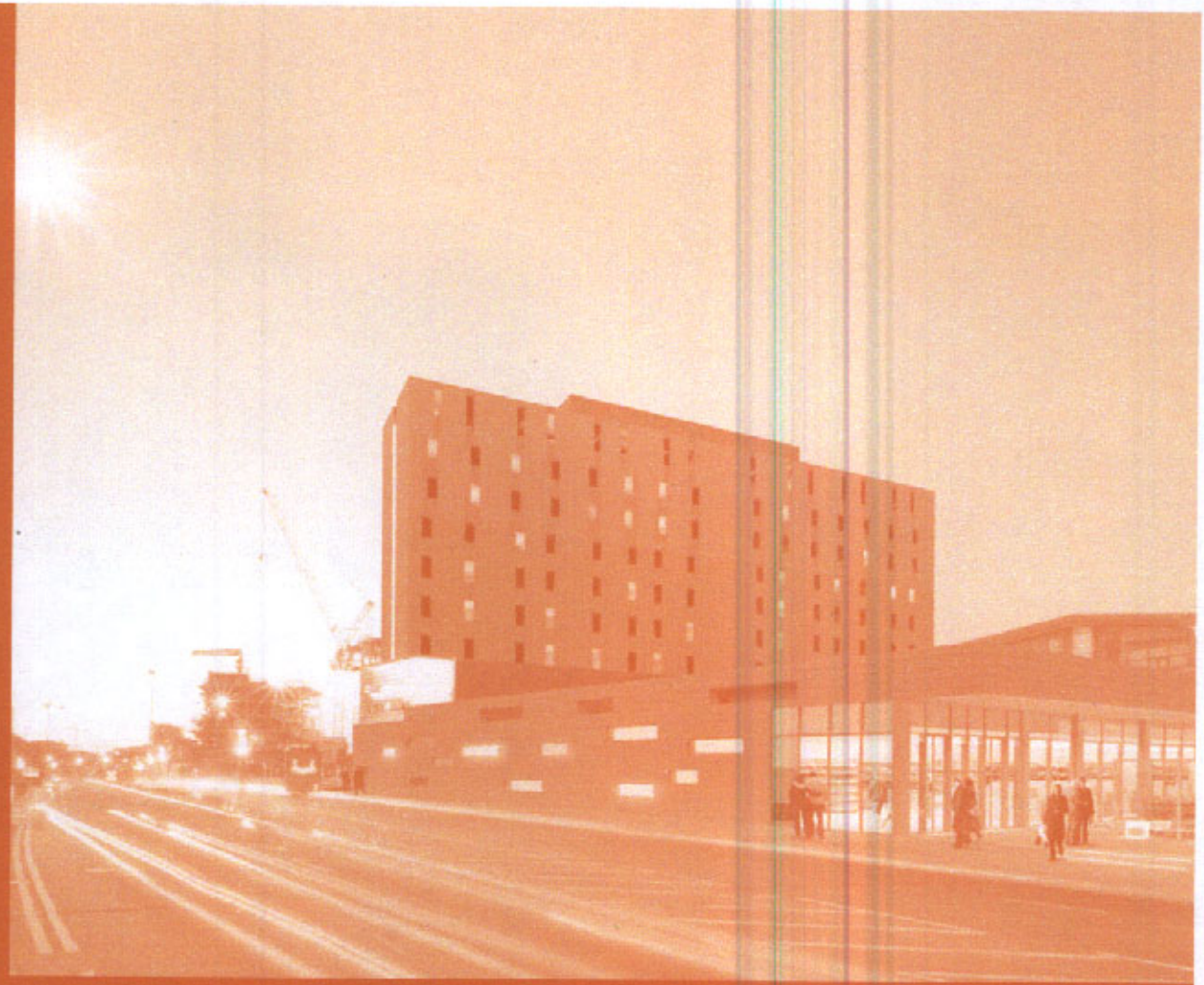

Pollard Street — Manchester

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Planning Report - 2A Retail

HKR ARCHITECTS

February 2008

2A Retail Architectural Proposals

Contents

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A2.0	Building Description	6
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Indicative view of Development from Great Ancoats Street

A1.0 Food Retail - Summary of Concept Design Proposals

The food store sits at the heart of the scheme, it provides a base for the hotel and fronts onto the sensitively designed and landscaped carpark. A small service area housed within the car park holds a lift to the mezzanine level, in which the ancillary accommodation is located. The three main elevations front onto Great Ancoats Street, Pollard Street and the landscaped carpark between the foodstore and residential blocks. The food store has an allocation of 60 parking spaces which are shared out of hours with the hotel.

In summary the proposals seek to provide:

- Creation of a welcoming and functional public square
- Safe pedestrian environment
- Animated frontage to Great Ancoats Street
- Maximise use of the grade level including associated parking and landscape



Food Store - Burnage





Typical Food Store Concept

A2.0 Building Description

A2.1 GROUND FLOOR

The store is located opposite the end of Adair Street and faces onto the newly created public space. A canopy protects the pedestrians and provides a marker to the store entrance.

The ground floor is predominantly a trading floor with circulation to staff and storage areas at mezzanine level.

The ground floor accommodation comprises the following:

- Minimum dimensions to internal faces of external walls are 22.5 m x 50 m, which is equivalent to 1125 sq m (12,110 sq ft) of sales area
- Largest servicing vehicle expected - 10.5m (x 1.5 per day). (Occasional articulated vehicle access required)
- Entrance Position: off public space
- Parking: 60 surface spaces, of which 3 are allocated as disabled and 2 Parent and Child

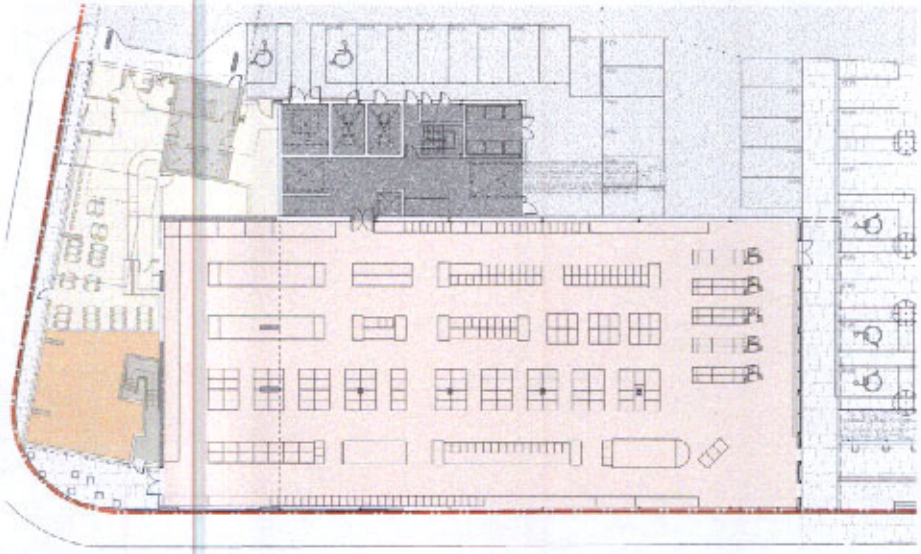
The ground floor ancillary area also houses the associated gas room and substation for the hotel and food retail store. Staff circulation and a compactor are also located in this area.

The layout of the retail unit shown is indicative and is subject to tenant fit-out.

A2.2 MEZZANINE LEVEL

Due to tight demands on parking and services on the grade level, the ancillary accommodation, comprising of storage and staff facilities are located at mezzanine level. This is a variation from the typical food store layout but has been agreed with the preferred operator and their advisors during the design development. The layout shown is indicative and is subject to tenant fit-out. The ancillary accommodation encompasses the following:

- Office
- Staff Room with integrated kitchen
- Unisex Staff WC
- Disabled WC
- Bulk store
- Freezer room
- Chiller room
- Plant room



Ground floor plan



First floor plan

A2.3 DELIVERIES

The store is replenished by means of a 10.5m long rigid delivery vehicle. Deliveries take approximately 1 hour to compete. Each vehicle contains 25 No "ISO 2" pallets measuring 1000mm x 1200mm and weighing approximately 1000 kg each.

The servicing area has been designed so that there is scope to occasionally accept a 16.5 m articulated vehicle.

A.2.4 SERVICE YARD

The service yard will be illuminated at night to a level of 20 lux. Heavy duty stainless steel security bollards are to be positioned outside all fire exits and vulnerable areas to prevent ramraiding as recommended by GMP Architectural Liaison Officer.

Rising bollards are located externally to prevent parking in the spaces associated with the service deliveries during expected delivery times.

A.2.5 REFUSE STRATEGY

A compactor is located internally to allow cardboard and packaging to be crushed and taken off site by the delivery vehicles for recycling. A refuse store is provided for use by the retail unit and hotel. Please refer to seperate Waste Management report.

A2.6 FLOOR TO FLOOR HEIGHTS

Level	Use	Height
GD	Trading level	4150 mm
01	Bulk store and staff area	4150 mm

A2.7 FLOOR TO CEILING HEIGHTS

Level	Use	Height
GD	Trading level	3250 mm
01	Bulk store	3000 mm
01	Staff Amenity	2400 mm

A2.8 GOODS LIFTING STRATEGY

A scissor lift has been utilised to allow delivery vehicles to unload into the back of house area at ground floor without compromising site levels. A dedicated goods lift is provided to move goods between the bulk store at mezzanine level and the shop floor.

A.2.9 PASSENGER LIFTING STRATEGY

To support the move of the ancillary accommodation to the upper level, along with the associated staff quarters, an 8 person passenger lift is required with escape stairs.



Indicative view of North East Elevation

A3.0 Elevations Concept





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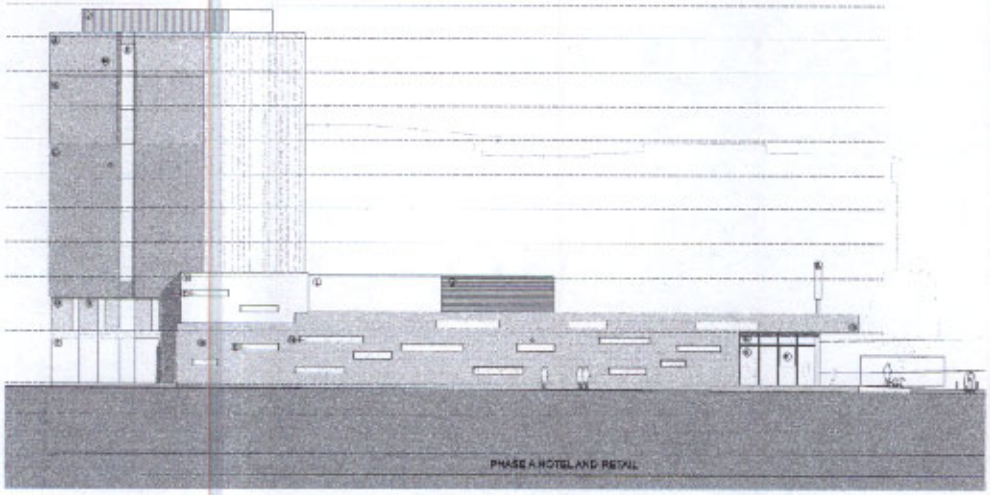
Indicative Images of Proposed Materials



Extract of Proposed Elevation to Great Ancoats Street

The site is located in a prominent position. The elevation along Great Ancoats Street is a very visible route for commuters into Manchester. The elevations need to link the site back into the city centre and the adjacent housing scheme.

A3.1 SOUTH WEST ELEVATION (GREAT ANCOATS STREET)

Great Ancoats Street is a busy vehicular route and urban/ industrial in nature. The store needs to be robust and elegant whilst providing visual amenity to the surrounding area. Through consultation, a method of achieving a sense of activity has been identified by introducing back lit glazed panels into a horizontally orientated cladding system. It is proposed that the glazed panels will have a variety of coloured gel covered lights behind to further animate the facade.

Full height glazing is introduced at the corner entrance to the store to maximise views into and out of the store.

The public entrance off the newly created square is accentuated, by introducing a canopy which is an extension of the rainscreen cladding system.

The elevation is to be seen as a solid element that protects the scheme yet provide views in and out of the store to give a sense of activity during the day and into the evening.

A3.2 SOUTH EAST ELEVATION (MAIN ENTRANCE)

The elevation to the public square must be welcoming. Full height curtain walling is proposed to maximise views into the store.

A3.3 NORTH EAST ELEVATION

The ancillary uses associated with the store, including the servicing area and the substation and refuse store are grouped together and treated in a robust manner. The fact that the service area is overlooked will ensure that it is secure and will require maintenance and regular cleaning.

First Floor Ancillary accommodation brings some activity and animation to the rear elevation. Back-lit cast glass channels are proposed.



Pollard Street — Manchester

RLAM

Planning Report - 2B Hotel

HKR ARCHITECTS

February 2008

2B Hotel Architectural Proposals

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B2.0 Building Description 6

B3.0 Elevations - Concept 9



Indicative view of the Hotel from the Pollard Street entrance

B1.0 Hotel - Summary of Concept Design Proposals

Indicative view of the Hotel from the Great Ancoats/ Pollard Street Corner



The hotel is located on the corner of Pollard St and Great Ancoats Street.
Occupying a prominent position, the hotel needs to be a key visual marker along Great Ancoats Street.
In summary the concept design seeks to provide:

- A budget hotel with 188 Guest Bedrooms
- Associated ancillary accommodation including administration and staff areas etc.
- Maximised visual activity on the visible frontages.
- Clear visible entrance from both the street and drop off arrivals.
- Minimised impact of Great Ancoats Street on the development.
- Appropriate massing and elevational treatment to adjacent listed building.
- Produce a rational, flexible proposal in line with the operators requirements.

B2.0 Building Description

B2.1 GROUND FLOOR AND FIRST FLOOR

The constrained nature of the site means there is a split with some staff ancillary areas for the hotel located at first floor level. The unit identified in red below is to be let as an independant cafe/ shop.

Hotel support areas include:

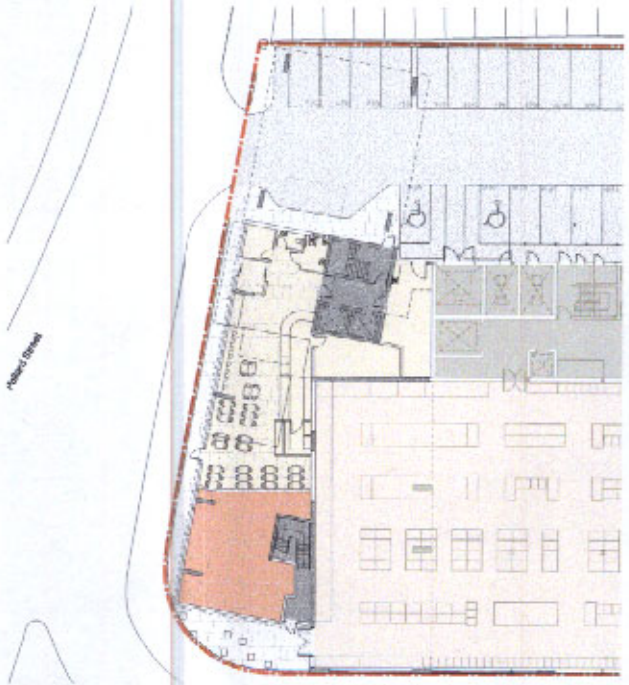
- Reception
- Managers office
- Refuse store
- Kitchen/ Breakfast area.
- Staff room
- Linen Store
- Toilets: 1 disabled and 1 Unisex
- Lift: 2no. of 10 person lift
- Corridor : (1500mm wide)

The aspiration is to create a dynamic relationship at ground level between the building and the Great Ancoats/ Pollard Street Corner. By locating the retail unit, breakfast room and reception along the street it will provide varied animation and interaction with the street.
A mix of clear and opaque glazed panels to the bedrooms at first floor level combined with the fully glazed ground floor will define the base of the building in proportion to the streetscape.

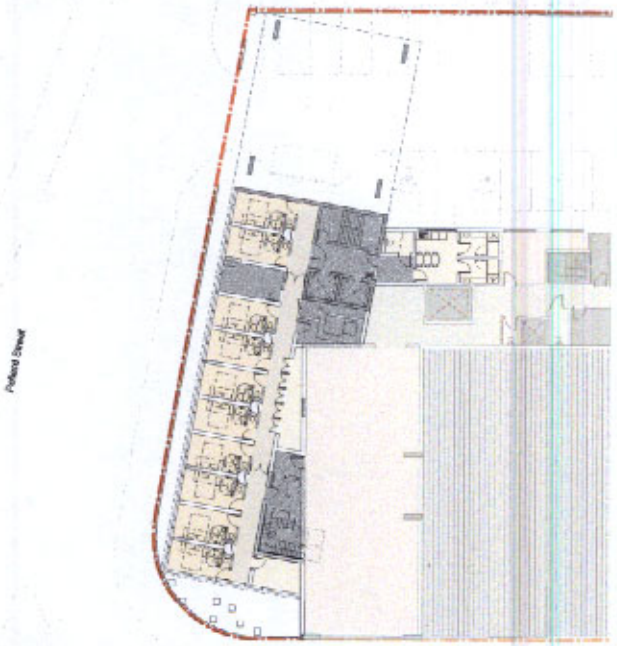
Two lifts serve the hotel, one of which will be a part time goods lift to allow for the transportation of linen to the bedroom floors. Servicing for the hotel will be carried out via a seperate entrance and back of house corridor.

The refuse store, gas room and substation are located at ground. The impact on the facade has been minimised.

Final design of these areas will be at the discretion of the operator.



Ground Floor Plan



First Floor Plan

Colour Key:
- Retail
- Ancillary unit (potential A1, A3, A4, C1 use)
- Residential
- Hotel - Standard Bedroom
- Hotel - accessible/ disabled room
- Hotel - ancillary accommodation
- Circulation
- Core (toilet, storage, servicing)
- Service road / car parking
- Landscape zone
- Context building

B2.3 TYPICAL BEDROOM LEVEL

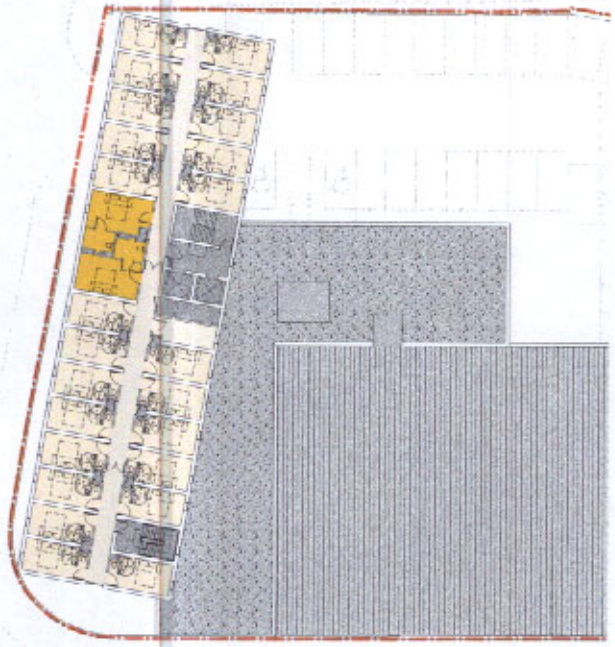
A typical bedroom floor has 24 standard rooms plus 2 disabled accessible bedrooms. The upper two floors have 2 less standard rooms allowing a set back in the facade to suit the massing of the adjacent listed building.

Each of the bedroom floors also has a 1500mm circulation corridor along with a linen store and required services.

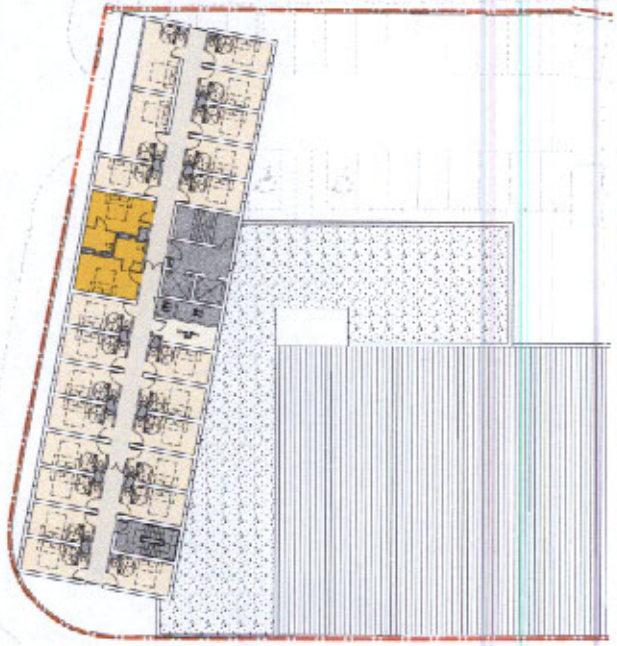
Schedule of Rooms:

Hotel	Type A (Inc en suite, exc. liner approx 12 m2)	Type B (Wheelchair accessible mom approx 18m2)	TOTAL
LEVEL 08	22	2	24
LEVEL 07	22	2	24
LEVEL 06	24	2	26
LEVEL 05	24	2	26
LEVEL 04	24	2	26
LEVEL 03	24	2	26
LEVEL 02	24	2	26
LEVEL 01	10	0	10
LEVEL 00			
	174	14	188

(nb. AD M states 1 Wheelchair accessible room to be provided per 20 bedrooms)



Second - Sixth Floor Plan



Seventh- Eighth Floor Plan

B2.4 DELIVERIES

Access for deliveries is via a seperate entrance from the car park. A service corridor links the delivery entrance with the main ancillary spaces including the kitchen and main linen store.

One of the two lifts is used as a part time goods lift although its use will be limited as it is only required to transport linen to the bedroom floors as all other servicing is carried out at ground floor.

The core and lifts can be accessed seperately from reception and the service corridor ensuring segregation between front and back of house uses.

B2.5 REFUSE STRATEGY

Refuse can be moved direct to the outside without having to cross the public area.

The refuse store is adjacent to the hotel with space for 6 no. 1100ltr eurocarts to be shared with the retail operator. This storage will be equipped with a gully to allow easy wash down facilities.

B2.6 LIFTING STRATEGY

A full lifting strategy has been investigated by the design team. Because of the height of the building the primary core will need to be a fire fighting shaft.

It has been agreed that the optimum solution is to have 2no 10 person lifts, one of which will act as a part time goods lift. These sizes allow for ease of disabled access and turning, and also comfortably accommodate the required level of goods service.

B2.7 FLOOR TO FLOOR HEIGHTS

Level	Use	Height
00	Reception/Foyer	4150mm
01	Ancillary/ Bedrooms	4150mm
02 - 08	Bedrooms	2730mm

B2.8 FLOOR TO CEILING HEIGHTS

Level	Use	Height
00	Reception/Foyer	3500mm
01	Ancillary/ Bedrooms	2500mm
02 - 08	Bedrooms	2130-2530mm