Application for Full Planning Consent for a
New Build 6 Storey Hotel

Vacant Site
2 Little Lever Street
Manchester
M1 1HR



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1.0 INTRODUCTION

APPLICATION

This Design and Access statement has been prepared on behalf of Cairn Hotel Group in support of a planning application submitted on their behalf by Street Design Partnership, with proposals to provide the following.

- Seven storey hotel comprising of 60 new high quality modern boutique bedrooms.
- Two ground floor retail units and seven parking spaces.
- New Link Bridge to Back Piccadilly elevation of the existing gardens hotel.

The purpose of this statement is to explain the design approach towards the application with consideration to the Manchester's Local Development Framework. The relevant policies applied to the application are addressed elsewhere in this statement.

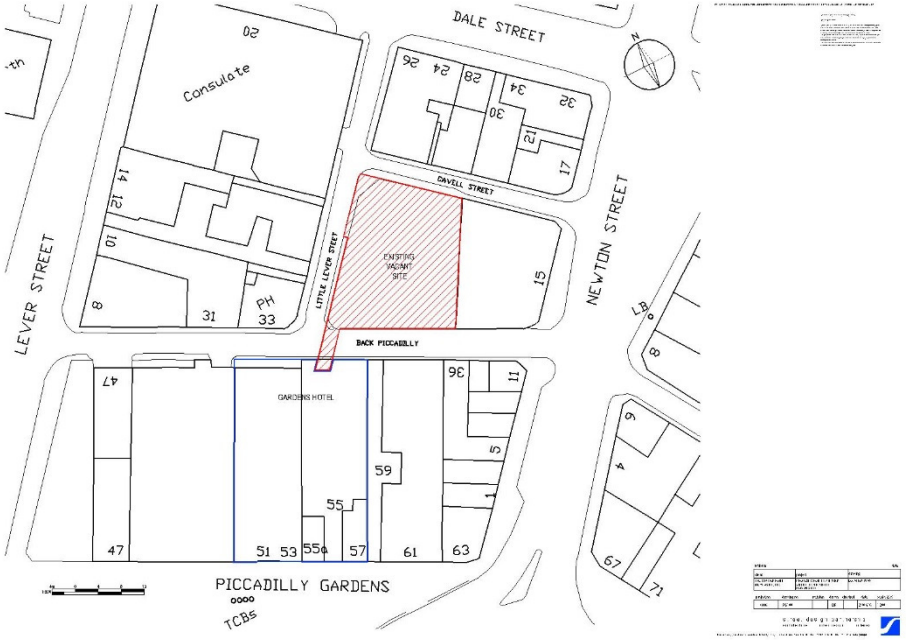
The proposal presented in the application for planning permission aims to enhance and improve existing facilities, addressing the operators demand for quality guest facilities.

The proposed works have been carefully considered in relation to the existing surrounding context.

The primary guiding objective has been to provide necessary much needed guest facilities.

Consultants documentation submitted with this D&A statement are relevant drawings are:

- 'Heritage statement' provided by C. J. O'Flaherty MRICS, MSc



Existing Site Plan

THE SITE

2-4 Little Lever Street is a vacant site, formerly a Victorian Warehouse. It unfortunately deteriorated to such an extent that a Dangerous Building Notice was served in June 2005 and the building was subsequently demolished.

The site is within the Stevenson Square Conservation Area.

The adjacent buildings are typically 3-6 storey, in brick and are predominantly Victorian. There is a mixed roofscape with no overarching style, some buildings have undergone residential conversions.

The site is currently considered an eyesore and within this part of the Northern Quarter and has been the subject of a S215 notice because of the condition of the site.



Existing sky view



Existing street view.

2.0 SITE ASSESSMENT AND CONSULTATION

ASSESSMENT

In order to gain full understanding of the site and the context of the proposed location of the extension, several site visits have been undertaken, which involved detailed assessments of the location and the immediate surroundings.

Consultation with the L.A planning office via office meeting, emails and telephone conversations were also undertaken. This provided working knowledge of the site planning history, building style, storey heights, adjacent buildings and link and general massing.



EVALUATION

Following the site visits and assessment a clear understanding of the site and what would be, hopefully, acceptable as a development proposal was established.

From this a comprehensive and considered scheme has developed of high quality which we consider responds directly to the existing building context and meets the changing requirements of the hotel, enabling it to remain competitive in a demanding market.



3.0 DESIGN

3.1 IDENTIFICATION OF DESIGN PRINCIPLES

The prevailing design principle has been the need to take into account the location, architectural style and scale of the surrounding buildings, consultation and evaluation processes have identified the following design principles, upon which the application scheme is based:

- In recognition of the area's high landscape quality and natural beauty, protection of the environment is priority. Careful consideration is therefore given to size, scale and mass to preserve the balance between the Hotel buildings and their natural and human surroundings. The size of the new building should not be disproportionate to its surrounding buildings. In accordance with policies EN2
- The design of the proposals will reflect and complement the existing building / buildings and its surroundings with and by the use of traditional local materials and detailing together with modern, matching materials in an appropriate design complementing the existing Hotel.
- The application has been carefully considered in line with the previous approvals in 2002 (for the warehouse conversion prior to its demolition) and 081447/FO/2006/C2 dated 1st November 2011.

3.2 Design Statement

The following design assessment is based on CABE best-practise guidance on Design and Access Statements, under the headings; Use, Amount, Layout, Scale, Appearance, Access & Landscaping.

USE

The proposal is for a 60 bed hotel, two retail units and seven parking spaces, on a vacant run down site.

The Client, Owners of the Gardens Hotel, 55 Piccadilly are committed to preserving the Hotel's valuable contribution to the locality and wish to connect to the Gardens Hotel by way of a sky bridge link. The existing Hotel bedroom numbers will reduce due to increased space and design

standards as part of refurbishment works, hence there is a clear need for increased expansion to compensate for the lack of accommodation.

Both the adopted City Centre Strategic Plan and the emerging Core Strategy recognise the importance of tourism to the local economy. We feel the application proposals meet the criteria of the local plan and relevant policies as follows:

- The location of the proposed hotel means that there would be no impact on residential amenity or the appearance.
- The proposed are considered to be acceptable and meet the requirements of the Local Authority in terms of scale, design and materials.
- It is an appropriate, contemporary design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of a rundown neglected street scene.
- Passive surveillance will be vastly improved to Little Lever Street and the surrounding area. Two shop units are provided to reintroduce commercial activity to the area.
- It provides necessary additional facilities within a city centre location in accordance with the objectives and criteria of Core Strategy 2.30 and promoting tourism and leisure within the city centre location in accordance with policies CC4.
- The proposal is for additional development to the rear of a well-established hotel site, providing, improved guest facilities by means of increasing the internal and external guest and visitor faculties, improving infrastructure, access for all and landscaping.

The application is supported by full details of the design and materials enabling a detailed assessment of the implications of the scheme to be undertaken.

- The proposals respect the scale, proportions, character and detailing of the existing buildings in a contemporary manner reflecting approval no 081447/FO/2006/C2 dated 1st November 2011.

In addition, the proposals adhere to the main objectives of Policies as stated of the Local Plan. The key points that are relevant for this statement are as follows:

The proposal addresses the relevant core strategy policies applicable to this application:

CC9 Design & Heritage
- Sustainable
- Accessible
- Aesthetic
- Location and use

EN1 Sustainable Development Principles
- Location and efficient use of building.
- Travel
- Conserve and enhance character of locality
- High quality design and construction
- Efficient use of infrastructure.

T1 Sustainable Transport
- Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car.
- Improve access to transport services and facilities in order to enable disabled people and people with mobility impairments to participate fully in public life.
- Would reduce the negative impacts of road traffic, for example, congestion, air pollution and road accident casualties.

EN4/5/6 Maximising Energy Efficiency
- In accordance with the aim of the BREEAM (BRE Environmental Assessment Method), to improve the environmental performance of buildings, energy

conservation features have been incorporated into the application scheme at design stage. Managing internal heat, light and ventilation, for example, ensures that the building will require the minimum amount of energy to function over its lifetime.

- High levels of insulation and air-tightness achieved through a high standard of workmanship will further improve the efficiency of the building envelope, reducing the impact of the extension on the environment.

CC4 Visitors - Tourism, Culture and Leisure

- The purpose of the policy is to improve the appearance, use and accessibility of all cultural and visitor attractions within the city centre.
- The purpose of this policy is to support sustainable tourism activity in Manchester and to deliver a high quality, first class experience for all visitors.
- The proposals increase the facilities on offer to the hotel assisting towards long term viability and success of the hotel
- The proposed development balances the visitor demands with the protection of the local environment by developing within the confines of an existing hotel, which itself relates well to the locality.
- The development of the Gardens hotel meets the requirements of policy CC4 by building on and around an existing facility to provide improved tourism accommodation in a sustainable location.
- Nothing in the development proposals would introduce any inappropriate activity, levels of use, or be of a scale which would be detrimental to the character and quality of the environment.

Employment

- The possibility of additional employment at the hotel for the increased facilities.
- Locally sourced materials and tradesmen for construction.

The criteria of these policies is described in greater details elsewhere in this statement.

To summarise, the proposed hotel building enables the provision of much needed modern facilities for guests and visitors alike, and important for the hotels operational requirements, whilst enhancing the external run down street scene.

Furthermore, the proposed location for the proposals does not encroach upon open space, nor does the development lie within a flood risk area.

AMOUNT

The quantum of development is 2610.3 m2, the site area is 521 m2

To match the previous approval 2 shop units are provided at ground level.

60 Bedrooms are provided with the proposed scheme.

The bedroom numbers have been decreased to no.82 but increased in size for comfort to the occupiers.

SCALE

The building has been designed to respect and complement the heights of buildings in the area.

The walls slope inwards as it rises, maximising the amount of light to the streets below.

APPEARANCE

The proposal is to provide additional guest facilities at the hotel. The design is complementary to the existing style, materials and form and enhances the elevation to Piccadilly Gardens.

In accordance with the relevant Core Strategy Policies:

- The scale, design and position of the proposal is appropriate to its location and environment.
- The proposal are adaptable, safe and accessible to all.
- The proposed building, as noted elsewhere in this statement will help to promote energy efficiency and sustainability.
- The proposals have no adverse impact on the existing buildings and the immediate conservation area.
- The proposals assists in expanding and improving existing facilities and will help towards the hotel's long term viability.
- The proposal are high quality additions to the built environment.
- The new building will assist in the regeneration of the existing streets and encourage new lift to the adjacent buildings.
- The design of the new building should contribute to the diversity and creative mix of the Northern Quarter, with a contemporaneous use of materials and colours.

4.0 TRANSPORT

Garden Hotel is situated on Piccadilly in close proximity to Piccadilly Gardens and the city centre.

- Road access from the M60 motorway (junction 5 from South, junction 19 from North) approximate distance 7 miles.
- Nearest railway station is Manchester Piccadilly approximately 0.2miles.
- 0.1miles from nearest Tram Station and bus terminal

The site is vacant plot of land bounded on three sides by very narrow streets: Cavell Street, Little Lever Street and Back Piccadilly. Back Piccadilly is predominantly used for servicing access for commercial properties fronting onto Piccadilly.

There is very little foot traffic past the site, deterred by the threatening environment existing at present.

Mother Mac`s Public House is situated opposite on the junction of little level street and Back Piccadilly.

5.0 SUSTAINABILITY

The hotel site is in a very sustainable location and is long established. The proposal provides further investment by the Hotel owners to complement and improve existing facilities to ensure a viable future for the hotel.

- The new extension provides flexible use of the bar lounge by the provision of the terrace, allowing full use of the hotel grounds.

The new proposal will improve the thermal qualities of this area of the hotel to assist in making the hotel as efficient as possible in terms of its environmental performance.

The provision of the extensive glazing provide flexibility in terms of natural light provision and natural ventilation, to assist in providing an improved environment and ambience for hotel guests, visitors and staff.

In addition every effort will be made to use and utilise local traditional material suppliers and manufacturers and local skills employed to minimise transportation.

Overall, it is considered that this application scheme gives consideration to issues of sustainability and energy efficiency and represents a sustainable proposition in its own right, as it seeks to improve an existing building and valuable resource in conjunction with the proposed new element of the building.

The proposal will provide new, additional guest facilities and improve the existing areas assisting in the long term viability of the hotel.

6.0 SITE WASTE MANAGEMENT PLAN

The approved contractor will provide a thorough construction method statement prior to commencement of work on site. The statement will include a description of the works to be undertaken, an explanation of how dust emissions will be controlled and the number of personnel required.

Measures will be described which seek to minimise disturbance to the local community during the works and a strategy will be identified to resolve problems as they arise, for example, nominating a designated employee readily available to answer queries.

Site waste will be kept to a minimum. However, the contractor will adopt a site waste management plan to monitor waste on site and set targets to promote resource efficiency.

The development has been considered to minimise the quantity of new materials used and wasted. The contractor will outline in the plan arrangements for returning packaging materials such as pallets to the suppliers and will indicate arrangements made with a licensed operator for the collection and safe disposal of waste materials.

7.0 SUMMARY

This Design & Access Statement demonstrates how the design of the proposed building has been considered to complement the existing street scene, whilst enhancing the facilities for the hotel.

The overall conclusion is that providing the seven storey building will assist in the hotels future viability and attraction whilst having no negative impact on the existing surroundings.

The hotel owners are committed to improving and updating the facilities and guest accommodation at Gardens Hotel, worthy of such a long standing local destination, and this application represents part of that process.

The proposal greatly impacts the facilities and hotel environment for guests, visitors and staff, together with greater visitor amenity due to the location of the proposals.

It has also outlined the measures proposed to be taken to preserve and enhance the character and setting of the hotel, with regard for the surrounding city scape and building environment.