PLANNING
16 JUN 2008
INIT. RECD
DATE

Residential Development

At

Plymouth Grove Hotel, 65 Plymouth Grove
Ardwick, Manchester M13 9LU

# Design Statement

13 June 2008

## 1.0 Site Context

The site is located in a predominantly residential area on Plymouth Grove in close proximity to Upper Brook Street and the University. The site is currently occupied by the grade II listed Plymouth Grove Hotel facing Plymouth Grove, which has been vacant for sometime and all the windows are currently boarded up and a disused car park to the rear.

The site is relatively level and surrounded by 2 storey neighbouring properties to the rear (predominantly refurbished council houses). The existing Plymouth Grove Hotel (listed portion excluding the non listed outrigger) is a building with 4 main floor levels (including basement), but the building is effectively 5 storey high because of the tall floor to floor height.

To the East of the site along Plymouth Grove, 2 block of Apartment blocks of part 4 and part 5 storey high are currently under construction (Planning Consent no. 078970/FO/2006/N2). The apartment blocks closest to site is 5 storey high which is very much the same height as the existing Plymouth Grove Hotel.

## 2.0 The Proposal

### 2.1 The scheme design

The previously approved scheme (079845/FO/2006/N2) was mainly a combination of conversion / refurbishment / restoration to the existing building to create 10 dwellings with 100% car parking provision.

The proposal is to retain / restore the existing listed Plymouth Grove Hotel and demolish the outrigger to make way for a new build extension to the rear to create 23 apartments in total with associated 100% car parking provision and landscaping. In this way it makes an efficient use of land within urban area in a sustainable location as recommended by PPG3.

By conversion of the existing Plymouth Grove Hotel, 12 apartments are created (4 nos. of two bed and 8 nos. of one bed) and in the new build extension 11 apartments are created (10 nos. of two bed and 1 no. of one bed). 23 nos. of car parking spaces are provided with 1 disabled parking space included.

The existing building and the new build extension are linked up by a glazed stair and lift core. Therefore all apartments are fully accessible for disabled person. The bicycle stores are located on the ground floor and basement levels adjacent to the lift and stair core for the convenience of the occupants. The refuse store is located adjacent to the vehicular entrance for the convenience of refuse collection.

23 nos. of car parking spaces will be provided. This level of car parking provision is considered to be adequate given the site location is well served by public transport.

The glazed lift and stair core also provide a visual link and pedestrian route linking the car parking area and the amenity area on the ground floor to the East.

The large amenity area is located fronting the eastern side of the site to take advantage of the morning sun shire. There is also a communal garden located on the roof of the new build extension accessible by lift and stair for the enjoyment of all the occupants.

**2.2 Scale and massing**

The concept of a glass core to link up the existing building and the new extension is to reduce the massing and scale of the proposal to blend in with the surrounding buildings. The new building extension is kept 4 storey in height to pay respect to the existing building by being a storey lower. The glazed core also act as a break and transition between the old and the new, the fact that the core has been recessed further reduced the massing and scale of the overall proposal as a whole.

In terms of elevation treatment the new building is split up into two and linked by the glass core, this arrangement will reduce the both the scale and massing of the proposal. The articulation of the recessed window positions and the use of different materials on the facades will not only add visual interest to the building but also reduce the scale of the building further.

**2.3 Materials**

Traditional materials such as facing bricks and rendering will be used to pay respect to the characteristics of the local area and to ensure visual harmony, but the proposed materials will be put together in a contemporary / forward looking way to celebrate the present and future while respecting the past and the site context.

**2.4 Landscaping**

Extensive landscaping will be provided within site boundary and the amenity area to enhance the visual amenity of the area as a whole.

### 2.5 Neighbouring public spaces

The design and siting of the new building respect neighbouring public spaces by providing maximum possible distance between neighbouring properties.

### 2.6 Impacts on characters of the area, views and vistas in the area

The design and siting of the new building will have minimum impacts on the character of the area, views and vistas in the area. The use of local materials reinforces the local character. The new building will contribute positive visual impacts to the surrounding area.

### 2.7 Amenity of users and of neighbouring properties

The layout of the new building ensures the privacy of the occupants of the new building as well as the occupants of neighbouring properties. There are designated areas within the site as landscaped areas for enjoyment of all.

## 3.0 Movement in and around the site

### 3.1 Access for all

The development will comply with the latest approved document M for disable access.

### 3.2 Secured by design

The development has been designed with 'secured by design' in mind. The development is entered through door with security code only known to residents. The common areas will be well lit at night and layout of windows is to maximize overlooking to enhance security.

### 3.3 Sustainability

Water efficient appliances and sanitary are to be used in the development. The building is to be well insulated to the latest required standard to minimise energy consumption.

## 4.0 Conclusion

The proposed development has been designed to fit in well with the site context and neighbouring properties and to realize the full potential of this demanding site. The new building is sustainable, well proportioned, good looking from outside and fulfilling for living in.