DESIGN AND ACCESS STATEMENT

VELVET, 2 CANAL STREET, MANCHESTER, M1 3HE

AMENDMENTS MADE: 20th May 2008

APPLICANTS DETAILS: Mark Cain
(Address as above)

AGENTS DETAILS:

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The application is for planning permission as change of use, to convert the upper floors of an existing building to a 22 bedroom hotel. New layouts have been drawn up following discussion with planning and conservation officers from Manchester City Council, reducing room numbers to 20.

DESIGN PROCESS:

EXISTING USE:

Current usage of the premises is for a licensed bar and restaurant operation, "Velvet" on the ground floor and basement, operated by the applicant Mark Cain, with first, second, third and fourth floors fitted out as office space, currently vacant.

Access to the ground floor and basement is via stairs to both levels off Canal Street, with level access to the ground floor provided to the rear, from Richmond Street. Internal access and communication between ground floor and basement is via 2 No. internal staircases and large goods lift.

Access to the first and upper floors is via the main staircase to the front of the premises, via the Canal Street entrance and a secondary staircase to the rear, issuing onto Richmond Street.

Level access to the premises from Canal Street cannot be provided, given that the ground floor level is some 750mm above existing street level, and the property is in a conservation area. There is no independent level access to the upper floors via the rear entrance on Richmond Street, as all the level access at this point is within "Velvet's" demise.

PROPOSED USE

Mark Cain is in the process of purchasing the freehold on the entire property, with a view to converting the upper floors to a 20 bedroom boutique hotel, and bringing the whole of the property under one ownership with no part sub-let.

LAYOUT

The proposal is that the restaurant and bar operation will remain as existing, on the ground floor and basement, retaining the existing access point off Canal Street.

The Hotel accommodation will provide 6 No rooms on the first floor, 6 No on the second, 5 No on the third, 3 No on the fourth, to be split level room with bed decks.

Hotel access will be via a new level entrance on Richmond Street, directly opposite the premises on Richmond/Bloom Street currently being converted to hotel/Casino usage. This level entrance will allow us to reconcile existing trade delivery and services and upgrade the elevation to Richmond Street. Internal access throughout the whole of the property, including both the existing trading areas at lower level and the new proposed accommodation levels will be via a new passenger lift servicing all floors, utilising the existing redundant goods lift shaft. Further internal access will be provided by both the existing secondary staircase to the Richmond Street side of the premises and a new central internal staircase from the first floor upwards, access from ground floor level via the Canal Street entrance, and the Hotel entrance from Richmond Street.

All bedroom layouts and corridors within the new proposal will be subject to approval under the current Building Regulations.

Incorporated within the plan layout at fourth floor level will be a plant room, allowing for both the removal of all existing plant currently housed externally on the Richmond Street elevation, and the servicing of this plant room from a level access point and within a sealed and covered environment.

Hotel patrons will now have use of the restaurant and bar via the new passenger lift.

APPEARANCE

Following discussions with Manchester City Council and the reduction of room numbers, proposed layouts have been worked in within the existing profile of the building and roof, resulting in no alterations to elevation or roof. Full glazed roof lights in existing roof to be replaced with new, all to existing profile. All existing windows to Richmond Street will be retained and ground floor boarded up windows to be glazed and finished with mirror vinyl to obscure view into back of house areas.

Canal Street elevation window opening to first and second floor which have been removed, 5 No in total, are to be replaced with timber framed windows to match existing. 5 No windows to third floor are to be removed to provide open internal balconies to third floor rooms to provided feature and return the symmetry to front elevation. All glazing to existing windows is to be retained and if required secondary glazing will be provided and fitted internally.

With the amendments made there is little impact on the character of the existing building and surrounding conservation area with no affect on the street scene and adjacent building.

As noted previously, all existing plant will be removed and housed internally.

ACCESS

The current proposals will provide level access internally throughout the premises.

The only level access at present to the property is to the ground floor via Richmond Street; the current proposal will upgrade all floor levels and provide level access internally throughout the premises.