

room2 Homotel: Manchester Piccadilly

Design and Access Statement Addendum (Updated) – July 2024

Document Control

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Introduction

Part 1 of this Addendum has been prepared in response to comments presented by Manchester City Council (MCC) on 15th March 2024 and subsequently reviewed on site on the 2nd April 2024 with MCC and attended by representatives of the client and design teams.

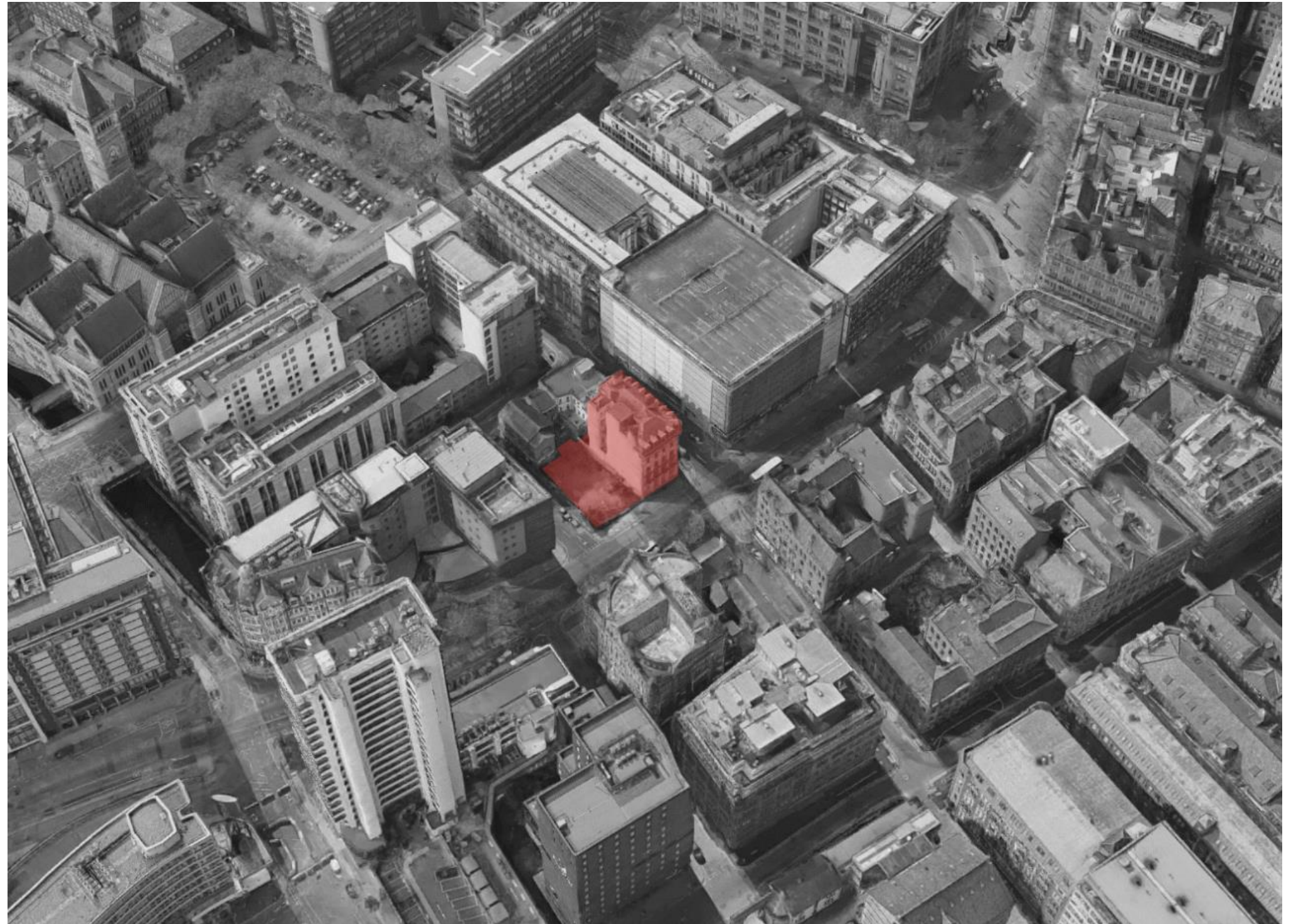
Part 2 outlines our responses to the Case Officer comments received on 13th June 2024 and discussed in a subsequent meeting with Case Officers on 2nd July 2024. The information within this section is supported by updated planning drawings and three new drawings which provide further detail on a range of façade elements.

The following Addendum document provides supplementary information to the Design and Access Statement submitted under Planning and Listed Building Consent applications 137794/FO/2023 and 137795/LO/2023 and outlines the key outcomes from the site meeting in early April and later consultations in June and July.

It focuses on areas of both the new and listed building with responses provided through both text and imagery relating to the points discussed. The revised description of the development to accompany this addendum is as follows:

Full planning and listed building permission for the

Erection of a 34 storey building (land at no.14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor cafe (Use Class E (b)), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works.



Aerial view of the site at 12-16 Piccadilly, looking west to the city centre

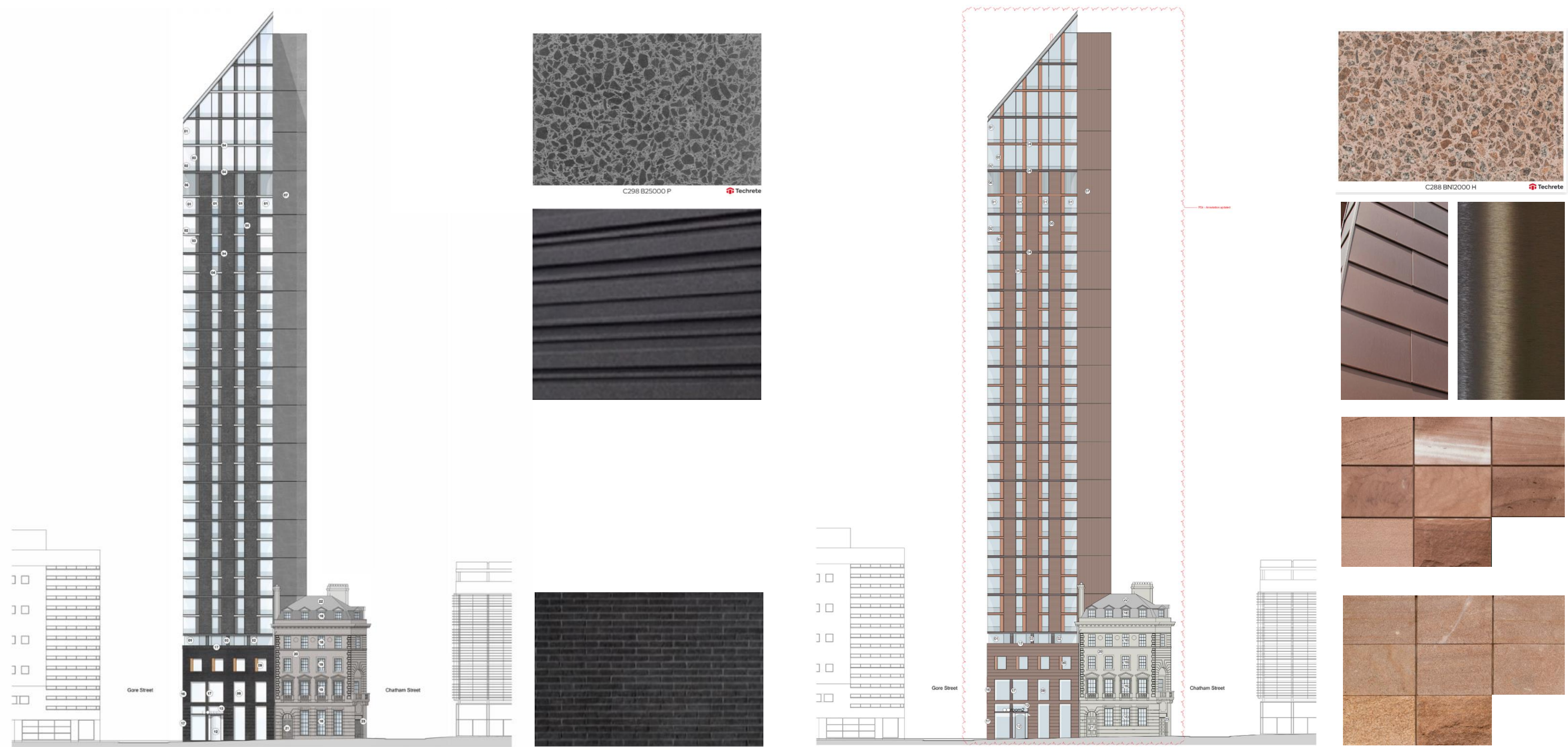
Part 1

Part 1 of this Addendum outlines our response to comments presented by Manchester City Council (MCC) on the 15th March 2024 and subsequently reviewed on site on the 2nd April 2024 with MCC and attended by representatives of the client and design teams.

Materiality

Original MCC Comments: Concerned about the tonality of the materials which appear very grey in some images and would like to see alternatives to this such as more bronze tones which (the submitted drawings also show 12-14 Piccadilly as a grey toned building which is not accurate and this needs to be amended).

Response / agreement at site meeting on 02.04.24: We have investigated the impact of using an alternative warmer tone for the precast concrete and indicated this on the attached views. The warmer (red / brown / bronze) coloured options for the tower colour and base were preferred following discussion. A further request from MCC was received on 19.04.24 stating that “the light grey PPC aluminium side panels will need to be anodised aluminium, in line with MCC’s requirements for other recently approved major city centre developments.” The application drawings will be updated to reflect these changes with samples of material options under consideration, to be noted in the addendum document.



Submitted: East Elevation with dark grey / black brickwork, grey precast and metalwork.

Proposed: East Elevation with updated tonality and materials to address MCC comments. Material options under consideration include red / brown reconstituted stone (precast) or local stone masonry and bronze anodised aluminium to the vertical side panels. Samples of these are included above.



Version of submitted view with grey precast and metalwork to tower



Amended view with alternative precast and metalwork to tower



Version of submitted view with grey precast and metalwork to tower

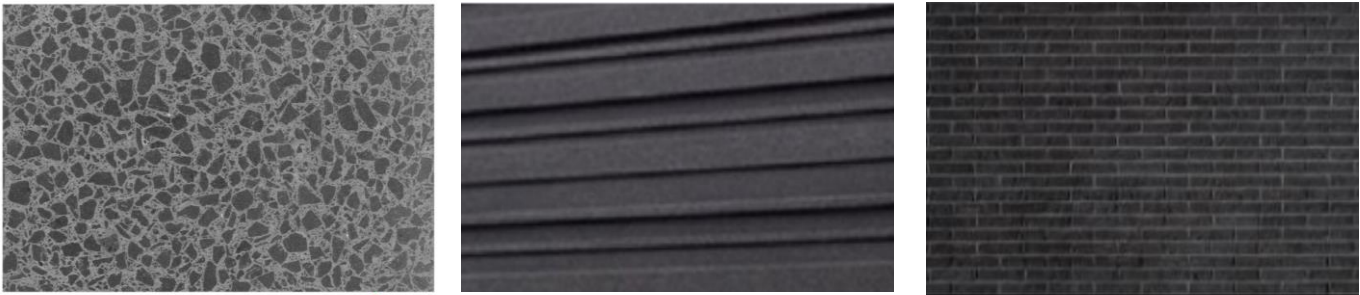


Amended view with alternative precast and metalwork to tower

Use of Brick

Original MCC Comments: We are not convinced about the use of a dark brick or indeed a brick at the lower levels of the new build element and feel that alternative materials should again be considered here.

Response / agreement at site meeting on 02.04.24: We have investigated replacing the brick with an all-precast solution for the base with wide joints reflecting the rustication of the bank building. This creates the effect of a heavily textured base to the tower element of the scheme. A fully rusticated base in masonry to match that of the former Union Bank was preferred. The application drawings will be updated to reflect these changes.



Submitted: East Elevation at street level with dark grey / black brickwork, grey precast and metalwork.

Proposed: East Elevation with updated tonality and materials to address MCC comments. Material options under consideration include red / brown reconstituted stone (precast) or local stone masonry and bronze anodised aluminium to the vertical side panels. Samples of these are included above.



Version of submitted view with grey precast and metalwork to tower

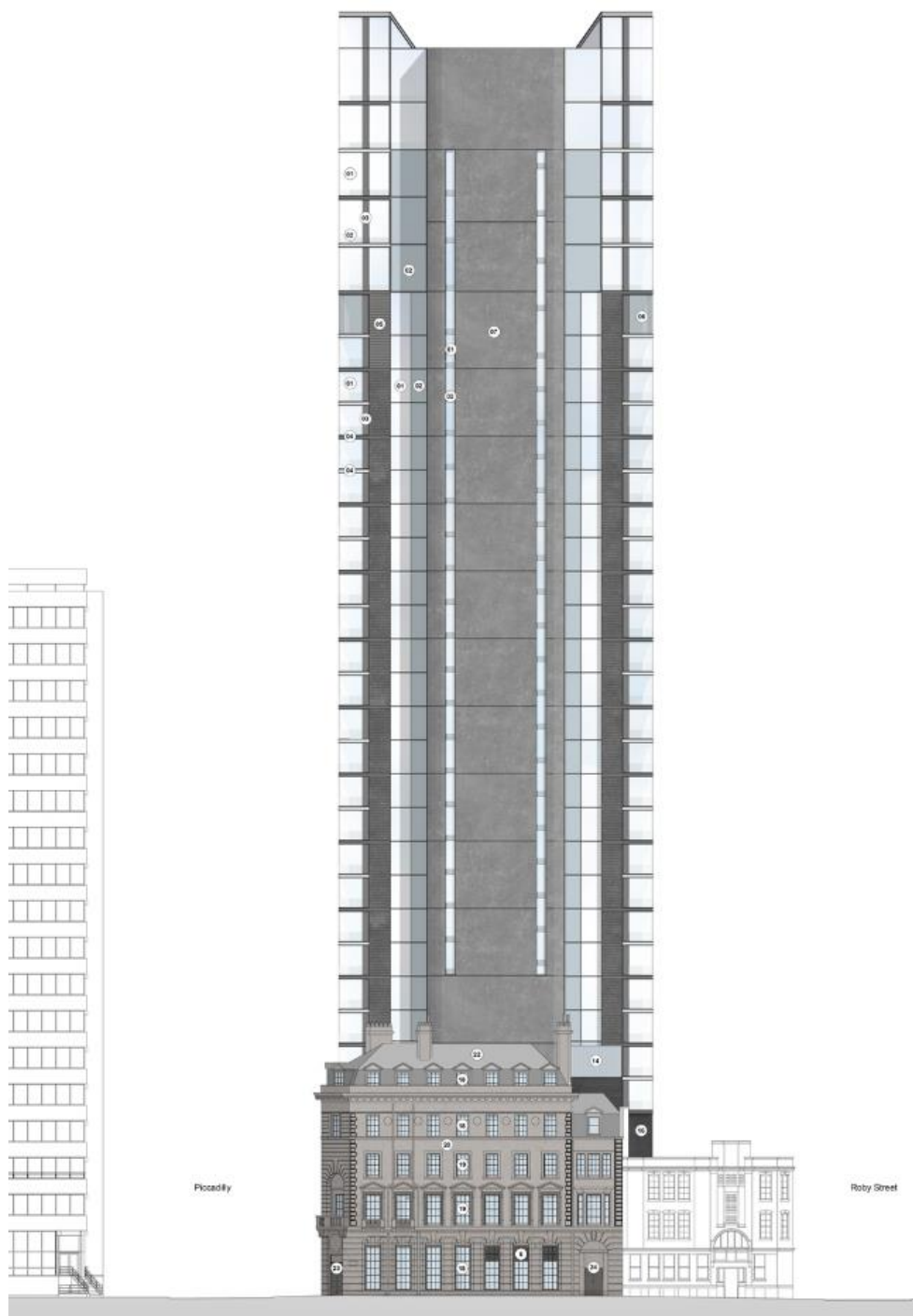
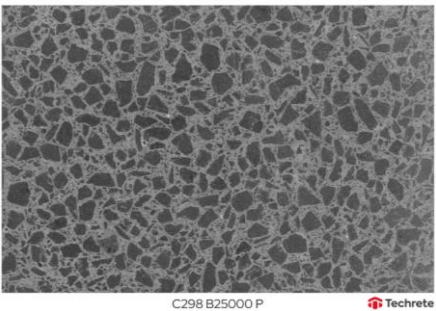
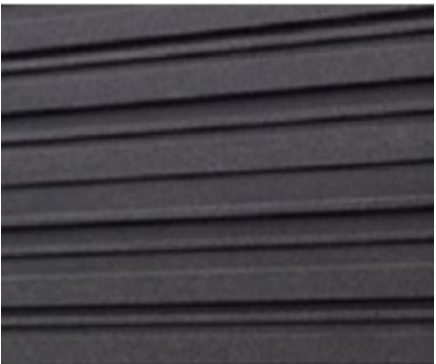
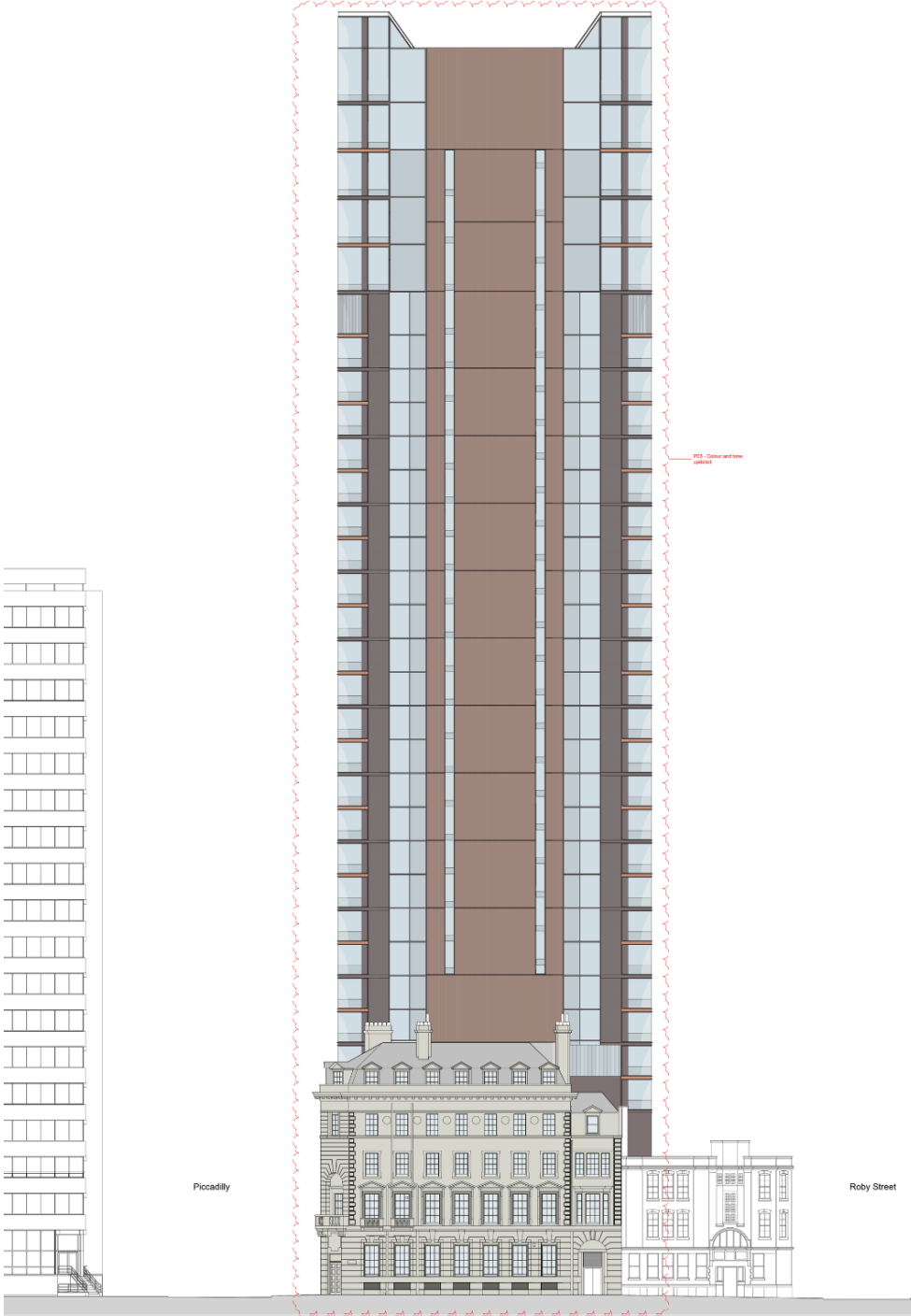
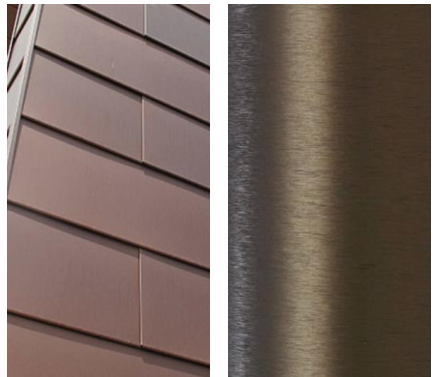


Amended view with alternative precast and metalwork to tower and rusticated precast of local stone base.

Service Core Appearance

Original MCC Comment: Concerns about the extent of the dark concrete / reconstituted stone panels and the visual impact of this particularly in views from Piccadilly Gardens where this would present a monolithic quality accentuated by the increase in height from the previous proposals. Can alternatives to this which would lighten the appearance or have a less monolithic quality be considered.

Response / agreement at site meeting on 02.04.24: We have revised views to show a heavily textured appearance to the core which results in a less monolithic appearance, see the drawings below and the following amended views. The application drawings will be updated to reflect these changes.



Submitted: North Elevation with grey precast and metalwork.

Proposed: North Elevation with updated tonality, materials and textured treatment of the core to address MCC comments. Material options under consideration include red / brown reconstituted stone (precast) or local stone masonry and bronze anodised aluminium to the vertical side panels. Samples of these are included above.



Version of submitted view with grey precast and metalwork to tower



Amended view with alternative precast, panel texture and metalwork to tower



Version of submitted view with grey precast and metalwork to tower



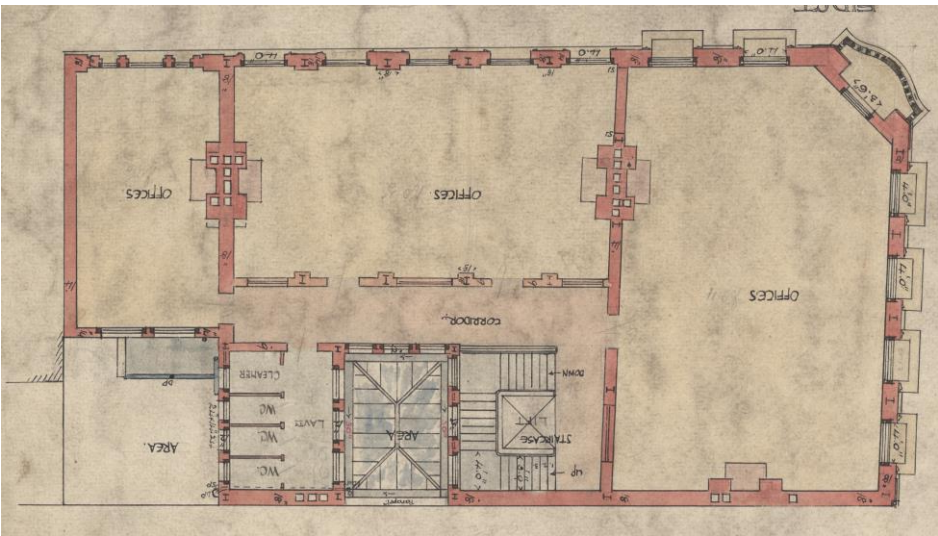
Amended view with alternative precast, panel texture and metalwork to tower

Heritage Impact

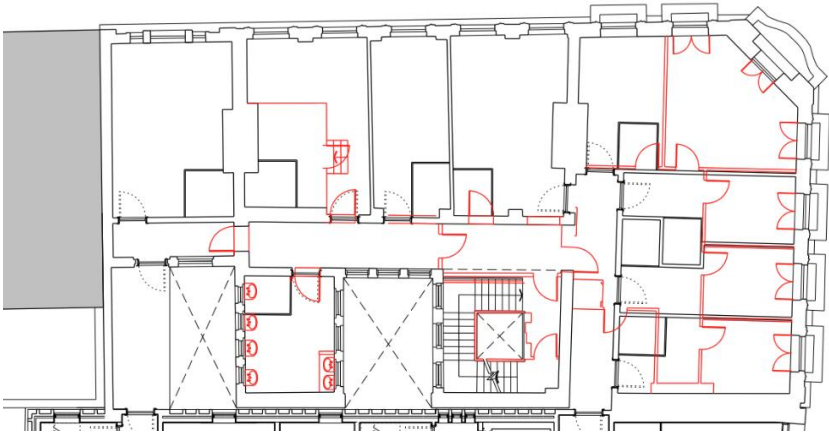
Original MCC Comment: We do not agree with the conclusion of the submitted Heritage Assessment that the overall harm would be minor adverse and our view is that it is at least moderate adverse. There are other areas of intervention that would also cause harm that, with the interventions required for the core would result in that moderate harm and we want to work through some areas of concern with you to reduce that harm and increase the heritage benefits of the scheme.

Response / agreement at site meeting on 02.04.24: The interventions required to create the scheme, including the proposed demolition of part of the listed building were discussed with reference to the plans below. The proposals were generally accepted but further details were requested on aspects of the retained listed fabric. These were summarised following the meeting (see list below). Our responses are covered in the subsequent sections of this addendum, the application drawings will be updated to reflect these changes.

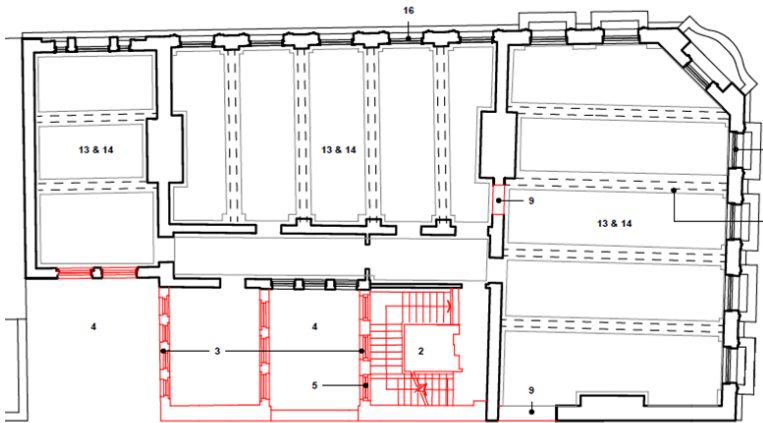
- The lobby area with marble panels on ground floor, retain piers and some marble where possible. draw up a proposal in more detail.
- The original strong room in the basement, is there a reason (M&E?) that it has to be demolished, demonstrate this.
- Stained glass windows, make a proposal for re-use.
- Room subdivisions and bathrooms on floors 2-5, show typical details for interface between fit-out and historic fabric, align room divisions with downstand beam features. Head of bathroom partitions not full-height?
- Service door in Chatham Street façade: draw up proposal in more detail, retain stone piers.
- Louvres in Chatham Street façade, consider alternative position, in panel above service door, or at street level where original pavement lights were located.
- Retain existing cill heights in all ground floor windows.
- Make proposal for secondary glazing to existing windows in hotel rooms.



Archive drawing – first floor



Consented demolition– first floor



Proposed demolition– first floor



Consented plan



Proposed plan

Stained Glass

Original MCC Comment: We would want to understand how and where the stained-glass windows are to be retained and reused.

Response / agreement at site meeting on 02.04.24: Proposals will be made to re-use the existing panels of stained glass in the interiors of the public lower floors of the building.

The existing condition of the stained-glass windows has been surveyed to capture the remaining extent of the windows and the likely potential to repair the windows and use them in the building once more.



Site photographs for stained glass windows to staircase (running top to bottom, left to right across the page)



Historic photo of internal condition



Site photographs of current internal condition of stained-glass window openings

Stained Glass

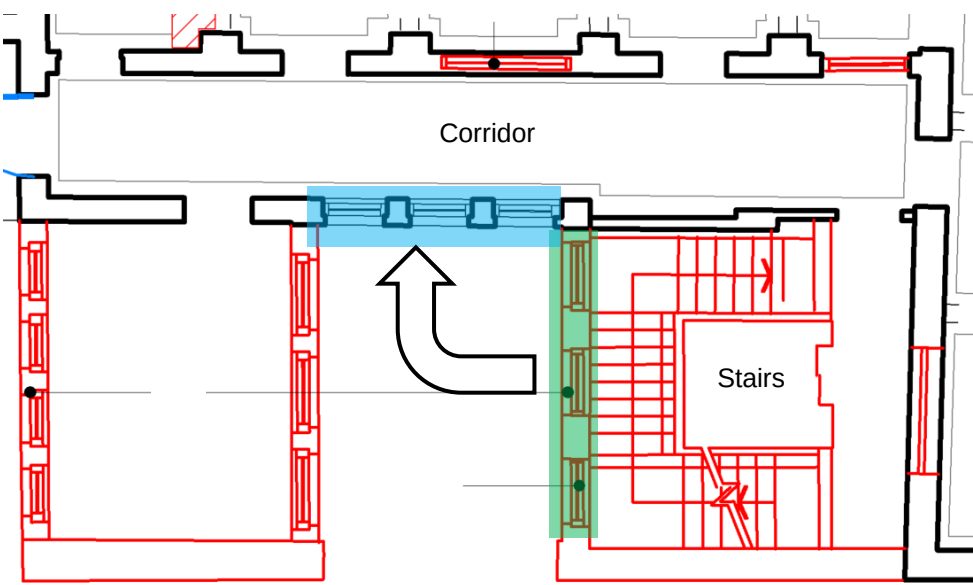
The current stained-glass windows to the original staircase are in poor condition and exposed to the elements. It is proposed to salvage these heritage pieces, restore them and then refit them on the adjacent façade of the lightwell where they will be visible from within the building. As the new circulation core is built up to the façade, the relocated stained-glass windows will be located internally but on what was the north façade of the lightwell.

A more detailed survey of the windows, their size and condition will be undertaken a later stage to inform detailed plans to restore and relocate the stained-glass windows. The proposals herein establish the principles of the approach.

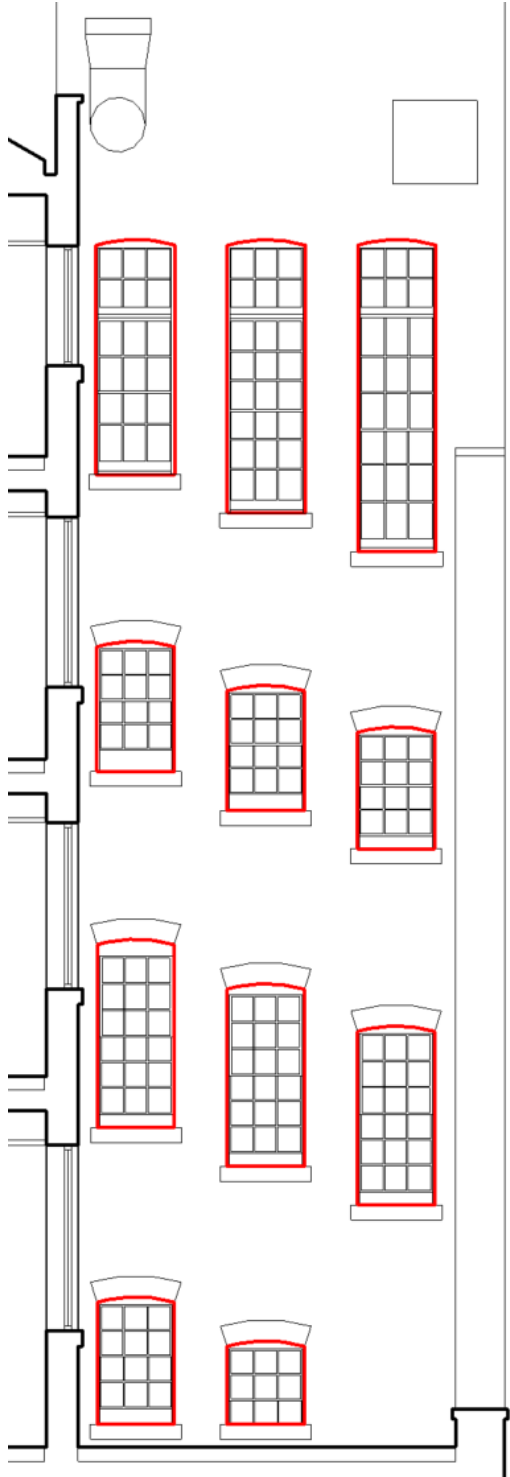
It is proposed that these windows are relocated to the north façade of the lightwell as outlined in the key plan below. Windows at level 01 will be publicly accessible and those at the levels above will be visible from the circulation space between the hotel rooms.

Where the windows vary in size and shape to the previous openings, the restored stained-glass and frames will be inserted to retain as much of the detailed and coloured glasswork as possible.

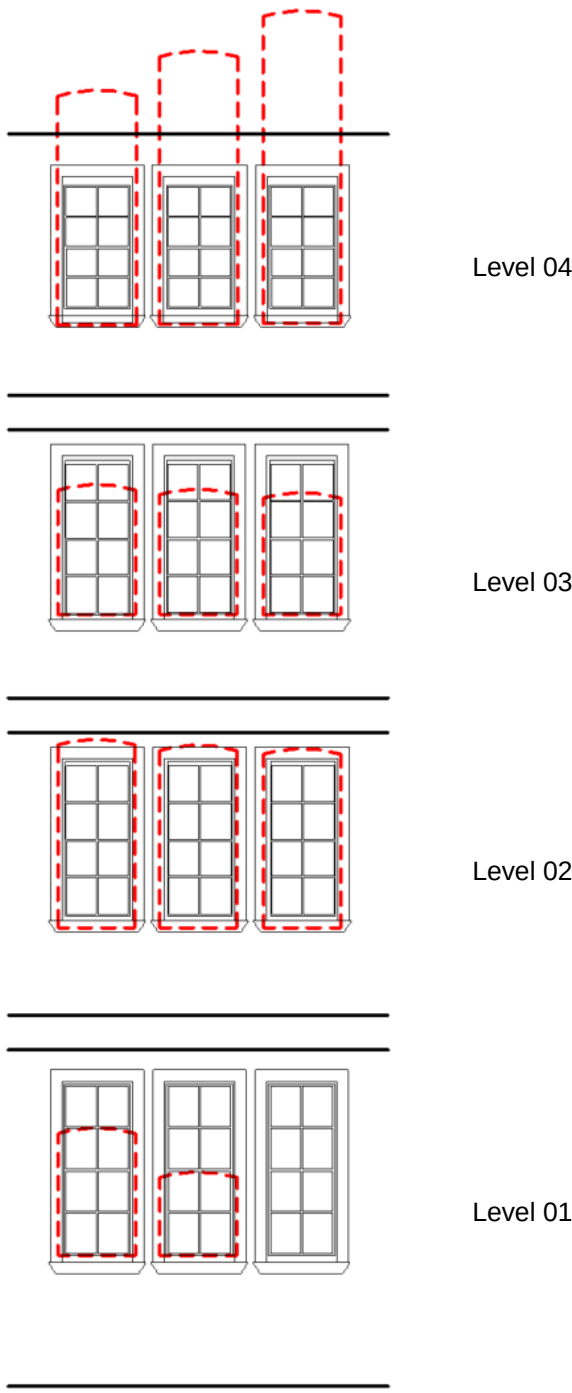
More prominent elements may be relocated to level 01 where these will be visible to the public.



Key Plan noting current position (green) and proposed relocation (blue)



Current lightwell east elevation showing stained-glass window sizes and positions



Internal view of the relocated stained-glass windows in the corridor spaces at levels 01 to 04

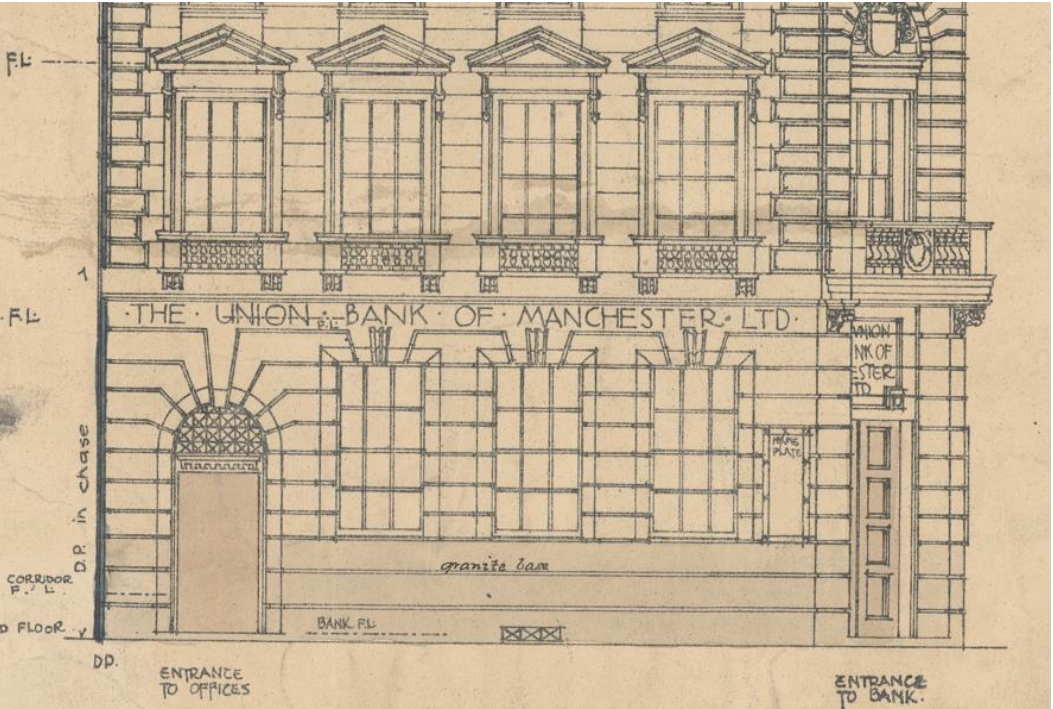
Lowering of Windows

Original MCC Comment: We are not convinced of the need for this and consider that these should be retained as existing – Noting the Heritage Statement which says that the lowering of cills has the potential to affect historic fabric not previously affected by 20th century alterations to this façade. The adverse impact is balanced against the reintroduction of traditional timber sashes to four of the window openings. We do not consider that the required balancing exercise can be looked at as a simple trade off in this way.

Response / agreement at site meeting on 02.04.24: The lowering of window cills proposed to better connect the internal public spaces on the ground floor with the street was reviewed. Following discussion, it was agreed that the existing cill heights should be retained. The application drawings will be updated to reflect these changes.



Site photo



Archive drawing – Piccadilly



Submitted proposals showing lowered cills to the ground floor elevations

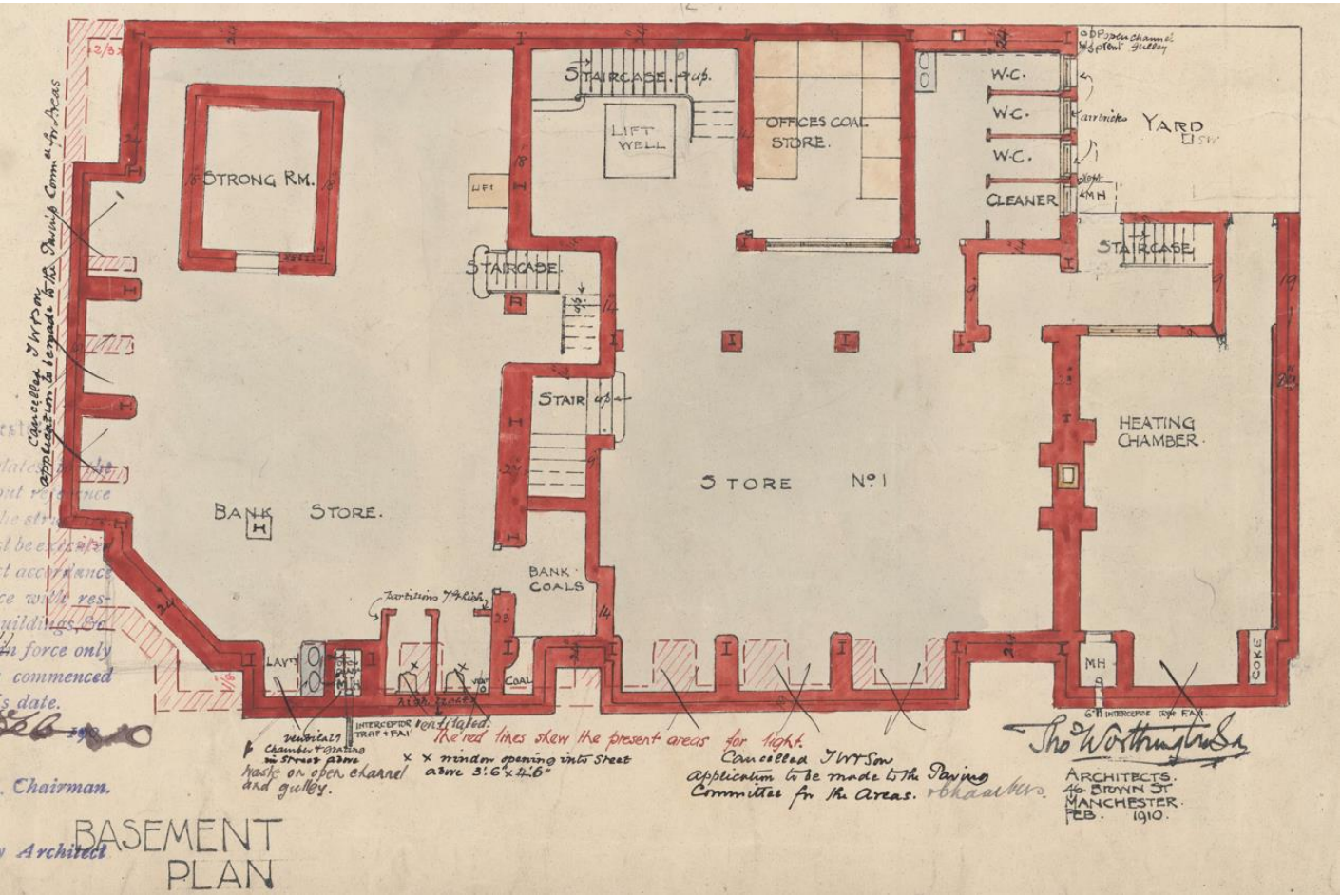


Revised proposals retaining the original cill heights, including revised ventilation proposals and more detail to the bin store access

Loss of Walls in Basement

Original MCC Comment: Noting the Heritage Statement. the proposal will further diminish the legibility of the original layout and further restrict an appreciation of the original function of the space and the justification for this is not clear.

Response / agreement at site meeting on 02.04.24: The opening up of the basement floor is required in order to accommodate plant and machinery to support the building above and minimise new basement dig. The plans below show that the basement floor has been much altered from the original layout giving little legibility of its previous layout. The drawings on the following page demonstrates the reasoning which has informed the demolition of the original strong room.



Archive drawing – Basement Level



Proposed basement existing / demolition drawing

Loss of Walls in Basement

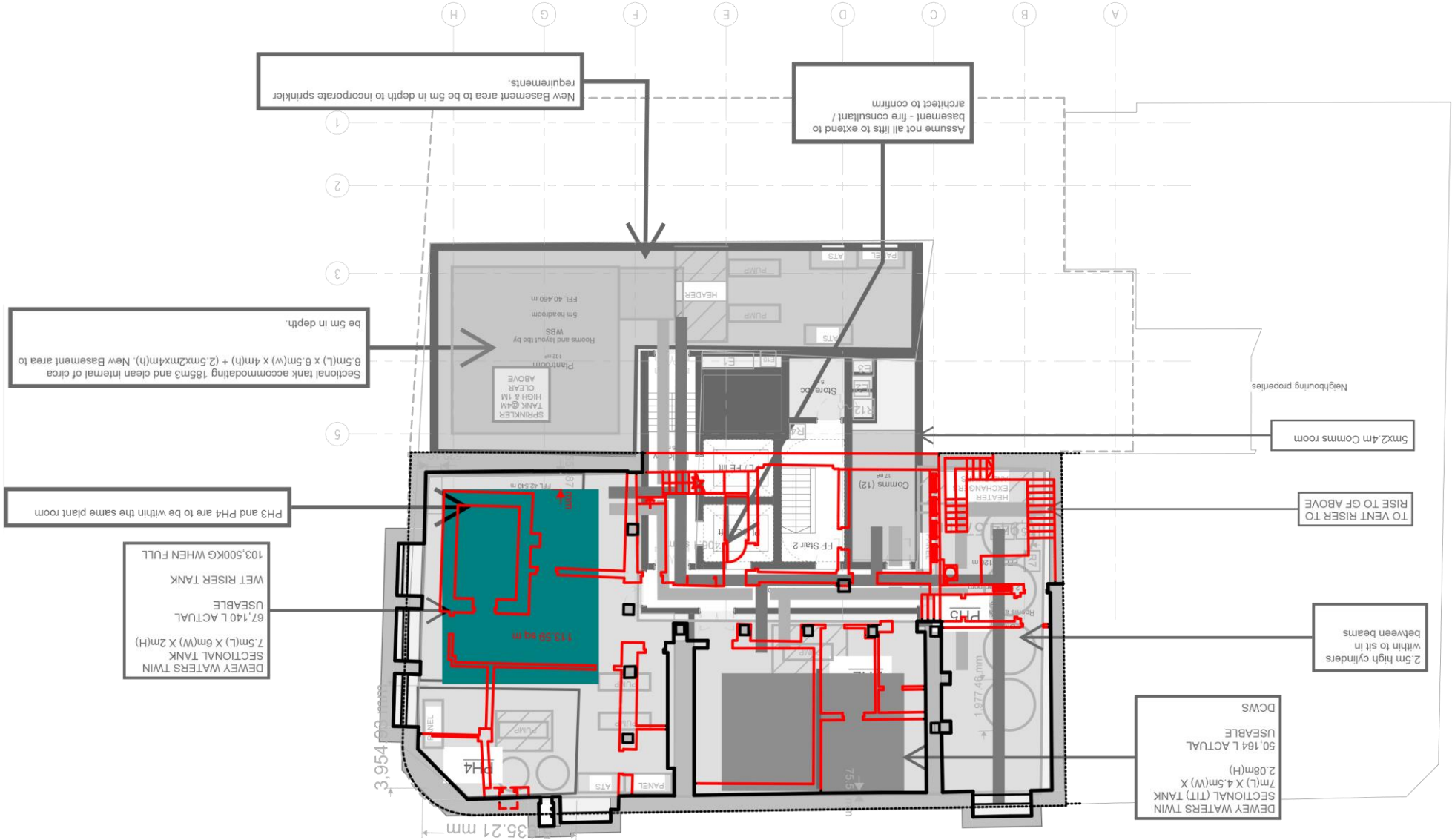
Removal of the Strong Room is required to make room for a substantial new sprinkler tank in the basement and reduce the need for new basement space.

Reducing the extent of new basement as much as possible is essential to reduce the upfront carbon impact of the project due to the high embodied carbon associated with basement construction.

To achieve this, the existing layout of spaces in the basement are proposed to be cleared as identified in the Design and Access Statement. The layout adjacent shows the proposed basement demolitions laid over the mechanical and electrical services plan showing the detail of the plant equipment requirements.

The structure retained as shown is kept to maintain the integrity of the original structure, but the excess building fabric is removed to provide as much space as possible for the plant equipment.

The removal of the Strong Room itself allows a new sprinkler tank to be installed. This provides the required water capacity to ensure the building can be sprinklered in the event of a fire, helping allow the safe evacuation of the building.



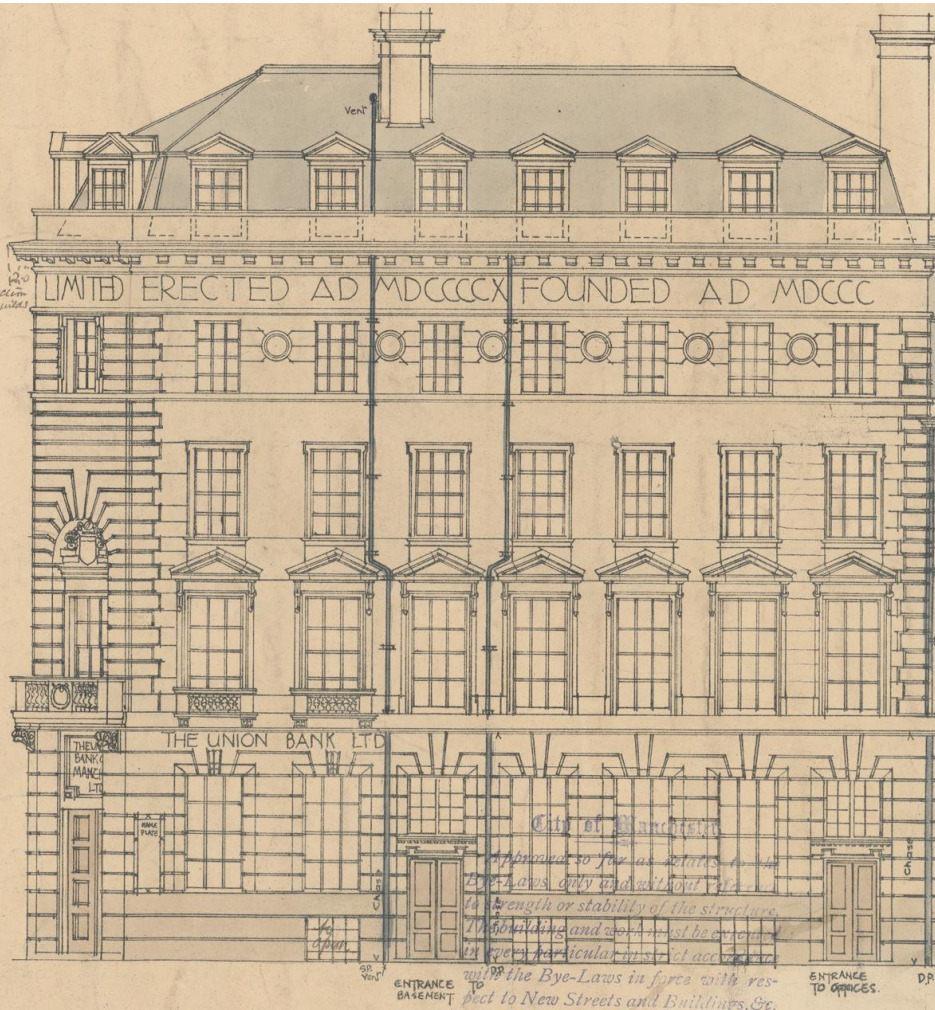
Basement Level Plan – Plant equipment layout with basement demolitions overlaid

Louvres to Chatham Street

Original MCC Comment: Our preference in terms of architectural quality and impacts on historic fabric is not to have any louvres within the main ground floor windows and we need to discuss the need for these and options on site.

Response / agreement at site meeting on 02.04.24: We have revised our proposals and looked to minimise the amount of louvre proposed in the façade. The proposals presented on site have been developed to consider alternative position, at street level where original pavement lights were located.

Proposals have been revised to reinstate openings in the façade to the basement in order to provide basement smoke extract. This requires the removal of non-original masonry at street level and providing a series of louvred panels set on top of fair-faced stone.



Archive drawing of Chatham Street showing the original pavement lights



Previous Chatham Street elevation including lowered window cill levels and previously considered louvre locations.

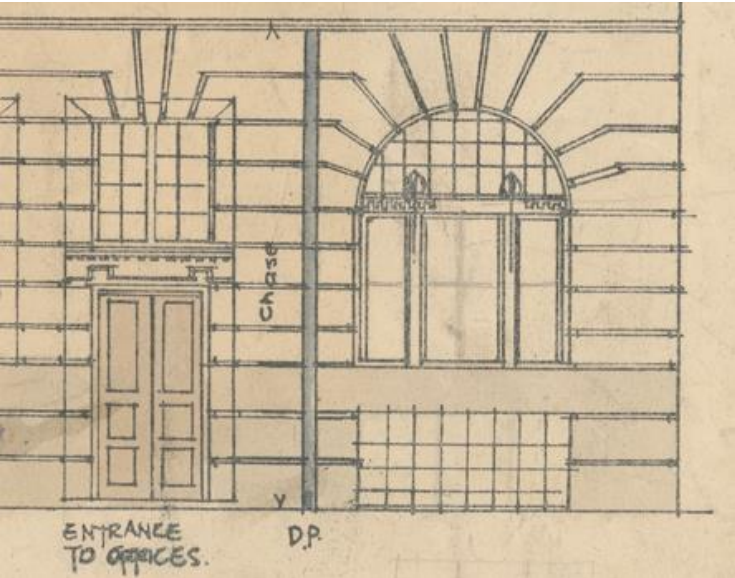


Revised Proposal with raised cills and louvres integrated into the rusticated stone base at street level where the original pavement lights were.

Removal of stonework to existing entrance to Chatham Street to provide wider opening

Original MCC Comment: The location for the new door was previously a secondary entrance on Chatham Street and so the proposal is simply returning this to its originally designed state. We do not agree with the conclusion in the Heritage Statement about the level of harm, this can be discussed on site.

Agreement at site meeting on 02.04.24: The former entrance to the offices was located in the end window bay which has since been infilled to match the other windows on Chatham Street. The new entrance is proposed in the arched opening adjacent. Draw up the proposal in more detail, retain stone piers. The images below clarify original, current and proposed façade design.



Submitted Proposal showing full Chatham Street elevation (ground and first floors)



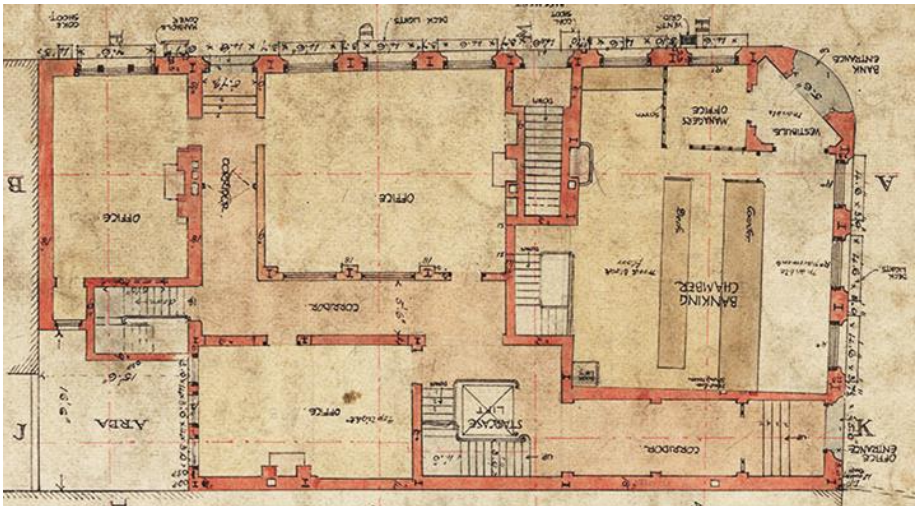
Revised Proposal showing full Chatham Street elevation (ground and first floors) with changes to window openings and retention of stone piers to form the secondary entrance in the arched opening.

Archive drawing and photo of the secondary entrance (proposed in arched opening) with current site condition

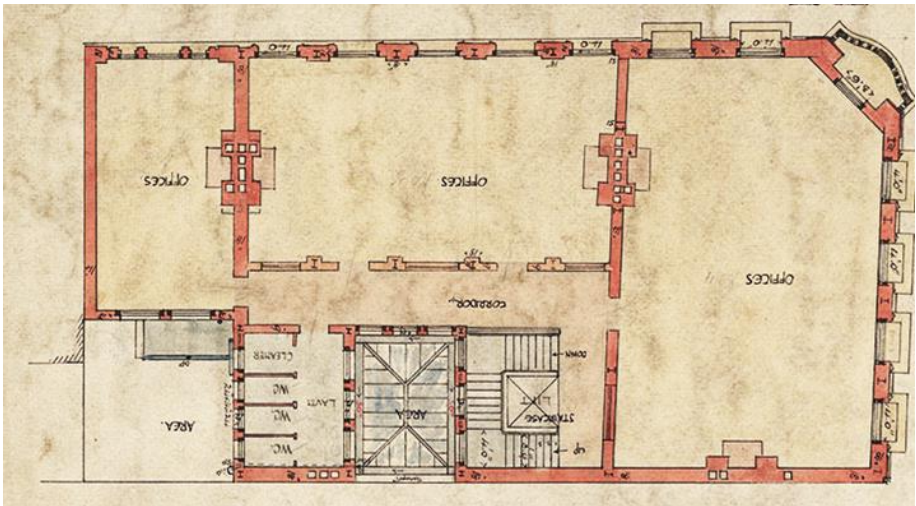
Heavily subdivided rooms into apartments and office, including mezzanine

Original MCC Comment: It is considered that this should be more open plan. The subdivision is ill considered and offset from the structural grid and needs to be reconsidered.

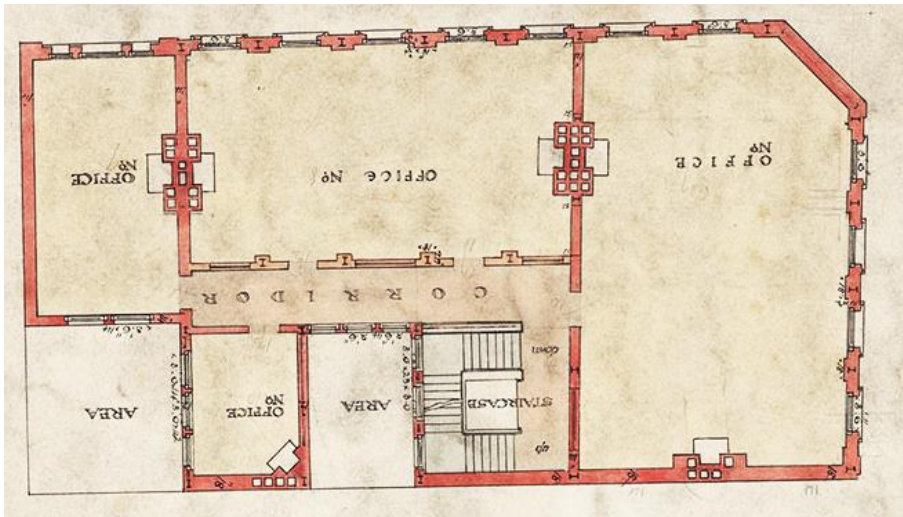
Response / agreement at site meeting on 02.04.24: As illustrated on the proposed plans, subdivision on the first floor is kept to a minimum, this floor contains meeting rooms and a net-zero museum and will be publicly accessible. Room subdivisions and bathrooms on floors 2-5 will be reviewed to better align with existing features with typical details for interface between fit-out and historic fabric.



Archive drawing – Ground floor layout



Archive drawing – First floor layout



Archive drawing - second floor layout



Proposed mezzanine layout



Proposed first floor layout



Proposed second floor layout

Other areas of concern: Lowering of ceilings

Original MCC Comment: Requires further justification

Response / agreement at site meeting on 02.04.24: These areas were reviewed on site. Agreement to review proposals to reduce the extent of lowered ceilings where possible. Seek opportunities to reveal the original ceilings.



Submitted: Third floor reflected ceiling plan indicating the extent of lowered ceilings in orange



Proposed: Third floor reflected ceiling plan indicating a reduction in the extent of lowered ceilings. This principle has also been applied to levels 2 and 4.

Other areas of concern: Breaking through rooms with loss of legibility

Original MCC Comment: Requires further justification

Response / agreement at site meeting on 02.04.24: These areas were reviewed on site. Agreement to review proposals and seek opportunities to retain greater legibility of original rooms

Ground Floor – Former Banking Hall

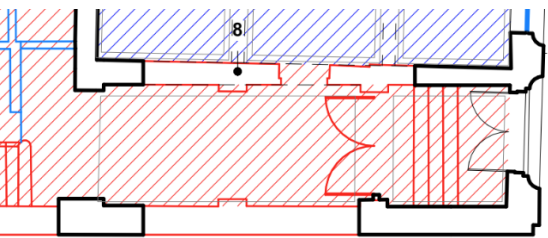
The plans shown adjacent show the revised extent of retained building fabric to the lobby relative to the proposed ground floor plan and reflected ceiling plan.

Existing piers of structure are proposed to be retained that align with the existing ceiling layout with new openings made to connect through from the original banking hall space, through to the new hotel reception and lobby. The openings are intended to be formed, allowing large portions of the marble cladding to be retained, keeping the sense of the lobby space as people transition from the old building to the new and vice versa.

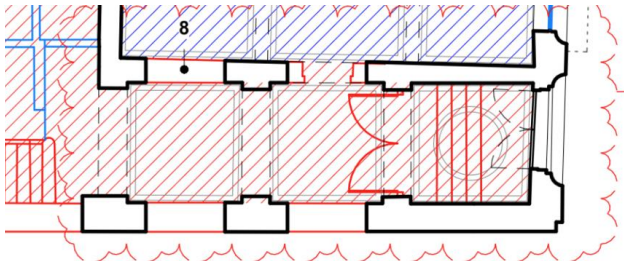
The retained piers will be re-clad where necessary with salvaged material as far as is practicable. Removal of the marble seems likely to lead to damage to the material due to the thin thickness of the material. Options will be reviewed to maximise the opportunity to prevent damage and retain the marble.

The demolition plan excerpt below shows the extent of the finished openings intended to connect the ground floor spaces. Photos on the following pages further clarify the condition of the marble and extent of the intended openings. Where material is missing, marble will be sought to be salvaged from the material removed in order to restore the linings with original material.

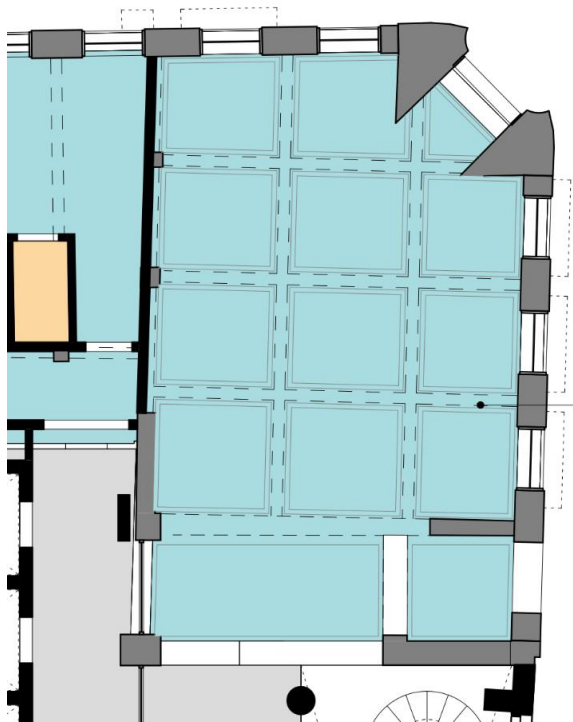
Submitted plan



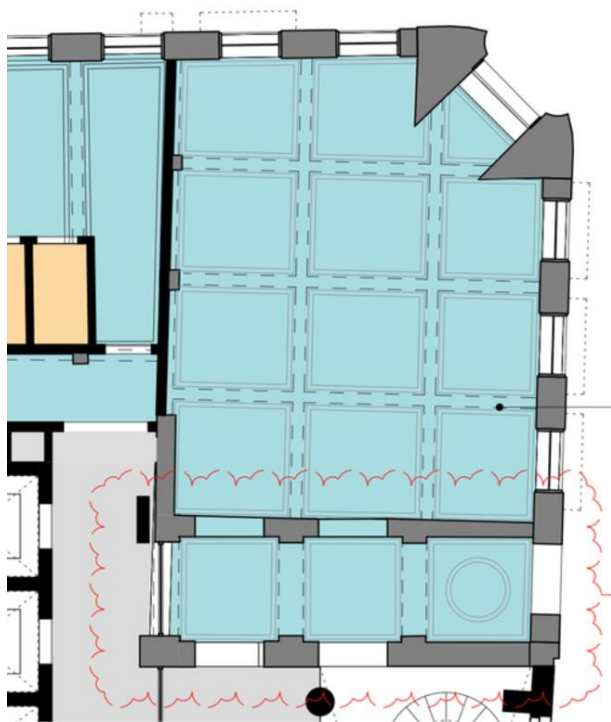
Proposed plan



Ground floor demolition plans comparison showing proposed retention of more existing fabric to improve legibility of the original banking hall.



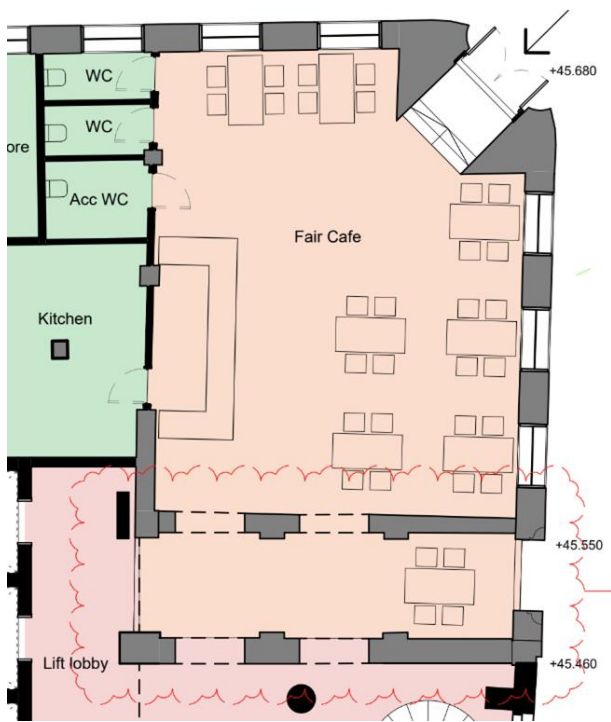
Submitted: Ground floor reflected ceiling plan



Proposed: Ground floor reflected ceiling plan



Submitted: Ground floor general arrangement plan



Proposed: Ground floor general arrangement plan

Other areas of concern: Breaking through rooms with loss of legibility

Upper levels



Submitted: Third floor general arrangement plan with subdivision of original spaces required to accommodate hotel rooms, circulation and ancillary spaces.



Revised proposed: Third floor general arrangement plan showing adjusted partition locations (aligning with structural piers and ceiling downstands where possible) to improve legibility of the spaces and original features.

Other areas of concern: Breaking through rooms with loss of legibility

This sketch indicatively shows the proposed approach to provide subdivisions in relation to the exiting lines of structure and downstand drops in the ceiling level. Partition interfaces seek to maintain legibility of the original features and structure of the heritage spaces, providing character and identity to the hotel rooms situated in the original building.

Condition A shows the partitions positioned on the underside of the downstand which is the case for the majority of the proposed partitions.

Condition B offsets the partition to one side of the downstand. To achieve a proper separation of spaces, the head of the wall is connected back into the downstand structure.

Maintaining the existing ceiling fabric, a recess is left at the top of the partition providing the opportunity to up-light the coving. On the other side, the step in the head of wall offers a chance to provide an integrated down-light feature to wash the wall with light.

Condition C shows a partition perpendicular to the downstand beams featuring set back panelling above the head of the wall. This allows the original structure to be read in the space while maintaining the required separation. The set back panelling also provides a discrete location to provide ventilation intake and outlets where required to the hotel rooms via ducts and air handling equipment located in ceiling voids above the bathroom spaces.



Key Plan of the proposed conditions
Condition A – Blue
Condition B – Red
Condition C – Orange



Sketch overlay of key conditions of new partitions in the proposals

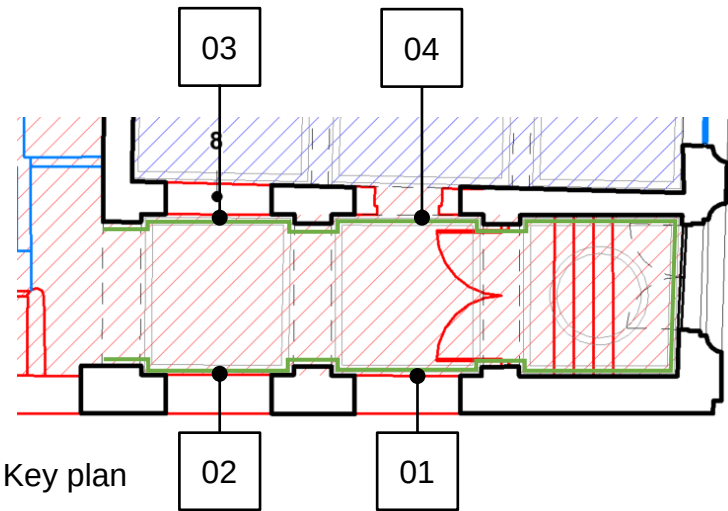
Other areas of concern: Loss of original finishes to wall (marble)

Original MCC Comment: Requires further justification

Response / agreement at site meeting on 02.04.24: These areas were reviewed on site. Agreement to make a proposal for the re-use and / or retention of the marble panels.



Photo survey of existing marble condition in the accessible portion of the original stairwell lobby space



Photos documenting the thin material thickness and general damage to significant portions of the marble from past interventions

Other areas of concern: Loss of original finishes to wall (marble)

Proposals to create new openings through to the new hotel reception and lobby, reusing the marble where possible to line the new openings



Current condition with entrance obstructed and general state of dis-repair



Illustrative proposal showing lowered floor level and new structural openings lined in marble

Other areas of concern: Proposals for Secondary Glazing

Original MCC Comment: Requires further explanation / justification

Response / agreement at site meeting on 02.04.24: These areas were reviewed on site. Agreement to make a proposal for the treatment of existing window openings

A slimline framed secondary glazing system is proposed to the heritage windows that are to be retained and where upgrading the existing windows is deemed unsuitable.

The photos on this page show an example of a secondary glazing system recently used in the similar Grade-II listed building at 38-42 Mosley Street. Both buildings are previous bank buildings with similar timber framed sash windows with decorative internal reveals. The secondary glazing used at Mosley Street has been integrated with minimal impact to the existing glazing.



Secondary, slimline glazing system at 38-42 Mosley Street, Manchester

Updated Application Drawings

The following drawings have been updated to capture the design changes noted in the previous section. These will supersede the previous revisions submitted under Planning and Listed Building Consent applications 137794/FO/2023 and 137795/LO/2023.

Three new drawings have been provided, a Level 32 General Arrangement Plan and two additional bay study drawings providing more detailed scale cross sections through areas of the cladding. These help clarify the various setbacks and interfaces of the façade components in more detail.

document no	rev	suit	document title	document format	New drawing
					Updated drawing
Site (10)					
HMP-BA-10-EE-DP-A-0	P04	S2	Site East Elevation	PDF	
HMP-BA-10-EN-DP-A-0	P05	S2	Site North Elevation	PDF	
HMP-BA-10-ES-DP-A-0	P04	S2	Site South Elevation	PDF	
HMP-BA-10-EW-DP-A-0	P04	S2	Site West Elevation	PDF	
HMP-BA-10-L00-DP-A-0	P04	S2	Site Plan	PDF	
HMP-BA-10-L01-DP-A-0	P01		Location Plan	PDF	
Demolition (12)					
HMP-BA-12-B01-DP-A-0	P01		Demolition Basement Plan	PDF	
HMP-BA-12-EE-DP-A-0	P03	S2	East Elevation, Heritage	PDF	
HMP-BA-12-L00-DP-A-0	P03	S2	Demolition Ground Floor Plan	PDF	
HMP-BA-12-L01-DP-A-0	P01	S2	Demolition First Floor Plan	PDF	
HMP-BA-12-L02-DP-A-0	P01	S2	Demolition Second Floor Plan	PDF	
HMP-BA-12-L03-DP-A-0	P01	S2	Demolition Third Floor Plan	PDF	
HMP-BA-12-L04-DP-A-0	P01	S2	Demolition Fourth Floor Plan	PDF	
HMP-BA-12-L05-DP-A-0	P01	S2	Demolition Fifth Floor Plan	PDF	
HMP-BA-12-SN-DP-A-0	P03	S2	Demolition North Section, Heritage	PDF	
General Arrangements (20)					
HMP-BA-20-B01-DP-A-0	P01		Basement Floor Plan	PDF	
HMP-BA-20-L00-DP-A-0	P03	S2	Ground Floor Plan	PDF	
HMP-BA-20-M01-DP-A-0	P03	S2	Mezzanine Floor Plan	PDF	
HMP-BA-20-L01-DP-A-0	P01	S2	Level 01 Floor Plan	PDF	
HMP-BA-20-L02-DP-A-0	P03	S2	Level 02 Floor Plan	PDF	
HMP-BA-20-L03-DP-A-0	P04	S2	Level 03 Floor Plan	PDF	
HMP-BA-20-L04-DP-A-0	P04	S2	Level 04 Floor Plan	PDF	
HMP-BA-20-L05-DP-A-0	P02	S2	Level 05 Floor Plan	PDF	
HMP-BA-20-L06-DP-A-0	P02	S2	Level 06 - 20 Floor Plans	PDF	
HMP-BA-20-L21-DP-A-0	P02	S2	Level 21-24 Floor Plans	PDF	
HMP-BA-20-L25-DP-A-0	P02	S2	Level 25-26 Floor Plans	PDF	
HMP-BA-20-L27-DP-A-0	P02	S2	Level 27 Floor Plan	PDF	
HMP-BA-20-L28-DP-A-0	P01	S2	Level 28 Floor Plan	PDF	
HMP-BA-20-L29-DP-A-0	P01	S2	Level 29 Floor Plan	PDF	
HMP-BA-20-L30-DP-A-0	P01	S2	Level 30 Floor Plan	PDF	
HMP-BA-20-L31-DP-A-0	P02	S2	Level 31 Floor Plan	PDF	
HMP-BA-20-L32-DP-A-0	P02	S2	Level 32 Floor Plan (New drawing)	PDF	
HMP-BA-20-R00-DP-A-0	P01		Roof Plan	PDF	
Sections (20)					
HMP-BA-20-SN1-DP-A-0	P03	S2	North Section	PDF	
HMP-BA-20-SW1-DP-A-0	P03	S2	West Section	PDF	
Bay Studies (21)					
HMP-BA-21-01-DP-A-0	P04	S2	Bay Studies 1 of 7 (Previously 1 of 5)	PDF	
HMP-BA-21-02-DP-A-0	P05	S2	Bay Studies 2 of 7 (Previously 2 of 5)	PDF	
HMP-BA-21-03-DP-A-0	P04	S2	Bay Studies 3 of 7 (Previously 3 of 5)	PDF	
HMP-BA-21-04-DP-A-0	P04	S2	Bay Studies 4 of 7 (Previously 4 of 5)	PDF	
HMP-BA-21-05-DP-A-0	P04	S2	Bay Studies 5 of 7 (Previously 5 of 5)	PDF	
HMP-BA-21-06-DP-A-0	P02	S2	Bay Studies 6 of 7 (New drawing)	PDF	
HMP-BA-21-07-DP-A-0	P02	S2	Bay Studies 7 of 7 (New drawing)	PDF	
Elevations (21)					
HMP-BA-21-EE-DP-A-0	P04	S2	East Elevation	PDF	
HMP-BA-21-EN-DP-A-0	P05	S2	North Elevation	PDF	
HMP-BA-21-ES-DP-A-0	P04	S2	South Elevation	PDF	
HMP-BA-21-EW-DP-A-0	P04	S2	West Elevation	PDF	
Reflected Ceiling Plans (35)					
HMP-BA-35-B01-DP-A-0	P01		Basement Reflected Ceiling Plan	PDF	
HMP-BA-35-L00-DP-A-0	P03	S2	Ground Floor Reflected Ceiling Plan	PDF	
HMP-BA-35-M01-DP-A-0	P04	S2	Mezzanine Reflected Ceiling Plan	PDF	
HMP-BA-35-L01-DP-A-0	P04	S2	Level 01 Reflected Ceiling Plan	PDF	
HMP-BA-35-L02-DP-A-0	P04	S2	Level 02 Reflected Ceiling Plan	PDF	
HMP-BA-35-L03-DP-A-0	P04	S2	Level 03 Reflected Ceiling Plan	PDF	
HMP-BA-35-L04-DP-A-0	P03	S2	Level 04 Reflected Ceiling Plan	PDF	

Part 2

Part 2 outlines our response to the Case Officer comments received on 13th June 2024 and discussed in a subsequent meeting with Case Officers on 2nd July 2024. The information on the following pages is supported by updated planning drawings and three new drawings which provide further detail on a range of façade elements.

Stair Core – External Appearance

Original MCC comment:

The external appearance of the stair core itself is still of concern and the large slabs of masonry add considerable mass and dominance to this element. The introduction of ribbed patterning is helpful but will not mitigate the large-scale heavy appearance of this element. Requested to revisit the design and see what can be done further to improve the heavy appearance.

Response / agreement at meeting on 02.07.24:

We have investigated options to further reduce the mass and dominance of the service core on the north elevation. These have been informed by the established architectural concept illustrated adjacent and summarised below.

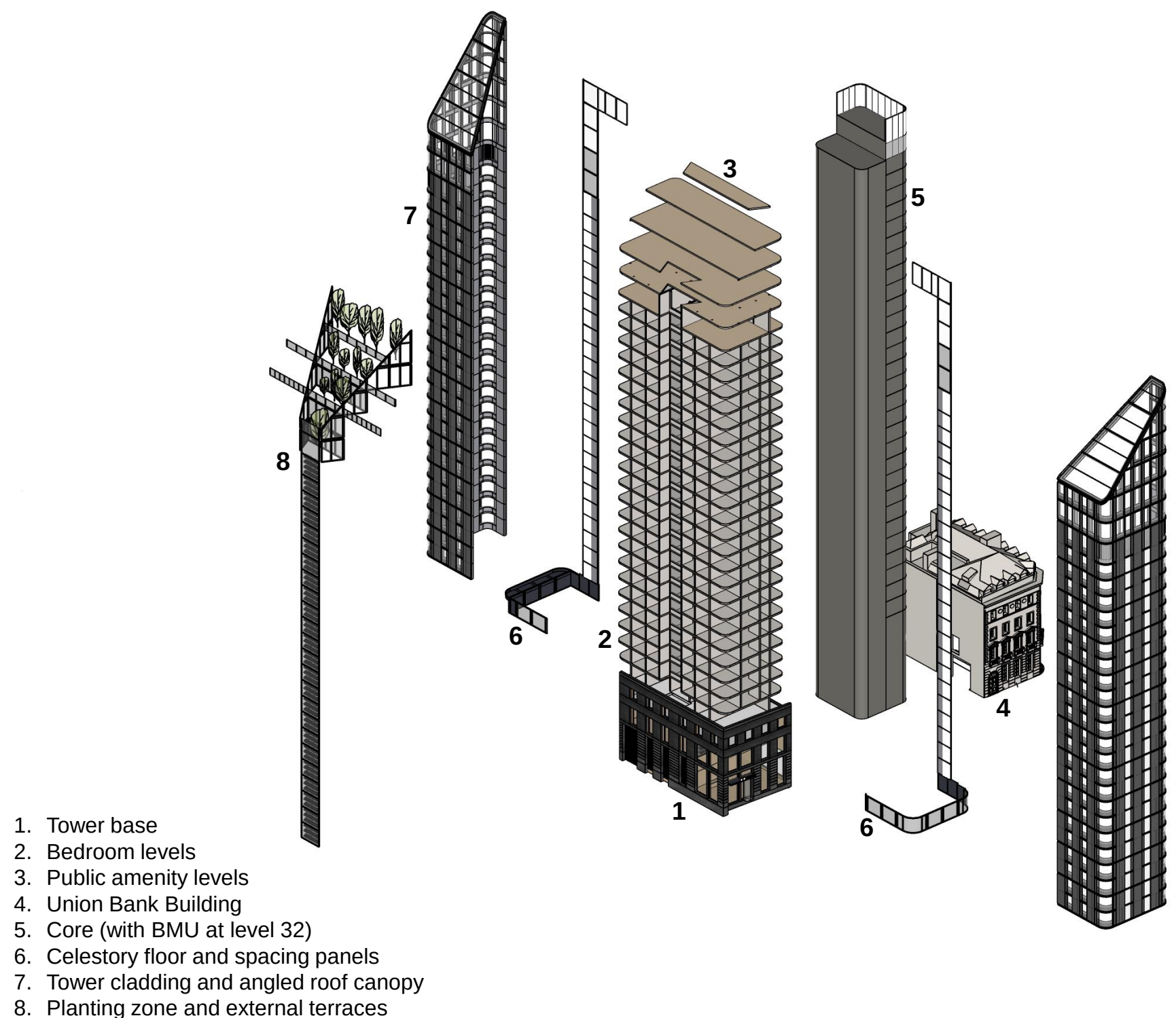
The architectural principle of the core is to provide a solid armature which the other elements of the building are supported from. It contains a number of fully enclosed spaces including lift shafts and emergency escape stairs.

Initial updates in the DAS addendum submission included adding texture to the solid cladding panels and introducing a warm, red-orange-bronze colour palette.

To further address the appearance of the circulation core, the following updates have been made:

- Replacement of the solid cladding to the top levels of the core (Level 32 - BMU and Level 31 lift overrun) with glazed panels to soften the silhouette of the core on the skyline.
- Enlarged window openings, featuring an angled panel that makes a larger feature of the windows and reduces the solidity and mass of the core.

Views on the following pages show these updates in relation to both the originally submitted scheme and the later addendum submission. Following discussion, these principles were agreed, The application drawings will be updated to reflect these changes



Architectural concept diagram showing core as an armature/spine to the building

Stair Core – External appearance looking south along Piccadilly



Submitted proposal



Initial revision



Revised proposal

Stair Core – External appearance looking south from Piccadilly Gardens



Submitted proposal



Initial revision



Revised proposal

Internal Level of Detail – Fit-out & M&E Design

Original MCC comment:

The previous and revised drawings do not show a lot of detail in terms of internal fit out and design and M and E design. These details are required for a full assessment, especially the fit out of the more significant spaces and the impacts of any fixtures and fittings.

Response / agreement at meeting on 02.07.24:

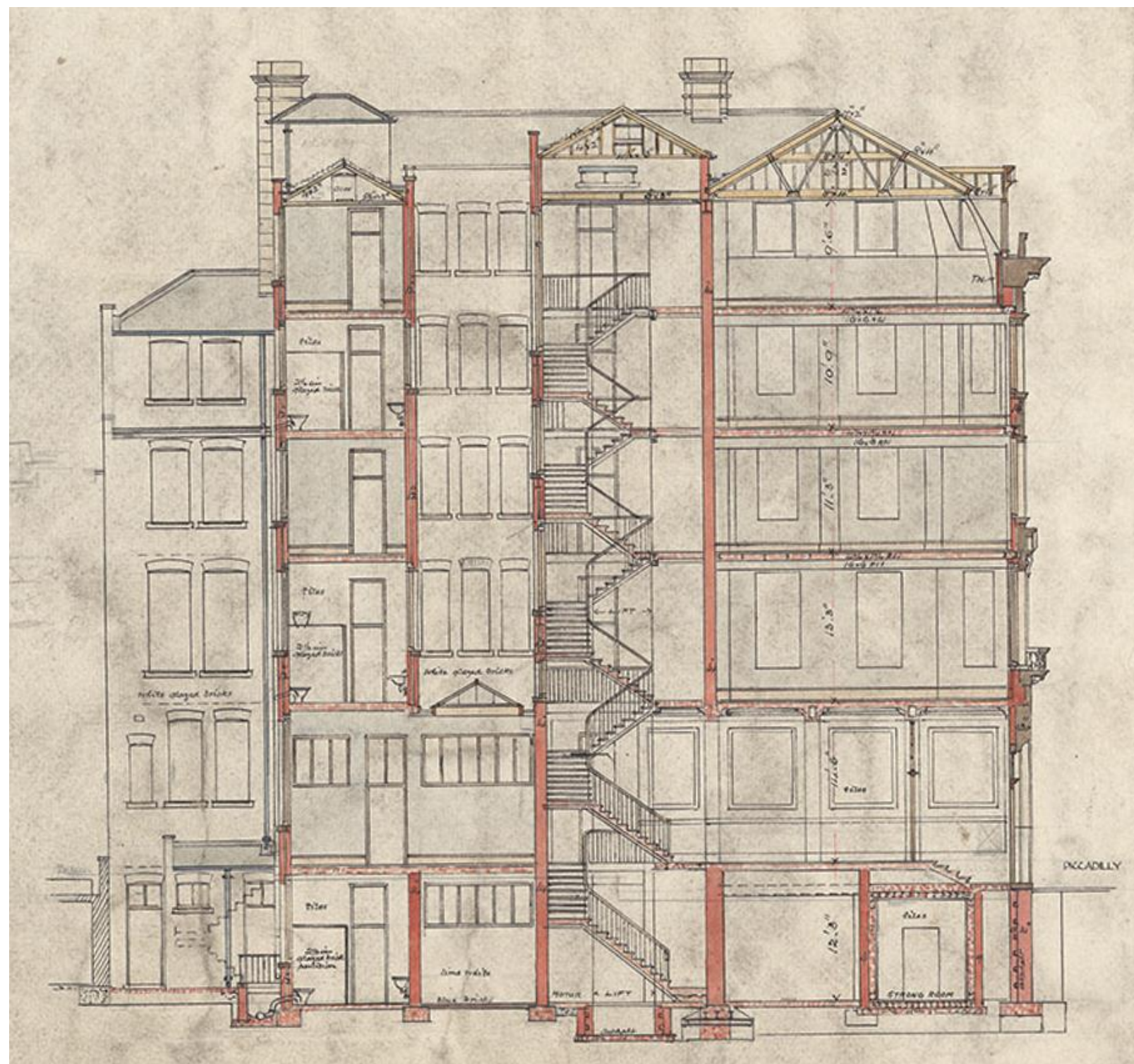
The following pages provide further detail on the strategy for proposed building services within the retained existing building. The strategy seeks to minimise the impact on the existing fabric where possible. Given the project stage, the technical details associated with the internal fit-out design and M&E design are not yet fully developed but will be established at a later stage.

Following discussion with the Case Officers we have noted the key principles of the strategy to provide reassurance of the design intent and general level of coordination achieved to date. This is well considered and unlikely to warrant significant future changes.

The general principles of our approach include (but are not limited to):

- To maintain the existing building fabric as far as is reasonably practicable
- To utilise the existing chimney flues, voids, cavities and features of the building as far as is reasonably practicable to help service the building.
- Where possible, consider how installations can be removed with minimal detrimental impact to historic fabric.
- The addition of penetrations to the listed building fabric will be avoided wherever possible.
- To retain and reuse good quality material from the existing building fabric where it is not possible to retain in its current position or form.

Details of the M&E design strategy have been outlined with input from Waterman Building Services and are noted on the following pages.



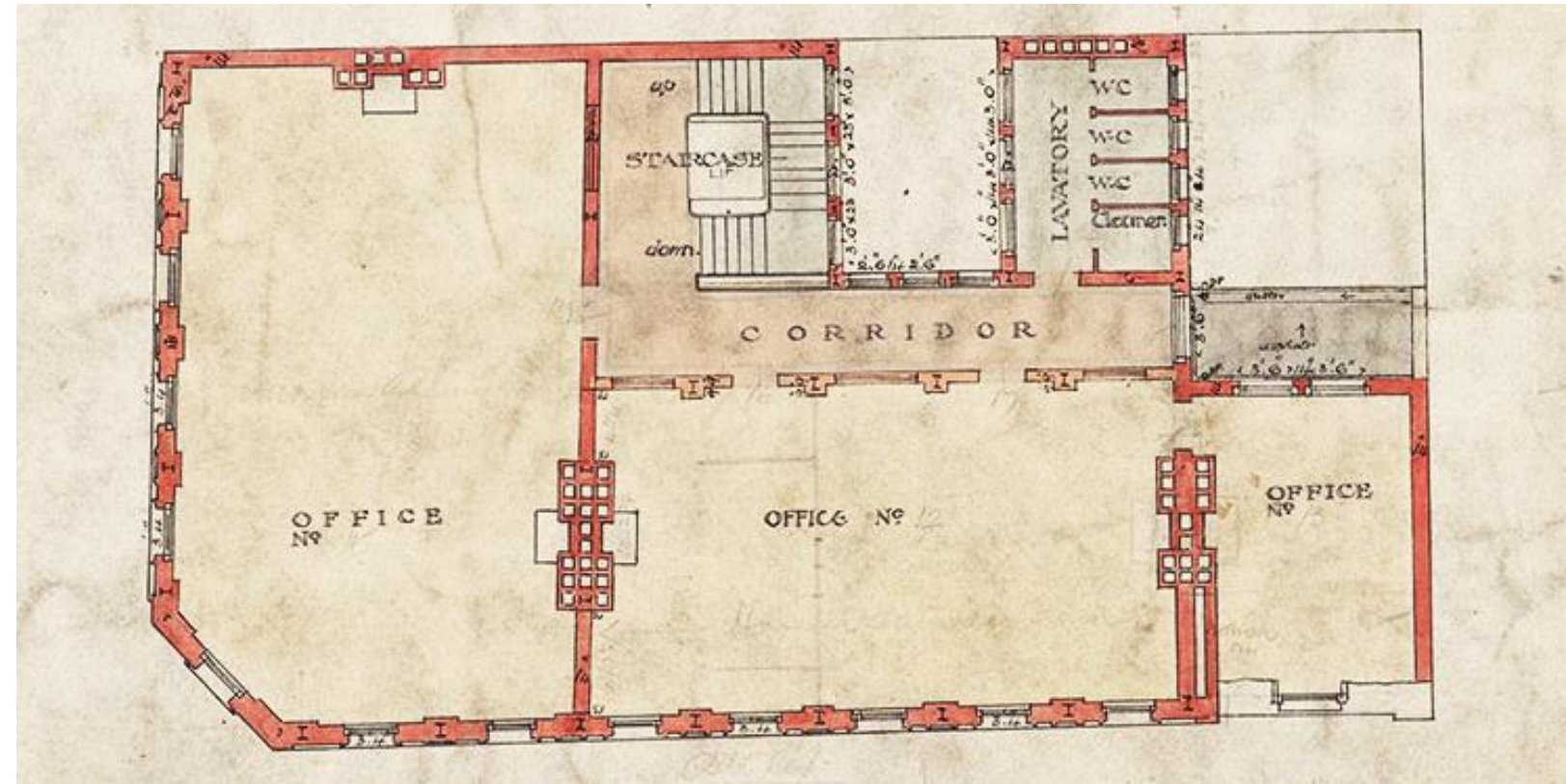
(Above) Archive drawings showing building cross section. We have used a range of these to inform our design approach.

Internal Level of Detail – Fit-out & M&E Design

A summary of the general approach to the M&E design, is provided below.

The general approach for the scheme is to provide dedicated MEP servicing strategies for the hotel accommodation across new and existing buildings. The outline strategies for MEP systems as developed to date reflect the following assumptions:

- Space heating and cooling for the whole building shall be provided by various HVRF Air source heat pump (ASHP) units.
- The various HVRF ASHP units shall be located in the three plantrooms on level 5 and level 27.
- The CO2 (refrigerant based) heat pumps in the plantroom on level 5 shall provide domestic hot water and fill the thermal stores located in the basement. The thermal stores shall then distribute DHW to all the hotel rooms.
- The ventilation strategy will comply with Building Regulations, in the hotel rooms this shall be provided via Mechanical Ventilation Heat Recovery units (MVHR).
- In the existing building we will utilise the existing fireplace / chimney flues (see images adjacent) for intake and exhaust ventilation. These will be adopted to remove the need for any louvres to the upper levels of the façade.



(Top) Archive drawings showing third floor. Flue voids are visible within the chimneys. (Below) Existing site photos showing illustrating general (current) condition of the chimneys

Internal Level of Detail – Fit-out & M&E Design

A summary of the proposed building services strategy within the retained existing building is provided below and on the following page.

Heating and Cooling systems

In order to provide heating and cooling to the hotel rooms and to work within the confines of the proposed layouts and ceiling plans, it is proposed to maintain the core services above the newly formed ensuite bathrooms which are generally located adjacent to the existing chimney flues.

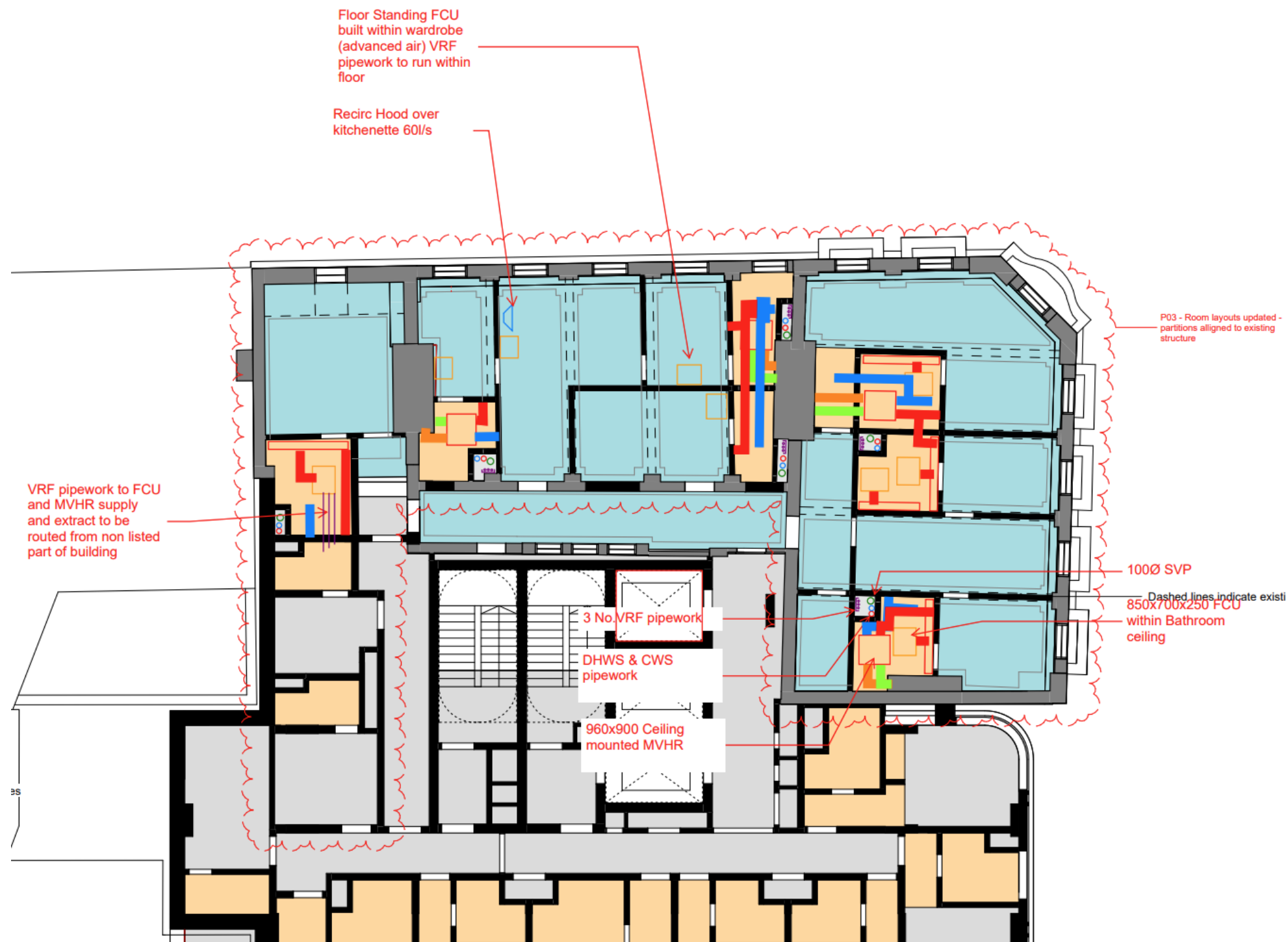
The heating and cooling fan coil units (FCU) will wherever possible be situated above these areas, thus avoiding services in the existing ceiling zones. In exceptional circumstances, where it is not possible to locate FCU's in these areas, we will consider the option for floor-based units integrated into kitchen units, shown indicatively on the plan adjacent.

It is proposed that wherever possible, the pipework serving the FCUs will also be located with the new ensuite bathroom areas and drop vertically where drainage stacks are located (generally within these rooms). In instances where this is not possible, we may need to consider pipework running in the floor as an alternative method of distribution though we seek to avoid this.

Ventilation

All habitable hotel rooms will be provided with ventilation using Mechanical Ventilation with Heat Recovery (MVHR). These units would normally intake and discharge through the façade, however, to avoid any works to these areas which may harm the original fabric we have sought to locate areas of intake and extract at roof level. The existing building has the benefit of existing pre-formed fireplaces with flues providing vertical connection to the roof as shown on the original archive drawings.

We proposed to utilise these existing voids and routes to make connection with the MVHR units. The units will be located adjacent to the FCU's above the new ensuite bathroom areas to provide appropriate ventilation to these spaces.



(Above) Diagram showing proposed services strategy in the retained existing building overlaid on the level 3 reflected ceiling plan. The services in each room are concentrated above the new ensuite bathrooms, positioned adjacent the existing chimneys.

Internal Level of Detail – Fit-out & M&E Design

A summary of the proposed building services strategy within the retained existing building is provided below.

By providing ventilation to the rooms adjacent to the flues and via the associated bathrooms the ventilation strategy can be considered on a room-by-room basis, this will help optimise the number of MVHR units required and minimise any works required to the existing ceilings which will be carefully retained.

Hot and Cold water

The hot and cold water storage will be via the main hotel system (storage tanks located in the basement) and as such no additional services and plant will be required within the serviced apartments.

Hot and cold water will be generally distributed via the ensuite bathrooms, vertical distribution will follow the route of the drainage stacks which align between the upper floors and are proposed in each bathroom area.

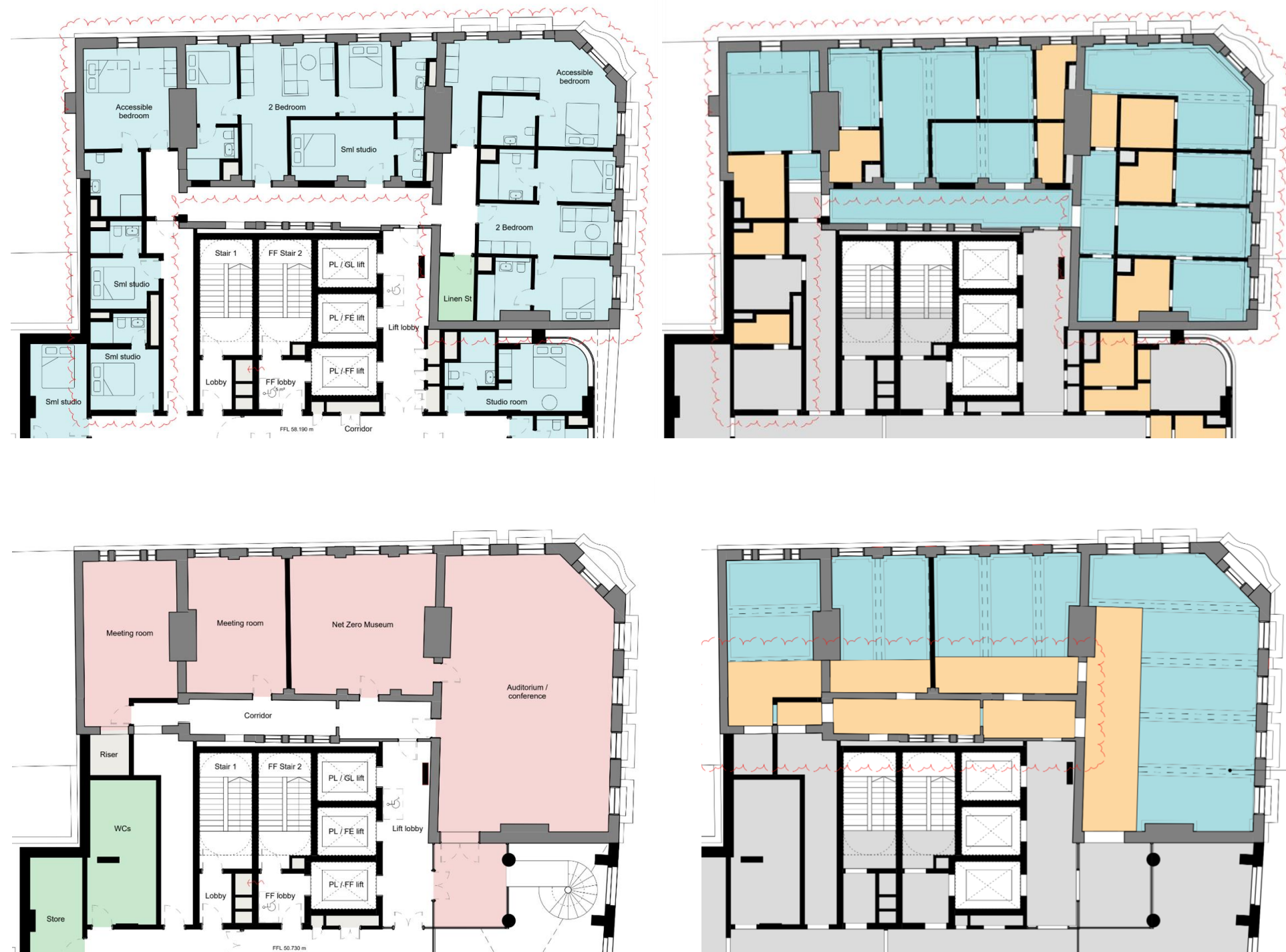
At level 1 we propose a larger area of new ceiling, this is proposed to conceal the vertical distribution stacks from the floors above and allows for services connections with suitable falls back to the main core, within the ceiling zone.

Sprinklers

The sprinklers design will adopt the principle of side wall sprinkler heads from the areas of new ceiling wherever possible. This will seek to reduce the requirement for ceiling mounted heads and pipework, this design will be developed and validated with the sprinkler design specialist at the next stage.

Electrical distribution.

The electrical distribution is proposed to run within the floor to allow connection to all habitable rooms, distribution boards will generally be adjacent to the bathroom areas, which will be fed from the main hotel electrical distribution risers.



(Left) GA plans for level 1 and 3 showing proposed layouts of rooms.(Right) Proposed reflected ceiling plans at level 1, showing proposed area of larger ceiling to pick up services from floors above and level 3, showing areas of suspended ceilings adjacent chimneys which are intended for vertical distribution routes.

Internal Level of Detail – Fire and acoustic separation

Original MCC comment:

We will also need to see details of the fire / acoustic separation to the floor and ceiling and the build-up needs detailing to ensure it doesn't impact on existing features such as cornices which are proposed for repair.

Response / agreement at meeting on 02.07.24:

Given the project stage, the technical details associated with fire and acoustic separation are not yet fully developed. This level of detail will be established at a later stage, however, the narrative below confirms our intended approach, based on design development to date and information available.

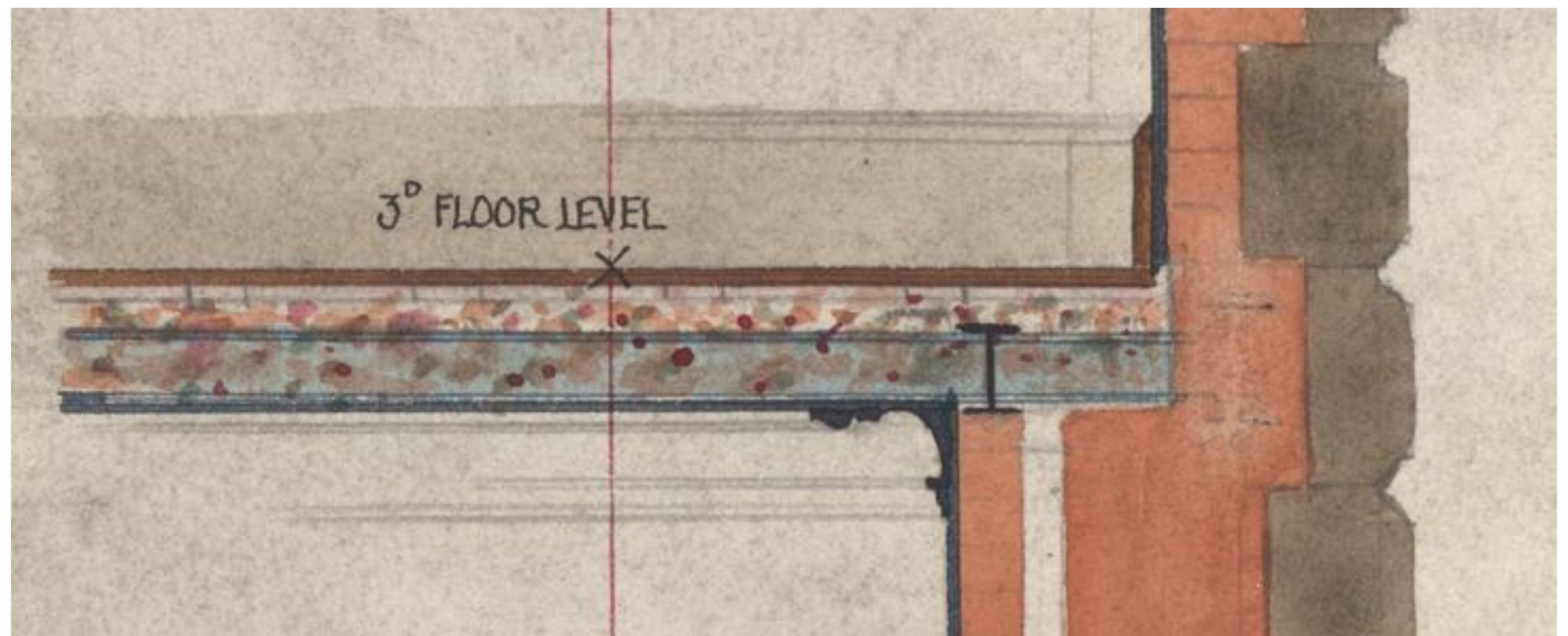
In order to retain and showcase the original ceiling features, where possible we propose to build up on top of the floors with the required protective layers to ensure compliant fire and acoustic separation, instead of down below the ceilings.

The scheme design uses the new service core to provide level access to both new and existing buildings. At the lower levels, where the two buildings interconnect, we have aligned the new floor levels to the existing and in these (existing) areas we have allowed for a nominal additional 50mm zone above the existing finished floor levels to incorporate any new fire and acoustic protection and floor finishes. We anticipate this zone, in addition to the existing floor construction, will be sufficient to provide the associated acoustic and fire requirements

The existing floor construction (see image adjacent) comprises a circa 150 – 200mm concrete floor with integrated steelwork and timber floorboards set on battens. We intend to carry out further investigations to ascertain the as built fire and acoustic performance and if possible, seek to optimise the layers of additional construction.

We are keen to avoid heritage features where possible and where unavoidable, either build around these features in a way that will allow them to be uncovered once more in future adaptations or remove, modify and reinstate features such as doors skirtings and architraves relative to any modified finished floor levels.

Further detailed coordination on floor levels and thresholds between new and existing buildings in support of these principles will be carried out in the next stage.



(Above) Original floor construction detail – concrete and steel floor structure with wooden floor on top provides a robust and reliable basis to build on top of, rather than suspend from for fire and acoustics. (Top) Existing site photos showing current condition of room interiors.

Internal Level of Detail – Secondary Glazing

Original MCC comment:

Full details including detailed sections of the new windows and secondary glazing will be needed at this stage.

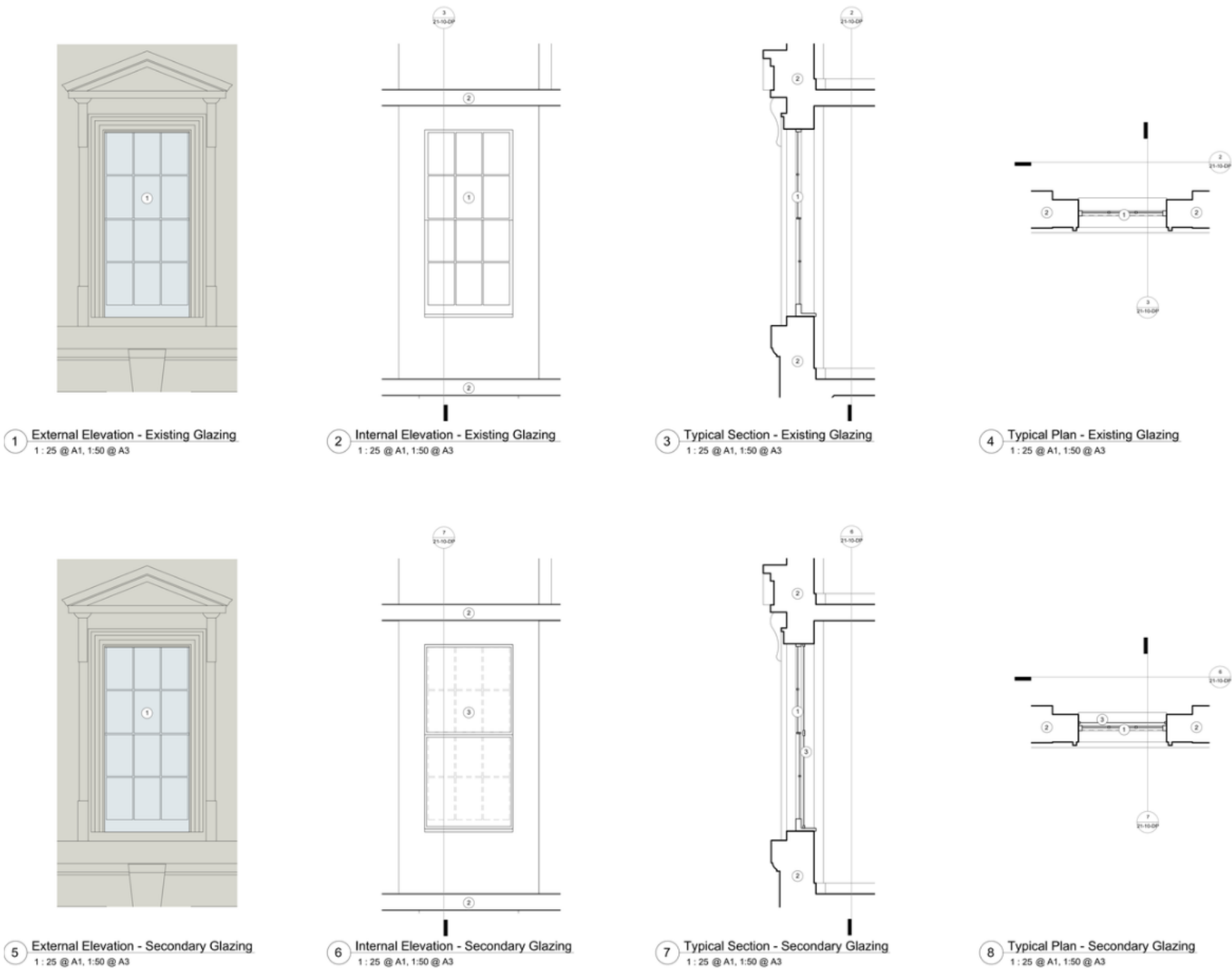
Response / agreement at meeting on 02.07.24:

We have provided the details as requested on a new drawing (HMP-BA-21-10-DP-A-0) included within the submission pack.

This illustrates the proposed configuration of the like for like replacement windows at level 3 and 4 to match the existing multi pane sash windows as noted in the Design and Access Statement and the drawing provided in the previously approved submission. In addition, we have noted the design intent for the proposed internal secondary glazing, see reference images below.



Reference images of slimline secondary glazing units used in another Grade II listed building in Manchester



Extract from new study providing further details of the new windows and secondary glazing.

External Elevations – Louvres

Original MCC comment:

Louvres are of a functional design and will need finessing and this needs to be resolved at this stage. The louvre above the door note 6 is particularly poor and needs attention. Detailed design work and method statements need to be provided of the louvres. Detailed design of doorway 6 also required and how the alterations will be carried out. Method statement also required for their alteration.

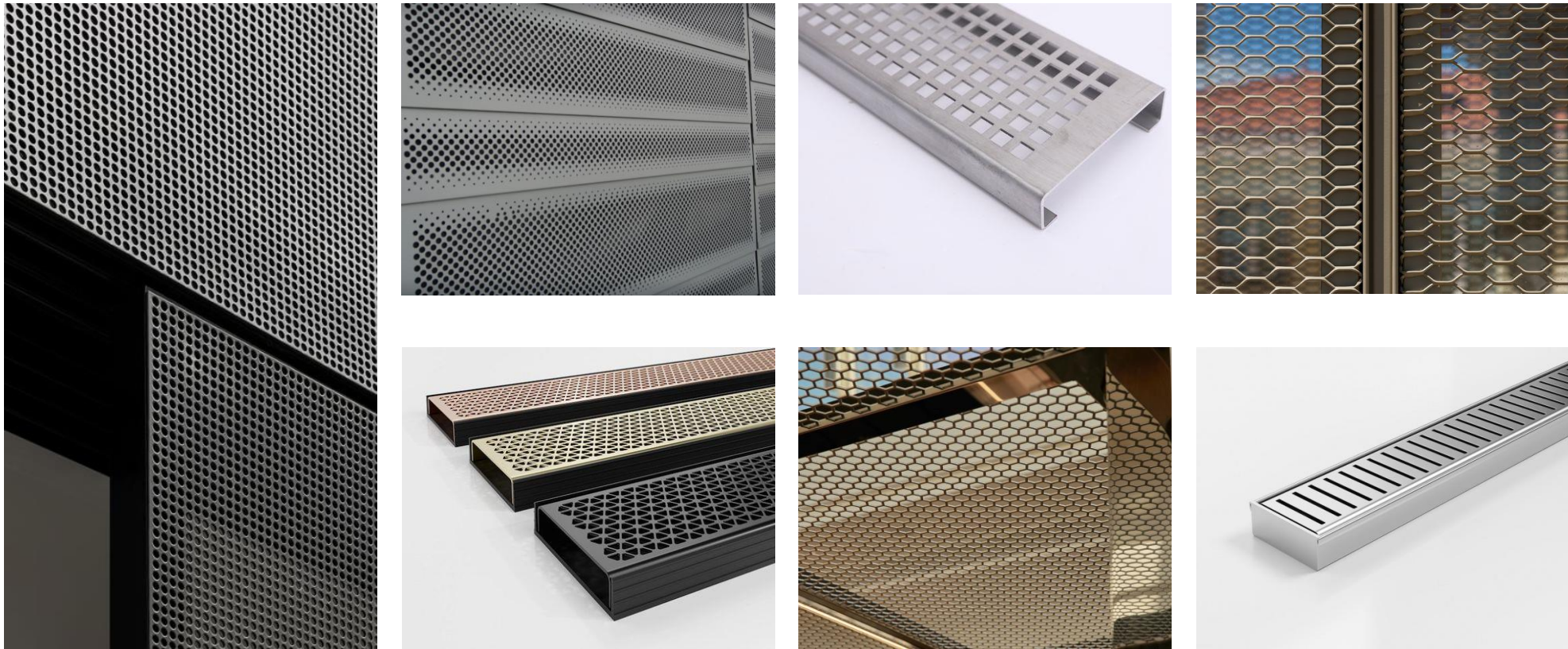
Response / agreement at meeting on 02.07.24:

We have investigated options to introduce a higher quality design solution for the areas of louvre on Chatham Street.

At low level we propose recessing the seven proprietary weather louvres in the proposed openings and screening these with architectural louvres which align with the outer face of the stone façade and visually reference the gridded pattern of glazed bricks which were installed originally but subsequently infilled (see image below).

We propose a similar approach above the new doors with the gridded pattern modified to reference the multi pane sash windows located adjacent. To illustrate these proposals in greater detail we have added a new drawing (HMP-BA-21-08-DP-A-0) to our planning set, an extract of this is included on the next page.

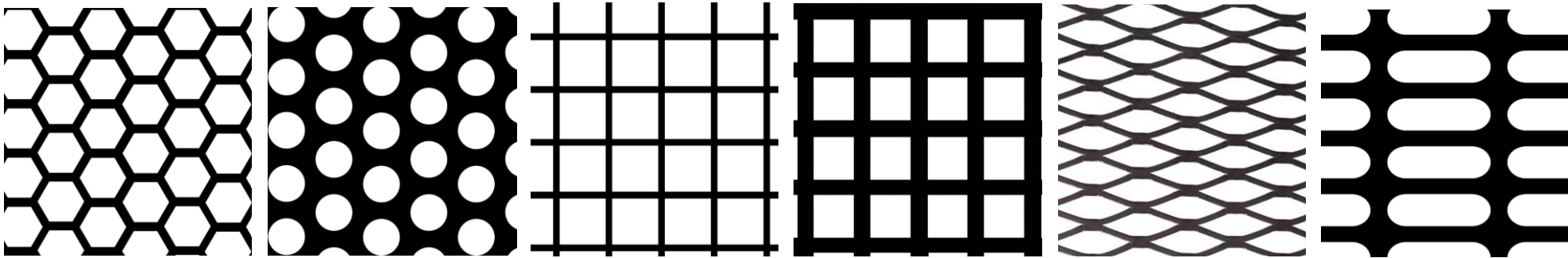
Given the project stage, the technical details associated with the production of method statements are not yet fully developed. These will be informed by further detailed exploration and contractor input and will be developed at a later stage.



Example images of decorative ventilation panel covers which have informed our design proposal.



Chatham Street elevation showing original condition

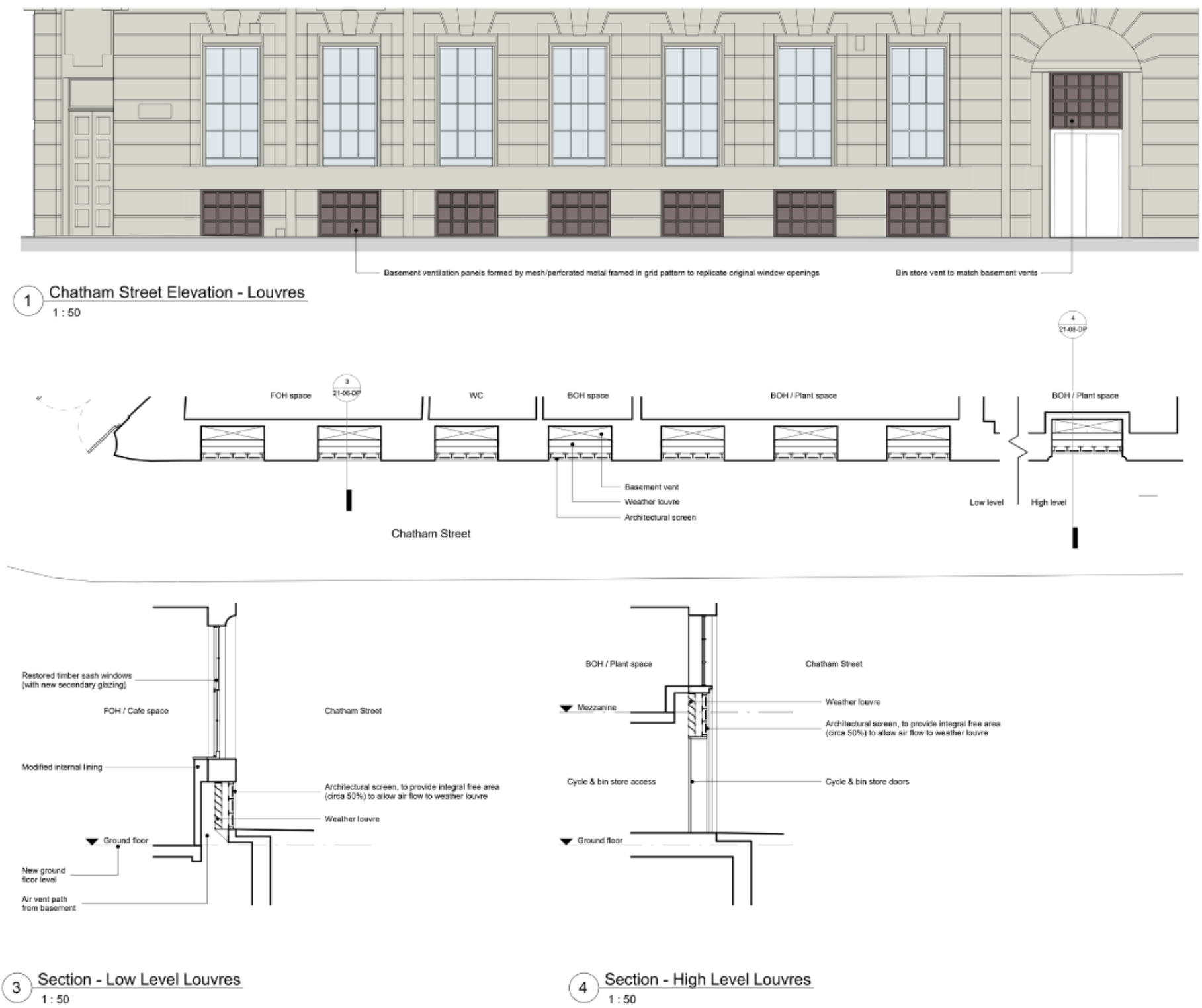


We have reviewed different perforated mesh types and panels to assess the most appropriate finish to compliment the heritage features of the building and provide the necessary free area requirement (likely to be in the order of 50%).

External Elevations – Louvres

Original MCC comment:

Louvres are of a functional design and will need finessing and this needs to be resolved at this stage. The louvre above the door note 6 is particularly poor and needs attention. Detailed design work and method statements need to be provided of the louvres. Detailed design of doorway 6 also required and how the alterations will be carried out. Method statement also required for their alteration.



Extracts from new Chatham Street bay study providing further details of the louvre designs

External Elevations – Western Elevation

Original MCC comment:
Western elevation of tower base needs more design work. Elevation currently blank.

Response / agreement at meeting on 02.07.24:

We have updated our drawings to include more detail to these areas. This includes the addition of panel joints and material textures to add more features to the previously blank facades. Windows are not be viable due to constraints on the property boundary including overlooking impacts to properties on Roby Street.

Our revised proposals are in keeping with the adjacent façade treatments and reinforce the overall concept for the building which proposes a distinct tower base, visually broken from the main tower by a clerestory floor and spacing panels. As with the Piccadilly and Gore street facades this is now legible on the west elevation.

Following discussion, these principles were agreed, The application drawings will be updated to reflect these changes.



West elevation, submitted drawing (left) and revised proposal (right).



View from Roby Street towards the west façade.



View from Chatham Street towards the west facade

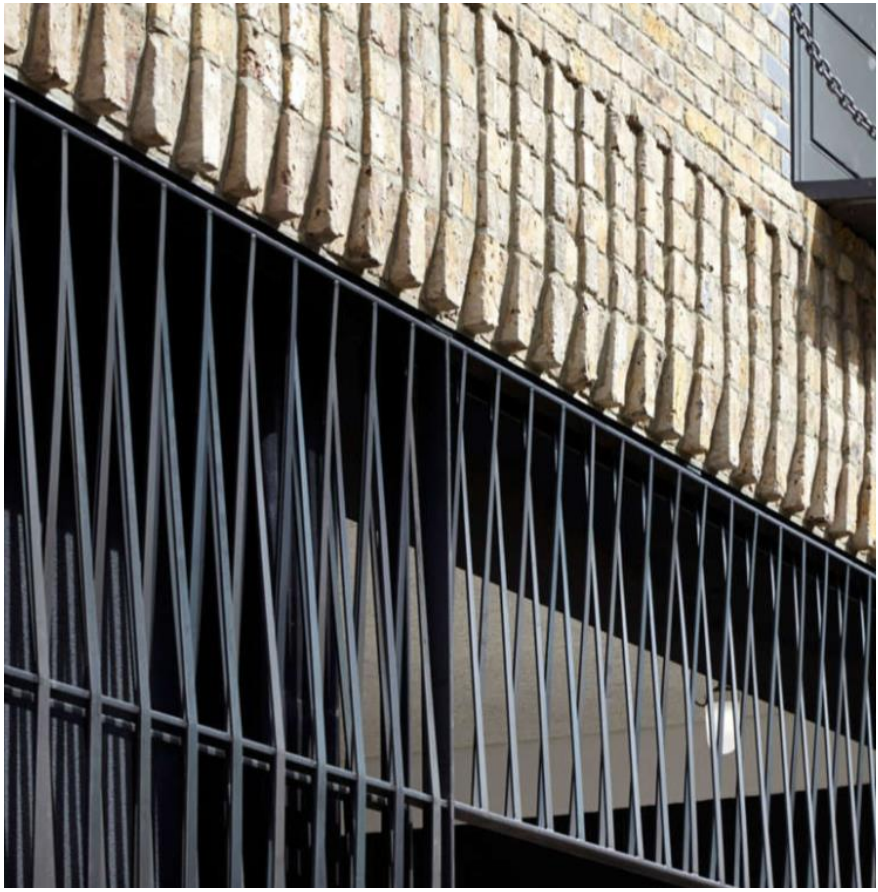
External Elevations – Gore Street Elevation

Original MCC comment:
Vertical slatted screen to Gore Street will need detailing.

Response / agreement at meeting on 02.07.24:

Work in progress drawings of the vertical slatted screen to Gore Street were referred to in the meeting and draft images used to explain the concept of the proposed approach.

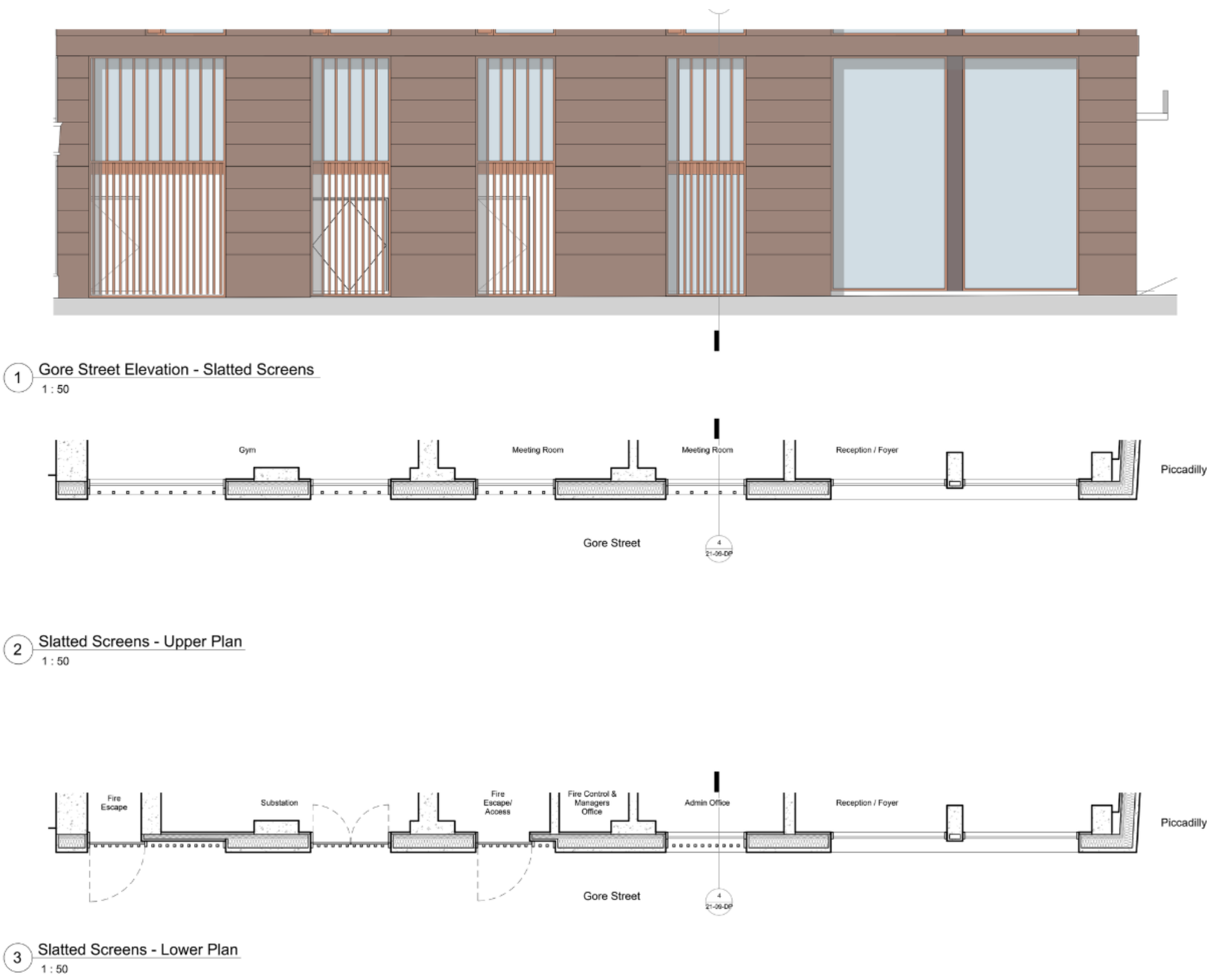
Following discussion, these principles were agreed. To illustrate these proposals in greater detail we have added a new drawing (HMP-BA-21-09-DP-A-0) to our planning set, an extract of this is included on the next page



Example images of slatted screen precedents used to explain the concept for the Gore Street screens.

External Elevations – Gore Street Elevation

Original MCC comment:
Vertical slatted screen to Gore Street will need detailing.



Extracts from new Gore Street bay study providing further details of the vertical slatted screen.

Window Vents – Futureproof Detail

Original MCC comment:

There is a note on the drawings that the side panel to the windows is futureproofed as a vent - can we have more clarity on this as it could change the fixing details / interfaces. Can it be confirmed either way if this is needed and ensure the detailing is accurate.

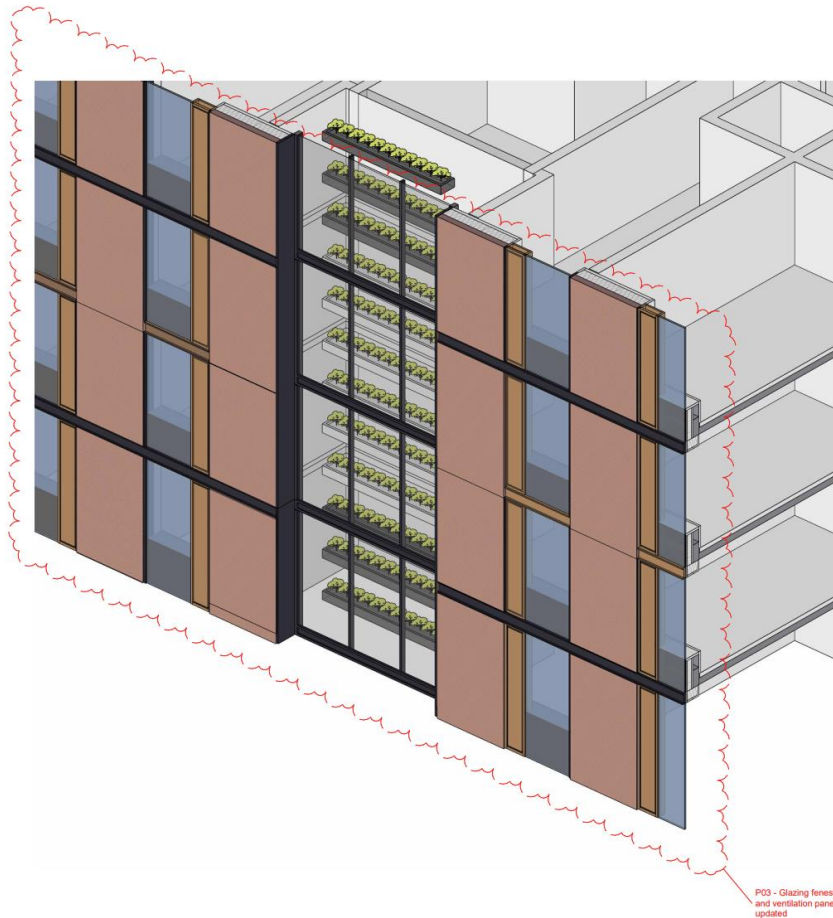
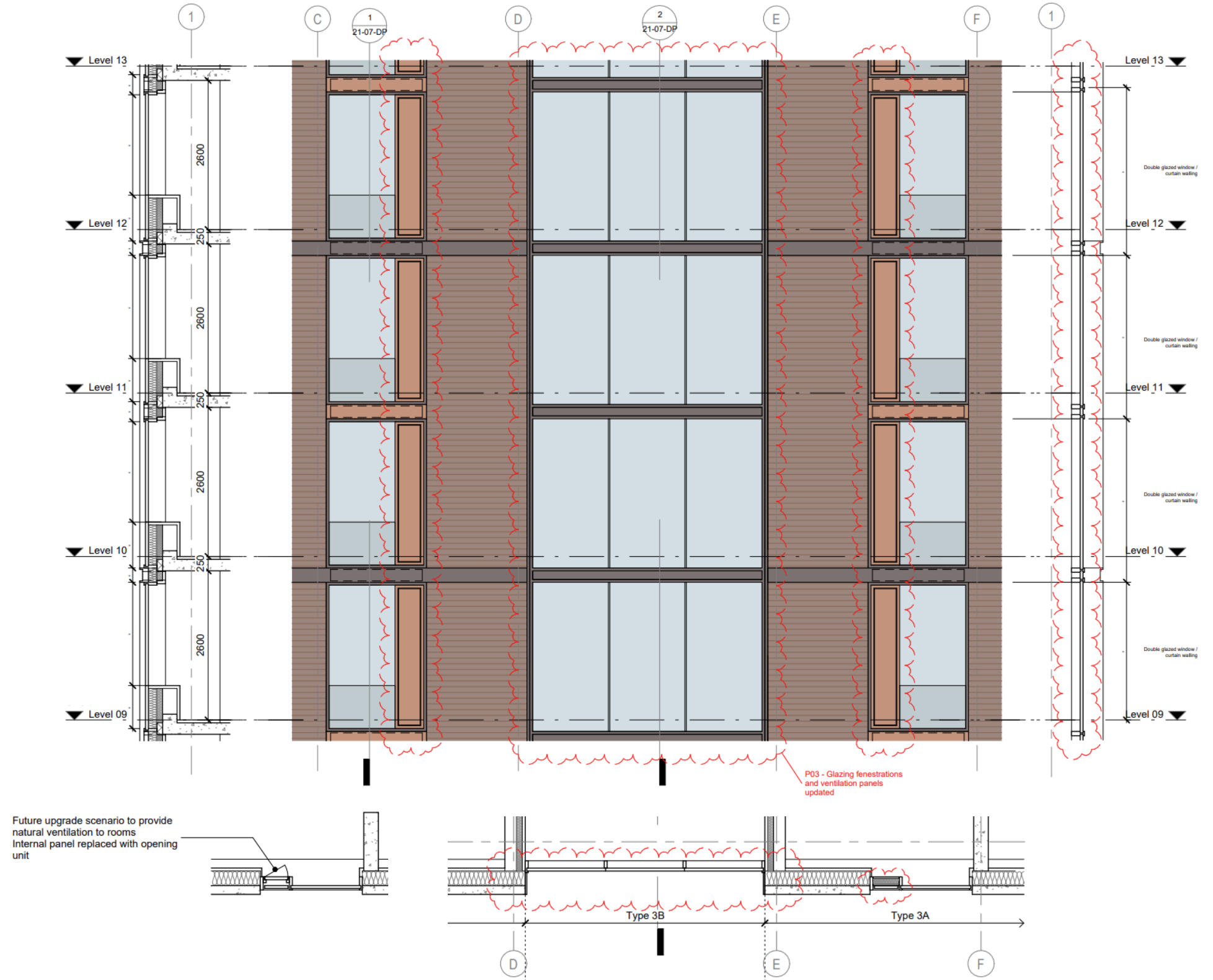
Response / agreement at meeting on 02.07.24:

The strategy to futureproof the ventilation by allowing internal elements of the window to be replaced to facilitate natural ventilation of the rooms was explained at the meeting with the Case Officers on 2nd July 2024.

The design aims to conceal these flexible elements behind the external cladding with a potential future air path around perimeter of fixed panel. The façade design will be developed in more detail around these principles in the next stage.

It was confirmed in the meeting that the proposal to change internal elements in future will likely have a negligible impact on the overall external appearance of the building.

Following discussion these principles were agreed. The application drawings will be updated to provide further detail and explanation.



Extracts from the updated submission drawing noting the details as described above / adjacent.

Updated Application Drawings

The following drawings have been updated to capture the design changes noted in the previous section. These will supersede the previous revisions submitted under Planning and Listed Building Consent applications 137794/FO/2023 and 137795/LO/2023 and subsequent responses.

Three new bay study drawings have been provided with more detailed scale cross sections through areas of the façade. These help clarify the proposals in more detail.

New drawing 
Updated drawing 

Site (10)

HMP-BA-10-EE-DP-A-0	P05	S2	Site East Elevation	PDF
HMP-BA-10-EN-DP-A-0	P06	S2	Site North Elevation	PDF
HMP-BA-10-ES-DP-A-0	P05	S2	Site South Elevation	PDF
HMP-BA-10-EW-DP-A-0	P05	S2	Site West Elevation	PDF
HMP-BA-10-L00-DP-A-0	P04	S2	Site Plan	PDF
HMP-BA-10-L01-DP-A-0	P01	S2	Location Plan	PDF

Demolition (12)

HMP-BA-12-B01-DP-A-0	P01	S2	Demolition Basement Plan	PDF
HMP-BA-12-EE-DP-A-0	P03	S2	East Elevation, Heritage	PDF
HMP-BA-12-L00-DP-A-0	P03	S2	Demolition Ground Floor Plan	PDF
HMP-BA-12-L01-DP-A-0	P01	S2	Demolition First Floor Plan	PDF
HMP-BA-12-L02-DP-A-0	P01	S2	Demolition Second Floor Plan	PDF
HMP-BA-12-L03-DP-A-0	P01	S2	Demolition Third Floor Plan	PDF
HMP-BA-12-L04-DP-A-0	P01	S2	Demolition Fourth Floor Plan	PDF
HMP-BA-12-L05-DP-A-0	P01	S2	Demolition Fifth Floor Plan	PDF
HMP-BA-12-SN-DP-A-0	P03	S2	Demolition North Section, Heritage	PDF

General Arrangements (20)

HMP-BA-20-B01-DP-A-0	P01	S2	Basement Floor Plan	PDF
HMP-BA-20-L00-DP-A-0	P04	S2	Ground Floor Plan	PDF
HMP-BA-20-M01-DP-A-0	P03	S2	Mezzanine Floor Plan	PDF
HMP-BA-20-L01-DP-A-0	P01	S2	Level 01 Floor Plan	PDF
HMP-BA-20-L02-DP-A-0	P03	S2	Level 02 Floor Plan	PDF
HMP-BA-20-L03-DP-A-0	P05	S2	Level 03 Floor Plan	PDF
HMP-BA-20-L04-DP-A-0	P04	S2	Level 04 Floor Plan	PDF
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HMP-BA-20-L30-DP-A-0	P01	S2	Level 30 Floor Plan	PDF
HMP-BA-20-L31-DP-A-0	P02	S2	Level 31 Floor Plan	PDF
HMP-BA-20-L32-DP-A-0	P02	S2	Level 32 Floor Plan	PDF
HMP-BA-20-R00-DP-A-0	P01	S2	Roof Plan	PDF

Sections (20)

HMP-BA-20-SN1-DP-A-0	P03	S2	North Section	PDF
HMP-BA-20-SW1-DP-A-0	P04	S2	West Section	PDF

Bay Studies (21)

HMP-BA-21-01-DP-A-0	P05	S2	Bay Studies 1 of 7 (Previously 1 of 5)	PDF
HMP-BA-21-02-DP-A-0	P06	S2	Bay Studies 2 of 7 (Previously 2 of 5)	PDF
HMP-BA-21-03-DP-A-0	P05	S2	Bay Studies 3 of 7 (Previously 3 of 5)	PDF
HMP-BA-21-04-DP-A-0	P05	S2	Bay Studies 4 of 7 (Previously 4 of 5)	PDF
HMP-BA-21-05-DP-A-0	P05	S2	Bay Studies 5 of 7 (Previously 5 of 5)	PDF
HMP-BA-21-06-DP-A-0	P03	S2	Bay Studies 6 of 7 (Previously 6 of 7)	PDF
HMP-BA-21-07-DP-A-0	P03	S2	Bay Studies 7 of 7 (Previously 7 of 7)	PDF
HMP-BA-21-08-DP-A-0	P01	S2	Bay Studies 8 of 10 (New drawing)	PDF
HMP-BA-21-09-DP-A-0	P01	S2	Bay Studies 9 of 10 (New drawing)	PDF
HMP-BA-21-10-DP-A-0	P01	S2	Bay Studies 10 of 10 (New drawing)	PDF

Elevations (21)

HMP-BA-21-EE-DP-A-0	P05	S2	East Elevation	PDF
HMP-BA-21-EN-DP-A-0	P06	S2	North Elevation	PDF
HMP-BA-21-ES-DP-A-0	P05	S2	South Elevation	PDF
HMP-BA-21-EW-DP-A-0	P05	S2	West Elevation	PDF

Reflected Ceiling Plans (35)

HMP-BA-35-B01-DP-A-0	P01	S2	Basement Reflected Ceiling Plan	PDF
HMP-BA-35-L00-DP-A-0	P03	S2	Ground Floor Reflected Ceiling Plan	PDF
HMP-BA-35-M01-DP-A-0	P04	S2	Mezzanine Reflected Ceiling Plan	PDF
HMP-BA-35-L01-DP-A-0	P04	S2	Level 01 Reflected Ceiling Plan	PDF
HMP-BA-35-L02-DP-A-0	P04	S2	Level 02 Reflected Ceiling Plan	PDF
HMP-BA-35-L03-DP-A-0	P05	S2	Level 03 Reflected Ceiling Plan	PDF
HMP-BA-35-L04-DP-A-0	P03	S2	Level 04 Reflected Ceiling Plan	PDF

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