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Anthony Mitchell
Planning
Manchester City Council
PO Box 532
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6 September 2013

Dear Anthony

100 King Street, Manchester City Centre – Proposed Design Adjustments
Planning Permission Ref: 101522/F0/2013/C1
Listed Building Consent Ref: 101523/L0/2013/C1

Further to our recent meeting and discussions in respect of the above property, please find enclosed applications, submitted on behalf of Commercial Development Projects Ltd ('the applicant'), for design adjustments to the recently approved scheme for a boutique hotel with associated bar and restaurant uses.

Background and Context

Planning Permission and Listed Building Consent was granted by Manchester City Council (MCC) in March 2013 to allow for the change of use and associated works to create the proposed hotel. Details of those consents are as follows:

- Planning Permission reference 101522/F0/2013/C1 for '*Change of use of floors 1 - 8 and part of ground floor of 100 King Street from office (Class B1) to Hotel (Class C1) with associated bar and restaurant use (Class A3 and A4) at levels 1, 2, 7 and 8 and associated external works comprising formation of new hotel drop off point, associated public realm works, installation of 2 no. lanterns adjacent to the proposed hotel entrance and creation of external bar / terrace area at the roof level and associated works*'.

- Listed Building Consent reference 101523/L0/2013/C1 for *'Internal and external alterations to 100 King Street to facilitate its re-use and associated refurbishment and restoration as a new hotel with ancillary bar and restaurant use'*.

Following the grant of the above consents, additional detailed design work has been undertaken by the architects, working closely with the proposed hotel operator. This process has resulted in certain design changes to proposed to the scheme to cater for the hotelier's operational requirements and to improve

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the hotel, bar and restaurant offer as well as enhance customer experience.

Due to the nature of the proposed amendments, with regard to their effect on the special architectural and historic interest of the building over and above the consented scheme, it has been agreed with the Local Planning Authority (LPA) during pre-application discussions, that formal approval for proposed works can be secured via the following mechanisms:

- Under Section 19 of the Planning (Listed Building and Conservation Areas) Act 1990, and application to vary Condition 2 of Listed Building Consent reference 101523/F0/2013/C1. Condition 2 provides a list of approved drawings which the proposed works to the Listed Building must be implemented in accordance with. The effect of the application will be to seek approval for a revised set of drawings, with drawing reference revision numbers, which reflect the proposed design adjustments to the scheme.
- Under Section 96A of the Town and Country Planning Act 1990, a Non-Material Amendment Application to Planning Permission reference 101522/F0/2013/C1. The proposed design adjustments do not affect the external appearance of the building in any way and do not involve any works that specifically require Planning Permission. Given that the extant Planning Permission identifies specific floors that the bar, restaurant and hotel reception uses will operate from, which are inconsistent with what is now proposed, a variation is sought to establish clarity in terms of what is now proposed relative to the current Permission. This will be clarified via substituting the approved drawings listed under Condition 2 of the Permission for a set of drawings which reflect the revised scheme with relocated hotel and bar uses.

Revised Proposals

The proposed changes are summarised below:

- Relocation of the main hotel reception, bar / restaurant and kitchen from the 1st floor to the 6th floor of the building. On the 6th floor the Games Room has been omitted, toilets moved and an office added.
- Minor alterations to internal arrangement of walls to bedrooms and en-suites on floors 1 – 6.
- Decrease in overall number of hotel bedrooms from 66 to 60.
- Provision of a service lift and service riser on floors 2 - 6.
- Removal of toilets on 1st floor adjacent to Stair 6.
- Removal of toilets on 7th floor and repositioning of bar.
- Removal of private bar on 8th floor and creation of a bar storage area in its place. Spiral staircase from 7th to 8th floor omitted.

These changes are shown in further detail on the submitted set of revised floor plans and explained in the detailed justification provided at Appendix 1 to this letter. In headline terms, the proposals do not affect the principle of the development, nor do they affect the historic fabric of the building.

Pre-application Discussions

The content of this application reflects the proposals we discussed on site on 29 August.

During this meeting, it was requested that a justification be provided for the proposed location of the toilets within the former light-well. This justification is provided at Appendix 1, where it is included that the lightwell is the best location for those toilets. In terms of the design and layout of toilets within this space,

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we are currently in the process of reviewing options. Further information will be supplied shortly as a supplement to this application package.

Application Documents

In support of the applications, please find the following documents enclosed:

- Application Forms;
- Revised drawings;
- Appendix 1 - Justification Statement.
- Appendix 2 - List of Application Drawings.

For ease of reference, we also provide a set of floor plans illustrating the changes between the approved and revised layout plans.

Please find enclosed a cheque for £195, payable to Manchester City Council, to cover the fee in respect of the s96A application to vary the Planning Permission.

We trust you will find these applications in order and we look forward to receiving written confirmation of their registration. If you require any further details, please contact myself using the details provided overleaf or Joanne Burnett (nee Hooper) on 0161 455 8625 (joaburnett@deloitte.co.uk).

Yours sincerely

[redacted]

John Cooper
For Deloitte LLP

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Appendix 1 - Justification Statement

The background and context to this appendix is provided in the body of the letter.

Detailed Explanation and Justification

1st and 2nd floors

The proposals involve the relocation of the proposed public restaurant and hotel reception to the sixth floor, which results in space to introduce 2 no. additional sanctum suites at the first and second floors – the layout of which reflects what has already been approved at the 3rd, 4th and 5th Floors. In addition, at the 1st floor level, the approved layout indicated kitchen space which resulted in the subdivision of the lift lobby.

For ease of reference, the commercial rationale and justification for the proposed sanctum suites, as provided with the original application, was as follows:

- The deluxe sanctum suites are an innovative concept not available anywhere else in the City and represent an essential part of the hotel offer. As one of the hotel's key selling points, they will have a significant bearing on the viable re-use of 100 King Street.
- The impact of altering the lift lobby areas was fully assessed as part of the previous pre-application design process and is documented in the Heritage Assessment prepared by Stephen Levrant Heritage Architecture. The new openings required to form the sanctum suites will have no substantial impact on significant historic fabric as these walls were designed to be adaptable. The insertion of partition walls within the lift lobby is an operation that is entirely reversible. The existing plaster coving detail will be restored, therefore retaining the characteristic form of these ancillary spaces.
- The subdivision of the space is the most effective solution to meeting the need to provide a separate protected access to each of the staircases as required by Building Regulations and the Fire Authority.

3rd, 4th and 5th Floors

Minor adjustments are proposed to the internal layouts at 3rd, 4th and 5th floor levels. These changes have no material effect on the special architectural or historic interest of the Listed Building.

Sixth Floor

The proposed re-location of the restaurant will allow it to take advantage of stunning, high level views across King Street and Spring Gardens and take advantage of natural light via the feature windows which exist at this level. The previously proposed 1st/2nd floor restaurant did not have any external windows. The restaurant will have around 80 covers.

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This approach also means that the external views will be publicly accessible to those visiting the restaurant as well as those staying in the hotel. It works better operationally for the bar, restaurant and reception to share the same level from a security perspective as all visitors will arrive at the 6th floor.

The revised 6th floor layout makes good use of the lower ceiling height of the 6th floor level because the restaurant will be a larger open space rather than sub-divided into smaller rooms, as was previously proposed in order to create bedrooms and en-suites.

As part of the revised proposals for the 6th floor, it is proposed to locate the toilets within the former lightwell space.

By way of context and background:

- This area was identified as a 'games room' within the consented scheme.
- Heritage Architecture's approved Heritage Assessment states that the central room was originally a lightwell (so does not form an original part of the building), and also that the most significant features are the remaining internal walls to the light-well and windows which demonstrate the original plan form of the building. The proposed amendments continue to retain this feature. The concrete 'infill' floor which means this space is usable, is a non-original, modern addition to this building.

The requirement to locate toilets at this level is associated with its proposed use. In terms of considering whether the former lightwell is the right place to locate the toilets, the following considerations are important:

- Locating the toilets on the Spring Gardens side of the building would require windows to be blocked up and partitioned. Using this space as a restaurant is also considered to be a better use of the space.
- The toilets and kitchen need to be located close to the service riser for access to roof space ventilation plant and gravity foul drainage.
- There is insufficient space to locate the toilets by the reception given the need for the reception to be located adjacent to the lifts.
- Toilets cannot be located on another floor – the 5th floor is taken up with bedrooms and the lift stops at the 6th floor.

These points are illustrated on the enclosed drawing titled: "justification of position of sixth floor toilets."

Seventh Floor

Given the provision of toilets at the 6th floor, it is possible to remove the proposed toilets at the 7th floor. The bar is also re-positioned at this level.

Eighth Floor

The private bar has been omitted and a bar storage area is provided in its place. The proposed spiral stair which was to be added between the 7th and 8th floor is no longer required and is also omitted.

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General

Between floors 2 and 6, a service lift has been introduced within the area currently indicated as a service riser on the approved plan.

Overall, the proposals decrease the number of bedrooms from 66 to 60. This is required to make more effective and workable use of the available space within the layout constraints of the building, and will result in more open areas.

Other Planning Considerations

A Ventilation Strategy was submitted in support of the previous planning application. It can be confirmed that the proposed changes, including the relocation of the bar and restaurant from the 1st to the 6th floor, will not affect the approved Ventilation Strategy. In this regard, an updated strategy is not required. Ventilation from the restaurant will be via the service riser to the 8th floor as previously proposed.

The proposals will not impact any other planning issues including Highways and Access, Refuse, Noise or Fire Strategy.

Summary

The proposals are minor in nature and are required to accommodate the operational needs of the hotelier to ensure its delivery and viability. The proposals are of minor material consequence in heritage terms with regard to the special architectural and historic interest of the Listed Building.

The new sanctum suites and adjacent bedrooms proposed on the 1st and 2nd floors will follow the same layout as has already been approved on the 3rd, 4th and 5th floors. The 1st floor layout does not significantly change compared to the bar and restaurant layout previously proposed.

The 6th floor layout will be significantly improved as a result of relocating all of the hotel's facilities to a single floor, including the restaurant, reception and toilets.

The proposals will not impact upon the previously approved Ventilation Strategy, or any other planning considerations including Highways and Access, Refuse, Noise or Fire Strategy.

The proposed design adjustments comply with the requirements of national and local planning policy. For the reasons provided in this submission, they merit the support of the City Council as Local Planning Authority.

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Appendix 2 – List of Submitted Application Drawings

Please find below a list of original and revised plans submitted in support of these applications.

Approved Plans to be Substituted	Revisions / New Plans
2371 – 01 – Proposed 1st Floor Plan	2371 – 01 Rev B
2371 – 02 – Proposed 2nd Floor Plan	2371 – 02 Rev B
2371 – 03 – Proposed 3rd Floor Plan	2371 – 03 Rev B
2371 – 04 – Proposed 4th Floor Plan	2371 – 04 Rev B
2371 – 05 – Proposed 5th Floor Plan	2371 – 05 Rev B
2371 – 06 – Proposed 6th Floor Plan	2371 – 06 Rev B
2371 – 07 – Proposed 7th Floor Plan	2371 – 07 Rev B
2371 – 08 – Proposed 8th Floor Plan	2371 – 08 Rev B
	M2371 – OP – 01 – Overlay Plan Proposed 1st Floor
	M2371 – OP – 02 – Overlay Plan Proposed 2nd Floor
	M2371 – OP – 02 – Overlay Plan Proposed 3rd Floor
	M2371 – OP – 02 – Overlay Plan Proposed 4th Floor
	M2371 – OP – 02 – Overlay Plan Proposed 5th Floor
	M2371 – OP – 02 – Overlay Plan Proposed 6th Floor
	M2371 – OP – 02 – Overlay Plan Proposed 7th Floor
	M2371 – OP – 02 – Overlay Plan Proposed 8th Floor