

simpsonhaugh

Boulton House, 17 -21 Chorlton St, Manchester

DESIGN & ACCESS STATEMENT | JULY 2025

10531-SHA-RP-B5D9-DAS-001 | P02

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1.0 Introduction

1.1 Purpose of the Document

This Design and Access Statement has been prepared by SimpsonHaugh, with input from others, on behalf of The James (M1 Living) Limited and accompanies an application for detailed planning permission at the site known as 17 -21 Chorlton Street in central Manchester.

For the purposes of this statement The James (M1 Living) Limited is referred to as the "Applicant".

The statement explains the design development process and describes the proposals for the re-development of the site.

This document should be read in conjunction with the application drawings and other material submitted in support of the planning application.

1.1.1 THE PROJECT

The planning application relates to the partial alteration of existing structures on the site and its subsequent redevelopment. The planning application accordingly seeks full planning permission for the following (the "Development"):

Refurbishment and reuse of Boulton House (including new build extensions up to 6 storeys to Bloom Street and 1 storey to Major Street) to provide 261 serviced apartments and associated amenity space (Use Class C1 (Aparthotel)) plus flexible ground floor commercial uses ((Use Class E and / or Sui Generis (p) and (q))) along with associated landscaping and public realm works, external plant, and amended servicing and access arrangements (including new secure cycle parking).

1.1.2 THE PROCESS

In developing the proposals the Applicant has sought advice from a wide range of specialist consultants experienced in developing and delivering schemes of a similar nature to the proposals.

The proposals have been developed with input from a highly experienced and comprehensive team of specialist consultants with the intention of delivering a unique project which not only maximises the development potential of the site and directly responds to market demand but also delivers key policy objectives and statutory requirements.

The proposed development has been subject to extensive pre-application consultation with the Local Planning Authority, statutory consultees, and local stakeholders. The involvement of statutory consultees at the pre-application stage has informed the design of the Development, and changes to the scheme have been included where appropriate.

1.2 Document Structure

The document has been prepared in accordance with CABE guidance 'Design & Access Statements: How to write, read and use them' (2006), which identifies the four key stages of the design process that need to be described in the planning submission. These are Assessment, Involvement, Evaluation and Design.

1.2.1 'ASSESSMENT'

This needs to demonstrate that analysis of the site and its surrounding context have been carried out and used to inform the proposals. This is covered in:

Chapter 2.0: Assessment.

Chapter 2.0 presents the planning context of the proposals, analysis of the site including location, description of the existing buildings on the site, adjacent buildings and land use, the character of the local area, movement and environmental issues.

1.2.2 'INVOLVEMENT'

This requires demonstration of which groups of people have been consulted during the development of the scheme. This is summarised in section 2.5: Consultation. This stage is also the subject of a separate Statement of Community Involvement, prepared by Font Communications, submitted in support of the application.

1.2.3 'EVALUATION'

This should show that options have been developed for the site, which take into account issues raised in the assessment, and how these have evolved through the involvement of those consulted on the proposals. This forms the basis of

Chapter 3.0: Design Evolution.

1.2.4 'DESIGN'

This should explain the thinking behind the final scheme as it is presented in the Planning Application. This is described in:

Chapter 4.0: Design,

Chapter 5.0: Access.

1.3 The Developer & the Architect

1.3.1 THE DEVELOPER

The Applicant is The James (M1 Living) Limited, a privately owned developer/ investor. The James are a family-run development and operation company focussed on being high-quality accommodation providers.

They have successfully developed and operate several sites across Manchester, Liverpool, Sheffield and Birmingham and own a property at Dantzic Street which operates as The James Manchester.

In 2024, they acquired Boulton House, a 1970s office building at 17 -21 Chorlton Street.

1.3.2 THE ARCHITECT

SimpsonHaugh was founded by Ian Simpson and Rachel Haugh in 1987 and has since compiled an impressive and diverse portfolio of award winning projects.

The practice originated from a shared belief in the power of high quality design to lead the regeneration of post-industrial cities and initiate new contemporary architectural identities. As the practice has grown, these original values have matured and been reinforced such that they remain the practice's guiding principles.

The underlying themes of urban renewal, sustainability and design excellence unite an otherwise diverse range of building functions and solutions. Similarly, the completed work demonstrates that the practice's regeneration objectives are equally valid whether applied to new buildings or to existing historic structures.

We have extensive experience of working within existing urban environments and with existing buildings and have been responsible for the transformation, repair and improvement of a number of Manchester's most significant buildings, including: Manchester Town Hall Extension (Grade 2* listed), the Manchester Museum, which comprises 3 purpose built listed (grade 2 and 2*) buildings on Oxford Road designed by three generations of the Waterhouse family and the Grade II listed Merchants Warehouse, which is Castlefield's oldest surviving warehouse. Current retrofit projects include the reimagining of One Hardman Boulevard in Spinningfields and CIS Tower.

The thread that links all of our work is the desire for design excellence.

A selection of the practice's work is shown opposite.

1.3.3 THE TEAM

The team that the Applicant has engaged to develop a proposal for this site includes:

Architect:	SimpsonHaugh
Planning Consultant:	Deloitte
Structural Engineer:	Remtech
Mechanical, Electrical & Environmental Services:	Consolux
Fire Engineer:	FRA
Viability Consultant:	OBI
Civil Engineering:	Nimbus Engineering
Transport planning:	Focus Transport Planning
Acoustics:	NoiseAir
Daylight and Sunlight:	CHP Surveyors
Ecology:	Brindle & Green
Heritage Advice:	Brindle & Green

StayCity ApartHotel, 20 Cable Street, Manchester: SimpsonHaugh





StayCity ApartHotel, 20 Cable Street, Manchester: SimpsonHaugh

Manchester Town Hall Extension, Manchester: SimpsonHaugh





Hilton Hotel, Beetham Tower, Manchester: SimpsonHaugh

One Hardman Boulevard, Manchester: SimpsonHaugh





Merchants Warehouse, Manchester: SimpsonHaugh

1.4 The Operator & the Brief

The James propose to convert the existing building, with new build extensions on Bloom St and Major St, to a premium short-term accommodation offering under their specially curated brand – Joyce by The James. Joyce will combine the comfort of home with the convenience of hotel-style services - creating a "home away from home".

The James will remain involved post development as building owner and operator of the serviced apartments.

1.4.2 THE BRIEF

The objectives for the project were defined by a very clear brief, which set key objectives as follows

- The transformation of the existing building, reducing energy costs, lowering carbon emissions, and enhancing its value
- The creation of a place with a distinct identity which positively contributes to the wider Gay Village
- The creation of a mixed use development to include:
    - A self contained serviced apartment offer
    - Active, quality, amenities for serviced apartments. Potentially with external access.
    - High quality outdoor terraces
    - Affordable commercial space to suite SMEs or, potentially, community uses
- Improvements to the streetscape to provide:
    - A better look and feel to the buildings and the public realm
    - Better relationship to built fabric adjacent
    - More active frontages
    - Better connections into surrounding street network, safer and more secure













Images from The James' portfolio

2.0 Assessment

2.1 Physical Context

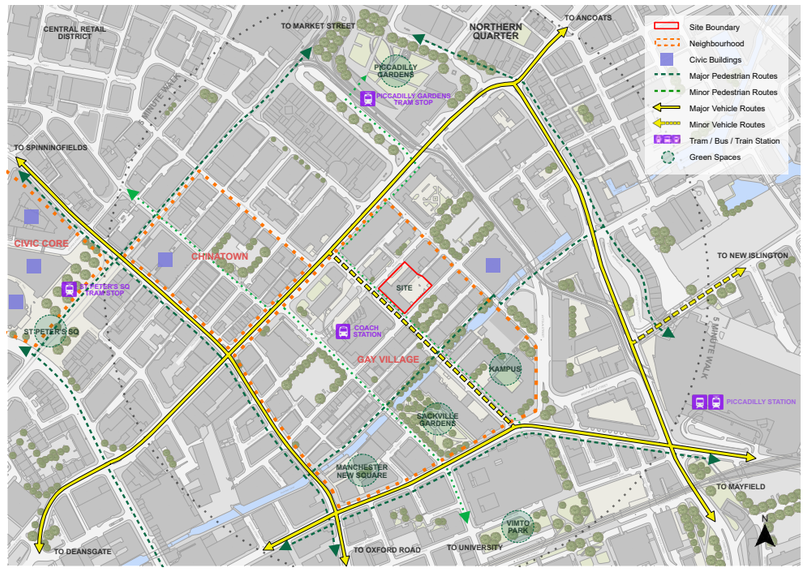
2.1.1 THE SITE

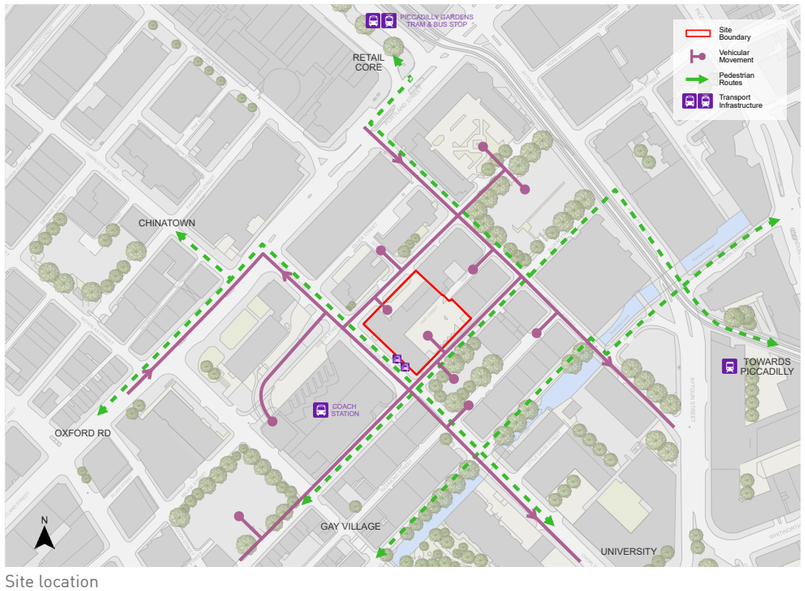
The 0.296 ha Boulton House site is located at 17-21 Chorlton Street, immediately opposite Chorlton St coach station. It is bounded to the south by Bloom St and to the north by Major St. To the east the site shares party walls with properties on Bloom St and Major St. A secondary street, Hart Street, leads from Minshull Street to the site boundary and provides a potential connection into the site from the north east. A fence on this boundary line means that Hart St is currently a dead end.

The site is strategically well located. It sits within Manchester's Gay Village, midway between Portland St and Canal St. It is within 5 minutes walk of the tram stops at Piccadilly Gardens and St Peters Square and Piccadilly rail station and tram stop. The civic core around St Peters Square, the shopping districts around Market St, the Northern Quarter's restaurants and boutique shopping, Chinatown's restaurants, Mayfield Park, the business district around King Street and Oxford Road and the universities are all within easy reach as a pedestrian. Local amenities include the Rochdale Canal, Sackville Gardens and the restaurant offering at Kampus.

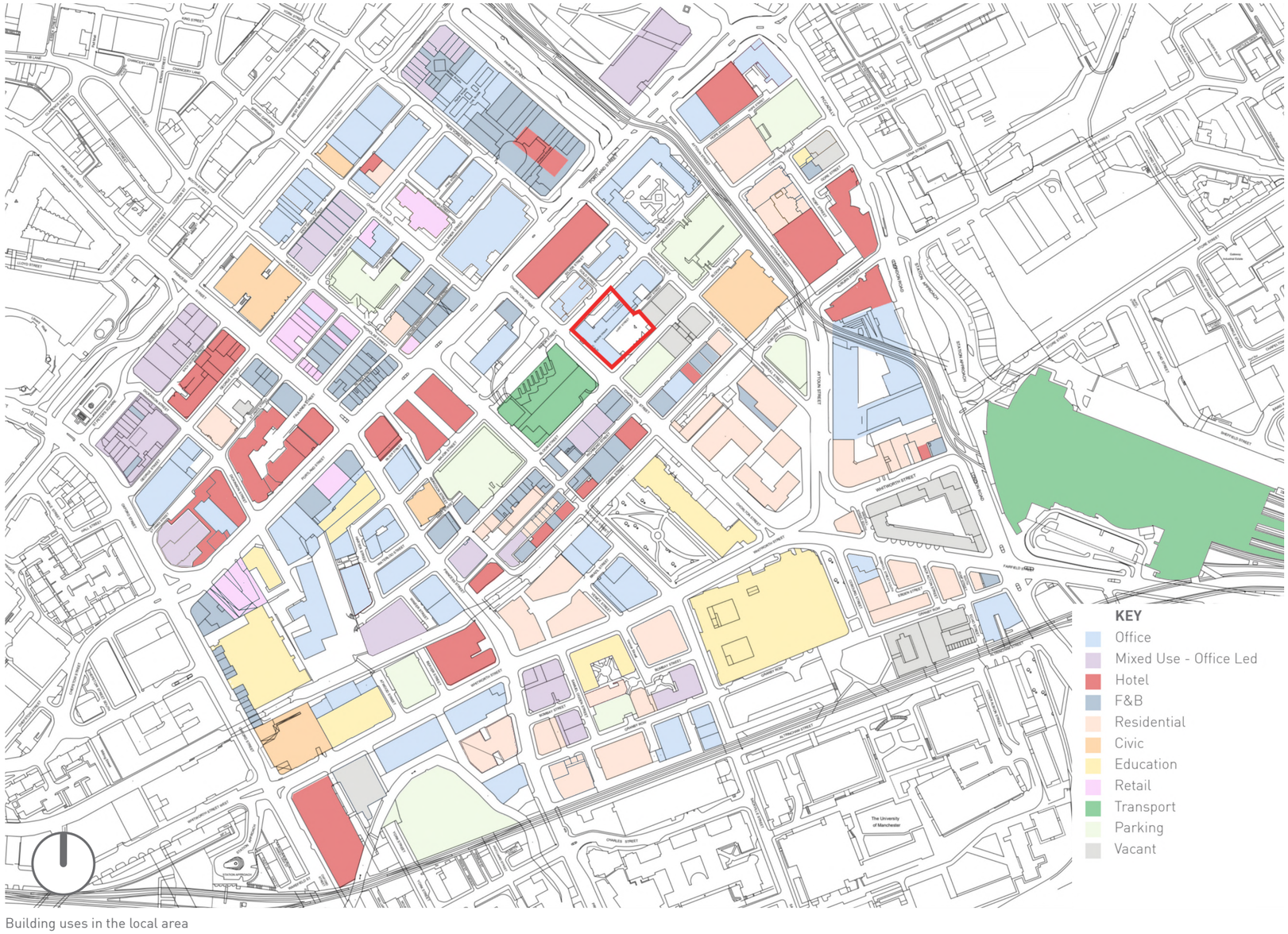


Aerial View of the site





Site location



Building uses in the local area

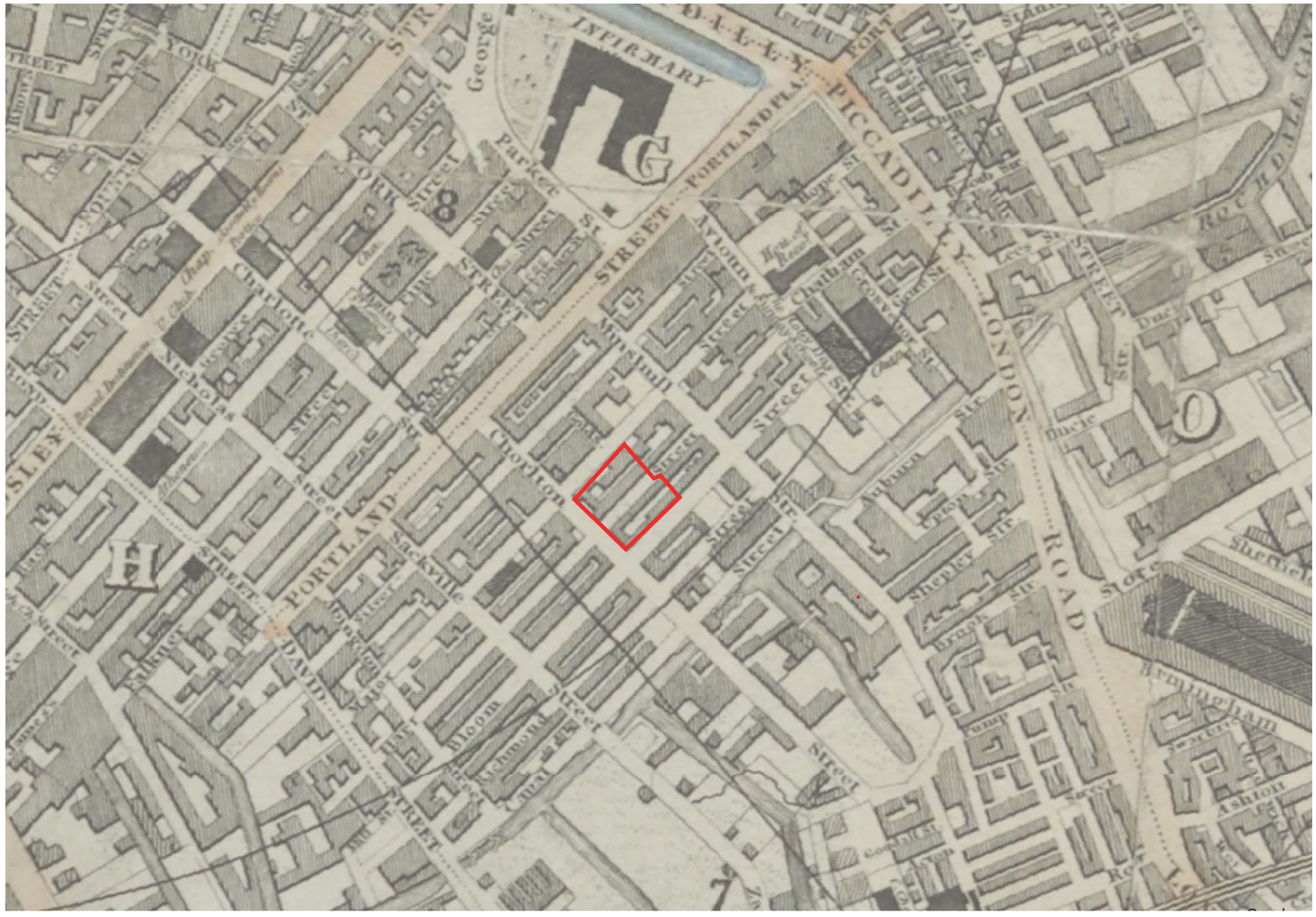
2.2 Historic Context

2.2.1 HISTORIC GRAIN

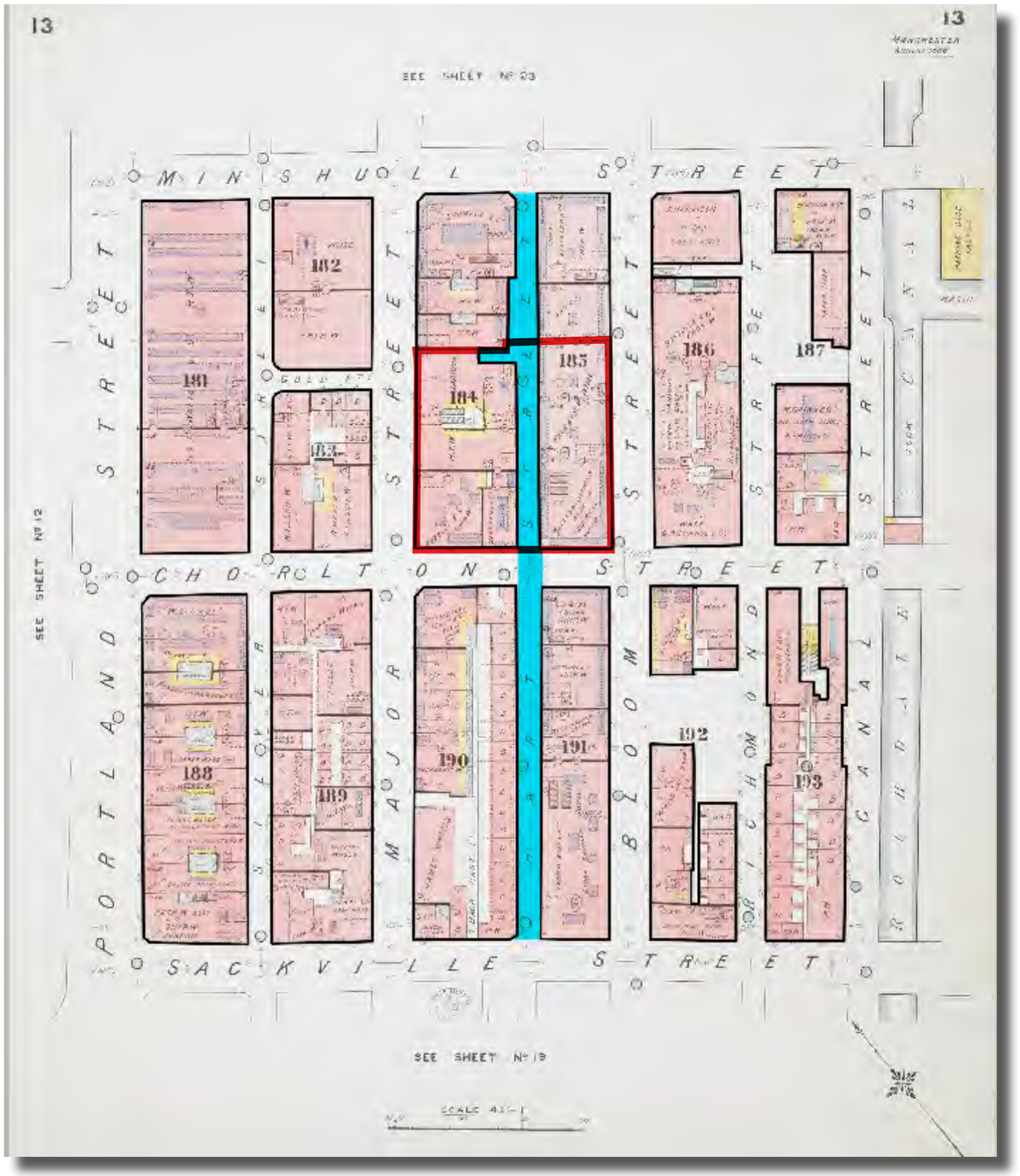
The 1848 Ordnance Survey map included adjacent shows the grid of streets that developed between Portland Street and Canal Street in central Manchester during the Victorian era. This area was part of Manchester's rapid expansion during the 19th century, driven by the city's booming textile industry. It was a bustling area characterized by dense urban development and industrial activity.

The streets are laid out in a grid pattern with Major St, Bloom St and Canal St running from south west to north east parallel to Portland St, crossed by Sackville St, Chorlton St and Minshull St. This grid divided the area into regular, rectangular city blocks which are split by secondary alleyways Silver St, Hart St and Richmond St - also running from south west to north east. Many other narrow alleys and passageways connect the main thoroughfares.

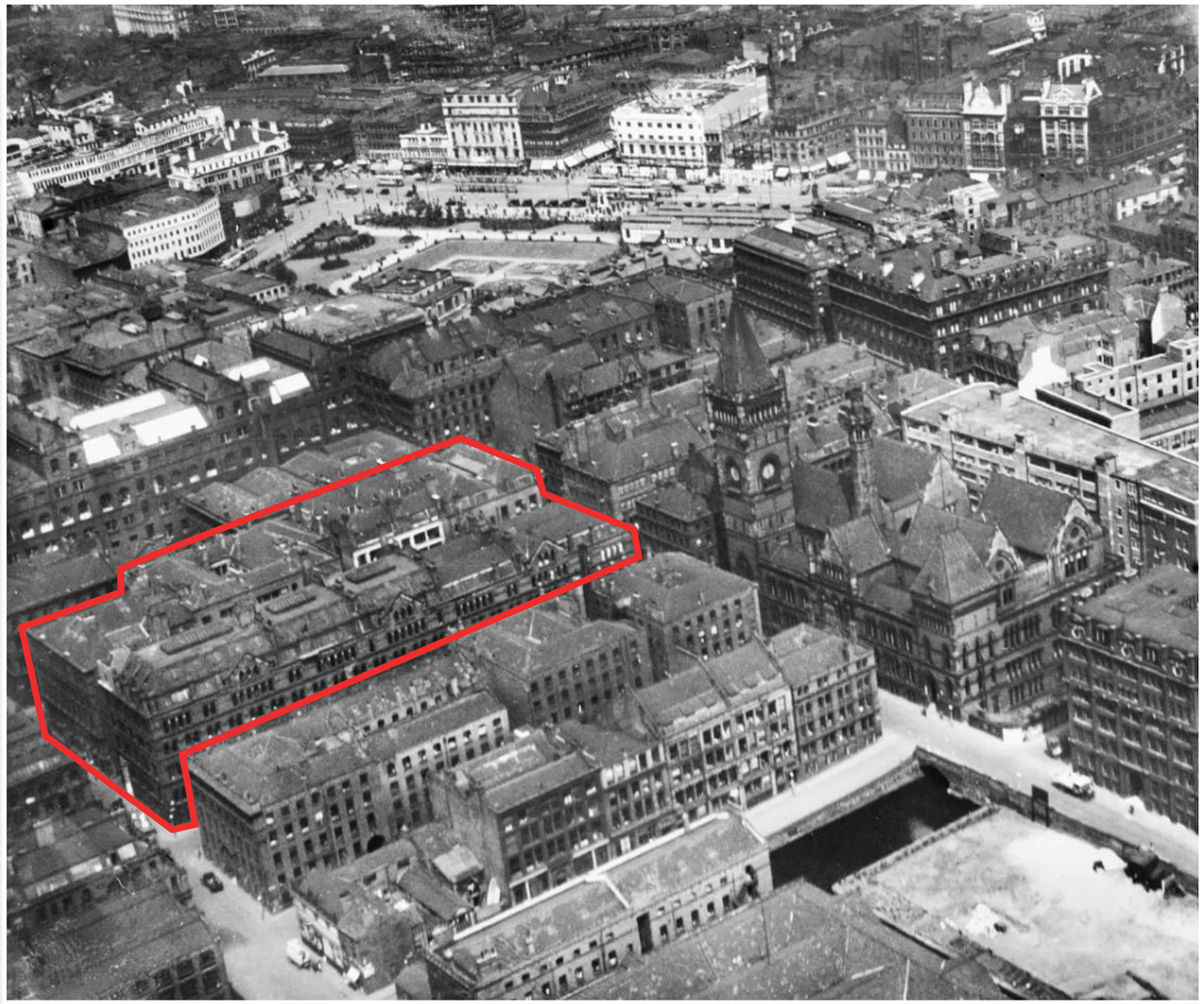
The extract from the 1886 Goad Fire Insurance Plan and a 1927 aerial view on the opposite page focus more closely on the city block within which Boulton House is now located. It can be seen that the Victorian street pattern, with Hart Street bisecting the site, remained in existence well into the twentieth century. The consistency of grain of the Victorian city is also evident, and it is clear that the brick built, 'palazzo style', warehouses which previously existed on the Boulton House site were very similar in scale and appearance to those that remain on adjacent sites.



City Centre 1848



1886 Goad Fire insurance plan showing Hart Street (highlighted in blue) bisecting the site



Aerial view 1927. City block bounded by Major Street, Minshull Street, Bloom Street and Chorlton Street outlined

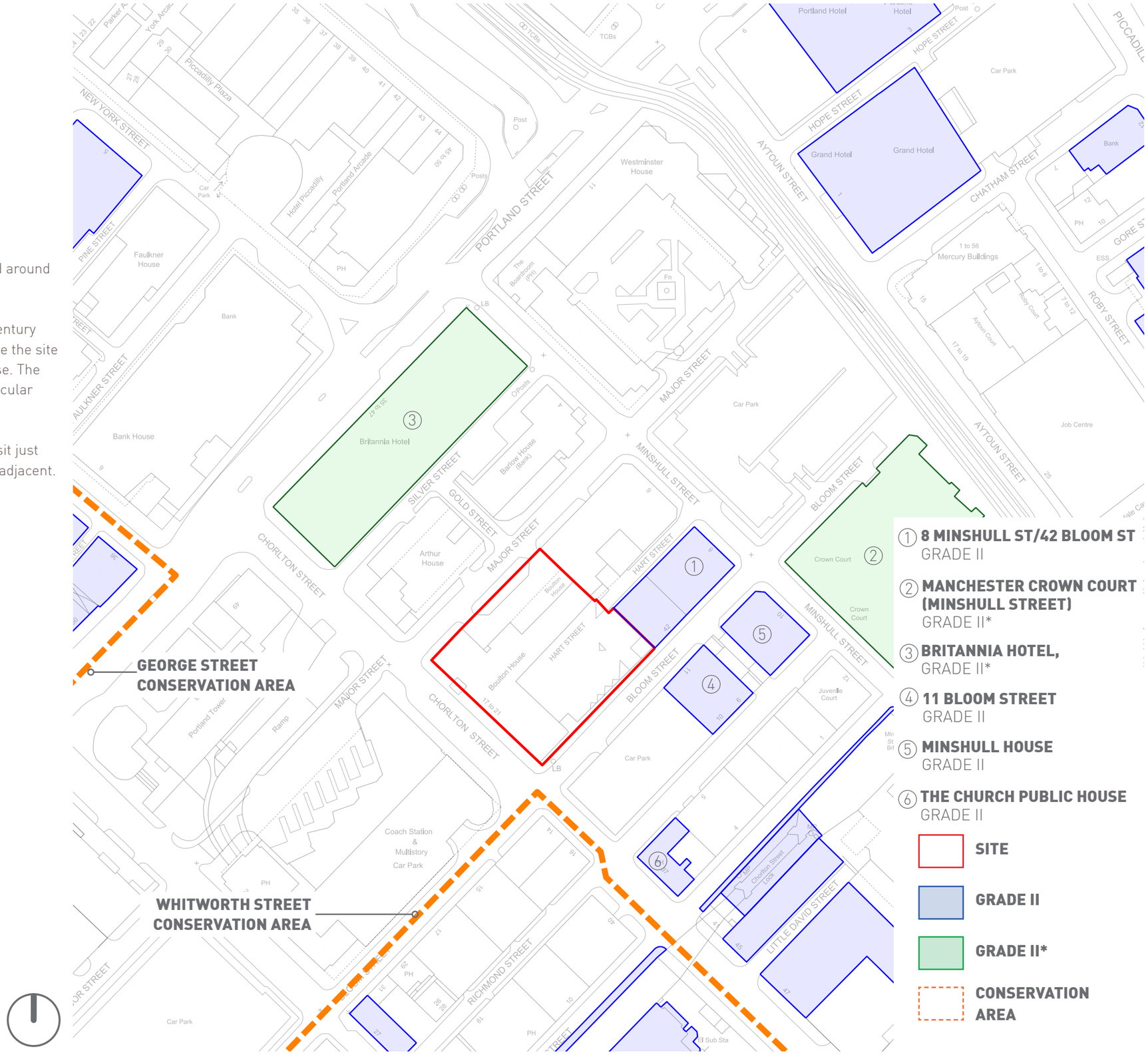
2.2 Historic Context

2.2.2 REMAINING VICTORIAN CONTEXT

Plentiful evidence of Manchester's Victorian origins can still be seen in and around the site.

The Victorian street pattern is still evident. There are Grade II listed 19th century shipping warehouse buildings immediately adjacent to the site and opposite the site on Bloom St, in 11 Bloom St, 8 Minshull St/42 Bloom St and Minshull House. The Minshull St Crown Court and the Brittania Hotel, both close by, are of particular significance and are both Grade II* listed.

Although the Boulton House site is not within a conservation area, it does sit just outside the Whitworth St Conservation area, as can be seen from the plan adjacent.



Conservation areas and listed buildings



① 8 MINSHULL ST/42 BLOOOM ST, GRADE II



② MANCHESTER CROWN COURT, GRADE II*



③ BRITANNIA HOTEL, GRADE II*



④ 11 BLOOM STREET, GRADE II



⑤ MINSHULL HOUSE, GRADE II



⑥ THE CHURCH PUBLIC HOUSE, GRADE II

2.2 Historic Context

2.2.3 MATERIALITY OF THE CONTEXT

The robust and ornate design of adjacent buildings on Bloom St is typical of Manchester's Victorian heritage of warehouses designed in the Italian palazzo style, inspired by the Renaissance architecture of Florence, Genoa, and Venice.

They are brick-built structures with deeply modelled front façades in rich red brick with ornate stone or faience detailing. Stone plinths express the lower levels, large lower floor windows light the main showroom floors and expressed string courses and set back attic storeys give the buildings a layered vertical expression.

In contrast to the frontages to main streets such as Bloom St, the frontages to secondary streets such as Richmond St were often expressed differently, with less ornate detailing, using large windows and lighter coloured brickwork to reflect and maximise light to aid in inspecting delicate goods.


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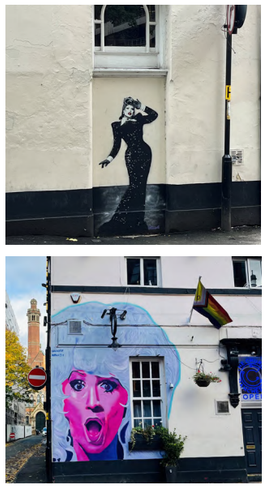



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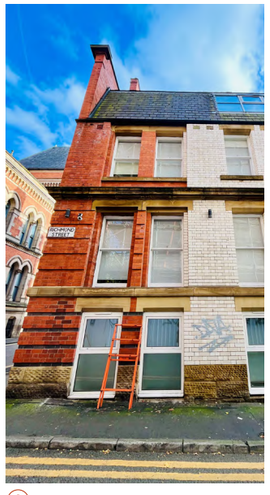



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Adjacent materiality

2.2.4 20TH CENTURY DISRUPTION OF THE URBAN GRAIN

During the twentieth century, the dense Victorian grain of the grid of streets between Portland Street was significantly disrupted through the combination of sites to create larger plots for various developments. Notable examples include the Chorlton Street bus station, completed in 1962, Portland Tower, completed in 1963, and Westminster House, completed in 1973. The development of Boulton House, also completed in 1973, follows this pattern, as does the recent development of the Clayton and Brooklyn Hotels on Portland Street (and as did the previous building on the site of these hotels).

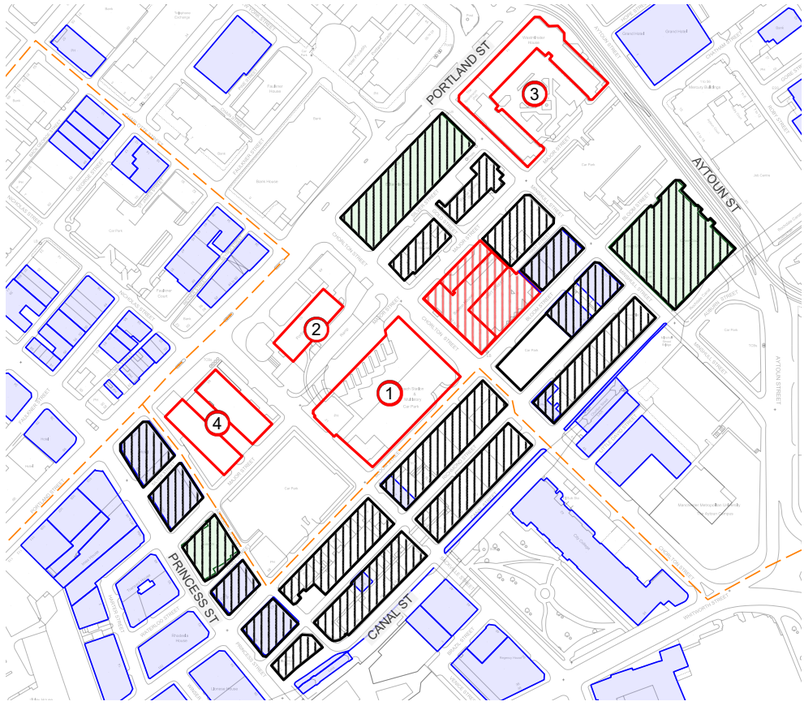
Additionally, other sites on Minshull Street and Sackville Street have been cleared and repurposed for surface car parking.



1. Chorlton St Bus station and multi storey car park. Completed 1963



2. Portland Tower (Manchester One). Completed 1962



Disruption of neighbourhood grain



3. Westminster House (11 Portland St). Completed 1973



4. Clayton and Brooklyn Hotels. Completed 2020/2022

2.3 The Existing Building

2.3.1 THE EXISTING BUILDING

The existing building on the site, Boulton House, was completed in 1973. It has a T shaped floorplate with a nine storey wing occupying the entire Chorlton St frontage. The return wing of the T is seven storeys tall and is set in from Major Street to create a service yard on the Major Street frontage. A surface car park is accessed from Bloom St. The building, car park and service yard occupy the entire site – Hart St was closed to facilitate the development of this site and is now fenced off at the site boundary.

The existing building has a floor-to-floor height of approximately 4 meters from the ground to the first level and 3 meters each from levels 1 to 8.

The typical T-shaped floorplates provide approximately 915 square meters (9,850 square feet) of space, contributing to an overall net internal area (NIA) of 7,146 square meters (76,918 square feet). The building is classified under Use Class B1 (office), with one floor designated as D1 (non-residential).

Boulton House is constructed using smooth dark red brickwork, with expressed full height brick piers on structural lines creating a simple rhythm to the elevations. Aluminium framed sash windows are set within simple square openings, with white painted expressed concrete lintols. The windows are nearing the end of their design life and need replacement. The top floor of the nine storey wing is expressed as an attic storey, with a projecting floor set between the brick piers and clad in zinc. At ground floor level, zinc roofed bays project between the piers. The ground floor has little relationship with the street and the offices are accessed through an unprepossessing entrance on the Chorlton St/Major St corner.



BLOOM ST



Existing ground floor



MAJOR ST



CHORLTON ST

2.3.2 THE EXISTING BUILDING - FLOORPLATES

Internally, the building's floor to floor height of 3m restricts the ability to provide both air conditioning and raised floors, which are two key features of the modern workplace.

The floors are generally provided with carpet/vinyl finishes directly onto the concrete slab. Power and data distribution is therefore via perimeter trunking, which severely limits the flexibility of use of the office spaces.

Suspended ceilings are approximately 2500mm above finished floor, which is below the floor to ceiling height expected in an office buildings and the limited ceiling void means that all heating and cooling is provided by perimeter units.

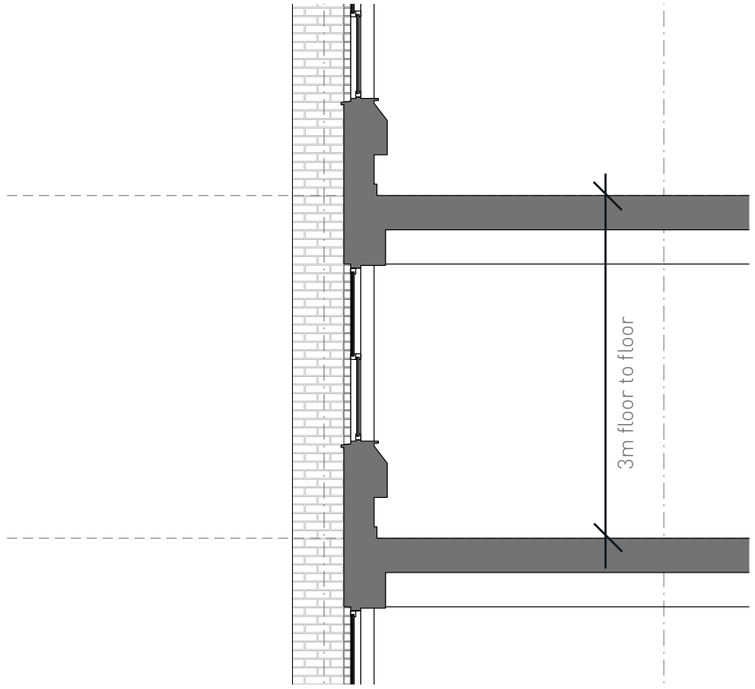


Typical office spaces





Existing building facade



Section thorugh typical floor

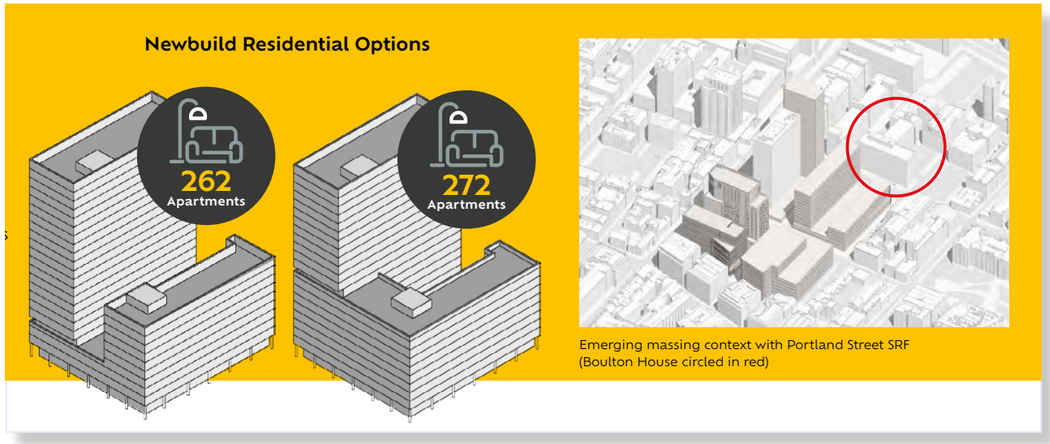
2.3.3 THE EXISTING BUILDING
OPTIONS CONSIDERED FOR REDEVELOPMENT

The Applicant purchased the site following a sales process during which Boulton House was widely marketed for sale.

Of the parties that made serious offers only one party clearly stated that they intended to retain the building as an office building. All other parties were investors/developers looking to change the use of the site either via a conversion or knockdown/rebuild.

CBRE's sales information (extracts adjacent) contained indicative details of a scheme of a new build scheme of c 20 storeys that had been discussed in outline in a pre application meeting with Manchester City Council. Of the bidders who intended to knock down all or part of the site, the majority indicated that they would require massing (to make it financially viable) of a scale greater than this.

The Applicant was ultimately succesful in purchasing the site, based on a proposal to reuse and extend the existing structure.



Emerging massing context with Portland Street SRF
(Boulton House circled in red)

Extracts from sales literature



2.3 The Existing Building

2.3.4 THE EXISTING BUILDING - VIABILITY

Clearly, the Boulton House offices are dated. The historic leasing performance of Boulton House over the last 3 to 5 years and the inability of the building to attract new occupiers illustrates the challenges faced by the property if no significant interventions and improvements are undertaken.

Consequently, the Applicant commissioned a report from OBI to assess the viability of continuing office use.

The report concludes that a low cost cosmetic refurbishment will be difficult to deliver as, without significant alteration, the building will become obsolete in 2030 when Minimum Energy Efficiency Standards are implemented requiring a minimum EPC of B. It is currently a C.

The analysis confirms that even following significant refurbishment, the building's structure and floorplate configuration would not allow for the building to meet either modern office building standards or occupier occupational requirements and that the refurbishment of the building to deliver workspace would not deliver sufficient return to justify the financial outlay.

The analysis and appraisal concludes that Boulton House is not a viable proposition for long term use as a commercial workspace asset.



OBI

Boulton House, 17 Chorlton St, Manchester, M1 3HY

Review of Commercial Workspace and

Refurbishment Viability

Prepared by OBI

December 2024

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2.3.5 THE EXISTING BUILDING - STREETSCAPE

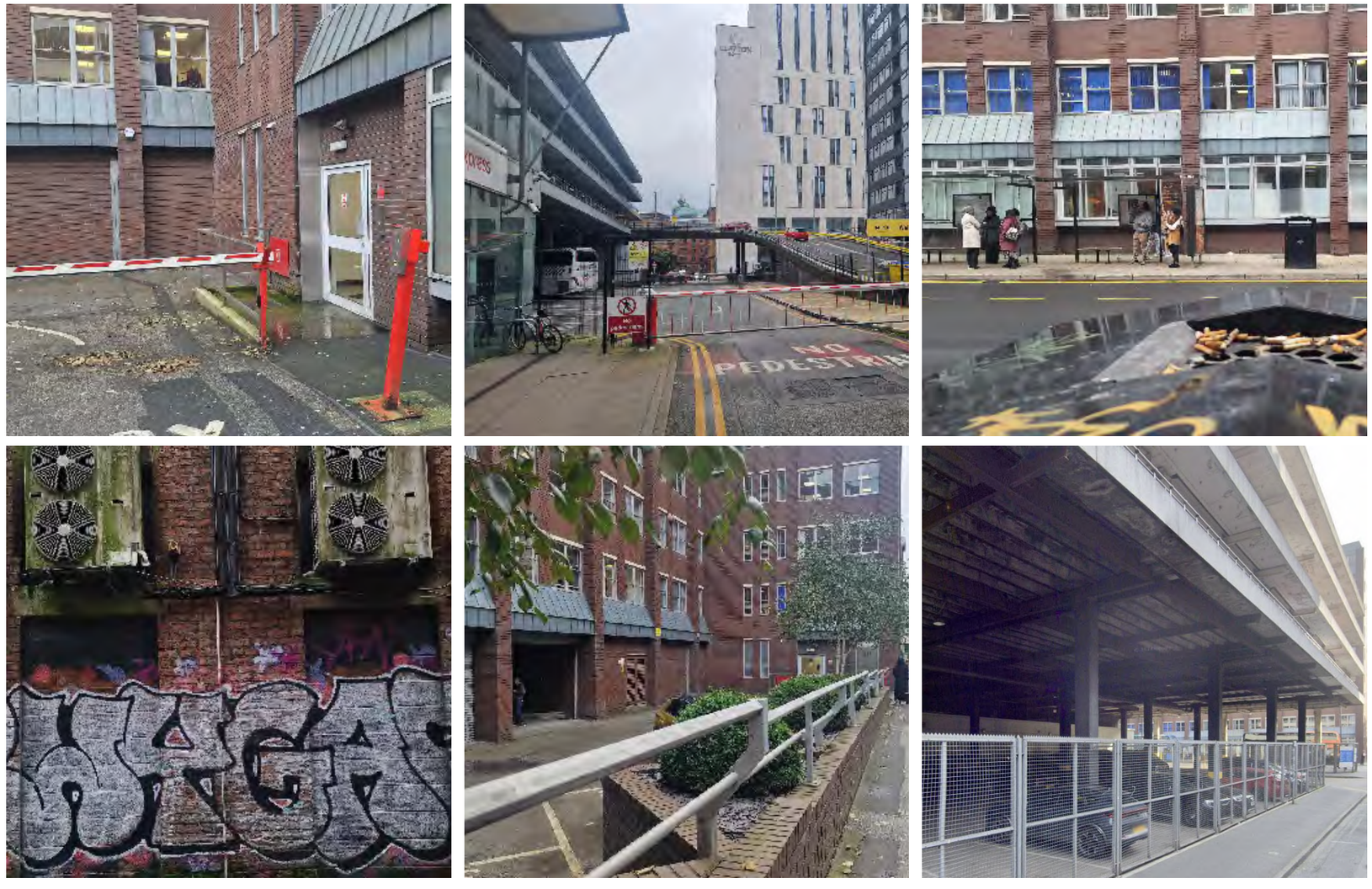
The existing building and site make very little positive contribution to the streetscape.

The car park and service yard are bounded by low brick walls topped by steel barriers at the boundary with Major Street and Bloom Street. Boulton House's gable walls facing these streets are almost entirely blank brick walls.

On Chorlton Street, Boulton House's windows project across the pavement, creating a litter and dirt trap and the private nature of the offices within at this level means that windows are screened with internal curtains and blinds. The street furniture on Chorlton St – bus stops, bins etc, narrows the pavement and creates a general clutter.

The street level environment is generally poor in this part of the Village. The bus station makes little positive contribution to Chorlton Street, and the fences to the undercroft of the multi-storey car park on Bloom Street feel very hostile.

The dead-end nature of Hart Street and the lack of natural surveillance have led to vandalism and graffiti creating a generally unkempt feel.



Major St, Bloom St, Chorlton St streetscape

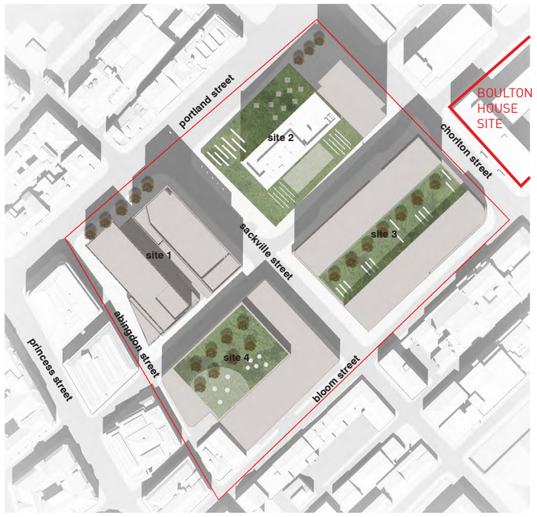
2.4 Development Context

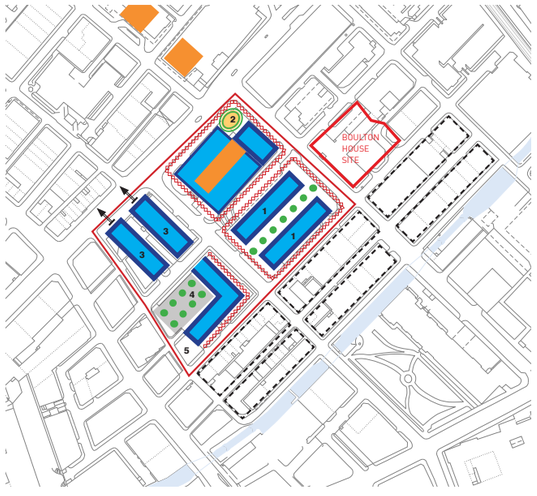
2.4.1 THE PORTLAND ST SRF

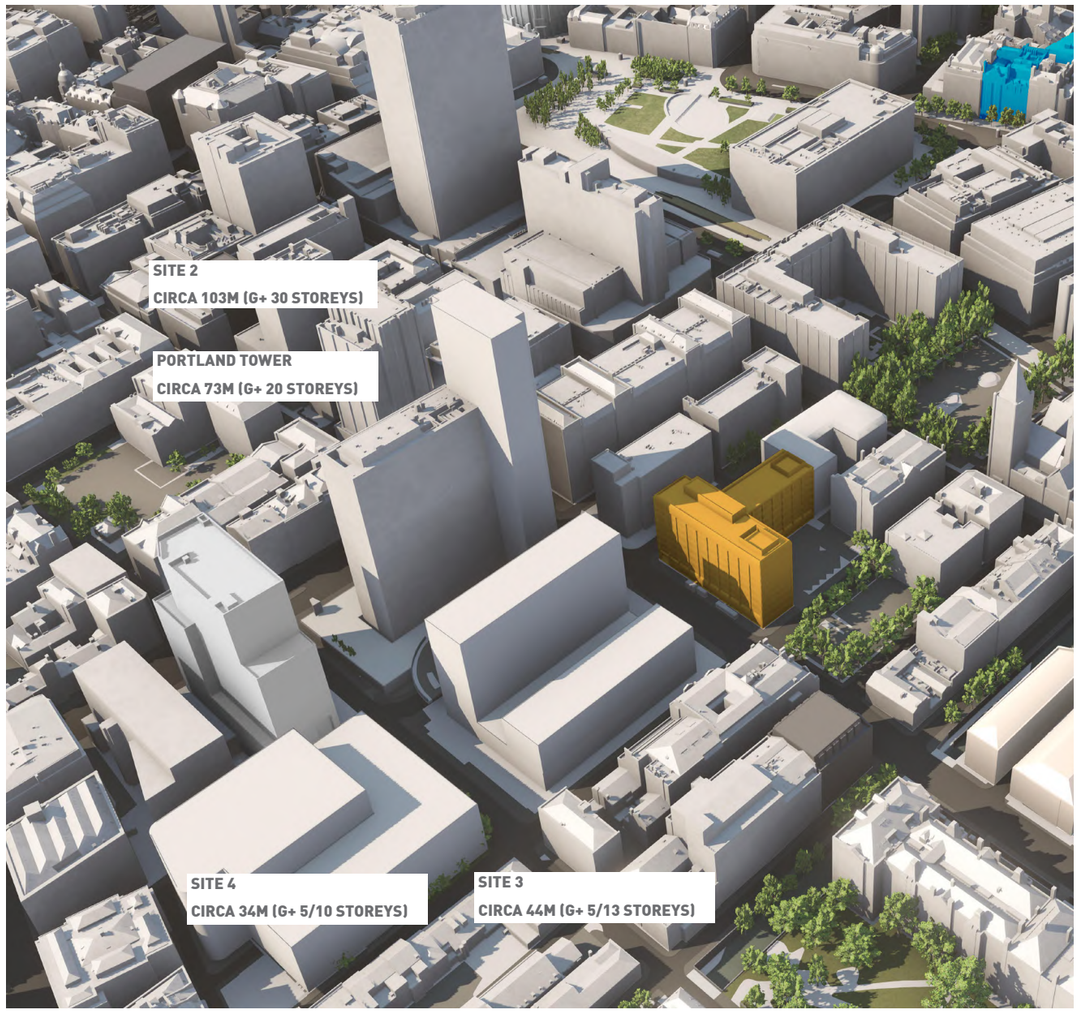
The Portland St SRF was prepared for Manchester City Council in 2017 and covers an area of land bounded by Portland Street, Bloom Street, Abingdon Street, and Chorlton Street. It set out an overarching strategic approach for these four city blocks, with a focus on introducing high density development and a mix of employment generating and residential uses, including two hotels on the Portland St that have subsequently been delivered as the Clayton and the Brooklyn.

High-quality new buildings and extensions are intended to improve the post-war perception of the area as well as including new public realm and active frontages to transform the pedestrian environment.

Boulton House sits outside the SRF boundary, which runs down Chorlton St, but the SRF is relevant to this application as it sets out a vision for the future redevelopment of the Chorlton St bus station and MSCP opposite the site, shown illustratively as rising up to 13 storeys of residential accommodation.







Images from the Portland St SRF, Boulton House highlighted

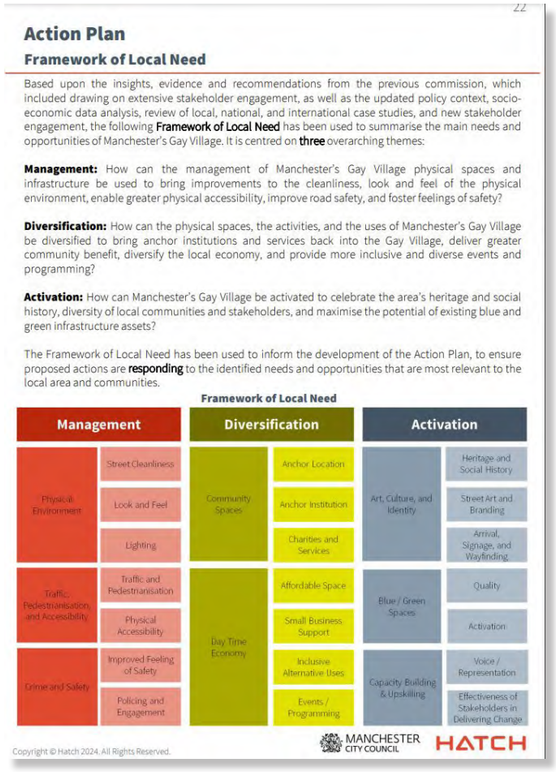
2.4.2 CULTURAL CONTEXT

Boulton House sits within Manchester's Gay Village - a vibrant and inclusive neighbourhood located around Canal Street. It has a rich history and has been a haven for the LGBTQ+ community for decades. The area is known for its lively nightlife, with numerous bars, clubs, and cultural hotspots. It also plays a significant role in the local economy.

The **Gay Village Action Plan**, developed by Manchester City Council, focuses on preserving and enhancing the area. Key elements include:

- **Physical Environment**: The need to improve the streetscape and create a more welcoming experience;
- **Boosting Daytime activity**: The need to create a more diverse offer outside of the nighttime economy
- **Small Business Support**: The need to encourage and support local businesses as drivers of change
- **Diversification**: providing affordable spaces to support uses that deliver community benefit and diversify the local economy





Gay Village Action Plan





2.5 Consultation

At all stages throughout the design development process the Applicant and design team sought to undertake early consultation and looked to integrate the ideas and aspirations of key stakeholders to ensure that a positive design response to the site was developed.

The design for the proposed development evolved through extensive consultation with Manchester City Council and other stakeholders including Greater Manchester Police.

Manchester City Council, as the local planning authority, were consulted regularly in relation to a range of design and planning issues throughout the evolution of the design and we believe that these and other pre-application consultations have had a positive effect on the design development process. They have established an agreement in principle that the site is an appropriate location for the proposed use and quantum of accommodation. Throughout the design development process options were assessed against criteria arising from the consultation process, alongside ongoing site analysis by the specialist consultant team.

The Applicant also sought to develop a bespoke, appropriate and meaningful approach to pre-application engagement and consultation with the wider community around the Boulton House site, with activities measured against the below objectives.

- To undertake a comprehensive pre-application consultation programme that gives local people the opportunity to have their say,
- To put the objectives of the Gay Village Action Plan at the heart of its strategy,
- To engage in a meaningful way,
- To ensure an accessible and inclusive approach.

They also sought to identify relevant stakeholders with whom to proactively communicate and share information with including:

- Ward councillors,
- A range of community and interest groups close to the site and surrounding area,
- Local residents and businesses around the site,
- Local and regional business groups with a visitor interest,
- Local media outlets.

A variety of methods were used to engage relevant audiences and provide forums for feedback and meaningful, two-way dialogue including:

- A flyer/newsletter to a defined area around the site which contained circa 1200 households and 86 businesses
- A drop-in event on site
- Online Q&A to enable out of hours engagement from those working in the city
- A consultation website.

A Consultation Report has been submitted as part of the planning application, demonstrating how the above approach was delivered, outlining the core feedback themes and areas of interest, detailing our response and demonstrating how we have had regard to points raised.



Presentation boards used at the consultation event

3.0 Design Evolution

3.1 Design Process

3.1.1 OVERVIEW

This chapter provides an overview and account of the ideas and options that have been considered by the Applicant for the redevelopment of the site.

A wide range of specialist consultants provided input into the evolving scheme and detailed consultation with other stakeholders also served to inform the design process and assist the team in arriving at an appropriate solution. All design iterations were assessed by the design team from a number of differing aspects, including an architectural assessment and the ability to match the project brief.

Drawings, sketches and computer visuals have been used to test how each alternative would fit within the site and its surroundings. Of particular interest through the design evolution process was the relationship between the proposal, its immediate current context, including the existing buildings, and the city wide context.

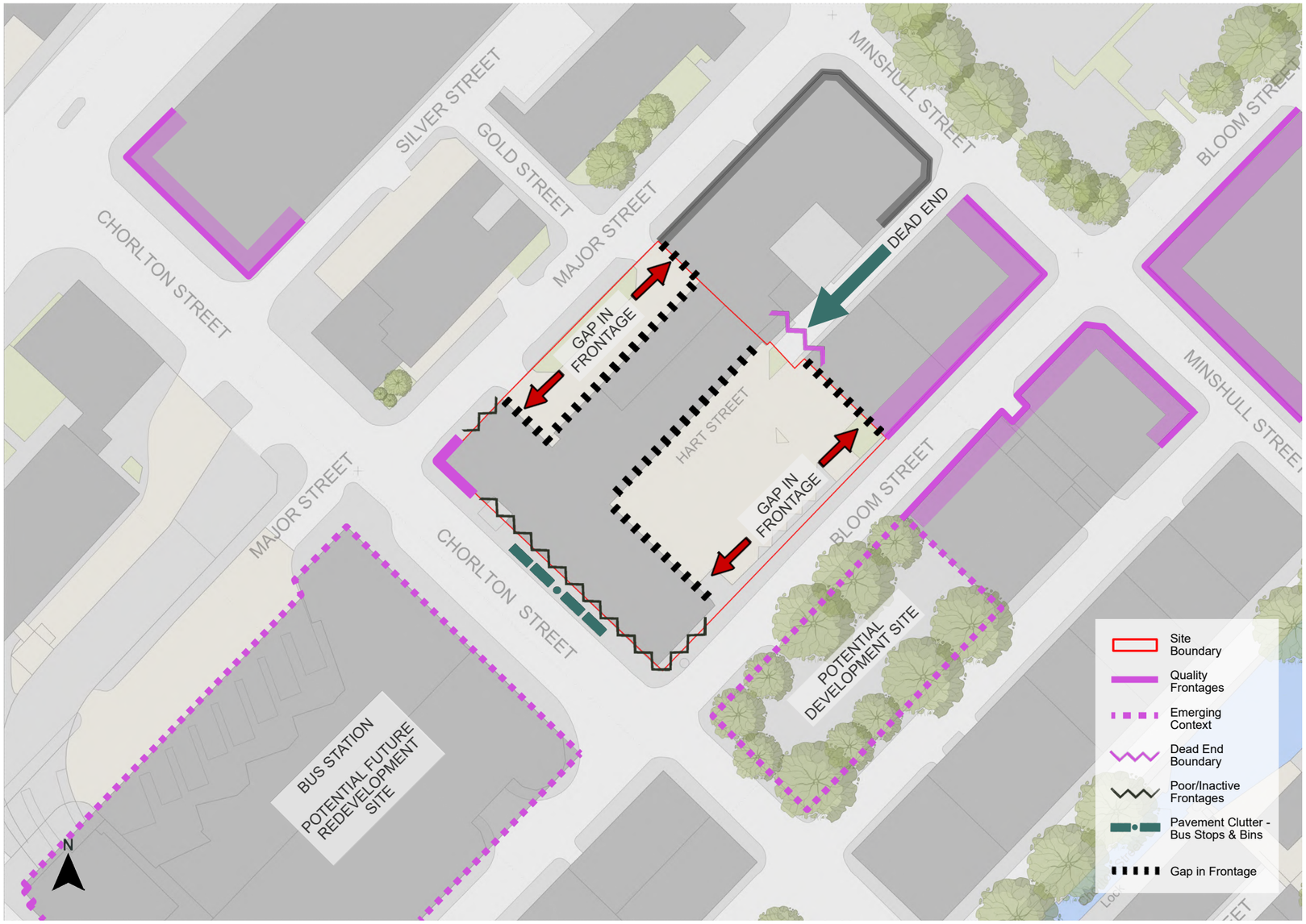
3.2 Design Considerations

The design process has sought to address the issues presented by the existing building and site and to take advantage of the opportunities that exist to improve the site and to improve its relationship with the neighbourhood and the immediate context.

3.2.1 SITE CONSTRAINTS AND ISSUES

Analysis of the existing site and building identified a series of factors and constraints that were taken into account when considering the re-development of the site..

- **Building Frontage.** The quality of the building frontage is lacking, failing to establish a relationship with the high-quality Victorian buildings on adjacent sites.
- **Site layout.** The site layout disrupts the street pattern due to the imposition of Boulton House's T-shaped plan on the Victorian grid, resulting in gaps in the street frontage on Bloom Street and Major Street. Additionally, the truncation of Hart Street into a dead end creates safety concerns and opportunities for antisocial behavior.
- **Engagement with the street.** Boulton House's street elevations are largely blank, providing no active frontages and little natural surveillance, leading to a lack of engagement with the streeT

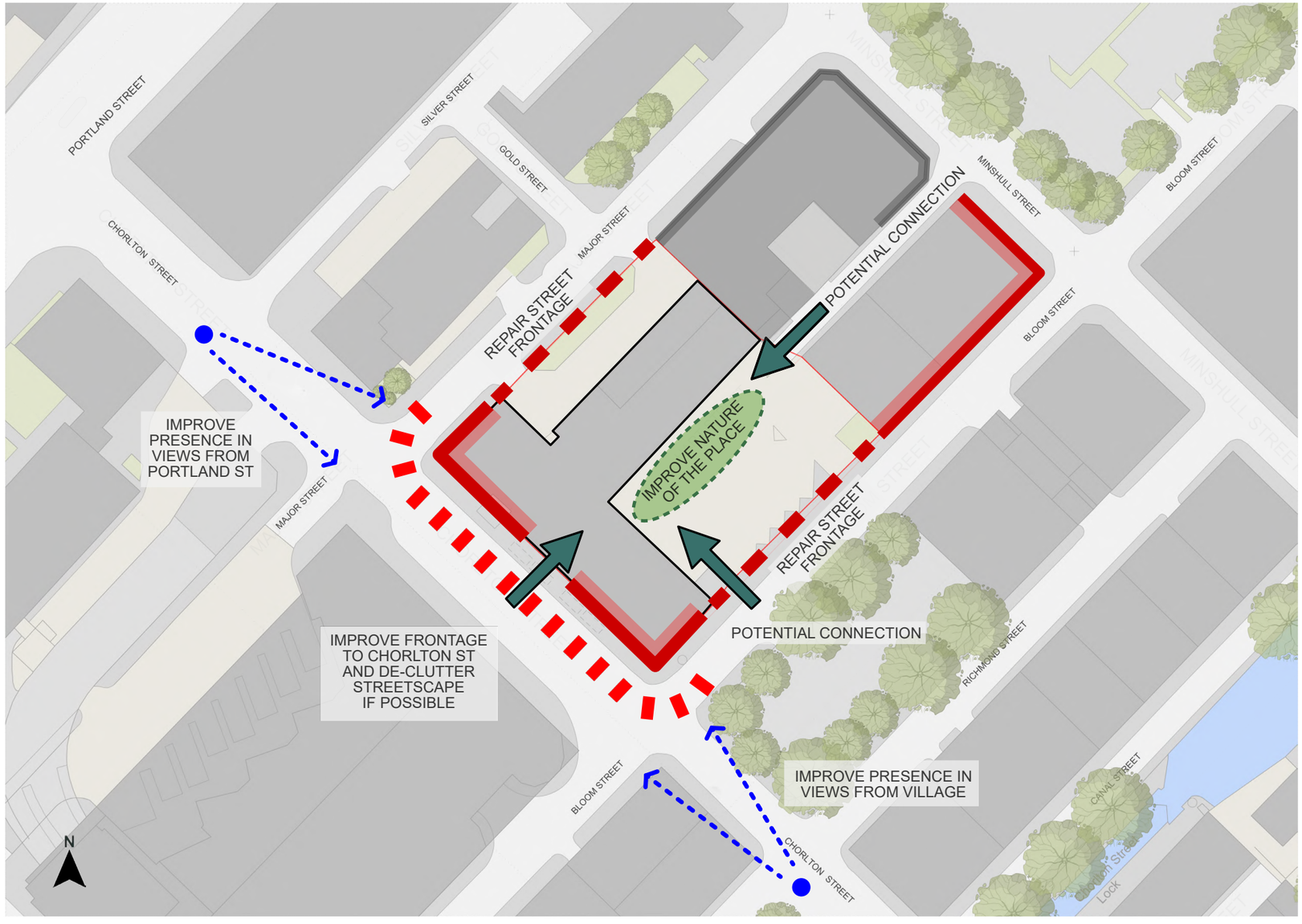


Constraints and Issues

3.2.2 OPPORTUNITIES

Following the assessment of the site and the wider area, the team consider that the development proposal presents opportunities to deliver regeneration benefits to Chorlton St and the surrounding areas. These are summarised as follows:

- **Repairing the disrupted city grain.** The redevelopment presents a potential opportunity to create a route through the site, connecting Hart St to Bloom St and, potentially, through the ground floor of the existing building to Chorlton St.
- **Improving the nature of the place**. The external space within the site can be repurposed to improve the overall environment. Reinstating a route through the site would contribute to this enhancement.
- **Repairing the street frontages.** There are opportunities to extend Boulton House and infill the gaps in the street frontages, improving the relationship between Boulton House and its neighbours.
- **Opportunities for active frontages.** The existing building and any extensions should feature active frontages to enhance natural surveillance and engagement with the street
- **Bold reinvention of the building**. A bold reinvention of the building can signal the regeneration of the site. Improvements to the existing structure would enhance Boulton House's presence in long views from Portland Street and the Village



Opportunities

3.3 Design Development

3.3.1 BUILDING USE

During the initial stages of design, various potential uses for the Boulton House site were considered, including office, hotel, and residential accommodation.

it was determined that the site was not suitable for office use for the reasons highlighted in previous chapter.

The existing structure's floor-to-floor heights were found to be more appropriate for either residential or hotel use.

Following an initial pre-application consultation with Manchester City Council, it was ultimately decided that a building providing hotel or short-stay accommodation, rather than a permanent residential offering, would be a more appropriate use in this location and would support the city's demand for more and better visitor accommodation.

3.3.2 INITIAL STUDIES, TESTING THE BUILDING FOOTPRINT

Initial layouts showed that it would be possible to achieve circa 212 serviced apartment suites within a conversion of the existing building, without extension.

It was felt that a simple conversion was a missed opportunity and that a larger development, which included a new build element on the Bloom St frontage, would deliver a better scheme which addressed the urban issues presented by the blank and missing frontages which exist with the existing site arrangement.



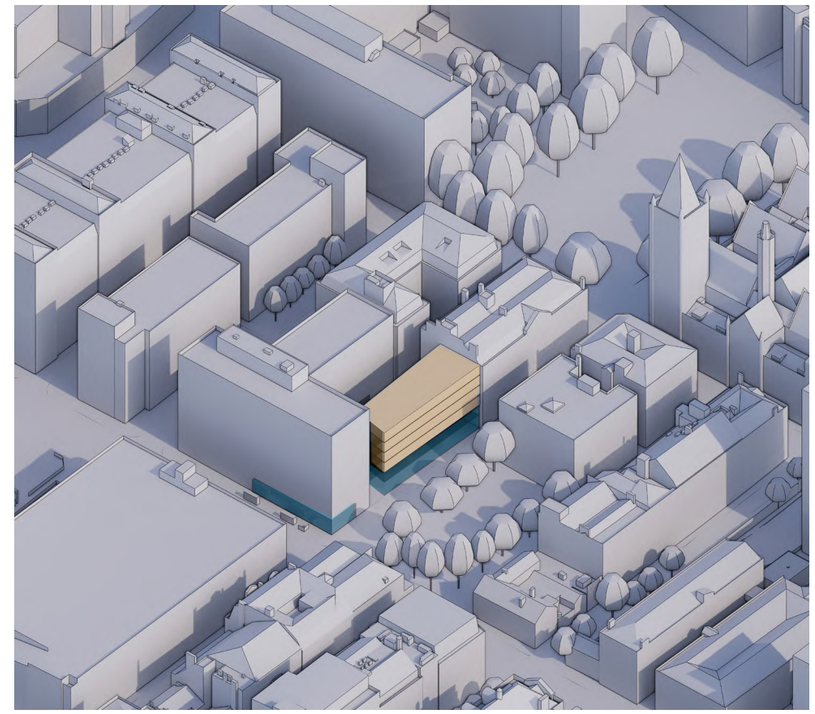
Initial sudy, conversion of existing buiding, Typical floor

3.3.3 EARLY LAYOUT DEVELOPMENT

Several key principles were established early in the design process for the Boulton House site.

- Conversion of the existing building to serviced apartments, with entrance, concierge and amenities for guests on the ground floor. Early iterations of the scheme retained the entrance on the Chorlton St/Major St corner.
- Multi storey extension on Bloom Street, infilling the gap in the frontage, and bridging over an opening to provide access to an external courtyard.
- Single storey extension on Major St, accommodating back of house and service facilities
- Complementary commercial space at ground floor level. Early iterations of the scheme included commercial space within the existing building, on the Chorlton St/Bloom St corner, as well as on the lower two floors of the Bloom St extension
- A courtyard will be created to provide a route through from Hart St to Bloom St, activated by the building's ground floor uses

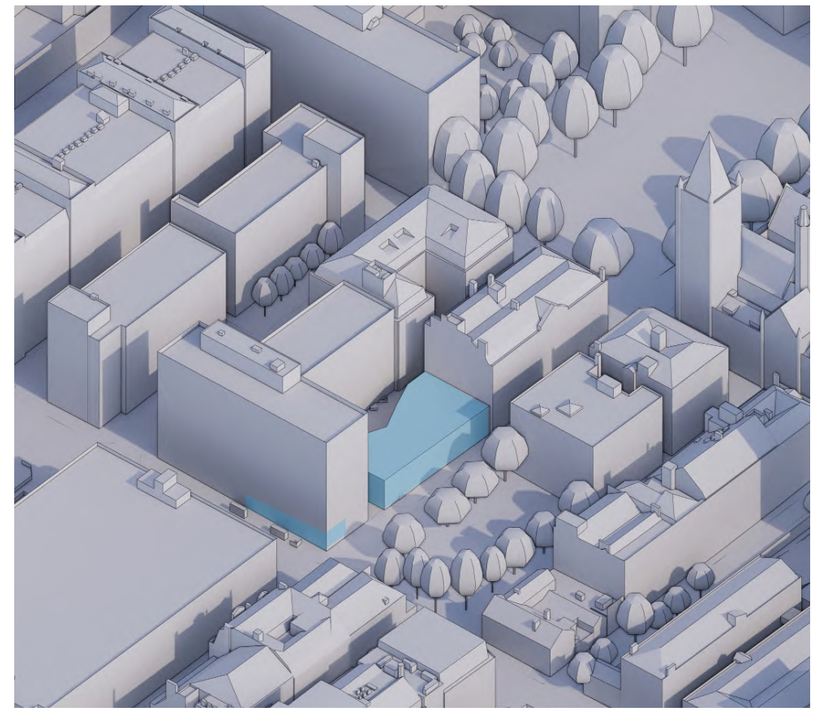




Early massing diagram. Servuiced apartments in extension upper floors



Early plan layouts. Ground and typical floor



Early massing diagram. Ground floor commercial

3.3.4 HART STREET

The creation of a route through the courtyard connecting Hart Street to Bloom Street is an important aspect of the Boulton House site redevelopment.

This new connection will open up a currently little used part of Manchester city centre, and has echoes of the way in which Little David Street opened up a connection to Kampus or in which Brazil Street has been revitalized by its connection to Manchester New Square's new courtyard. This strategic move will enhance accessibility and connectivity, fostering a more vibrant and engaging urban environment and helping to define the courtyard as a place.

As a further means of activating the courtyard it was decided that the entrance to the serviced apartment building should be from the courtyard, allowing them to be accessed either from Bloom St or Minshull St via Hart St.



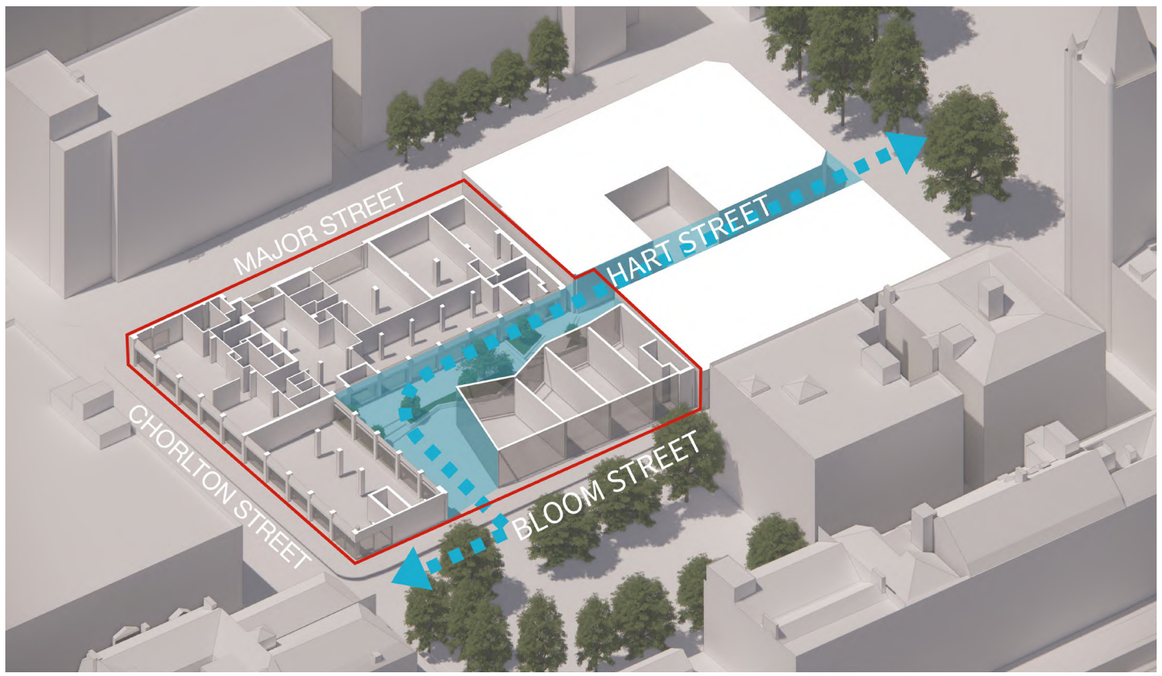
BRAZIL STREET



LITTLE DAVID STREET



HART STREET



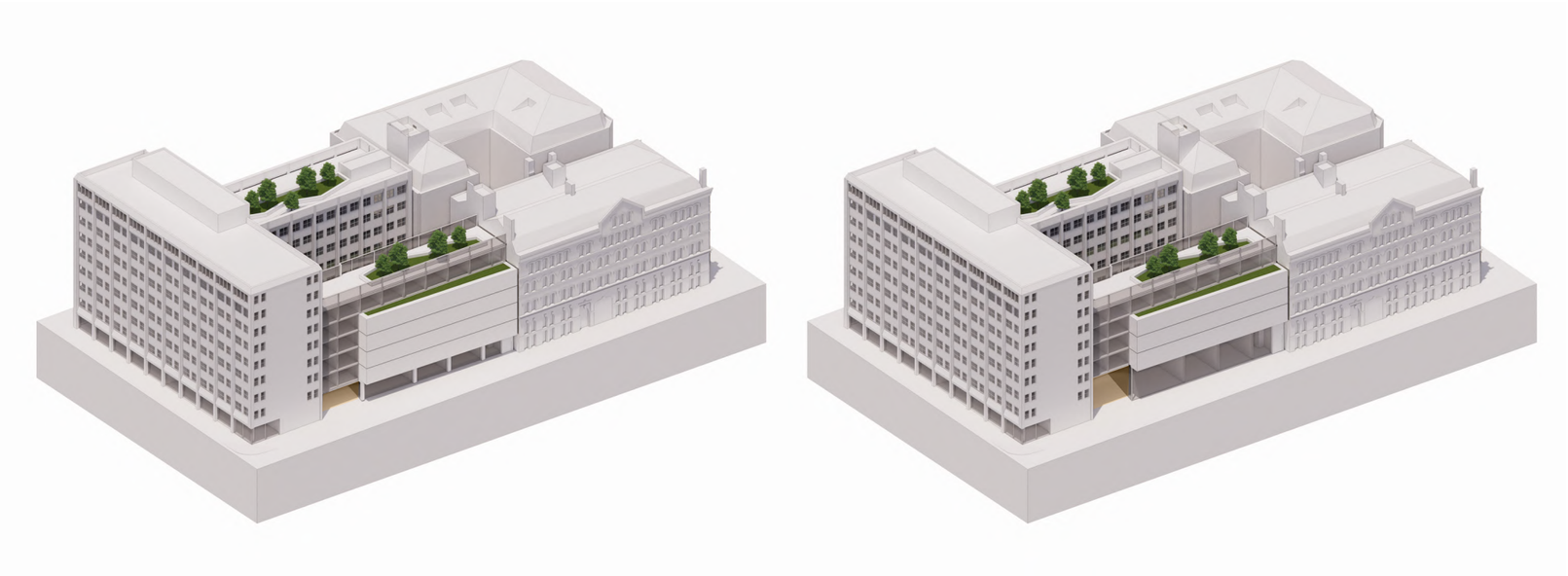
Diagrammatic Plan. connection from Hart St to Bloom St

3.3.5 CONNECTION TO BLOOM ST

As designs developed, the quantum of commercial space being provided came into question. Consequently, it was decided to limit the commercial space to the unit within the existing building, which could potentially be split into two units.

The Bloom St extension was now to house serviced apartment suites. The two lower floors had previously been commercial space, with the accommodation at second floor level accessed via the existing building and bridging an opening into the courtyard at ground floor level. The scale of this opening was debated and it was agreed that it should not be reduced below two storeys. To facilitate this, a number of duplex suites were provided at the ground and first floors within the extension, accessed from the courtyard. These suites, which have two or three bedrooms, offer the Applicant an opportunity to cater to a wider range of guests, including families visiting Manchester.

The Bloom St Extension is to be built on the site adjacent to the listed building (8 Minshull St/42 Bloom St). Although built up to the party wall of the listed building it will not impact on or alter the listed structure.





Design studies, scale of opening from Bloom St

3.3.6 SCALE AND LAYOUT FIX

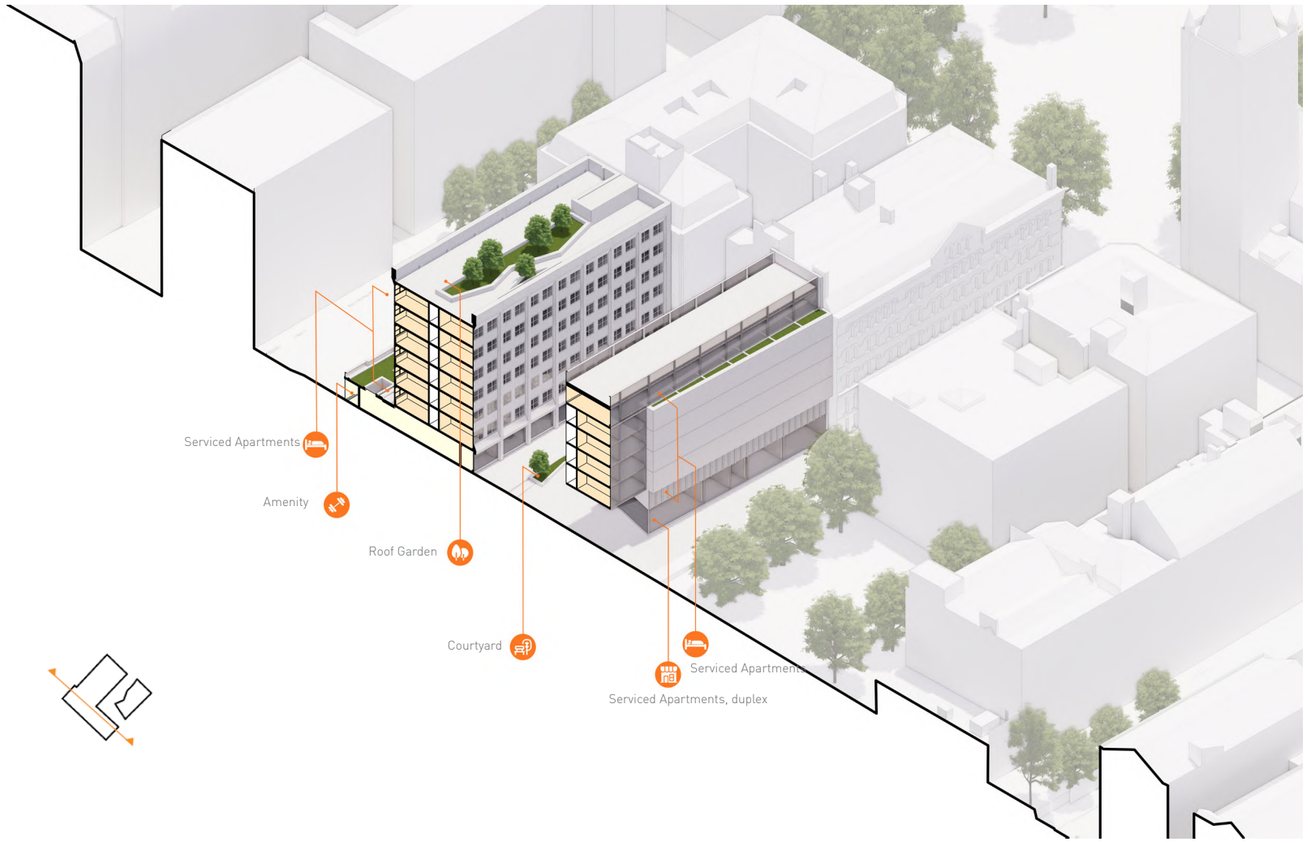
By the time of the second pre application meeting with Manchester City Council the designs were showing a development of circa 260 serviced apartment suites across both the existing building and extension.

The extension, which consists of ground plus six storeys, is expressed as three distinct elements 2:

- **Ground Floor Duplex Apartments** with direct access to the courtyard.
- **Four-Storey Element:** This part of the extension aligns with the eaves line of the adjacent listed building.
- **Setback Bridging Element:** This element continues as an attic storey, set back from the building line.

A roof terrace for residents on the roof of the return leg of Boulton House provides views south east across the roof of the new extension.

At this stage the layout and scale of the proposal were generally fixed in principle, although considerable development remained to be done on the treatment of interventions in the existing building and on the architectural expression of the extension.





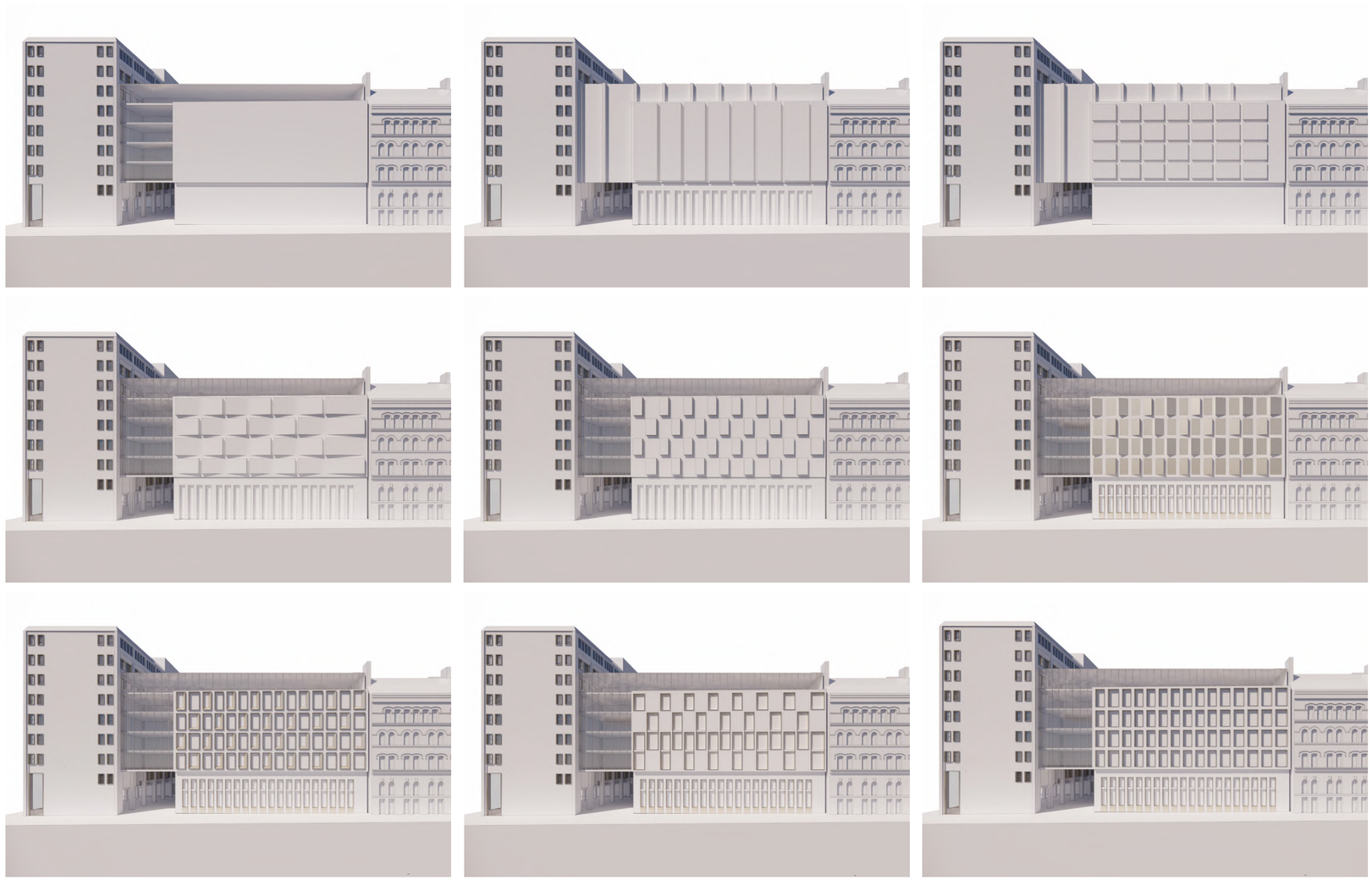


3.3.7 DEVELOPMENT OF THE MASSING OF THE NEW BUILD ELEMENT

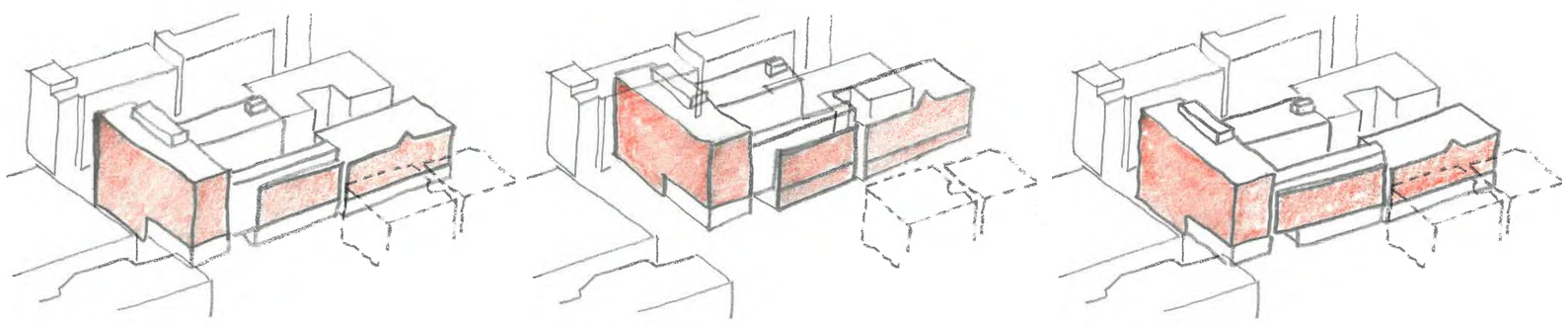
A series of exercises were conducted to explore the architectural expression of the extension, aiming to develop an elevational grid that relates to both the adjacent listed building and Boulton House.

This process raised questions about the massing arrangement of the new build element, as the relationship between the bridging/attic element and the body of the extension appeared overly complex.

After reviewing alternative arrangements, it was concluded that a simpler design with three horizontal layers—ground, middle, and attic—where the middle layer continues as a bridge to meet Boulton House, was preferable.



Design Studies: elevational treatments



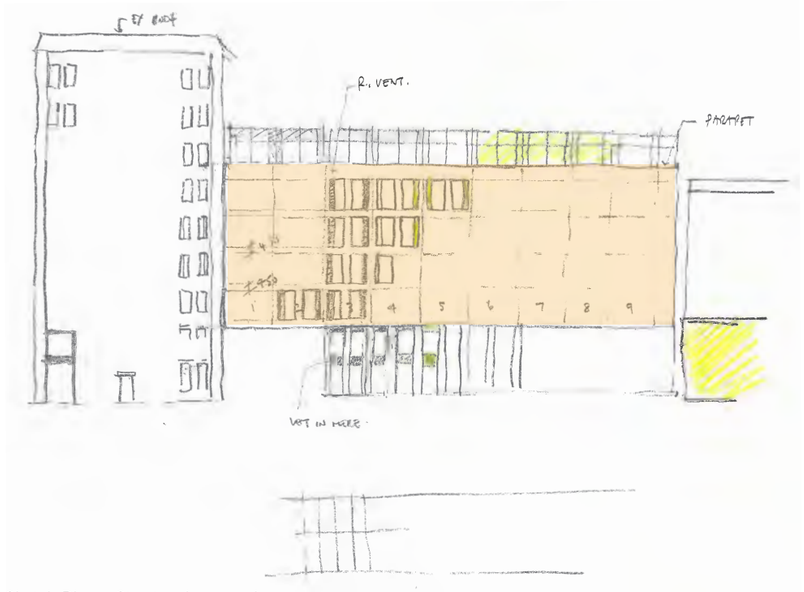
Sketch Studies: massing treatments

3.3.8 DEVELOPMENT OF THE ARCHITECTURAL EXPRESSION OF THE NEW BUILD ELEMENT

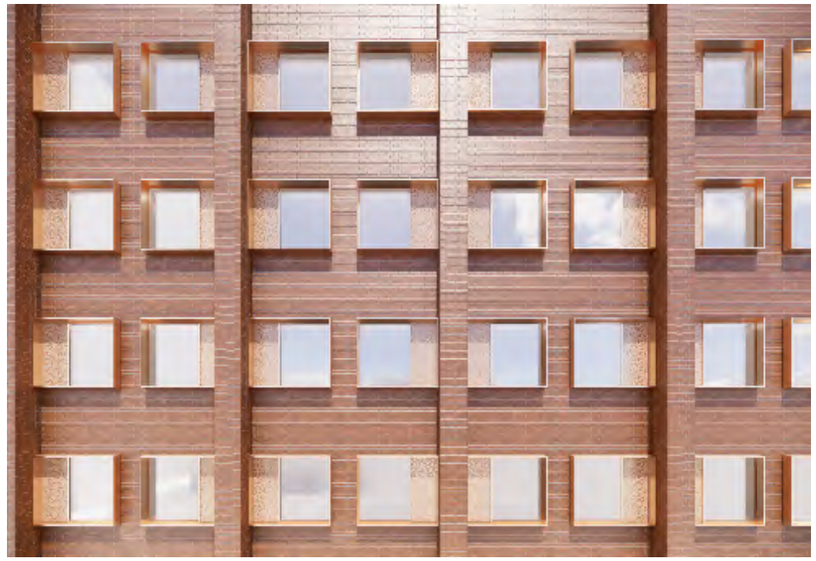
A series of studies sought to develop an expression for the new build element which would harmonise with both the listed building adjacent and with Boulton House itself.

A simple brick gridded expression was developed for the bridging element, with the scale of the grid mediating between Boulton House's simple square windows and the listed buildings more ornate, deeper openings. The detailing of the set back attic storey and the windows - using a 'champagne' coloured metal - works with the red brick grid to set up a similar colour relationship to that seen between the stone plinth and the Victorian brickwork on the listed building adjacent.

Alongside this, we began to develop proposals for replacement windows to Boulton House, seeking to develop a cohesive family of details that would seamlessly link the existing building with the new extension. Early proposals included projecting 'framing' window reveals to both extension and new build as a harmonising device. However, this proposal was abandoned following feedback during a pre-application discussion with Manchester City Counci.



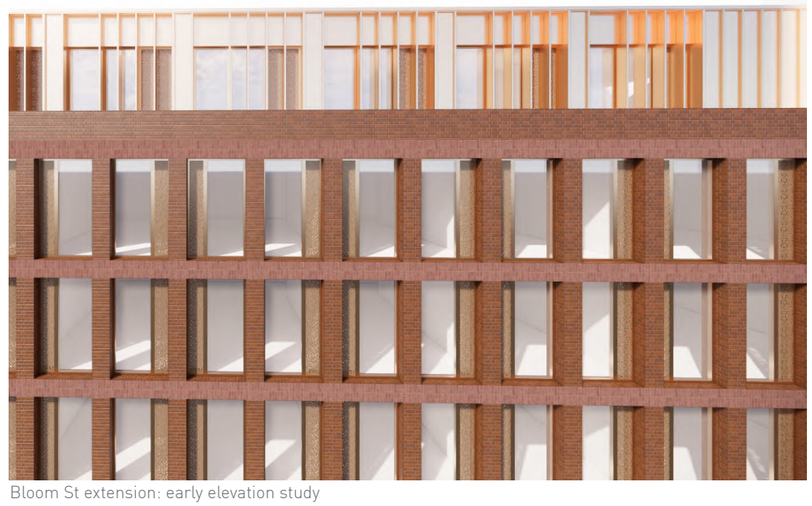
Sketch:Bloom St extension massing



Existing building: early elevation study

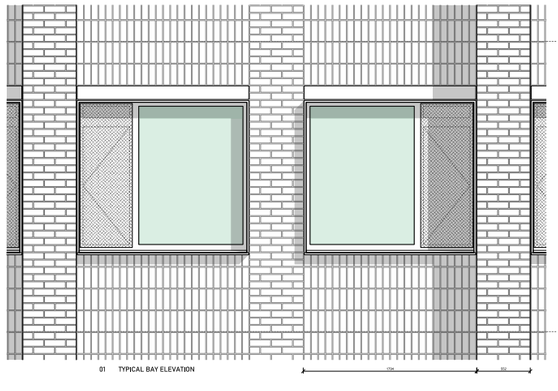


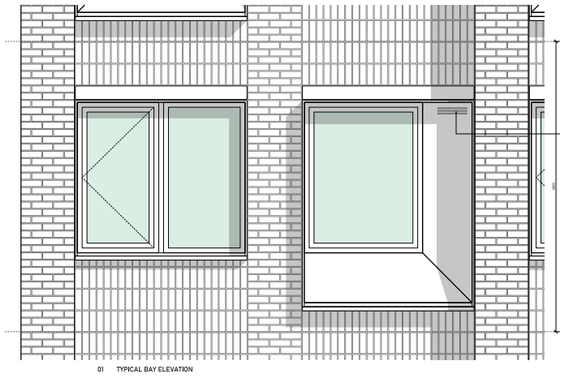
Model study:Bloom St extension massing

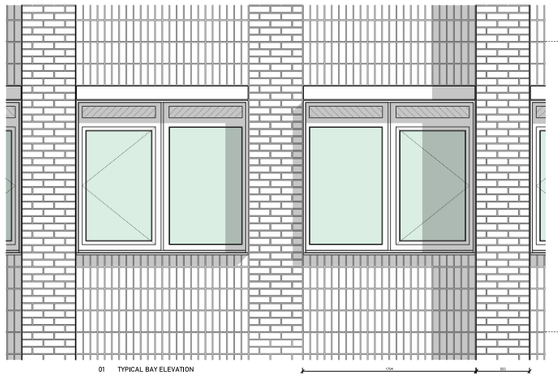


Bloom St extension: early elevation study









existing building: Exploration of alternative window treatments

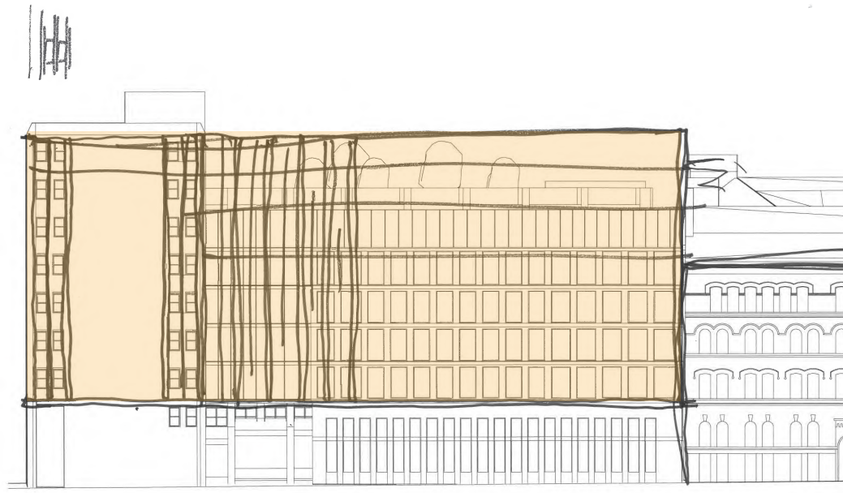
3.3.9 ALTERNATIVE ARRANGEMENTS CONSIDERED

During the design process, several alternative designs were explored to address the existing structure of Boulton House. One approach involved overlaying both the existing building and the extension with a unifying grid of projecting fins and brick piers. This design aimed to create a cohesive and visually striking facade.

Another approach considered increasing the scale of the new build element to match that of Boulton House, with the goal of consolidating both the new build and the extension into a single, harmonised expression.

However, both of these approaches were ultimately deemed less successful in achieving the desired architectural and functional outcomes.









Alternative design studies



3.3.10 ALTERATIONS TO BOULTON HOUSE

Ultimately, it was realised that one significant way in which the expression of the existing building and the extension could be unified would be to develop a new treatment for the ground floor and the top floor of Boulton House – currently zinc clad projecting bays – and to carry this treatment through into the new extension.

The scheme that was developed and presented at the public consultation showed the zinc additions to Boulton House removed and the top floor expressed as a projecting 'crown' clad in 'champagne' coloured anodised metal with an array of projecting anodised fins. This top floor treatment mirrors the expression of the set back attic storey to the new build extension.

The lower floors of Boulton House are expressed as two storey projecting bays, framed in 'champagne' coloured framing, sitting between the existing projecting brick piers.





Massing study: no attic storey



Massing studyy: attic storey to Bloom St extension and alterations to top floor of Boulton House





Proposals presented at public consultation May 2025

4.0 Design

4.1 Use & Amount

4.1.1 DESCRIPTION OF THE PROPOSAL

The proposal relates to the conversion of the existing office building in to Class C1 (Aparthotel) Use development with new build extensions to the existing building, external improvements to the existing façade, the creation of external terraces, proposed landscaping and public realm works, any external plant; and, amended servicing and access arrangements (including new secure cycle parking).

The proposal comprises:

- Alteration of the existing structures on the site;
- An extension on the Bloom Street frontage (ground plus 6 storeys);
- An extension on the Major Street frontage (single storey)
- 261 serviced apartment suites in a mix of sizes;
  - 229 junior suites
  - 14no 1 bed suites
  - 4 no 2 bed duplex sutes
  - 2no 3 bed duplex suites
  - 12 no accessible suites
- Amenity spaces for guests of the development including a welcome/ reception area, podcast room, meeting room, business lounge, coffee lounge (social lounge), coffee lounge (dining) and gym;
- A cycle store;
- Support facilities including bin stores, plant, staff offices and welfare facilities;
- A roof terrace for guests
- A stand alone commercial unit, with the facility to be split if required

4.1.2 JOYCE BY THE JAMES – THE CONCEPT

Careful consideration has been given to the required mix and quantum of accommodation needed to create the aspirations set by the Applicant.

The intention is that Joyce by the James Manchester will provide an exceptional experience for corporate travellers, leisure guests, and relocating individuals alike, combining home comforts with hotel services. In addition to luxurious self-contained suites, guests can access dedicated business, fitness, and leisure shared spaces, along with exceptional customer service.

The ambition is to provide a short-stay serviced suite that feels like home, designed for people visiting the city for days, weeks, or even a few months, whether working in Manchester, travelling for pleasure or something in between. A range of suites have been designed in a range of sizes, from studio up to 3 beds. The suites are more spacious than average hotel rooms and fully equipped for self-catering, offering guests the comfort of a truly independent stay. All guests will have access to a kitchenette, an en-suite bathroom, high-speed Internet, smart TV, coffee machine, cutlery & crockery and room consumables.

Alongside their self-contained suites, guests have access to a variety of state-of-the-art facilities, including business lounges, workspaces, outdoor areas, and fitness facilities (for the use of guests, but also with external membership), a roof terrace and a semi public courtyard.

The serviced apartments will be supported by an on site team including a 24/7 concierge, on-site maintenance, housekeeping, and overnight security. Optional housekeeping services will include regular cleaning, frequent linen changes, and replenishment of room consumables and toiletries throughout their stay.

Boulton House Accomodation Schedule

	no. of floors	no. of units/floor	Sub-Total
Ground Floor	1	10	10
Level 01	1	30	30
Level 02 - 03	2	39	78
Level 04 - 05	2	38	76
Level 06	1	37	37
Level 07	1	15	15
Level 08	1	15	15
		TOTAL	**261**

Commercial Units
1

	Junior Suites	1 Bed Suites	2 Bed Suites	3 Bed Suites	Accessible suites
TOTAL	229	14	4	2	12

Schedule of Units

GROUND FLOOR AMENITY **Boulton House**

GROUND FLOOR	AREA (m2)	
Welcome Area	N/A	
Entrance/Reception	146	
Staff Office	24	
Lift Lobby	20	
Podcast Room	15	
Meeting Room	14	
Business Lounge	143	
Coffee Lounge (Social Lounge)	104	
Coffee Lounge (Dining)	70	
Gym	135	
Acc. WC	6	
AMENITY TOTAL	677	
Bin Store	76	
Bike Store	23	(26 cycles)
Welfare	19	
Plant	104	
SUPPORT TOTAL	222	

GROUND FLOOR	AREA (m2)
Commercial Unit	268

4.2 Site & Layout

4.2.1 SITE, GROUND FLOOR ARRANGEMENT

The ground floor arrangement is focussed on the central courtyard, the heart of the development. The serviced apartments are entered from the courtyard which can be accessed from Bloom Street and, potentially, from Hart Street. The guest reception is immediately opposite the main entrance and looks out across the courtyard and through to Bloom St, giving the concierge surveillance of the entrance and the approach.

Guest facilities, including the business lounge and meeting rooms, podcast suite, coffee and dining lounges and guest wcs, are accessed from reception. These public spaces provide open and active frontages to Chorlton St and Major St. The fitness suite, which will also be available to non guest members, is also accessed from the main reception area and opens onto a terrace within the courtyard, which has the potential to accommodate external activities associated with the gym.

Boulton House's existing main lift and stair core, immediately off reception, is repurposed and refurbished to provide access to the guest suites on the upper floors. A small number of duplex suites are accessed across the courtyard.

A slight change in level, circa 350 mm, across the site means that the courtyard, and the ground floor of the duplex suites, is raised up above the level of Bloom Street. This is considered advantageous in term of the security and privacy of guests staying in these suites. A gentle slope leads up into the courtyard from Bloom Street.

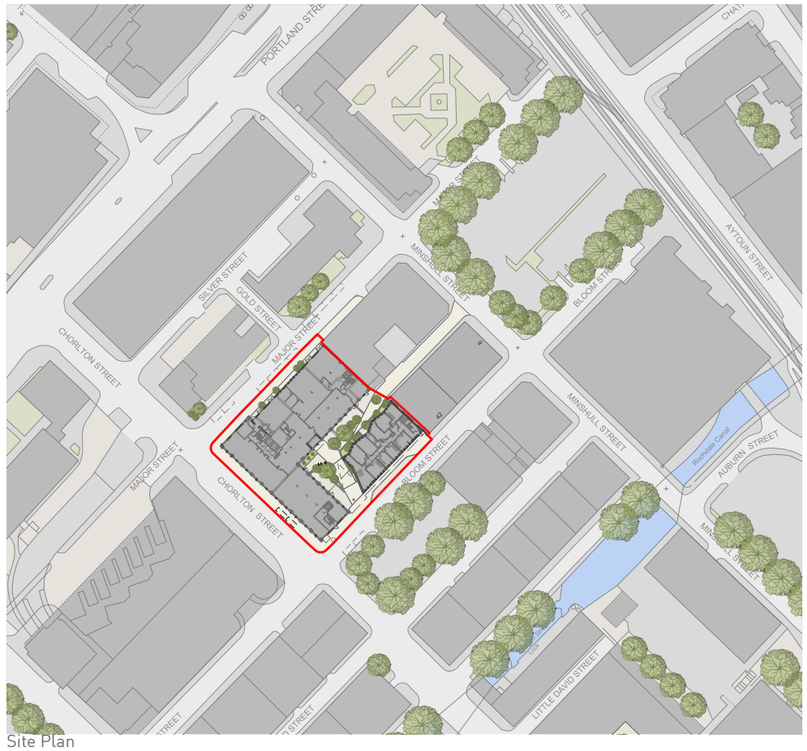
A cycle store, accommodating 26 cycles is also accessed from the courtyard.

The serviced apartment's refuse store and plant area is accessed from Major Street within a new single storey extension on this frontage. Refuse lorries will access the refuse store from Major Street. This is unchanged from the current refuse collection strategy.

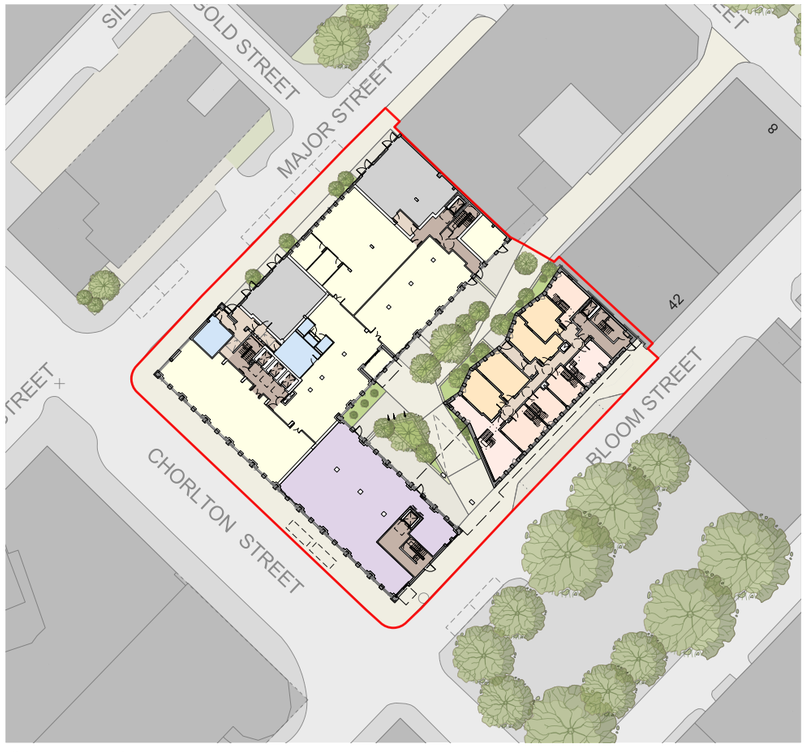
A separate commercial unit is provided on the corner of Chorlton Street and Bloom Street, with active frontages to both and into the courtyard. The ground floor level of the existing building within this unit has been lowered to allow level access from Bloom St. Doors into the commercial unit from Chorlton Street and from the courtyard allow for potential subdivision.

The lower floors of the new build extension have been set back from the existing Bloom Street back of pavement line to allow the creation of a layby which will allow deliveries and servicing for the serviced apartment development and the retail unit without impacting traffic flows on Bloom Street. This has been discussed in principle with Manchester City Council Highways. A clear pavement width of 2m between the layby and the building has been maintained.

Existing pavement crossovers on Major Street, which give access to the existing service bay, have been infilled and the original kerb line has been reinstated. Existing bus stops, on street parking bays and the post box on the corner of Bloom St and Chorlton St are unaffected by the proposals.



Site Plan



Ground Floor Plan



Site Organisation Plan

4.2 Site & Layout

4.2.2 LAYOUT, UPPER FLOORS

On the upper floors, the existing building's floorplate width, structural grid and 3m floor to floor height lend themselves well to a simple arrangement with suites on either side of a central corridor.

Each suite benefits from two windows as the suite width relates, generally, to a structural bay. The existing main lift and stair core provides general access to each floor. Escape stairs are maintained at the end of each leg of the existing building floorplate and supplemented by evacuation lifts.
The Bloom St extension has a single loaded corridor with suites facing out to Bloom St and the access corridor looking onto the courtyard. A fourth stair and evacuation lift are provided at the end of this wing.

At first floor level the duplex suites on the Bloom St frontage are dual aspect. The flat roofs to this two storey element and to the single storey extension to Major St have a sedum finish to a blue roof build up, assisting with rainwater attenuation.

Guests have access to a roof terrace accessed from the seventh floor of the existing building. To facilitate escape from this terrace, the stair and lift core at the north easter end of the Major St wing of the existing building has been extended up to this level.

The existing lift overrun and plant room extension above Boulton House's roof level is retained, and new screens are installed on the roof to screen new plant.

Sections adjacent show the scale of the new Bloom St extension, which extends up to level 6 to match the return leg of Boulton House. The opening in to the courtyard from Bloom St is two storeys.



Level 01 plan



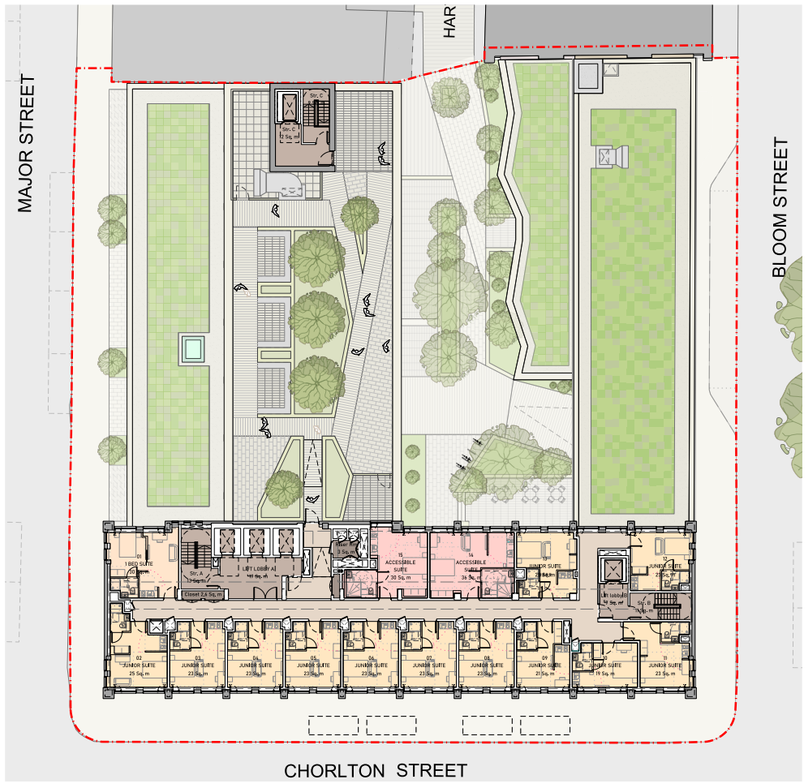
Level 02 plan



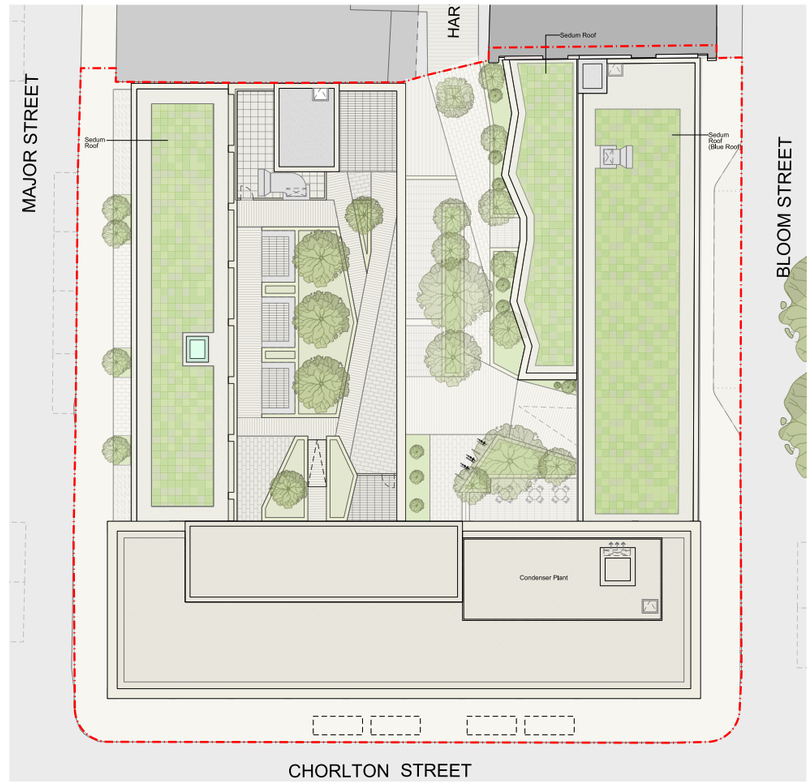
Section from Bloom St to Major St, through opening into courtyard



Level 04 plan



Level 07 plan: roof terrace



Roof plan



Section from Chorlton St to Hart St

4.3 Height, Scale & Massing

4.3.1 PROPOSAL HEIGHTS, SCALE & MASSING

The alterations to the existing building facades are described in more detail on the following pages. The existing building parapet heights will be maintained, with a discrete handrail, set in from the parapet, providing an increased level of protection for building maintenance operatives accessing the roof, as well as for residents accessing the seventh-floor roof terrace on the roof of the Major Street wing of the existing building.

The massing of the building extension on Bloom Street has been carefully designed to relate to the height of the adjacent listed buildings at 8 Minshull Street and 42 Bloom Street. The tripartite arrangement of the existing building—plinth, piano nobile, attic storey—is echoed in the architectural arrangement of the façade of the new building.

A two-storey entrance to the courtyard and through to the serviced apartment building will be formed at the junction with the existing building. A canopy will signal this as an entrance. A second canopy will be provided over the Bloom Street entrance to the existing building.



Existing Boulton House building from the corner of Bloom St and Chorlton St



Proposed development from the corner of Bloom St and Chorlton St

The alterations to the top floor of the existing building give Boulton House and entirely new appearance and an improved presence in long views along Chorlton St, announcing the arrival of The Joyce.

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Tripartite elevational arrangement



Proposed development from the corner of Canal St

4.4 Appearance and Materials

4.4.1 STRATEGY

The detailing of alterations to the existing building and the treatment of the elevations to the new extensions have been carefully considered throughout the design development process to ensure that the proposals are robust and deliverable.

The material strategy has been developed as a direct response to the characteristics found in materials and detail in the surrounding area and is intended to lock the proposals directly into their local context.

The images adjacent present a study of existing material usage in the immediately adjacent buildings, predominantly red brick and faience and buff sandstone in the Victorian frontages, buff brickwork and white painted or white glazed brick on narrower side streets or lightwells.

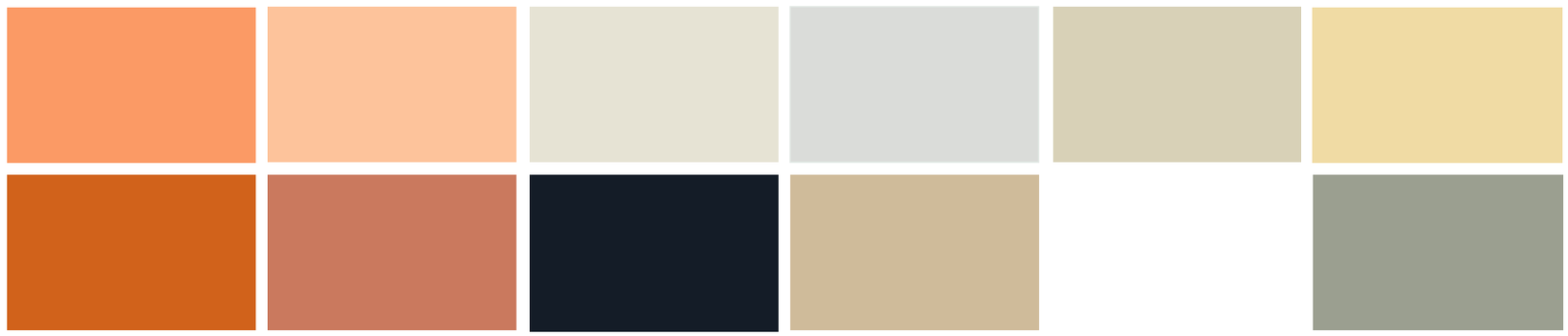
This study has been used to develop an approach to colour and has informed the choice of a limited palette of high quality materials for use in the detailing of interventions in the existing building and the construction of the extensions that will reinforce the relationship with the context.

The details shown on the following pages have been developed to respond directly to the character and texture of the surrounding buildings. Traditional details are referenced and reinterpreted in a contemporary context. These provide a continuity of detail, material, and craft that embeds the building in the site and context.

Local materials



Colour pallette



4.4 Appearance and Materials

4.4.2 EXISTING BOULTON HOUSE BUILDING

Interventions in existing building

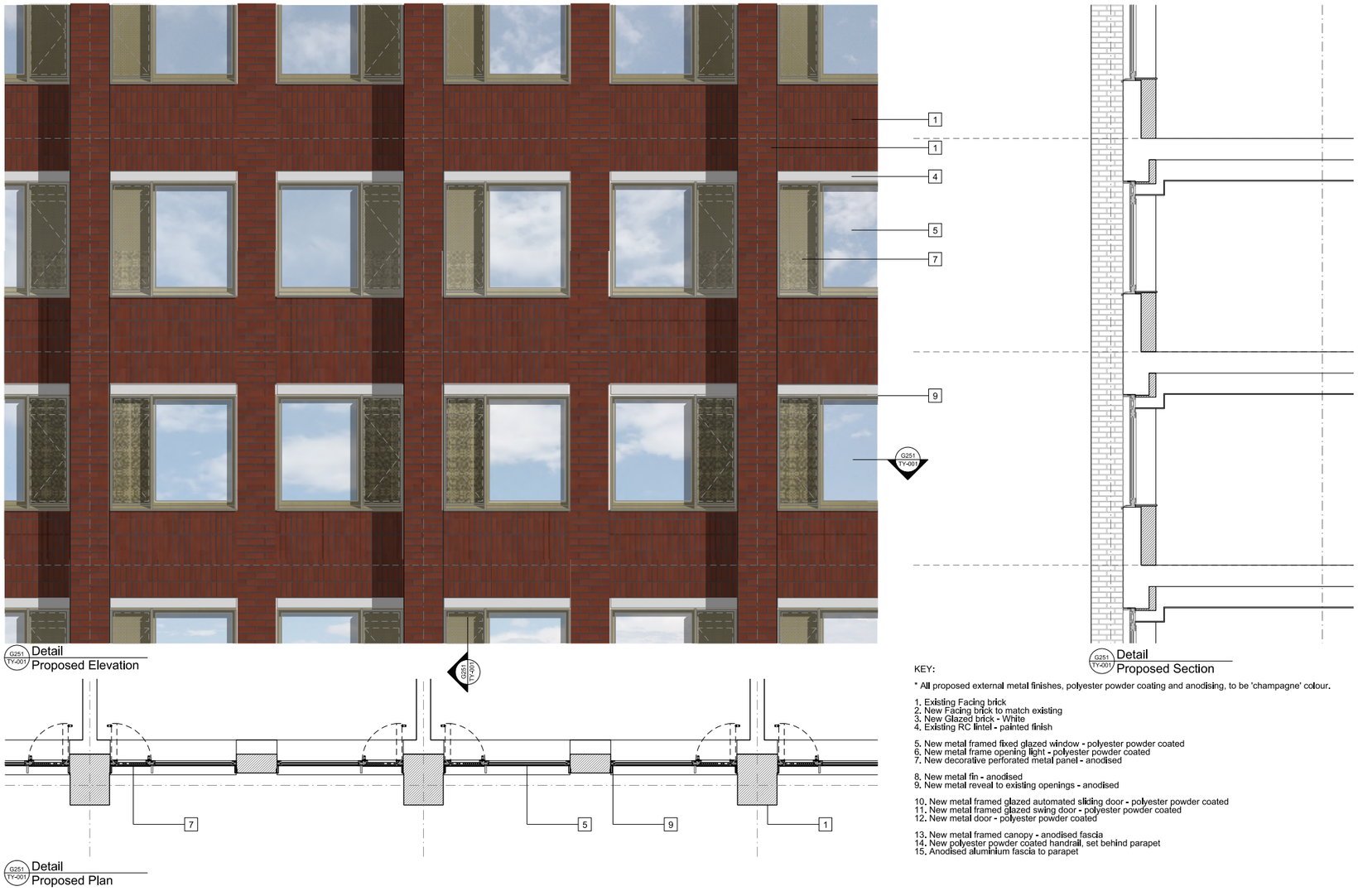
There are three main Interventions in the facades to the existing building. All of these have been used as opportunities to improve the appearance of Boulton House and create a family of details that can be used in the interventions in the existing building and the design of the new extension and will tie both into the context.

Materials have been chosen for use in the outward facing elevations on both the existing building and the new extension to relate to the colour palette described in the previous page: 'champagne' coloured anodising to perforated decorative screens and projecting fins; matching, complementary metallic powder coating to aluminium framing; and red brick, which will be selected to match the existing brickwork.

- The replacement of windows: The existing sash windows are set flush with the face of the brick façade adjacent. Their replacement presents an opportunity to introduce more depth/modelling and more colour into the existing facades. The proposed detailing sets the window frame deeper into the reveal of the opening. Projecting fins on the line of window mullions and linings to the reveal of window openings introduce colour into the elevations, particularly in oblique views.

The window arrangement will change to an unequal division with a fixed glazed light and a smaller opening panel for ventilation concealed by a decorative perforated screen in champagne coloured anodised aluminium.

In addition to being a decorative element, the screen acts as guarding, preventing guests from falling or dropping items from the window and conceals high level terminals for the ventilation systems to the guest suites. The windows are arranged in mirrored pairs between the projecting brick piers, each pair relating to a guest suite behind.

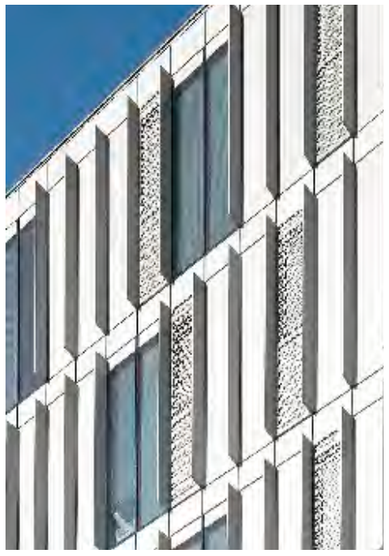


Elevational Study: Existing Boulton House building

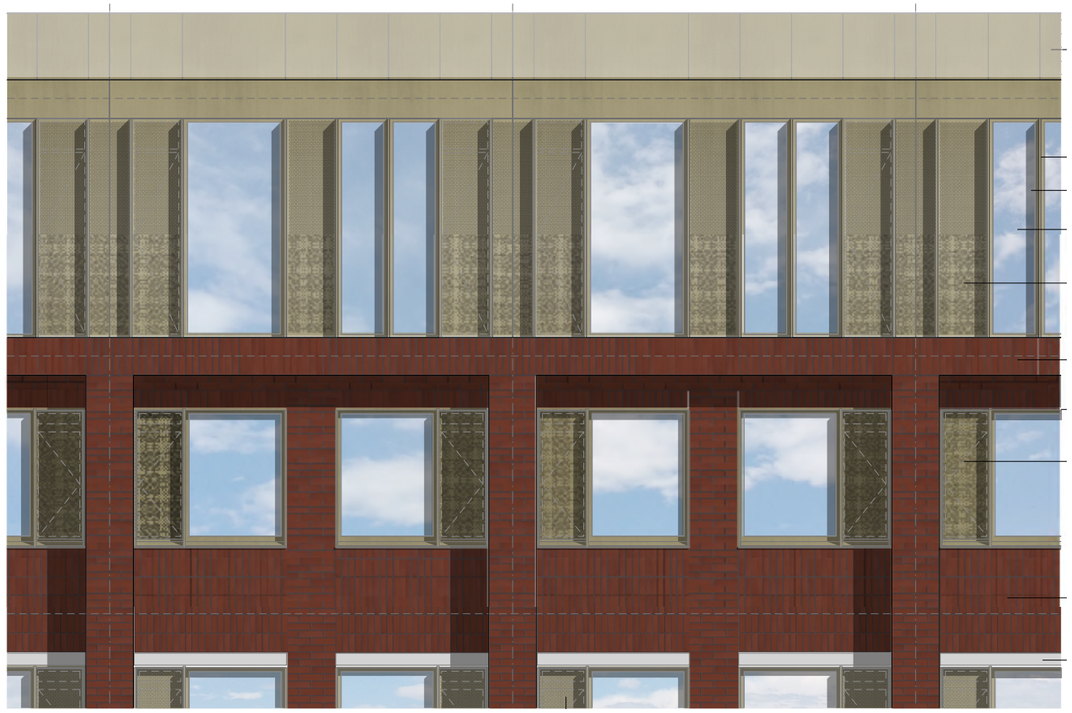
- Alterations to lower two floors: The zinc bay windows will be removed and replaced with larger two storey bay windows to the ground floor shopfronts and the first floor guest suites above. The detailing to these new bays will be similar to the windows above and will use the same material palette. Large fixed clear glazed panels will be interspersed with decorative perforated panels which can be used to conceal ventilation terminals, providing some flexibility in the arrangement of the commercial unit behind. A new masonry pier and 'lintol' frame the new bay windows.
- Alterations to top floor: Removal of zinc projecting 'mansard' and replacement with new top floor 'lantern'. This lantern is constructed from champagne anodised aluminium, the tone and sheen of which provides contrast to the matt qualities of the masonry, whilst adding to the warmth of the tonal palette and echoing the tonal relationship of sandstone/ brickwork in the Victorian context. The metal panels are articulated with a regular array of vertical projections which create an ordered grid into which windows and ventilation panels are introduced. These extrusions enhance the machined quality of the material and provide a subtle textural surface across the facade. At the base of the lantern a projecting course of soldier course brickwork is introduced to provide visual support, bridging between brick piers in a goalpost arrangement.
- Other interventions include the extension of windows in the gable end down to floor level and the introduction of a canopy over the entrance to the commercial unit.



Precedent: decorative screens



Precedent: anodised panels/fins



Elevational study: Top floor of existing building



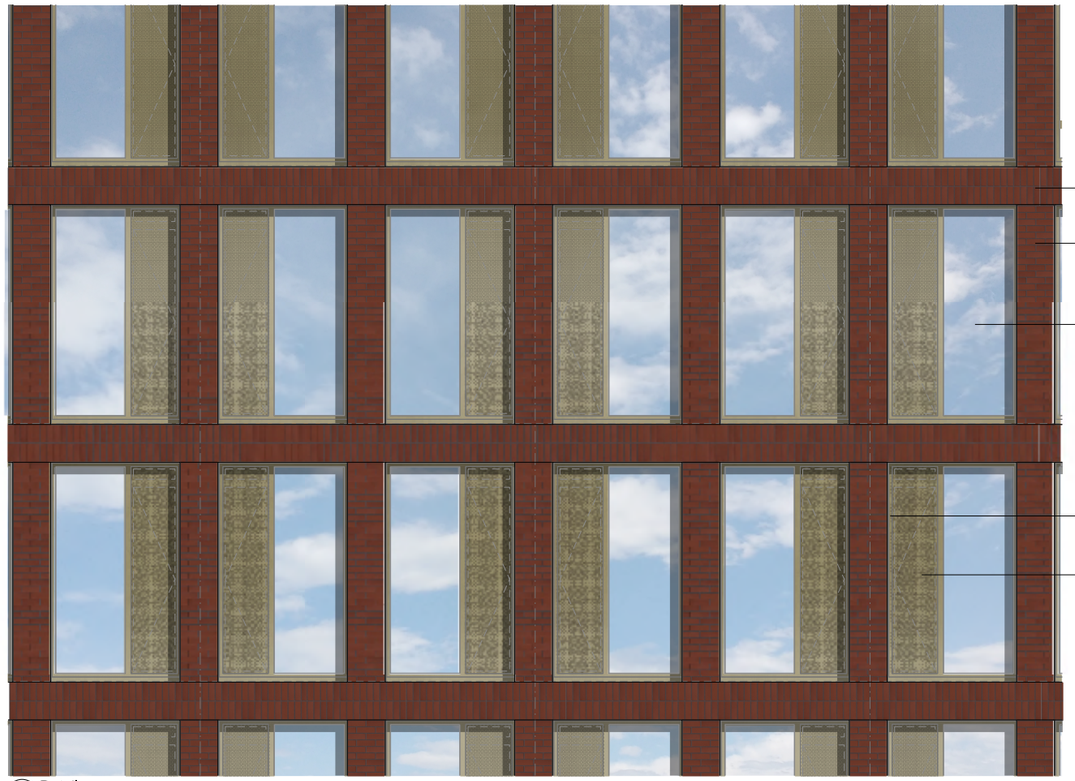
Elevational study: Ground floor of existing building

4.4.3 NEW EXTENSIONS. STREET FACING ELEVATIONS

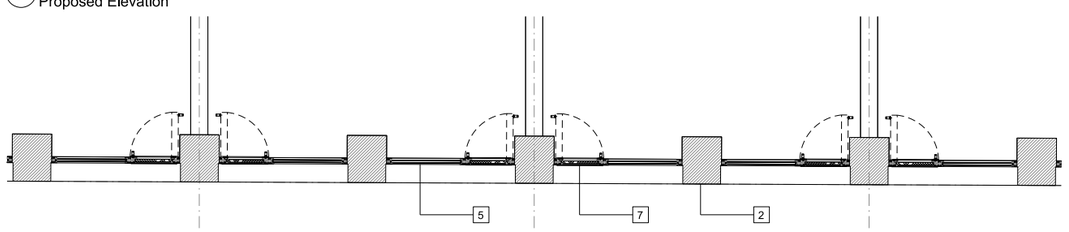
Materials have been chosen for the outward-facing elevations of the new extensions to relate to the colour palette described on the previous page: 'champagne' coloured anodising for perforated decorative screens and projecting fins, matching complementary metallic powder coating for aluminium framing, and red brick to match the existing brickwork, with the intention of ensuring that the existing building and new extension read as one unified development.

A brickwork grid provides a simple, strong framing device. It has deep brickwork reveals and floor levels expressed through the use of horizontal bands of stacked soldier courses, reflecting the soldier course detailing used on the existing building.

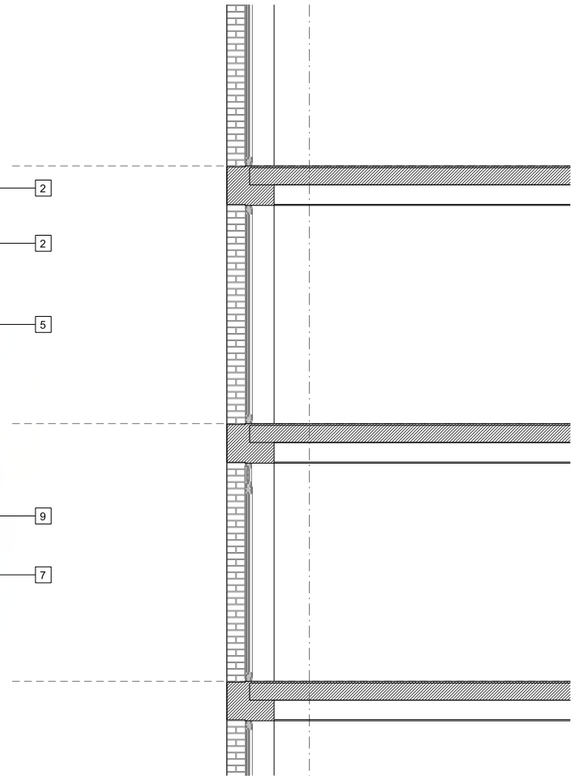
Fixed full-height glazed lights maximise daylight penetration into the suites. Storey-height decorative perforated panels are detailed to match interventions in the existing building.



G251 TY-002 Detail
Proposed Elevation



G251 TY-002 Detail
Proposed Plan



G251 TY-002 Detail
Proposed Section

KEY:

* All proposed external metal finishes, polyester powder coating and anodising, to be 'champagne' colour.

1. Existing Facing brick
2. New Facing brick to match existing
3. New Glazed brick - White
4. Existing RC lintel - painted finish

5. New metal framed fixed glazed window - polyester powder coated
6. New metal frame opening light - polyester powder coated
7. New decorative perforated metal panel - anodised

8. New metal fin - anodised
9. New metal reveal to existing openings - anodised

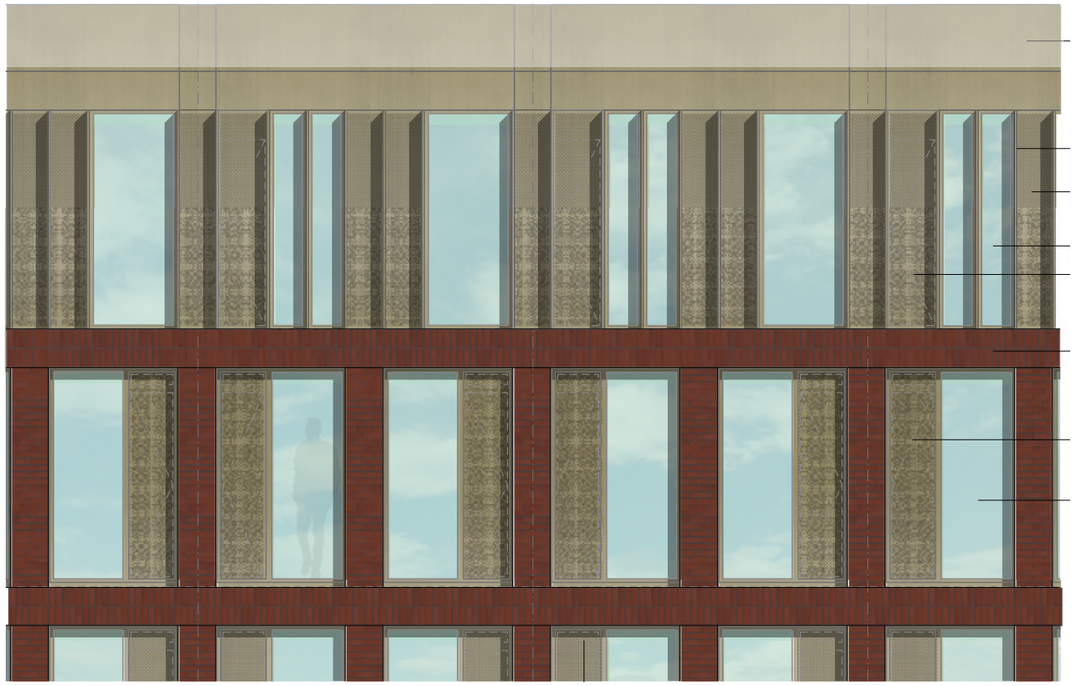
10. New metal framed glazed automated sliding door - polyester powder coated
11. New metal framed glazed swing door - polyester powder coated
12. New metal door - polyester powder coated

13. New metal framed canopy - anodised fascia
14. New polyester powder coated handrail, set behind parapet
15. Anodised aluminium fascia to parapet

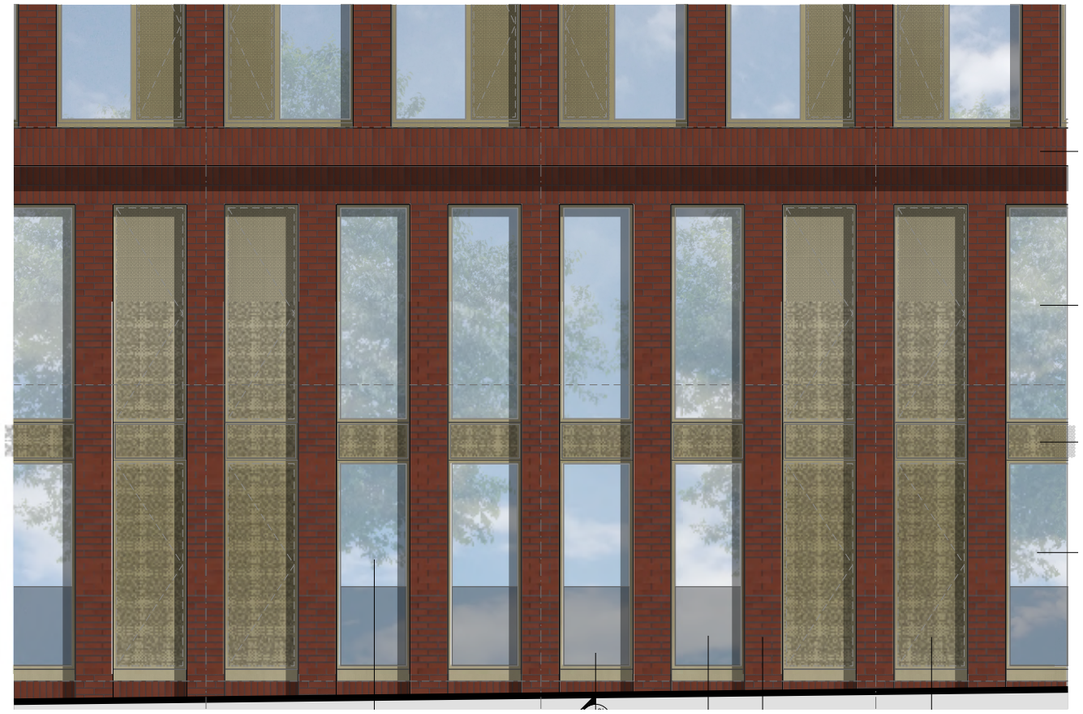
Elevational study: Boom St extension

The top floor of the extension is detailed to match the new top floor treatment of the existing building, helping to unify Boulton House and its new extensions into a single cohesive development.

Detailing and materials are consistent across the lower six floors of the Bloom Street extension, but the tripartite layering of the elevation is expressed in two simple ways. The lower floors of the new extension are recessed, and the façade module changes at this level, with three bays at street level transitioning to two bays at the upper level.



Elevational study: Top floor of extension to Bloom St



Elevational study: Ground floor of extension to Bloom St

4.4.4 COURTYARD ELEVATION

The courtyard elevations are also expressed as a brick grid, with detailing repeated from the street-facing elevations, albeit simpler as there is no need for the perforated decorative panels on the upper levels as ventilation is not required in the same way for the corridor. The north-west aspect, combined with the shading provided by the existing building, also means that there is less of a potential issue with heat gain, allowing for larger glazed openings.

Red brick is replaced by white glazed brick on this elevation, giving a clean, simple, and uniform appearance. The white brick assists in reflecting light and making the courtyard brighter. The change in material between outward and inward-facing elevations is reflective of the traditional detailing found in many of Manchester's Victorian courtyards buildings, a device originally conceived to bounce more light around deep spaces at a time when natural light was the primary source of illumination.

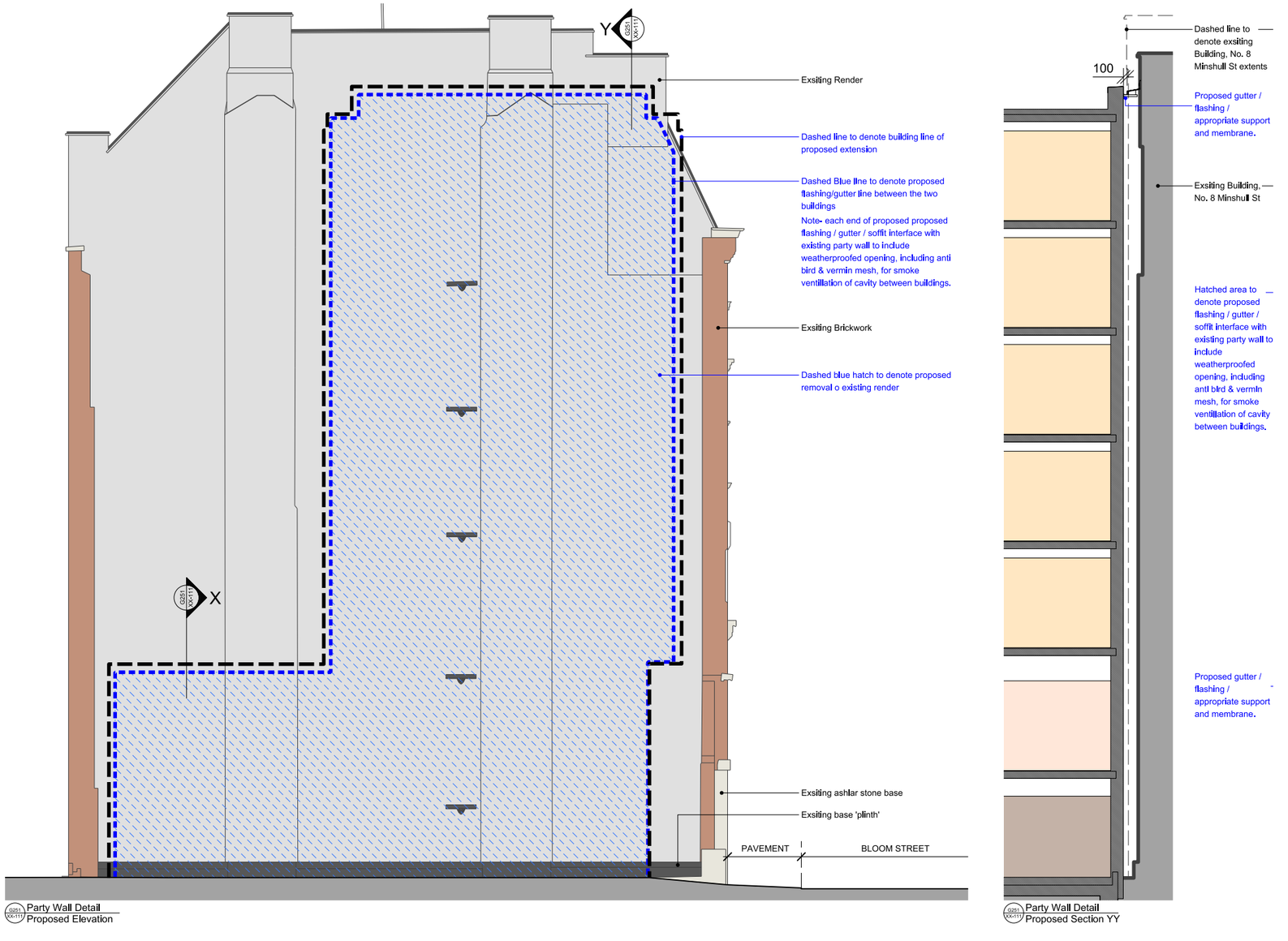


Elevational study: Courtyard

4.5 Party wall treatment

4.5.1 DESIGN PRINCIPLES

The redevelopment will also result in a minor intervention being needed to the adjacent Grade II Listed Building at 8 Minshull Street to introduce a flashing detail at the junction between the two buildings, required to keep water from entering the cavity created by the new development.



Elevational and Section study: Listed Building Party Wall

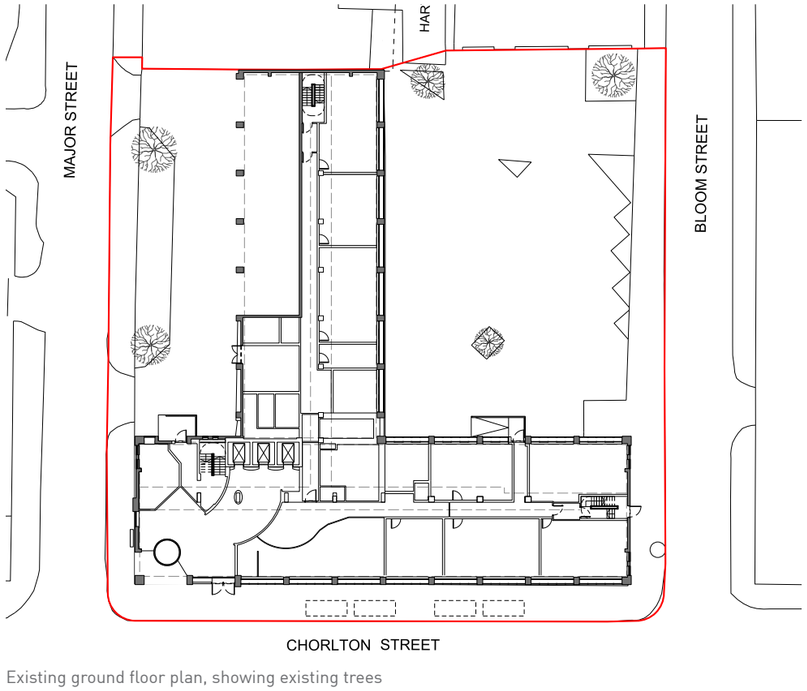
4.6 Landscape treatment

4.6.1 DESIGN PRINCIPLES

The Courtyard is designed to create a sociable semi-public external space for social events for Boulton House guests and the wider community. It features a flexible layout that can adapt to various uses, accommodating different users. The mixture of hard and soft landscaping will be robust and well-detailed.

Soft landscaping will soften the space and create a unique place, a secret garden or sanctuary, hidden from Bloom Street and Minshull Street, accessed under the building or along Hart Street. Raised planters and level changes at the entrance to the courtyard emphasize the transition from public to semi-public space. Layers of planting further express this transition.

Varied planting complements the modern aesthetic of the building. The objective is to use layered planting, from grasses to shrubs to medium trees, to define various spaces that contrast with the angular massing of the building, softening the space and integrating nature into the heart of the proposal.



Existing ground floor plan, showing existing trees

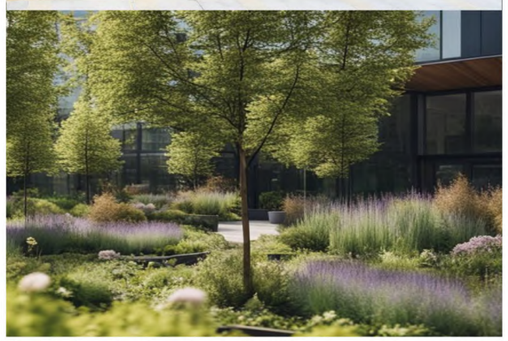


Varying textures of paving



Courtyard plan





1. Raised planters for trees



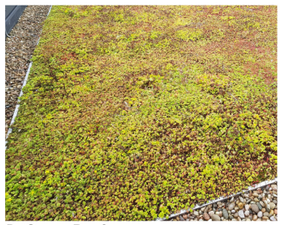
2. Integrated timber seating



3. Raised metal planters for shrubs



A. Lomandra longifolia (Basket Grass)



B. Green Roof



C. Monarda didyma (Crimson Beebalm)



D. Betula pendula (Silver Birch)



E. Layered shrubs & foilage



F. Salvia nemorosa (Woodland Sage)



Roof terrace and green roofs

There are five existing silver birch trees within the site boundary. One tree at the Hart Street entrance will be retained, while the other four will be removed to facilitate development. They will be replaced by new trees within the new planting scheme.

At roof level, a private terrace is created for Boulton House guests and their visitors. This high-level space benefits from views south across the city and is set well above the hustle and bustle at street level. The landscape design aims to create small pockets of space for small groups of guests to sit, chat, or work. Planting and materials will be consistent with the courtyard level landscaping.

Sedum planting is provided to innaccesible roof terraces, further increasing the biodiversity gains of the proposal



Sketch image: courtyard

5.0 Access

5.1 Inclusive Design

5.1.1 OVERVIEW

This section of the report outlines the approach to inclusive design within the building and how it has been designed to meet the relevant standards and regulations.

The proposals have been designed to apply inclusive design principles to the internal spaces, creating a safe and secure environment which respond to the needs of all users. The design team have adopted an approach that will ensure that measures are taken to facilitate access and use by all people who occupy or move around the building including those with mobility, sensory or cognitive impairments.

5.1.2 OBJECTIVES

To ensure that the buildings are fully accessible to all and that:

- Potential users and visitors, regardless of age, gender or any disabilities are able to access and navigate unimpeded through all appropriate areas of each building and surrounding public realm.
- The external building environment, including location and orientation of entrances, will be legible and not act as an impediment to any potential users.
- The internal building environment can be successfully and safely used by all of the potential users of the building.
- Every opportunity will be taken to utilise colour, textures, materials and treatment of space to assist with the overall legibility and aesthetic value of the building.

The design has been developed in full consideration of national legislation. This includes the provisions of BS8300: 2001 and The Building Regulations Part M (2015 Edition). The design also reflects the importance that the applicant places on complying with the requirements of the Equality Act 2010 and emerging Equality Act 2010 (Amendment) Bill 2015-16. The considerations seek to ensure that people are not discriminated against regardless of disability, age or gender.

5.1.3 ACCESS AT SITE BOUNDARY

The setting out of approaches to the building has been dictated by the existing pavement levels on Bloom St, Chorlton St, Major St and Hart St and by the existing slab levels in the existing building .

5.1.4 CIRCULATION AND ACCESS TO PRIMARY ENTRANCES

The existing levels dictate an inclined approach to the courtyard entrance of just over 1 in 25. other than this all approaches to the building are level and all approaches will benefit from the following:

- High contrast hard landscape to clearly define the pedestrian route to the main entrance.
- Illuminated canopies to identify building entrances.

The internal slab within the existing building on the Bloom St/Chorlton St corner, within the commercial unit, is lowered to facilitate level access into this unit from Bloom St

5.1.5 ACCESSIBLE GUEST ROOMS

A number of Accessible rooms are provided in the development. These are located close to the lift lobby on each level.

5.1.6 RECEPTION DESK / WAITING AREA / ENTRANCE LOBBIES

The reception area is located at ground floor and is visible from the building entrance. Further detailed design will be undertaken with the operator to determine a suitable fit out and interior design for this space. The reception desk will include a low level desk area for wheelchair users and a hearing loop for the cognitively impaired. Any seating or waiting areas will be spaced to enable suitable clear circulation and passing places in line with statutory guidance.

5.1.7 STAIRS AND LIFTS INCLUDING LOBBIES

The emergency escape stairs each discharge to a protected internal route and then into the courtyard or onto the street. A disabled refuge space is located within a protected lobby at each level for each stair - offering a place of safety for wheelchair users. Evacuation lifts are provided associated with each escape stair. This strategy will be developed in conjunction with the fire and management policies with reference to statutory guidance. A separate Fire Statement has been developed with the fire engineer to ensure compliance with the relevant building regulations.

5.1.8 WIDTH OF INTERNAL CIRCULATION ROUTES

All primary circulation corridors are minimum 1500mm wide. In addition, internal circulation routes be of sufficient clear widths to enable convenient movement through circulation routes and doorways for the widest range of people including those with pushchairs, those carrying children or objects and those using wheelchairs or other mobility aids such as walking frames.

5.1.9 INTERNAL LAYOUT OF GUEST ROOMS

All internal room corridors are at least 1000mm wide. All switches, sockets and controls will be fitted at a height which is usable by all (i.e. between 450mm and 1200mm from the floor).

5.1.10 ACCESS TO ROOF

The roof terrace at level 7 is accessible to all guests, with level access via a Part m compliant ramp provided from the lift lobby.

5.2 Management

5.2.1 INTRODUCTION

The Applicant intends to retain and operate the serviced apartment development and will develop and implement appropriate solutions for the specific servicing and operational requirements of the scheme.

Relevant local authority guidance documents including the City Councils Waste Storage and Collection Guidance for New Developments have been considered as part of this application to achieve a compliant waste strategy.

5.2.2 DELIVERIES

Consistent delivery schedules will be developed for the day to day running of the business.

Deliveries to the serviced apartment development and to the commercial unit will be made using the dedicated lay by on Bloom Street.

An Operational Management Plan has been submitted in support of the application, providing more detail on operational procedures.

5.3 Vehicular, Pedestrian & Cycle Access

5.3.1 OVERVIEW

This section of the Design and Access Statement is supported by a Travel Plan and Transport Statement prepared by Focus TP setting out the wider access and transport strategy for the development. A summary of site access and servicing is provided below.

5.3.2 ACCESS TO THE DEVELOPMENT

The site is edged by Major St, Chorlton St and Bloom St, all with fully accessible footpaths that can be traversed by pedestrians and appropriate street lighting. Local junctions have dropped kerbs and tactile paving to enhance access for people with limited mobility, people with young children and people with visual impairments.

The main pedestrian access to the proposed development will be taken from Bloom St, through an opening into the courtyard, while there is an access to the rear of the development on Major St for staff only. A secondary access to the courtyard is provided from Hart St.

5.3.3 VEHICLE ACCESS

Servicing and deliveries will be generally be undertaken using the dedicated lay by on Bloom Street. Refuse collection will take place from Major St. This reflects the current route taken by refuse vehicles for the existing buildings.

5.3.4 PARKING

No car parking will be provided. There are a number of public car parks within a reasonable walking distance of the site, including the Chorlton St multi storey car park immediately opposite. Disabled car parking is available on-street and in public car parks close to the site. It is anticipated that pick and drop off will occur on Bloom St, however staff and visitors will be advised to use car parks located within a close proximity to the development or public transport, which is readily accessible.

5.3.5 CYCLE ACCESS AND STORAGE

Cycle spaces will be provided in line with Manchester City Council guidance, requiring one space per ten aparthotel rooms. 26 Cycle parking spaces will be provided in a secure cycle store located within the building, accessed from the courtyard. The room will have fob access and will be covered by CCTV. Individual double stacked stands will be provided within the store so that each cycle can be locked independently.

5.3.6 PUBLIC TRANSPORT ACCESS

Staff and visitors of the proposed development will be able to access the development using existing public transport services. St Peters Square, Piccadilly Gardens and Piccadilly Metrolink stops are within close proximity of the site, as is Manchester Piccadilly Station and Piccadilly Gardens bus terminus. Coach services to national destinations are accessible from the Chorlton St bus station.

5.4 Waste Management Strategy

5.4.1 MANAGEMENT ACTIONS

The following steps will be taken during The Joyce's operations in relation to the generation, collection, transportation, recovery or disposal stages of the waste management process.

- Where possible waste will be segregated at source.
- Waste will be taken by The Joyce's staff from the point of generation directly to the centralised waste storage area where it can be safely stored prior to offsite disposal.
- Waste storage containers will be in the form of sealed scavenger proof bins.
- The number of collections per week will be agreed between The Joyce's management and the selected waste contractor however the expected number of collections are outlined below. Collection vehicles will be of a type agreed with the waste contractor.
- The generation of hazardous waste should be avoided wherever possible. This would typically be implemented through procurement processes

5.4.5 WASTE COLLECTIONS

Waste will be collected from source by operations staff and collated in bins in the dedicated ground level waste & recycling store located off Major St.

Bins will be wheeled by staff from the ground level bin store to be accessed from Major St at collection times. Smooth level access will be provided between the store and the public highway with drop kerbs provided adjacent to access

Bins will be emptied into a refuse vehicle at dedicated times, as per private waste management operator plan. Following which the empty bins will then be wheeled back to the ground level Bin store by operations staff.

Hazardous Waste will be disposed of as required in line with national and local regulations.

5.4.6 REFUSE STORAGE

Manchester City Council guidance GD04 sets out the required provision of bins within the waste and recycling store for each waste stream. These include general waste, paper, mixed recyclable and organic food waste. The development has been assessed with the generated waste streams and bin provision requirement identified below;

Calculation based on MCC guidance GD04 for Hotels;

GDO4 forecast 150-300 litres of waste produced per room per week.

Room / Week @ 150L x 261 Rooms	39,150 L/Week

Amenity spaces including meeting rooms, reception/lounge gym and management office areas will be ancillary to the main aparthotel use. Therefore, these areas have not been considered for calculation purposes. The intention is to provide a limited service to a coffee lounge and a private dining suite will be provided within the amenity areas. A waste forecast for this area has been based on 20 covers using the restaurant calculation in GD04 of 1500L per 20 dining spaces. Neither of these areas will offer high levels of service so this is considered adequate.

Serviced Apartment amenity, 1500l/20 covers	1,500L/week

Commercial Space. Given that a restaurant use would be the most onerous in terms of waste generation we have based a waste forecast on a restaurant use of 150 covers. The serviced apartment and commercial uses will share the same refuse store.

From GD04, Restaurant. 1500L/20 covers	1,250L/week
Total waste per week	**51,900 L/Week**

Based on 50% recycling and twice weekly collection the refuse store has been sized to house the following:

Non – recyclable waste	12,975L	12no 1,100L Eurobins
Dry mixed recycling	7,266L	7no 1,100L Eurobins
Glass recycling	5,190L	5no 1,100L Eurobins
Organic Waste	519L	3no 240L wheeled bins

5.5 Maintenance Principles

5.5.1 INTRODUCTION

The design and layout of the building has been considered to accommodate both regular cleaning and maintenance as well as facade and plant replacement. Whilst a detailed maintenance strategy will be developed further with the operator during the next stage, an outline strategy has been prepared and considers building use, height, adjacencies and facade type. An appropriate strategy has been selected for each elevation.

5.5.2 CLEANING AND GENERAL MAINTENANCE

The external cladding materials have low maintenance requirements however cleaning and visual inspections should be carried out in line with the manufacturers guidelines and recommendations

The existing building's maintenance strategy is that windows are cleaned from street level via a long reach pole at low level, with a Mobile Elevated Work Platform (MEWP) utilised for general maintenance and cleaning above level 3. The landscaping treatment in the courtyard has been considered to ensure that this arrangement can be maintained in future.

5.5.3 GLASS AND CLADDING REPLACEMENT

For window replacement, all the windows are sealed double glazed units sized so that they can fit in the lift and be installed by operatives both inside the building and outside on a MEWP.

Discussions with a specialist access consultant are to take place during the detailed design phase to produce a comprehensive maintenance strategy

5.6 Security

5.6.1 OVERVIEW

This section of the Design and Access Statement is supported by a Crime Impact Statement prepared by Greater Manchester Police, who deemed the scheme acceptable. The typical risk factors for a hotel and retail units were discussed which include, but are not limited to robbery, burglary, criminal damage, shoplifting and theft. The following outline comments summarise the report. The design will meet the required criteria in construction to achieve acceptable levels of physical security:

5.6.2 POSITIVE SCHEME ASPECTS

- The proposed scheme will bring activity, overlooking and surveillance of the area during day and night
- 261 serviced apartments. Likely presence of guests in the day and at weekends will deter offenders from targeting property
- Obstacle free interiors and clean lines. Lack of hiding places.
- Access controls can be deployed at entrance
- Prominent location of entrance, easily overlooking public realm.
- Secure cycle and bin storage
- Appropriate use for the local area.
- Well served by public transport, so reduced quantum of parking with associated security issues
- Rooms at first floor level and above reduce potential for noise disturbance.
- Ground floor uses self contained, reducing potential for unauthorised access
- 24/7 staff and well located concierge provide good security

5.6.3 RECOMMENDATIONS FOR IMPROVEMENT

- Access to the seventh floor roof should not impact on the security of guests of this floor
  - Action taken: 7th floor lift lobby design altered to provide access to roof from lift lobby without entering guest room corridor.
- Doors to corridors to be key card controlled
  - Action: recommendation to be adopted in detailed design.
- Guest room doors to be robust and fitted with auditable access control
  - Action: recommendation to be adopted in detailed design.
- Access into Staff areas to be restricted to staff. Signage to make clear where areas are private and access is not permitted
  - Action: recommendation to be adopted in detailed design.
- Lower panes of windows and ground floor of the Bloom St elevation should be fitted with obscure glazing
  - Action taken: drawings have been amended to include this.
- Consideration should be given to protecting the Bloom Street windows with a metal mesh balustrade/railing.
  - Comment: This is described as not essential in the Crime Impact Statement and the Applicant has decided not adopt this recommendation as it is felt that it may well create a secondary problem with litter being stuffed behind the railings