UNWIN JONES PARTNERSHIP
CHARTERED ARCHITECTS

# Crowne Plaza,
# Ringway Rd
# Airport
# Manchester
# M90 3NS

## Design & Access Statement

Unwin Jones Partnership
Bridge Lane Studio
Caldewgate
Carlisle
CA2 5SS

Tel: 01228 528266
Fax: 01228 524409
Email: architects@ujp.co.uk

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## 1.0 Introduction

This design and access statement has been produced to accompany the full planning application for the facade enhancements to the Crowne Plaza, Manchester Airport.

The statement provides the relevant key information about the proposals.

## 2.0 Site Location

The site sits to the east of Manchester Airport T2. To the north is the Manchester Airport Railway link and the A555 Ringway Road West. To the East and South are multi storey carparks.



## 3.0 Existing Site / Existing Access

The Hotel is accessed from Hotel Road, off Outwood Lane, part of the main terminal road links within the Airport campus.

The hotel and main entrance face south. The reception, entrance, bar, restaurant and back-of-house spaces are all single storey. The bedrooms are contained in a 4 storey courtyard block joined to the single storey portion, lifts and stairs are provided at the intersection.

Since 2021 the hotel has undergone a phased series of improvements. The initial phase was a full refurbishment of the public spaces and ground floor areas. Currently (June 2024) bedrooms and corridors are being refurbished on a floor by floor basis.




*Existing hotel viewed from the entrance.*

## 4.0 Proposals

The proposals as part of continued investment in the building and fabric consists removing the current facade from the bedroom portion of the building. Additionally, the nominal levels of insulation will be removed and replaced significantly improving thermal efficiency and performance. A new facade will be provided in a modern high performance system which will be installed on two planes. In this form of installation and by varying the colour palette the general appearance of the building will be enhanced.

The existing walls are generally a single tone of light grey which includes the walls, the windows, and the general flashings.

The proposal is to retain (remove and refit) the existing windows. New window trims will be provided which match.

The current window arrangement is a horizontal ribbon across each floor plate, between which are light grey panels. These will also be replaced in a similar colour.

Around the full series of apertures, the proposal is to introduce a darker tone of grey cladding offset from the inner panels by around 50mm. This will give the building some relief, definition and enhancement.




*South Elevation View as Proposed (Bedroom Wing)*



*Courtyard View as Existing*



*Courtyard View as Proposed*



*East Gable View as Existing*



*East Gable View as Proposed*




*North Elevation View as Existing*




*North Elevation View as Proposed*




*West Elevation View as Existing*




*West Elevation View as Proposed*

## 5.0 Signage

Signage will be removed and replaced. The detail of this will be subject to a separate advertisement consent application at a later date.

## 6.0 Flood Risk Assessment

It is noted that the site sits within Flood Risk Zone 1 of the Environment Agencies Flood Mapping.

The proposals are restricted to elevational changes, there are no new openings being created and there is no increase or loss in footprint. As such it is considered that the proposals do not increase or decrease the risk of flooding to this building, the immediate site area or the wider locality.

## 7.0 Conclusion

The proposed façade changes are being made as part of an ongoing investment into the building.

The proposed new facade system will greatly enhance the thermal performance of the building.

The contemporary colours and articulation of the façade will project a level of sophistication and quality to reflect the hotel brand.