

Archer Humphryes Architects Ltd

Design & Access Statement

Project REF: AHA/PLC

Project: DUCIE STREET WAREHOUSE

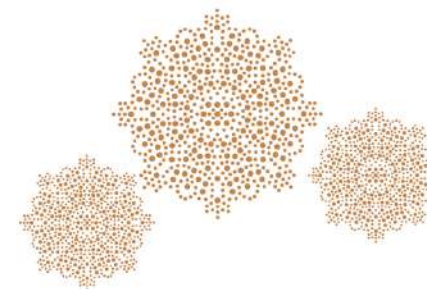
Location: MANCHESTER
M1 2TP

Date: DECEMBER 2023

Revision: C



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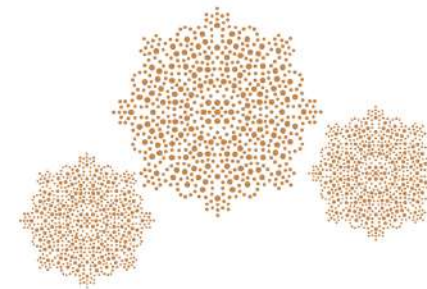


Central House, 142 Central Street, London EC1V 8AR
Tel: 020 7251 8555

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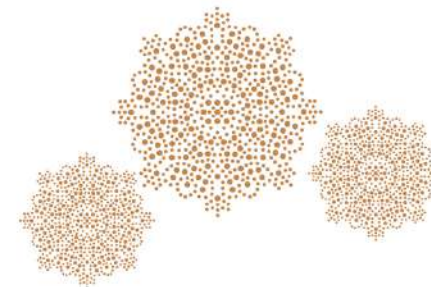
1.0 Introduction

The Ducie Street Warehouse is listed grade II and was built in 1865 by The Manchester Sheffield and Lincolnshire Railway. It was used as a bonded warehouse and is built of deep loadbearing external walls with small window openings with a load bearing wrought iron frame with brick and iron-vaulted floors.



The building was converted to residential/mixed use following consent in August 1998 ref 054085/FO/CITY3/98 and 054086/LO/CITY 3/98. A further application in 2007 was granted to regularise the building's use as a hotel (082805/FO/2007/C3) (082802/LO/2007/C3) and (082803/LO/2007/C3) providing mixed uses across the ground floor including bar, reception, offices and a restaurant in addition to the 107 suites above. The Pennine suite, a ground floor conference facility was granted permission under a separate application in 2010.

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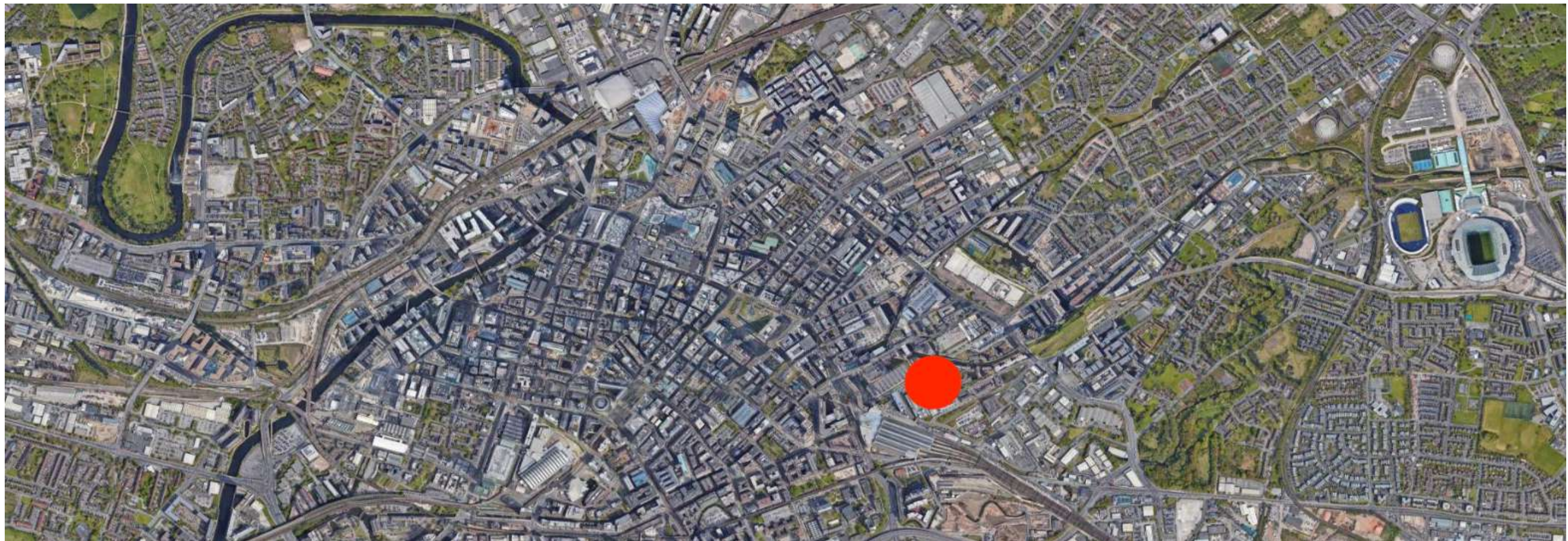
A recent application dated 8 June 2016 ref 111994/FO/2016/C2 granted consent for the reconfiguration of existing serviced suites within the hotel to form an additional 59 no. suites (to make 166 no. in total), together with change of use of existing conference area to residents lounge and associated external alterations. In connection Listed Building Consent was granted on 17 February 2017 ref 115367/LO/2017.

Further permissions were granted at the beginning of 2018 ref 118889/LO/2018 for the removal of the additional non-original fabric including the mezzanine floor and associated structure.

The building has been very successfully operated by Native since 2019 and the following proposals will allow that to continue.

2.0 Location

The Ducie Street Warehouse is on the South side of Ducie St and is the first building reached when heading north from the junction of Ducie St and the A6. It sits at the foot of Piccadilly Station's Station Approach and is therefore extremely convenient for both guests arriving from other important regional centres as well as the Greater Manchester commuter belt. It sits in close proximity to Manchester's Piccadilly a central hub for transport, retail and commercial activity.



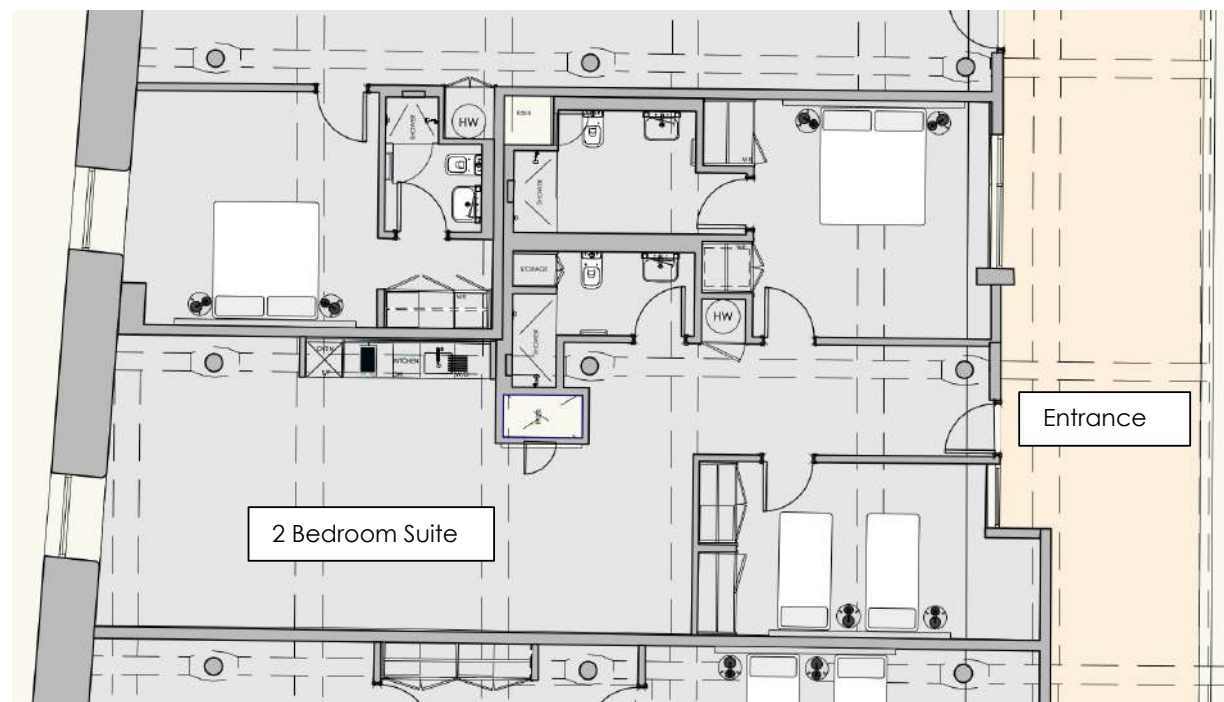
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3.0 Design

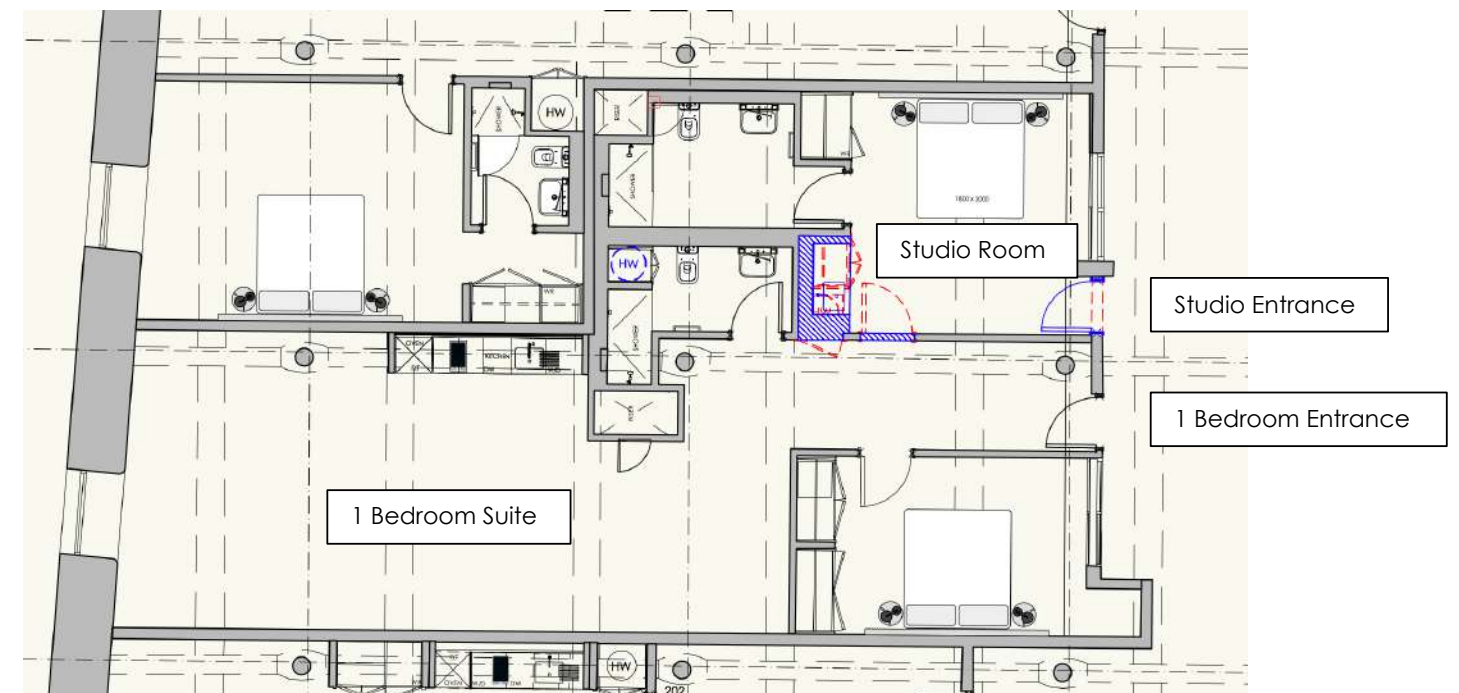
Permission is sought for reconfiguration of the room inventory on the first, second, third and fourth floor to allow further flexibility in response to current market demand.

On each floor 7no. of the large 2 bed suites will be sub divided into a 1 bed suite and a studio room. This will give the operator a number of smaller suites to sell in response to changes in market demand. The studio rooms will be accessed directly from the atrium to ensure no new internal wall are proposed which could interrupt existing views of original columns and beams as agreed with both the planning officer and conservation team at Manchester City Council. See example below:

Finishes to the proposed interventions will match existing adjacent finishes. Fixings to new partitions will also match existing fixings particularly where they meet the existing historic soffit.



Existing 2 bedroom apartment - example



Proposed 2 bedroom apartment and/or 1 bedroom apartment and studio apartment - example

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A light touch is proposed to make the subdivision to ensure bedroom sizes do not change.

The studio rooms are provided with food preparation area with microwave, sink and fridge. No hob or ovens are proposed. The existing kitchens are retained and located in the 1 bed units.

The number of bedrooms and bathrooms effectively stays the same, as does the maximum occupancy.

4.0 Site & Building Access

The building enjoys step free access to almost all areas and the proposals do not intend on altering this.

There are currently 8 ambulant rooms, and this number will be retained.

The subdivided units will retain the main entrance door to access the 1 bedroom suites. A new door off the atrium is proposed for the studio rooms.

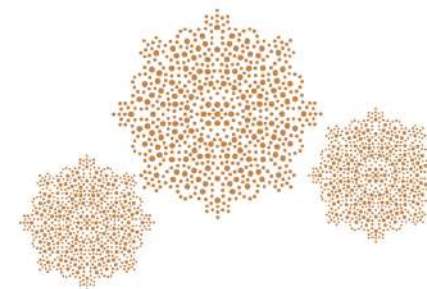
No changes to the access of the building is proposed.

5.0 Use

The existing planning use is C1-Hotel, with A1, A2, B1 and D2 mixed uses at ground floor level.

No changes to the existing use is proposed.

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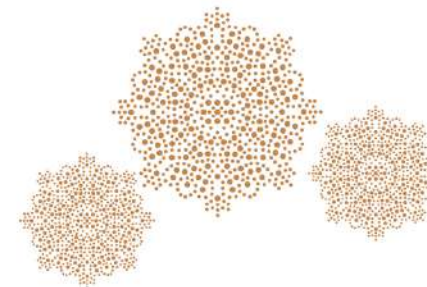
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6.0 Room & Area Schedule

Proposed areas of new 1 bedroom suites and studio rooms:

	1 Bedroom Suites	Studio Rooms	1 Bedroom Suites	Studio Rooms
Floor	1 Bedroom Suite GIA:	Studio Room GIA:	1 Bedroom Suite GIA:	Studio Room GIA:
1 st	103 / 84sqm	103.1 / 26sqm	104 / 86sqm	104.1 / 37sqm
1 st	105 / 79sqm	105.1 / 26sqm	106 / 70sqm	106.1 / 25sqm
1 st	118 / 54sqm	118.1 / 24sqm	117 / 57sqm	117.1 / 26sqm
1 st	116 / 55sqm	116.1 / 24sqm		
2 st	103 / 84sqm	103.1 / 26sqm	104 / 86sqm	104.1 / 37sqm
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4st	103 / 84sqm	103.1 / 26sqm	104 / 86sqm	104.1 / 37sqm
4 st	105 / 79sqm	105.1 / 26sqm	106 / 70sqm	106.1 / 25sqm
4 st	118 / 54sqm	118.1 / 24sqm	117 / 57sqm	117.1 / 26sqm
4 st	116 / 55sqm	116.1 / 24sqm		

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7.0 Crime Prevention & Security

Existing main entrance doors will be retained.

All new individual aparthotel bedroom doorsets/frames to match existing - robust/solid core (minimum 44mm thick), self-closing and secured with 3 hinges and an electronically operated lock, controlled by Vingcard or similar auditable access control system. Doors should also be fitted with door viewers and chain limiters.

8.0 Vehicular and Bicycle Parking

No changes to the existing parking arrangements are proposed as the occupancy remains the same.

9.0 Vehicular and Bicycle Parking

The proposals do not include any alterations to the exterior of the building therefore there are no daylight or sunlight issues.

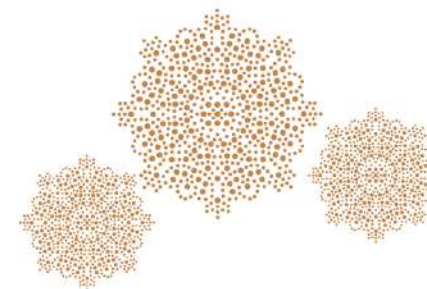
10.0 Servicing, Refuse Storage & Collection

The proposals do not intend altering the existing servicing, refuse storage and collection arrangements.

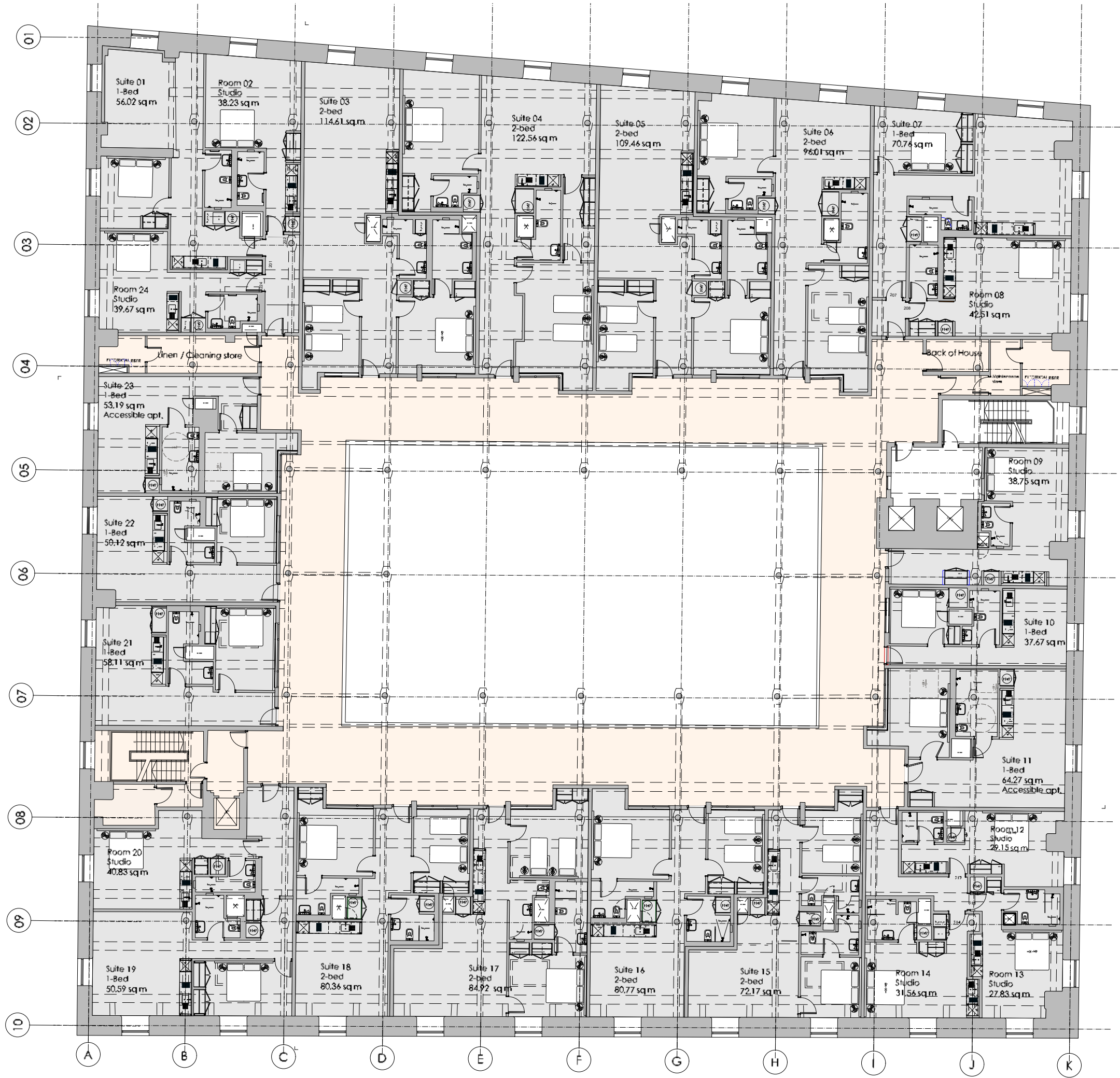
11.0 Planning Consultation

We note that the design has been developed in consultation with Manchester City Council's heritage team to ensure that the proposed works do not cause any harm to the asset, and remain inline with the original development strategy.

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All shop drawings to be submitted to the architect for comment prior to fabrication.
This drawing is to be read in conjunction with the Architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.
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revision / date / dimensions
A / 20.05.23 / Issue Planning
B / 2.09.23 / Key note amended
C / 0.12.23 / Planning

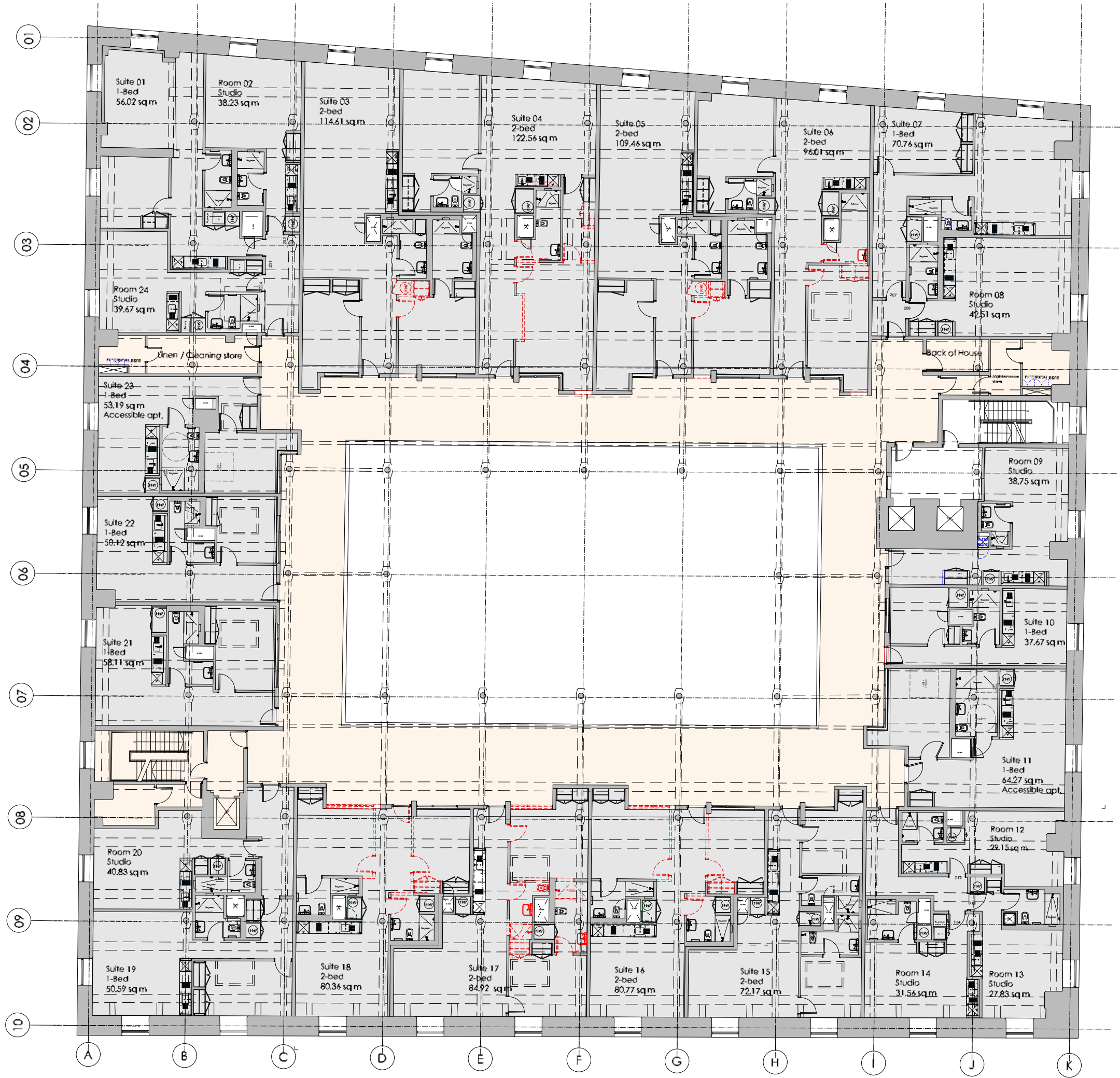
- KEY:**
-  Proposed
 -  Proposed Demolition (of non-historic modern fabric only)
 -  Existing Walls



For Information
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project title Ducie Street Warehouse Manchester, M1 2TP	
drawing title Existing 1st, 2nd, 3rd & 4th Floor Plan	scale 1:500 (A1) drawn SI
drawing number AHA/PLC/ EX /105	date 20.05.23 checked FJ revision C



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revision / date / amendments
A / 20.05.23 / Issue Planning
B / 2.06.23 / Key note amended
C / 02.10.23 / Minor amendment
D / 13.10.23 / Not retained
E / 15.11.23 / Proposed update scheme with planners advice
F / 01.12.23 / Planning

- KEY:**
- Proposed
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 - Existing Walls

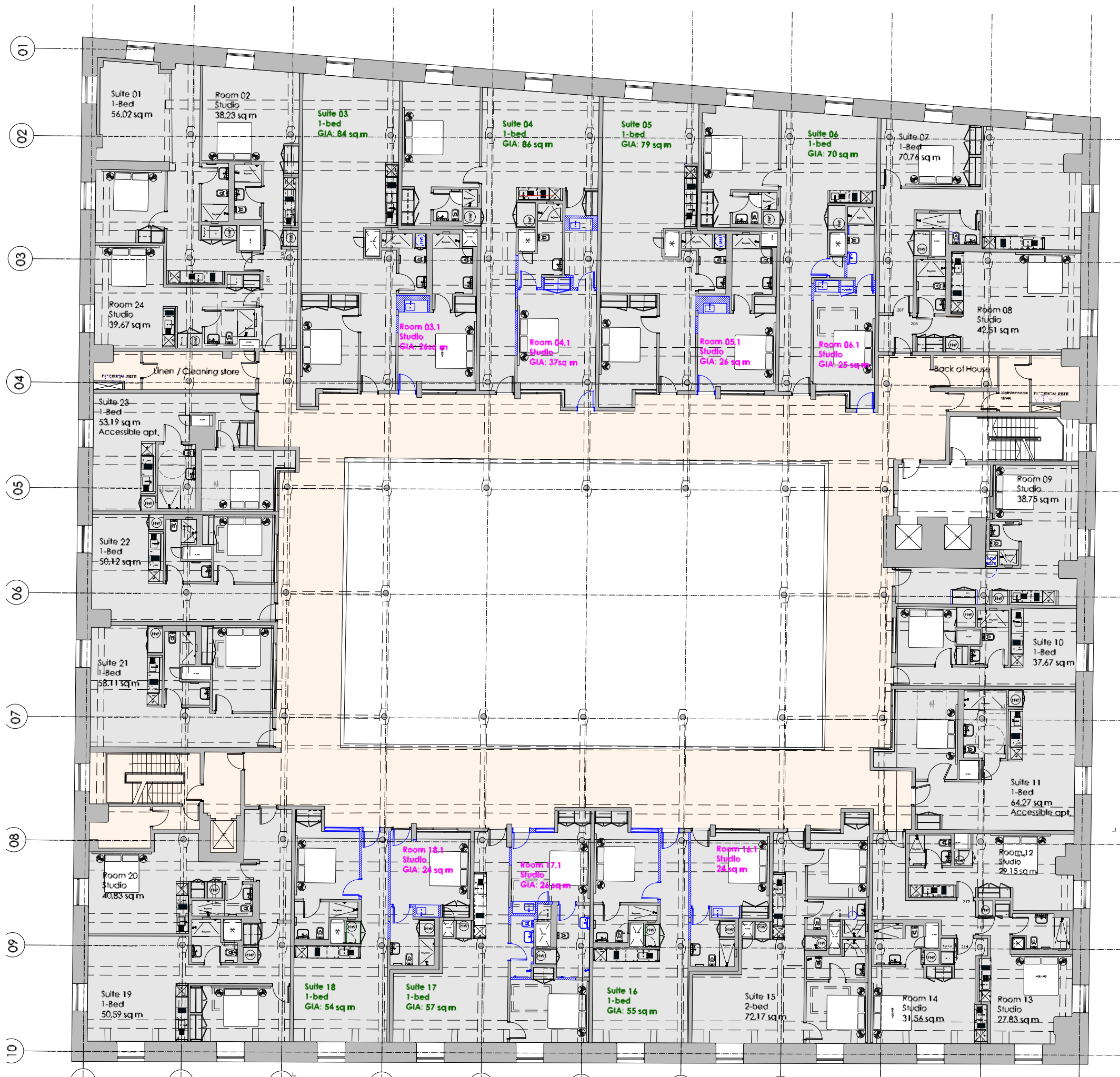


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project title Ducie Street Warehouse Manchester, M1 2TP	
drawing title Proposed 1st, 2nd, 3rd & 4th Floor Demolition Plan	scale 1:500 (A1)
drawing number AHA/PLC/DM/105	revision F



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revision / date / amendments
A / 20.09.23 / Issue Planning
B / 2.10.23 / Key note amended
C / 26.09.23 / Minor amendment
D / 02.10.23 / Minor amendment - existing hot water cylinders relocated in new cupboard
E / 13.10.23 / Not retained
F / 15.11.23 / Proposed updated in line with planners advice
G / 01.12.23 / Planning

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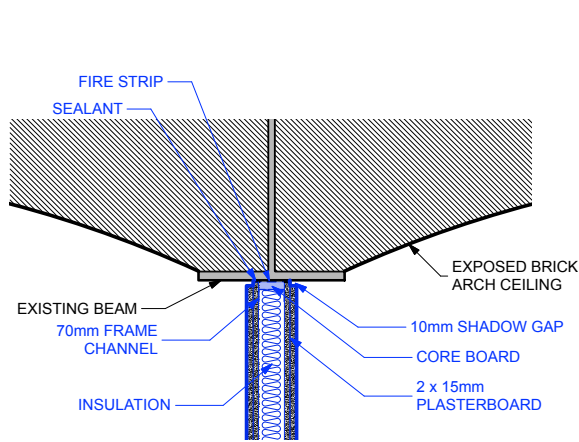


For Information

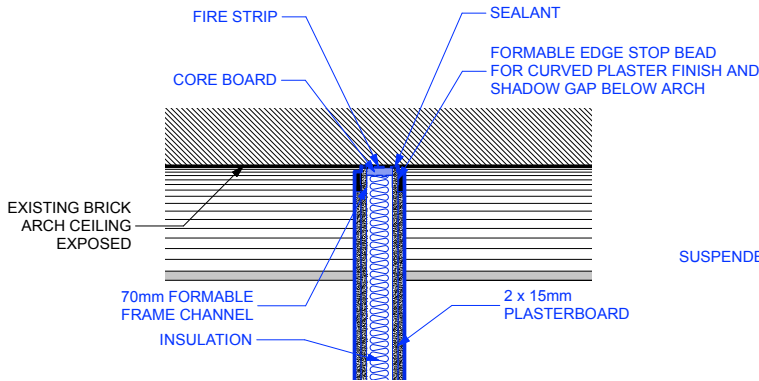
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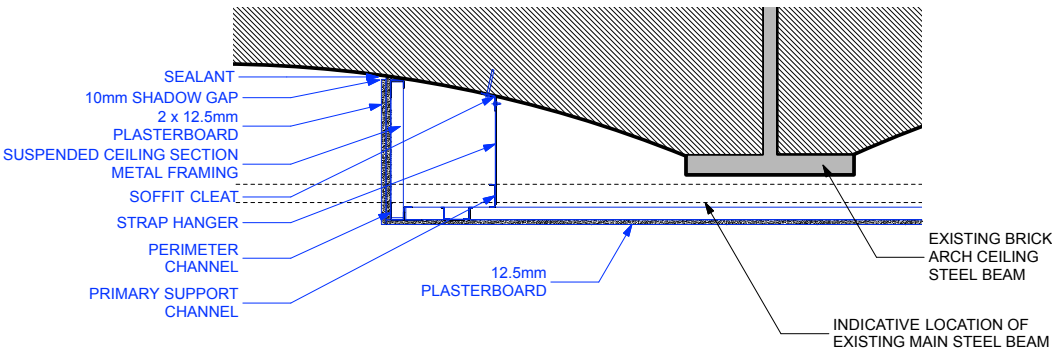
project title Ducie Street Warehouse Manchester, M1 2TP	
drawing title Proposed 1st, 2nd, 3rd & 4th Floor Plan	scale 1:500 (A1) 1:200 (A2)
drawing number AHA/PLC/GA/105...	revision G



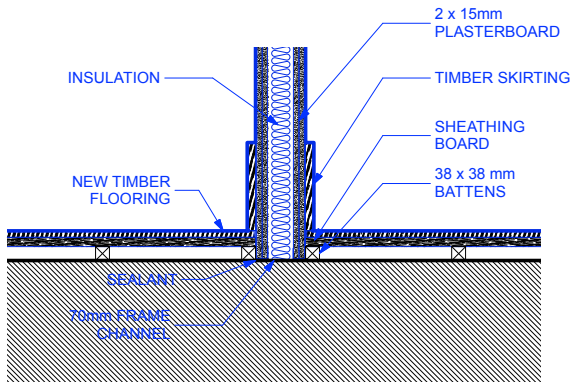
DETAIL 1 : INTERFACE BETWEEN EXISTING BEAM AND NEW WALL
SCALE 1:10 SECTION



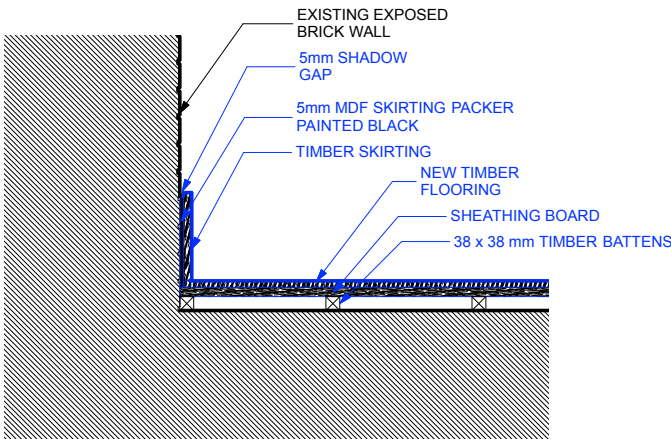
DETAIL 2 : INTERFACE BETWEEN EXPOSED ARCH CEILINGS
AND NEW INTERNAL PARTITIONS
SCALE 1:10 SECTION



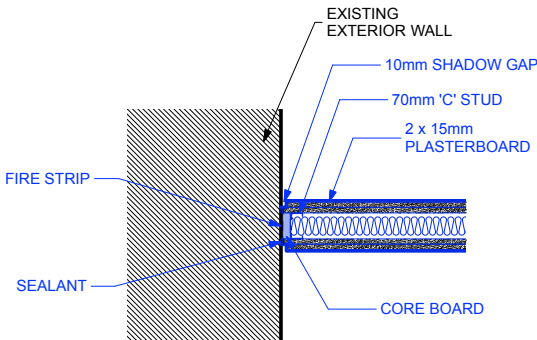
DETAIL 3 : PROPOSED DROPPED CEILING DETAIL SECTION
LOCATION : KITCHENS AND BATHROOMS ONLY
SCALE 1:10 SECTION



DETAIL 4 : INTERFACE BETWEEN FLOOR AND NEW WALL
SCALE 1:10 SECTION



DETAIL 5 : INTERFACE BETWEEN FLOOR AND EXISTING BRICK WALL
SCALE 1:10 SECTION



DETAIL 6 : WALL INTERFACE BETWEEN EXISTING AND NEW
SCALE 1:10 PLAN

Design

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project title The Place Manchester		
drawing title Typical interface details	scale 1:10 @A1	date 13.04.16
drawing number AHA/PLC/DET/801	drawn PD	checked DA
	revision A	