



Church House, 90 Deansgate



zedwell

Version history

Project name: Church House, 90 Deansgate
Project number: 10036
Client: Criterion Capital

Rev:	Date:	Status	Name	Description
0	12-06-25	PLANNING	Jack Cannon - Buttress Architects	DRAFT
1	27-06-25	PLANNING	Jack Cannon - Buttress Architects	FINAL DRAFT
2	18-09-25	PLANNING	Danny Atkinson - Buttress Architects	PLANNING ISSUE
3	22-09-25	PLANNING	Danny Atkinson - Buttress Architects	PLANNING ISSUE
4				
5				

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Buttress being obtained. Buttress accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person using or relying on the document for such other purpose agrees and will by such use or reliance be taken to confirm his agreement to indemnify Buttress for all loss or damage resulting therefore. Buttress accepts no responsibility or liability for this document to any party other than the person by whom it was commissioned.

Buttress

Manchester Studio +
Registered Office

Buttress Architects
Ltd.
41 Bengal St.
Manchester

Leeds Studio

Buttress Architects Ltd.
Clockwise, Yorkshire House, Greek St.
Leeds
LS1 5SH

Contents

1.0 Introduction

- 1.1 Background
- 1.2 The Brief
- 1.3 The Purpose of this Document
- 1.4 Other Documents

2.0 Operations Statement (written by Criterion) & Brand Information

- 2.1 Operations Statement- The company
- 2.2 Operations Statement- What is the Zedwell Offer?
- 2.3 Room Design

3.0 Response to St Mary’s SRF

- 3.1 SRF Vision, Opportunities and Issues
- 3.2 Zone 3, North Parade
- 3.3 Retail and Leisure
- 3.4 Surrounding Land Uses

4.0 Design Principles to Address the SRF

- 4.1 Architectural Quality
- 4.2 Environment / Relationship to Parsonage Gardens
- 4.3 Site Location and Landmarks

5.0 Implementation & Commitment to Delivery in Line with the SRF

- 5.1 Commitment to Delivery

6.0 The Existing Building

- 6.1 Surrounding Context
- 6.2 The Building
- 6.3 Existing Plans and Tenancies
- 6.4 Existing Fire Strategy

7.0 Proposal

- 7.1 Floor Plans - Ground and Basement
- 7.2 Floor Plans - Upper Floors
- 7.3 Street Elevations
- 7.4 Western Elevation (College Land)
- 7.5 Conservation / Fabric Repair Strategy
- 7.6 External Works -Signage
- 7.7 External Works - Lighting

8.0 Access

- 8.1 Access to the Building
- 8.2 Accessible Room Numbers and Locations
- 8.3 Circulation and Access Routes
- 8.4 Accessible Room Layouts

9.0 Building Strategies & Reports

- 9.1 Waste Strategy
- 9.2 Bin Store Section
- 9.3 Plant Location
- 9.4 Maintenance Strategy
- 9.5 Energy and Sustainability Statement
- 9.6 Crime Impact
- 9.7 Ecology
- 9.8 Air Quality Assessment

1.0

Introduction

1.1 Background

Buttress Architects Ltd have been appointed on behalf of Criterion Capital to develop proposals for the refurbishment and conversion of Church House, on the corner of Deansgate and St Mary's St, Manchester.

This proposal has been developed for Criterion Capital who are an affordable accommodation platform for hotels, hostels, serviced apartments, and private residential flats. More information about Criterion Hospitality is covered within Section 2.0, Operations Statement.

1.2 The Brief

The scope of the brief consists of:

Conversion of the existing office building on the upper stories into hotel accommodation providing circa 125 rooms over five floors, with 32 additional capsules on the fifth floor. The ground floor layout will be retained; with the majority of this floor being hosted by existing leases. There are two entrances into the hotel. One for guests on Deansgate, and one for staff on College Land.

Guests will be directed into the Basement Reception area, once entering the Ground Floor main entrance on Deansgate.

The hotel use must adhere to the brand guidelines for Zedwell (as explained in Section 2.0).

Proposal to retain retail use at ground floor frontage to Deansgate, St Mary's and College Land where possible.

Consider the sustainability of the building. Reuse of existing buildings is vital to the brand ethos.

The proposals should seek to retain the high quality external elevations and any upgrades to the fabric of the building should be in keeping with the surrounding Conservation Area.

1.3 The Purpose of this document

This Design and Access Statement (DAS) has been commissioned by Criterion Capital to present the developed proposals for Church House, 90 Deansgate, Manchester. It has been prepared by Buttress in conjunction with the professional team to support a full planning application for the refurbishment and redevelopment of Church House. The purpose of this document is to set out the comprehensive analysis of the existing fabric and context, discussing design decisions and interventions.

It explains the design principles and concepts that have been applied to the existing building.

1.4 Other Documents

This report should be read in conjunction with the drawings and Heritage Impact Assessment which have been submitted as part of this application.



2.0

Operations Statement

(written by Criterion)

& Brand Information

2.1 Operations Statement- The company
(Written by Criterion)

2.1.1 Who are Criterion Hospitality?

We are an Affordable Accommodation Platform for hotels, hostels, serviced apartments, and private residential flats. We aim to grow from the current 2,400 operating units and existing pipeline of 5,600 units to 10,000 units across multiple accommodation concepts with great value prices and in brilliant locations by 2030. We alter the accommodation market with pioneering concepts that do the basics well, remove clutter, make experiences seamless and by not being afraid to challenge industry norms.

Our current portfolio of 21 investment properties include: 3 restaurants, 2 globally renowned cinemas, 2 bars, 1 shopping centre, 1 theatre, 1 department store and a world-renowned radio station.

Our hospitality portfolio includes 5 hotels totalling 1,245 rooms and 29 apartments, with an additional 3 hotels under construction, adding 1222 rooms, not to mention one of the largest rooftop bars in Europe.

Our residential portfolio includes 1,407 apartments across 8 buildings and 4,020 flats in the development pipeline.

2.1.2 Company Ethos

Our core values are:

- Keep it simple – Get the basics right, make the guest and employee journey seamless.
- Move forward – Focus on priorities, address bottlenecks with energy and urgency to remove obstacles – our secret sauce is that we do not sit on our laurels.
- Persistence – Succeed through determination and iteration. Adjust again & again.
- Entrepreneurial – Be hands on, nimble, humble, and pioneering. Don't be institutional.
- Honesty & Integrity – Do the right thing even when no one is watching.
- Commercial mindset – Treat each penny as if it is your own, reduce wastage, control all money coming in and going out.

Asif Aziz, founder and CEO, has a 35-year history of philanthropy and has been recognized for his charitable contributions. He is listed as one of

the 500 most influential Muslims and has been awarded an honorary fellowship at Goldsmiths, University of London. Asif has contributed to various projects, including the Thokomala Project to house orphans from the AIDS epidemic in Africa, Seeing is Believing for cataract operations in developing countries, and Camfed, an international organization empowering young women through education. He has also supported The Olive Tree scholarship scheme, The Co-existence Trust, and Mosaic, promoting community cohesion and harmony. Asif established The Aziz Foundation to support British Muslims in higher education, with a focus on nurturing confident public leaders who can address social challenges facing their communities and wider society. He is passionate about eradicating Islamophobia and promoting interfaith cooperation.

2.1.3 Existing Operations

Our Existing Hotel Locations and Pipeline

1. Indigo new bedrooms: 8 Bedrooms added in retail space vacated by a previous tenant.
2. Zedwell Piccadilly Extension-Q1 2024 -147 7m bedrooms developed exclusively by the Criterion Team.
4. London SE8 hotel - Q3 2023 -123 bedrooms
5. Rooftop Bar-Q2 2023-18,000 sq. ft of prime front line London food and beverage space.
6. London W1D hotel - Q2 2024-1,100 plus beds new concept micro hotel with shared facilities.
7. London SW1X Hotel - Q1 2024
8. London W1K Hotel and Apartments - Q1 2024- 80 Bedroom mixed residential and hotel.
9. London W1J Hotel - Q1 2025-529 bedrooms on Piccadilly Circus one of London's prime Hospitality locations.
10. London SW1V Hotel: 325 bedrooms.
11. London E14 Apart hotel: 405 bedrooms Q4 2025

12. Royal Buildings recieved planning permission December 2023, Ref 137450/O/2023. Pre-commencement conditions are being discharged with a view to commence the change of use Q2 2025.

Out to tender in February 2025, with build expected to complete mid-2026.

Total Current Pipeline-1,950 keys plus 1,190 Beds, 3,140 units

Total Bedrooms 2025- 2,992 Bedrooms and 1,190 Beds, 4,182 units

Recent Purchases for future projects:

- London WC2H Hotel
- Royal Buildings Piccadilly Gardens Manchester

2.1.4 Ongoing Management

At Criterion, we pride ourselves on our efficient management practices, which include handling all assets in-house. Our Hotels and Hospitality teams are dedicated and experienced, allowing us to ensure that all our assets are managed effectively and with the highest level of care.

2.1.5 Funding Information

- Full Ownership of 90 Deansgate.
- All properties are bought with 100% equity.
- Sufficient equity to reposition and develop the current committed pipeline to reach our goal of 10,000 residential flats / hotel rooms by 2035



2.2 Operations Statement – What is the Zedwell Offer?
(Written by Criterion)

2.2.1 Background

A complex synergy of elements come together to create the simplicity of the Zedwell Hotels concept: to promote sleep, positive health, and holistic wellbeing.

Each Zedwell Hotel is purposefully located within key central locations. They share an alchemy of features that provide a distinctive Zedwell experience, yet individually they focus on specific elements of spirituality.

Zedwell Hotels use a nature-inspired décor with calming colors, natural or recycled materials, and no TVs in cocoon like rooms to promote deep rest. Cocoons feature Hypnos beds, Egyptian cotton sheets, circadian lighting, and rain showers. Rooms range from private cocoons to Zen family rooms with bunks for groups. Self-check-in desks and vending machines are in the lobby. Each hotel is located in a central area and offers a unique experience focused on wellbeing and spirituality.

The standard room type within the hotel will be a high-quality design targeting short term stays and people travelling through Manchester, availing of the excellent transport links of Piccadilly Gardens and Piccadilly Station.

2.2.2 Typical Guests

Zedwell operates a Midweek Business & Transient and Weekends Leisure Transient demographic. It is only bookable through online travel agencies or directly through our website, which translates into a wide variety of guests from different ages and travel purposes, from young tourists to mid-age businesspeople.

2.2.3 Approach to Sustainability

Zedwell hotels follow the principle of sustainable development, not only with respect to utilising an existing building, and therefore maximising the potential of the embodied carbon contained therein, but also in respect to those issues considered within the design, measures for contractors involved in the redevelopment of the site, and initiatives relating to the eventual management and operation of the completed development. Such that all our proposed developments can be considered a sustainable development as defined by the National Planning Policy Framework.

Zedwell’s Top-line ESG Strategy 2023/24 includes:

- Climate change mitigation: By reduction of consumption per occupied room in Gas and Electricity
- Climate change adaptation: Adequate and thorough due diligence for new build properties.
- Diversity and inclusion: Percentage of gender and racial/ethnic diversity at senior levels and in middle management.
- Labour practices: Voluntary and involuntary turnover rate for Group employees.
- Water management: Total water consumed per occupied room targets.
- Governance: Description of Owner oversight of ESG issues.
- Develop existing Policy and awareness within the business.

2.2.4 How are existing operations managed?

Zedwell is fully managed in-house from design and conception, through construction and operation, with a high-volume, low-cost model. 80% of the housekeeping staff is directly employed by us and only 20% is employed through an agency. The entirety of the maintenance staff are employed directly by us.

Zedwell’s aim in Church House is to employ local people. Senior management will run the hotel day to day with the London head office support that will include daily contact and weekly visits. Jobs will be created for a variety of positions; from front of house day and nights, back of house staff, maintenance staff, housekeeping, revenue generation, management positions and security guards to manage any unwanted presence or antisocial behaviour by the main entrance. All staff will be trained on security measures with regular retraining enforced as a requirement for continued operations. Maintenance staff will follow the procedure at existing Zedwell hotels for dealing with upkeep of communal areas and removal of any graffiti or litter.

Physical Access - All floors, and therefore hotel rooms, are accessible only with hotel key cards, issued at check in for floor and room specific access.

Clear signage will mark restricted and staff only areas, with guest access restricted through the use of key cards and access codes.



2.3 Room Design

2.3.0 Disabled Access

The hotel aims to be both legally compliant and encourage local residents and visitors to enjoy the facilities. Disabled access rooms will be adapted to feature carefully considered layouts, widened doors, lower switch points and bathroom control accessible from wheelchairs. The wet room approach works well in other group properties with positive feedback. Furthermore, all staff is trained in PEEPS in the event of an emergency, and guests necessitating such support are identified throughout the booking process and check in.

Further details on the approach to accessibility is set out elsewhere in this Design & Access Statement.

2.3.1 Bin Store Lift

The lifting platform located externally on College Land is the main route in and out of the building for bins that service the hotel, Gaucho and the vacant restaurant lease.

Transporting these bins from the basement bin store to College Land for collection will be the task of an external management company -see sections 9.1 - 9.2.

2.3.2 Storage and Distribution

The proposals process will include adequate storage for waste areas close to the bin lift and BOH entry. Supervision of these areas is key and will be managed via the use of the aSign In app. Only deliveries to named individuals are possible and the delivery is processed through the app with an alert email sent. Regular stock checks are made with a view to ensuring just in time deliveries.

Where required, delivery storage areas are fitted with climate control, appropriate racking, and camera/security systems.

2.3.3 Staff Training

The Group uses CPL on line training to assist with basic skills training requirements, and supplements through on and off job training.

2.3.4 Assistance Animals

Assistance Animals are welcome, and the hotel will hold suitable items such as dog bowls and mats to ensure animals are comfortable.

2.3.5 Communication and Information

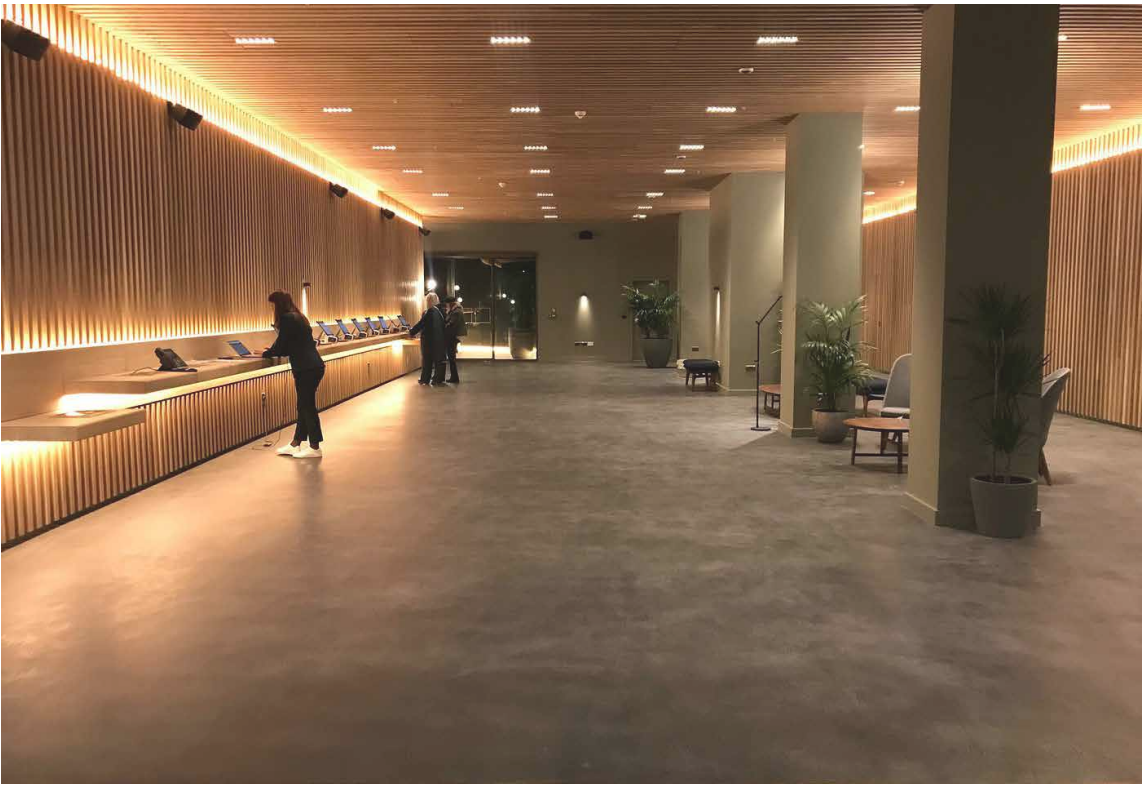
The Hotel will be able to communicate with guests pre and post stay using GPT4 technology.

2.3.6 Emergency Procedures

Front of House teams are trained to identify guests requiring additional assistance and are trained in PE / EPS procedure.

2.3.7 Feedback and Contact

Feedback is encouraged through email or a web-based chat bot.



2.3.8 Church House Room Types

The brands hotel model uses repeated room types where possible – this is to ensure consistency in the quality accommodation (allowing for a good night’s sleep) but also to allow an affordable price point – together, both are key fundamental aspects of the clients hotel model which set it apart from other types of hotel operations.

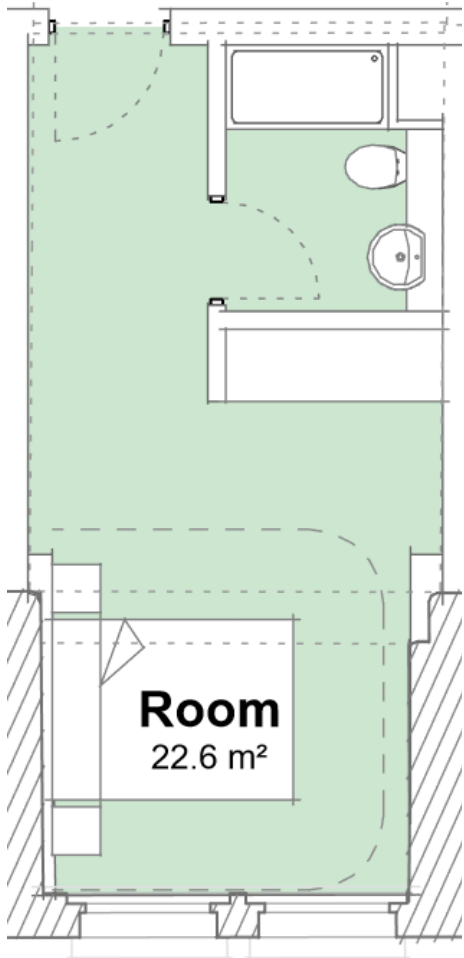
There are 3 room types proposed:

- Crib Rooms
- Accessible Rooms
- Capsules

The accessible rooms are covered in more detail in Section 8.0.

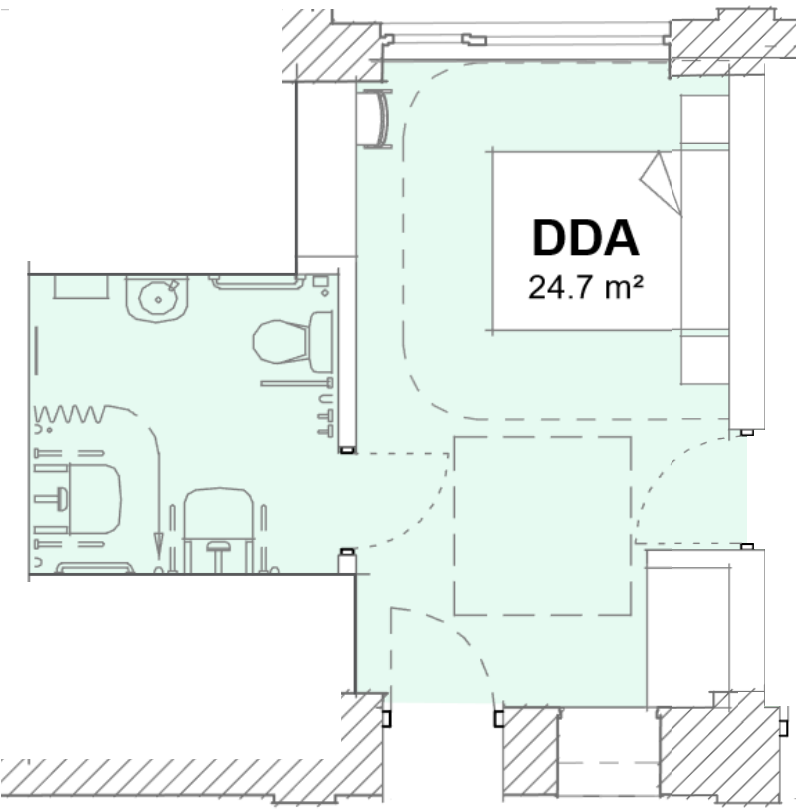
Crib rooms are Zedwell’s premium hotel product and provide longer stay guests with all the amenities and comfort of an apartment but with the convenience and services of a hotel. Crib rooms would be the most common approach for 90 Deansgate.

7 accessible rooms are distributed throughout the upper floors to reach the 5% requirement. Each room provides a spacious layout with wheelchair access and a fully accessible wet room.



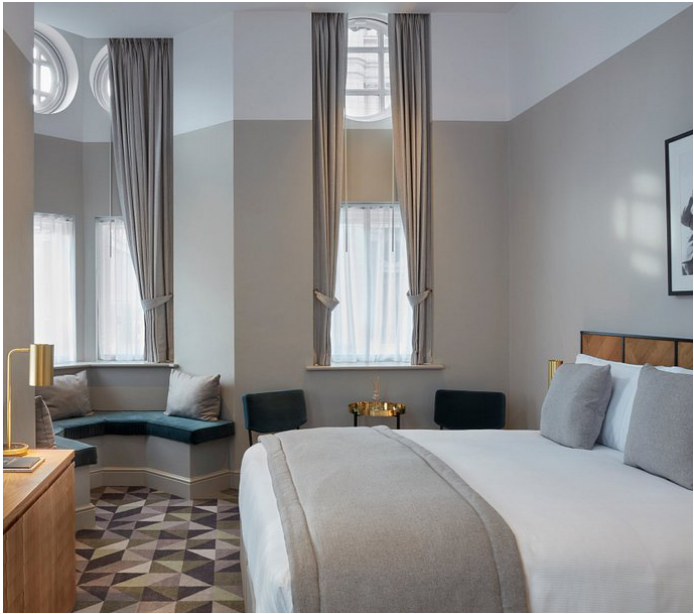
Crib Room Type

The plan above is an example of Zedwells Crib Room working to the existing structure of 90 Deansgate.



DDA Accessible Room

The DDA room above is a typical room layout, suited to the existing fabric of Church House, which allows for sufficient disabled access and maneuverability. Along with an accessible bathroom that includes grab rails, a roll-in shower, level access and slip resistant floors.



Zedwell Crib Examples



These rooms will come in a variety of sizes to fit with the existing building shape and window placements to each facade. The beds may be placed against one or two walls to provide sufficient space.

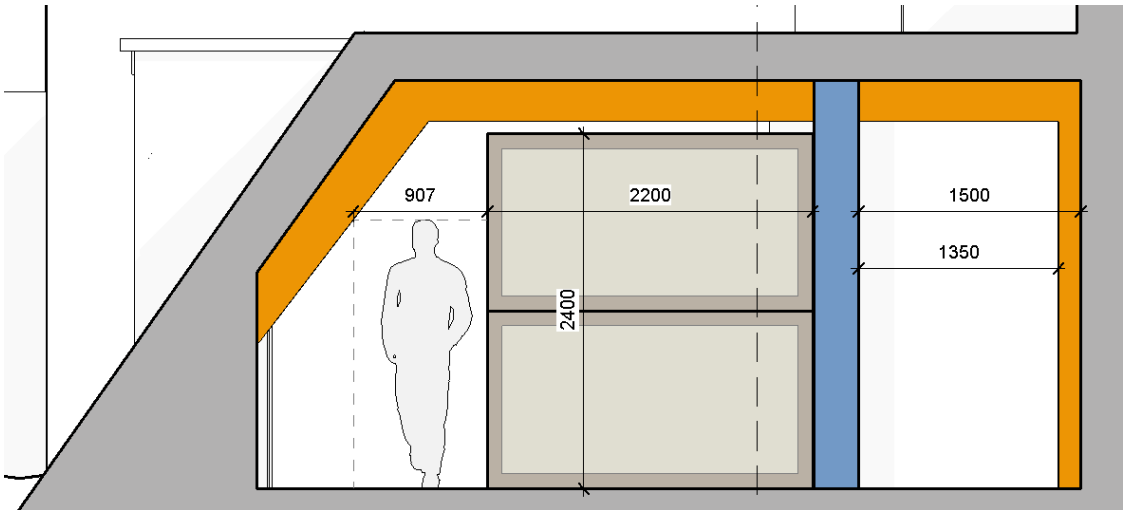
2.3.9 Capsules

The southern zone to the fifth floor is subject to pitched ceiling with dormers. Although this area is spacious in footprint, the head height limits the useable space which means crib rooms would be small and cramped. Therefore, capsules have been introduced to this zone to provide an alternative offering for short-stay guests who may not require a private room and ensuite.



Capsules Example

Inspired by Japanese capsule hotels, the Zedwell capsule is a modern, privacy-focused offering for the hostel market. Designed for privacy, security, and a good night's sleep, each capsule features a lockable roller shutter and Hypnos mattresses. Zedwell have implemented this on numerous hotel schemes throughout the UK, including 960 capsules for Zedwell Tottenham Court Road.



Capsule Room Section

The section above gives an idea of the Zedwell Capsules positioned to the southern area of the fifth floor. As shown, head height is limited but provides sufficient access past the capsules. Crib rooms with a bed and bathroom may become compromised in this area.

3.0

Response to St Mary's SRF

3.1 SRF Vision, Opportunities and Issues

SRF Vision

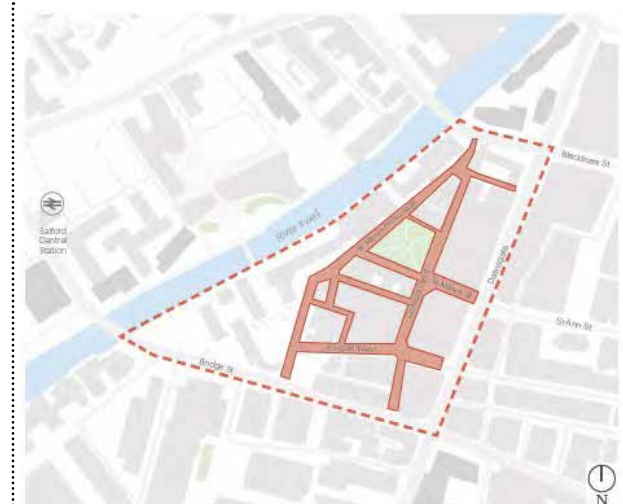
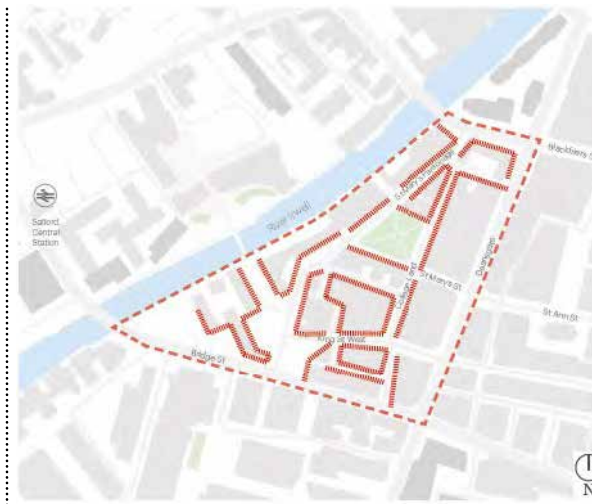
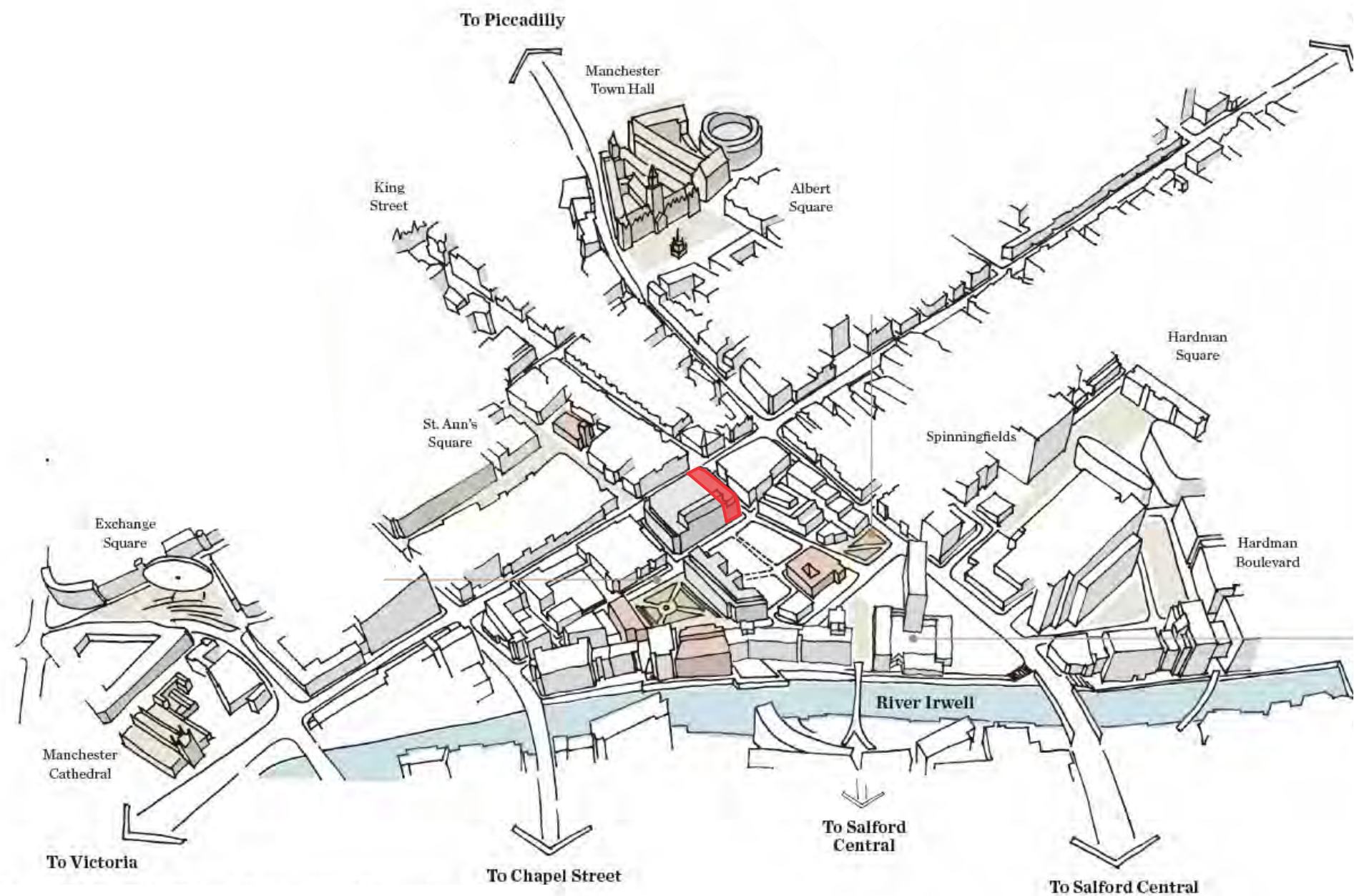
To create a Mixed Use Place of Manchester.

SRF Opportunity for Church House

- Area not maximising potential
- Poorly managed servicing arrangements
- Redefine area's strategic priorities
- Deliver a commercially-led mixed use neighbourhood with a key aim being to balance the aim of ensuring that its full economic potential is realised, whilst ensuring that the area's essential qualities and characteristics are protected and enhanced.

SRF Issues

1. Tired looking buildings
2. Lack of active frontages
3. Poor streetscapes

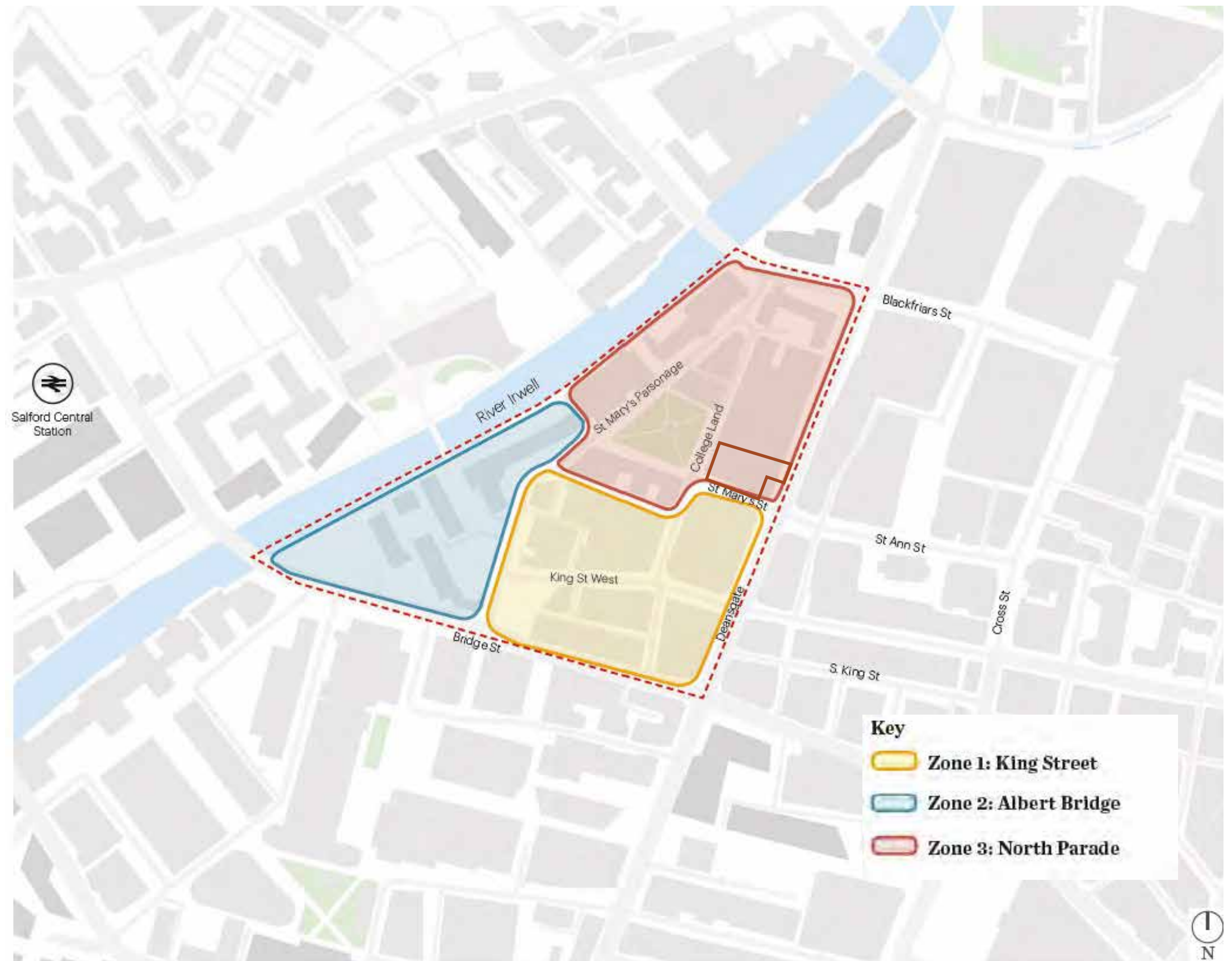


3.2 Zone 3, North Parade

- Central and northern end of the SRF area is defined by the quiet, and predominantly inward looking character of Parsonage Gardens
- St Mary's Parsonage/ Parsonage provides a route through the site North-South, but one that is little used.
- The North Parade character includes large commercial/ residential developments surrounding Parsonage Gardens. The retail and restaurant uses fronting onto Deansgate is external facing, but do not provide strong pedestrian connections and therefore largely fail to draw in pedestrian activity from Deansgate.

Overarching Design and Development Principles

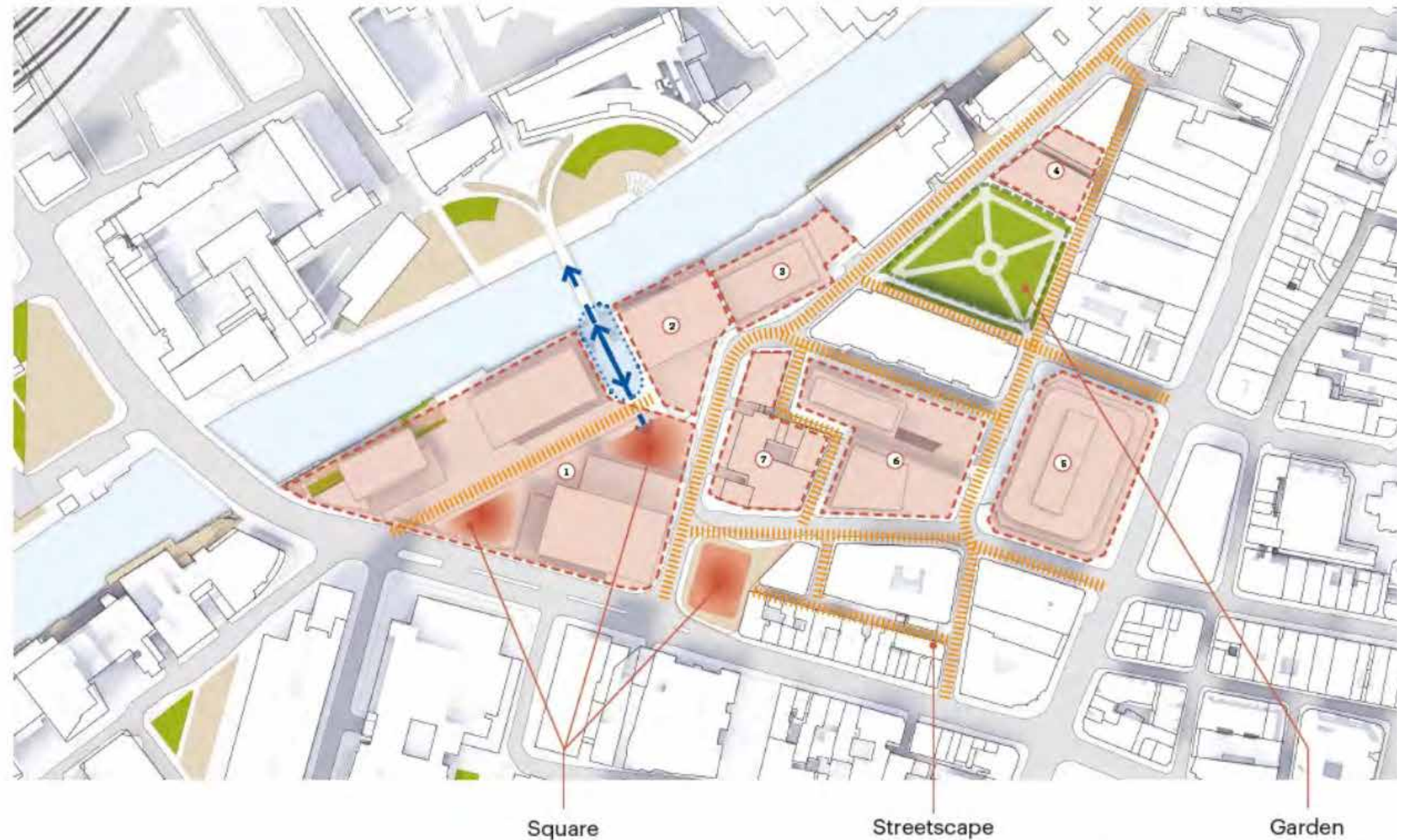
- Uses - new development should attract users and create a critical mass of activity which will make a significant contribution towards improving vitality and viability of this part of the City Centre
- Grade A office buildings
- Residential use not envisaged
- Hotel use specifically identified as making best contribution to deliver the SRF vision



3.3 Retail and Leisure

Supporting the neighbourhood community offer and the City Centre as a visitor destination.

- 6.17 “Manchester’s cultural, leisure, and tourism offer plays a pivotal role in shaping the City’s identity and supporting its regional, national, and international profile”
- 6.18 – “Providing sufficient hotel accommodation is a key part of supporting the leisure, tourism, and conferencing economy that is important to the economic success of Manchester. The success of the tourism sector and strong visitor numbers demonstrates the capacity of the City for new hotel accommodation”
- 6.19 - The SRF area is ideally located to appeal to top grade hoteliers, for which there is considered to be a shortfall in Manchester. “Distinctive hotel offerings will add exponential value to the area, increasing the profile and helping to support a vibrant neighbourhood”.
- 6.17 “Manchester’s cultural, leisure, and tourism offer plays a pivotal role in shaping the City’s identity and supporting its regional, national, and international profile”
- 6.18 – “Providing sufficient hotel accommodation is a key part of supporting the leisure, tourism, and conferencing economy that is important to the economic success of Manchester. The success of the tourism sector and strong visitor numbers demonstrates the capacity of the City for new hotel accommodation”
- 6.19 - The SRF area is ideally located to appeal to top grade hoteliers, for which there is considered to be a shortfall in Manchester. “Distinctive hotel offerings will add exponential value to the area, increasing the profile and helping to support a vibrant neighbourhood”.



3.4 Surrounding Land Uses

The existing surrounding land use is a mixture of Retail and F&B (mainly on the ground floor) with offices (which mainly occupy the upper floors).

SRF para 2.5 notes that 'It will be a commercially-led mixed use neighbourhood' 'where people LIVE, WORK, RELAX, SOCIALISE;'

'Parsonage Gardens will build upon its existing asset base, and its positive adjacencies to other parts of the City Centre, to successfully host an eco-system of best in class employment – from global businesses to start ups - and other high quality uses - including residential, hotel, retail and leisure'

- Opportunity to diversify usage on Parsonage Gardens and within the wider area.
- Opportunity to create 24 hour active frontage to both Deansgate and Parsonage Gardens, increasing passive surveillance to the existing green space.



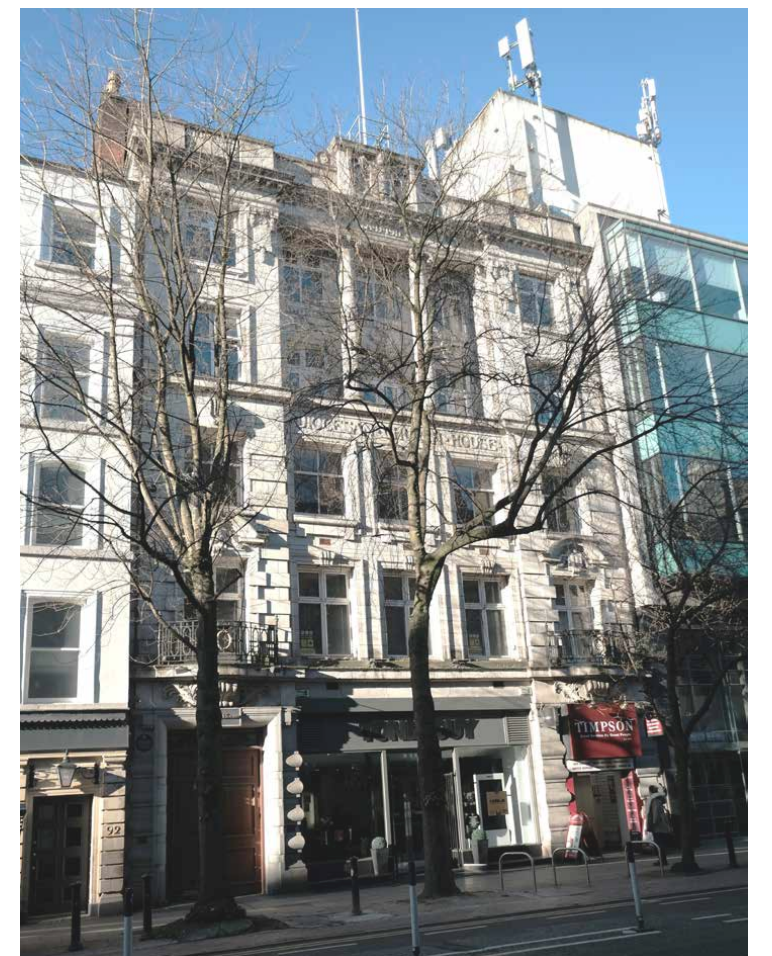
4.0

Design Principles to Address the SRF

4.1 Architectural Quality

SRF paragraph 2.5 notes that 'the aim is to ensure full economic potential' 'in a manner that conserves and promotes the area's essential qualities and characteristics that can make it a special place'; it also notes that 'A key underlying principle of the SRF will be the retention and celebration of the area's special qualities and assets'

- The change of use brings opportunities for the required upgrades to the building. Sustainable upgrades will be allowed to align to Building Regs.
- Propose to retain, reinstate and celebrate the existing building, with window upgrades (to match the existing and external repairs where required) - See Section 7.3.
- All proposed plant positions will be carefully considered so as not to visually impact views from Deansgate or Parsonage Gardens. Roof top plant has been allowed for in locations where visibility will not be an issue - See Section 9.3.
- BREEAM 'VERY GOOD' has been targetted.



4.2 Environment / Relationship to Parsonage Gardens

‘A key underlying principle of the SRF will be the retention and celebration of the area’s special qualities and assets and green space’

Active Frontage

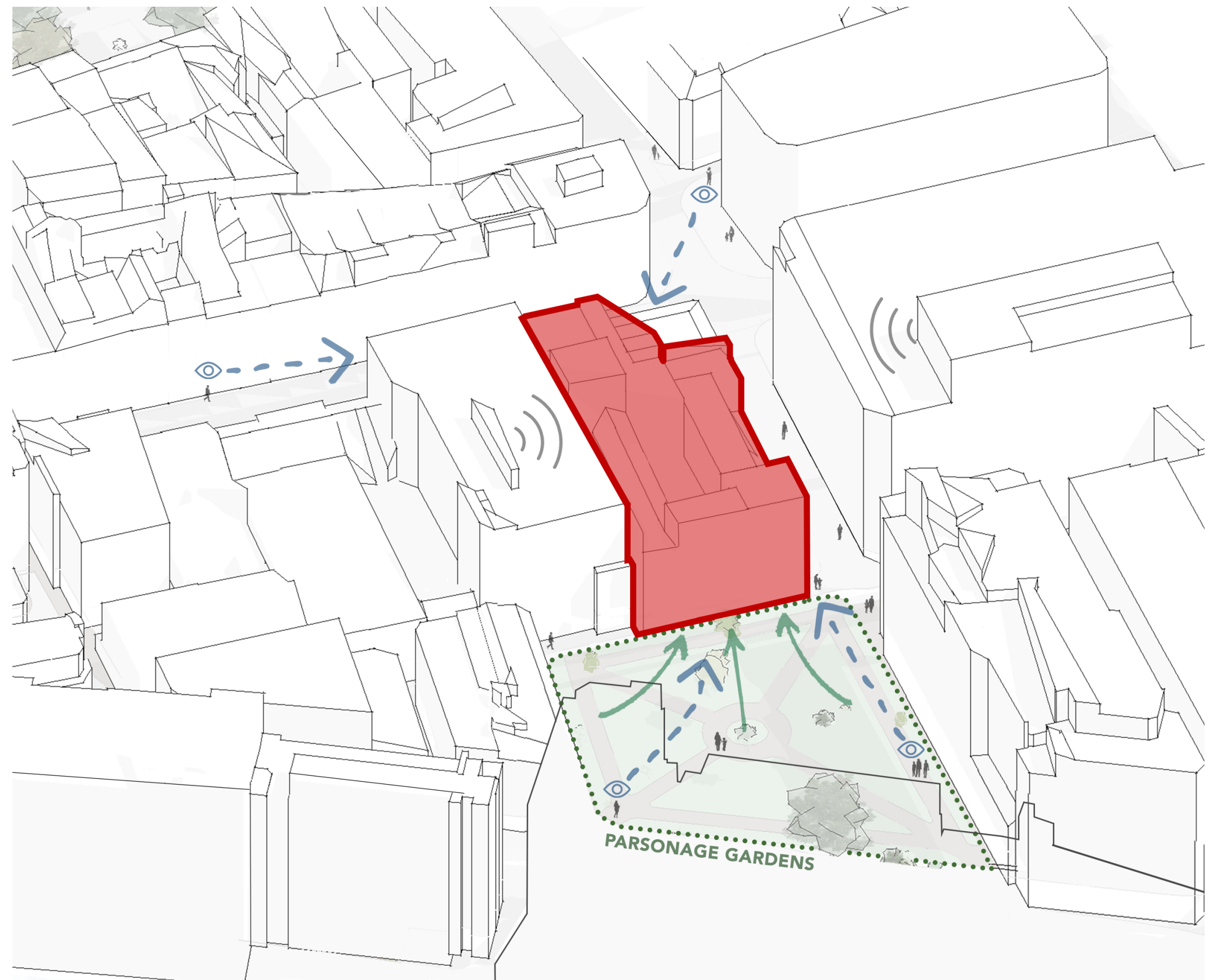
- The proposal acts to bring more active frontage to Parsonage Gardens with a unit being brought back into use on the corner of Parsonage Gardens and St Mary’s St.
- 24 passive surveillance over Parsonage Gardens with hotel operation and room occupants.

Enhancing The Public Realm

- Opportunities to improve the streetscape and pedestrian environment on College Land, and at the St Mary’s Street / Southgate / College Land junction.
- Relocating the bins on College Land, into the proposed Bin Store within the basement, with bins organised by a management team (See Sections 9.1 - 9.2).

Reducing Vehicular Focus

- The hotel is not proposing any vehicular parking, and it is anticipated that most guests will arrive on foot, by public transport or taxi drop off on Deansgate.



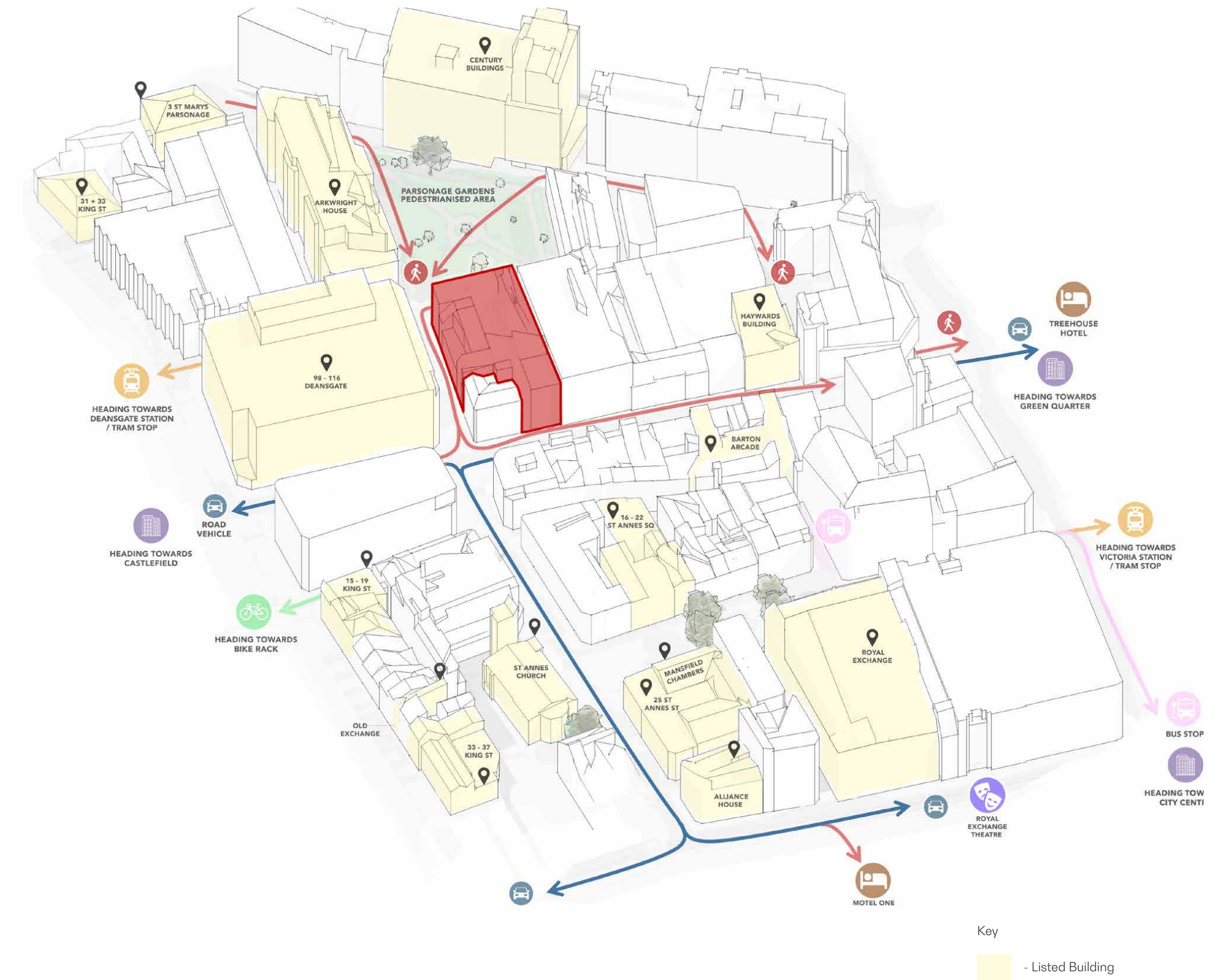
4.3 Site Location and landmarks

Church House is located within the city centre of Manchester, England. It is on a prominent corner of Deansgate and St Mary's St, which leads to Parsonage Gardens at the rear of the building.

For information on access, see Section 8.0.

Transport strategy for the site will align with the key principles that are set out in the St Mary's Parsonage SRF:

- Proposals will seek to minimise the impacts and extent of on-street waste and servicing operations.
- Development scheme comprises of a shared waste storage proposal with a new internal bin store, which will benefit the streetscape on College Land.
- Review the potential opportunities for public realm improvements e.g., shared surface proposals (College Land) and pedestrian surface treatment (St Mary's Street / Southgate / College Land junction).
- No on-site car parking provision is proposed – city centre location provides excellent opportunities for access by sustainable travel, and there is good availability of public car parks for residual vehicle trips by hotel users.
- Disabled car parking bays adjacent to the site on St Mary's Street (approximately five spaces).
- Internal bike storage area in line with MCC policy requirements, including locker, shower and changing facilities for staff.



5.0

Implementation
& Commitment
to Delivery in
line with the
SRF

5.1 Commitment to Delivery

Royal Buildings recieved planning permission December 2023, Ref 137450/FO/2023.

- Build expected to complete early-2027.

Deansgate Preliminary Program:

- Completion of Stage 4 Q4 2025/Q1 2026
- Award tender in Q2 2026
- Main construction work commences in Q3 2026
- Completion of construction main works Q2 2027

Royal Buildings Program:

- Completion of Stage 4 28th February 2025
- Award tender on 26th June 2025
- Enabling works commenced September 2025
- Completion of Enabling works target Q1 2026
- Construction main works commence on Q1 2026
- Completion of construction main works Q1 2027

Funding Information

- Full Ownership of 90 Deansgate.
- All properties are bought with 100% equity.
- Sufficient equity to reposition and develop the current committed pipeline to reach our goal of 10,000 residential flats / hotel rooms by 2035

Ongoing management of assets

At Criterion, we pride ourselves on our efficient management practices, which include handling all assets in-house.



6.0

The Existing Building

6.1 Surrounding Context

The neighbouring architecture around Church House consists of a variety of styles, including Neoclassical, Victorian and Edwardian buildings with some contemporary iterations in-between.

Parsonage Gardens is bordered by a variety of large listed buildings. This includes Arkwright House and House of Fraser, which are both Grade II listed.

Church House fronts onto Deansgate, which hosts a range of Victorian and Edwardian buildings. Including Barton Arcade, a Victorian Grade II listed building, now home to a number of shops, bars, eateries, hair salons and offices.



6.2 The Building

6.2.1 Layout

The property extends across 6 floors, including a basement level. The ground floor is made up of retail and leisure units, some of which are currently vacant. Existing tenancy plans are shown on the following page.

The building currently has a handful of internal lightwells. These lightwells typically sit at first floor level, hosting glazed lanterns that provide natural light to the leases on ground floor.

6.2.2 Plant

As shown (central, right), most/all of these light wells have been used in recent history as an exit for lighter plant and ductwork - most of these are assumed to service the ground floor units 03 & 04 (restaurant leases).

The existing plant for the majority of the building is located within these lightwells and on the main flat roof, with small plant areas located within the basement.

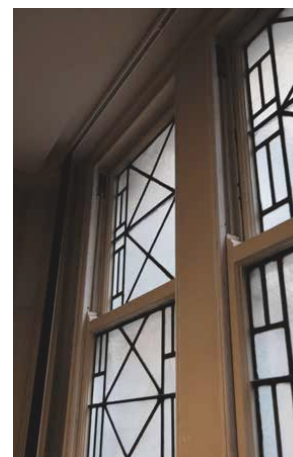
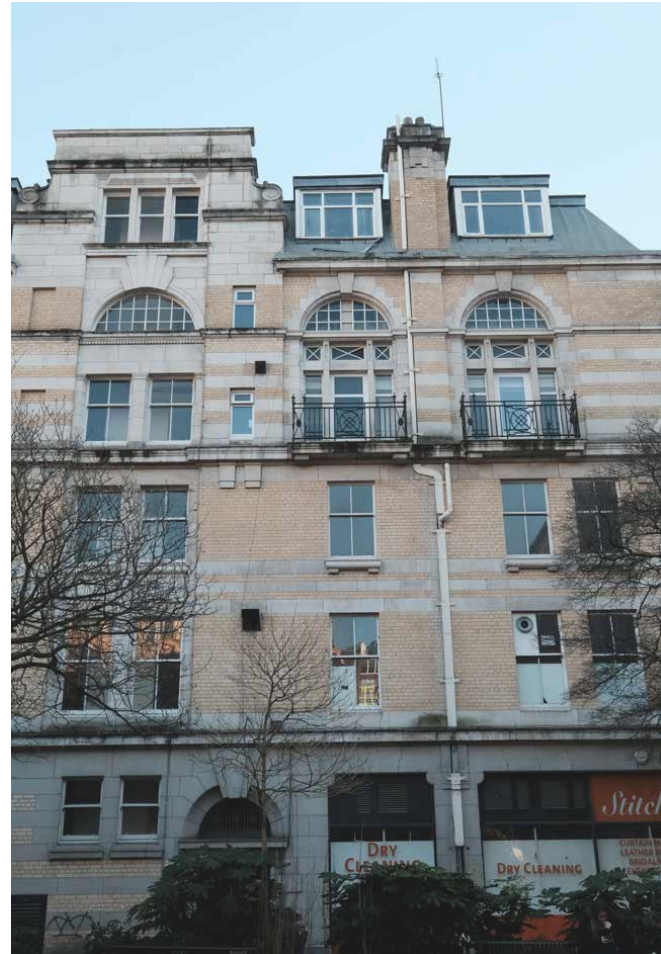
6.2.3 Servicing

College Land to the South of the building is used as an existing service street which is accessed off St Mary's. Waste bins for Unit 04 are currently positioned on College Land on a full time basis. These are collected three times a week.

All other active leases use a private waste collection service, and have their waste collected daily from their door step.

6.2.4 Structure

The retained structural elements and window positions are relatively uniform throughout the building; lending itself to a fairly standardised hotel layout on each floor.



6.3 Existing Plans and Tenancies

As shown on the plans below, the majority of the building is currently vacant, particularly on the upper floors, which were used as offices in recent years (shown in grey).

Unit 01 is corner unit to Ground Floor only. This lease is currently vacant.

Unit 02 is a local clothing alteration service (Stitches). This lease has a small area for customer interaction on the ground floor, with ancillary and storage spaces in the basement below.

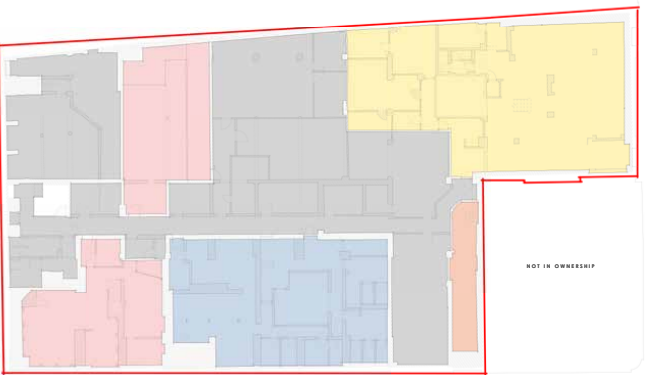
Unit 03 is a vacant restaurant lease. The existing dining space is on the ground floor, with the kitchen and toilets located within the basement.

Unit 04 is the largest lease within Church House. This is currently Gaucho restaurant, which occupies the majority of the Ground floor, and approximately half of the first floor of Church House. Most of the dining space, along with the bar, the kitchen and toilets are located at Ground level. The First Floor of unit 04 contains a small mezzanine for dining along with back of house staff rooms.

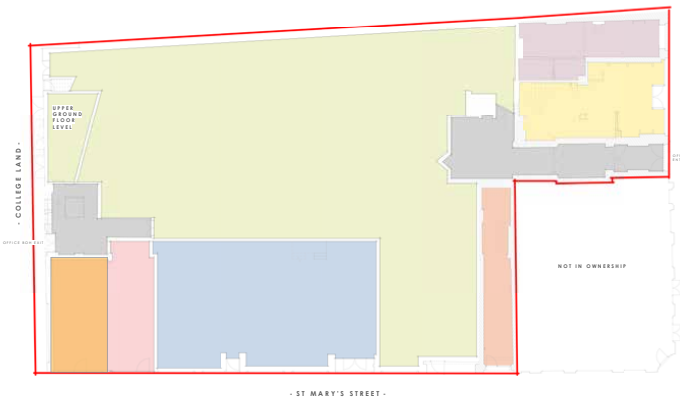
Unit 05 is Deansgate Barbers. Customers are situated at Ground floor, with storage in the basement below.

Unit 06 is Toni and Guy. Customers are situated at both Ground floor and basement, with ancillary and storage spaces in the basement below.

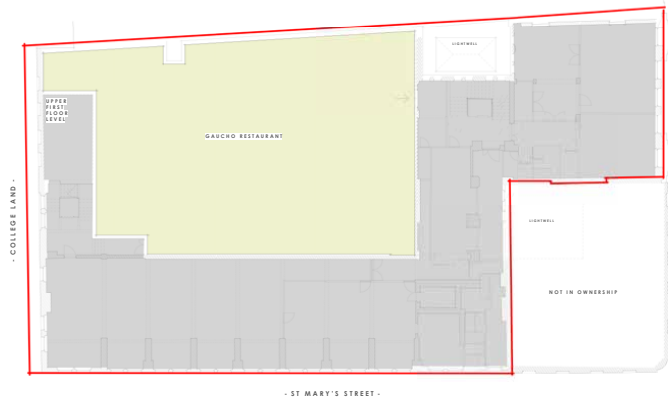
Unit 07 is Ground Floor only. This lease is currently Timpson.



Basement Floor Plan

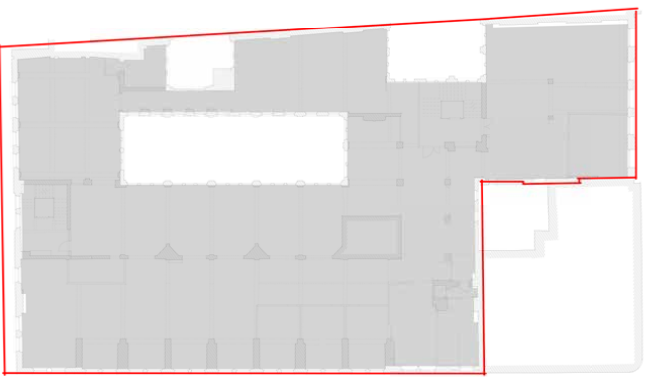


Ground Floor Plan

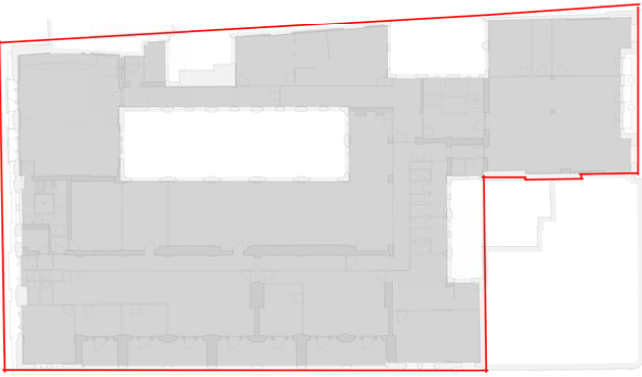


First Floor Plan

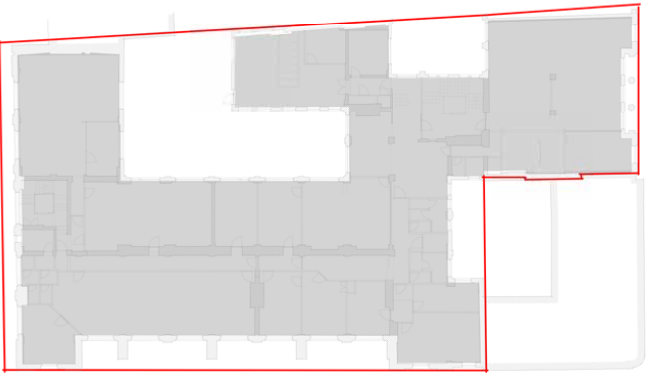
- Key
- Vacant (not to be leased)
 - Unit 01 - Vacant Corner Lease
 - Unit 02 - Stitches
 - Unit 03 - Vacant Restaurant Lease
 - Unit 04 - Gaucho Restaurant
 - Unit 05 - Deansgate Barbers
 - Unit 06 - Toni & Guy
 - Unit 07 - Timpson



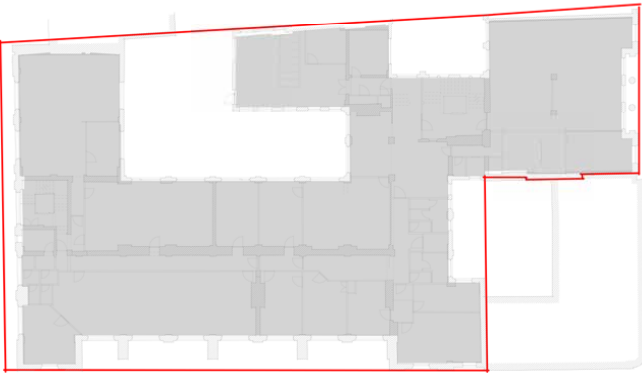
Second Floor Plan



Third Floor Plan



Fourth Floor Plan



Fifth Floor Plan

6.4 Existing Fire Strategy

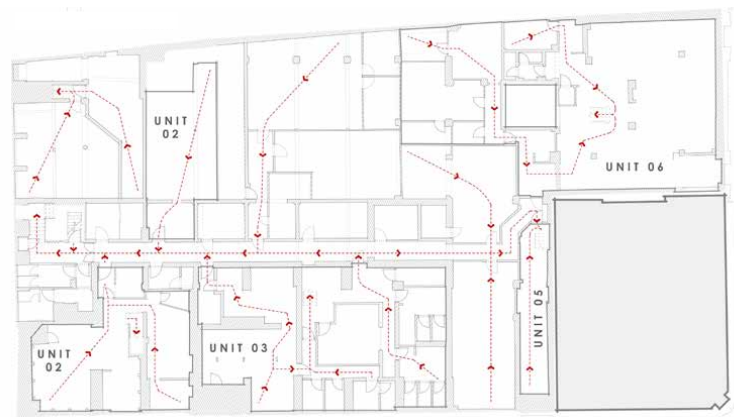
The existing fire escape strategy from the upper floors relies on the two staircases to create a secondary means of escape. However in order to create a route to the rear staircase a perimeter corridor has been created around the central light-well to allow access to each staircore for every room. It was noted from early on in the design proposals that the change of use will trigger the need to upgrade this fire escape strategy to meet building regulations. The previous office layouts to the upper floors relied on the two staircores, which each have a temperamental small lift. As shown below, some of the existing offices had single escape distances of more than nine metres, which has been successfully addressed throughout the hotel scheme.

Most lightweight partitions to the office areas have been removed in recent years, eliminating the convoluted escape routes that were in place prior to the strip out.

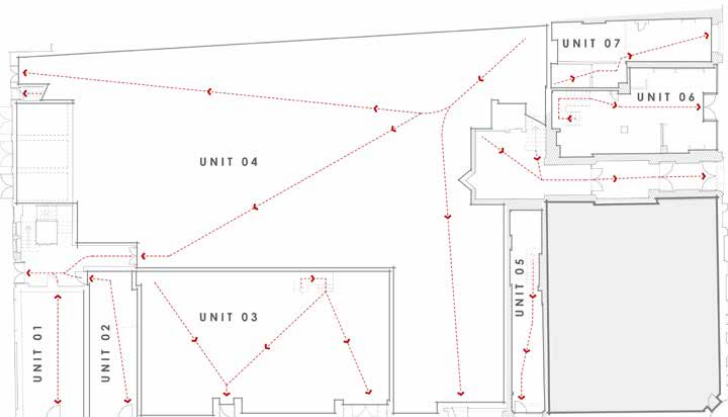
The existing leases all have a robust fire strategy. Each lease within the basement has two means of escape, one via a staircase within the lease boundary, and the other via the central communal corridor within the basement. Unit 04 (Gaucho Restaurant) spans from ground to first, and has multiple means of escape to on both levels.



Basement Sub-floor Plan



Basement Floor Plan

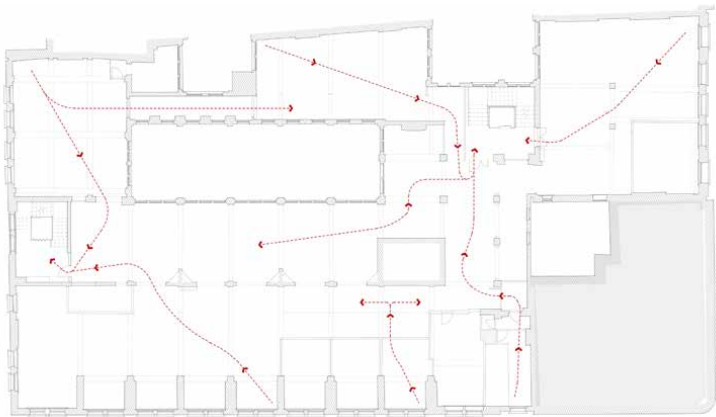


Ground Floor Plan

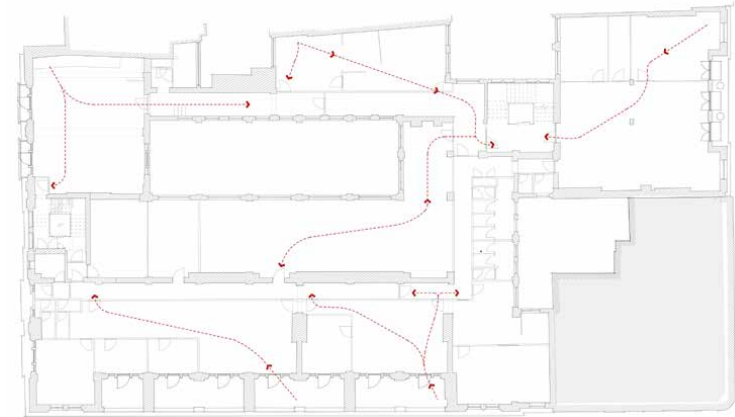


First Floor Plan

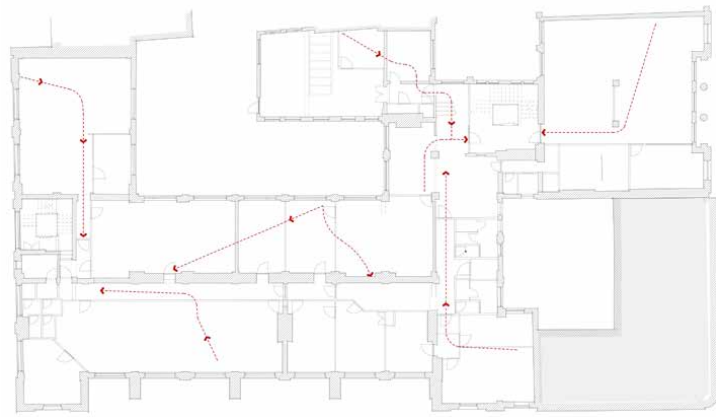
Key
.....> Travel Direction



Second Floor Plan



Third Floor Plan



Fourth Floor Plan



Fifth Floor Plan

7.0

Proposal

7.1 Floor Plans - Ground and Basement

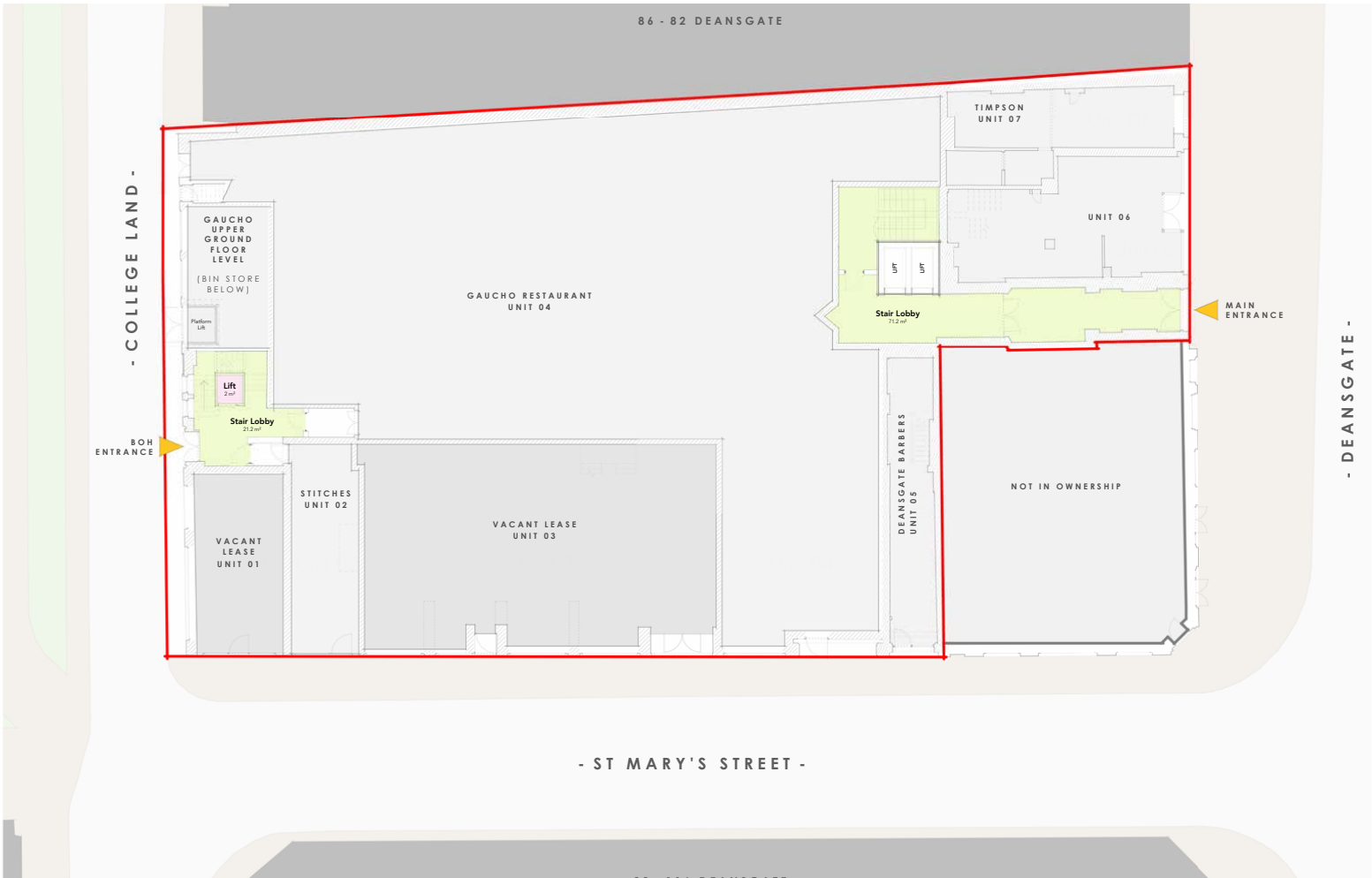
Ground Floor Plan

The majority of the ground floor is to be retained as existing in order to maximise the existing lease offerings on ground floor.

Unit 01 (vacant corner lease) and Unit 03 (vacant restaurant) will be retained and leased.

The entrance to the hotel utilises the existing office entrance, off Deansgate. This area as existing has minimal floor area on ground floor and so upon arrival, new guests are directed down into the basement reception via the lifts on Ground floor. For security, only checked-in guests can access the upper floors using their key card to open doors and take the lifts above Ground Floor level. Guest check-in will be open throughout the day and locked at night, with an access fob system for logged guests to enter the building. The entrance will be supplied with full CCTV coverage, an intercom, and concierge will have their own office on Basement level.

Due to the existing lift being inaccessible and insufficient to service the hotel (as confirmed through lift traffic analysis), the main staircase and lift are proposed to be removed, and the core reconfigured. A new staircase and two new accessible lifts are proposed within this existing core.



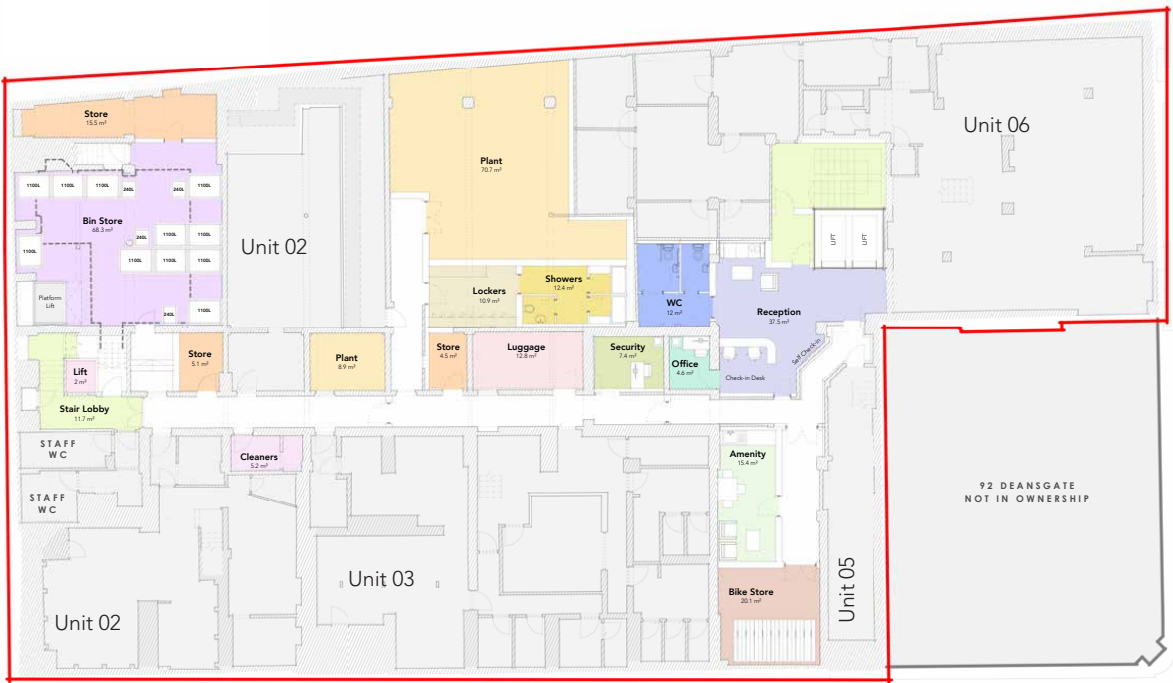
Ground Floor Plan - Proposed

Basement Floor Plan

Once guests are directed down into the basement reception from the ground floor lifts, they will be provided a key card upon check-in, which will provide them access to the upper floors and their individual room. It is envisioned that most of the check in process will be done digitally and therefore a small reception area is proposed for one or two members to staff to manage. There is also allowance for a small staff office and toilets directly off the Reception space.

The majority of the Basement is a mix of active and vacant leases, with the remaining areas given to the hotel. As well as the hotel reception space, the hotel basement would host plant areas, a secure luggage room, bin store, staff facilities and a secure bike store. These spaces will be restricted for hotel guests with fob/key access but doors are released in the case of a fire. All communal areas will have full CCTV coverage.

The bike store and luggage room has been located as close as possible to the reception space to minimise travel distances. The locked bike store hosts 10 two tier bike racks (20 bicycles). This suits the MCC Core Strategy of '1 space per 10 guest rooms'. Similar to luggage, designated hotel staff will take the bike from guests within the reception space, and safely store it within bike store. Bikes can be retrieved from staff members upon guests showing their ID and key card. The bike and luggage rooms will comply with Secure by Design.



Basement Floor Plan - Proposed

7.2 Floor Plans - Upper Floors

The plan layout for each floor is based around the standard room model for the Zedwell brand, as discussed in section 02. The hotels model which depends on cost efficient accommodation creates compact and efficient rooms. This layout creates opportunity to use the standard bedroom footprint while still retaining the existing window openings.

In the recent years, the existing building has been stripped of any non-structural partitions, with modern additions including new floors infilling internal mezzanine areas. The existing structure of the building lends itself to a uniform hotel layout on each floor, which aids in retaining as much existing fabric as possible. Party walls have been aligned to existing window piers and columns, whilst the

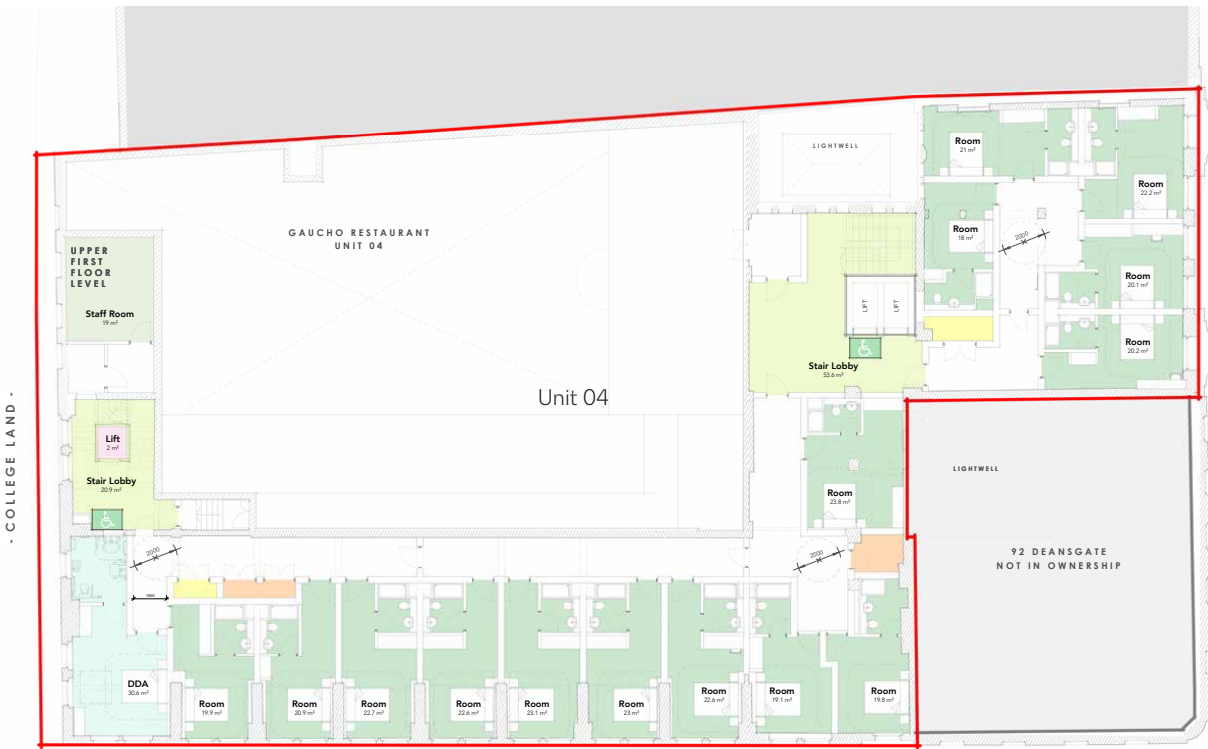
existing lightwells provide natural light to rooms within the core of the floor plate.

Risers are located within the corridors to allow access for maintenance.

The First floor is partly occupied by Gaucho, where an existing mezzanine is used for dining with some staff areas and facilities. This creates a unique hotel plan on first floor with one corridor running from one stair core to the other. Existing access to Gaucho is retained to both staircores for emergency escape. On the upper floors, the existing central lightwell creates a circular route around the building, which also provides two means of escape, through the main staircase and the BOH stairs, located to the west.

Room Schedule:

Level	Crib Rooms	Capsules	Accessible DDA Rooms	Total No. of Keys
Basement	0	0	0	0
Ground	0	0	0	0
First	15	0	1	16
Second	29	0	2	31
Third	28	0	2	30
Fourth	27	0	2	29
Fifth	19	32	0	51
Total	118	32	7 (5%)	157



First Floor Plan - Proposed



Typical Upper Floor Plan

7.3 Street Elevations

The two key elevations on Deansgate and St Marys have minimal interventions proposed.

Windows

The extent of damage to the windows is currently unknown until a full survey is done to determine the amount of damp and rot to the existing timber windows. All windows will be surveyed and where required will either be refurbished or replaced with timber double glazed windows to match the existing and to adhere to the Heritage Statement within this application.

When considering the comments from the Noise Impact Assessment along with the requirements for Approved Document L, we have proposed secondary glazing throughout to all the upper floors on all elevations (all areas proposed for Hotel Use).

As mentioned within Section 4.3 of the Heritage Impact Assessment, all existing uPVC windows will be removed and replaced with timber windows to restore historic value and improve the buildings external appearance.

Proposed Entrance Way

The existing doorway into the offices will be replaced with full height glazed doors.

Signage

Signage is discussed in more detail in Section 7.7.

Shop Front Design Strategy

The shop front design strategy submitted with this application outlines the long-term design approach for the building.

 Proposed signage subject to a separate advertisement consent application - See Section 6.7

 Unit 01- Currently vacant corner lease. Brought back into use.

 Unit 03 - Currently vacant restaurant lease. Brought back into use.



Proposed Eastern Elevation (Deansgate)



Proposed Southern Elevation (St Mary's)

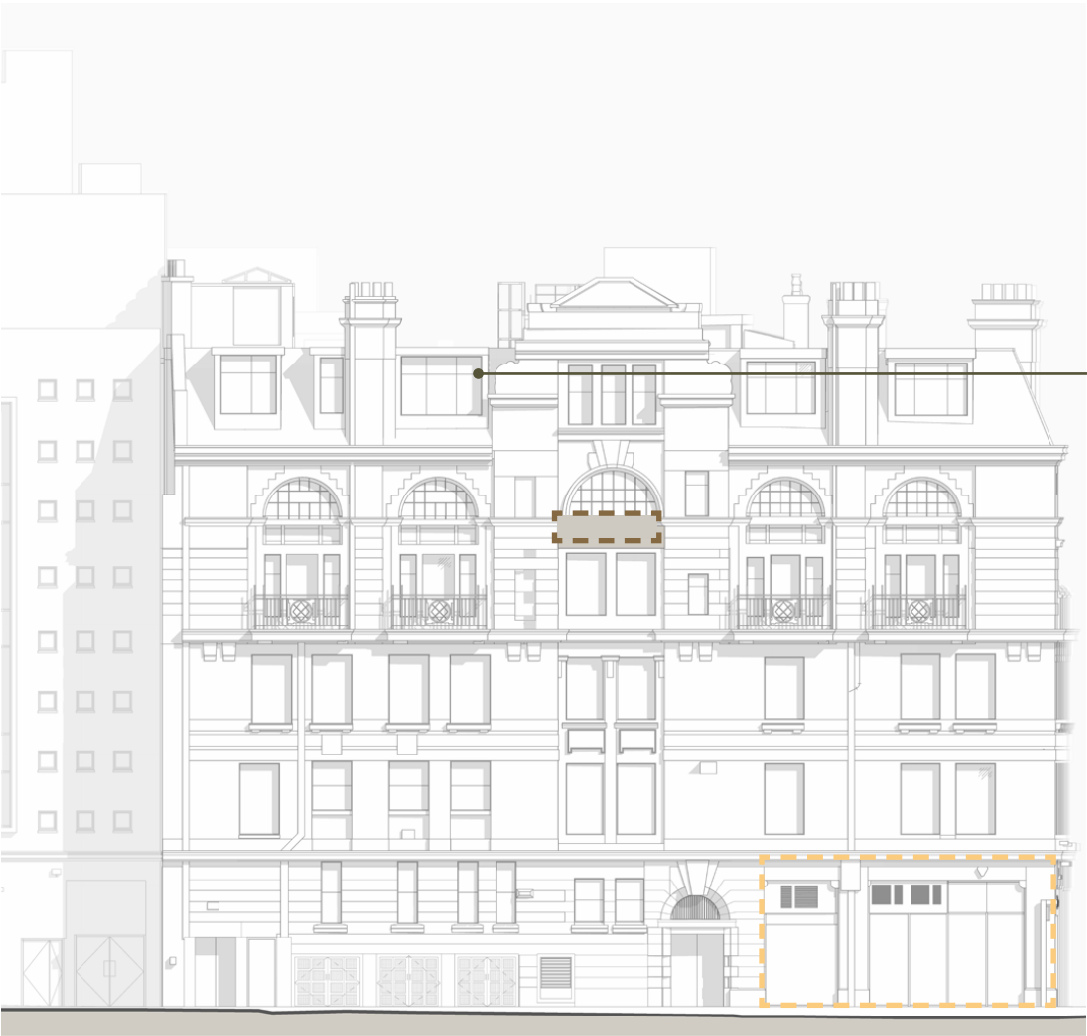
7.4 Western Elevation (College Land)

The Western elevation of Church House faces College Land and Parsonage Gardens. To improve the existing servicing strategy and the streetscape around Parsonage Gardens, a new internal bin store has been proposed within the Basement to host the bins of Units 03, 04, and the hotel. The waste will be managed by an external company, utilising the existing half-height bin store with a platform lift to transport the bins from Basement to road level. For this strategy, the three existing bin store doors will be replaced, two with louvred vents, and one with a shutter door to access the bin lift (Shown right).

Parsonage gardens is currently surrounded by office buildings. However, as mentioned, the hotel would look onto College Land with a 24 hour presence of staff and guests. Which, along with the relocation of bins, improves the pedestrian zone around Parsonage Gardens.

The proposal also activates the corner Ground floor lease between College Land and St Mary's.

The existing door to the BOH staircase will be retained (or replaced like for like) to provide an escape route and give access into the hotel for staff.



uPVC windows replaced with timber

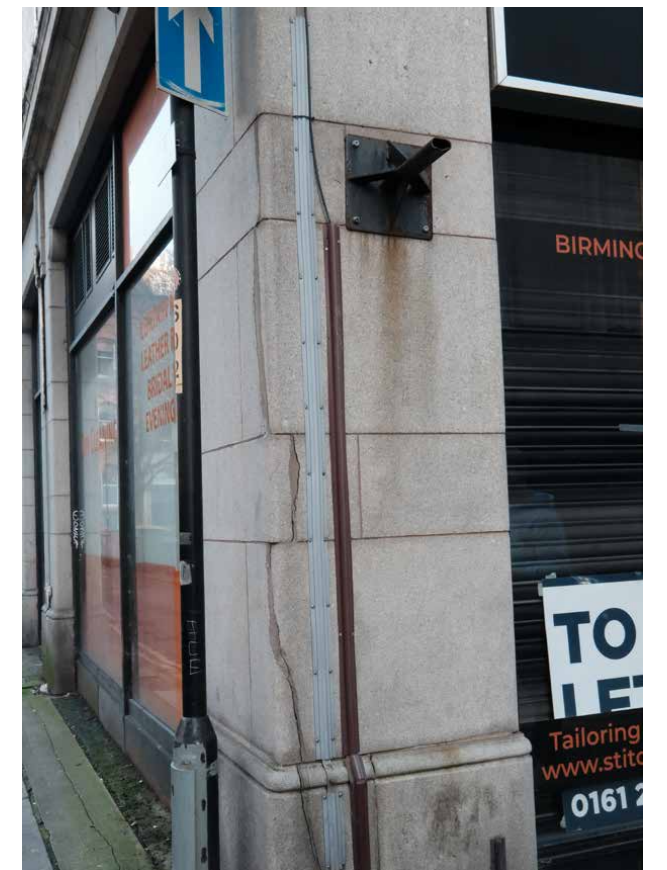
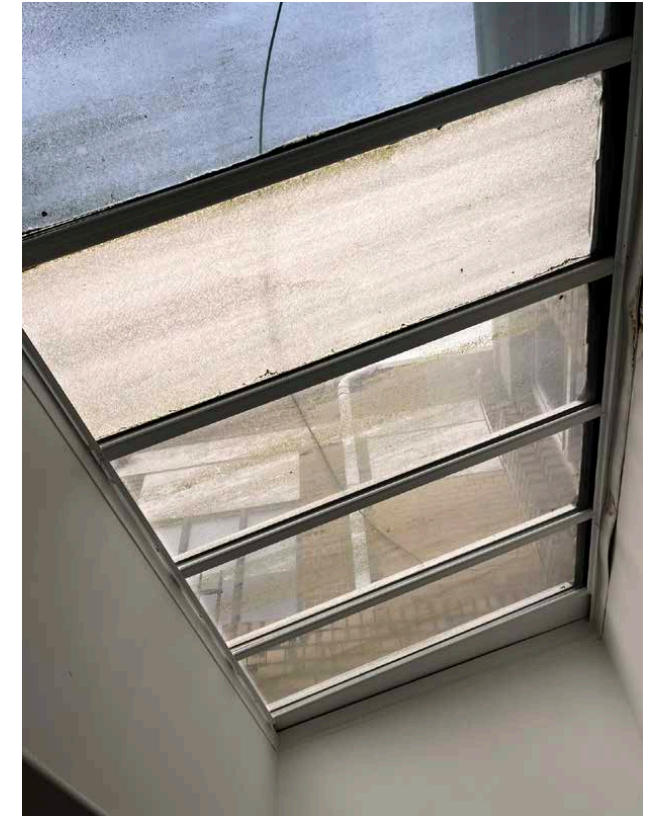
Proposed Western Elevation (College Land)

- Proposed signage subject to a separate advertisement consent application - See Section 6.7
- Unit 01- Currently vacant corner lease. Brought back into use.

7.5 Conservation / Fabric Repair Strategy

Whilst the extent of repairs and general maintenance is unknown at this stage, any repairs will be carried out on a like for like basis to match the existing, using traditional materials and methods.

Reinstatement or replacement works will be carried out sympathetically, and in the appropriate instances will incorporate careful management of change rather than a restorative approach. Many of the existing features have been stripped out, however where existing features remain, such as cornices, skirtings, architraves etc. These will be retained where possible and encased to create new ceiling or floor voids where required.



7.6 External Works - Signage

Deansgate Elevation

The proposed Zedwell hotel will utilise existing branding along side Manchester City Councils signage guidelines to create identity and wayfinding for the hotel entrance. A separate advertisement consent application will agree the detailed design of these aspects. Signage is currently proposed in five places on the building.

There are two signage proposals located at the front Deansgate entrance to the hotel to give street level way-finding. The first one is positioned on the flat elevation above the entrance to provide branding above the entrance door to the hotel. The 'Church House' signage above the door is set to be retained, with new individual lettering fixed to the glazing that is backlit for clear way finding. The second one will be a protruding copper sign of the Zedwell brand logo for prominence on the approach from Deansgate - a further study into the final location of this sign will be undertaken before submitting the separate advertisement consent application. The sign needs to be positioned so it is not visually blocked to the public by the existing trees.

St Mary's Street Elevation

This facade has two illuminated projecting signs positioned to help respectfully mark the hotel above the lease signage and give the building presence. These signs will advertise the hotel on St Marys, but also from Parsonage Gardens and Southgate.



Proposed Eastern Elevation (Deansgate)



Precedent Image



Existing Photo



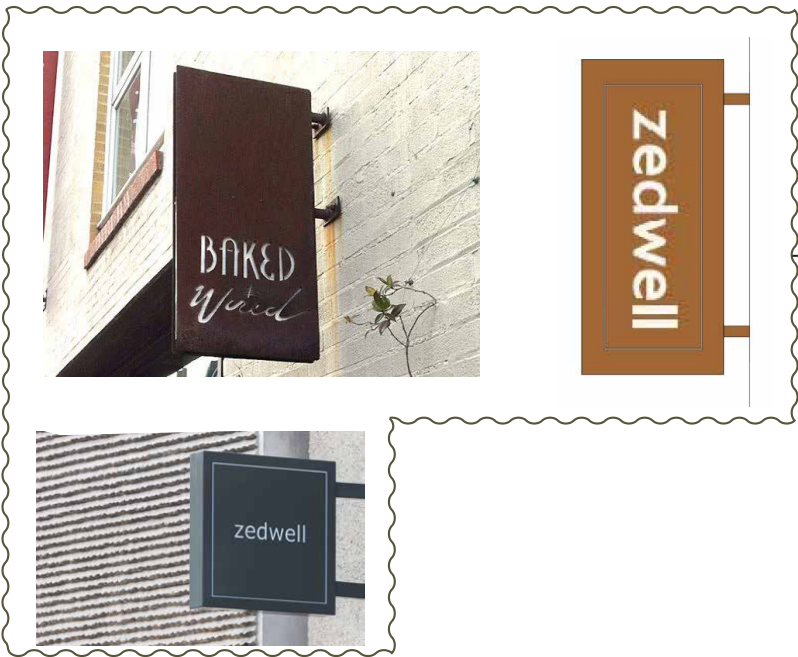
Proposed Entrance



Precedent Image



Proposed Southern Elevation (St Mary's)



7.6 External Works - Signage

College Land Elevation

Similarly to the front elevation, the rear Western Elevation will have a protruding sign of the Zedwell brand logo seen on the approach from Parsonage Gardens. As shown (right, below), the sign position is well balanced with the surrounding stone detailing and fenestration; and can be seen clearly to passers-by within Parsonage Gardens.



Proposed Western Elevation (College Land)



Signage Example from Parsonage Gardens

7.7 External Works - Lighting

Proposed lighting is shown on the external elevations (right).

Lighting is proposed to enhance the existing elevations and highlight the main entrance. As recommended in the Crime Impact Statement, dusk 'til dawn daylight sensor lights will be installed to all external doors and will complement the CCTV system. Lighting positions will be considered to ensure they cannot be used as climbing aids to access upper floor windows. LED floodlight up-lighters are also proposed to highlight the key features on the façades. These are predominantly located on Third Floor upwards. Lighting will be positioned to accentuate arches, columns and chimneys.

There are then additional LED up-lighters positioned on the First Floor corning to enlighten the flat facade between the First and Third Floors.

The 'Zedwell' brand signage will also all be illuminated or lit to help with way-finding at night.



Proposed Eastern Elevation (Deansgate)



Proposed Southern Elevation (St Mary's)



Proposed Western Elevation (College Land)

8.0

Access

8.1 Access to the Building

The site is highly accessible by sustainable transport modes. In terms of tram access, Exchange Square is the closest Metrolink stop to the site, located around 560m walk from Church House (7-minute walk). St Peters Square and Market Street are circa 720m (9-minute walk), and Piccadilly Gardens Metrolink stop is 960m (12-minute walk) from the site. The four stops provide links to multiple lines including the Ashton-under-Lyne, Altrincham, Bury and Rochdale lines, with the Market Street stop also providing access to the Manchester Airport line. All Metrolink stops provide shelters, seating and real-time journey information. They also provide disabled access in the form of step-free access, tactile paving and dropped kerbs. The site is located within a 400m walking distance of three bus stops including Piccadilly Barton Arcade (Stop NA), John Dalton Street / Deansgate (Stop WX) and St Mary's Parsonage (Stop WF), and cumulatively these stops are served by around 14 bus services. Salford Central and Manchester Victoria are the closest rail stations to the site around a 10-minute walk, and the local and regional train services facilitate access to a wide range of destinations.

The local pedestrian network comprises high-quality pedestrian friendly streets within the city centre, with good provision of crossing points in the wider area. The majority of the site's surrounding roads are subject to a 20mph speed limit and as such cater for a safe cycling environment, and there is dedicated cycle lane provision on Deansgate in the vicinity of the site.

The entrance to the hotel will be proposed within the existing Deansgate entrance to the current vacant offices above, and the site will be accessible to all of the aforementioned travel modes.

Due to the good transport links serving Church House, the site is well-placed to facilitate access by active modes and public transport for staff and guests, supporting a development that will not provide any on-site car parking.

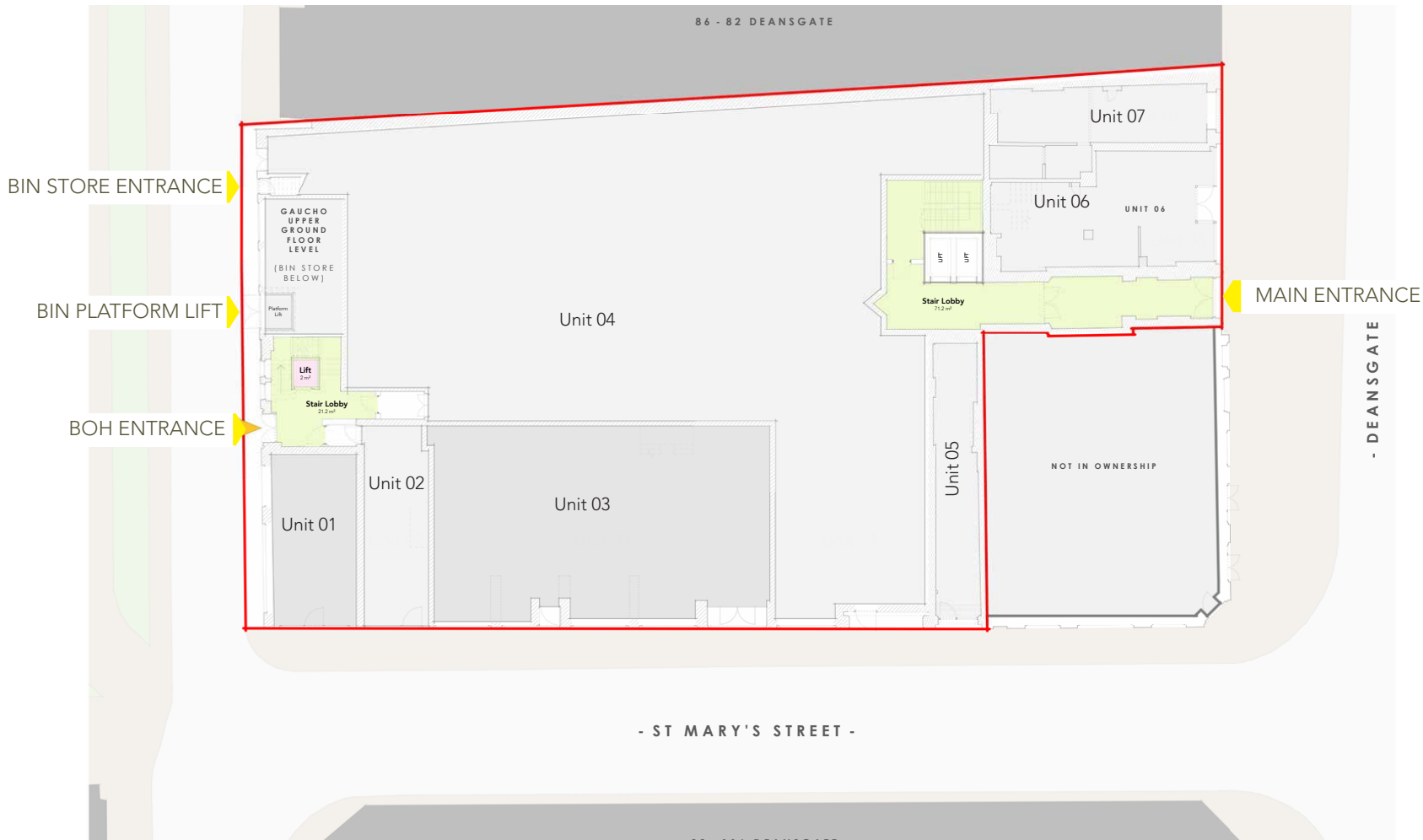
The transport strategy for the site will align with the key principles that are set out in the St Mary's Parsonage SRF:

- Proposals will seek to minimise the impacts and extent of on-street waste and servicing operations.
- Development scheme comprises of a shared waste storage proposal with a new internal bin store, which will benefit the streetscape on College Land.
- No on-site car parking provision is proposed. The city centre location provides excellent opportunities for access by sustainable travel modes, and there is good availability of public car parks for residual vehicle trips by hotel users.
- There is existing provision of disabled parking bays adjacent to the site on St Mary's Street (approximately five spaces).
- Internal bike storage area within the basement in line with the Council's policy requirements, including locker, shower and changing facilities for staff.

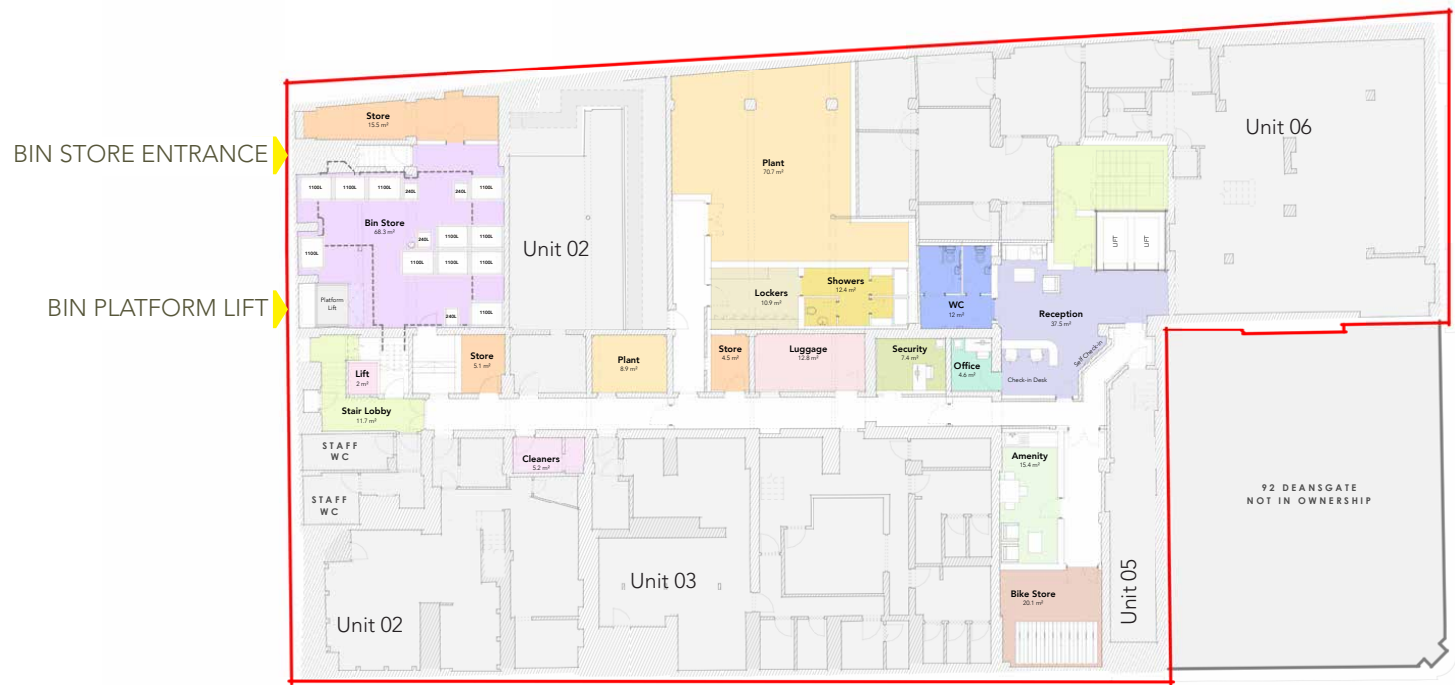
Additional Notes

The Ground Floor has level access from Deansgate, which is as per the existing condition into the offices.

The new accessible lifts are sized to potentially be evacuation lifts with an 1800 x 1800mm clear obstruction free waiting zone on each level and a refuge point to comply with 16.1 of DFA2.



Ground Floor Plan - Proposed



Basement Floor Plan - Proposed

8.2 Accessible Room Numbers and Locations

- All accessible rooms (shown in blue) have direct access to both staircores for refuges.
- There is a 5% allowance of accessible rooms due to the restrictions of the existing building fabric. The existing walls, windows and structural column positions create restrictions in the plan which make it much more difficult to accommodate the more generous and rigid requirements for accessible rooms. The proposal does however ensure that we meet the minimum requirements for the Approved Doc M document.
- Room numbers and split is shown below:

Level	Total Crib Room Numbers (Exc. Capsules)	Accessible Rooms
Ground	0	0
First	15	1
Second	29	2
Third	28	2
Fourth	27	2
Fourth	19	0
Total	125	7 (5.6%)

The above calculations includes rooms only and excludes the capsules as this offering is not an accessible offer.



First Floor Plan - Proposed



Second Floor Plan - Proposed



Third Floor Plan - Proposed



Fourth Floor Plan - Proposed

8.3 Circulation and Access Routes

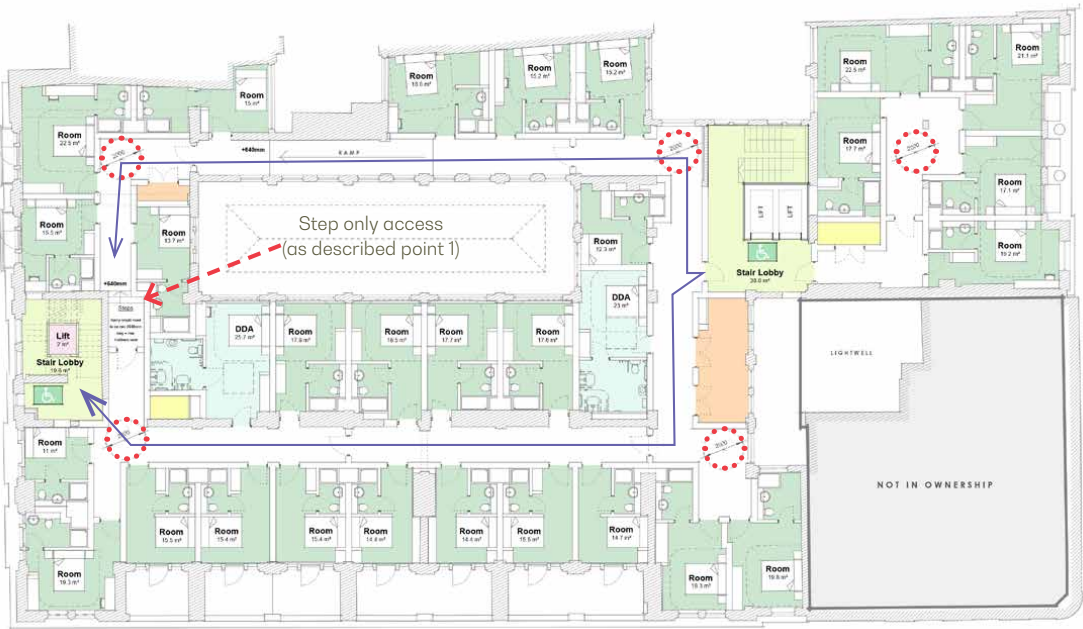
Access around each floor level has been considered. It is not possible to allow full DFA2 corridor widths throughout (1.8m), however, over 50% of the corridor areas are at least 1.8m wide, and nearly all corridors over 1.5m wide. The widths step in locally to allow for existing structure. Due to this, rather than a consistent 1.8m width, various passing points have been allowed to still allow access throughout the halls (indicative locations shown with 2m diameter red dashed circles).

The routes to each DDA room have been thoroughly reviewed on each level, ensuring as little distance as possible to the main staircore with no route below 1500mm wide at any point.

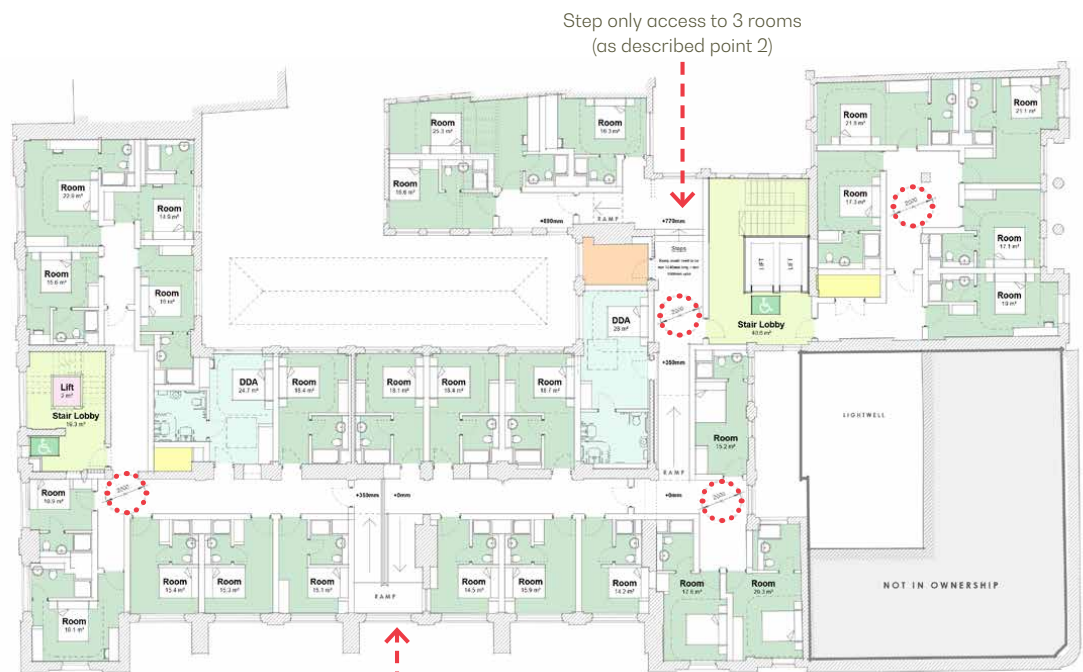
There are a small number of hotel rooms that have to be accessed by steps. This is due to the large change in levels on certain upper floors, where a ramp would be too long and would not fit. These areas are outlined below:

- 1. All rooms are accessible on the Third Floor. However, the rooms to the Northwest of the building can only be accessed via the North corridor for disabled guests (see right - accessible pathways in purple). This is due an existing level change near the BOH staircore, which would require a ramp of 8m+ in length. Although steps aren't ideal, this northern area on the Third Floor doesnt host any DDA rooms, and the accessible corridor to the North would be the smallest distance / best route to go if any disabled persons needed to access the North-West zone of this floor level.
- 2. On the Fourth Floor, the central Northern zone has a large existing change in levels which would require a ramp of 5m+. These three rooms will only be accessible via steps and therefore any guests assigned to these rooms will be asked if this acceptable at check-in. This is also the case for the same area on the Fifth Floor. However, there are only two rooms that have step only access (shown right).
- 3. Also shown (right), the smaller capsule room that hosts 8 capsules requires steps down before entering the room. A large ramped area within the main corridor is required to provide wheelchair access between each staircore; which requires the South-Eastern Capsule room to have stepped access.

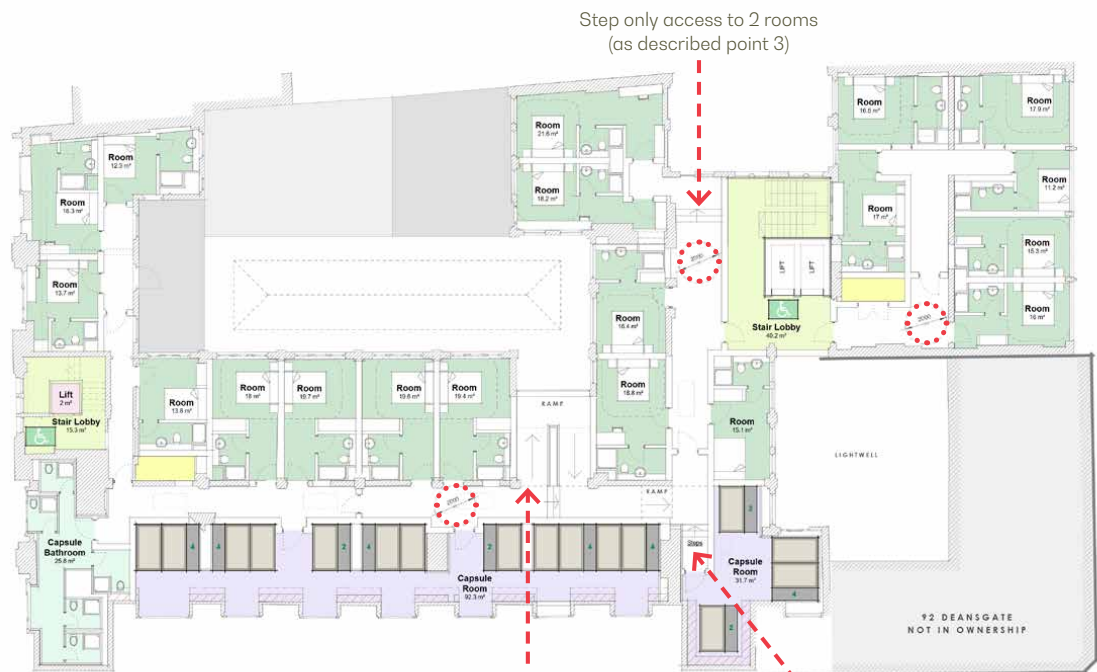
The 3 points above result in a total of 5 rooms and 8 capsules that have step only access. As the capsules are treated as a seperate non-accessible offer, the 5 Crib rooms only amount to 4% of the 125 rooms, which demonstrates the concious effort to provide an accessible hotel scheme within a multifaceted existing building.



Third Floor Plan - Proposed



Fourth Floor Plan - Proposed



Fifth Floor Plan - Proposed

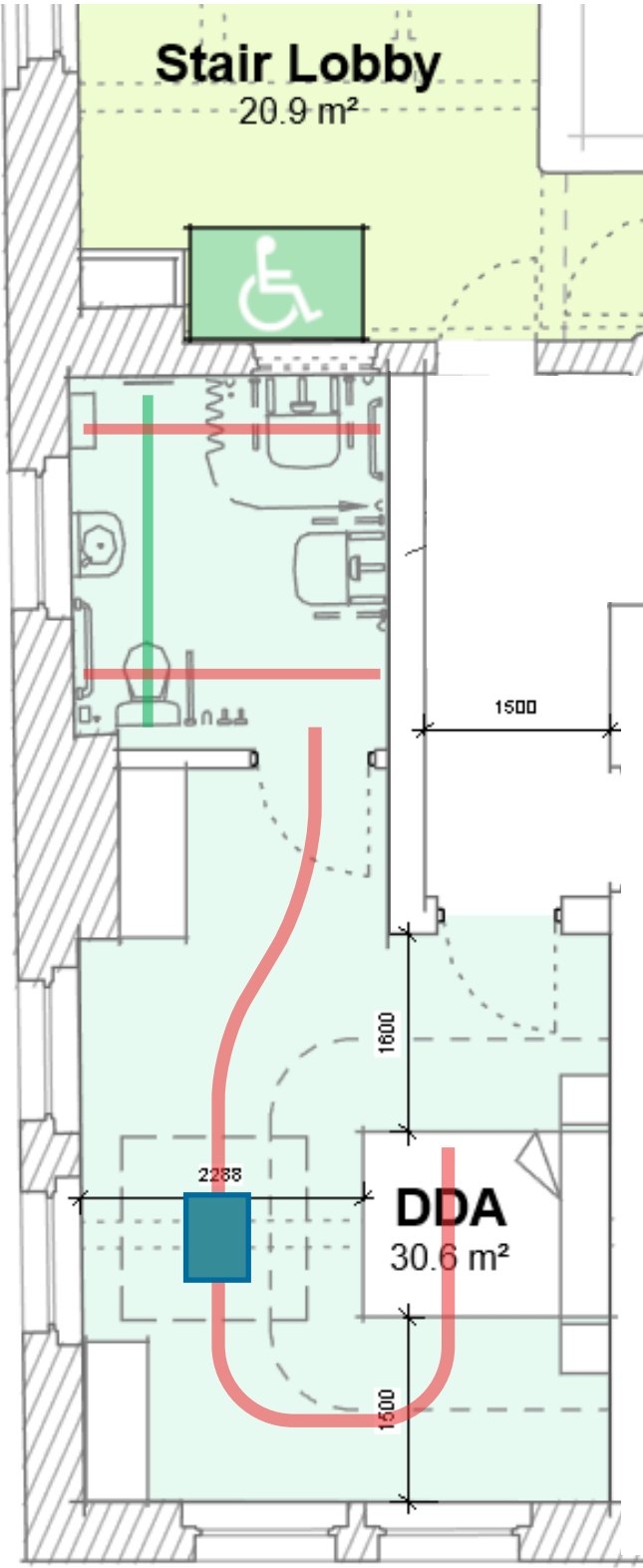
8.4 Accessible Room Layouts

The change of use accommodates varying accessible rooms shown on the adjacent images. To suit the existing structure, these DDA rooms slightly vary in scale on each floor level. At this stage, detailed construction level design has not been carried out on these room layouts, therefore, we are firstly looking to demonstrate and agree the key principles of overall numbers and room layouts with officers.

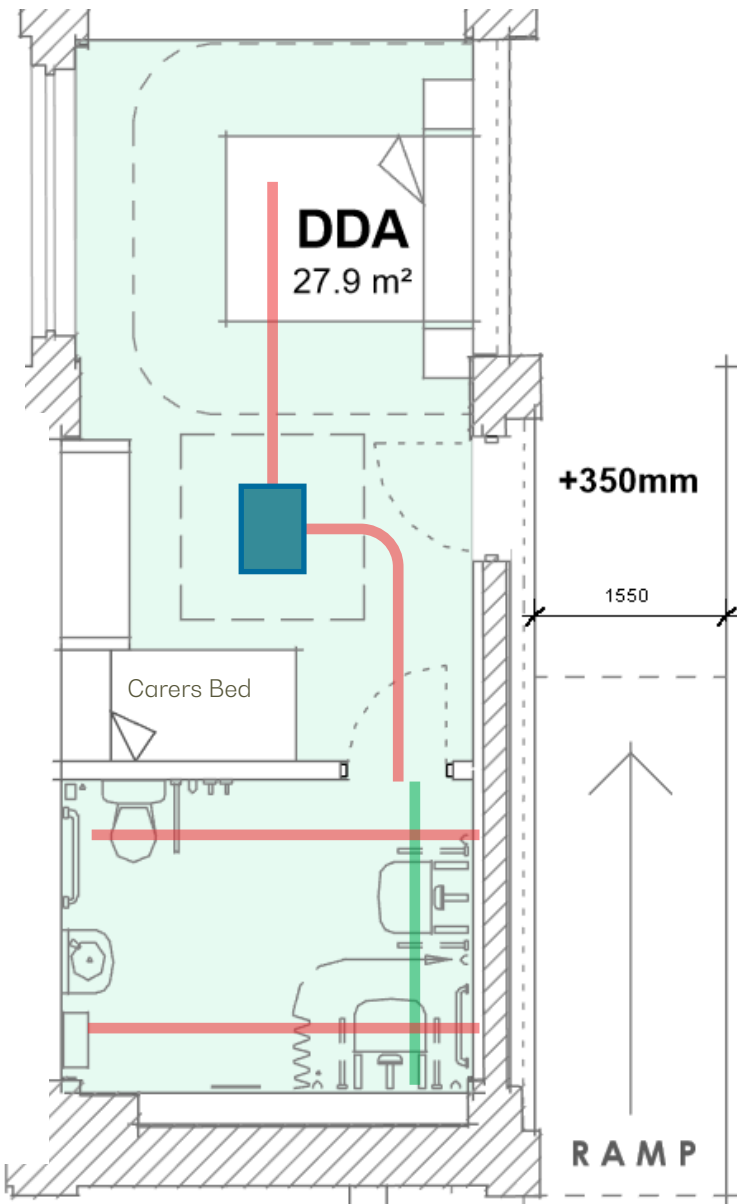
- Each Room has a DFA2 compliant shower room (min. 2.5 x 2.5 and also accessible storage to match the area and specifications allowed within the standard rooms.

Room layouts have been split into three types due to the existing building constraints as discussed above. These three types allow for different levels of accessibility:

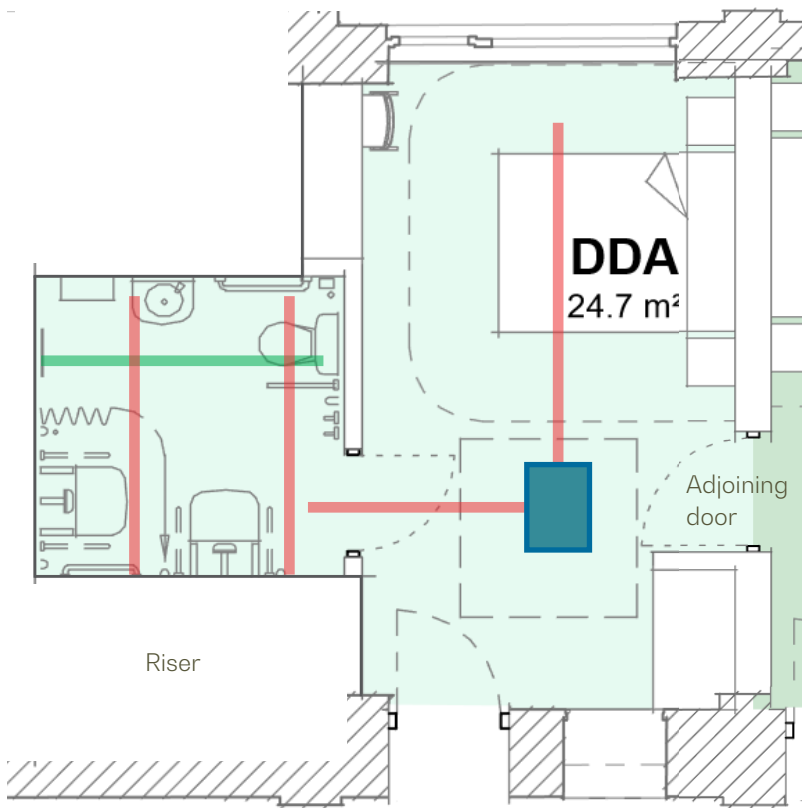
1. Type 01 (1 of the 7 rooms) is the largest of the accessible rooms and is on the First Floor. This rooms allows for 1500mm around each side of the bed, 2m at the foot of the bed, with a 2.5 x 3m accessible shower room. These dimensions exceed BS8300, which states: 'The clear minimum space to allow a wheelchair user to gain access to one side of a bed and also to turn should not be less than 1500mm by 1500mm (see Figure 63 and Figure 64). 'Note this allows for a 45 degree turn. A ceiling mounted hoist (as per the hoist plan to the right) will be included within this room and the bathroom for full accessible access.
2. Type 02 (3 of the 7 rooms) varies in length on each floor. However, each Type 02 room allows 1850mm to one side of the bed - 'The clear space to allow wheelchair users access to one side of a bed and also to turn through 180° should be at least 1 850 mm wide by 2100 mm deep (see Figure 63 and Figure 64). A ceiling mounted hoist (as per the hoist plan to the right) will be included within this room and the bathroom for full accessible access. Some Type 02 DDA rooms could accomodate an additional bed if required. This allows for an assistant or carer to stay within the room. This secondary bed is positioned as per BS8300, Paragraph 12.5.3.2 '...clear space on one side of a bed to allow a person to assist with transfer undertaken from the other side, should be at least 700 mm wide'.
3. Type 03 (3 of the 7 rooms) has a generous entrance, with approx. 3 x 2.5m to one side of the bed. Type 03 are eligible for use with a mobile hoist, as per BS8300, paragraph 12.5.3.3 'A clear space to allow transfer with the aid of an assistant-operated mobile hoist turning through 180° should be at least 2250mm wide by 2100 mm deep' This room can also be used with a double bed for further flexibly. Type 03 will have adjoining rooms for carers, family or friends to stay in the next room and access the DDA directly. This adjoining door can be locked from either side.



Accessible Room Type 01



Accessible Room Type 02



Accessible Room Type 03

9.0

Building Strategies & Reports

9.1 Waste Strategy

Table 3.1: Proposed Hotel Development - Weekly Waste Stream Forecast

General Waste	Organic	Paper / Card	Co-Mingled (Plastic / Metal / Glass)	Total
30%	10%	30%	30%	100%
3,990 Litres	1,330 Litres	3,990 Litres	3,990 Litres	13,300 Litres

Table 3.2: Gaucho Restaurant (Unit 4) - Weekly Waste Stream Forecast

General Waste	Organic	Paper / Card	Co-Mingled (Plastic / Metal / Glass)	Total
20%	10%	25%	45%	100%
1,800 Litres	900 Litres	2,250 Litres	4,050 Litres	9,000 Litres

Table 3.3: Former Cote Brasserie (Unit 3) - Weekly Waste Stream Forecast

General Waste	Organic	Paper / Card	Co-Mingled (Plastic / Metal / Glass)	Total
20%	10%	25%	45%	100%
796 Litres	398 Litres	995 Litres	1,790 Litres	3,978 Litres

Table 3.4: Retail Units 1 and 2 on St Mary's Street - Weekly Waste Stream Forecast

General Waste	Organic	Paper / Card	Co-Mingled (Plastic / Metal / Glass)	Total
50%	0%	50%	0%	100%
1,703 Litres	0 Litres	1,703 Litres	0 Litres	3,405 Litres

Table 3.5: Refuse Container Provision

	General Waste	Organic	Paper / Card	Co-Mingled
Weekly Waste	8,288 Litres	2,628 Litres	8,937 Litres	9,830 Litres
Collected x4 Times Per Week	2,072 Litres	657 Litres	2,234.25 Litres	2,457.5 Litres
Resultant Storage Requirements - 1,100 Litre Eurobin	4	-	4	3
Resultant Storage Requirements - 240 Litre Bin	-	4	-	-

Proposed Hotel Waste Calculation
(Produced by Astute)

As part of the proposed development a larger and better designed internal shared bin store will be provided in the basement level. The shared bin store proposal provides the opportunity to consolidate the waste collection requirements associated with existing units on St Mary's Street (retail uses). Waste calculations have been conducted for the proposed and existing uses in line with Manchester City Council GD 04 Waste Storage and Collection Guidance for New Developments (September 2023), with an appropriate allowance for bin storage requirements.

As shown in the table above, the calculated number of bins for the proposal amount to 11 x 1100L Eurobins and 4 x 240L bins, which are collected 4 times weekly. The number of bins for the hotel is based on 150 litres per bedroom waste for the hotel use, which is reflective of the scheme not providing any restaurant, breakfasting or banqueting space. The level of food waste storage given above is considered generous and likely surplus to the expected food waste generation. The waste per capsule is assumed to be 0.25 of the bedroom waste amount given the nature of this type of accommodation.

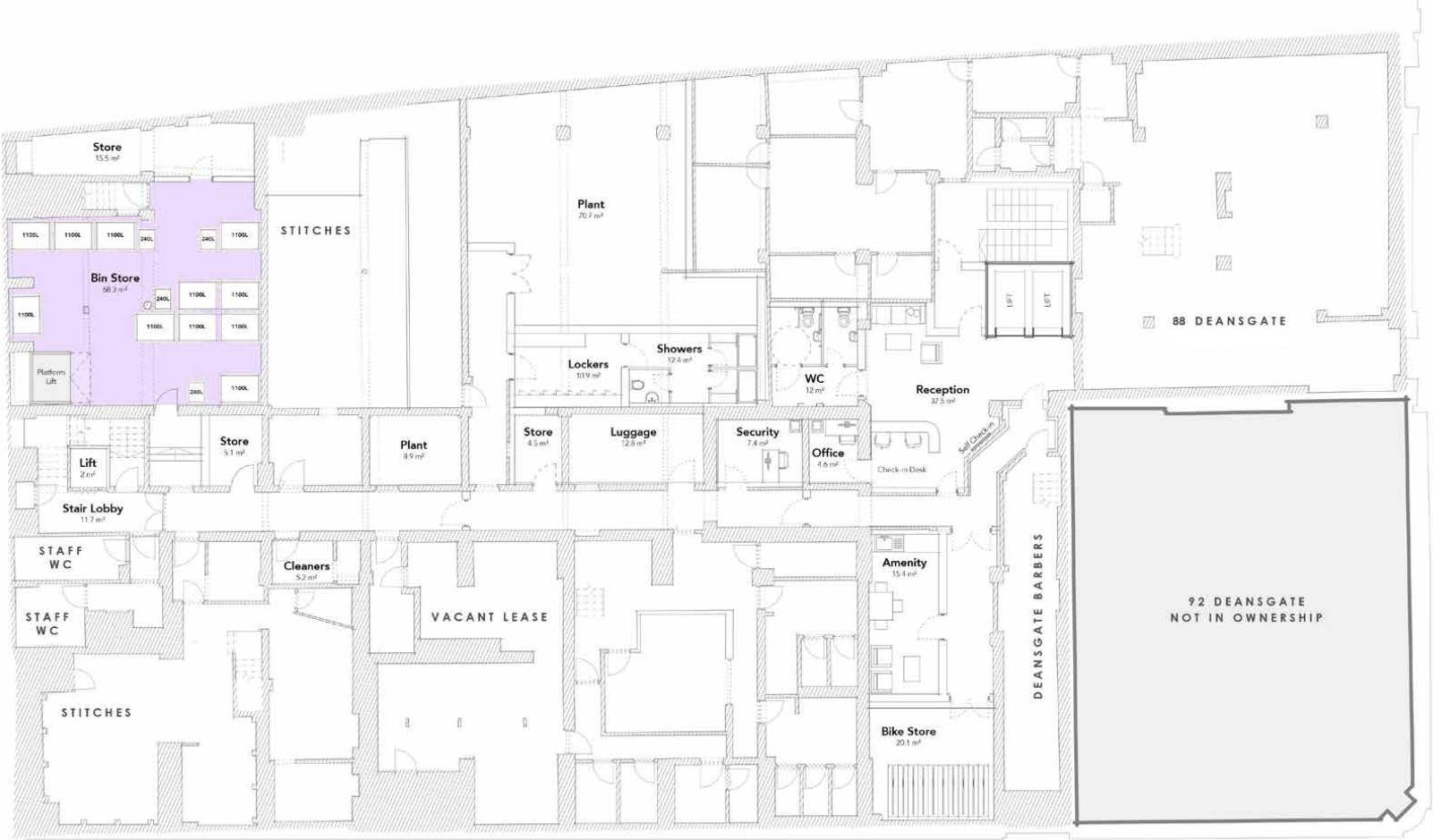
Including the proposed hotel bins, the proposed bin store would host a total of 8 x 1100L Eurobins and 9 x 240L bins. This calculation also services the two restaurant units (03 & 04) and the other two retail unit areas.

Staff in Units 02,03 & 04 will be expected to take their waste to the bin store themselves using the existing communal corridor within the basement. However, upon each collection day, an external management company will transport the bins from the bin store to road level on College Land (and then back into the bin store post collection).

All bins will be lifted from basement to road level by a platform bin lift using the existing bin store openings as access from inside to out. A ramp would not be feasible within the bin store due to the required length and head height.

A bin washing facility will also be incorporated within the store section of the bin store. It is not expected that a compactor will be required due to the small amount of waste suggested.

This aligns with the Waste Management Strategy produced by Astute.



Proposed Basement Plan - Bin Store Location



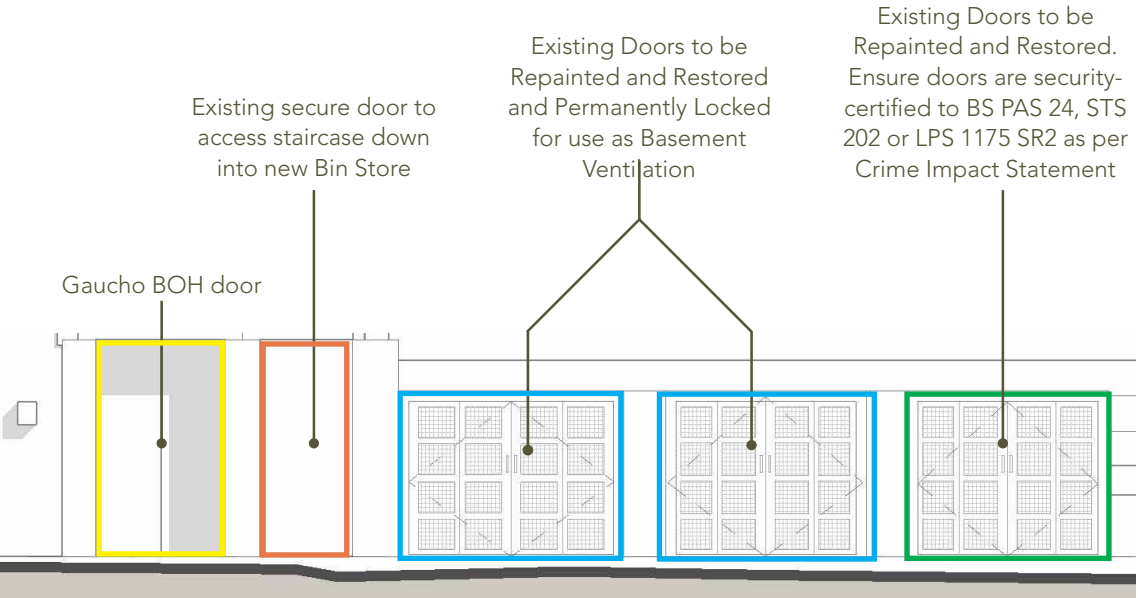
Proposed Bin Store

Platform Lift Access from College Land

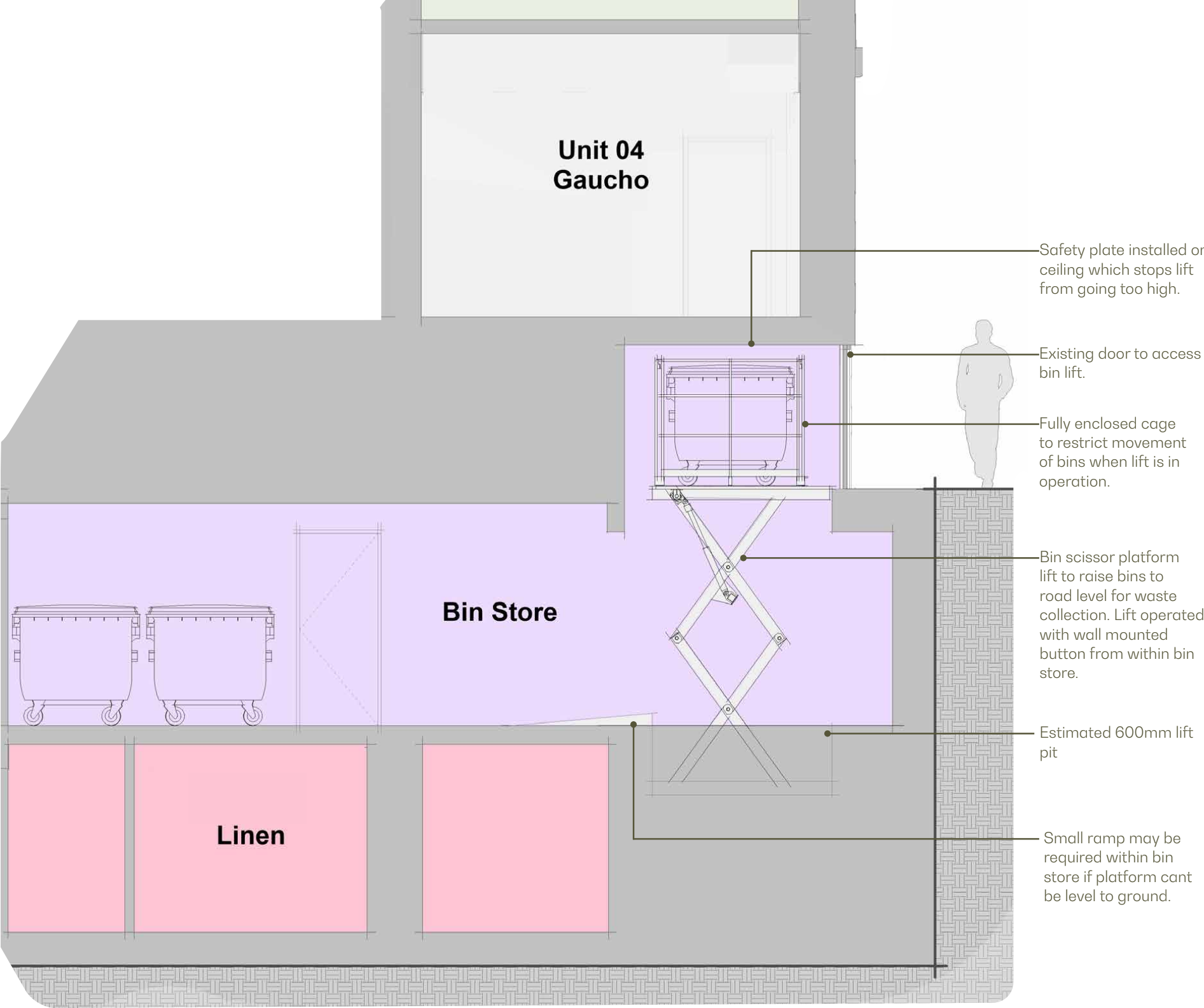
9.2 Bin Store Section

The section shown right demonstrates the proposed bin collection strategy as explained on the previous page. The operation of the bin lift is outlined below:

- 1. The management company will use their key access to the existing secure door on College Land (shown in orange below), which provides entry to the Bin Store via the existing staircase.
- 2. They proceed down the stairs into the Bin Store, open the gate to the lift, and load a bin onto the lift platform.
- 3. The operator then closes and locks the cage door securely. The lift cannot be operated until this step is completed.
- 4. The cage is fully enclosed, including a top cover, to prevent entry while in use.
- 5. Once secured, the operator presses the control button to send the lift upwards.
- 6. A push plate at the top of the lift prevents it from rising beyond the designated level.
- 7. Once the bin is at the top of the lift, either:
 - A single operator goes back up the stairs, or
 - A second operator waits for the bin at the street level(An intercom system could be installed at street level to enable clear communication between operators, dependant on acoustics between basement and street level)
- 8. At the top, the operator unlocks the cage, removes the bin and puts it out for collection, and securely locks the cage and lift door.
- 9. The lift can then be called back down to repeat the process, and in reverse when putting the bins back in the store.



New Bin Store Fenestration (College Land)



Proposed Western Elevation (College Land)

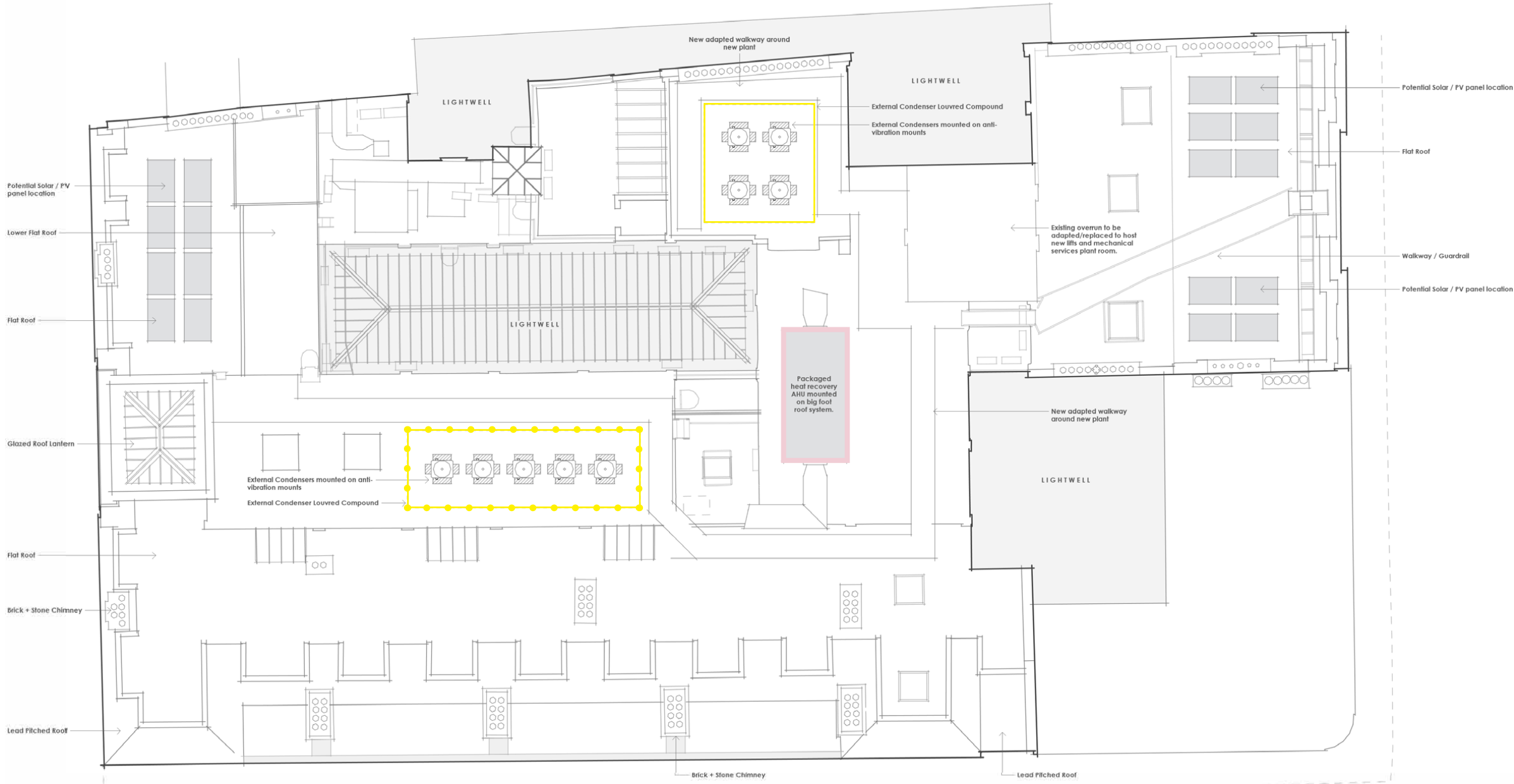
9.3 Plant Location

Proposed mechanical and electrical plant has been located within the basement and on the main roof. All proposed roof plant is set back from each facade to ensure that visibility of the plant from Deansgate, St Mary's and Parsonage Gardens is negligible.

The plant areas on the roof are easily accessed from existing access doors and ladders, which will be replaced for safety if required.

Condesers are proposed on the roof to service the hotel. These are approximated to be 1.85m tall and have been provided in two areas on the existing roof (see right). Each grouping of condensers will have a louvred enclosure of approximately 2m tall. A heat recovery unit is also proposed to sit centrally on the existing flat roof. Although this unit is approximately 3.3m high, the nearest facade (St Mary's) is still over 12m away, ensuring it is concealed from passers-by at street level.

The basement proposal intends to use a large existing space for additional plant, whilst retaining and using small plant rooms that service other leases.

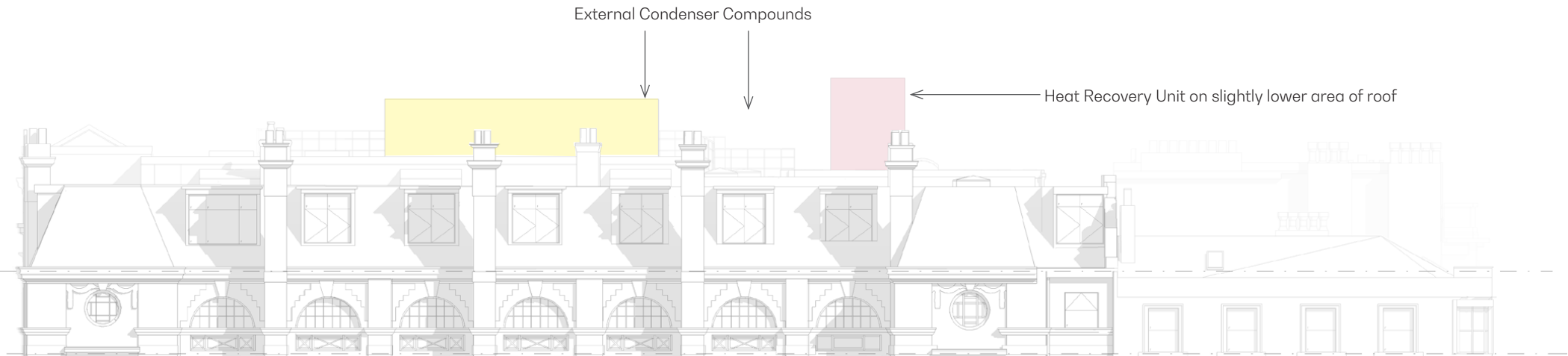


Proposed Roof Plan



View of Church House from St Ann St

The view above is from approx. 80 yards from the main entrance of Church House. As shown above, all proposed roof plant is set back to a distance where is it concealed at street level. Drawings 06001 & 06002 (Proposed Sections) confirm this.



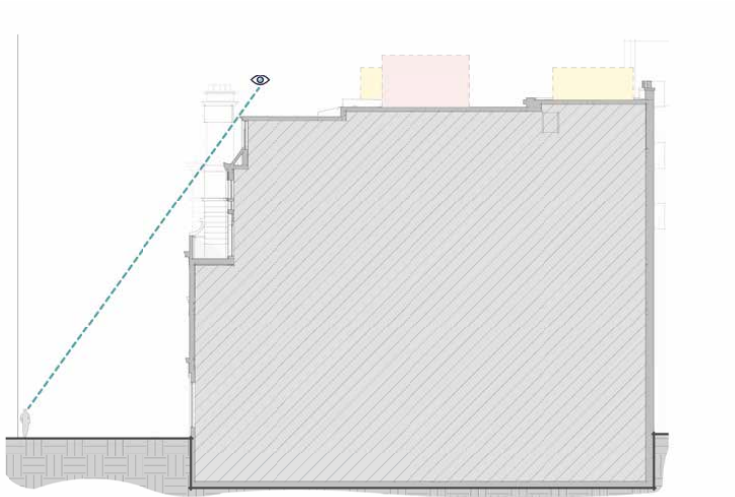
Western Elevation - Roof Plant

- External Condenser Compound (approx. 2m tall)
- Heat Recovery Unit (approx. 3.3m tall)

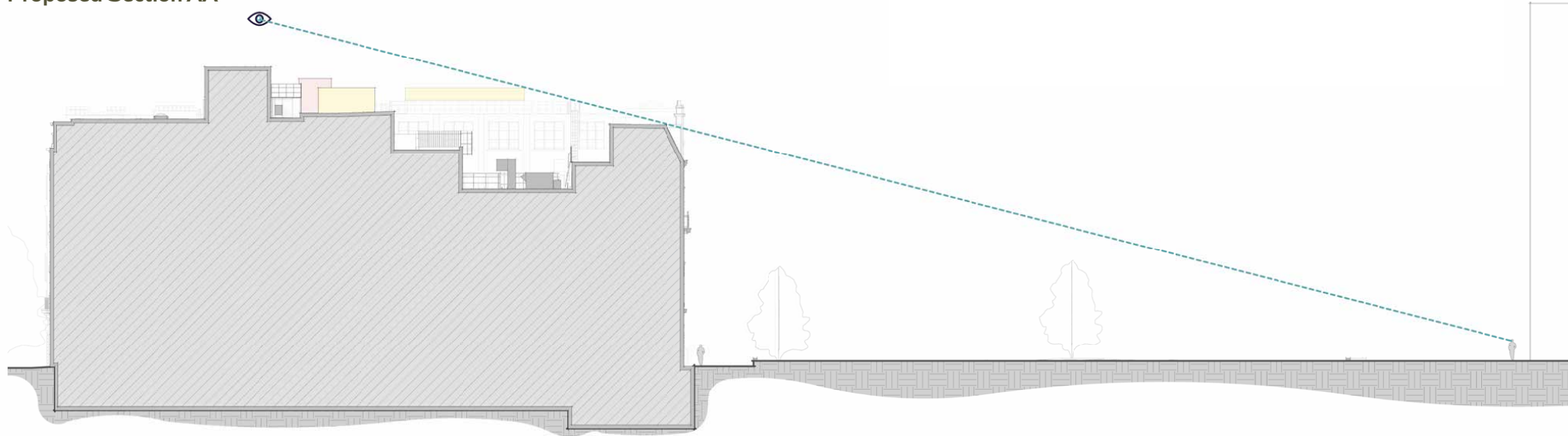
9.3 Plant Location

Plant equipment on the roof has been positioned away from the western facade to prevent visibility from Parsonage Gardens.

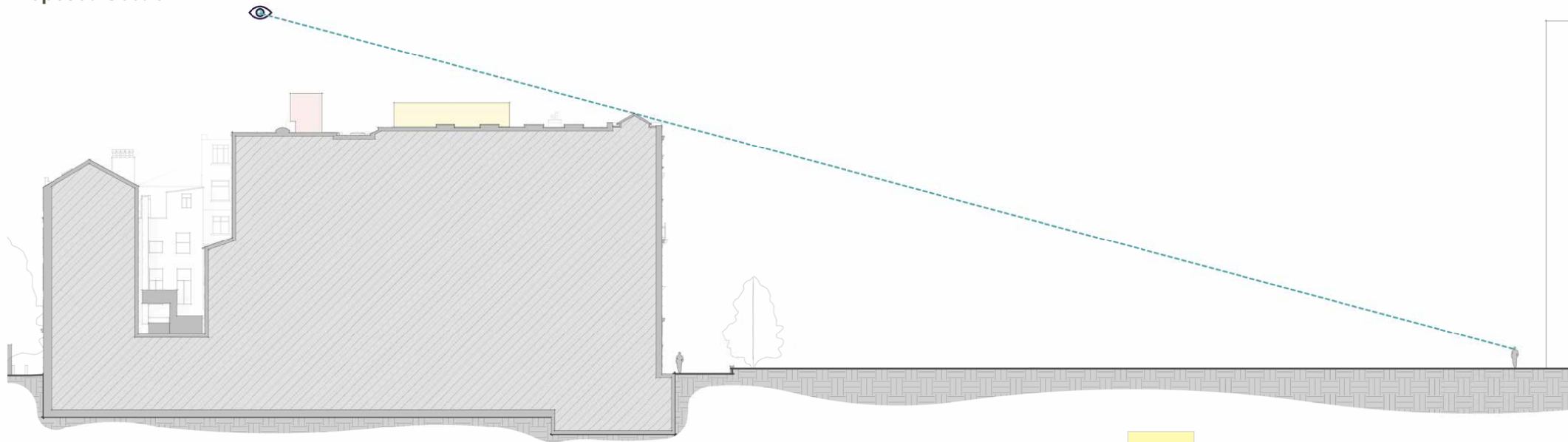
The following cross sections demonstrate that they will not be visible from the other side of the gardens on St. Mary's Parsonage or from St. Mary's Street.



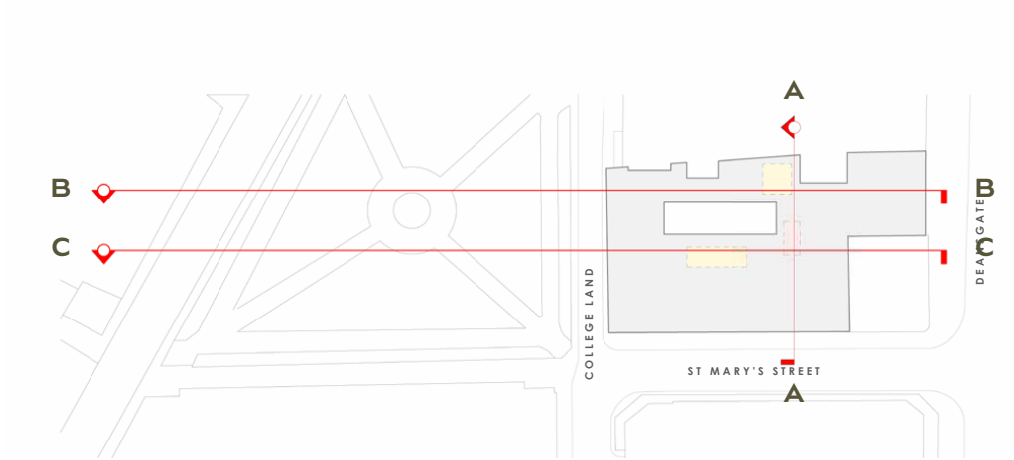
Proposed Section AA



Proposed Section BB



Proposed Section CC



- External Condenser Compound (approx. 2m tall)
- Heat Recovery Unit (approx. 3.3m tall)

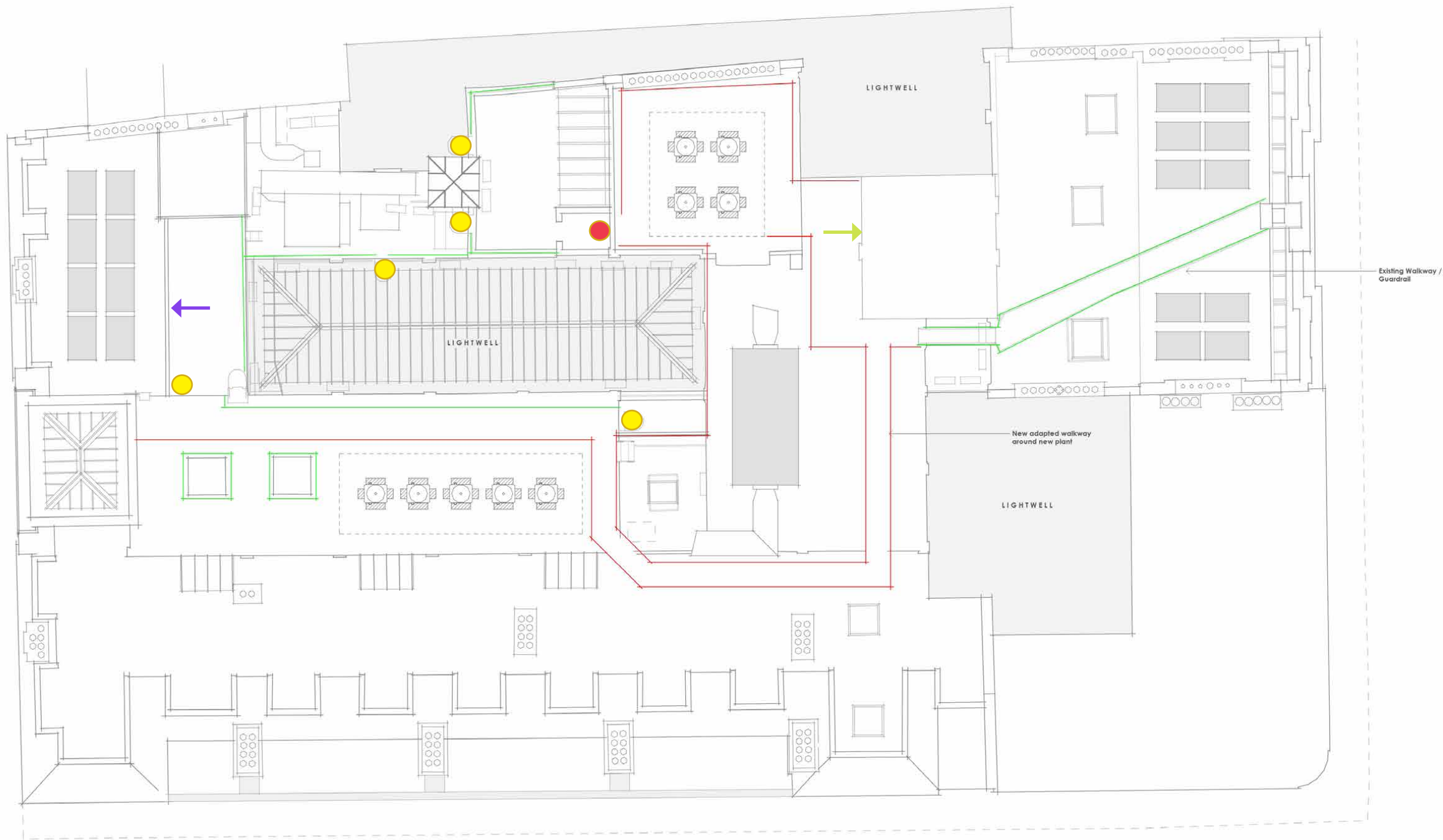
9.4 Maintenance Strategy

The diagram adjacent illustrates the access, cleaning and maintenance strategy.

The main points of access onto the roof will be from within the new stair-core, and the existing access doorway to the Western lower roof. All existing ladders will be retained or replaced to provide safe access to each roof level.

There is existing access around the perimeter of the central lightwell leading to the Eastern Deansgate elevation in the form of guardrails. These will be retained in areas and adapted to suit the new plant, and provide a safer environment for access. The edges of the flat roof will have a fall arrest system allowing for cleaning of the gutters, windows and street façades if required.

Minor adaptations to the walkway route will be made if PV panels are implemented.



Key

- Proposed Roof Access Routes using Guardrails / Fall Restraint System
- Existing Guard Rail / Walkway
- Existing Access Doors to Roof
- New Access Door to Roof from Staircore
- Existing Ladders to Access Lower / Upper Roof
- New Ladders to Access Lower / Upper Roof

9.5 Energy and Sustainability Statement

BREEAM

Ensphere are currently employed as a consultant to access the BREEAM credentials of this project. The project is currently on target to hit VERY GOOD BREEAM rating. Ensphere’s Environmental Standards Statement & BREEAM pre assessment form part of this application.

PART L

The redevelopment of the Church House must meet the requirements of Part L2 of the Building Regulations, Volume 2: Buildings Other than Dwellings 2021 edition incorporating 2023 amendments.

Before moving into the specific details, it is important to note that Part L states that:
When undertaking work on a historic building where special considerations may apply, the aim should be to improve energy efficiency as far as is reasonably practical. The work should not prejudice the character of the building or increase the risk of long term deterioration of the building fabric or fittings.

Although Church House is not listed, it is a non designated heritage asset and therefore the heritage of the building will be taken into consideration when assessing whether the proposals comply with Part L2.

Material change of use and change of energy status

Part L2 contains a condition relating to material change of use or changing or energy status, which if triggered results in several requirements becoming applicable. The condition is triggered if:
• ‘The building is used as a hotel or a boarding house, where previously it was not’
Therefore this change of use triggers the requirement to adhere to PartL2.

Work on controlled fittings and services

The current proposal for redeveloping the existing building involves secondary glazing to all existing windows.

The current redevelopment proposals also involve providing new fixed building services to the existing, meaning that additional requirements are triggered as part of this condition. All newly installed building services provided to the existing building will need to comply with the energy efficiency standards set out in the Non-Domestic Building Services Compliance Guide.

Provision of thermal elements

The following minimum standards for energy efficiency must be met for all renovated and new thermal elements:

At this stage we do not have detailed information about the existing u-values, however, it is anticipated that the following uplifts will be required to the existing external fabric:

- Secondary glazing to all existing timber windows
- New internal insulated linings to all external walls
- Additional roof insulation and build up within the existing roof void.

9.6 Crime Impact

Manchester Police have been consulted on the proposal and have produced a Crime Impact Statement as included within this application. The statement has a number of recommendations which have been addressed in the points below:

Section 3.3.1

- ‘During the day (when the main entrance is to be left open), all new guests should be directed to the basement reception area via the lifts, to allow them to check-in and be greeted by staff. The lifts and staircore should only be accessible/ operate up to the upper bedroom floors via staff or guest key-card (issued once they have checked-in).

- During the evening/at night (or at any other time when the basement reception desk is not staffed), the main entrance to the building should be secured and operated by guest key-card or via an access control system linked to the basement concierge, in order to prevent unauthorised access or nuisance/antisocial behaviour in or around the entrance lobby.

- The doors off the main stair/lift lobby at each level should also be operated by key-card to further deter unauthorised access/tailgating and prevent guests at one level from accessing another. The secondary stair/lift core to the rear of the building should be for staff use and emergency egress purposes only.

- The ground floor entrance lobby and all lift/ stair lobbies and corridors at each level should be covered by a CCTV system capable of being monitored by reception/concierge staff – ensuring there can be an immediate response to any issues recorded’.

Section 3.3.2

- ‘Access to the basement luggage and cycle stores should be controlled either remotely by reception staff or via guest key-card. Any staff-only/back-of-house facilities at basement and upper floor levels should also be access-controlled to prevent unauthorised access. It is noted that there will be some staff access/ refuse/servicing routes within the basement shared between the hotel and the ground floor commercial premises. However, it must not be possible for staff and guests of the hotel to gain unauthorised access into back-of-house areas serving the commercial premises. Similarly, it should not be possible for commercial staff or customers to gain access to hotel back-of-house areas or up to bedroom levels. A robust and secure access control strategy will be key to achieving this. Where staff-only access is required to common basement areas, interconnecting doors to other parts of the building should be security-certified and alarmed, with signage to deter mis-use’.

Section 3.3.3

- ‘The proposed ‘capsule’ rooms will result in multiple guests sharing access to communal areas and facilities, which could provide opportunities for offenders to exploit. The doors to the capsule rooms (as well as the shared capsule bathroom) must be to the same physical security standard as the main bedroom doors off the access corridors and the capsules themselves must be capable of being adequately secured to allow guests to store their belongings safely.’.

Other Recommendations

The hotel proposal will adhere to the further recommendations mentioned within the Crime Impact Statement (Sections 4 to 6), specifically the requirement to be Secured by Design compliant.

9.7 Ecology

Redstone Ecology were instructed to provide an Ecology Statement for Chruch House. The findings are concluded below:

- ‘No invasive or notable plant species were recorded on site and the habitats which are to be impacts on by the scheme are entirely on built form which is of no inherent ecological importance’.

- ‘The nature of the proposed development means that possible ecological impacts will be very contained and effects outside of the footprint of the building are not anticipated. Standard construction measures for the prevention of pollution, including dust and contaminated silt laden run off are recommended to ensure no impacts occur to Parsonage Gardens. These should be detailed within a Construction Ecological Management Plan and implemented accordingly to ensure no impacts occur at a site level’.

- ‘The PRA survey found no evidence of bats (e.g. bat droppings) and no potential bat access points. There were also no signs of nesting birds or any other protected species. No additional surveys for bats or other species are recommended based on the results of this ecology assessment and PRA. However, it is recommended that a suitably experienced and batlicensed ecologist is on call due renovation works should there be any unexpected discoveries of bats or other wildlife’.

9.8 Air Quality Assessment

Redmore Environmental were instructed to provide an Air Quality Assessment for Chruch House. The findings are concluded below:

Section 7.1.3

- ‘Subject to implementation, potential air quality impacts from dust generated by construction and trackout activities are predicted to be not significant’.

Section 7.1.4

- ‘Due to the low number of vehicle trips generated by the development, impacts were predicted to be not significant’.

Section 7.1.6

- ‘Based on the assessment results, air quality factors are not considered a constraint to planning consent for the development’.

DD