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2016.02 REV P1.3

Design and Access Statement

07 July 2016

Proposed Single Storey Extension to Hotel
Etrop Grange, Thorley Lane, Manchester Airport, Cheshire, M90 4EG



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1.0 OVERVIEW

The proposal is to construct a single storey extension to expand the existing ground floor restaurant and bar area. The building is located in close proximity to Manchester airport, at Thorley Lane.

Etrop Grange was originally known as Moss House, William Moss a school teacher, originally built the House for his wife in 1780 as a private residence. Since then the building has been converted into a 4 Star Hotel. The original house is Georgian grade II listed and is within half a mile of Manchester International Airport.

In 1812, a coach house known as White Lodge was added. This also included living accommodation for the coachman.

Moss House remained a private residence until the Second World War where it was requisitioned by the RAF who were based at nearby Ringway Airport, now known as Manchester International Airport. During the late 19th century it was used as a Sunday school.

In 1958 a Mrs Morley, purchased the house and lived in there for the next 26 years. She let the two top floors to airhostesses from Manchester Airport where it developed something of a notorious reputation for the parties, which were held there. The top floor was once servant's quarters, and an extension to the original building was built in the Victorian era. In 1984 John and Sue Roebuck bought the house from Mrs Morley and lived on the top floor. They renamed their home Etrop Grange after a local area called Etrop Green – now the car park between Etrop Grange and Terminal 2.

Mr & Mrs Roebuck opened the lower level of Etrop Grange as a restaurant on the 13th November 1985. During the summer, after sympathetic restoration the first three bedrooms were ready to receive guests. The White Lodge Extension opened in September 1991 and the Coach House opened in November 1991. The hotel was commended this year by the North West Tourist Board following extensive refurbishment, bringing the hotel up to 26 bedrooms.

The final 26 new bedrooms were opened in 1998, (now 64 bedrooms). 1998 was a very successful year for the hotel as it won the Silver Medal English Tourist Board Hotel of the Year. The hotels civil wedding license was also obtained in this year.

In July 2013 Squire Hotels bought Etrop Grange and have since embarked on a phased refurbishment programme to bring the hotel up to current standards and expectations.

Aims

The extension to this Grade II listed building is to further the capacity of the hotels services and expand upon a successful business, therefore creating the scope for local employment and increasing spending within the locality.

Key objective

Increase the capacity and opportunities of the business by extending upon the original building.

2.0 PRE-APPLICATION DISCUSSIONS

Pre-Application discussions have been undertaken between our planning consultant How Planning LLP and Manchester City Council Planning and Conservation departments.

3.0 USE

The site forming the basis for this application is the Etrop Grange Hotel.

The building is an occupied hotel and has been used for this purpose since 1986.

The building occupies a prominent site on the corner of Thorley Lane and Bailey Lane, with Manchester Airport parking to the front, Business Management Consultants offices to the side and Painswick Park to the rear.

4.0 AMOUNT

The total site area is 4794m2. The proposed additional area for the single storey restaurant and bar extension is approximately 154m2 (including external walls)

The Main Grade II listed Georgian Building is of load bearing brick construction and comprises of 5 storeys – Basement, Ground, First, Second and Attic floor. The imposing structure dominates the corner plot and the surrounding buildings. The former Couch House buildings also located on the site are of load bearing brick construction, which comprise of 3 Storeys - Basement, Ground and First Floor with the basement level being hidden from view due to the typology of the site.



Grade II listed Main House – Main Entrance



Existing Courtyard – Proposed location for new single extension

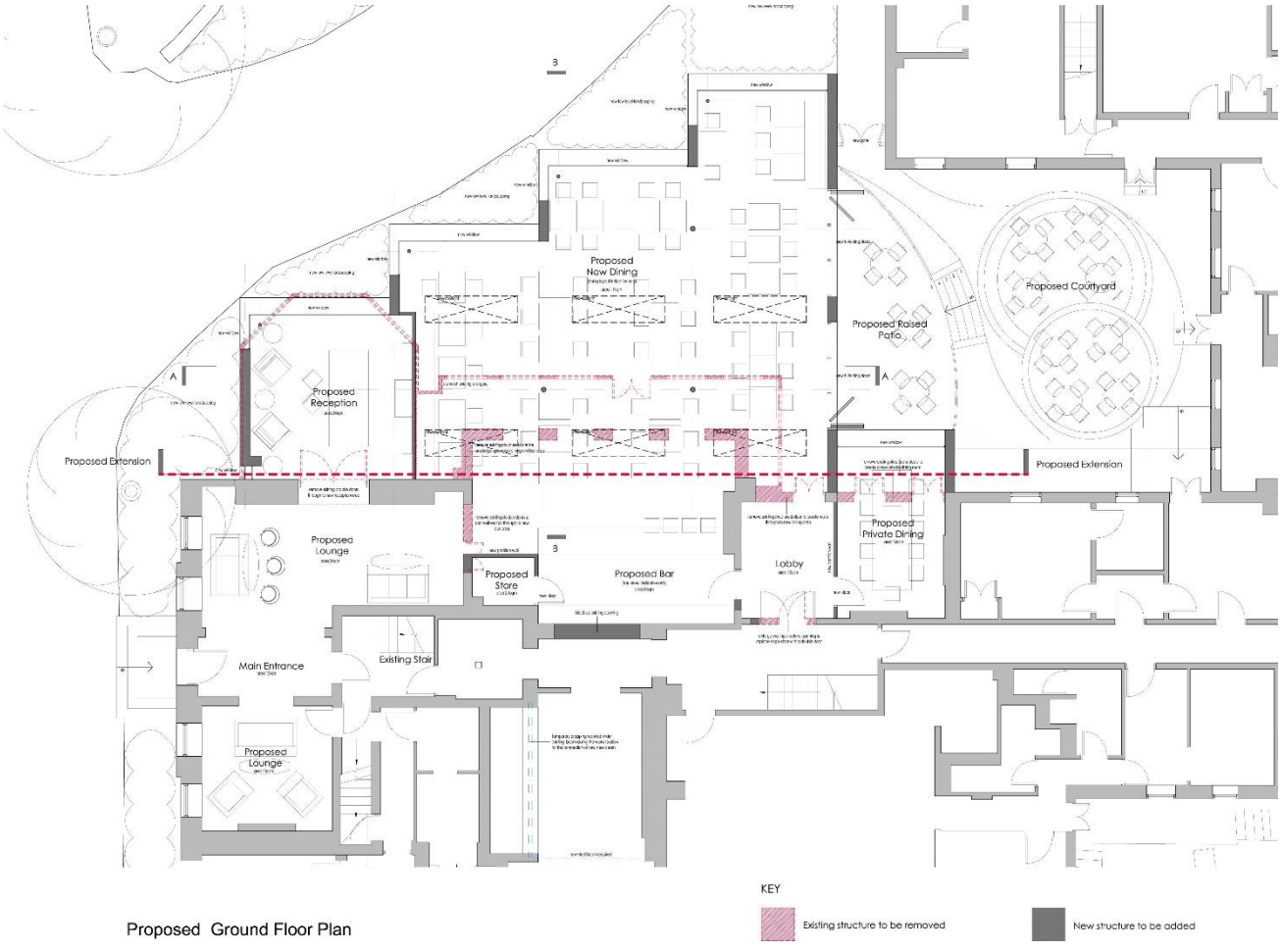
5.0 LAYOUT

The proposal includes the following:

- The erection of a brick single storey side extension which will sympathetically adjoin the Grade II listed Georgian building. This will contain the new restaurant and bar area which is needed for business to grow.

- The main entrance lobby and reception area will remain unchanged except for the careful removal and widening of the double doors leading into the new restaurant and bar area which will create a visual link from the reception/ lounge area allowing the disjointed nature of the ground floor to be removed.

- Landscape the courtyard area which will externally join the existing buildings and the new building together.



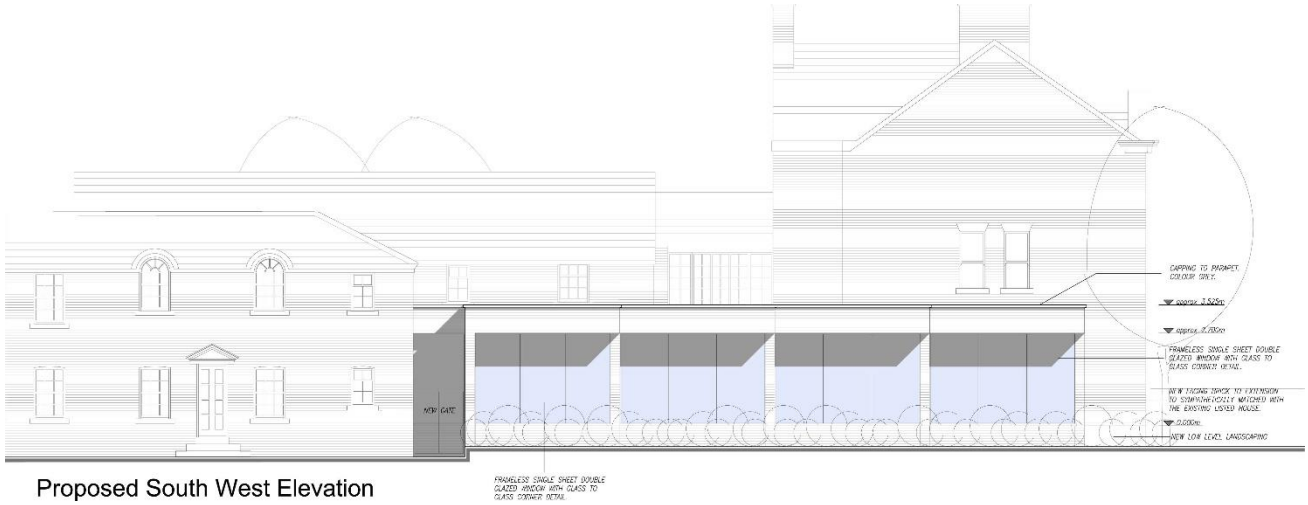
Proposed Ground Floor Plan

6.0 SCALE

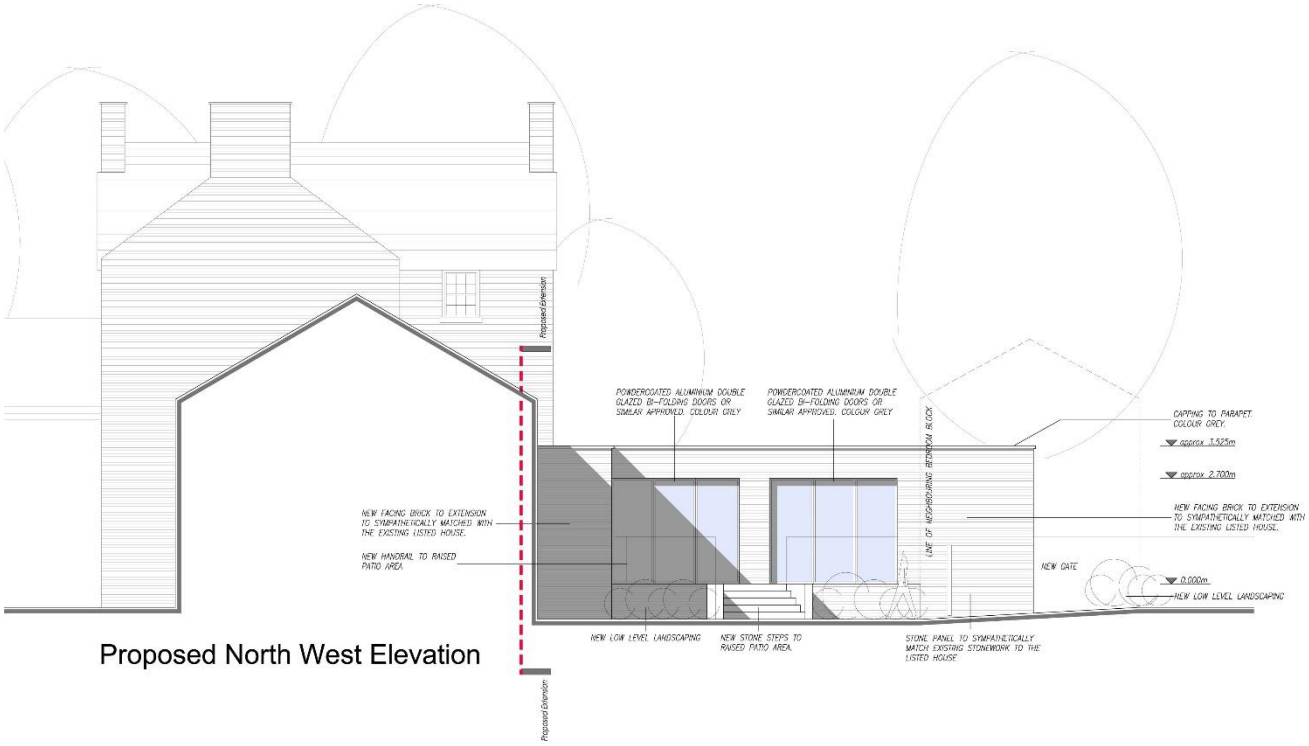
The proposed extension will be single storey and set back from the Main Grade II listed Georgian Façade and will be sited in the location of the existing conservatory and orangery which will be demolished. The new building will have a flat roof laid to falls with an array of rooflights which will be hidden behind the raised parapet. On the main elevation as the new building meets the existing, we have included a shadow gap which will create a sympathetic junction between new and old.



Proposed South East Elevation



Proposed South West Elevation



Proposed North West Elevation

7.0 LANDSCAPING

The proposed new courtyard will become an extension of the new restaurant and bar area forming a new 'outside room'. The new building will help enclose the courtyard creating an intimate space for all year functions which is integral to the hotels business plan.

It is hoped that most of the existing landscaping will be retained within the courtyard area, with only the hard landscaping being reconfigured to create additional seating areas.

No car parking will be affected by this extension.

8.0 APPEARANCE

The new extension will be constructed using a brick that is a best suited and matched with the original found on the Listed Georgian House. New frameless single sheet double glazed windows with glass to glass corner details to be used which will provide a crisp, contemporary detail contrasting those found on the original Georgian building. Large bi-folding doors opening out onto a raised patio within the new courtyard.

Glazed rooflights will be installed within the flat roof of the new extension which will allow the areas within the deeper parts of the plan the benefits of natural light. These rooflights will be hidden from view behind the raised parapet.

All materials have been carefully chosen using the colour palette of the original building allowing the new extension to sit sympathetically with the Georgian building.



Frameless single sheet double glazed windows


Contemporary Rooflights


Georgian Red Brick

9.0 ACCESS

Etrop Grange Hotel is located on the corner of Thorley Lane and Bailey Lane. Thorley Lane has immediate access linking to the M56 Motorway. The building is also in close proximity to Manchester airport with excellent links to public transport including regular services to the Trafford center and Manchester Piccadilly. The Hotel is situated 9.7 miles from Manchester city center.

The site has approximately 60 parking spaces and has ample room for deliveries and collections. The proposed scheme doesn't affect any of the existing parking areas.

Although there will be interior decorating works to be carried out within the existing entrance lobby, this entrance will be maintained as the main entrance to the hotel.

There will be no change to the hotel's existing disabled entrance & access. The proposed restaurant and Bar extension is at ground level with no level change.

All windows and skylights to be cleaned from the outside. The masonry building facades and external drainage runs to be maintained by suitable means of access, reached from all perimeter hard standings.