Invicta House

Design & Access Statement
04.10.24
PL(00)000 - Rev A



Hospitality,
Architecture
& Interiors

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Contents

1.0 Introduction
Purpose of Document

2.0 Site Analysis
Site Location
Site Context
Site Description
Site History
Surrounding Massing & Sun Path
Transport

3.0 Planning History
Office Planning Approval
Hotel Planning Approval
Pre-App Meeting

4.0 Design
Design Intent
Concept, Scale & Massing
Appearance & Visual Impact
Facade Development
Materiality

5.0 Access
Arrival to the Site
Access to the Building
Accessibility & Inclusive Access
Accessible Bedrooms
Servicing Strategy
Access for Emergency Vehicles & Fire Escape

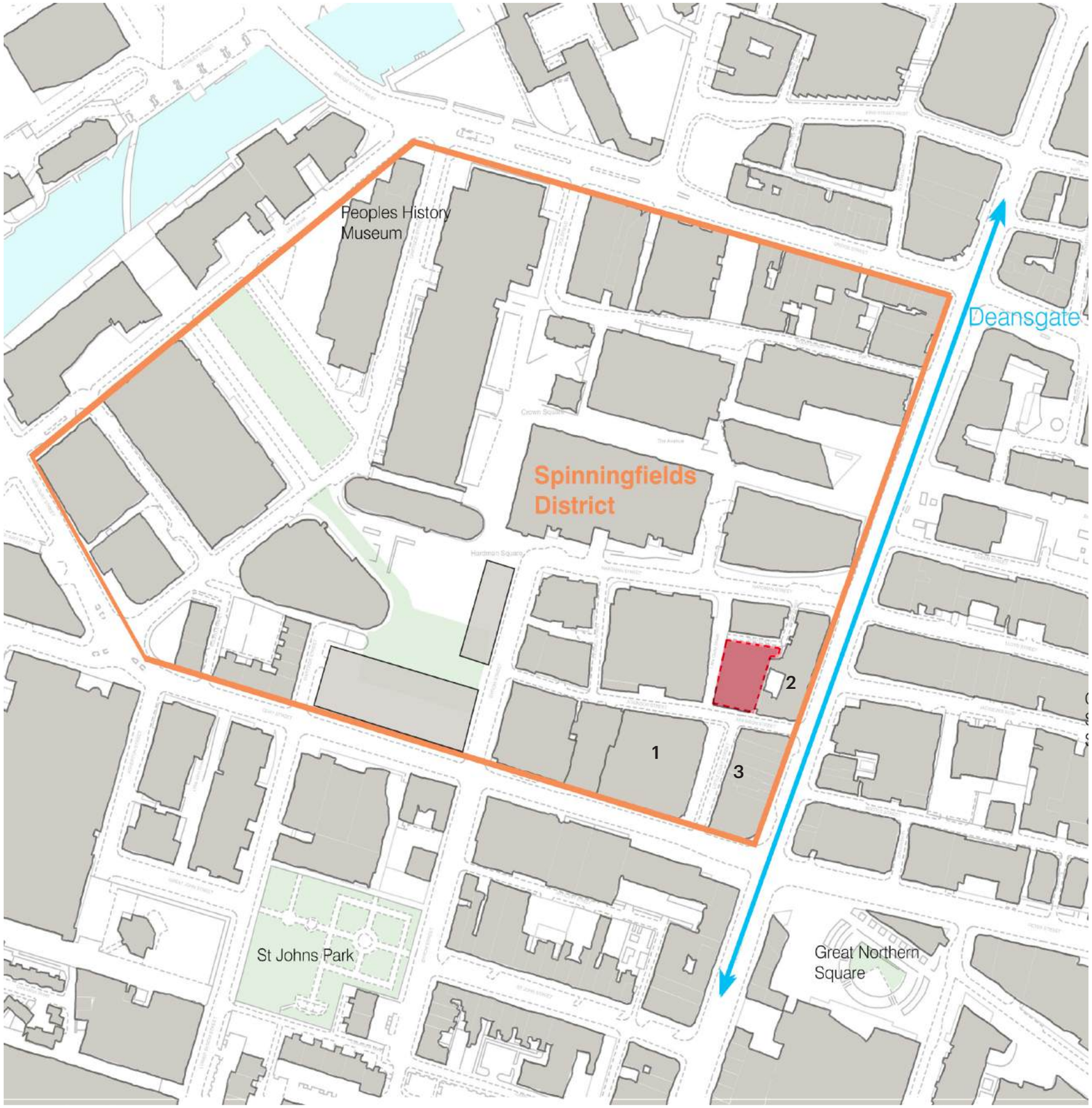
Purpose of Document

1.0 Design & Access Statement

This Design & Access Statement has been prepared on behalf of KE Hotels to assist planning discussion with Manchester City Council in support of a three-storey extension to Invicta House on Atkinson Street, Scott Place and Tivoli Street Manchester. The existing building is a nine-storey 146no. guestroom hotel. Application No. 116164/FO/2017.

A subsequent application for an additional storey to the existing building was supported and approved but this was not taken forward during covid for funding reasons: Application Ref. No. 126945/FO/2020.

The proposed hotel extension comprising of 54no. guestrooms including 1 additional accessible bedroom (5%) increasing the overall guestroom provision to 200no.



2.0 Site Location
Spinningfields District

The site is situated within Manchester's city centre occupying a key location between the established commercial Deansgate thoroughfare and the flourishing Spinningfields commercial district.

Being situated on the East edge of Spinningfields, the surrounding buildings are generally commercial consisting of multi storey office buildings with retail and leisure units at ground level and basement car parking.

The site is within the Deansgate/Peter Street Conservation area adjacent to three neighbouring Grade 2 listed buildings:

1. Sunlight House to the South-West on Quay Street
2. 184-186 Deansgate / Oddfellows House
3 . 196 Deansgate / Royal London House

Landmarks near the site of historic value include The Albert Hall, The John Rylands Library and The Manchester Opera House.

Urban density is high in this area with a contrast in architectural language between the historic listed buildings and the more recent multi-storey glazed office blocks. Ultimately this creates the setting for a culturally rich and varied area, activated and busy with the excitement of the growing new development of Spinningfields.

The Site
Spinningfields
Deansgate
Historic Buildings

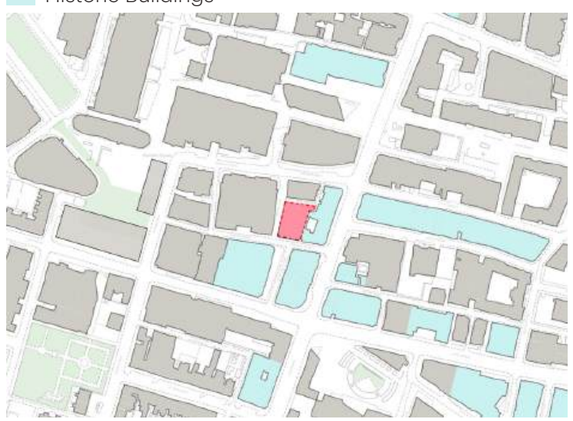
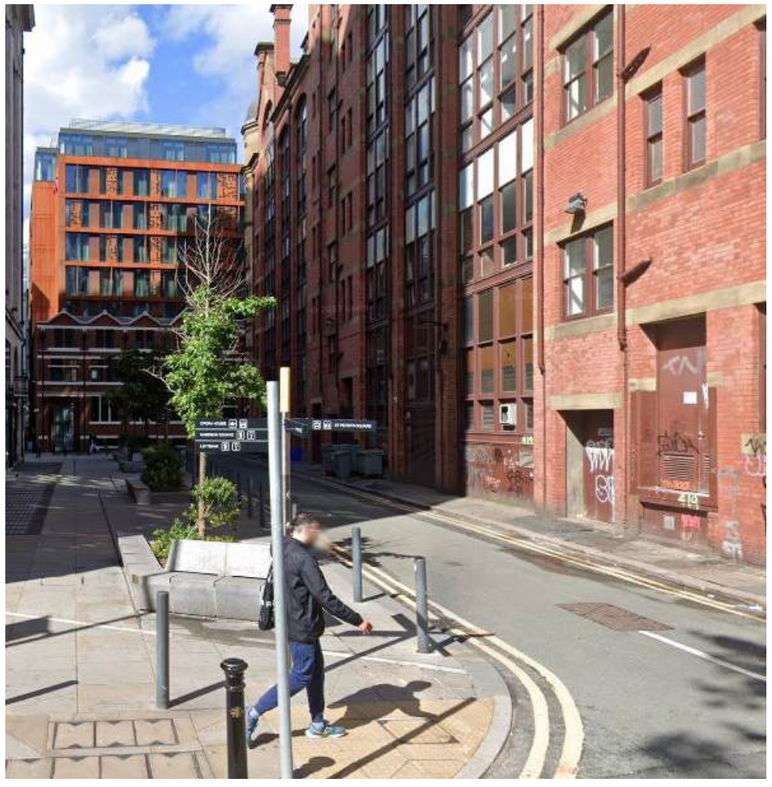
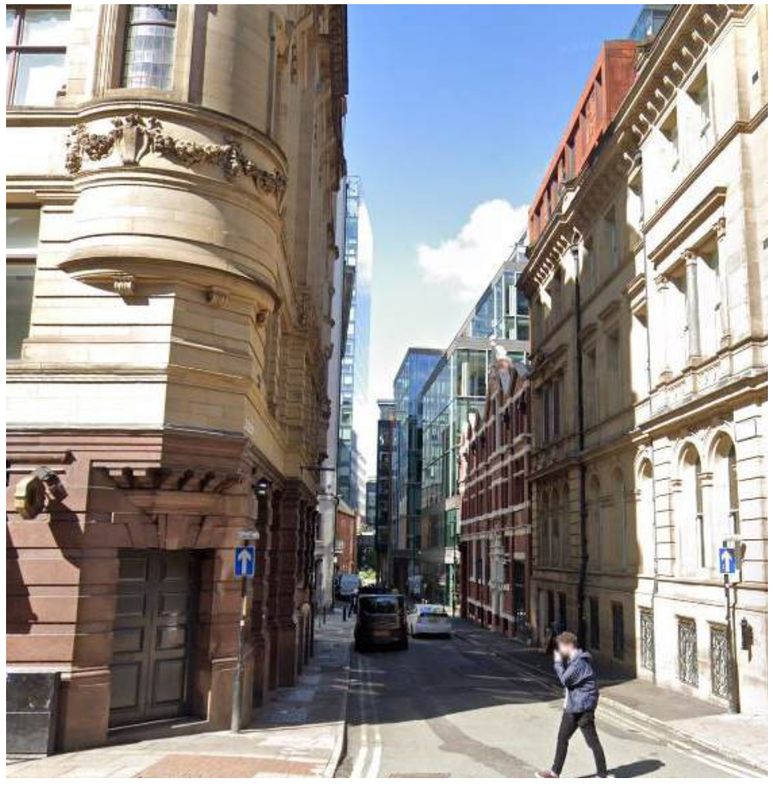


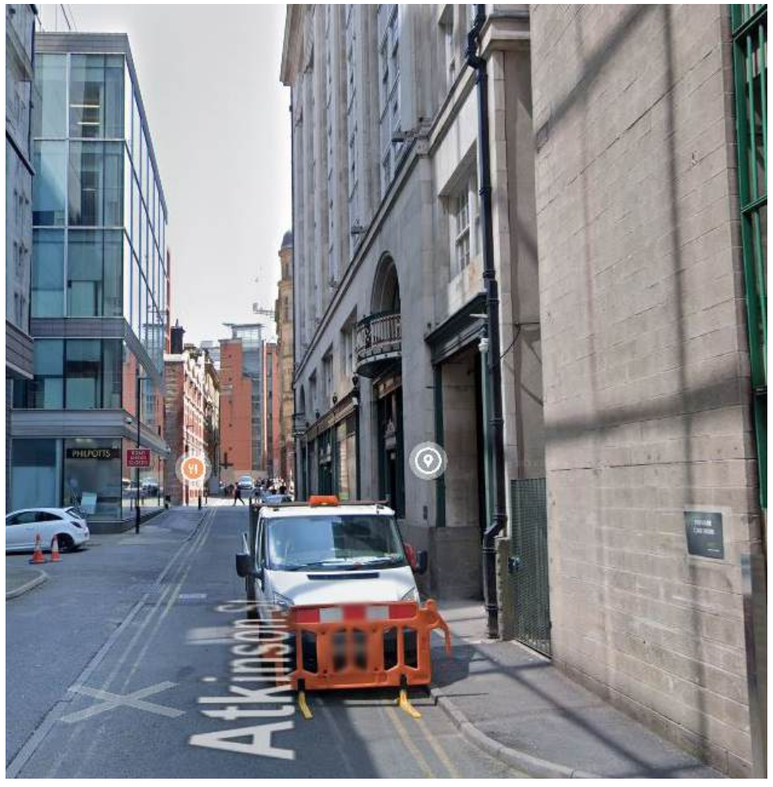
Image Left:
Spinningfields District Present
Image Right:
Spinningfields District Historic Buildings

2.0 Site Context
Spinningfields District







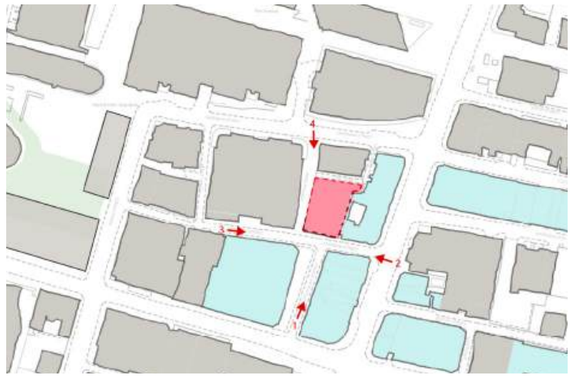


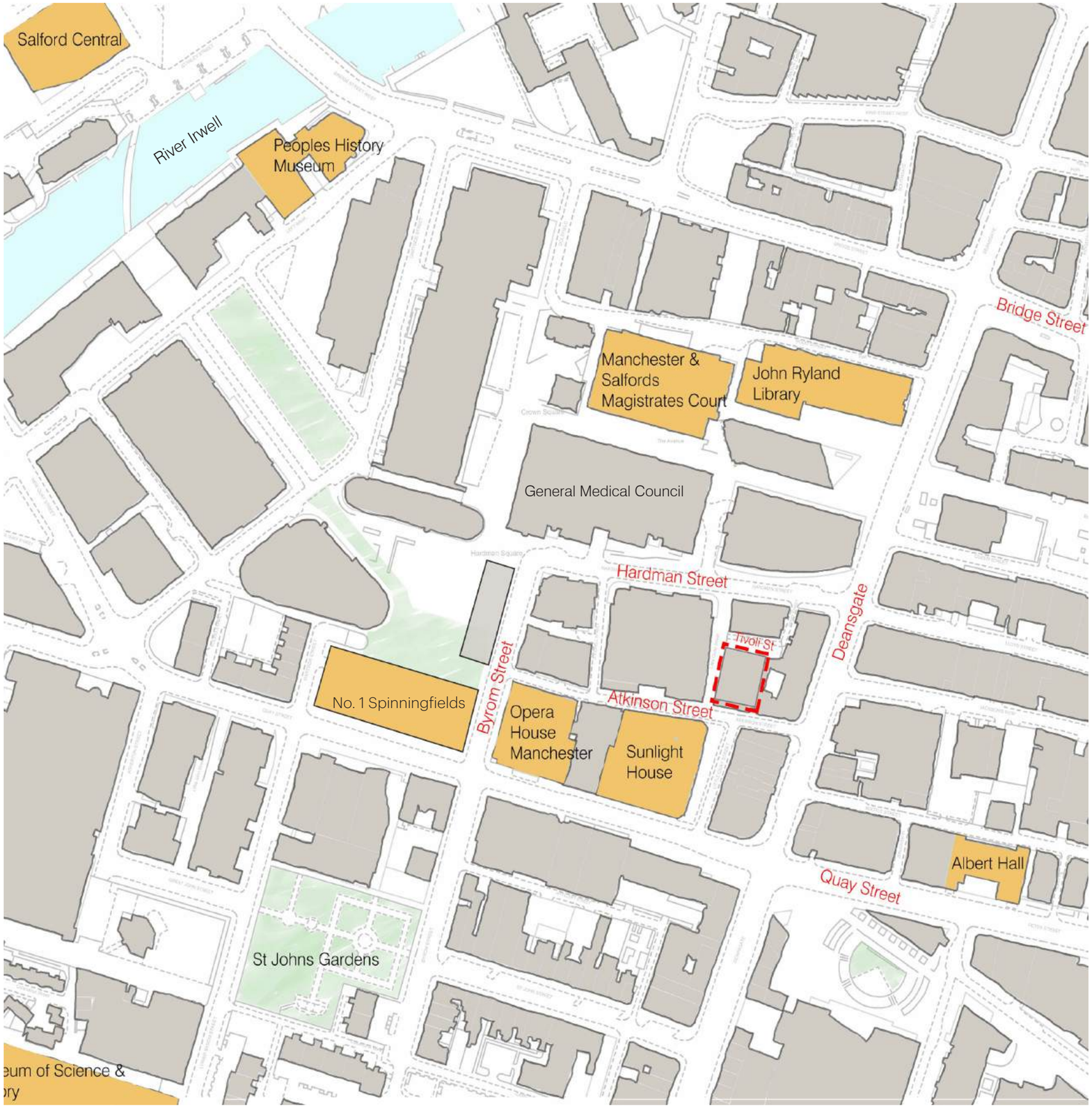


2.0 Site Context

Spinningfields District Street Views

Images Clockwise from Top Left:
1. Little Quay Street
2. Deansgate
3. Atkinson Street
4. Hardman Street





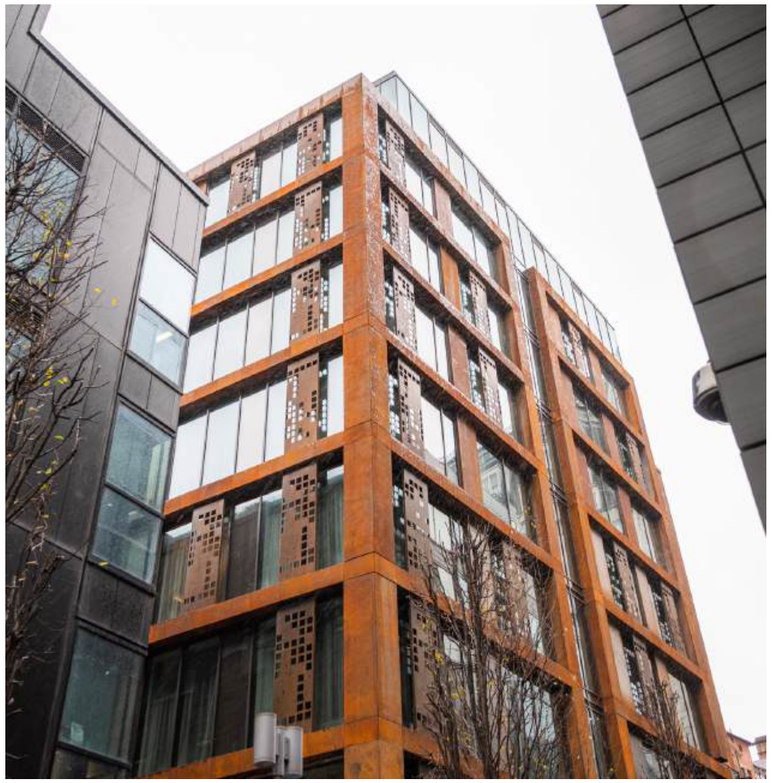
2.0 Site Context
Spinningfields District

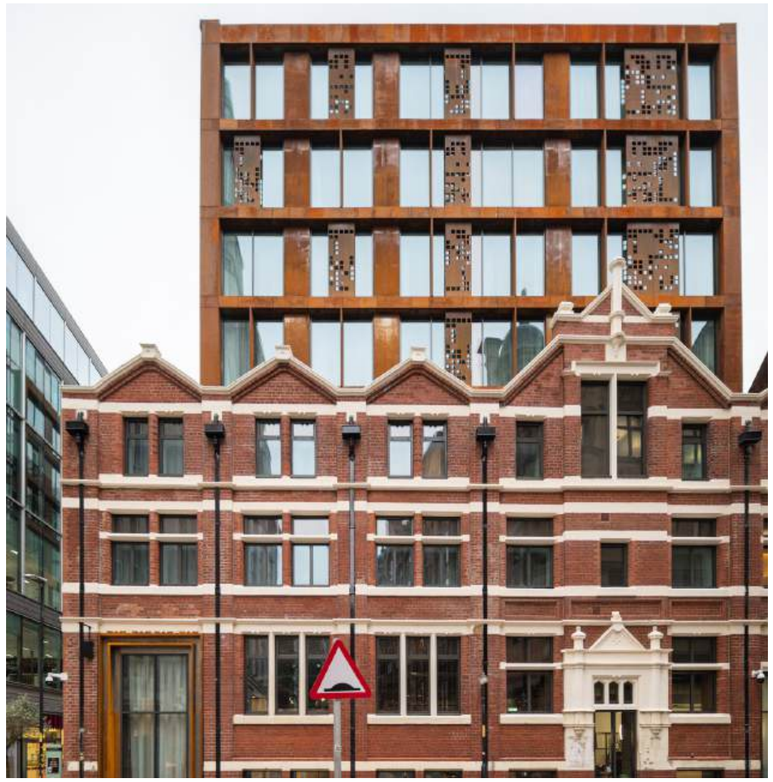
The buildings within the context of the site varies greatly in height, ranging from four to twenty storeys. No. 1 Spinningfields is the tallest in the immediate context at 20 storeys.

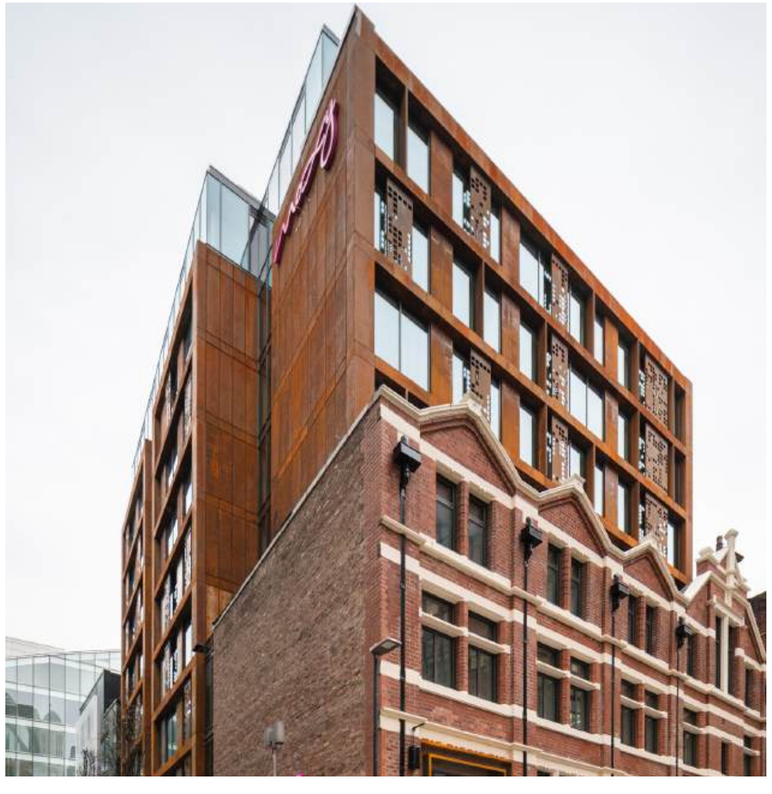
There is also a number of historic landmark buildings in the vicinity of the site. Manchester & Saflord Magistrates Court, John Rylands Library, The Opera House, Sunlight House, and Albert Hall are all located within the conservation area. With their stark contrast to the new modern glazed offices in the area, they contribute to the mix of old and new and an extremely rich and varied context within the city centre.

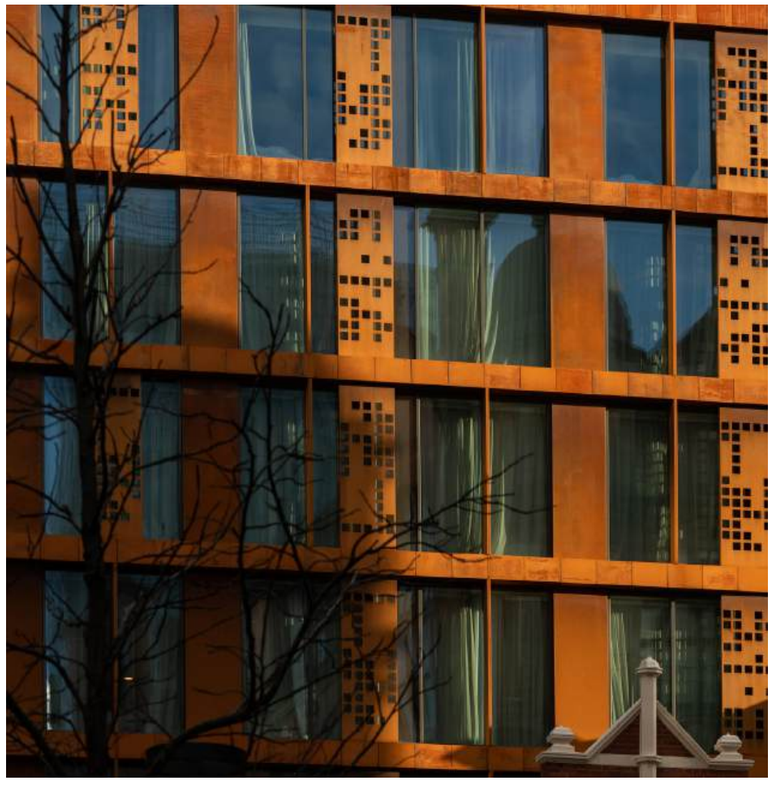
Of these historic monument buildings, Sunlight House is the most sensitive building in the immediate context. It is an Art Deco, Grade II Listed building built in 1932 by Joseph Sunlight. It was the tallest tower in Manchester when it was completed with octagonal turrets celebrating its Quay St corner.

Image Left:
Spinningfields District
Site Context









Images Clockwise from Top Left:
Views of Existing Moxy Hotel

2.0 Site Description
Existing Building Views

The Invicta House development and its allocated parking is currently occupied by Moxy Hotel. Invicta House has been repurposed and refurbished many times since it was built in the 18th century to accommodate a variety of functions, including a soda water factory, hat works and a silk finishing mill. Since the 20th century it was fitted out as a workshop and office space.

The current iteration of Invicta House comprises a nine-story hotel incorporating 146 guestrooms and ancillary functions to activate the street on ground floor.

The building fronts Atkinson Street to the south, a public highway, the remaining sides are subject to private ownership - Scott Place to the West and Tivoli Street to the North.

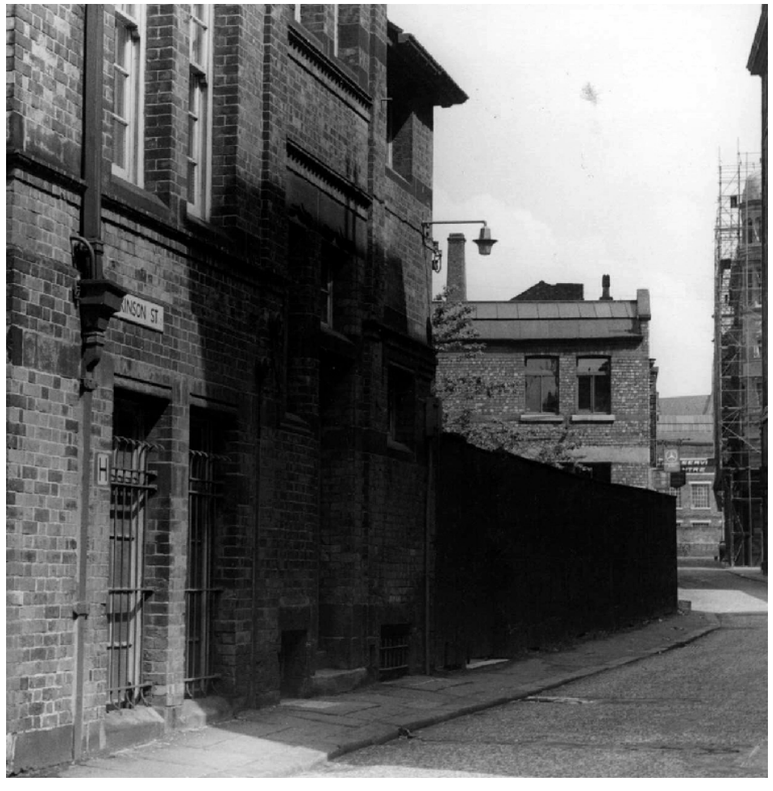
The elevation fronting Atkinson Street consists of red brick with white painted accents which requires consideration within the Deansgate/Peter Street conservation area.

Invicta House is considered of relatively low heritage value within the conservation area and city centre as a whole due to its varied use and lack of original interiors. The building is not listed, and only the Atkinson Street facade, with its decorative detailing and horizontal emphasis, contributes modest architectural and historic value to the context.









Images Clockwise from Top Left:
1. Atkinson Street East
2. Little Quay Street
3. Atkinson Street East
4. Atkinson Street West

Photos from Greater Manchester Lives.org archive.
Taken by T.Brooks (1968)

2.0 Site History
Spinningfields District

Invicta House was built in the 18th century as a three-storey residential building, part of a line of tenements in an affluent area, before being converted for commercial use during a period of accelerated industrialisation in the 19th century. It has been home to a number of diverse businesses during its life cycle, including a soda water factory, a manufacturing chemist, a hat works and a silk finishing works.

Atkinson Street, formerly known as “Cupid’s Alley”, was named after Joseph Atkinson, a milliner who took over the previous Bowlers Hat works on the site. His hat making business grew to great success and he became an influential figure in the community. During late 19th century he led a successful campaign to have the street named after himself.

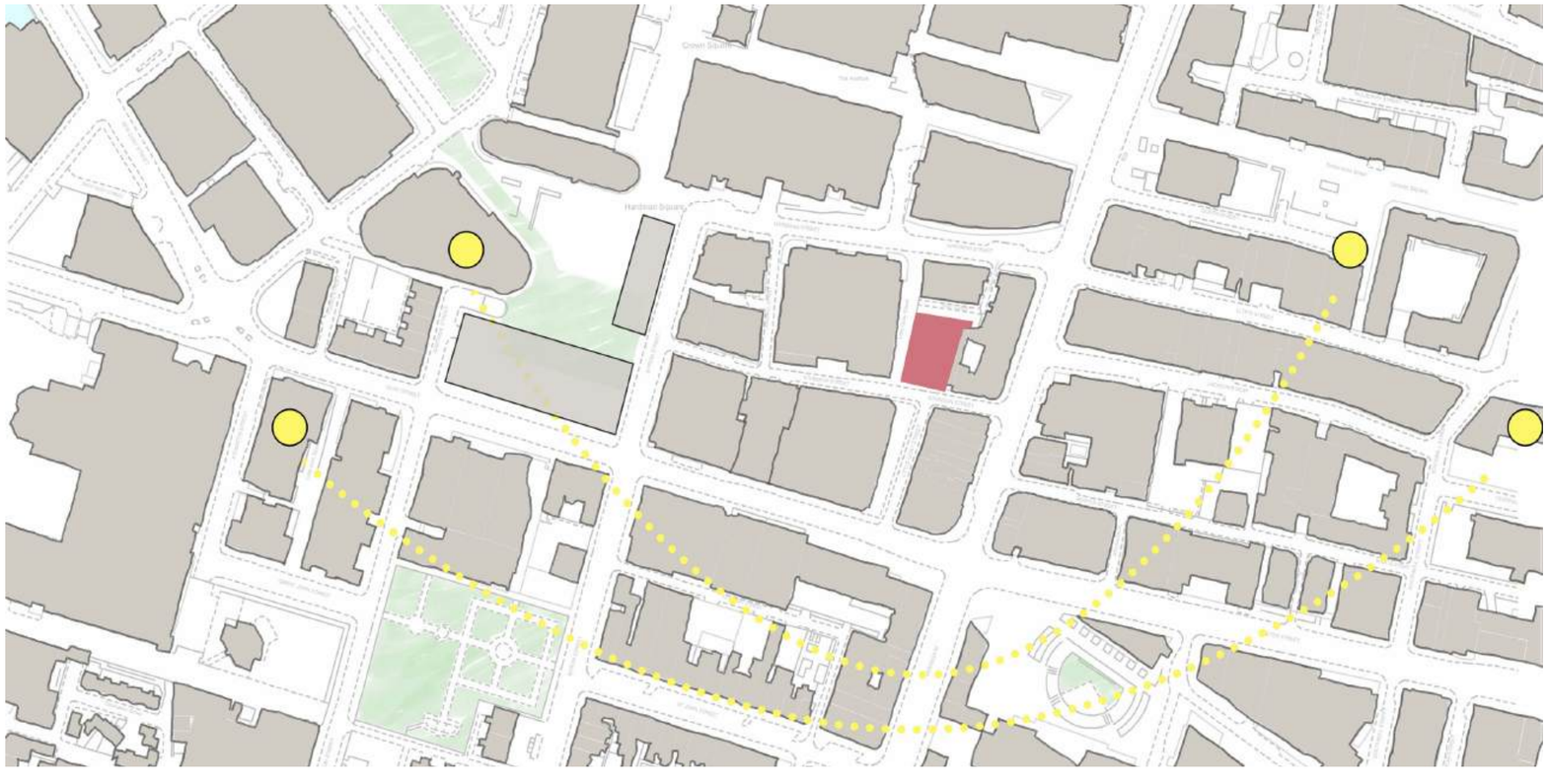
The site later became Ashley’s Silk Finishing Works, and during this time Invicta House was greatly expanded as the deteriorating crowded tenements were demolished. It is in this period that the current decorative elevation along Atkinson Street was constructed. Little Quay Street was also formed in this period, giving the decorative elevation prominence and visibility. A new East wing was added, and the site then expanded further creating a covered courtyard. These buildings were demolished by the 20th Century, with only the Atkinson Street facing part of the building retained.

With the creation of Scott Place in the 20th century (a connecting lane between Atkinson Street and Hardman Street), the adjoining tenements to the East of Invicta House were removed, and the separating gable was exposed. This gave the building and street edge to the corner of Atkinson Street and Scott Place as it is today. The rear of Invicta House was largely demolished and reconstructed a number of times to suit the commercial use.

In 2021 Invicta House was comprehensively re-developed and converted to its current hotel use.







2.0 Surrounding Mass & Sun
Spinningfields District

Existing Massing

In the surrounding site there are a variety of storey heights generally getting higher to the North-East. This allows the proposal flexibility between the tall glazed modern developments and the 4 & 5 storey tenements.

To the North-East / East lies the rest of the Spinningfields district with its new glazed 10+ storey developments which dominate the area aesthetically. The area to the South-West and down Deansgate is composed predominantly of more modest developments pieced between historic tenements.

Sun Path

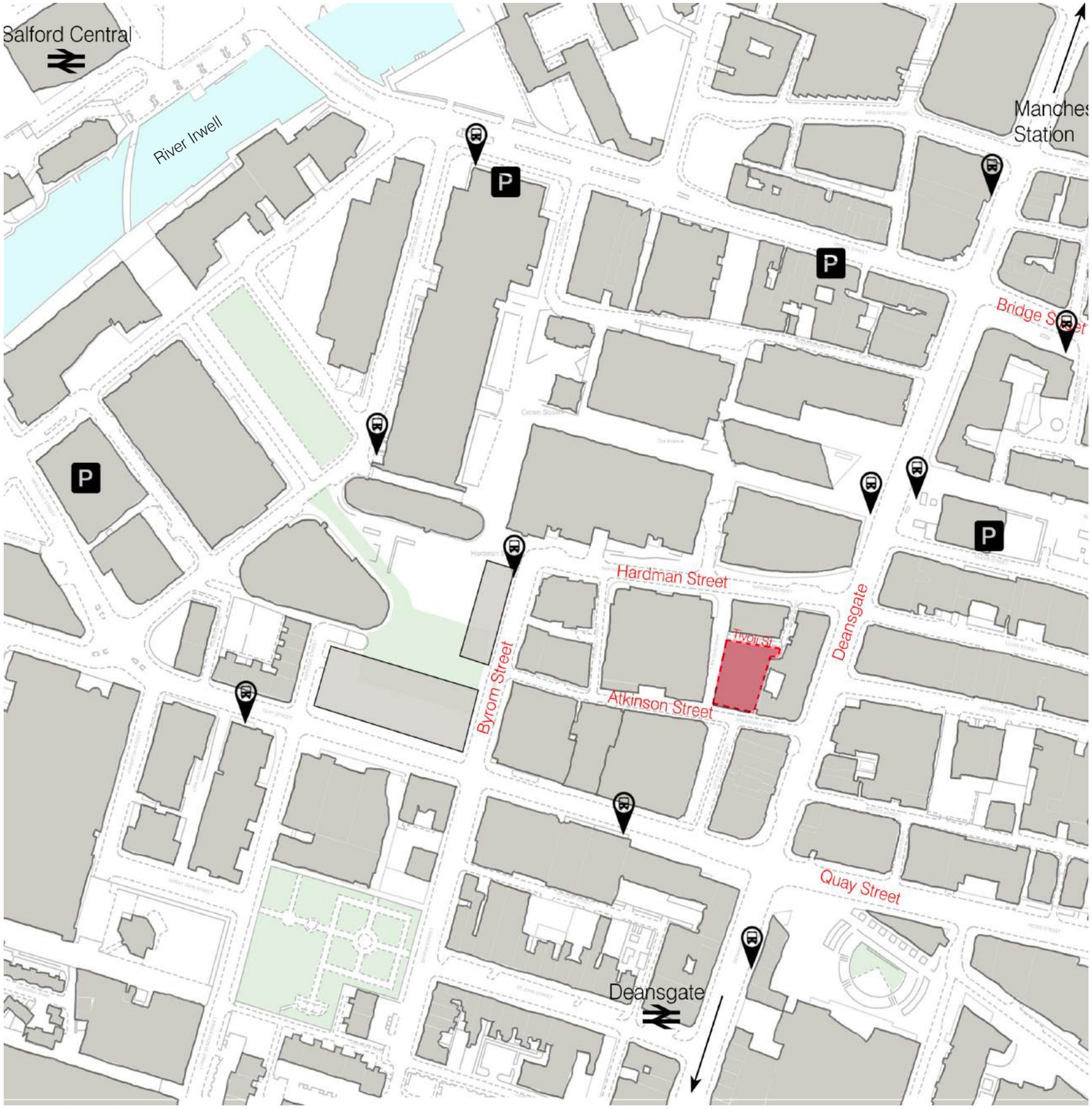
The development site is orientated diagonally along the North/South Axis. The North and East sides of the plot benefit from direct exposure allowed by the lower storey buildings in this direction. The South face of the site receives direct Sunlight along Little Quay Street, and the West facing side of the plot is generally sheltered by tall adjacent buildings.

1 - 5 Story

5 -10 Story

10 -15 Story

Image Top Left:
Surrounding Site Heights
Image Bottom Left:
Site Sun Path



2.0 Transport
Spinningfields District

Links to Transport Hubs

The site is relatively equidistant to the three main railway stations, Deansgate (13 min walk), Manchester Victoria (14min walk) and Salford Central (10min walk) with ample bus route connections. Manchester Central coach station is also a 13min walk form the site.

Car Parking

It is proposed that the development will remain "car free" and as a result no additional parking will be provided. The lack of car parking will capitalise on the city centre location and should promote use of other travel methods such as public transport.

Cycle Parking

The existing hotel has dedicated cycle parking as well as shower and changing facilities for staff use, in line with the city centre ambitions to promote cycling as a mode of transport.

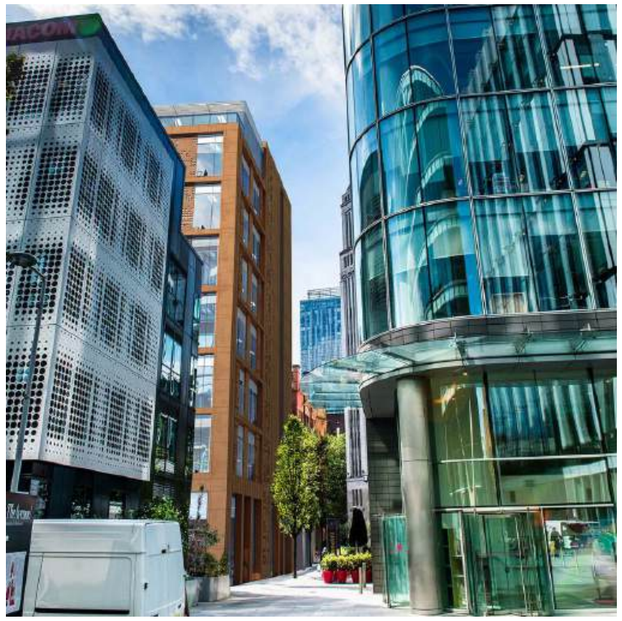
Bus Stop

Car Parking

Train Station

Image Left:
Spinningfields transport links





3.0 Planning
Office Planning Approval

In November 2016 planing approval (ref 111302/FO/2016/C1) was granted for an office development on the site.

The approval was for 8 stories of office accommodation and it was through this application that the building facade and architectural aesthetic was established on the following basis:

- The façades to the new-build element aim to provide a striking, contemporary design that contrasts the appearance of the existing building.

- The proposed facade material of metal rain-screen cladding with a weathered effect (Cor-ten) was chosen to provide a contrast to the red brickwork of Invicta House.



Atkinson Street Elevation



Scott Place Elevation



Tivoli Street Elevation



Oddfellows House Elevation

Approved Office Elevations





Outline of previously consented scheme.

3.0 Planning
Hotel Planning Approval

In August 2017 planning approval (ref 116164/FO/2017) was granted for a 145-bedroom (Use Class C1) hotel with ancillary facilities.

In keeping with the office consent, this scheme also included the partial demolition of a existing unlisted building with partial facade retention along Atkinson Street. The hotel consent allowed for 9 stories with roof mounted and screened plant.

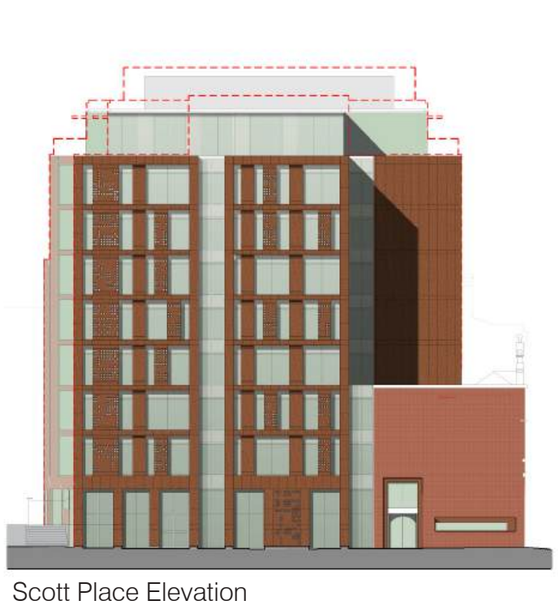
The Height of previously consented office scheme is indicated in red below. The current hotel consent is over a metre lower than the previous consented scheme.

In 2019 an amendment to the permission was approved for a revised entrance and gable arrangement onto Scott Place.

In September 2021 approval of a Non-Material Amendment application (ref: 129250/NMC/2021 formalised the addition of a guestroom to take the consented number up to 146no.



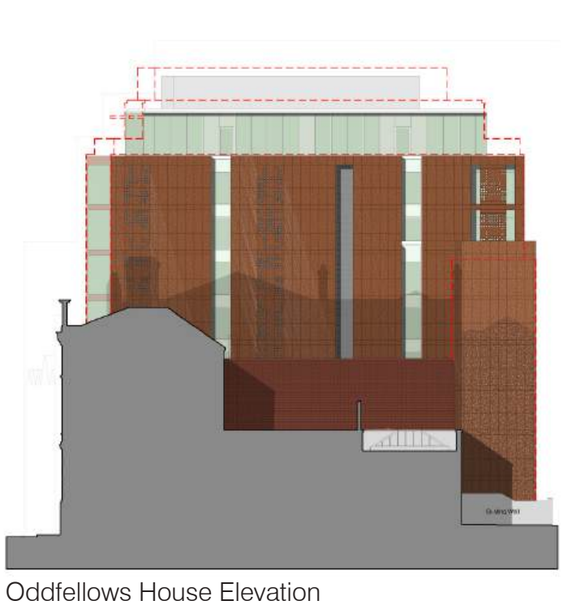
Atkinson Street Elevation



Scott Place Elevation



Tivoli Street Elevation



Oddfellows House Elevation

Approved Hotel Elevations (Outline of Office consent shown in red dashed line)



3.0 Planning

Pre-App Meeting

A pre-application document was collated and discussed on site in July 2024 with Dave Roscoe. During this meeting a three-storey extension option (above the consented hotel scheme) was tabled. It was discussed that additional bedrooms in the scheme provides greater economies of scale for the business, creating a viable set up for long term growth.

An increase in the number of guestrooms provides economic benefits including additional employment, increased international footfall to Manchester through the loyal/growing reward program BonVoy (130million members) and more capacity to support Manchester's overall thriving Convention/MICE/Sport segments.

The proposal was positively received as the existing hotel already holds a strong positive presence in the community. It was advised that consultation take place with Historic England to discuss how the proposal would impact the neighbouring listed buildings including Sunlight House.

4.0 Design Intent
Concept

A three story extension to Invicta house is proposed with the retention of the upper story and plant space. These additional stories retain the same industrial Cor-ten and glass aesthetic with perforated panels to continue the verticality of the building.

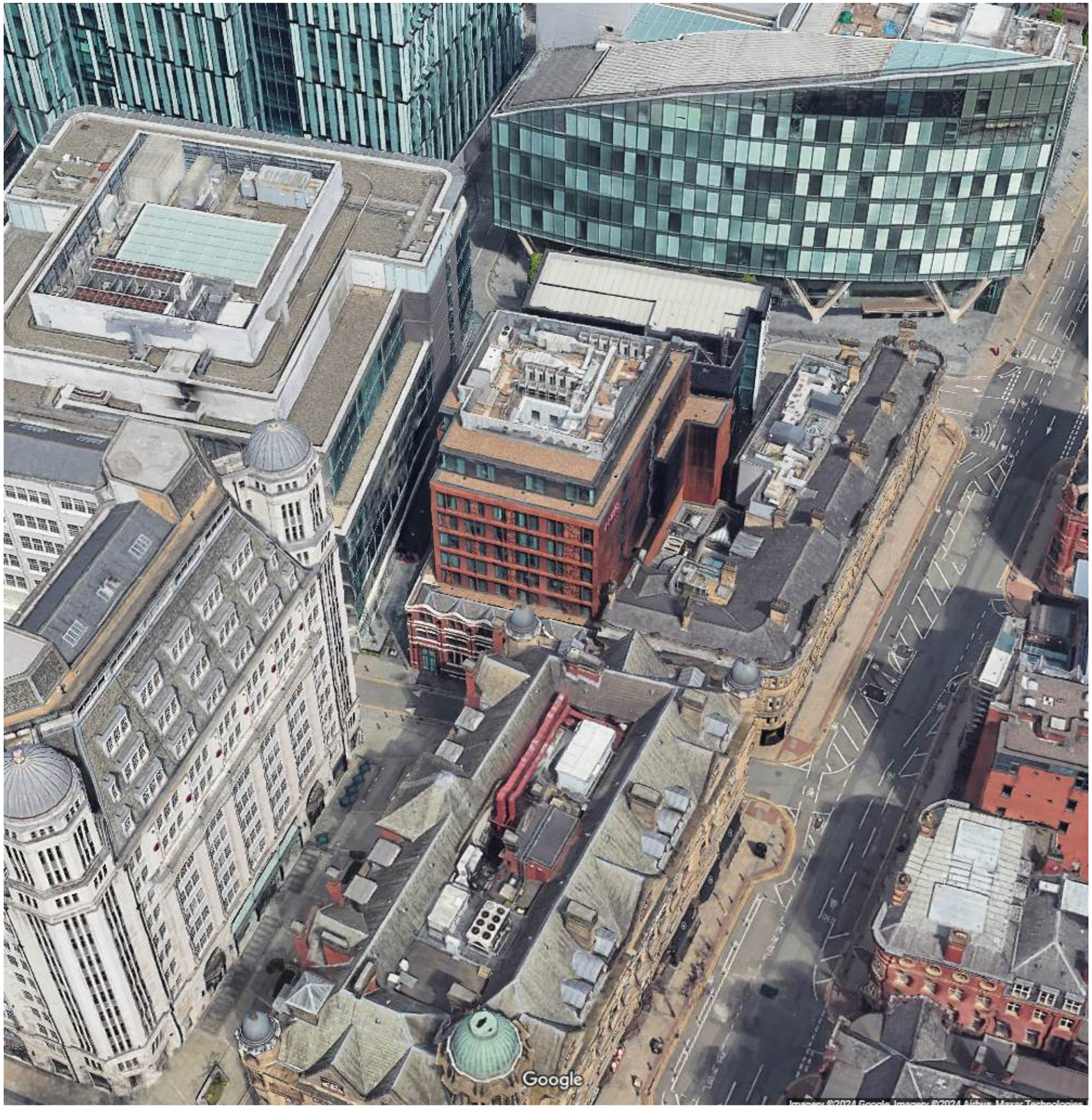
The diagram below indicates the design intent in a three-step sequence:

1. Top stories removed
2. Typical floors replicated
3. Upper stories reinstated



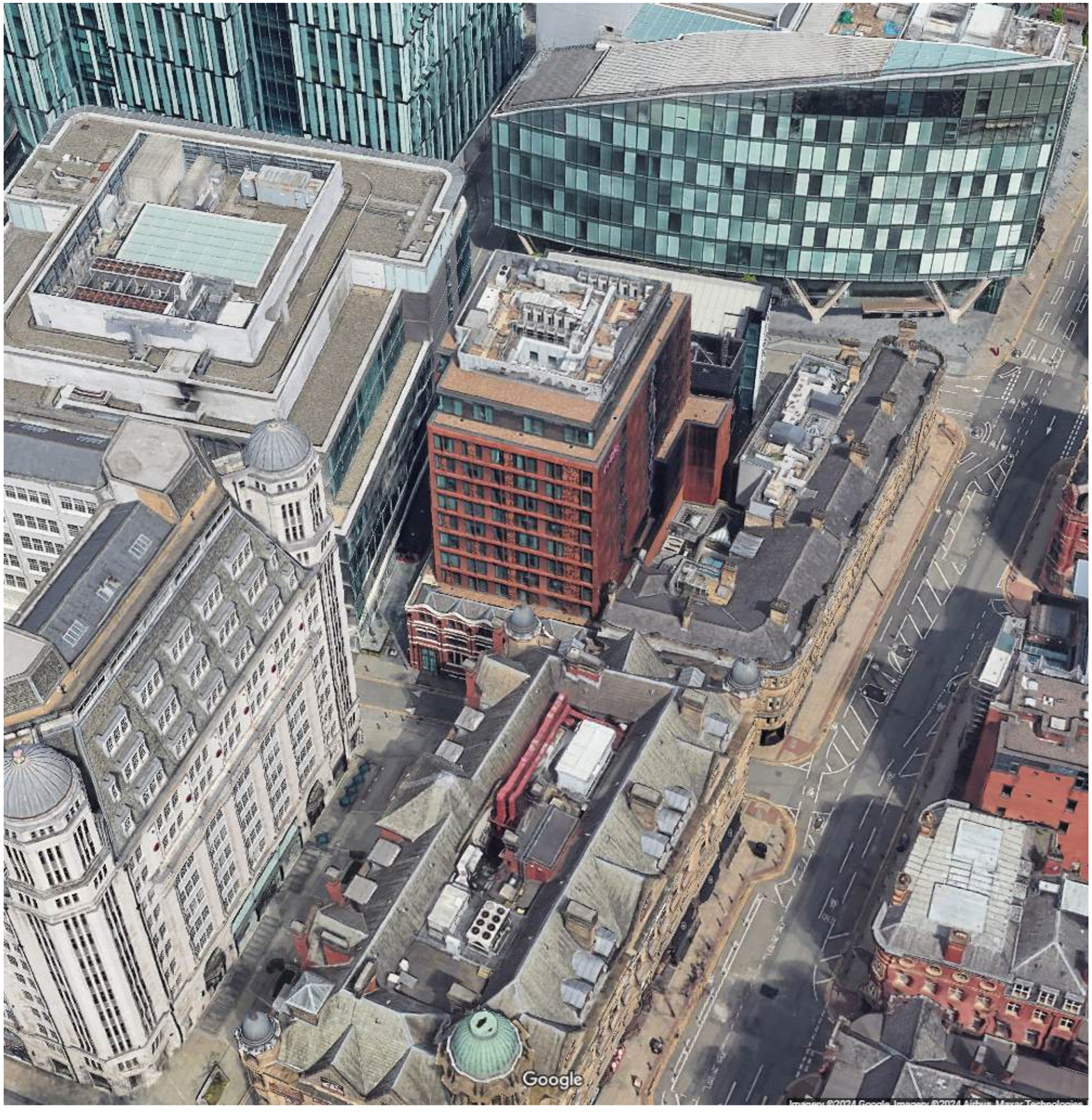






4.0 Concept, Scale & Massing

Existing Building
Aerial View South



4.0 Concept, Scale & Massing

Proposed Building
Aerial View South



4.0 Concept, Scale & Massing

Existing Building

Aerial View West



4.0 Concept, Scale & Massing

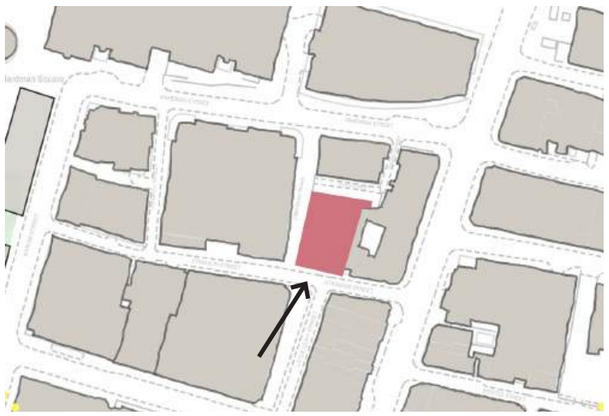
Proposed Building
Aerial View West



4.0 Appearance & Visual Impact

Proposed Building
Street View North

View from the corner of Atkinson Street / Little Quay Street

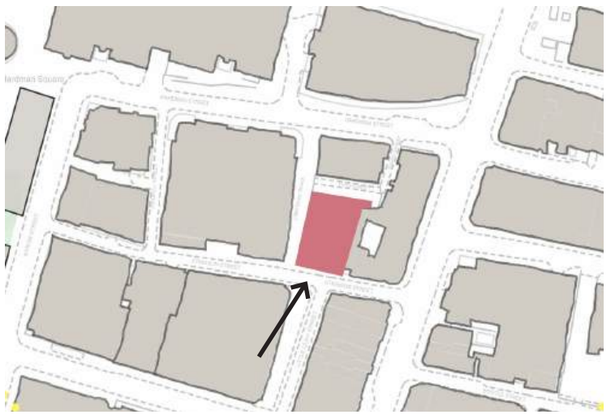




4.0 Appearance & Visual Impact

Existing Building
Street View North

View from the corner of Atkinson Street / Little Quay Street

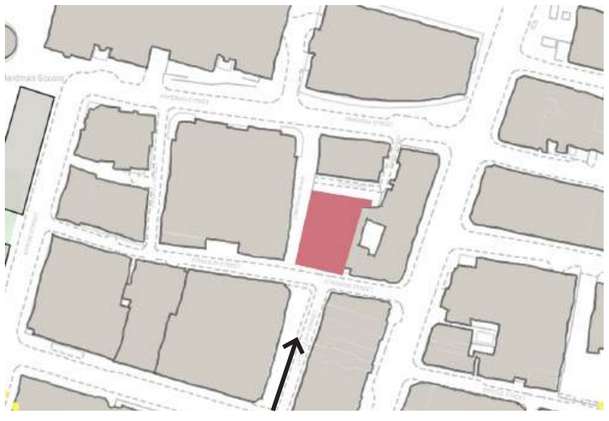


4.0 Appearance & Visual Impact

Proposed Building
Street View North



View from the corner of Little Quay Street / Quay Street

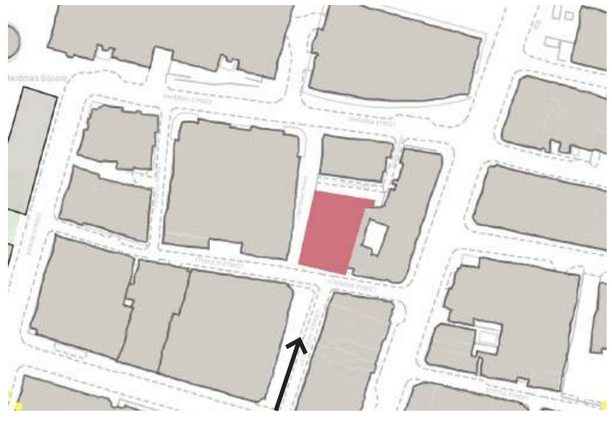




4.0 Appearance & Visual Impact

Existing Building
Street View North

View from Little Quay Street / Quay Street

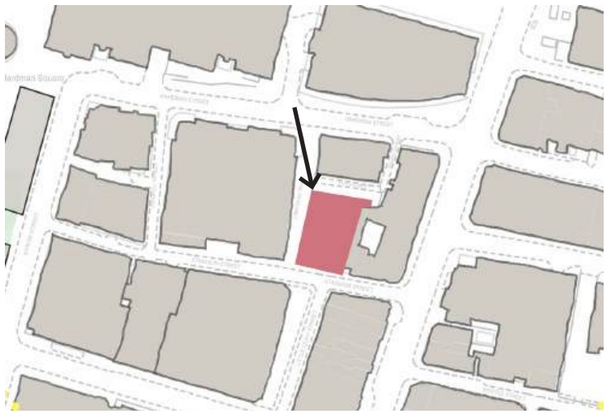




4.0 Appearance & Visual Impact

Proposed Building
Street View South

View from Hardman Street

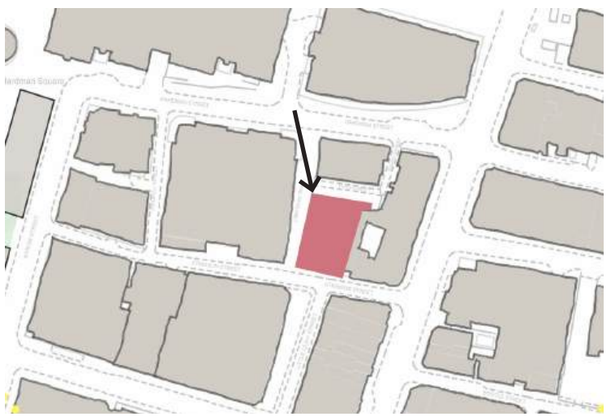




4.0 Appearance & Visual Impact

Existing Building
Street View South

View from Hardman Street

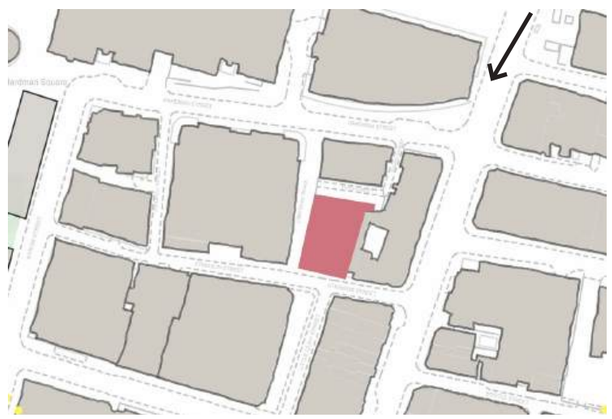




4.0 Appearance & Visual Impact

Proposed Building
Street View West

View across Deansgate from Jackson's Row

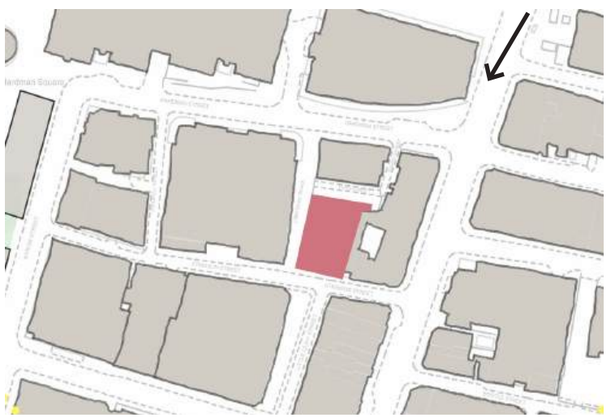




4.0 Appearance & Visual Impact

Proposed Building
Street View West

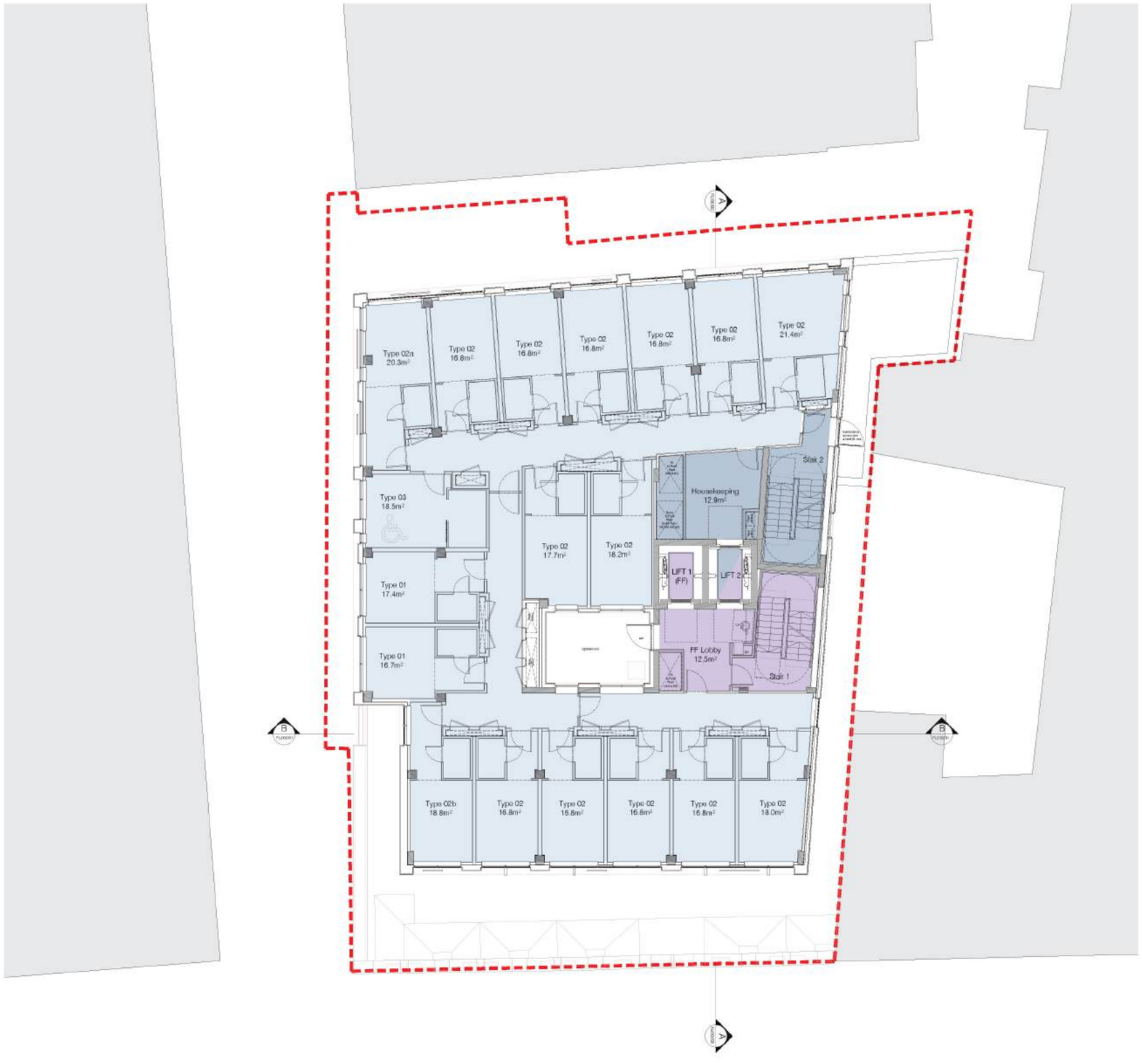
View across Deansgate from Jackson's Row



4.0 Concept Scale & Massing

Moxy Hotel Typical Upper Floor

The proposed three storey extension replicates the existing typical guestroom floor plates found on level 6-7. This provides 54 additional guestrooms, increasing the key count to 200.





Images Left:
Proposed Typical Floor Plan
Image Right:
Proposed Massing

4.0 Facade Development
Existing Elevations

Existing Elevations



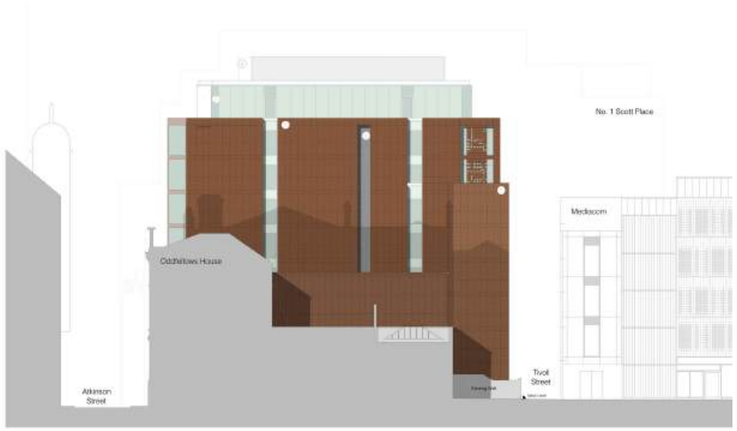
Scott Place Elevation



Tivoli Street Elevation



Atkinson Street Elevation



Oddfellows House Elevation

Images Left: Existing Elevations

Proposed Elevations



Scott Place Elevation



Tivoli Street Elevation



Atkinson Street Elevation



Oddfellows House Elevation

4.0 Facade Development
Proposed Elevations

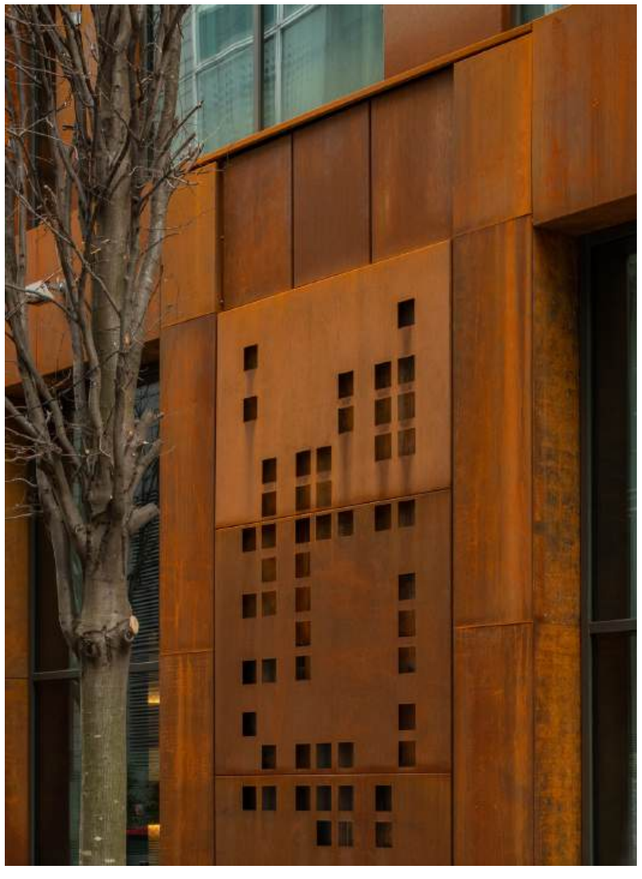
The hotel proposal retains the overall aesthetic of the existing development, in line with the principles agreed with the City Council, Historic England and neighbouring landowners. This includes the following:

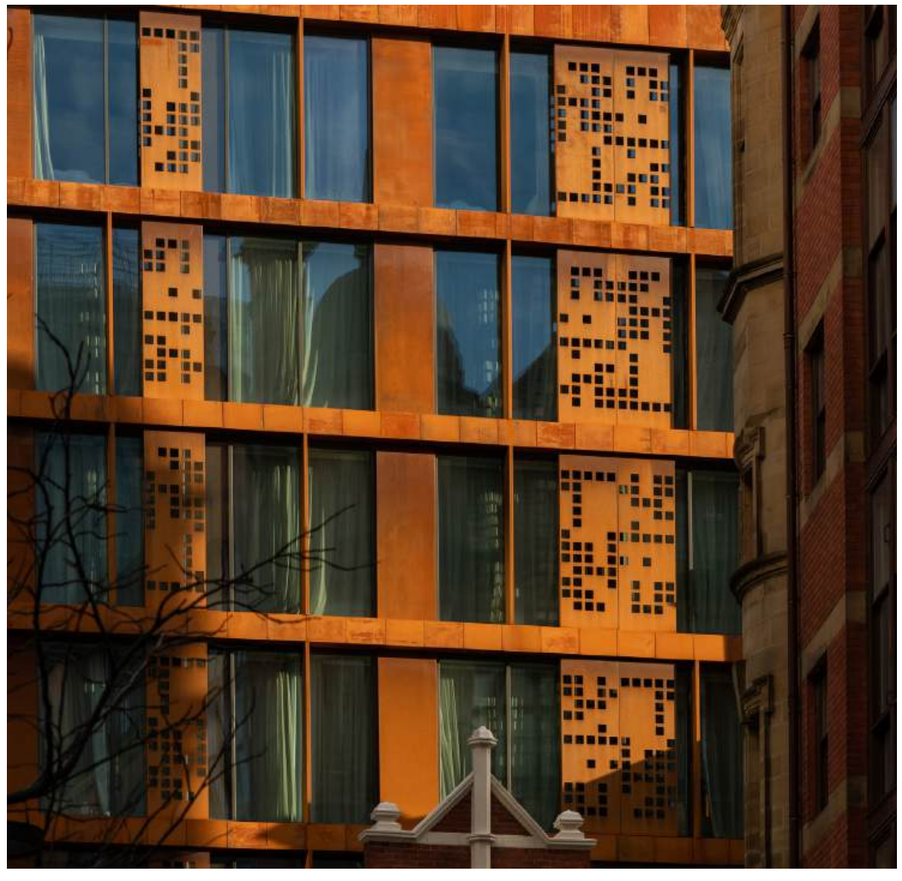
- Retention of the existing Invicta House facade on both Atkinson St & Scott Place
- A ‘tower’ element which is stepped back off the retained facades.
- A glazed top storey element set back on three sides.
- Randomly located perforated facade panels within horizontal banding
- A materiality of metal cladding with a weathered aesthetic
- A rooftop plant enclosure
- Service access from Tivoli Street

Images Left: Proposed Elevations









Images: Images of existing material palette

4.0 Materiality
Moxy Hotel

The materiality of the proposed extension maintains the logic established by the existing development and retains the palette and expression of previously approved materials.

This consists of a simple and consistent palette of weathered metal rainscreen panel cladding (Cor-ten), and curtain walling. The weathered metal cladding includes randomly punched perforated panels, metal fins to the South Elevation, and horizontal banding and solid elements of the facade.

This provide a modern contrast to the existing brick of the retained Invicta House historic elevations, while being in a complementary colour tone that brings out the colour of the brick.

The perforated panels give a degree of randomness to the cellular rigour of the hotel use and add a feeling of depth and layering. The perforated panels also enhance the lighting effect in the evenings, with the glow of the bedrooms behind accentuating the pattern.

The vertical fins on the South further break up the elevation and distinguish it from the retained brick elevation. They add another layer of complexity and rhythm to the facade. Both the fins and the perforated panels help with shading and privacy to the bedrooms.

The simple palette of a consistent unique material on all facades, expressed in different ways (including pattern perforated panels and metal fins), complements the hotel brand ethos of a quirky, vibrant and distinctive place. Located in an architecturally diverse area like Spinningfields, the proposed materiality will enhance the character of the location and the surroundings.

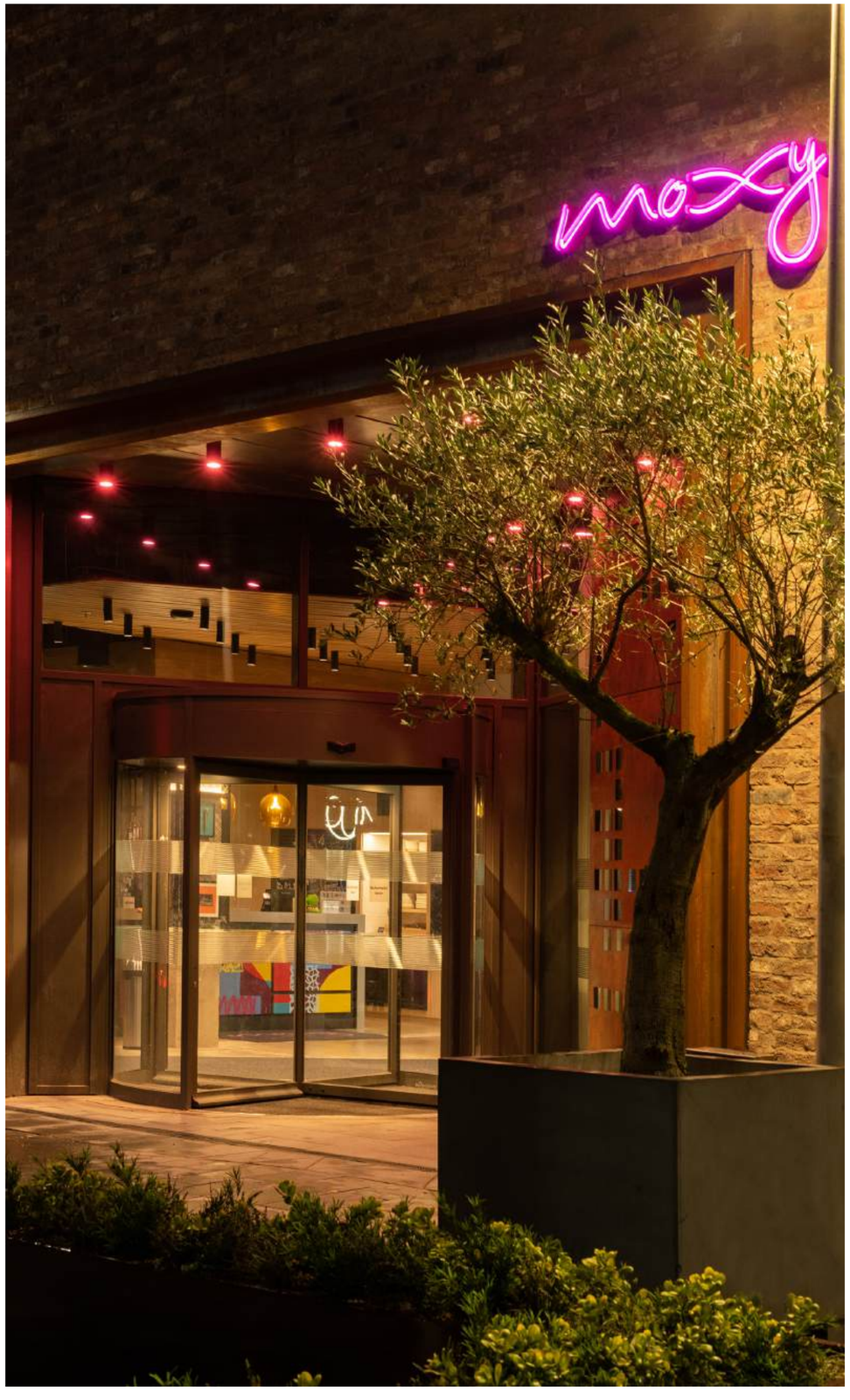


Image left: Existing Moxy Hotel entrance

5.0 Access
Moxy Hotel Spinningfields

ARRIVAL TO THE SITE

Building users arrive at the site by various means of transport (both public and private). The hotel is located in the city centre with excellent public transport services, and is equidistant between the three main railway stations, Deansgate (13 min walk), Manchester Victoria (14min walk) and Salford Central (10min walk) with ample bus route connections. Manchester Central coach station is also a 13min walk form the site. There is no dedicated drop-off, users arriving by taxi or private transport are dropped off on Atkinson Street or Deansgate.

Dedicated cycle parking is provided in the undercroft of the service area on Tivoli Street, as well as shower and changing facilities for staff use, in line with the city centre ambitions to promote cycling as a mode of transport.

ACCESS TO THE BUILDING

Pedestrian access to the building will be via the main entrance, which is located on Scott Place, adjacent to Atkinson Street. The public areas along Scott Place also open out onto the pedestrian lane and allow permeability between the exterior and interior. Staff can access the building directly through the back of house access on Tivoli Street.

ACCESSIBLE BEDROOMS

10 no. accessible bedrooms are proposed within the hotel extension which equates to 5% of the total 200no. bedrooms. Alternative handed accessible bedrooms are available to offer a choice of provision.

All accessible bedrooms and bathrooms will be in accordance with Document M and British Standards size requirements.

All guest light switches, sockets, heating/cooling controls, etc. are accessible. Accessible bedrooms are provided with additional fire alarm warnings including vibrating pillows, strobe lights in addition to the audible warnings.

Accessible bedrooms are also provided with alarms to summon assistance and connected to reception with a warning light outside the bedroom. These are activated from call points in the bathroom and adjacent to the bed. Reset switches are provided on the headboard and in the accessible bathroom to allow the occupant to cancel an accidental alarm before staff are required to enter the room.

ACCESSIBILITY & INCLUSIVE ACCESS

All areas of the building are fully accessible. The main entrance has a Document M compliant level access threshold. An automatic revolving door with a single pass door to the side is provided, and all entrances are fully wheelchair accessible and powered where required, to ease access. All external paving is nonslip with minimal undulations and joints to provide a level surface

Corridor widths, door widths, and opening patterns all comply with Document M of the building regulations and facilitate wheelchair access.

Lift cores provide access to all floors and are fully accessible with Braille controls and audible announcements. Stairs also comply with ambulant disabled standards.

Accessible toilets are provided within all public areas, located on the Ground Floor, to comply with relevant building regulations.

A reception desk is provided near the entrance with a lowered section for wheelchair access. A loop system is also provided at reception.

SERVICING STRATEGY

In line with the strategy agreed as part of the existing arrangement, the hotel will remain serviced via Tivoli Street / Hardman Street. This includes deliveries, refuse collection, and servicing of plant areas. Internal refuse storage is provided within the building, and members of staff move the bins to the designated collection zone on Sidney Street on refuse collection days, similar to the strategy adopted by other surrounding properties with access to Tivoli Street. The addition of additional storeys does not change the existing servicing strategy.

ACCESS FOR EMERGENCY VEHICLES AND FIRE ESCAPES

Access for emergency vehicles is available via the public highway to the North and South sides of the building, and vehicles can access Hardman Street and Atkinson Street at either end of the site. In the event of an emergency, access is also possible via the private route along Scott Place.

All fire escape exits are located onto Tivoli Street to the rear of the site, from the upper floor escape stairs. Ground floor public areas provide external escapes to Scott Place.

Thank you for your time

If you have any questions please don't hesitate to contact us.

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