The Proposal
3.11 West Elevation

Addition of external grade retractable pergola



Consented West Elevation



Proposed West Elevation

The Proposal
3.12 North Elevation

Addition of external grade retractable pergola



Consented North Elevation



Proposed North Elevation

The Proposal
3.13 East Elevation

Addition of external grade retractable pergola



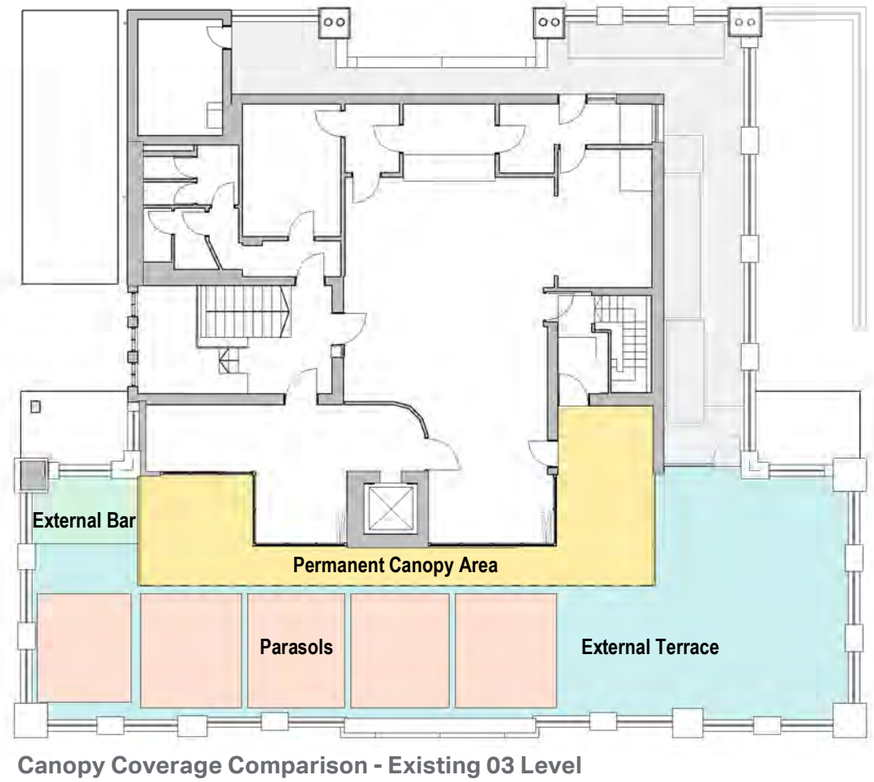
Consented East Elevation



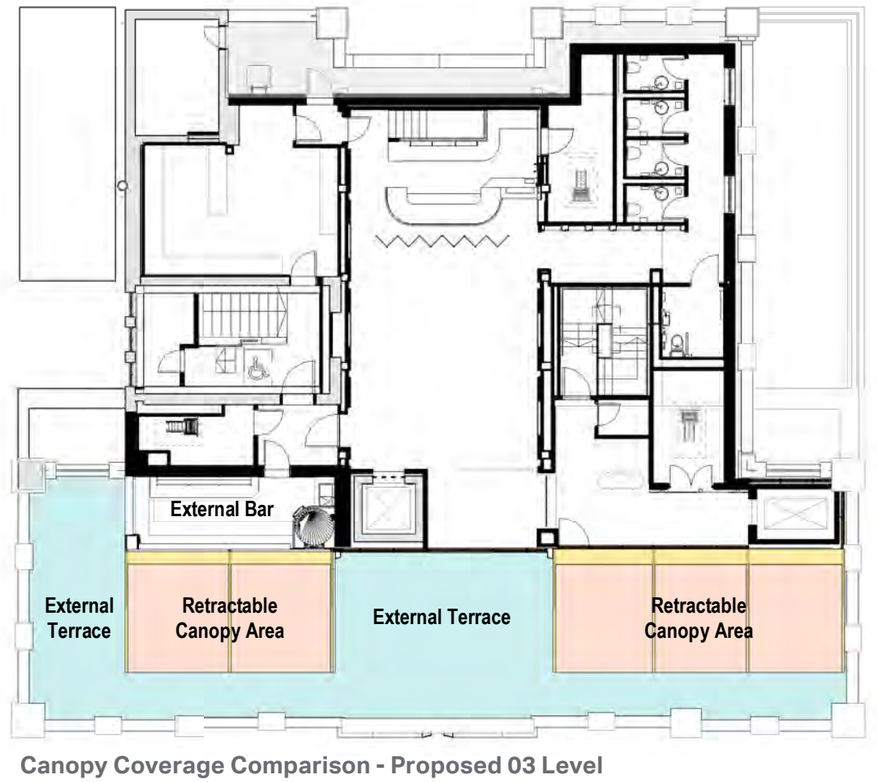
Proposed East Elevation

Rooftop Terrace Canopies

3.14 Rooftop Terrace Scenario Comparison: Existing and Proposed



Canopy Coverage Comparison - Existing 03 Level
Scale 1:200



Canopy Coverage Comparison - Proposed 03 Level
Scale 1:200

Existing - Pro's:

- Some of the canopy coverage is portable and flexible.

Existing - Con's:

- Ad hoc layout of parasols, isolated low quality Polycarbonate cooking canopy and static metal/glass canopy don't compliment historic context. They each bring differing materials, architectural languages, heights and massing impacts.
- The parasol's are in-effective during times of medium/high winds.
- Ad-hoc lighting and heating isn't integrated within the canopies and as a result gives a cluttered aesthetic look and feel.
- Existing Polycarbonate cooking canopy is visible from Atherton Street.
- The parasol central posts and spreader bases interupt the rooftop visually and spatially disrupt the open rooftop space.

Proposed - Pro's:

- Proposed bespoke canopy compliments the historical architecture.
- The proposal ensures open plan space is maintained echoing the historic open playground function.
- Lightweight fabric canopy ensures the lightest supporting structure.
- Improved hotel amenity provision throughout year.
- Reduced canopy visibility from Atherton Street.
- Less overall permanent canopy area but comparable weather protection
- Integrated linear lighting and heating

Proposed - Con's:

- Bespoke lightweigth canopy system will cost more.

4.0
Townscape / Views

4.1 Proposed Views from Great John Street
4.2 Proposed Views from Byrom Street
4.3 Proposed Views from Great John Street
4.4 Proposed Views from Atherton Street
4.5 Proposed Views from St John's Gardens
4.6 Proposed Views from Atherton Street (adjacent to Breeze Gardens)

Townscape/ Views
4.1 Proposed Views

A third image has been added to show the proposed canopies in relation to both the existing and consented works.

Existing (Left)

Consented (Middle)

Proposed (Right)





View 1
Existing view from Great John St



View 1
Consented planning view from Great John St



View 1
Proposed view from Great John St

Townscape/ Views
4.2 Proposed Views

These images have not been updated since the previous application because the proposed updates in this application are imperceptible from street.





View 2
Existing view from Byrom St



View 2
Consented and Proposed view from Byrom St

Townscape/ Views
4.3 Proposed Views

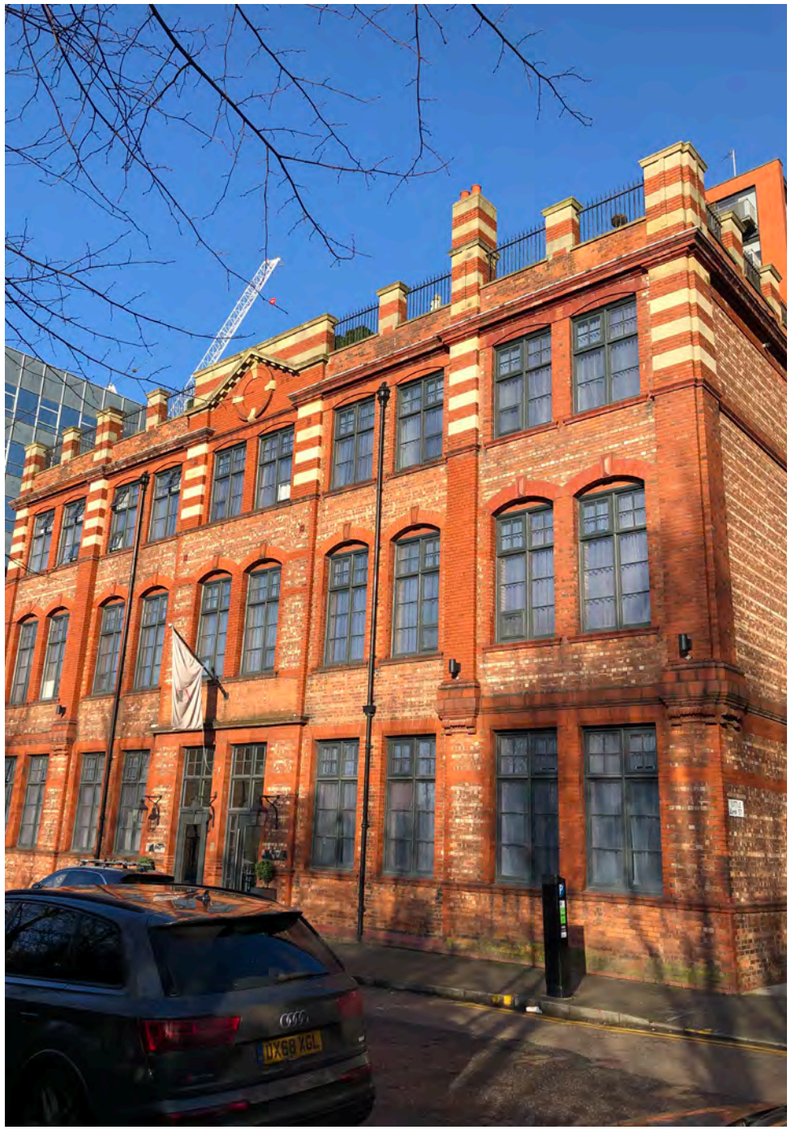
A third image has been added to show the proposed canopies in relation to both the existing and consented works.

Existing (Left)

Consented (Middle)

Proposed (Right)





View 3
Existing view from Great John St



View 3
Consented planning view from Great John St



View 3
Proposed view from Great John St

Townscape/ Views
4.4 Proposed Views

A third image has been added to show the proposed canopies in relation to both the existing and consented works.

Existing (Left)

Consented (Middle)

Proposed (Right)





View 4
Existing view from Atherton St



View 4
Consented view from Atherton St



View 4
Proposed view from Atherton St

Townscape/ Views
4.5 Proposed Views

These images have not been updated since the previous application because the proposed updates in this application are imperceptible from street.



View 5
Existing view from St John's Gardens



View 5
Consented and Proposed view from St John's Gardens



Townscape/ Views
4.6 Proposed Views

A third image has been added to show the proposed canopies in relation to both the existing and consented works.

Existing (Top)

Consented (Middle)

Proposed (Bottom)





View 6
Existing view from Atherton Street (adjacent to Breeze Gardens)



View 6
Consented view ffom Atherton Street (adjacent to Breeze Gardens)



View 6
Proposed view ffom Atherton Street (adjacent to Breeze Gardens)

5.0 Summary & Conclusion

5.1 Concluding Statement

Summary & Conclusions
5.1 Concluding Statement

The Canopy proposal for Great John Street Hotel has been designed to be sensitive to the grade II listed building and seek to enhance and invest in the building to ensure its long term preservation.

The canopies will help to provide Great John Street Hotel with the premium guest experience, accenting the high quality lifestyle hotel in the heart of the dynamic, vibrant St John's neighbourhood. The canopies will help the boutique hotel offer a more weather resilient, all-year-round rooftop bar experience with exceptional views over the Manchester skyline.

The hotel will be operated by the current owners, THG - the global technology & online consumer brand group, pre-eminent in Beauty and Wellness, looking to continue their mark in the hospitality sector with a unique offering with an emphasis on comfortable, luxurious, creatively designed guest bedrooms and stylish, expertly operated front of house areas.

This additional proposal aims to accent to the consented scheme and enhance the overall customer experience, in order to create a hotel that will become a new social destination and the preferred place to stay when visiting Manchester.

