ALLISON PIKE

Whitbread - Premier Inn

Premier Inn Hotel
Rochdale Road, Manchester
Planning Application Number: 127537/FO/2020

Condition 10 Materials
Decision Process and Material Choice

PREMIER INN
ROCHDALE ROAD, MANCHESTER

June 2025

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1.0 introduction

The scheme that this document is concerned with is Planning Application Number 127537/FO/2020- *'Erection of a 11 storey 229 bedroom hotel (Use Class C1) with ancillary ground floor bar/restaurant together associated public realm and other associated works'*

This document has been produced to enable the local authority to understand the process behind the final choice of materials for this scheme that was granted planning permission in 2020.

Allison Pike Partnership have been put forward by Whitbread and appointed on a design and build contract with GMI Construction Group PLC to provide architectural services to take this scheme from planning through to construction on site.

Allison Pike are based in Disley just outside Stockport, Greater Manchester. Allison Pike have had a long standing relationship with Whitbread since prior to the merger of Premier Lodge and Travel Inn that created Premier Inn. Allison Pike have been involved in over 1000 Premier Inn projects in the UK, Ireland and Germany both designing schemes and managing them on site. We have a thorough knowledge of the Premier Inn brand/ hotel operation requirements and vast construction knowledge across multiple construction types.

Allison Pike are now in the process of completing the construction drawings for this project.

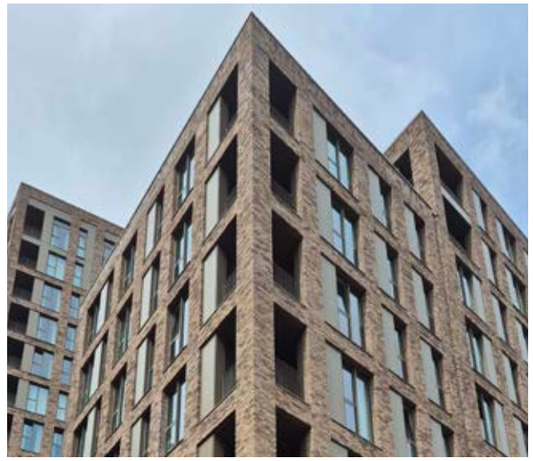
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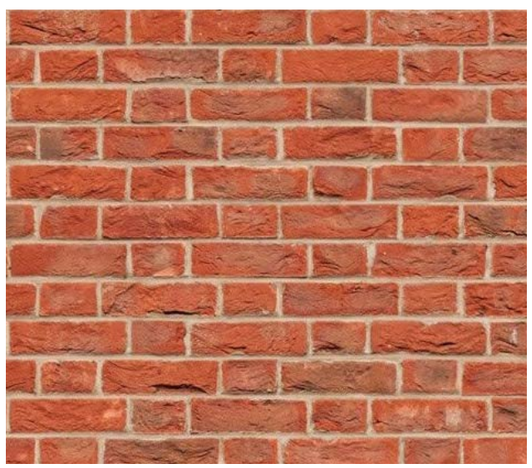
2.0 brickwork
existing character & history

The process in determining the materials for this proposed building started with looking at the primary material which is the brickwork. The proposed hotel is sited on Rochdale Road which is one of the main arterial routes into Manchester.
Within the local context there are numerous new buildings that have been faced in brickwork of varying colours from grey, brown, solid red and red multi brick all sitting alongside buildings of historic value faced in traditional Manchester red brick.

The brickwork bonds used within the neighbourhood vary from more modern buildings using mostly Stretcher Bond to historic buildings using mostly English Bond, which is one of the oldest types of bricklaying, or English Garden Wall Bond. Some historic buildings with Flemish Bond brickwork also exist within the locality, including the Particular Baptist Church (built in 1907) which adjoins the site. Flemish Bond dates from the 18th Century and superseded English Bond. Flemish Bond has alternative headers and stretchers on every course.







2.0 brickwork
decision process

The majority of the building will be faced in brickwork. The architects that completed the planning application undertook a series of materiality studies eventually settling on red brick with flecks of grey, white and black as being the most appropriate colour of brickwork for this new building.

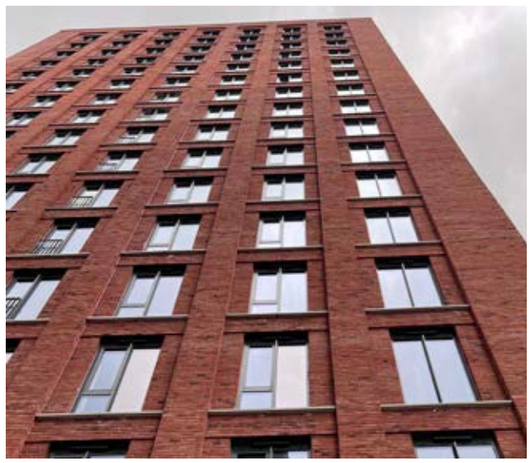
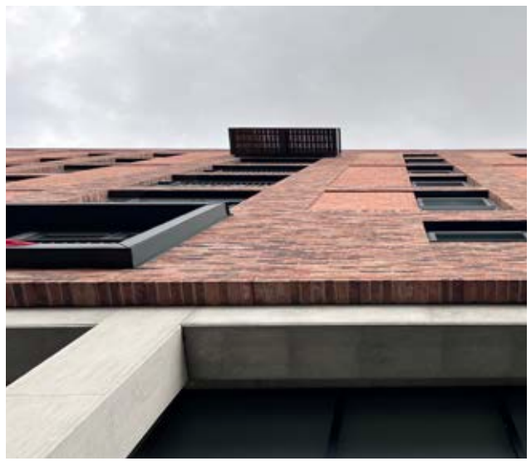
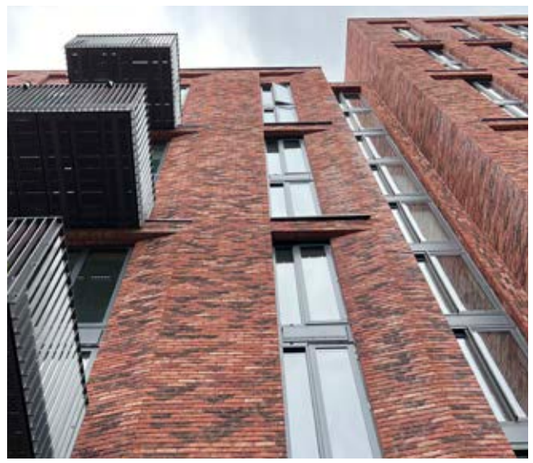
Facing the proposed building in red brickwork in Flemish Bond references the historic buildings that survive in site context. It also provides a contrast to the adjacent new hotel and apartment buildings.

Having assessed the existing buildings in the locality, Allison Pike then looked to refine the choice of red brick.

The first step undertaken was to visit some newly constructed buildings within Greater Manchester and evaluate the various merits and demerits of different red brick choices. Buildings visited included, Mount Yard Manchester, Derwent Street Salford and Wilburn Basin Salford.

To each of the buildings visited Allison Pike took some brickwork samples which all included variations in tone with darker and lighter bricks within the mix, but the red colour varied from paler options with more brown tones to brighter red bricks. Allison Pike also took the brick samples to the site and compared them to the new and historic buildings within the locality.

Careful consideration was given to observing not only the colour and texture of the brickwork on the existing buildings but also the bond types, recesses, and projections to help refine the choice of brickwork.


2.0 brickwork
material choice

The approved planning design and access statement refers to the use of a ‘red brick in Flemish bond with projecting headers and stacked bond detailing with red brick in a variation in tone’. Large parts of the façade of this new building feature Flemish bond brickwork with projecting headers.

It is felt that although a tone variation is required to avoid the larger expanses of brickwork looking too monolithic, too much variation would detract from the detailed brick coursing. On nearby buildings it was observed that the brick colour variation was highly contrasting which detracted from the brick bond pattern and, resulted in the bond detail being much harder to read.

The brick type that Allison Pike Partnership propose is a brighter red brick which does include some whiter and darker bricks but, the red presiding colour is visible on all of the bricks. We believe that this choice allows the brickwork details to be fully expressed.

The chosen brick type Taylor Maxwell’s Bamford Blend, see image highlighted in green below.

Brick colour too brown



Brick colour too pale



Brick contrast too great



Brick colour and variation correct for site



With the type of brick chosen consideration was then given to the brickwork details in particular the mortar choice and projecting header details.

The brick manufacturer was contacted to understand if their manufacturer warranty would still be valid if the projecting header detail was introduced. They have confirmed that due to the position of the brick's frog the maximum projection that could be achieved to still be covered by their warranty would be 10mm. The planning application design statement stated that the bricks would project between 10-20mm to give subtle shading across the façade. Our proposed 10mm projection is in accordance with the original architect's design intent.

Allison Pike then considered the mortar colour and joint types more generally for the building. Several mortar colours were considered and a natural mortar has been chosen as the preferred option. The chosen mortar joint is a bucket handle mortar joint. It is Allison Pike's opinion that the brick quality would be better expressed if the mortar joints are not flush with the front face of the brick and bucket handle joints are covered by the brick manufacturer's warranty.

Comparison of brushed and semi recessed mortar joints

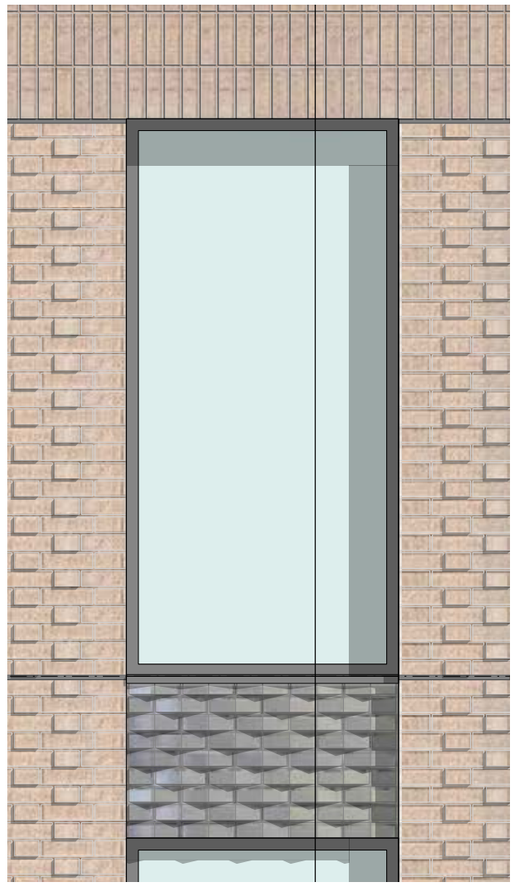


The quality of the brick is more expressed
with a semi recessed mortar joint

2.0 brickwork
glazed brick

In between all the windows on the proposed building glazed sawtooth bricks have been included into the design. Like the red brick used for the majority of the elevations the inclusion of glazed brick also reflects the built heritage of Manchester both on historic façades and interiors and more modern buildings.

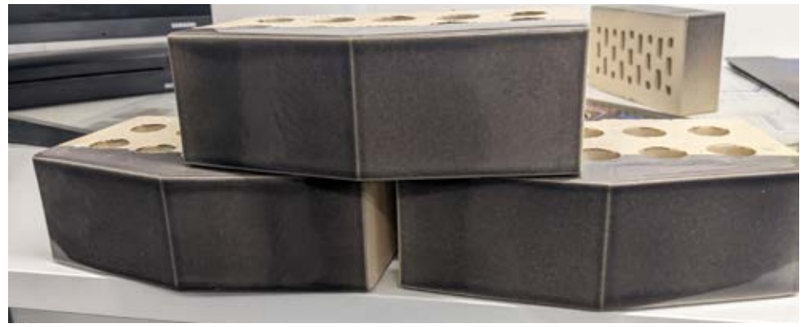
The planning application drawings refer to the glazed bricks as *'sawtooth stretcher-bonded grey glazed brickwork recessed spandrel panels'.* Allison Pike explored multiple shades of grey glazed bricks and chose Sri Lanka Dark Grey glazed brick by Taylor Maxwell.



Extract from planning application bay study planning drawing showing the saw tooth brick between the windows



Chosen grey glazed brick highlighted in green



Samples of the saw tooth bricks



Top view of the saw tooth brick samples showing the depth of the glaze

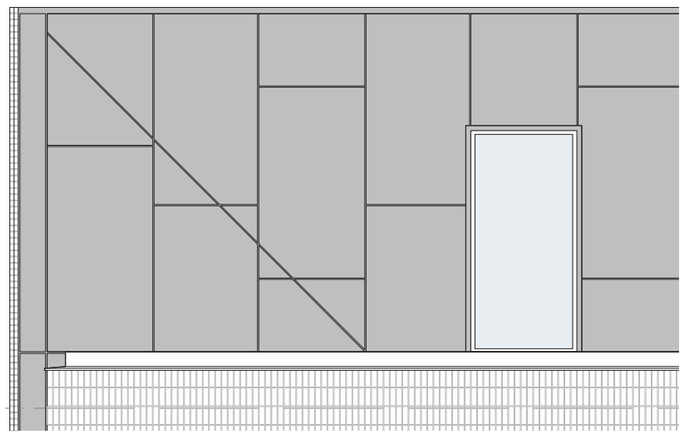
3.0 partially reflective metal cladding
material choice

The second most prominent material in this proposed building is the metal cladding featured on the principle Rochdale Road elevation. This cladding has been used on the left and right hand edges of the ground floor and the full width of the top floor on the Rochdale Road façade. Linking the ground floor and top floor is a thin metal cladding framing strip which extends the full height of this façade. This cladding was introduced into the design as an architectural framing/ proportions device.

The planning drawings refer to the cladding as partially reflective cladding. Allison Pike explored different metal cladding alternatives that could be produced in the panel sizes indicated on the planning drawings.

In order to finalise the metal type for the cladding, Allison Pike researched and had meetings with several cladding type suppliers. Following this exercise Allison Pike proposed aluminium cladding with secret fixings as the proposed cladding type. Allison Pike visited a local aluminium cladding supplier where it was confirmed that the panels can be produced in the correct sizes for this project. This retains the intended dynamism of the façade.

Aluminium Cladding
Panel Sizes





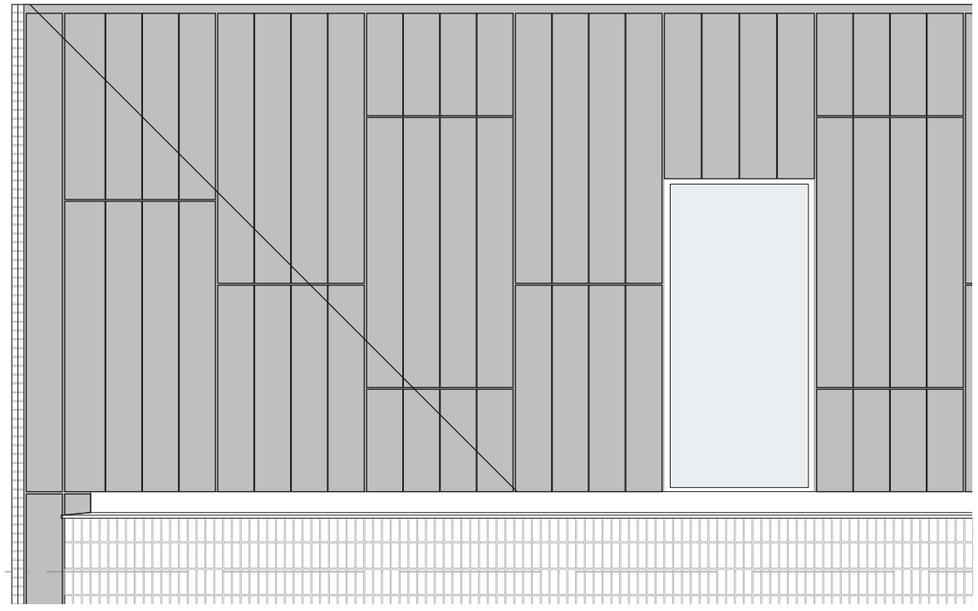
Full Size Aluminium Cladding
Model at Local Supplier's
Headquarters

3.0 partially reflective metal cladding
material choice

Following an initial meeting on site with the planning officer and subsequent feedback via email the design team was asked to review the possibility of using zinc cladding.

Allison Pike held meetings with zinc cladding manufacturers and suppliers. This engagement has confirmed that zinc panels in the sizes indicated on the planning drawings (3 by 1.275 metres) are not possible to produce. The 3 metre length is possible but not in combination with the1.275m width.

The only solution to overcome this limitation was to divide the panels into thin strips with 3-5mm joints between the strips and larger 20mm joints on the original panel division lines. The panel divisions can be seen on the façade study below. This method of breaking up larger panel sizes to suit the technical limitations of zinc has been used at the Hotel de la Gare in Bologna, Italy. The 3mm joints in the cladding can be clearly seen however, the use of zinc for the cladding material respects the original design intention at planning stage and is therefore the chosen cladding material.



Zinc cladding panel sizes



Zinc, Hotel de la Gare, Bologna, Italy

4.0 fins & supporting structure
material choice

The ground floor of the proposed building has feature fin panels. The planning drawings show these as polyester powder coated metal fins on a metal backing plate. The fin cladding material chosen for Rochdale Road is aluminium. The fins will be polyester powder coated to RAL 7037 to match the partially reflective cladding.

The fin detail will extend over the mechanical plant louvres that occur in the fin cladding zones. Below is an image of similar fin details on the Oxygen apartment scheme in Manchester city centre. Plant louvres will be polyester powder coated to match the fins.



Oxygen - Fin cladding detail

5.0 windows, doors and balustrades
material choice

The window frames will be aluminium polyester powder coated in RAL 7016 (Anthracite Grey) in accordance with the planning application drawings. The external doors will be manufactured in aluminium, polyester powder coated in RAL 7016 to match the window frames.

At roof level external balustrades are required to provide edge protection to the roof top plant areas. These areas are not accessible to the public which means that the design of the balustrades can be minimised to simply a top rail, mid rail and support posts. The balustrades will be formed from aluminium flat bar, polyester powder coated in RAL 7016 to match the parapet capping. The minimalist design reduces the dominance of this element on the top of the building.

In order to safely clean the windows of the building's crown a hatch will be formed in the cladding to provide access onto the flat roof in front at tenth floor level. An edge protection balustrade will be required along the edge of this flat roof. The design of this balustrade will be manufactured in aluminium flat bar like the balustrades on the main roof areas. This balustrade will be polyester powder coated to RAL 7037 to match the colour of the partially reflective cladding. The CGIs on the next pages show this balustrade in situ and its minimal impact on the building design.

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5.0 windows, doors and balustrades
material choice



Comparison of JMA's CGI (left) and Allison Pike's CGI (right) of the view of the proposed building looking towards Manchester from Rochdale Road

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5.0 windows, doors and balustrades
material choice





Comparison of JMA's CGI (top) and Allison Pike's CGI (bottom) of the proposed building's crown. APP's CGI includes the balustrade

6.0 windows cills and cappings
material choice

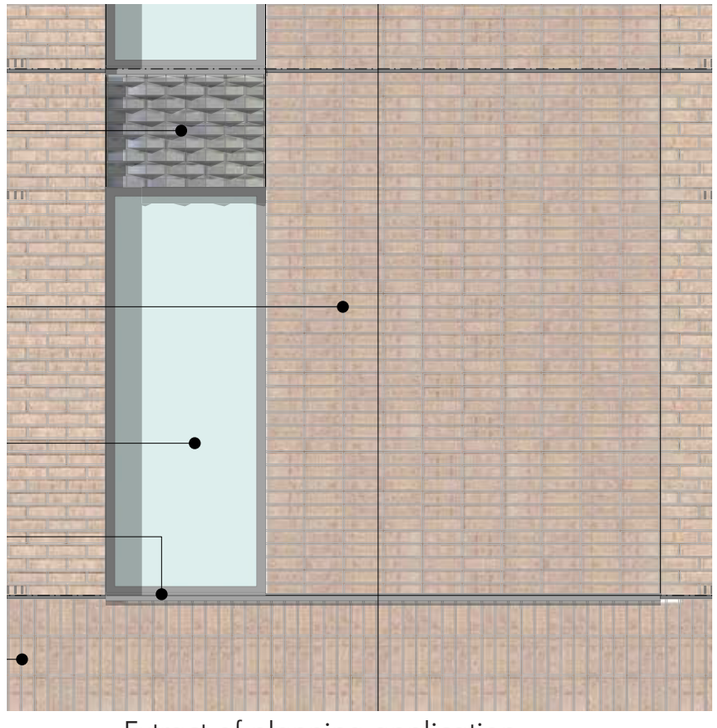
All of the flashings and cappings will be aluminium polyester powder coated to RAL 7016 in accordance with the planning application drawings.

The narrow upper floor windows on the Ludgate Street, Dyche Street and North East elevations will feature extended window cills across the recessed brickwork bays which matches the detail shown on the planning drawings. The cill colour will be RAL 7016.

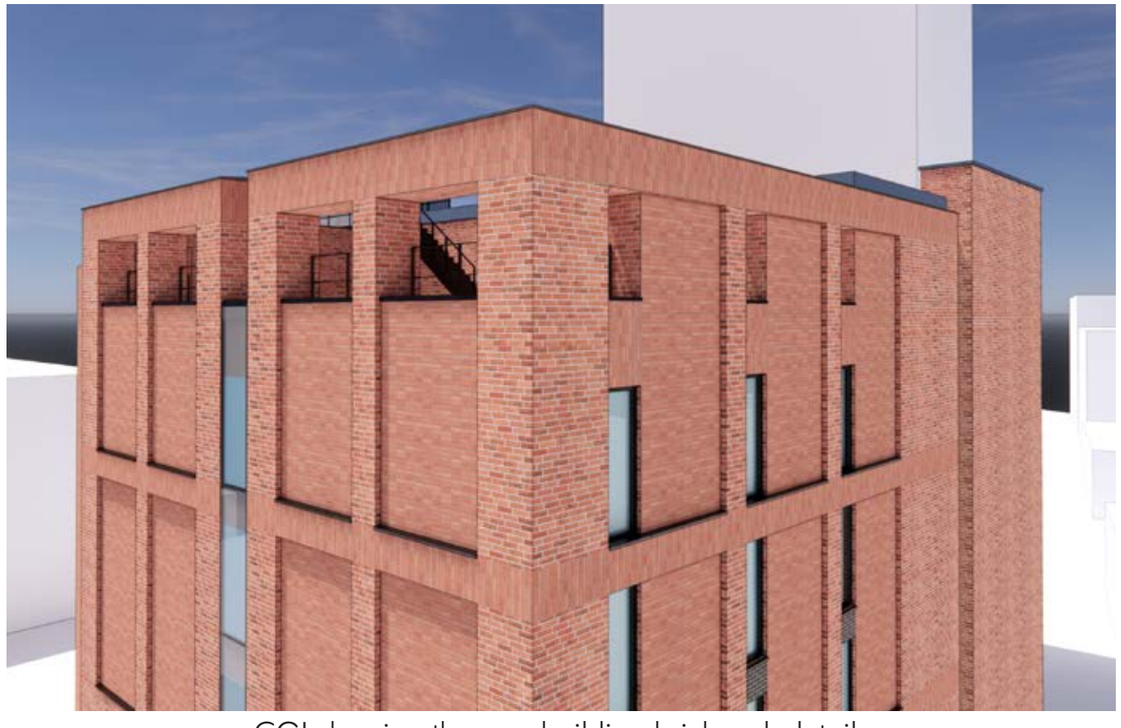
On site the planning officer commented on the height of the metal clad upstands where the brickwork external wall meets the roof. On the planning drawings these were shown at a reduced height, but in order to achieve the required thermal performance the roof build up is thicker, which has resulted in a taller edge of slab upstand. On the Rochdale Road elevation an extra course of vertical stack brickwork has been added to reduce the height of the cladded upstand.

To the rear of the building around the tenth floor rooftop plant area the glazed saw tooth brickwork and cladding above the top floor windows has been replaced with a taller section of vertical stack brickwork with a parapet cap. The use of vertical stack brickwork maintains the strong verticality of the window elements, and provides continuity across the scheme matching the other top floor window heads in brickwork walls. On the right hand side of the Dyche Street elevation the recessed panels of horizontal stack brickwork below the plant deck balustrades have been extended up to a parapet cap and the cladding detail has been removed.

These changes discussed on this page can be seen in the CGIs below and on the previous page.



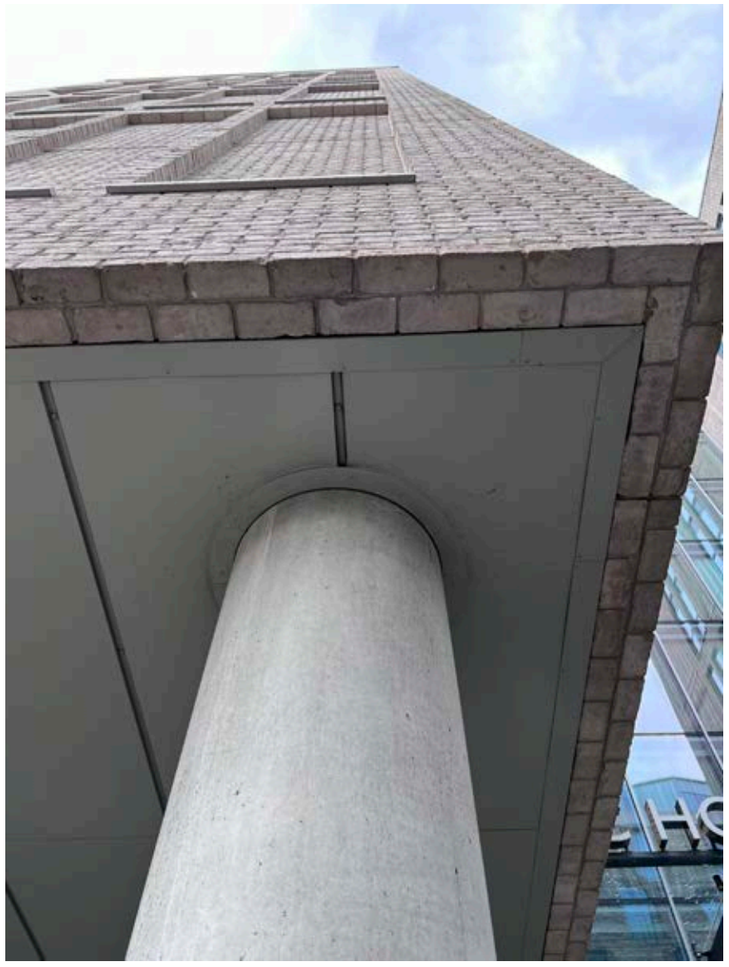
Extract of planning application drawing showing extended cill



CGI showing the rear building brickwork details around tenth floor rooftop plant area

7.0 concrete columns
material finish

The Rochdale Road facing elevation features six round concrete columns at ground floor level. The planning application drawings described these as smooth polished concrete round columns and this is what will be installed on site.
A similar detail has been used on the AC Hotel Manchester City Centre located on Mason Street which is close to the site, see photograph below.



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8.0 large scale sample panel
photographs





Sample panel as witnessed on site by MCC planning officer early June 2025

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