

DESIGN & ACCESS STATEMENT

Change of Use to Upper Floors and Alterations
to create 46 Bedroom Hotel

1-3 York Street, Manchester



CONTENTS

- 0.0 Process and Planning Background
- 1.0 The Existing Site & Building
- 2.0 Design Proposals
 - 2.10 Use and Size of Development
 - 2.11 Pre-Application Advice
 - 2.12 Layout
 - 2.13 Access and Guest Journey
 - 2.14 Integration of Services
 - 2.15 Structural Openings
 - 2.16 Restoration & Recording
 - 2.17 Acoustics & glazing
 - 2.18 External Appearance
- 3.0 Access
 - 3.10 Vehicular and Transport Links
 - 3.11 Inclusive Design
- 4.0 Crime, Disorder and the Prevention of Crime
- 5.0 Environmental Design and Sustainability

0.0 PROCESS & PLANNING BACKGROUND

The Design and Access Statement is intended to allow the local planning authority, the local community and other stakeholders to understand the principles behind the development. It is a concise summary of the key qualities of the scheme.

The existing building is Grade II* listed with a Bar (Browns, Manchester) occupying the ground floor level. The upper floors are currently vacant office space (managed by Vacant Property Services ‘Guardians’ scheme for the building owners Mitchells and Butlers Plc).

In brief, the application proposal is to retain the current ground floor use by Browns, and to bring the upper floors back into use as a hotel with the Inn Keepers Collection hotel brand, also operated by Mitchells and Butlers. The hotel will have a separate entrance and reception area, however the business will be operated under the same management as the Browns bar below. Both businesses will share an existing central covered yard space.

Designs for this scheme have evolved over a number of years and follow a site visit by the LPA in September 2019, advice received from Historic England in June 2019, and some further intrusive investigations by the design team to assess the extent of existing building fabric still in place. A formal application for Pre-Application Advice was made in November 2021. A joint site visit was made with the Conservation and Planning Officers and the design team in March 2022 following a formal planning application submission. A further site visit was made with the Planning Officer in December 2022 and with both the Planning Officer and Conservation Officer in May 2023 – changes resulting from these meetings are detailed in the accompanying ‘Addendum Design Statement’.

The following supporting statements/ documents have been provided which supplement this application and are referred to further in the Design & Access statement:

- Planning/Heritage Statement
- Acoustic Survey & Report
- Typical Structural Details
- M&E outline design drawings

A copy of the Historic England listing entry is reproduced below:

SJ8498SW YORK STREET 698-1/28/445 (North side) 04/01/72 Nos.1 AND 3 former National Westminster Bank on corner at junction with Spring Gardens

GV II*

Bank. 1902, by Charles Heathcote, for Parr's Bank. Red sandstone on grey granite plinth, slate roof. Rectangular plan with splayed corner to Spring Gardens. Vigorous Edwardian Baroque style. Three unequal storeys and attic, 1:5:1 bays to York Street including the corner, which has a domed turret. The ground floor, which is taller than the next 2 floors together, has banded rectangular piers supporting coupled Doric columns with shaped entablatures from which inverted consoles rise (between the 1st-floor windows), and a large round-headed window filling the width of each bay, with moulded head, scrolled keystone, and plate-glass glazing with enriched bronze "ferramenta" including a horizontal mid-panel, bottom panels with stained glass, and arched upper lights with margin panes. The 1st floor has 3-light mullioned windows with eared architraves and triple keystones, and a prominent enriched cornice with modillions; the 2nd floor has arcaded segmental-arched windows with festoons between each group of 3; and the attic has 3-light dormer windows with shouldered architraves and segmental pediments. The 6th bay (at the right-hand end) differs: it is 4-storeyed to the same height, breaks forward slightly, has an open semi-circular pediment, a doorway at ground floor with emphatic Baroque architrave including blocked coupled columns and segmental pediment, a 2-storey canted oriel above (with little windows in heavy surrounds at 1st floor and a cross-window at 2nd floor), and a round-headed window at 3rd floor with enriched pilastered architrave. The splayed corner to the left has octagonal piers framing a large round-headed doorway with enriched granite surround, a pair of windows at 1st floor with Gibbs

surrounds and triple keystones, an elaborately-detailed 2-stage feature above (rising into the turret) including a curved balcony with elegant Art Nouveau railings and a broken pediment containing a cartouche; and a cylindrical Baroque turret with projected Ionic aedicules, prominent modillioned cornice and domed lead roof with a lantern. Six-bay return side to Spring Gardens matching the York Street facade. Interior: imposing and richly decorated banking hall.

Listing NGR: SJ8408498297



Fig 1: Main entrance to banking hall/Browns – Spring Gardens to the left, York Street to the right.



Fig 2: Façade viewed from York Street, showing original entrance to upper floor offices/ proposed hotel entrance. Milk Street to the right.

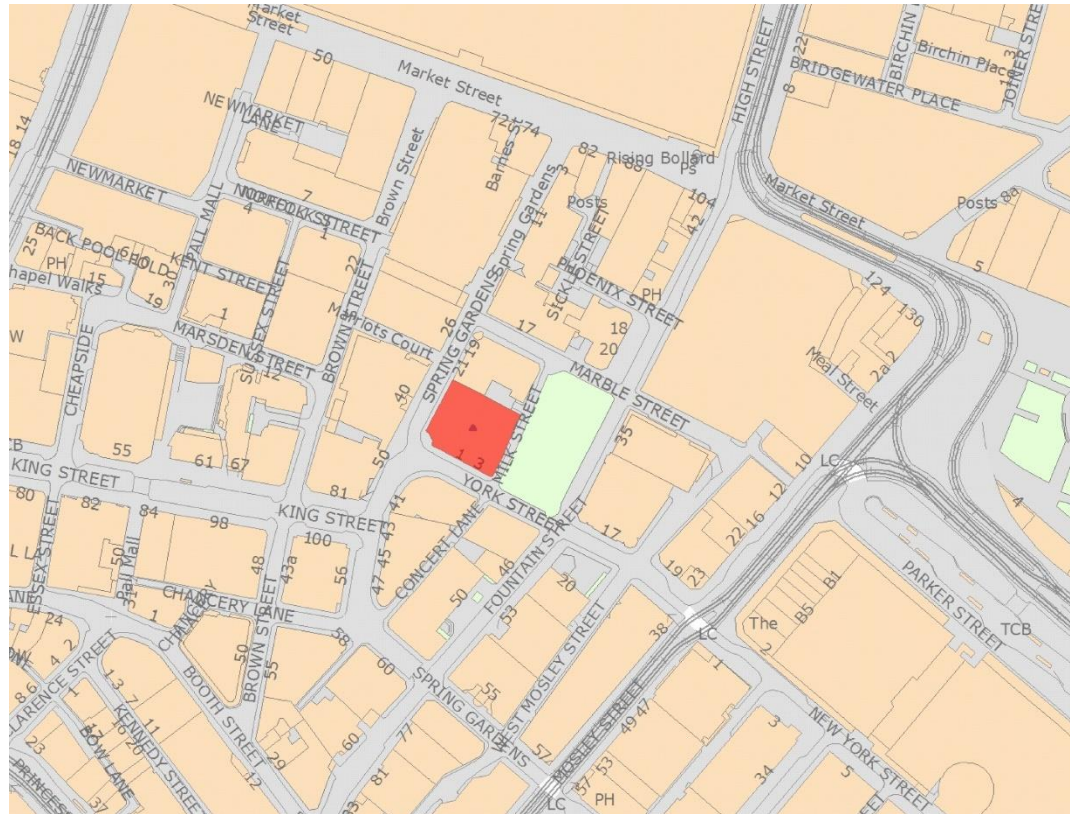


Fig 3: Site Location plan

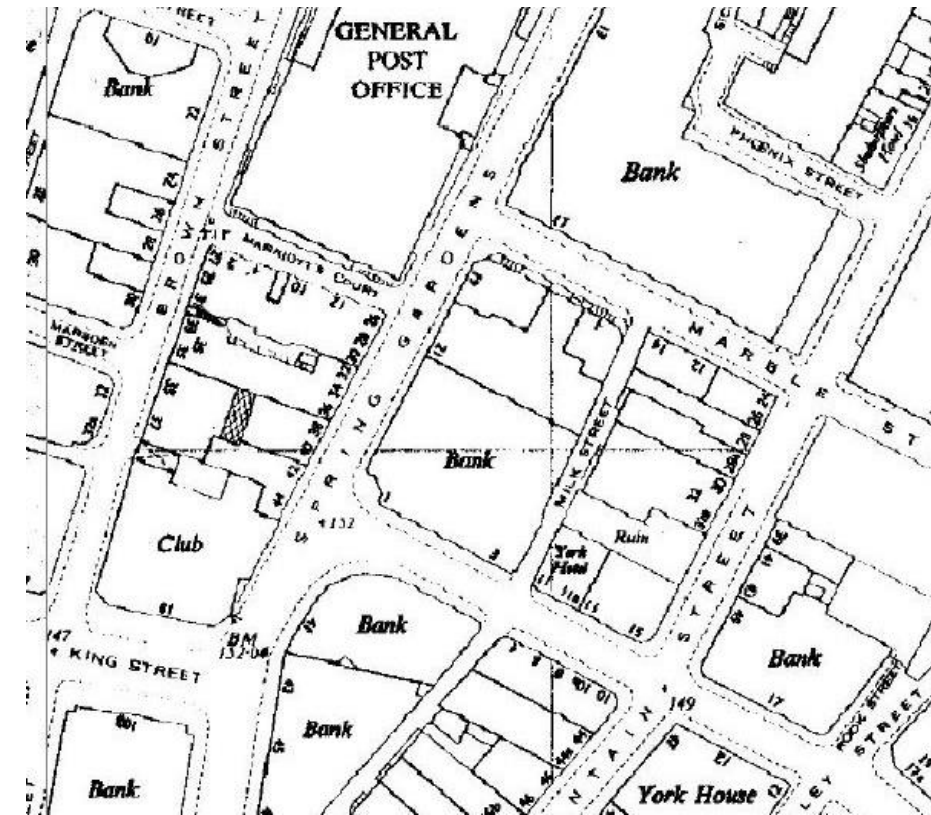


Fig 5: 1963-65 map showing group of banks in the location, one noted as 'ruin' and a further former bank noted as 'club'



Fig 4: 1854 map showing a courtyard group of warehouse buildings.

1.00 THE EXISTING SITE & BUILDING

The site is located in Central Manchester at the corner junction of York Street and Spring Gardens, to the West of Piccadilly Gardens.

The building was built as Parr's Bank banking hall and headquarters in 1902, designed by architects Charles Heathcote & Sons. Prior to 1902, the site was occupied by warehouse buildings in a courtyard formation. From mapping available between 1908-1923, a number of bank buildings occupy the local area, one noted as a 'ruin' and one as a 'club' by 1963 (see fig.5).

It is understood planning permission was granted for demolition of this building – at the time the National Westminster Bank – in 1972, however the listing was designated in the same year. An application to replace the building was refused in 1975, preventing further works and demolition, however the demolition of the clerk's hall was later consented. The listing description, reproduced in the introduction, notes the major features, in particular a fine marble-lined interior to the banking hall, now Browns Bar & Brasserie. The building has Grade II* listing status due to both its contribution to the streetscape and decorative interiors. In order to keep the upper floors in use as offices at the time, it is understood that certain alterations were consented by the Local Planning Authority in order to comply with fire safety and other practical requirements:

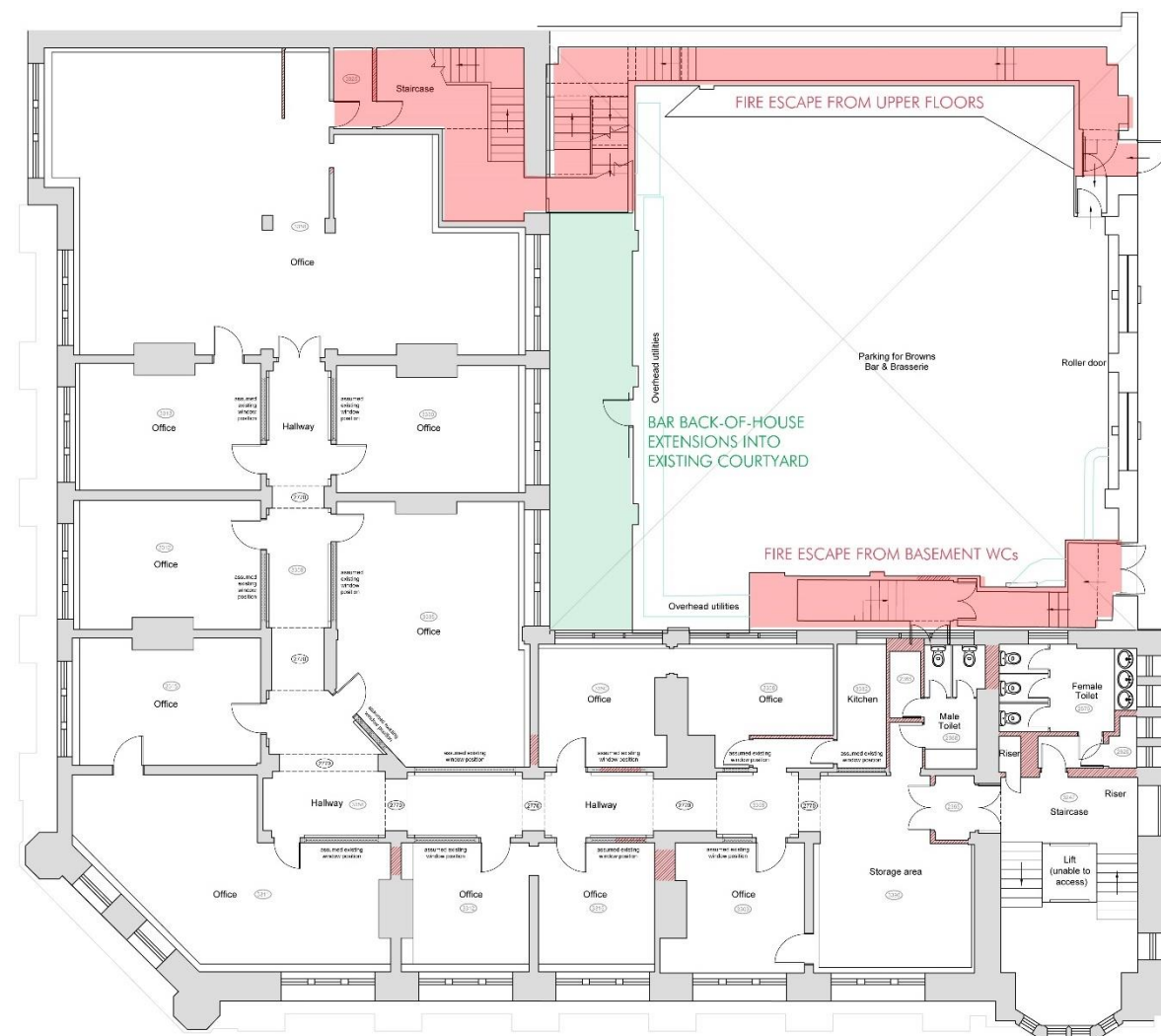


Fig 6: combined upper floor and courtyard plans showing later additions circa 1976

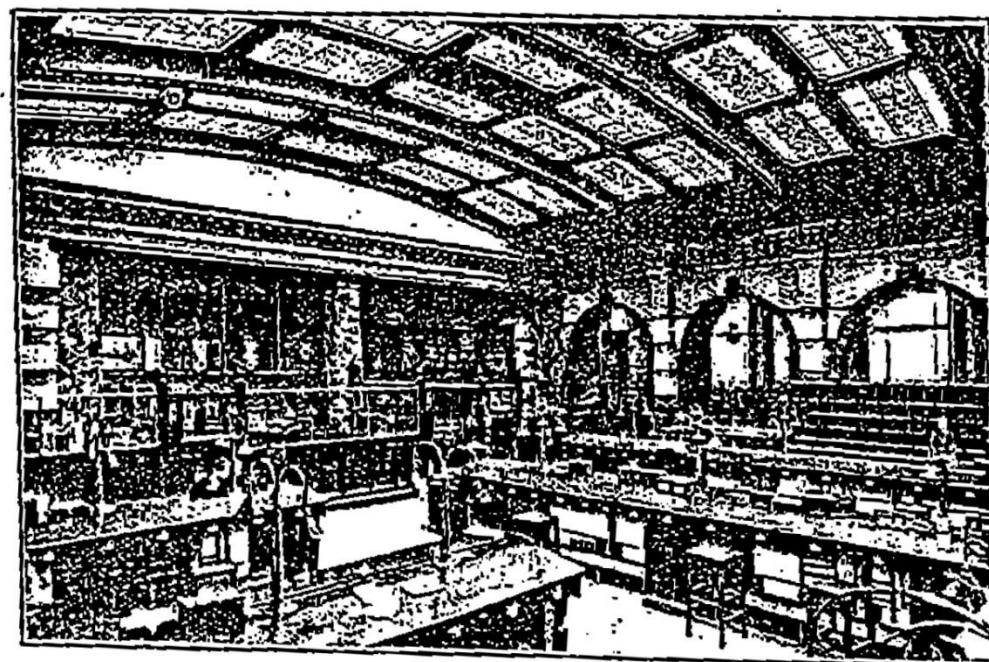


Fig 7: The only record photograph of the former clerk's hall, from The Builder's Journal 1907

The plan to the left highlights the interventions made in the mid-1970s: An internal fire escape staircase with passageway through the former clerk's hall (now a covered courtyard space) – highlighted in red; Fire escape from the existing basement access to external doors, again forming a passageway through the covered courtyard; and a blockwork extension to the rear of the banking hall to extend the back-of-house service areas necessary for the functioning of the bar use at ground floor level – highlighted in green. Figure 7 is the only surviving illustration of the original appearance of the rear courtyard/clerk's hall. This featured a curved timber and glass ceiling noted in The Builder's Journal of 10 July 1907 "...lighted from the top by a large saloon roof..."

It is highly unlikely that the curved glazed timber and glass ceiling structure was a weatherproof construction. We have opened-up an area of modern plasterboard ceiling to the courtyard ceiling as can be seen in the photographs below. Above the remains of the timber ceiling structure, there are a series of white painted metal trusses forming a pyramidal roof structure, which supports timber purlins and roof joists with a slated roof finish. From the condition of the timbers and the membrane used, this looks like a more recent roof covering – possibly from the mid-70s or more recent. The metal truss structure looks original, although this is not conclusive. It is quite possible that the pyramid roof structure is original but may have incorporated roof lights in the original covering to bring daylight illumination through the decorative glass ceiling.

It is not known when the glazing and timber (or plaster) detailing was removed – this could have been in the 1970s or pre-listing - any deterioration would have presented a significant safety risk of glass falling from height. A plasterboard ceiling has been installed on a metal frame system hung from the upper-level timber roof joists. Multiple strap hangers support the primary ceiling channels. Two small panes of leaded glazing are all that remain of the original finish (as can be seen on the lower photograph), however these have been punctured by metal ceiling strap hangers.

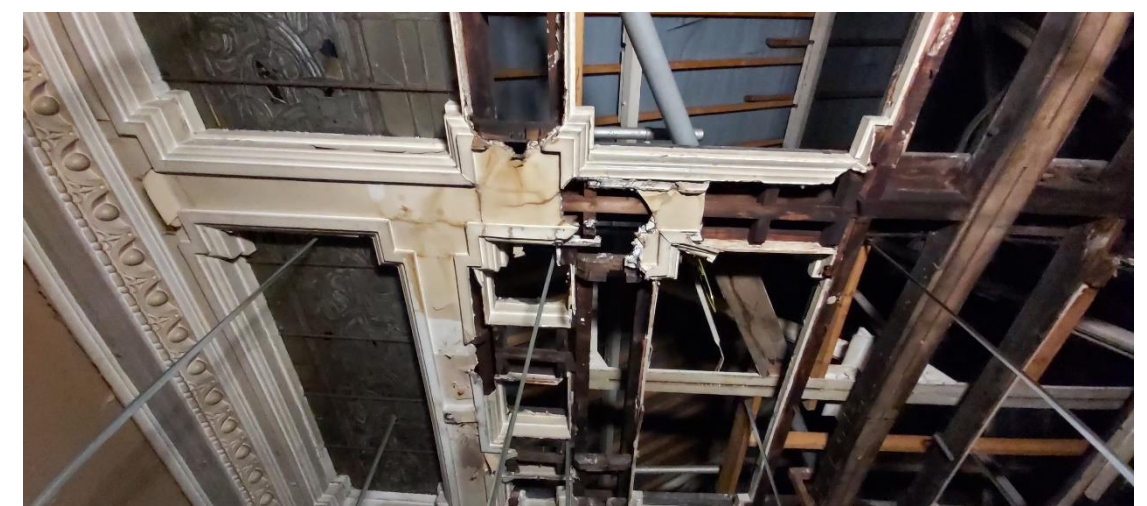


Fig 8: Photographs taken above courtyard ceiling level

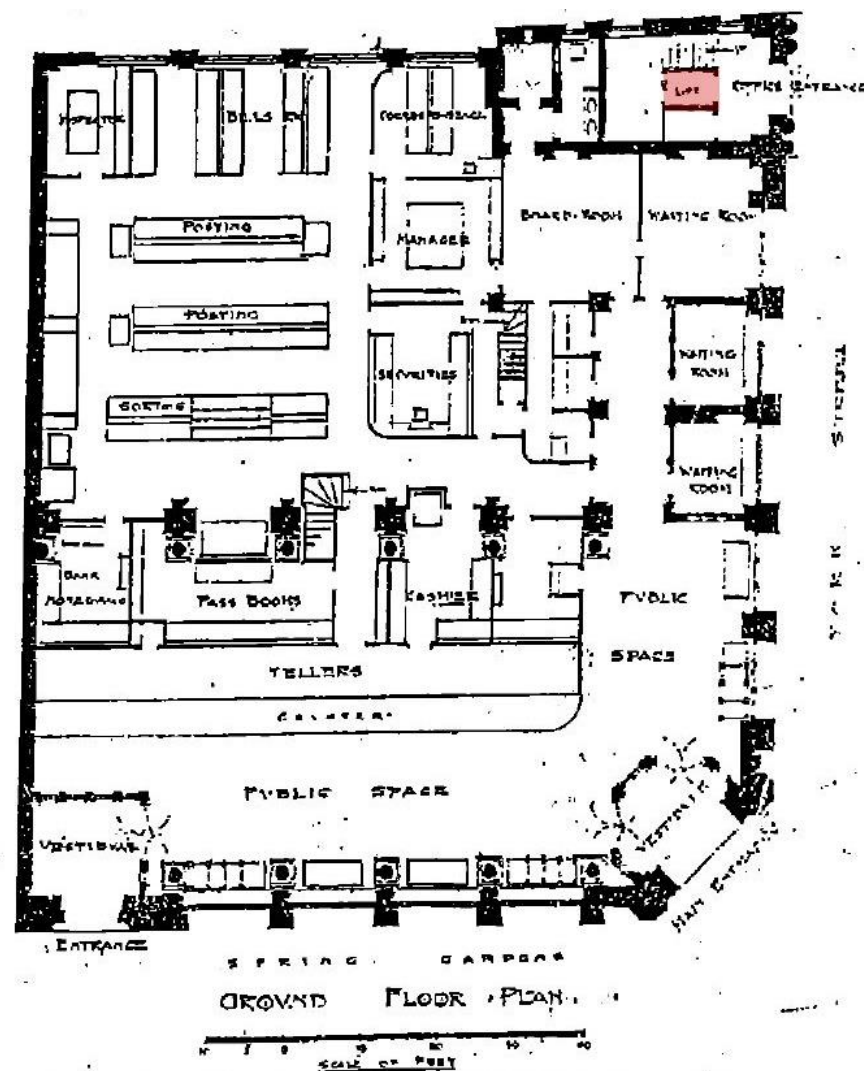


Fig 9: Contemporary architectural ground floor plan, reproduced in The Builder's Journal 1907



Fig 10: Lift shaft and stair well at ground floor level

ACCESS TO UPPER FLOOR OFFICES

Access to the upper floor office space is gained via a stepped entrance to a stair lobby with an original lift serving all storeys above, the staircase wraps around the lift shaft. The lift can be seen (highlighted) on the architectural ground floor plan of 1907 (opposite). The joinery detailing around the lift and to the entrance lobby and main stairwell appears to be original and in very good condition.

A report on the lift condition has been produced from Ardent Lift Consultancy. The lift itself appears to have been replaced and dates from the mid-1960s, and requires significant refurbishment to be serviceable. The lift shaft is capable of accepting a replacement lift mechanism & car, however it is noted that, because of the dimensions of the original shaft, this would not be capable of fully complying with the size requirements of the Equality Act 2010.

There is a 'mezzanine' floor area- which we have identified as 'first' floor - that sits at a mid-level above the banking hall, featuring arched bronze window frames that are continuous with the ground floor windows.

UPPER FLOOR CORRIDORS AND OFFICES

The upper floor corridors leading to the former office spaces feature decorative archways, and ceiling cornice details to second and third floor. Original timber panelled doors and architraves are visible in the corridors. We have undertaken some intrusive works to remove sections of recent plasterboard 'boxings' that are present within the corridors and this has revealed the original corridor finishes beneath:

At fourth floor (the topmost level) there is green glazed tiling behind boxing below dado level to most of the corridor. As we were able to remove large sections of plasterboard boxing at fourth floor, we have been able to make an assessment of the condition of the tiling. The tiling, together with a tiled skirting and dado, is largely in good condition, however there are some areas (approximately 10%) where tiles are missing or damaged, and there are numerous holes through tiles where the timber studs that frame the boxing-out are fixed.

This type of tiling detail is typical for turn-of-the-century office buildings, an example of a restored office corridor from 59-61 Piccadilly, Manchester (built 1907) is shown below, showing similar detailing retained in a consented conversion scheme.

Due to the presence of live-in property guardians at second and third floor levels, we have not been able to remove such extensive areas of boxing, however smaller exploratory holes were made and have subsequently been patched-over. We have photographic records of all these openings. The tiling on these levels appears to be of similar quantity and quality as found at fourth floor. Where boxings on these two lower floor levels extend up to high level, it has been revealed they obscure internal leaded windows that previously brought daylight from the office spaces into the corridors – see record photographs on the following page.

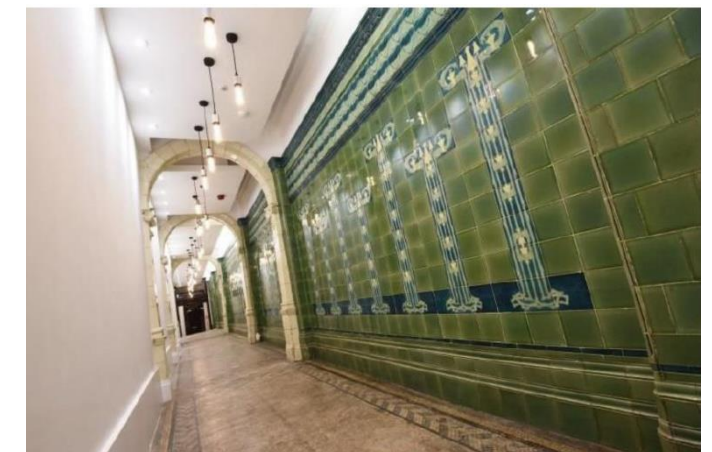


Fig.11: Tiled corridor, Clayton House, 59-61 Piccadilly, Manchester (1907), Grade II listed

A selection of record photographs are shown on the following page...



Fig. 12: typical current corridor appearance at 2nd & 3rd floors



Fig. 13: plasterboard boxing removal – intrusive investigation at 4th floor level



Fig. 15: Exposed internal leaded window at 3rd floor level



Fig. 14: typical details at 4th floor showing missing tiling



Fig. 16: typical investigative holes at 3rd floor level showing similar tiling below dado level and internal windows above dado level

2.00 DESIGN PROPOSALS
2.10 USE & SIZE OF DEVELOPMENT

The proposal is to create a 46 bedroom ‘Inn Keepers Collection’ hotel, with reception area at second floor level, associated linen storage, and miscellaneous store and plant rooms. A service lift is proposed as an extension rising through the rear courtyard roof. Even when re-fitted, the existing entrance lift will not be capable of taking the loads from linen deliveries. Also, due to the distance from ground to upper floors, it is anticipated the existing lift will be in significant demand, necessitating a secondary lift for service use.

The existing courtyard (currently used as a service yard by Browns Bar & Brasserie) will also accommodate air conditioning units and water heaters to serve the new hotel use. The roof void level currently contains supporting steel work to the turret and a redundant water tank, additional ventilation plant shall be installed in the roof void with new supporting steel, requiring two discreet dormer roof vents to be installed to the rear facing slope.

2.11 PRE-APPLICATION ADVICE

A site visit was undertaken by the LPA in September 2019 and the resulting advice on proposals was received by email dated 11 October 2019 from David Brettell, Senior Planner:

“The City Council supports bringing the vacant upper floors of this important listed building back into active use. Your proposal to convert the vacant upper floors into a hotel use is also acceptable in principle... The challenge with bringing this proposal forward is to convert the building, whilst avoiding harm to the historic fabric. This will require minimal intervention, and the retention of all original features. Room sizes are to be retained, and the removal of original walls will not be permitted. A significant issue, as discussed, is providing disabled access. I can confirm that you will need to submit an options analysis for securing full and equal disabled access. The balance between providing access and respecting the heritage of the building may be achievable by creating an additional side access and new internal lift, as proposed by you, and I look forward to receiving full details of this option.”

In correspondence with the LPA, a report from Colliers was also presented, summarising the marketing efforts that have been undertaken to find an office occupier for the building and analysing the future demand for that use - outlining the lack of economic viability of continued office use.

Preapplication advice has also been sought from Historic England, with advice received in a letter dated 28 June 2019, summarised below:

“The proposal to convert the building into a hotel would be an appropriate re-use of the currently vacant spaces in the upper storeys and well related to the restaurant use within the former banking hall. The cellular character of the former offices certainly lend themselves to a conversion to a hotel with only minor alteration. The major challenge is creating level access and the incorporation of services without further damage to the architectural character and fabric, especially the fine exterior and ground floor spaces. If this can be achieved sensitively then the impact on the significance of the listed building is likely to be minimal. The retention and repair of historic joinery, plaster and tile details should be an integral aspect of the scheme.

The insertion of a lift tower through the former ceiling of the clerks’ room would cause further damage to this obscured feature and more detail would be required to clarify the extent of the loss and proposals for making good of the original structure... Likewise it would be good if the tiled corridors of the upstairs offices could be repaired...

...There are special duties in relation to listed buildings under section 16 of the 1990 Act, reinforced within the NPPF, which states that great weight should be given to the conservation of heritage assets (NPPF 193). Account should also be given to the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (NPPF 192). We consider that this scheme has potential to accord with these requirements.

We can, therefore, confirm that we have no objection to this proposal in principle... It is particularly important to establish how access and services can be incorporated with minimal harm and to agree this detail with the Council before your submission.”

A formal application was made for Pre-Application Advice in November 2021. A joint site visit was made with the then Conservation Officer and the Planning Case Officer in March 2022. Some verbal feedback was received, however at the time of writing (July 2022), no written feedback has been received. A bullet point summary of verbal comments is below, and we have sought to address these comments in the revised design now submitted:

- Hotel entry and disabled access:
- The pre-app proposal retained the original office entrance and lift as the principal means of access, which is stepped. Permanent ramps were not possible, and objections were expressed over the potential for disabled customers to wait outside while staff attend to alternative means of access (either a demountable ramp or directing guests to the rear lift via Browns bar or the rear access).
- The Conservation Officer also suggested we consider forming a new main entrance off Milk Street, the narrower service road.
- Encapsulation of corridor features at second floor level:
- In order to convert the upper office floor to hotel use, additional services need to be brought to each room, plus drainage is required away from the hotel shower rooms. In order to protect the decorative ceilings in the old banking hall below, a raised drainage floor is proposed to most of the second floor. The means alterations are required to existing doors, and existing wall features will be covered-up, at second floor level. As the existing finishes at second floor level were already significantly compromised, the principle was adopted to route the majority of services at this level, to allow full restoration of finishes to the third floor corridor and to the fourth floor corridor walls and joinery.
- The Conservation Officer suggested we may be able to find ways to re-think services to reveal more of the original fabric at second floor level – please refer to subsequent ‘Addendum Design Statement’.
- Fitting of vents to windows
- To the rear courtyard elevations, we had proposed to fit vents to some of the existing sash windows in order to ventilate those rooms locally. The Conservation Officer suggested we look alternative means of ventilation, either central extraction (as is current proposed to the front primary facades) or drilling holes for ventilation pipework through the brickwork to prevent visual change to these windows. This advice has since been superseded with a preference for vents to be fitted through window panes.
- Further evidence/ commercial information to support the change of use
- The Planning Officer suggested further commercial justification could be submitted to support the change of use from offices to hotel in this location. This is outside of the scope of this design statement and has been addressed by others.

All the above comments have been addressed in the sections that follow. Further commercial information to support the change of use has been submitted separately.



Fig. 17: Existing third floor plan (showing alterations)

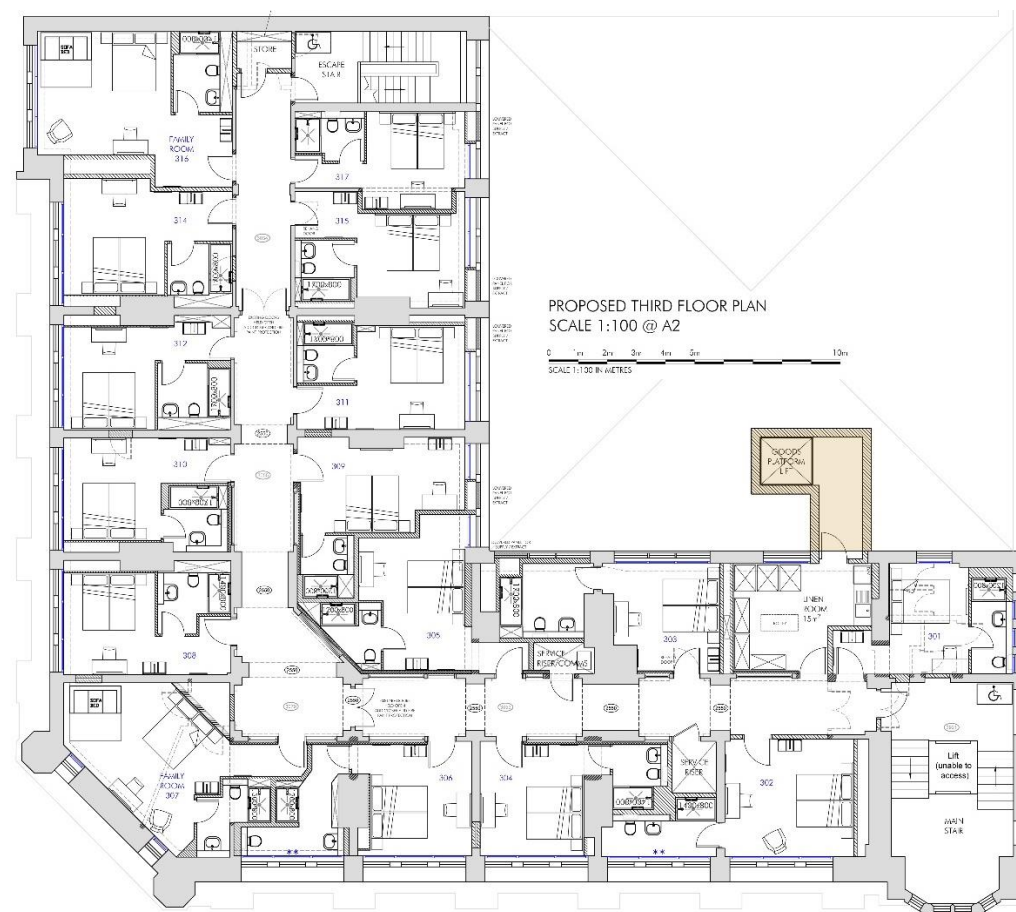


Fig. 18: Proposed third floor plan – new lift highlighted

2.12 LAYOUT

As can be seen on the typical existing and proposed upper floor plans (reproduced left), the existing office dividing walls are retained and new bedrooms are proposed, inserted within the existing structure. The central corridor is retained as a 'protected corridor' serving the hotel bedrooms. The 1970s end staircase and escape routes at ground floor level have been retained as these are still essential for fire escape purposes.

2.13 ACCESS AND GUEST JOURNEY

One of the key challenges, as identified by Historic England, is providing equal access to the former office floors because of the existing stepped entrance from York Street.

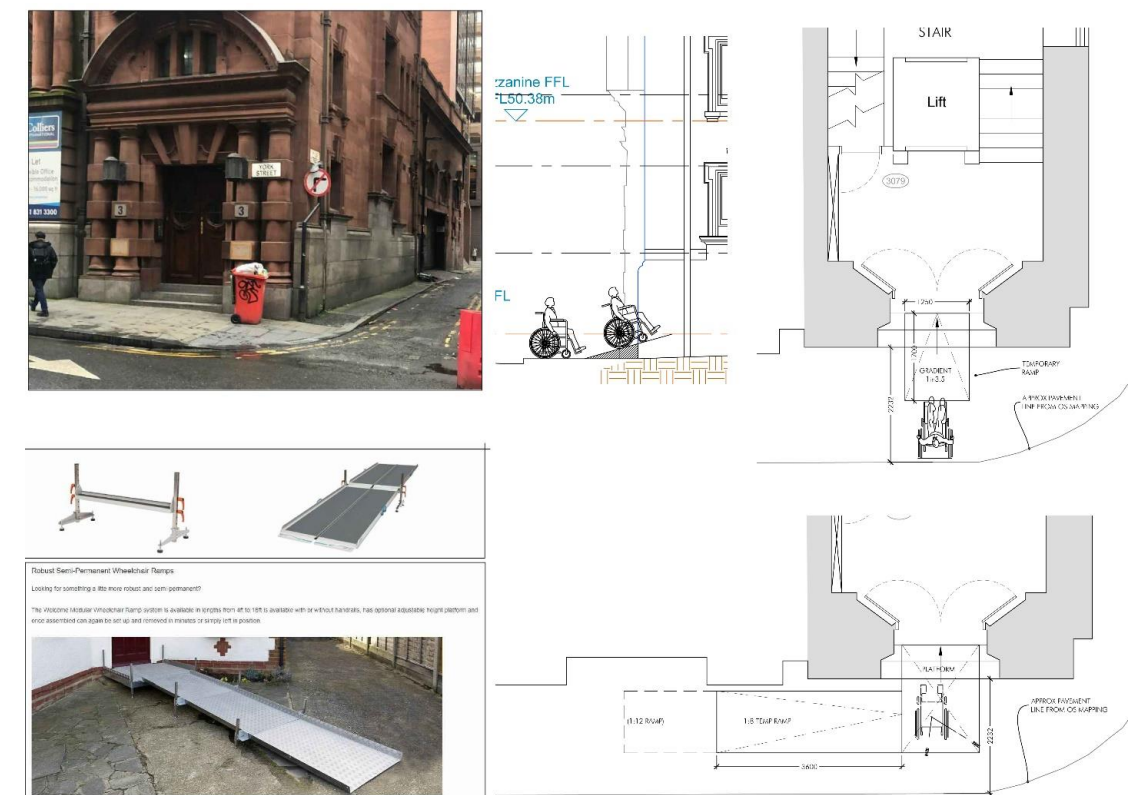


Fig. 19: Main entrance steps and ramp options

As pictured above, the original office entrance is signified from York Street with an ornate treatment. Preference has been given to retaining this as the principal entrance and restoring both its use and the use of the original staircase and lift behind it. As also illustrated above, the use of either permanent or demountable ramps were not perfect – resulting in either a large structure filling the footway, or a steep ramp that requires assistance to use. Concerns were also raised at the pre-app site visit about the potential for disabled guests to have to wait outside in the rain for assistance. Preference is given to enabling disabled users to share the same customer experience and guest journey.

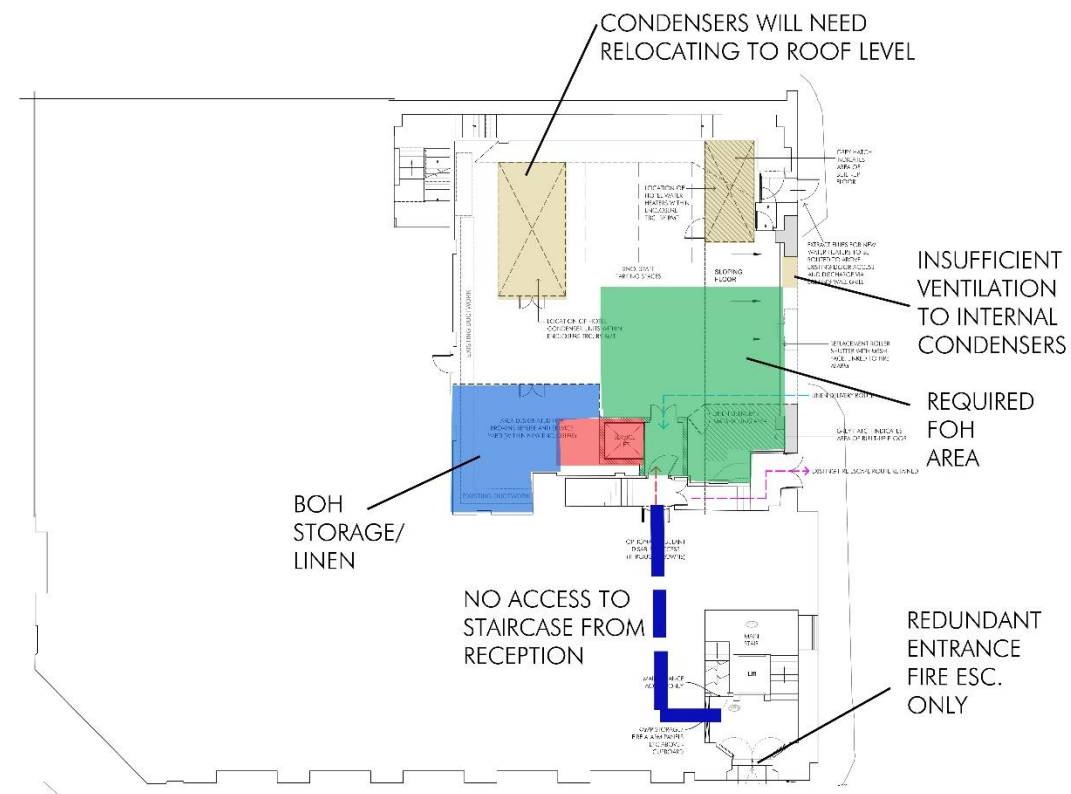
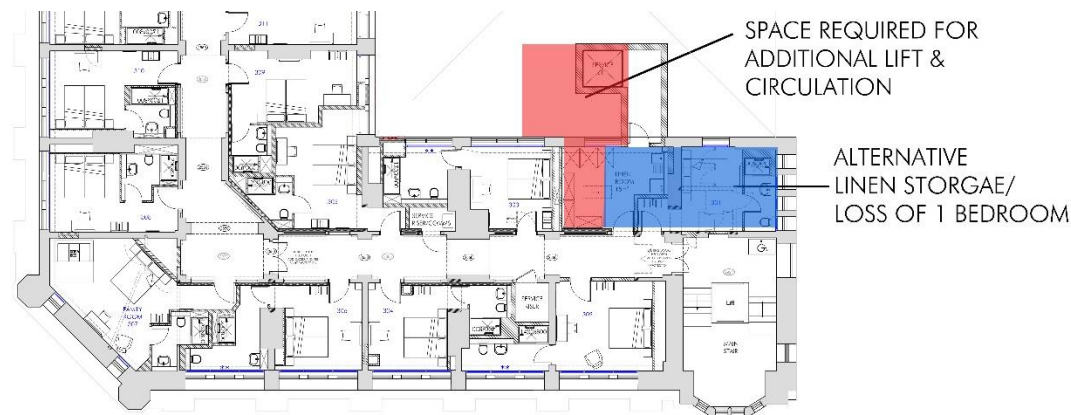


Fig. 20: Diagram illustrating implications of relocating reception to Milk Street

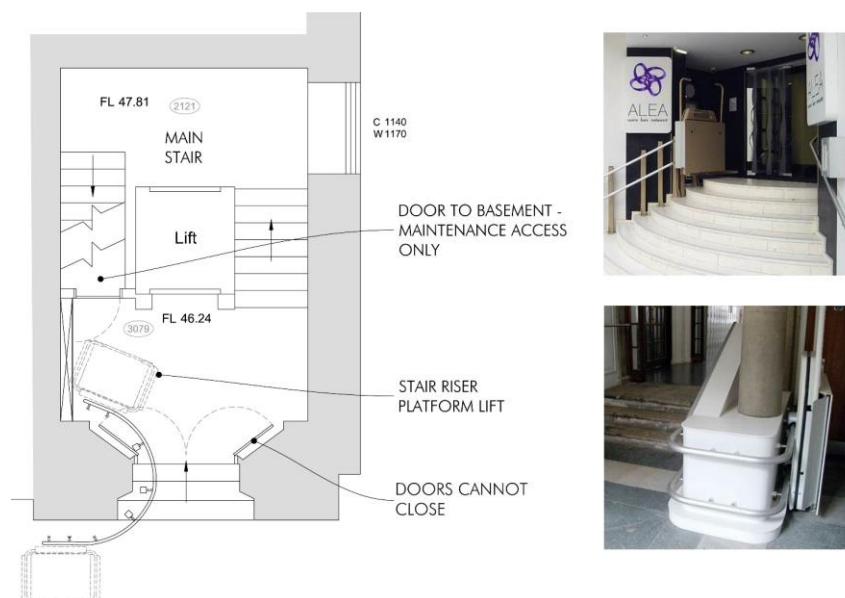
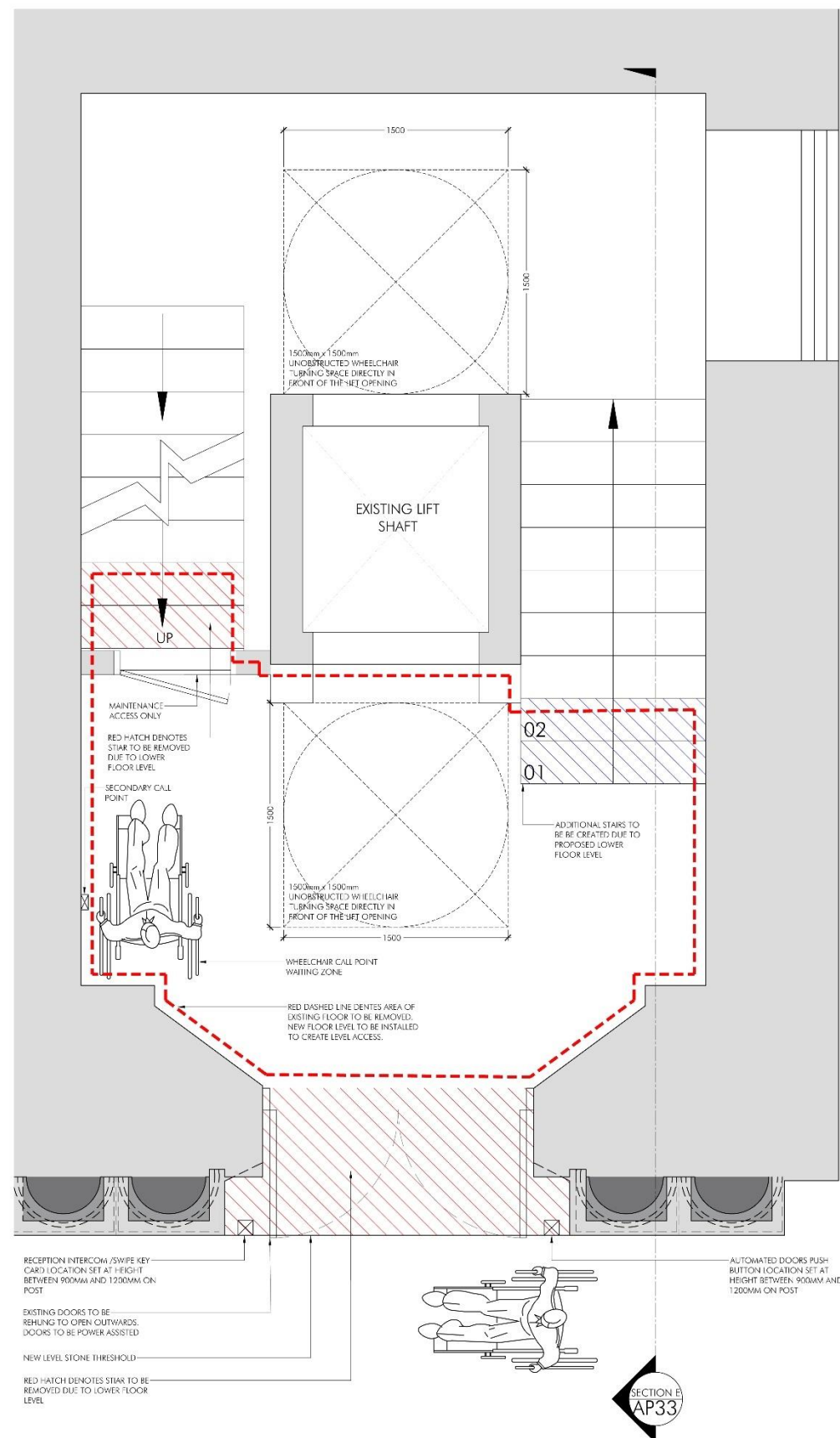


Fig. 21: Investigation into use of a 'stair riser' platform

To address the Conservation Officer's suggestion of re-locating the hotel entrance, we have marked-up (left) the implications of this suggestion. It is not a preferred solution for the following reasons:

- Milk Street is a service road and also acts as the service road to the adjacent recent office development. Our main entrance would be opposite their plant rooms. Entering off Milk Street would require significant public realm improvements and would leave the existing original entrance devoid of use. This would be confusing for arriving guests and contrary to both the establish street pattern and the fundamental design of the original building.
- The Bar and the hotel still require a service entrance, for the delivery of goods and the storage and disposal of waste. These are not good adjacent uses for a public entrance, creating clashes of people with traffic and smells (from both waste and mechanical kitchen extraction).
- Our proposals utilise the existing service yard for significant items of mechanical plant – namely heat pump condensers (to heat and cool the bedrooms) and gas fired boilers for water heating. The condensers require an 'external' space to operate. Our proposal is to replace the service yard shutters with open mesh shutters allowing significant air movement in that space. Without this, the condensers would need to be relocated – the only available location being the upper roof level where these would be extremely visible and require acoustic surrounds to deal with noise emissions. This would be detrimental to the listed building.
- Water heaters currently located in the basement of the property do not confirm to regulations due to the resulting length of the flue pipes. Therefore, these units need to be sited where flues can be easily routed to external air – this is possible using the existing vents in the service yard façade.
- A second lift would need to be introduced to the space, causing further harm to the existing structure. There is no level route at ground floor that can connect the rear yard to the existing staircase/lift. This is both due to level differences and the presence of significant internal features in the banking hall that would be harmed if a route through was formed by structural alteration.

Our preference, therefore, is to retain the existing entrance and use of the lift/staircase. We have also looked at the possibility of providing a 'stair riser' type wheelchair platform lift (see illustration left) from the pavement to the lobby. Unfortunately, these are not available with demountable support components, meaning that either the entrance doors would be removed, permanently in an open position, and/or a very compromised internal lobby would be required, leaving the entrance susceptible to antisocial behaviour and restricting access to the lift and base of the stairs at the main entrance.



To enable the re-use of the original entrance, and also to overcome the accessibility conundrum, we have now proposed to lower the floor level in the ground floor lobby to provide level access. This, we believe, causes the least harm to the building while preserving its original design intent and characteristics. Separate drawings (AP.32 & 33) have been produced and submitted with this application to show in greater detail how we propose to achieve this. Extracts are reproduced on the next page.

The existing external entrance doors can be re-fitted with a glazed light above. Automation will be fitted to these doors with column mounted controls away from the building fabric for door release, hotel card reader release and an intercom to the hotel reception.

The existing guest access lift has a 5-person capacity and a refurbish lift car is unlikely to increase this capacity. The lift serves 5 floors and is likely to have high demand and therefore longer wait times. With reception located at second floor and guests needing to carry up luggage, it is important to retain existing lift lobby space and to reduce demand on the lift. For that reason, it is proposed to provide a secondary - and primarily goods - lift to the rear courtyard area. This will be used mainly for the removal of dirty linen and the delivery of clean linen and other supplies to the hotel without monopolising the passenger lift for long periods. This also avoids inappropriate blocking of the front entrance and pavement area when loading/off-loading.

As noted by Ardent Lift Consultants, the lift car is unlikely to meet the best recommendations of the Equality Act. When the shaft is re-fitted preference will be given to enlarging the internal lift car size which may require alterations to the lift openings. It is anticipated that a single user will be able to access the upper floors using this lift. The proposed lobby arrangement, as can be seen, also provides a secure lobby sheltered from the elements with a secondary call point should a user require carer assistance or has a lever wheelchair, in which case staff will be able to accompany them through Browns to access the larger linen lift that also allows direct access to the reception area.

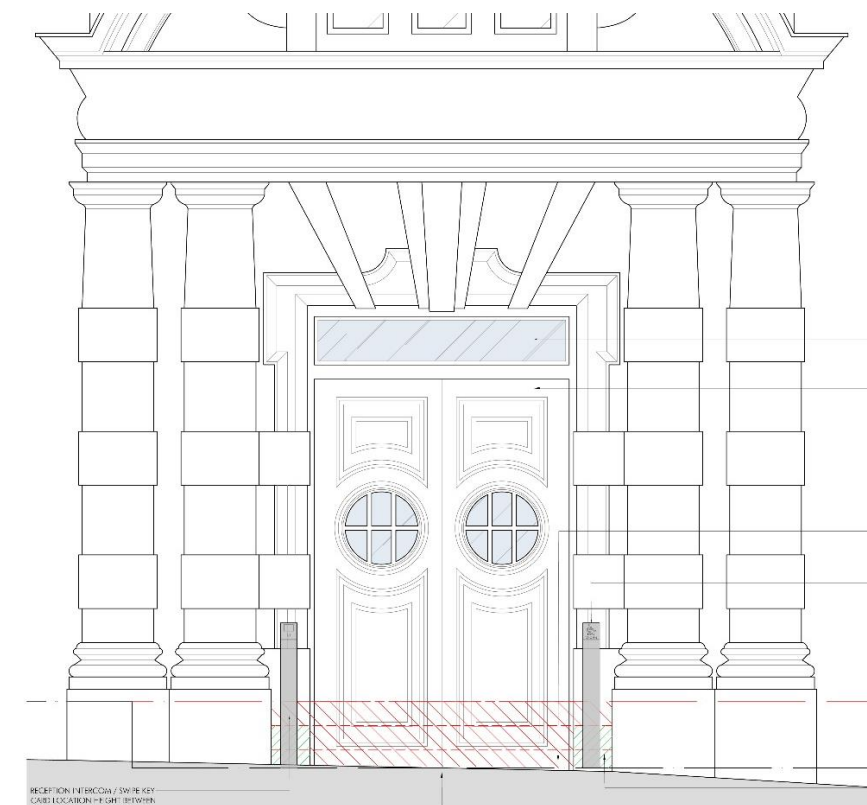


Fig. 23: Drawing extract showing elevational appearance

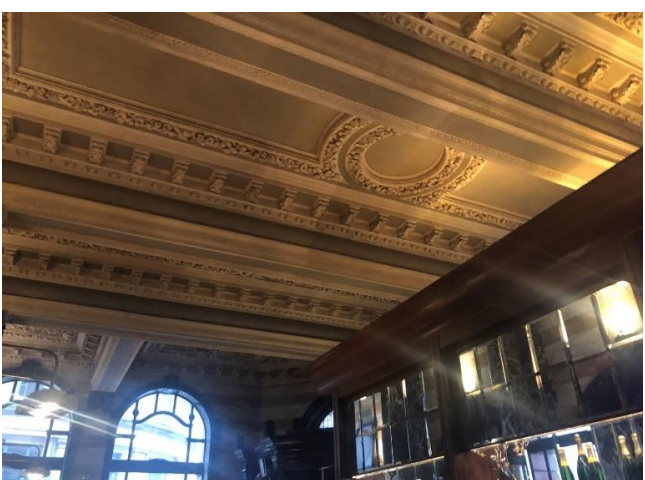
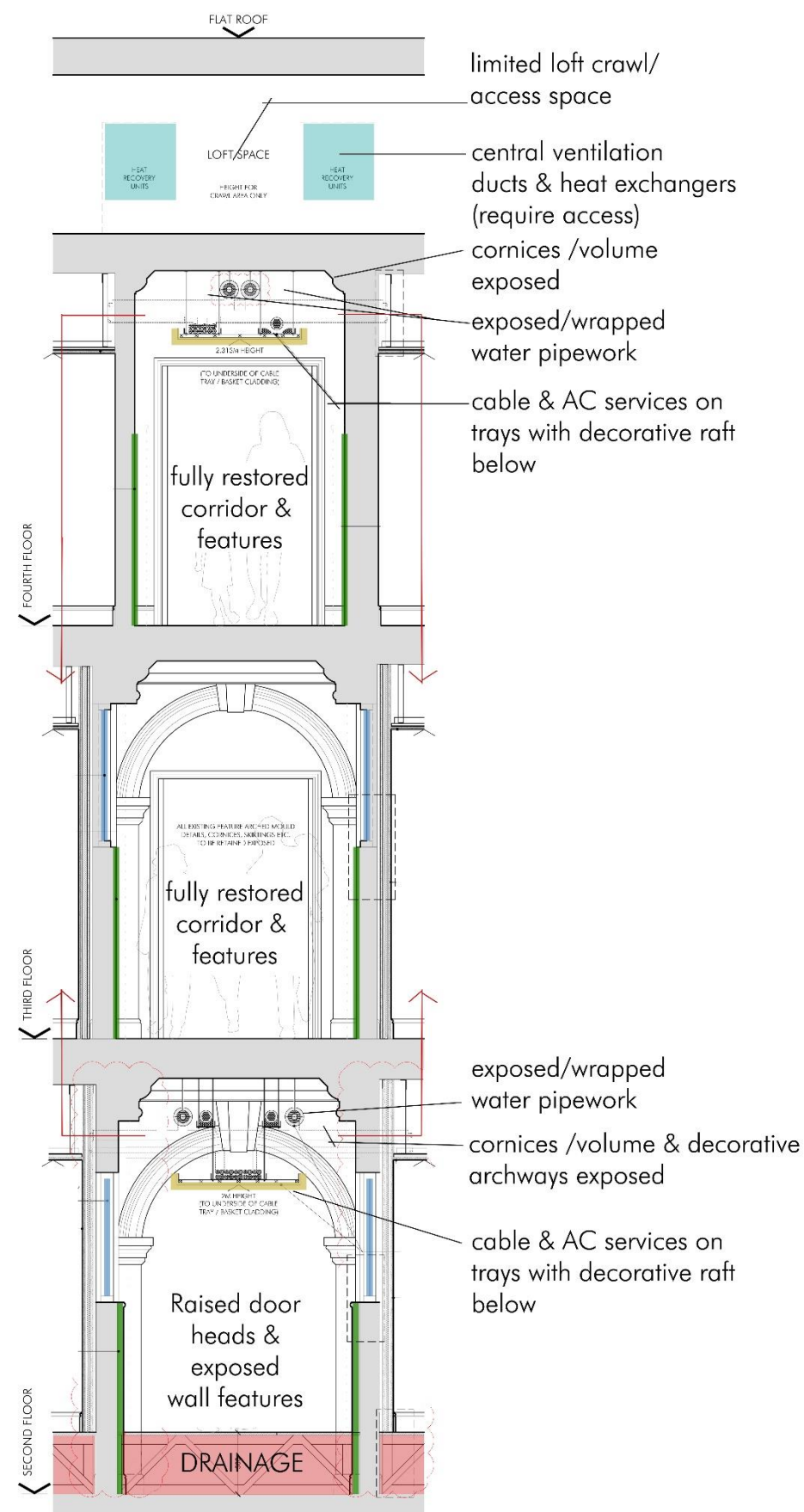


Fig. 24: Section showing servicing strategy.
Inset below: Browns ground floor decorative high ceilings.
Inset above: typical restored corridor appearance.



2.14 INTEGRATION OF SERVICES

The design proposal retains, repairs and refurbishes the external fabric of the existing building and brings the upper floors of former offices back into use. Internally, as noted in the Historic England comments, there is a balance to be met between enabling this continued use and providing services to the new hotel bedrooms. As noted in previous sections, there is also potential here to renovate some of the corridor tiling and interior detailing.

In order to deal with the foul drainage that will be necessary to serve every shower room, we have proposed to fit a raised drainage floor across the majority of second floor level, and also at first floor (former mezzanine) level, where there is an existing step down into the rooms (and an existing raised floor at stair landing level). This is necessary to avoid any damage to the ornate high arched ceilings to the old banking hall below. It is proposed to construct this floor in timber with timber supporting lattice beams. A loose laid membrane will be fitted to all the floor area as an addition protection measure from accidental leaks, and an electronic 'leak detection' system will be fitted. This both provides a high level of protection to the plaster ceilings below, and is constructed in a way that can be removed in the future without damage to original finishes and features.

A necessary part of raising the floor will also involve raising up the height of doors on this level (it is proposed to re-use existing doors). As a result, some internal features of this corridor will be compromised. Therefore, we have adopted a strategy to route the majority of building services at this level - in order to 'clear' other corridors of services and allow full restoration elsewhere. We are proposing a full restoration of the bedroom corridor at third floor level, routing services vertically through the bedrooms up from second floor and down from fourth floor ceiling and roof void space. At fourth (top) floor, there is less ornate detail at ceiling level, however there are wall tiles present. Although we do need to route some services through this corridor ceiling, all wall finishes, tiling and joinery can be fully restored at this level as well.

Since the submission of the pre-app, we have carried out further work to establish if we can minimise the extent of encapsulation at second floor level. The M&E design has been interrogated and we have managed to divert corridor services locally through bedrooms in order to expose the corridor wall finishes and first two decorative archways immediately off the reception at second floor – this is the area where a raised drainage floor is not necessary as there are first floor rooms below. This has maximised the potential for restoration in the more publicly accessible corridor areas.



Fig. 25: Extract from drawing AP.35 showing the restoration of a section of corridor immediately off reception at second floor level



Fig. 26: Marked-up sectional drawing illustrating the difficulty in taking ventilation pipework through the masonry building fabric

To avoid any disruption to the listed façade, all bedrooms that face York Street and Spring Gardens are to have a centralise air input and extraction system, routed vertically with units housed in the roof void above. To the bedrooms that face the rear courtyard pyramid roof (and obscured from street level by that roof) we are proposing to take the input/extraction air locally from each bedroom through glazed window panes - limiting alterations and allowing the windows to be fully restored at a later date should the building use ever change.

We have investigated the Conservation Officer's requests to either provide central extraction or to take the vents through brickwork walls. As can be seen from the marked-up drawing and photographs opposite, we have investigated this and at second and third floor level there is not sufficient areas of masonry to cut out holes for ventilation pipework. Nor is central extraction possible due to the restricted roof void space – this is already filled with central extraction ductwork (and is also the reason why water pipework needs to run in the corridor ceiling void, due to lack of space). These lower two levels of window, however, will be entirely obscured at street level by the courtyard roof and they will not be required to the top floor windows where input and extract air for all top floor bedrooms can run to the rear roof slope.

The top floor windows will remain untouched as we can use the roof void above to route ventilation, terminating in mushroom 'slate vents' on the rear roof slope. We also propose to take venting soil pipes to this unobserved rear roof slope, terminating in a more discreet 'slate vent' (both types are illustrated below).



Fig. 27: Typical roof vent types

Any other major item of mechanical plant will be located in the rear 'service yard' area as shown on the submitted M&E drawings. This comprises air conditioning 'heat pump' units for the bedrooms and water heaters and boosters. The flues for the water heaters will discharge above a ground floor yard doorway using an existing open grille. The existing roller shutter to the yard will be replaced with an open-link type shutter to allow better air movement in the yard, to enable the heat pumps to be located internally and not outside the building envelope. A new sectional water tank to feed the building will be located in the existing basement.

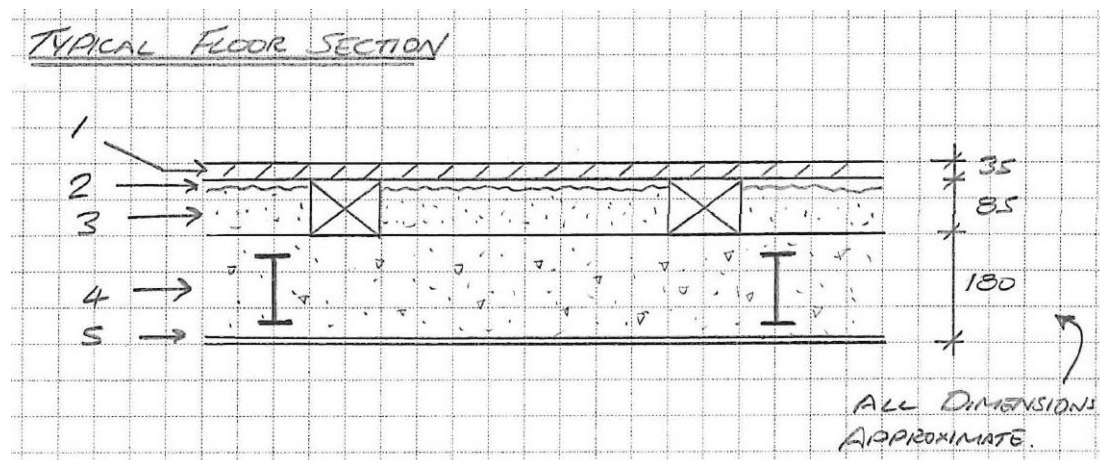


Fig. 24: Engineer's sketch of existing typical intermediate floor construction

2.15 STRUCTURAL OPENINGS

It will be necessary to form some holes in the existing floor slabs in order to route services vertically through the building. From intrusive investigation, we know the existing floor construction comprises structural steel joists with concrete infill, overlaid with timber battens and a timber floor finish.

The design team has undertaken a detailed review of services and drainage requirements. A separate M&E design has been submitted with this application along with a drawing identifying the types of holes to be formed through the floor slabs and typical structural engineering details. We have identified three types of opening that can be formed:

1. Individual core-drilled holes of 150mm diameter, spaced at least 500mm apart. These will not require any further structural support although pilot drill holes will be required to locate structural steel joists to ensure no joist is affected. The holes can accommodate either bunches of electrical cables, hot or cold-water pipes, pairs of air conditioning pipes or soil pipes.
2. Individual openings of up to 400mm x 400mm. These can be formed by removal of sections of the concrete infill material and the structural closing of the openings can be achieved by spanning timber joists over the opening. Again, these openings need to be carefully located by pilot drilling to establish steel joist locations first, and their final exact position may need to be adjusted on site. This type of opening will be formed at approx. 350 x 350mm to accommodate input and extract supply air ducts and any necessary fire damper.
3. Larger hole sizes will need to be formed by cutting through existing steel joists, in which case new supporting/trimming steel shall be required. This will need to be located directly below the structural floor and span between loadbearing internal masonry walls. Where this is necessary, the insertion of steels and padstones into the masonry walls will disrupt existing plasterwork finishes/cornices.

As part of the M&E design development, this aspect has been carefully considered with type 1 and 2 openings used wherever possible to limit disruption to existing wall finishes.

In order to form support to the new lift shaft and provide a lift pit, it will be necessary to break out part of the basement floor slab and install new foundations. The lift shaft construction would be in masonry and would extend through the ground floor slab and up through the courtyard ceiling structures.

The positioning of the proposed lift shaft has been carefully considered so that it is structurally feasible. The base has been located to avoid existing basement stairs, and at higher level the lift shaft has been positioned to avoid any clash with the primary steel roof trusses (which are likely to be original structures). Alterations to these steel trusses are also not feasible without major structural intervention. The lift shaft wall would be able to support trimmed roof purlins and to support the remains of the timber ceiling structure, allowing those remains to be left in place and suitably supported. There will be some loss of the curved timber ceiling structure where the lift shaft cuts through. The majority of the timber ceiling appears to be structurally sound enough to remain encapsulated but is not capable of being restored to its former state as all glazing and decorative infills are missing. Fig 25 opposite shows the relationship of the lift shaft to the surrounding existing roof and ceiling structure.

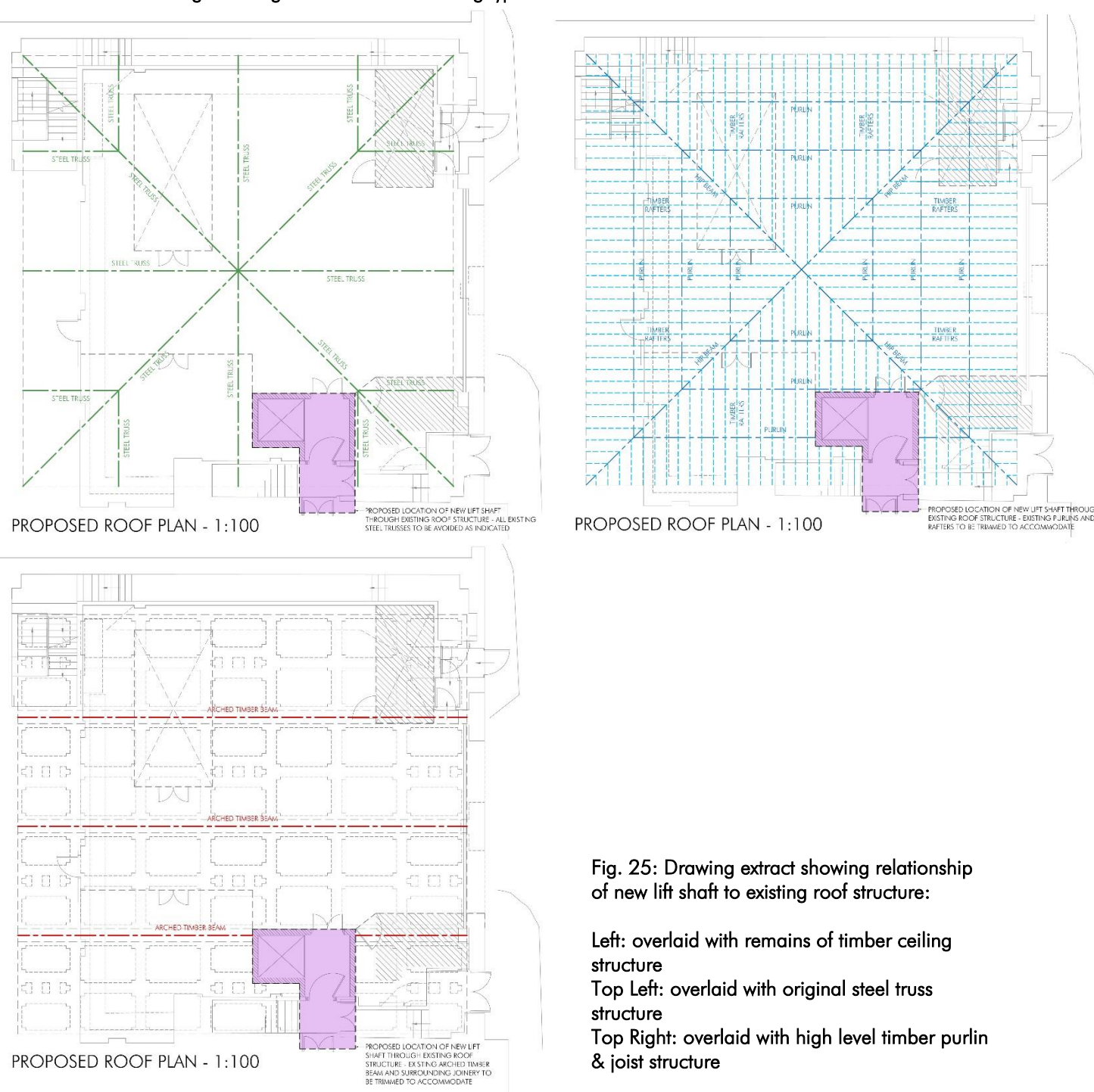


Fig. 25: Drawing extract showing relationship of new lift shaft to existing roof structure:

Left: overlaid with remains of timber ceiling structure
 Top Left: overlaid with original steel truss structure
 Top Right: overlaid with high level timber purlin & joist structure

2.16 RESTORATION AND RECORDING

Following design development in conjunction with the Authority Conservation Officer, area of full wall encapsulation are no longer proposed.

Throughout the building we are proposing to retain and re-use existing original panelled doors, to be upgraded in line with the recommendations set out in the “Guide to the fire resistance of Historic timber panel doors” published by the Institution of Fire Engineers Special Interest Group for Heritage Buildings. This will concentrate on the bedroom side of the door for a fire load limited according to the room size. Likely measures include: application of a fire protective coating to the bedroom side of the panelled door; replacing or laminating the mid panels; cross-pinning all beadings in place; the introduction of intumescent material to the frame section of the door; adding hardwood lippings to the bottom edge to minimise the gap to 3-6mm; the installation of self-closing devices. For existing mid-corridor double doorsets, this may also involve removal of the rebated meeting stiles to allow them to close freely (not in master/slave leaf order) and the fitting of suitable fire and smoke seals to the leading edges of the doors. As these double door sets may be heavy and harder to operate, mid-corridor doors are proposed to be fitted with hold-open devices linked to the fire alarm system, so that they can be held open in ordinary use and de-activated when the fire alarm sounds to allow them to self-close.

The existing wall tiling to second, third and fourth floor corridors can be fully restored and left on show in the final scheme. The tiles date from 1902 and it is unlikely to be economically feasible to manufacture replacement tiles to match these exactly, particularly where skirting and dado moulded tiles are missing. The tiling to fourth floor is missing approximately 10% of tiles (a mix of moulded and standard wall tiles), and it is likely that a similar proportion may be missing at third and second floor levels. Therefore, replacement tiles will be provided to either contrast or match as closely as possible to the existing glazed tiles. Where vertical battens have been drilled/screwed through tiles leaving a hole, in-situ localised repairs to the tile finish by a specialist contractor is proposed.

Where internal corridor 'borrowed light' windows have been identified, we are proposing to repair any glazing damage in matching frosted glass, repair any leadwork joints, repair and redecorate all frames (from initial inspection these appear to be in very good condition already). In order to satisfy internal acoustic and fire separation requirements, we have proposed facing the bedroom side of the windows in a pre-finished board and constructing a 'shaftwall' dry wall construction on the bedroom side that will independently perform to 30 minutes fire integrity and meet Building Regulations minimum requirements for airborne acoustic separation.

2.17 ACOUSTICS & GLAZING

A separate acoustic survey and report has been provided with this application. For the existing windows to perform for a reasonable guest experience, only minimal secondary glazing is required, comprising a 50mm air gap and 6mm single glazing. Detailed drawings showing this proposal have been submitted. All existing windows will be subject to a condition survey, repaired by resin injection or timber splicing as appropriate, sanded down and redecorated. All glazing beading will be repaired and tightly secured. A slimline internal secondary glazing system can be applied with any transoms/mullions lining through with existing glazing bars. Where windows fall within a shower room area, the secondary glazing shall be obscured. The secondary glazing will be hinged to allow for internal cleaning to the existing casements.

Where secondary glazing is installed, the outer windows should be left without draught-proofing so there remains a degree of ventilation to the airspace between the outer windows and the secondary glazing to prevent a build-up of condensation.



Fig. 26: Drawing illustrating the likely final appearance of a restored section of third floor corridor.

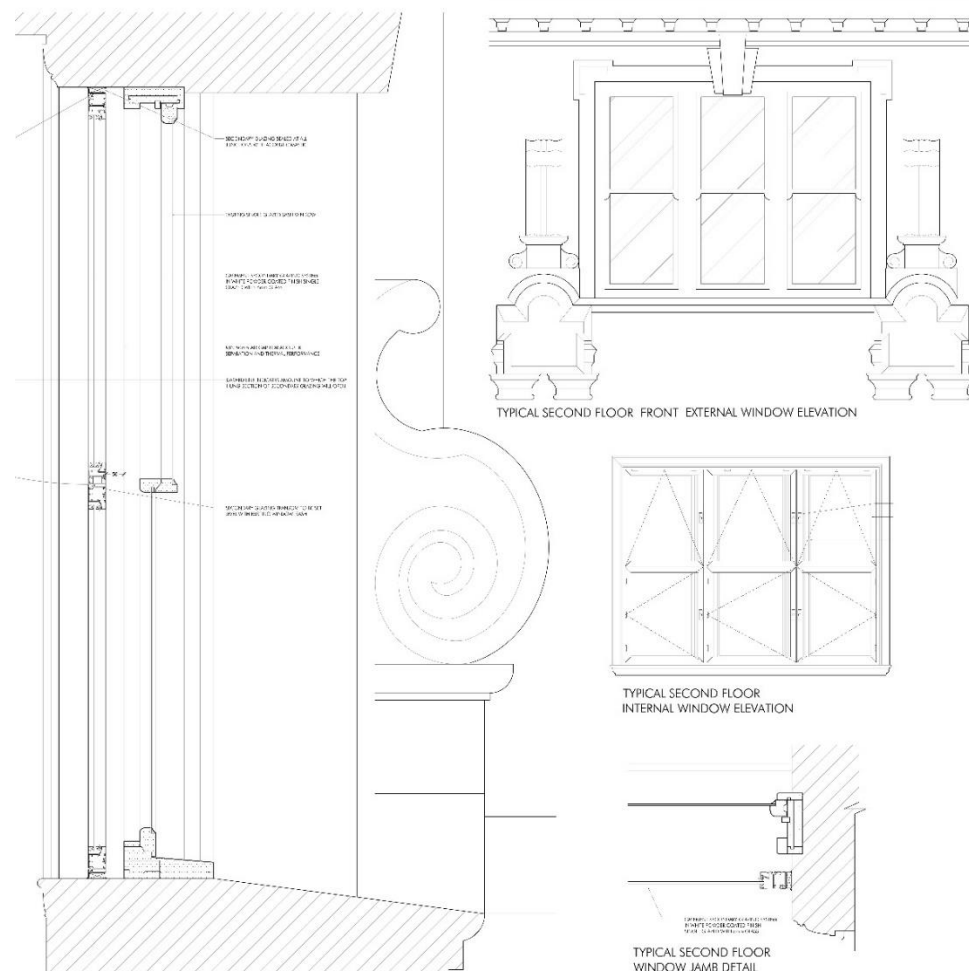


Fig. 27: Drawing extract showing typical proposed secondary glazing installation

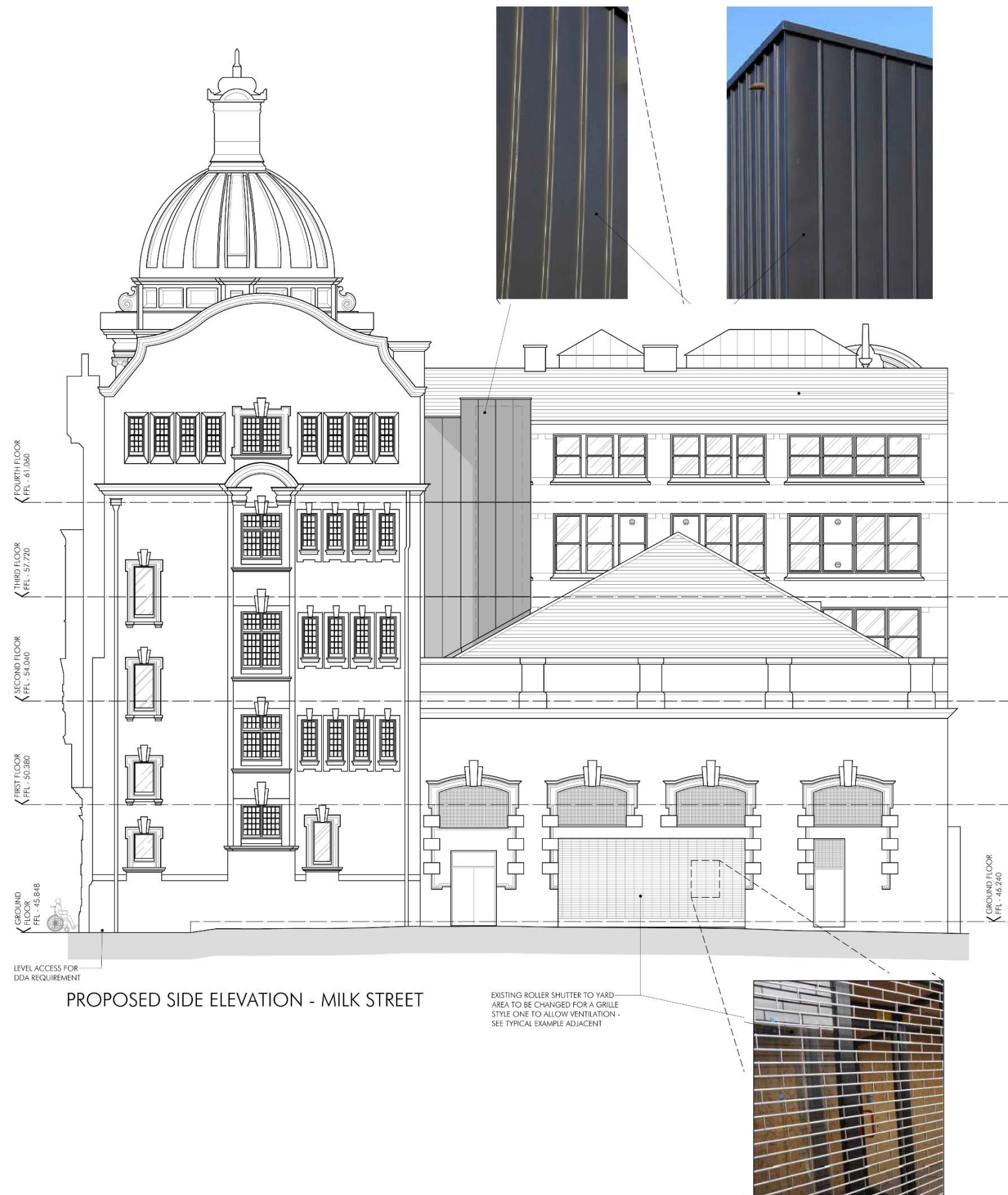


Fig. 28: Annotated elevation extract showing extent of external modifications

2.18 EXTERNAL APPEARANCE

The proposed scheme of works has been carefully considered to minimise any impact on the external appearance of the existing building. It will be necessary to construct a rear service lift that will be visible from Milk Street above first floor roof level only. There will be limited visibility of these 'internal' courtyard elevations from street level, but they will be visible from the adjacent recently completed office building and from other internal bedroom windows. We have indicated a timber cladding to the lift shaft, which is both visually interesting, but also clearly reads as a separate element/addition to the building. Other materials, such as seamed metal cladding, may also be appropriate here.

To provide ventilation to the courtyard-facing bedrooms, it is proposed to modify the window casements to the lower two storeys to incorporate some glazed-in louvre panels (shaded red opposite). These will be largely obscured by the existing pyramid roof and proposed lift shaft and will not be visible from street level.

To the rear-facing upper roof (shaded blue on the diagram opposite) we propose to incorporate a mixture of mushroom slate vents and in-line slate vents to avoid modifications to the high-level windows, as illustrated earlier in this report. These will accommodate input air supply and exhaust air to top floor bedrooms as well as venting to drainage soil pipes. These will be at high level and only to the rear/courtyard elevations of the building.

To the rear internal service yard, we have also proposed changing the existing roller shutter for an open-link version to gain adequate supply air to the internal courtyard area, allowing air conditioning condensers to be located internally within the building – this is also illustrated opposite.

Where we are proposing a raised drainage floor to the first floor ('Mezzanine') bedrooms, the external glazing is continuous with the ground floor in arched bronze frames. The illustration below, taken from the application drawings, demonstrates how we have designed the abutment with the external windows to eliminate any visual impact of the raised floor from street level.

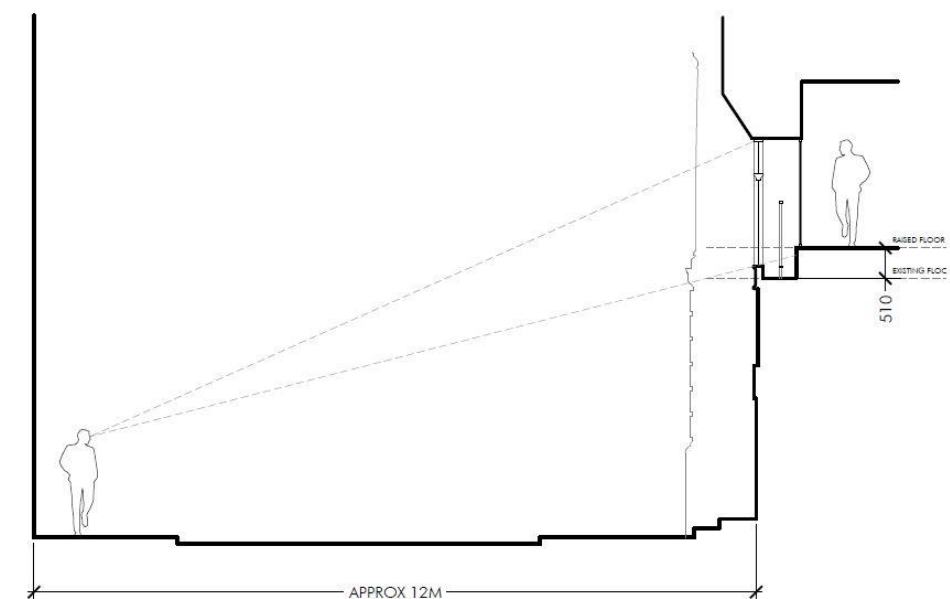


Fig. 29: Sectional diagram through York Street showing minimal impact of mezzanine raised floor from street level.

3.00 ACCESSSS

3.10 VEHICULAR AND TRANSPORT LINKS

A transport statement has not been prepared for this pre-app consultation. In brief the existing building servicing strategy will remain in place: There is limited staff parking (two spaces) available in the courtyard space; Refuse collection will remain from York Street via the service yard; Linen deliveries shall be made via Milk Street; Browns goods deliveries will remain via Spring Gardens.

Due to its city centre location, guest parking is not provided, however there are numerous public car parks within easy reach. The hotel is a short walk from main railway and tram services and bus routes 1, 36, 37 & X39 serve York Street directly and wider services terminating close by (most at/around Piccadilly Gardens) include 44, 83, 143 142, 163, 192, 202 216 & 263.

The site is within 5 minutes walk of the following bus stations: Mosley Street, Manchester City Centre; King Street, Manchester City Centre; Piccadilly Gardens; Town Hall, Albert Square; Art Gallery, Manchester City Centre.
The site is within 4 minutes walk of the following tram/light rail station: Piccadilly Gardens; Market Street (Manchester Metrolink); and is a 13 minute walk from Manchester Piccadilly railway station.

Secure staff cycle parking is available within the existing secure service yard and this can be extended to guest cycle parking if this is required by Highways/LPA.

3.11 INCLUSIVE DESIGN

Access into the building has been outlined in detail in section 2.13 of this statement, with a preference for all guests to share an equal guest journey/experience. Universally Accessible (UA) bedrooms and have been provided comprising 6.5% of the total proposed rooms, exceeding the 5% threshold required by Building Regulations Part M2. There are two UA shower rooms and one UA bathroom, weighted in favour of showers as preferred under Part M2. Due to the need to provide a raised drainage floor to the majority of second floor, there are 12 bedrooms with stepped corridor access that cannot be accessed by ambulant disabled guests. All other floor levels have level access via the main guest lift. Due to the demands of the existing building layout, it has not been possible to provide an interconnecting bedroom to any of the UA bedrooms (with direct door access between rooms), usually requested for the use of an accompanying carer, however the UA bedroom and ‘standard’ bedroom at first floor share a single corridor and can be sold as a ‘suite’ with a single shared corridor, therefore serving a similar function to conventional interconnecting bedrooms.

In all other respects, the hotel shall be fully compliant with Part M2 (‘Access for the Disabled’) of the Building Regulations approved documents. The operator shall also put in place any further measures to comply with requirements arising from the Equality Act 2010, including table seated check-in service at reception and the provision of induction hearing loops.

4.00 CRIME, DISORDER AND THE PREVENTION OF CRIME

The building is in use and staffed 24 hours a day. Night-time access to the building is by controlled entry. There will be a certain amount of night-time activity due to the nature of the building’s use. In addition, night staff will be on site and shall carry out a number of recorded spot checks around the building.

CCTV shall be installed on the site in accordance with Mitchells and Butlers policies.

The building itself is robust, with fixed lights to all windows (not openable), minimum 44mm thick external doors with no external door furniture on fire escape doors. All building services shall be secured internally, including BT, electric and gas.

The courtyard/deliveries area is not for goods storage, simply for delivery access with allocated secure bin storage and goods set-down areas for the use of both the MAB bar and hotel (bar food deliveries are via a Spring Gardens entrance). The secure roller shutter will remain locked when not in use, with a push-mechanism internally, only operated by staff.

5.00 ENVIRONMENTAL DESIGN & SUSTAINABILITY

Heat Recovery VRF

The hotel heating and cooling system will use a renewable air source heat pump and Variable Refrigerant Flow (VRF) system.

Heat pumps are widely considered as a type of renewable technology. They utilise the latent heat found in the local environment (either the atmosphere, a local water source or within the ground) to provide heating and cooling to the conditioned building.

We are currently considering the installation of an energy efficient heat recovery VRF system which is to be operated via air source heat pumps to provide bedroom heating and comfort cooling. This system will also act as the hotel bar and restaurant ventilation system.

The VRF system is beneficial to such a hotel installation due to the way it operates and ‘moves’ heat around the building: The VRF system will move heat from one zone and introduce it to another zone where required, instead of ‘dumping’ excess heat from each room to the external condensers.

Controls

The hotel shall implement a control strategy designed to minimise energy consumption. A Keycard system shall be considered for control of both the bedroom lighting and heating. When the room is unoccupied, the lighting will be automatically switched off with the heating reverting to a pre-set temperature. A control system will be implemented to allow customer control of the heating system but, for further energy saving, will automatically enter set-back mode during the night.

Lighting

Lighting has a major and direct impact on carbon emissions, design emphasis shall be given to: Prevention of Over-lighting, Lighting Efficacy & Controls:

Over-lighting

There are well established design criteria for internal lighting. However, these are often regarded as minimum lighting levels, which tend to result in areas being over-lit. During the design process each area shall be designed to achieve optimum lighting levels and care shall be taken to ensure over-lighting does not occur within lit zones. Increased internal gains from lighting will increase the likelihood of overheating in summer months and therefore to achieve the desired reduction in the use of of comfort cooling it is essential that designed lighting levels are not exceeded.

Lighting Efficacy

The Building Regulations (Part L2A) detail stringent minimum efficacy levels to be achieved in all areas. It is the desired intent to better the target lighting efficacy across all of the internal lighting installation.

Lighting Control

There is a strong desire to eliminate unnecessary lighting of unoccupied areas, as this is believed to be an often-overlooked discipline. Good robust technologies such as presence detection (PIR devices, detecting a person’s presence within a room and switching lighting accordingly) shall be employed wherever possible. All storerooms, offices and “back of house” areas shall employ occupancy detection to switch lighting. Consideration shall also be given to the installation of a “last man out” switch (one switch at the exit position that isolates all lighting circuits). This is obviously intended to prevent lighting in unobserved areas being left on accidentally.

Lighting to bedroom corridors and the escape stair shall be controlled by occupancy detection, with lighting levels being reduced by half when not occupied.