

DESIGN, ACCESS & HERITAGE STATEMENT

BRUNSWICK
97 PICCADILLY
MANCHESTER
M1 2DB

REV B - 21/8/23

ON BEHALF OF
TRUST INNS LIMITED



1 INTRODUCTION

This Statement has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) that the Government revised in July 2018. This replaces the previous NPPF published in March 2012.

Page 55 of the NPPF – ‘Proposals affecting heritage assets’ – states, in paragraph 189, that in determining applications Local Planning Authorities “should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting”. Paragraph 189, further directs that “the level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance”. As set out in paragraph 029 of the Government’s online planning guidance to making a planning application, Design and Access Statements should be: “proportionate to the complexity of the application, but should not be long.”

This Statement has been prepared in support of applications that seek Planning permission for the works to an existing public house at B lounge (‘The Brunswick Hotel’), 97 Piccadilly, Manchester.

The proposal is fully illustrated on the scaled application drawings, photomontages and described in this Heritage Statement, which is proportionate to the scheme under consideration.

2 APPLICATION DETAILS

SITE ADDRESS

Brunswick Hotel
97 Piccadilly
Manchester
M1 2DB

APPLICANT

Trust Inns
Blenheim House
Foxhole Road
Chorley
PR7 1NY

DESCRIPTION OF THE PROPOSAL:

Refurbishment project to create 15no new hotel room layouts on the first and second floor. Change of use of the upper floors from class E (c) office space to class C1 hotel, with retention of ancillary manager's accommodation (sui generis).

BACKGROUND AND CONTEXT:

The subject premises is a grade II listed building which was officially listed on the 3rd October 1974. This building sits within the Stevenson Square Conservation Area Map.

3 THE LOCAL AREA

The Brunswick Hotel is located within the Stevenson Square conservation area of Central Manchester. The area borders Ancoats Conservation Area to the North-east, and Smithfield to the North-west; with Piccadilly Gardens located to the South-west. Stevenson Square and Smithfield make up the area known as the 'Northern Quarter', which has become well known for its eclectic mix of alternative shops, bars and cafes. B-lounge is situated on Piccadilly, on the Southern border of the Northern Quarter.

In the 18th century, the area was a mix of residential and smaller-scale businesses, but by the later half of the 19th century; the area had become predominately commercially focussed. This is further reflected by the architecture of the area, which is dominated by 19th century buildings with few 18th century examples remaining. One of the main characteristics of the conservation area is the distinct mix of building types and materials. The conservation appraisal notes that other than the roof slates; there are no predominant building materials in the conservation area.



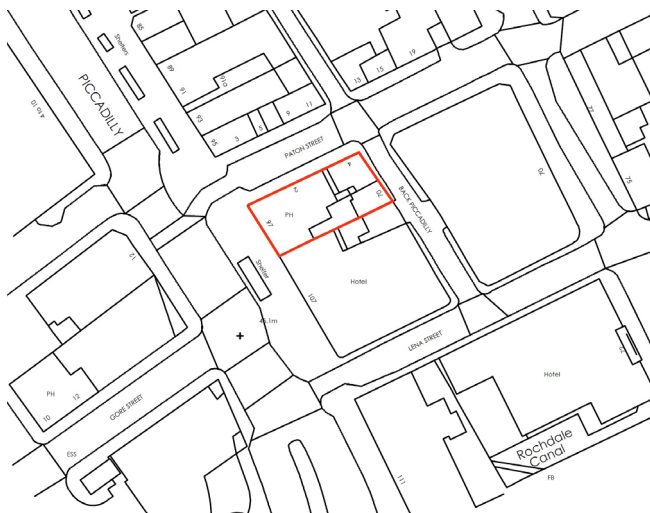
Picture 1: Stevenson's Square.

4 THE SITE

The Brunswick Hotel is located on a corner plot at the intersection of Piccadilly and Paton Street, while with a previous extension of the premises, the rear of the site backs onto Back Piccadilly. This locality gives the building an interesting setting; with it's North-West elevation fronting onto Paton Street - a narrow street of quite typical style of the Northern Quarter; which has previously been used as a filming location due to its distinctive character. By contrast, the South-west elevation fronts onto the wider expanse of Piccadilly, where it is dominated by larger scale buildings, such as the neighbouring 107 Piccadilly; a cotton's manufacturers showroom and warehouse.

The building was first listed on the 3rd October 1974, its listing description is included below:

Includes: Nos.2 AND 4 PATON STREET. Hotel and 2 town houses, now public house. Early C19, altered. Scored stucco on brick, slate roofs. L-plan formed by double-depth double-fronted main range with back extension and Nos 2 and 4 Paton Street continued to rear of this. Three storeys and cellars, 4 windows (2 to left and 2 to right), symmetrical, with plinth and 2nd floor sill-band; central doorway up 2 steps, with open-pedimented Tuscan pilaster doorcase and blocked fanlight; a pair of windows each side of the doorway on each floor, all with raised sills and moulded architraves, those at ground floor with multi-pane glazing and the others sashed without glazing bars. Tall chimney at left gable. Left return wall has similar doorway (altered as window), and similar windows (3 at ground and 1st floors, 2 at 2nd floor). Nos 2 and 4 Paton street, 3 and 2 windows respectively, have similar doorways and fenestration. No.2 Paton Street now incorporated with Brunswick Hotel. Interior altered. Forms group with No.107 Piccadilly (q.v.) which is attached to right-hand side, but of contrasting period, type and scale (twice the height).



Picture 2: Location plan of the site.

5 THE PROPOSALS

The proposed alterations are needed to make proper use of the currently under-used space at first and second floor. The proposals will create high-quality hotel rooms that are befitting of the premises and its surrounding locality. The proposals are outlined below:

Ground Floor

- New entrance lobby to waiting room.
- New opening created between rear corridor and night porter's room.

First Floor

- Removal of existing partitions and doors, refer to drawing 22108-102.
- Removal of staircase between first and second floor & associated making good.
- New partitions & doors to create new letting room layouts as shown on drawing 22108-301.

Second Floor

- Removal of existing partitions and doors, refer to drawing 22108-102.
- New partitions & doors to create new letting room layout as shown on drawing 22108-301.

Externals

- New glass screen to existing door opening on Paton Street elevation.

6 REFUSE

A new bin store will be formed within the existing garage space to the rear of the building. This position will allow refuse bins to be put out for collection when required onto Back Piccadilly. The amount of refuse space required has been calculated in accordance with BS 5906 as well as Trust inns established refuse matrix for sites of this type. The refuse totals are outlined below:

Hotel letting rooms total = 15 rooms x 150 litres = 3,750 litres

Manager's accommodation = 100 litres (existing provision - one bedroom dwelling = 70 + 30 = 100 litres)

Public House = 5,400 litres (existing provision 72 covers x 75 litres = 5,400 litres)

Total = 9,250 litres / 7 collections per week requires a minimum storage capacity of 1322 litres.

Mixed Recycling = 40 % of the above / Pulpable Recycling = 10% of the above.

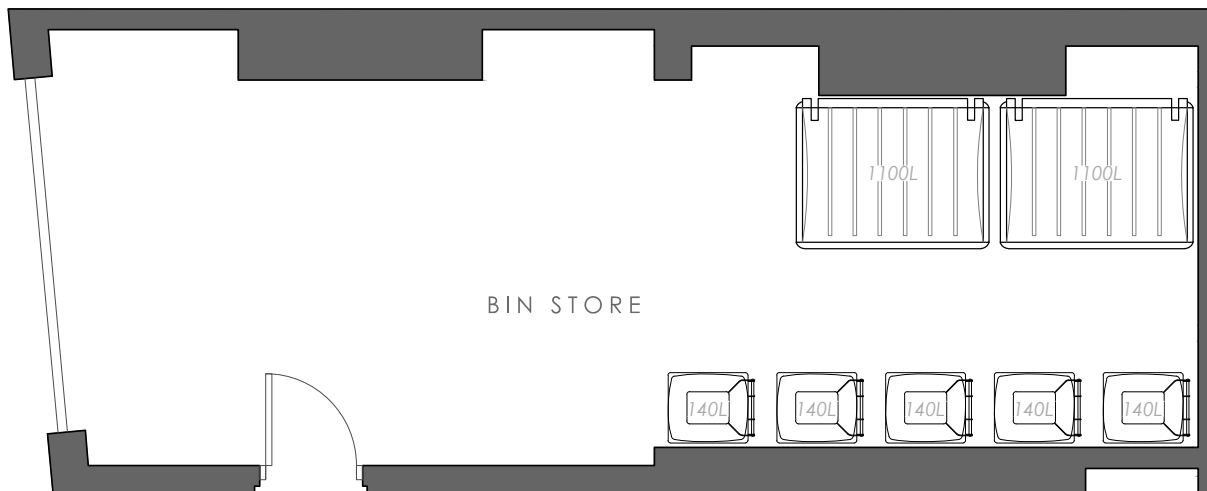
The total waste capacity of the newly formed bin store will be 2900 litres (3 x 1100 litre bins & 5 x 140 litre bins). This will allow for a significant buffer.

General waste 1 x 1100 litre bin / 1 x 140 litre bins

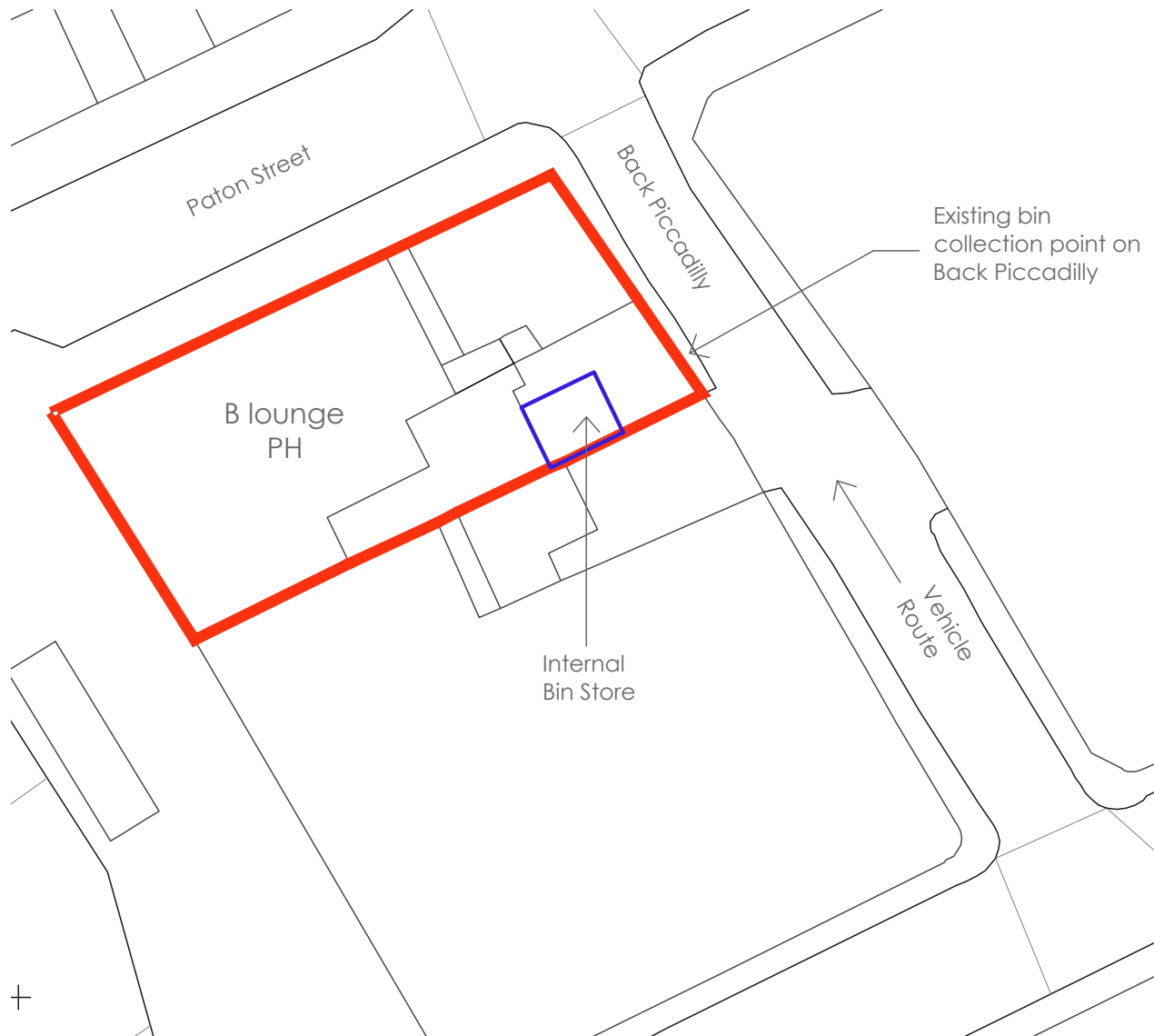
Mixed recycling 1 x 1100 litre bin / 3 x 140 litre bins

Pulpable recycling 1 x 140 litre bin

The collections will be made by New Look Waste Disposal, Manchester.



The refuse area of the building.



7 HERITAGE ASSESSMENT ANALYSIS

For the purpose of identifying the heritage impact of the proposed works, we have had a full heritage assessment carried out by JWRC Conservation. Their historic building survey was carried out by Jonathan Ratter, a Chartered Building Surveyor and a full member of the Institute of Historic Building Conservation. His report is included within the application documents. Their report identified that the interior of the property has changed hugely, with much of the original layout unrecognisable. The report found that the only evidence of historic fabric are listed below:

- The two staircases in the front part of the building.
- Two panelled doors on the second floor.
- Two fireplaces on the second floor.

Proposed Works	Description	Impact
New partitions at first-floor & second floor level to create the letting room layout. Removals at first floor & second floor level to create letting room layout.	New partitions are clearly indicated on drawing 22108-301 in blue. Removals works are clearly indicated on drawing 22108-102 in red.	It has been clearly identified in the Statement of significance that the first-floor and second-floor layouts have been drastically altered from their original layout. The mid-20th century office conversion involved involved many new partitions and new openings. The Statement of significance identified that the original layout has been significantly altered and is currently far more 'open-plan' that it would have been before the office conversion. Photos A & B in the appendix are an example of how the floorplan is currently 'open' North to South. The new partitions and removals will not impact on any historic fabric that has been identified of note (see above). Furthermore, the layout proposed will be far more reflective of the building's domestic origins. The layout has been designed around the two fireplaces on the top floor, preserving these original elements, and making them prominent features of the room layouts.

New doors.

New replacement doors as indicated on drawing 22108-301, and detailed on drawing 22108-303.

The majority of existing doors are modern softwood or laminate doors. The two exceptions are identified in the heritage assessment, as two original 6-panel doors on the 2nd floor. These will be retained, and suitably overhauled and restored.



An example of the modern laminate doors that are throughout the first & second floor.



One of two 6-panel doors that have been identified as original.

The modern doors will be replaced with hardwood ash doors, substantially enhancing the premises.

The retention of the staircase between first floor and second floor.	The retention of this staircase is shown on drawing 22108-301.	The staircase between 1st and 2nd floor poses a problem to the proper use of the front areas of the 1st and second floors. The existing layout makes it extremely difficult for the stair to become part of protected escape route. To comply with Part B of the building regulations, the stair would needs lobby protection to facilitate safe escape in the event of a fire. Our original intention was to remove this staircase to allow for a new protected corridor. However the Heritage Statement by JWPC identified this stair as an important heritage feature. We have therefore redesigned the layout in order that it may be retained. The modern plywood enclosure will be carefully removed, and the staircase restored. We believe these works will be a substantial benefit to the heritage value of the building.  The staircase as viewed from the 2nd floor.
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New secondary glazing.	New secondary glazing is proposed. The extent of which is shown on drawing 22018-301, and detailed on drawing 22108-310.	In accordance with the acoustic report completed by Hepworth Acoustics Ltd, it is proposed to install secondary glazing to the windows of the bedrooms. This will be done in accordance with the details shown on drawing 22108-310. There will be no fixings or impact to the existing windows, and therefore there will be no negative impact on existing historic fabric.
Acoustic ceiling lining.	Possible extent of works shown on drawings 22108-304 - 307.	Please see separate section on the acoustic report.
Works to the ground floor reception area.	The new opening created between rear corridor and night porter's room, and the new lobby to the waiting area are shown on drawing 22108-301.	This area of the building has been identified in the heritage assessment as 'almost unrecognisable as an historic building internally'. It has undergone huge change as part of the 20th century office refurbishment and the heritage consultant identified no features of historic interest in this area, therefore it can be declared that there would be no negative impact on heritage value by the works as proposed.
New glass screen to existing door opening on Paton Street elevation.	The newly proposed glass screen can be seen on drawing 22108-302.	The new screen will replace a poor quality external timber door. The door is a modern addition, as clearly shown by the plant-on mouldings visible. The removal of the door will therefore have a negative impact on the heritage asset.

Operational Management

The newly proposed hotel rooms will be operated as part of the overall public house operation, The Brunswick Hotel. The intention from the applicant is to provide premium quality hotel accommodation in a prime city centre location.

The entrance for the letting rooms is from Paton Street. This includes a reception area and an office for the night porter / receptionist. The hotel will have a member of staff on at all times. The applicant has also provided a separate operational management statement.

Acoustic Report

An acoustic report has been carried out for the project by Hepworth Acoustics Ltd. In accordance with the recommendations, secondary glazing has been included in the proposal which is detailed within the application drawings.

Treatments to separating floors are also recommended by the report. The report recommends that the exact nature of the treatments be agreed via planning condition. Referring to Part E - when dealing with a listed building it is recommended that direct dialogue is had with the Conservation Officer to agree the extent of these works. We would like to agree a compromise solution that will improve the existing sound insulation values, without causing harm to the designated heritage asset. Also, to recognise that the standards dictated by Part E are not always suitable for a listed property, particularly in this case, when we are proposing to restore the upper part of the building to its original use.

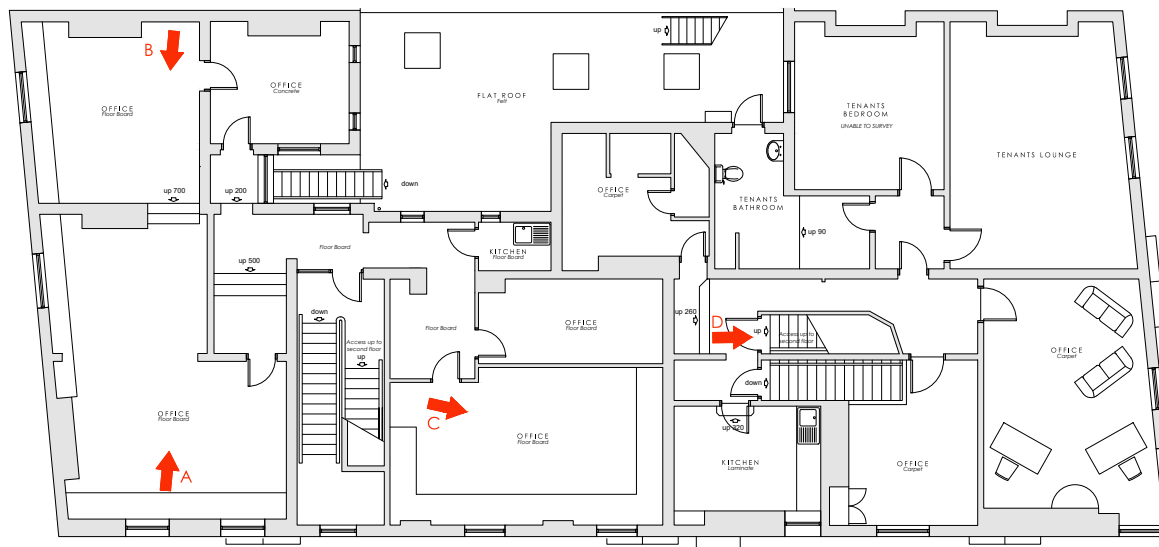
In preparing the refurbishment proposals, the Company has sought, wherever possible, to respect the historic fabric of the building and to retain and enhance its original features. It therefore proposes to refurbish the Public House by taking no character away from the original building.

The internal works proposed have been designed to restore and revitalise the upper floors of the building, which are currently both under-utilised and in a state of disrepair. The Stevenson Square Conservation area appraisal identifies that there is a high proportion of under-utilised floorspace in the Conservation Area, and this proposal seeks to ensure this does not continue for the upper floors of the Brunswick Hotel. The project will create high-quality hotel accommodation for visitors to the area, and be of a quality that is befitting of the history and value of the building.

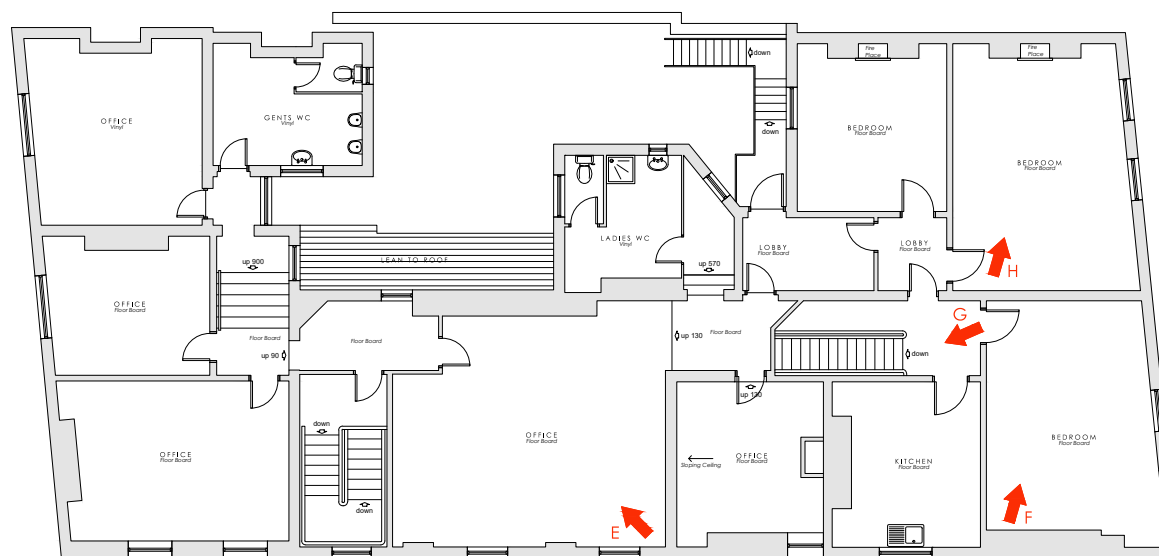
Securing the future of the building as a business is crucial to securing the future of the building itself. These works will be a positive addition and are in line with paragraph 196 of the NPPF which states:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

The applicant believes passionately that the Brunswick Hotel is a crucial building to the local area and has the potential to play a pivotal role in serving the community for years to come.



First Floor



Second Floor







