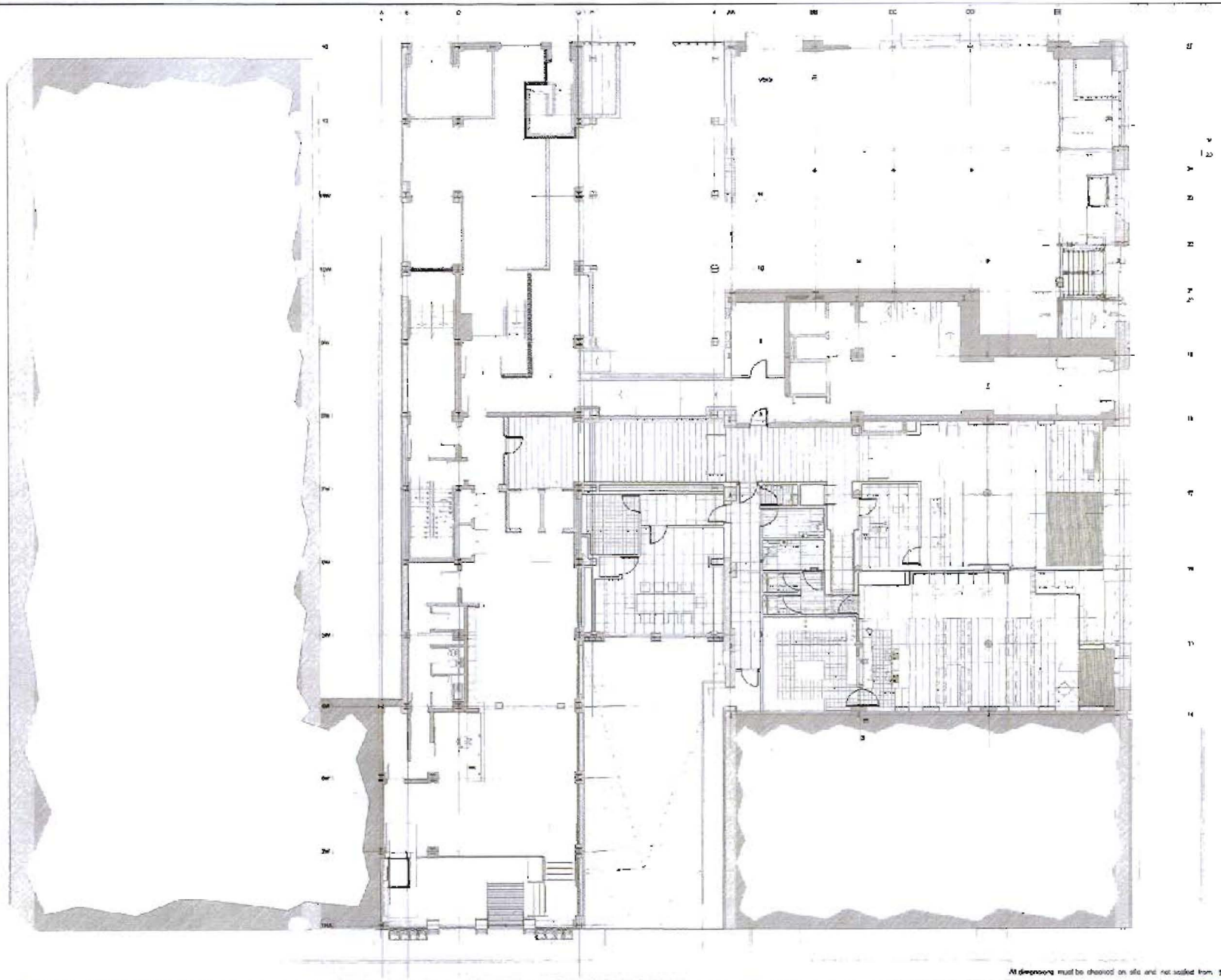

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Rev	Date	Reason	By	Checked	Rev	Date	Reason	By	Checked	Notes
01	01/06/09	Lose Added as part of the strategy	Nd	PT						

Project: Pall Mall House
Client: Capital Climb
Drawing title: Proposed Ground Floor

Scale 1: 200 @ A3 Date 01/06/09 Drawn by Nd
Project number 6579 Drawing number P-P-00 Rev 01
Status: Planning Checked by PT

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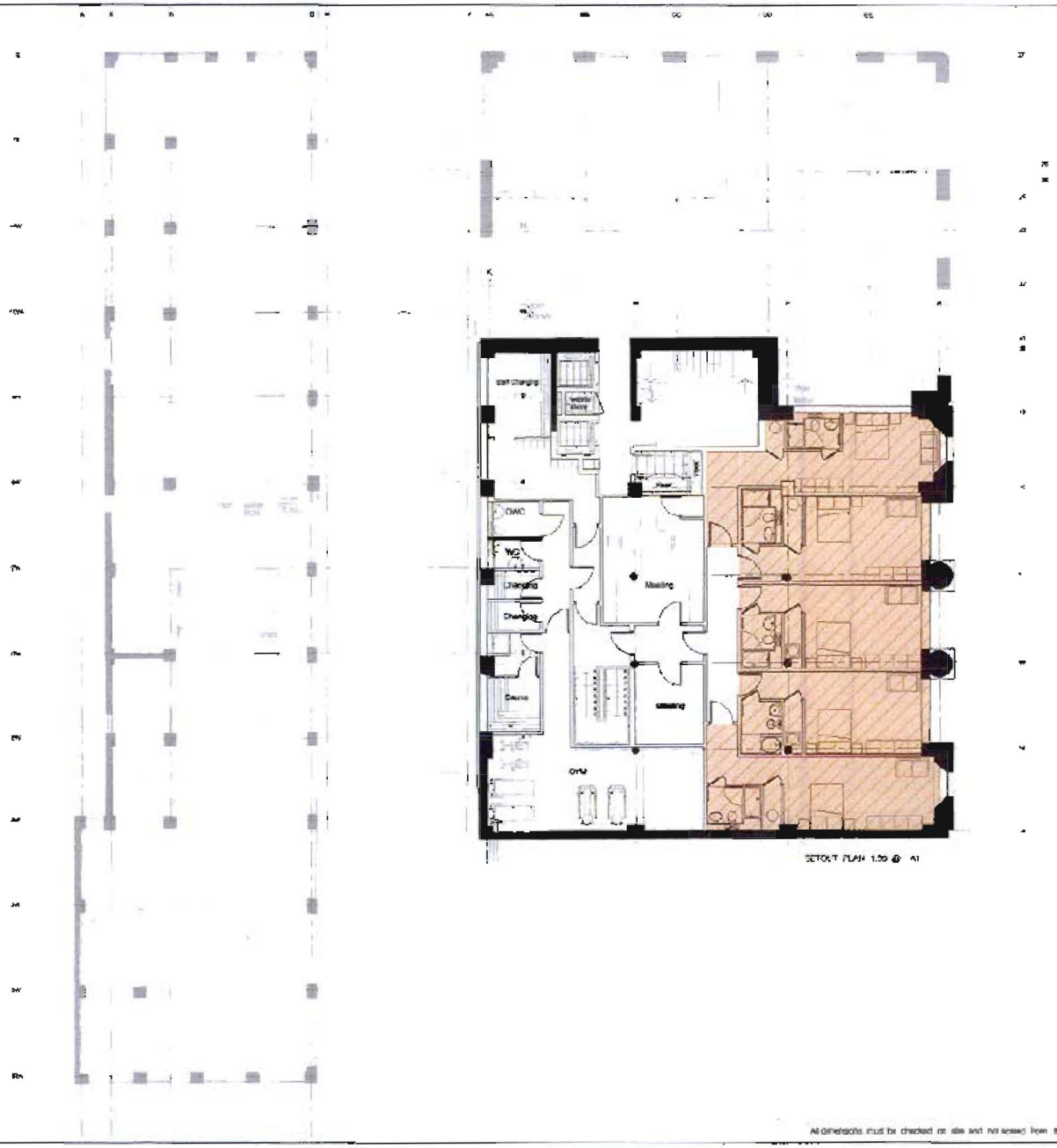
Proposed New Units



SETOUT PLAN 1:50 @ A1

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Rev	Date	Reason	By	Checked	Rev	Date	Reason	By	Checked	Notes

Project: Pall Mall House
Client: Capital Climb
Drawing title: Proposed First Floor Plan

Scale 1:200@A3 Date 10/05/09 Drawn by XB
Project number 8579 Drawing number P-1-01
Status: Planning Checked by PT

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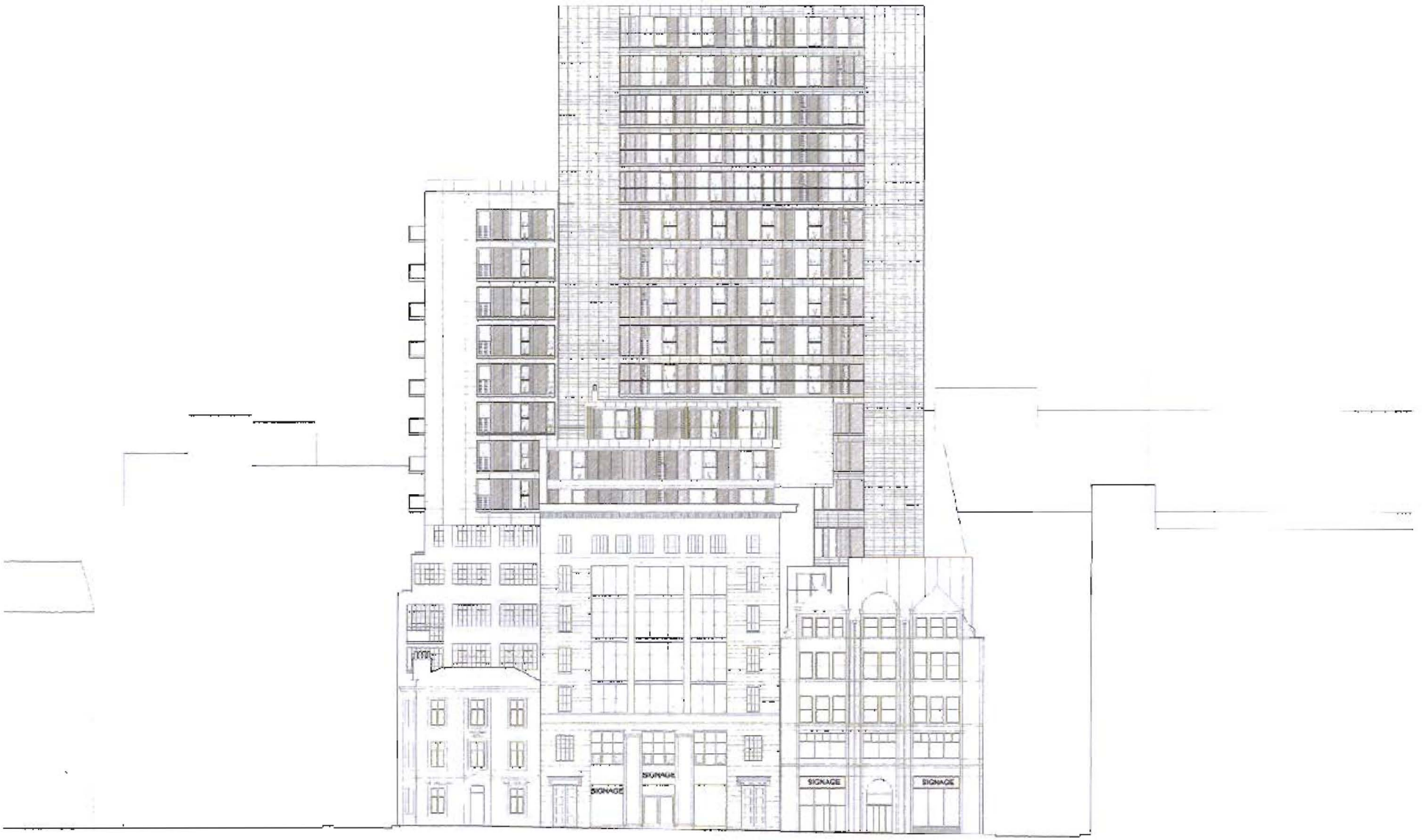

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Rev	Date	Reason	By	Checked	Rev	Date	Reason	By	Checked	Notes

Project: Pall Mall House
Client: Capital Camp
Drawing title: Proposed Church Street Elevation

Scale: 1:500@A3 Date: 18/06/09 Drawn by: NS
Project number: 6578 Drawing number: P-E-01
Status: Planning Checked by: PT

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Rev	Date	Reason	By	Checked	Rev	Date	Reason	By	Checked	Notes

Project: Pall Mall House
Client: Capital Clerk
Drawing title: Proposed Section Through Church Street Elevation

Scale 1:200 @ A3 Date 18/06/09 Drawn by NR
Project number 6579 Drawing number P 8 01
Status: Planning Checked by VT

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