

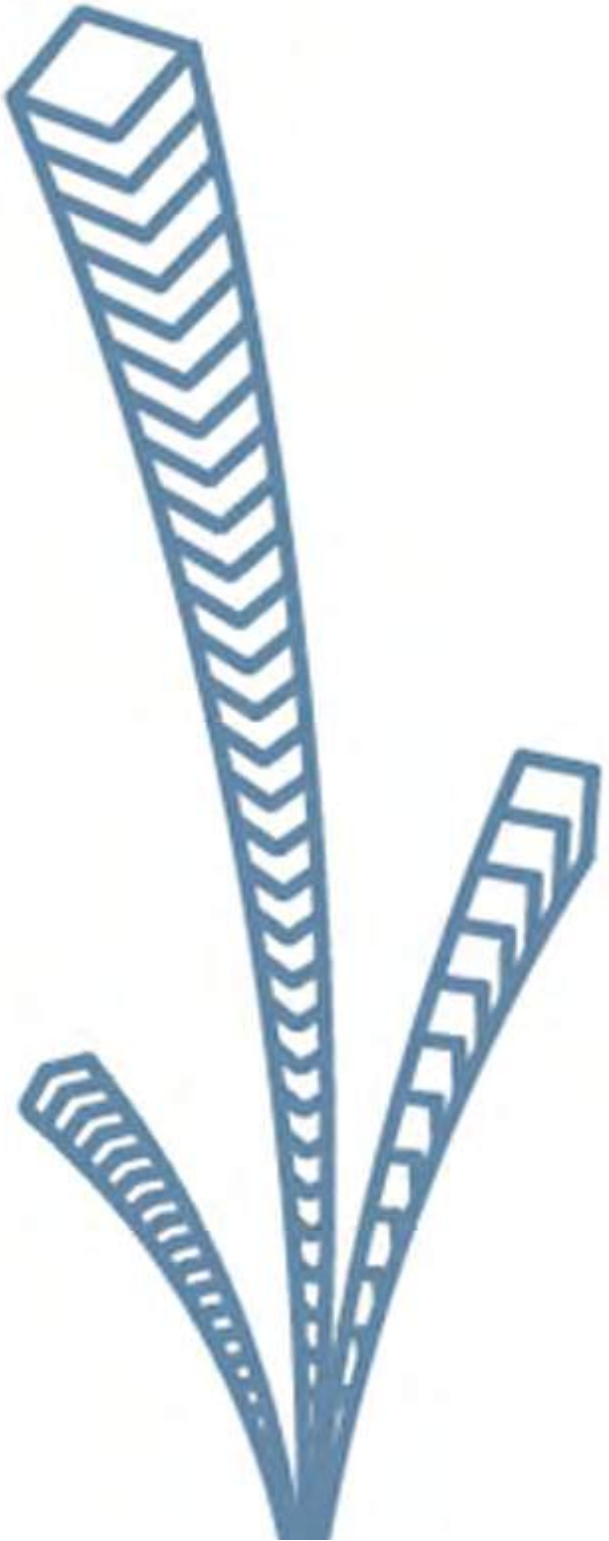
HIGH STREET

70 High Street
Manchester
M4 1EA

Karim Holdings

Design & Access Statement
3293/DA001
September 2023

SEED Architects



CONTENTS

INTRODUCTION
Purpose of this document

SITE ANALYSIS
Location
Description
Conservation Area
Existing Building
Flood Risk

DESIGN
Concept
Amount
Layout
Scale
Appearance
View from Conservation Area

LANDSCAPE
Biodiversity

ACCESS
Transport Assessment
Access to the building
Accessibility & Inclusive Access
Refuse Strategy
Design for Security

SEED Architects

INTRODUCTION

1

PURPOSE OF THE DOCUMENT

This document is in support of the rooftop extension and change of use to hotel at 68-70 High Street, Manchester.

Refurbishing the existing redundant building; retaining the existing ground floor retail units, and converting the remainder of the building from office and retail (use class E) to hotel (use class C1).

This statement has been prepared on behalf NQHS Property Limited to accompany an application for planning permission made to Manchester City Council for the redevelopment of 70 High Street, Manchester.

The proposal aims to create an attractive building which will aid and enhance the condition of the conservation area it is located in and improve access to tourist accommodation in the city centre.

This statement records the stages of design including design iterations. In addition, it provides an explanation of the final proposal and gives an understanding of the principles and concepts that have informed the design.

It is intended that this Design and Access statement is read in-conjunction with all documents and drawings supplied as part of the planning application.

SITE ANALYSIS

2



SITE LOCATION

The site is located in the Northern Quarter area of the City Centre that provides a wide range of shops, amenities, services, and facilities within a short walk from the development. The area also benefits from comfortable access to public transport with Shudehill Metrolink and Bus Station located less than 100m away and Manchester Victoria Railway Station also being in close proximity. Moreover, Piccadilly Gardens bus station, Manchester Central Coach Station and Manchester Piccadilly Railway Station are all within a 10min walking distance from the site.

The Northern Quarter is renowned for its unique and diverse built form as well as a varied mix of uses that has played a pivotal role in regeneration of the area. It provides a range of commercial uses (offices, restaurants/cafes, bars, takeaways and shop) to residential use that in the last two decades have become increasingly established in the area.

Near the application site, there is a number of exisitng restaurants/ bars/cafe such as 'The English Lounge', 'Salt and Pepper', 'Federal', 'High Street Tavern' and 'Purezza'. The site's location provides easy access to the city centre retail core, Manchester Arena and other smaller venues, and many more restaurants, bars and major tourist attractions.

Although there have been new build projects, the conversion of existing buildings has been the main method of development in the Northern Quarter. The residential development closest to the application site is 8-12 Turner Street, on the opposite side of Edgehill Street.



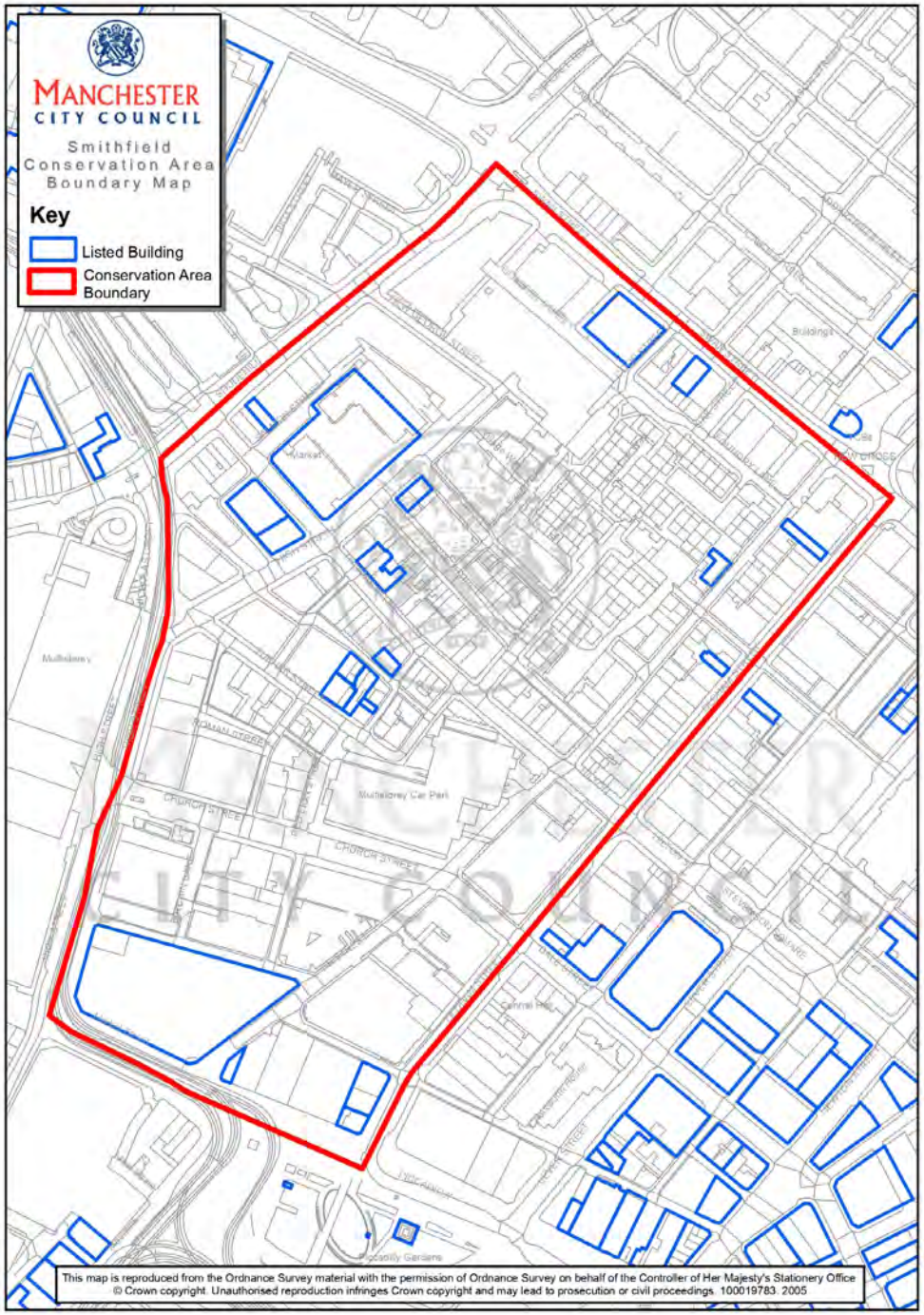
SITE DESCRIPTION

The application site is located at 68-70 High Street and 2 Turner Street, Manchester, M4 1DZ .

The irregular shape of the building gives it an almost triangural form. It is bounded by High Street to the west, Turner Street to the north and Edgehill Street to the east. To the south the building is adjoined by 'The English Lounge' Public House.

The application building, constructed of red brick with stone dressings beneth the pitched slate roof, consists of five storeys including basement and roof space. The application is to convert the redundant parts of the building, and does not include the ground floor retail units which will remain as existing.

The subject building is not nationally listed but is still considered a heritage building, and lies on a key gateway corner of the Smithfield Conservation Area.



CONSERVATION AREA

The application site lies within the boundaries of the Smithfield Conservation Area which is located on the north-eastern edge of the city centre of Manchester. It is one of a group of three in this area which was designated by the City Council in February 1987 with other two being Shudehill to the north-west and Stevenson Square to the south-east.

The Smithfield Conservation Area is bounded by Swan Street to the north, Oldham Street to the east. Market Street to the south, and High Street and Shudehill to the west.

Since its establishment in 1821, Smithfield has been known as the centre for Manchester's food markets and established businesses in the textile industry. The majority of buildings are not used for their orginal purpose anymore and have been converted to other uses.

The most recent major development in Smithfield is the office development at Back Turner street, which replaces a number of former derelict buildings, and includes an eighteen storey glazed tower.





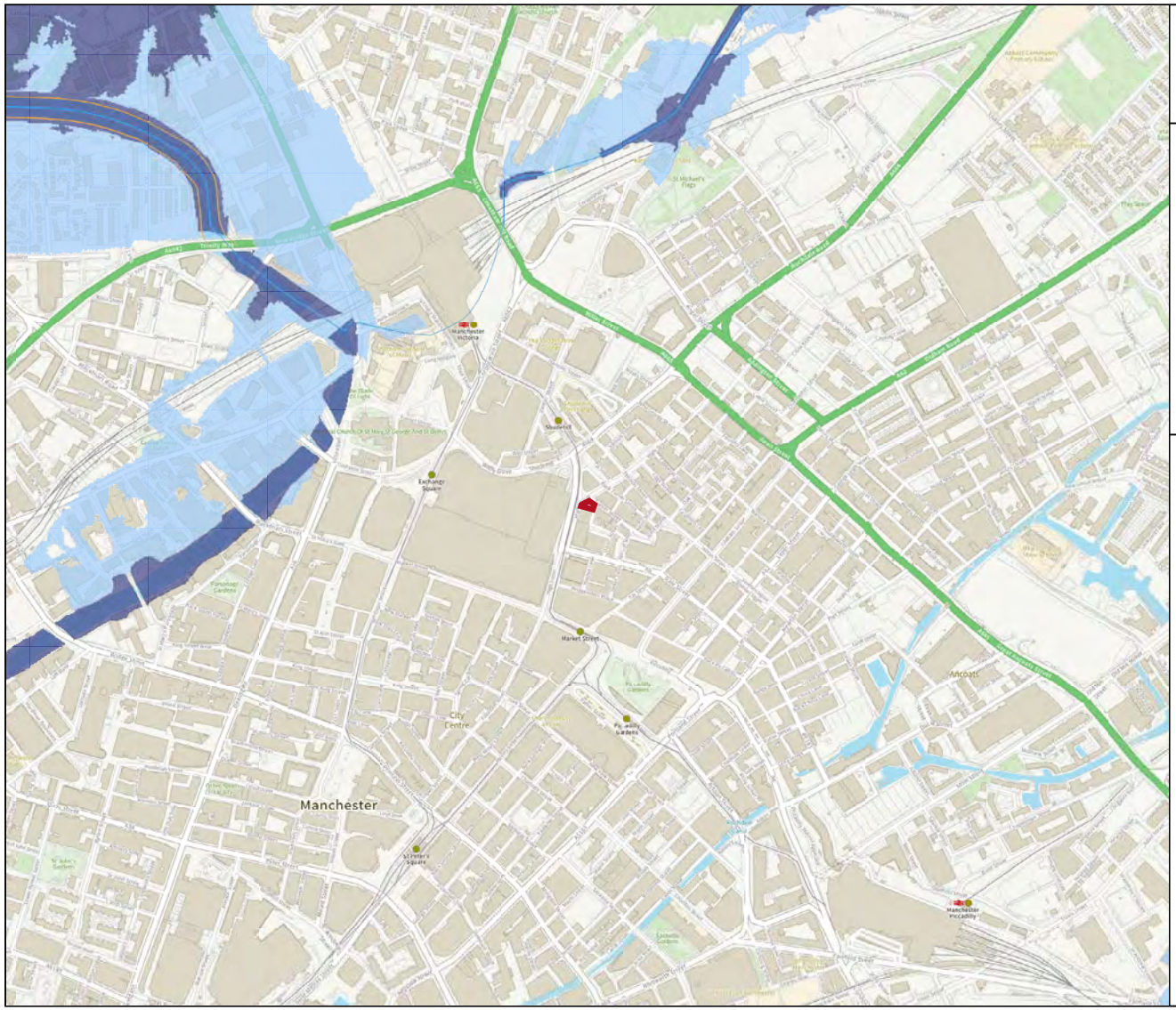
EXISTING BUILDING

The existing building is in a poor condition and redundant, hence the desire to redevelop it to bring it back into productive use, improving the area. Attractive original features include exposed brickwork, historic banding, stonework around windows and entrance stonework.

The windows are in reasonable condition, and are functional but some will require some repairs to glazing, and to be redecorated throughout.

FLOOD RISK

The site is within flood zone 1, of low probability of flooding. The site is raised from the nearby river Irwell, and hence of low flooding risk.



Environment Agency

Flood map for planning

Your reference
High Street

Location (easting/northing)
384279/398605

Scale
1:10000

Created
24 May 2023 10:35

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

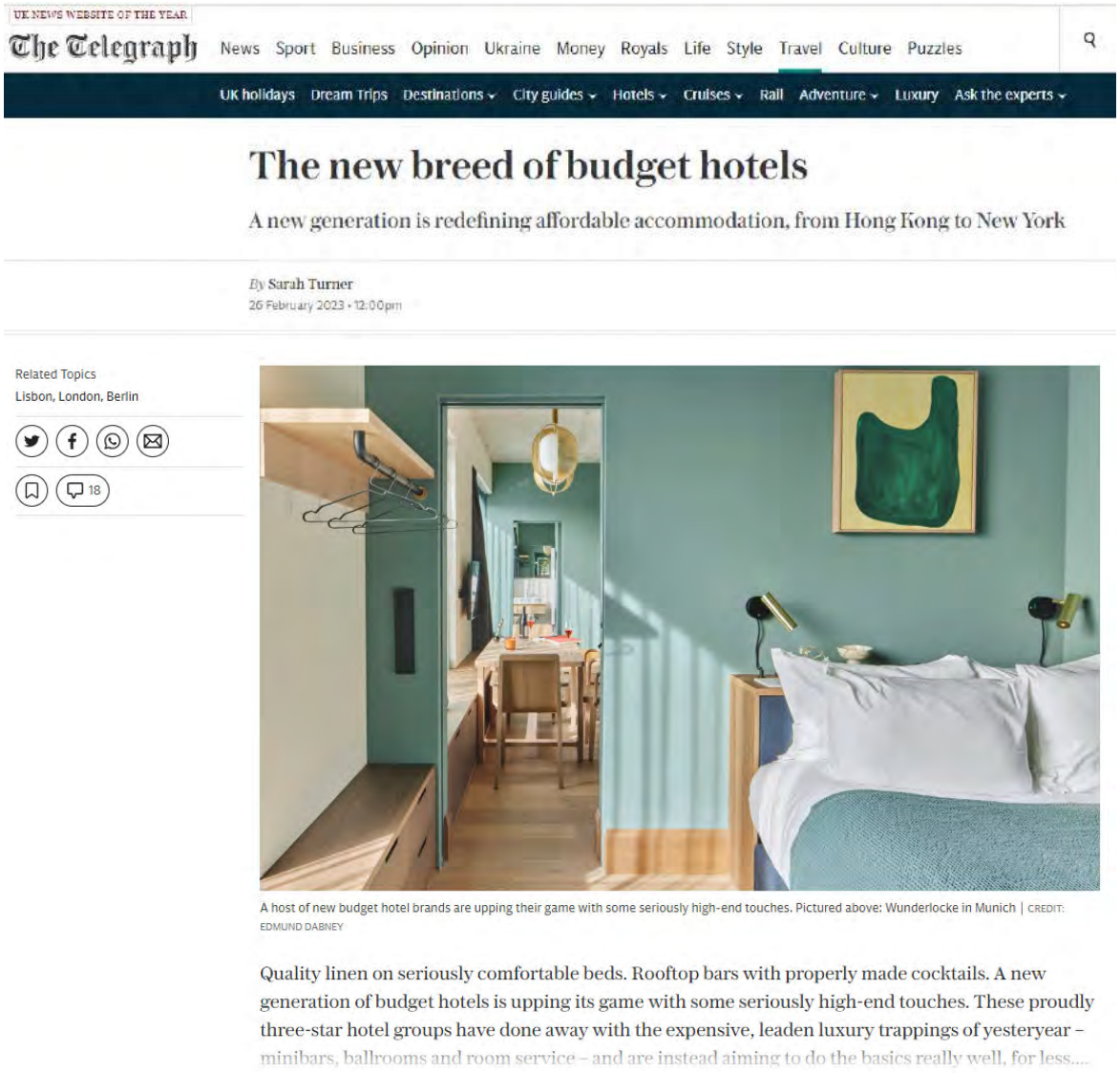
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Page 2 of 2

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DESIGN DEVELOPMENT

3



UK NEWS WEBSITE OF THE YEAR

The Telegraph News Sport Business Opinion Ukraine Money Royals Life Style Travel Culture Puzzles

UK holidays Dream Trips Destinations City guides Hotels Cruises Rail Adventure Luxury Ask the experts

The new breed of budget hotels

A new generation is redefining affordable accommodation, from Hong Kong to New York

By Sarah Turner
26 February 2023 • 12:00pm

Related Topics
Lisbon, London, Berlin

18

A host of new budget hotel brands are upping their game with some seriously high-end touches. Pictured above: Wunderlocke in Munich | CREDIT: EDMUND DABNEY

Quality linen on seriously comfortable beds. Rooftop bars with properly made cocktails. A new generation of budget hotels is upping its game with some seriously high-end touches. These proudly three-star hotel groups have done away with the expensive, leaden luxury trappings of yesteryear – minibars, ballrooms and room service – and are instead aiming to do the basics really well, for less....

The Telegraph, 26-02-2023. https://www.telegraph.co.uk/travel/lists/why-budget-hotels-days-arent-what-might-expect/

DESIGN BRIEF

High quality budget hotels are 'on the rise'.

Modern travellers value experience and location over opulence and material possessions.

This is the key design driver of the project, providing compact but efficient hotel rooms in a prime location within Manchester City Centre. Integrated within it's local area with partnerships with other local businesses to provide a luxury experience. Without on-site catering or communal spaces, the hotel encourages a true social engagement with the city and local area.

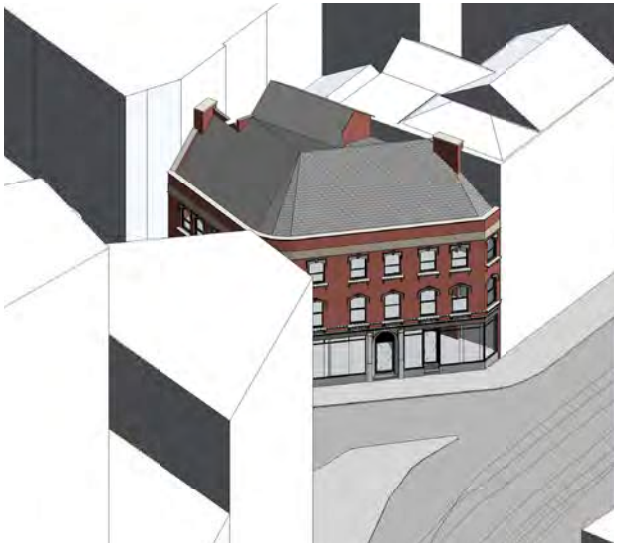
Maximising the historic features and character of the existing building, reinvigorating it with a new use more appropriate to it's prominent location within the conservation area.

The new hotel with possitively engage with and add to the existing Northern Quarter business community.

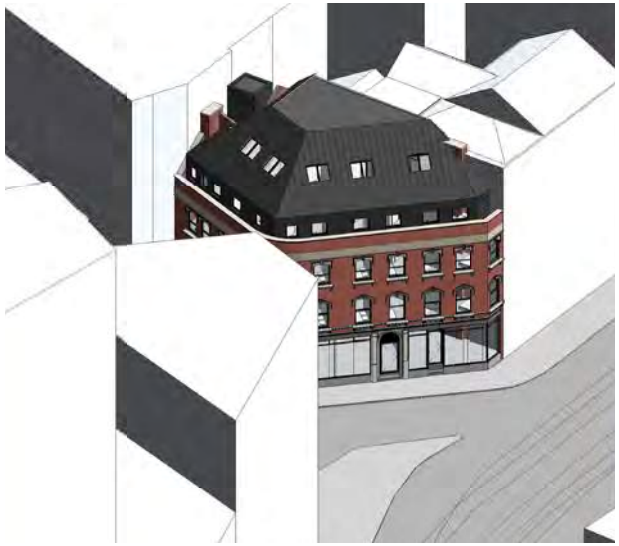
DESIGN ITERATION: SINGLE STOREY EXTENSION

The early design proposals introduced 4 options for single story extension. These iterations considered removal of the orginal roof to provide more space at the top floor and a contemporary addition to the building that would create clear contrast between old and new form. Various forms and materials were considered.

However, this approach was considered to harm the character of the Smithfield Conservation area that is known for its variety of orginal roof forms. To minimise the impact that the design would have on the area and preserve the orginal roofscape, a more modest intervention was considered in the next stage of the design process.



Exisitng Building



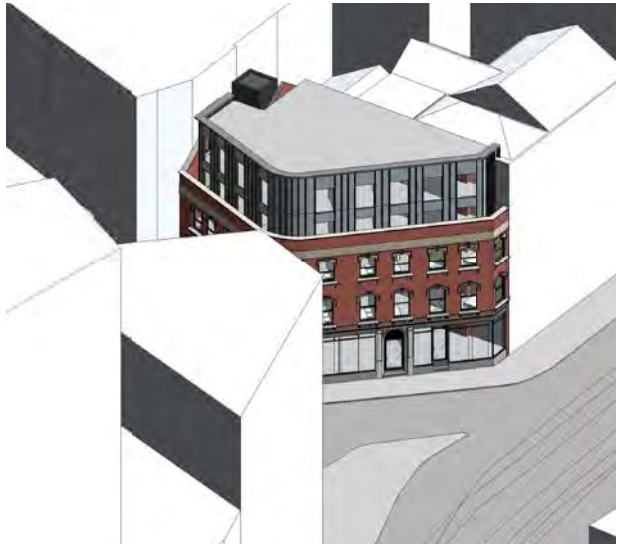
Proposed Option 1



Proposed Option 2



Proposed Option 3



Proposed Option 4



Proposed Option 1



Proposed Option 2

DESIGN ITERATION: ROOF DORMERS

In this stage, two options for roof dormers which maximised the space available within the roof level were considered. This solution limits the impact to the orginal roof form compared to the previous options.

Although it was agreed that this is the most appropriate design approach; the number, design and position of the dormers created a top-heavy intervention which was still considered to cause a degree of harm to the building and the conservation area.

Following that, in the final proposal roof dormers were redesigned and relocated to offer the most appropriate and beneficial design solution.

DESIGN

4



DESIGN CONCEPT

The proposal for High Street, is a re-use development to create a refurbished hotel building that fits well into the unique surroundings of one of Manchester conservation areas.

The application building is well situated for hotel development project; conveniently located in the city centre; in the historic Northern Quarter. Within short walking distance to retail district, many touristic attractions and popular landmarks. Great pedestrian, cycle and public transport links to all of Greater Manchester, and the wider region.

The location of the application building required careful consideration for its context. To respect the character of the Smithfield Conservation Area, the proposal offers alternative to the single storey extension option explored in early design iterations and offers a proposal that is better integrated into the surroundings.

The final design introduces roof dormers on the top floor to provide additional roofspace. To make the final proposal less top heavy, increased glazing and frameless windows were used for the dormers that align with the exisitng windows. This design solution is better integrated in the existing context enhancing the quality of the local area.

The new rooflights are conservation grade and sit flush with the existing slates. The lift extension matches the material of the roof dormers and fits in the existing townscape.

The final design introduces improvements and restoration to the exisitng elevations and historic elements of the building, enhancing the character of the conservation area and the streetscape of the local area.

AMOUNT

26 rooms over the first to fourth floors are designed efficiently to be comfortable and attract visitors into the area.

Two entrances, one from High Street and secondary fire escape onto Turner Street. The new lift and stair providing access to rooms across all floors, with greatly but sensitively improved accessibility to the historic building.

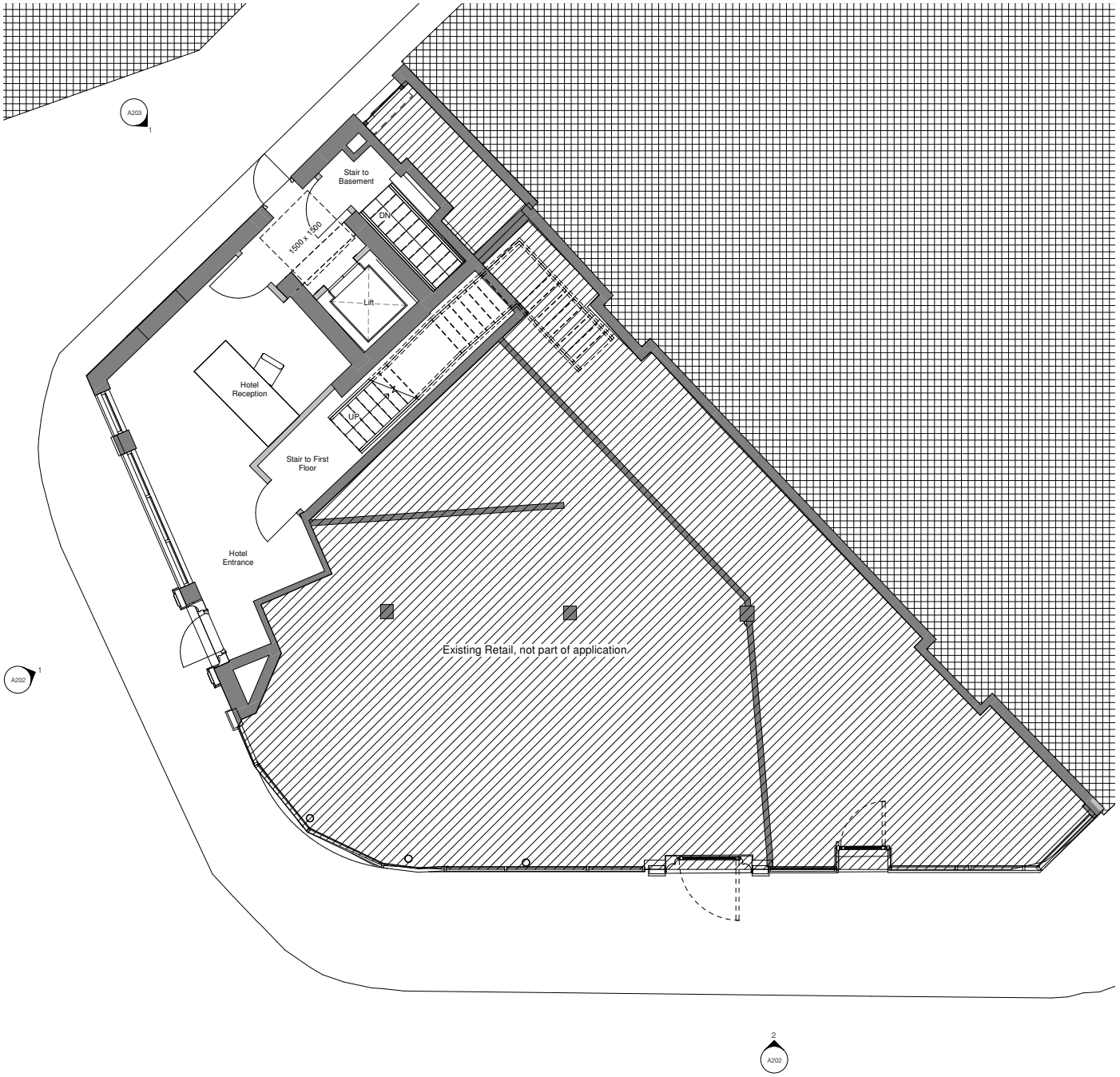


DESIGN CONCEPT

Left: View from High Street looking South East towards the building



Left:View from Nicholas Croft looking South towards the building



GROUND FLOOR PLAN
LAYOUT

Existing Retail (not part of the application)

Commercial:
- Hotel Entrance, stair and lift,
- Hotel Reception



FIRST FLOOR PLAN
LAYOUT

Accommodation:

Hotel Rooms
7 x double rooms

Communal stair and lift
Housekeeping/maintenance store

Travel Distances:
All rooms are arranged to comply with travel distance requirements.



SECOND FLOOR PLAN
LAYOUT

Accommodation:

Hotel Rooms
7 x double rooms

Communal stair and lift
Housekeeping/maintenance store

Travel Distances:
All rooms are arranged to comply with travel distance requirements.



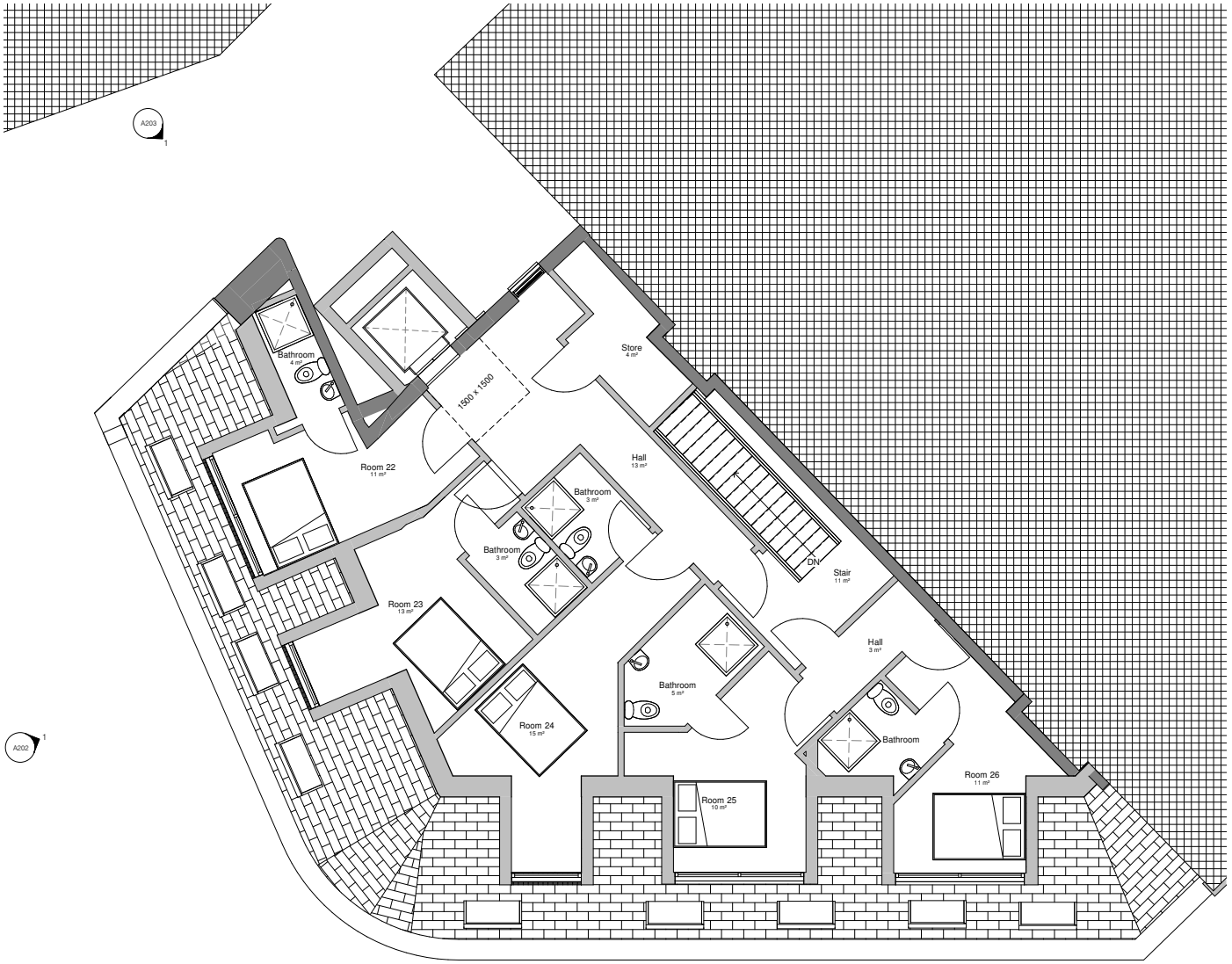
THIRD FLOOR PLAN
LAYOUT

Accommodation:

Hotel Rooms
7 x double rooms

Communal stair and lift
Housekeeping/maintenance store

Travel Distances:
All rooms are arranged to comply with travel distance requirements.



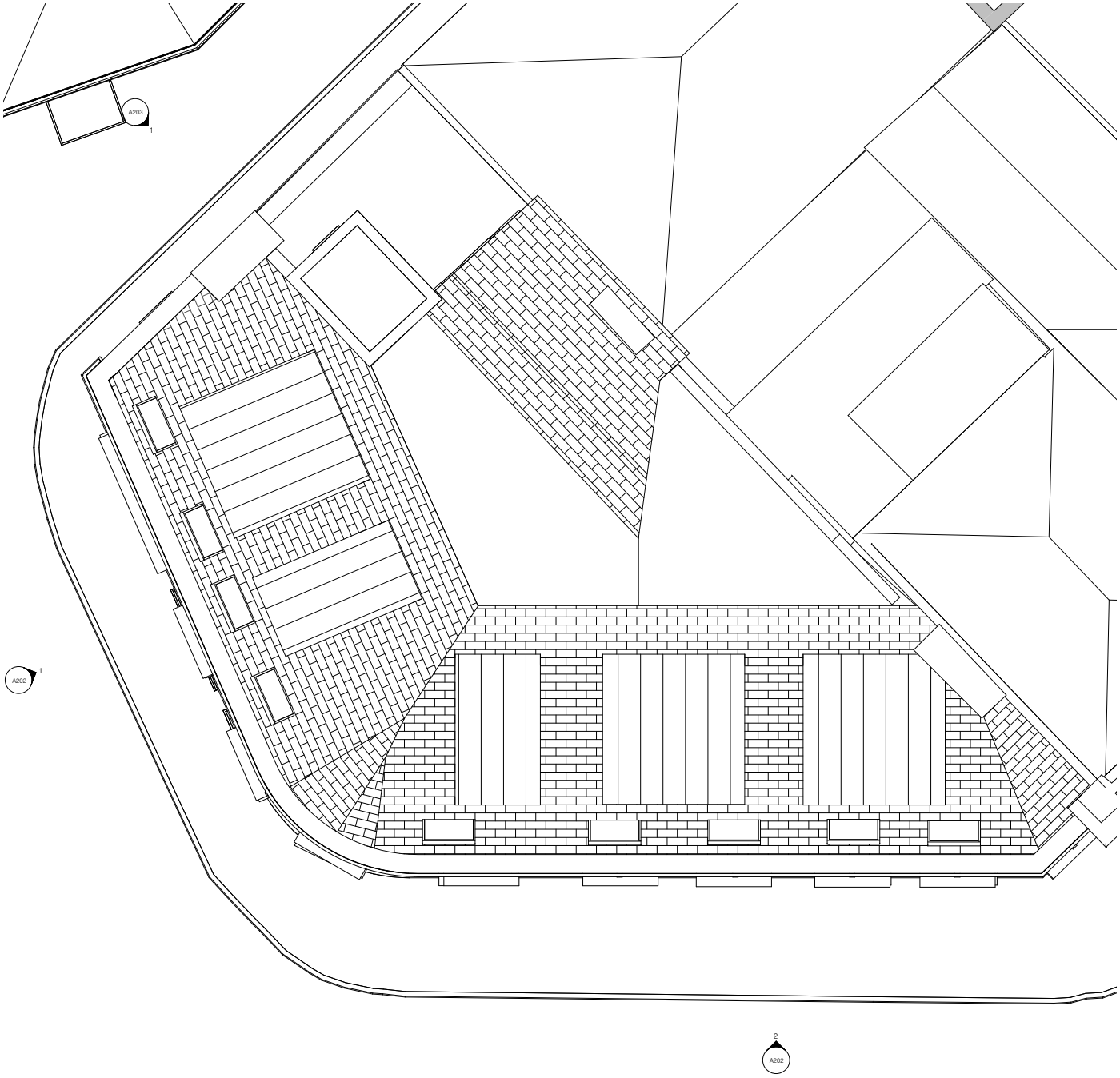
FOURTH FLOOR PLAN
LAYOUT

Accommodation:

Hotel Rooms
5 x double rooms

Communal stair and lift
Housekeeping/maintenance store

Travel Distances:
All rooms are arranged to comply with travel distance requirements.



ROOF PLAN
LAYOUT

STREET FRONTAGE

SCALE

The long North East facing elevation along High Street shows the minimal impact upon the massing and scale of the wider area (with the perimeter of the Smithfield Conservation Area along this road).

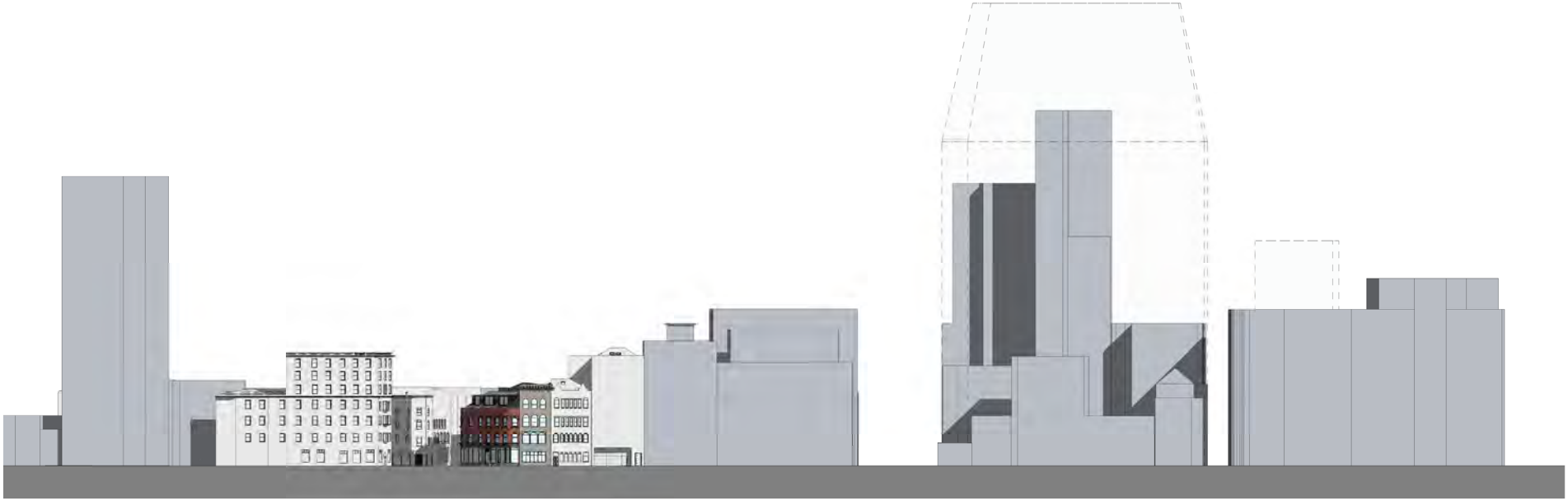
The updated 3D sketch view looking South East from Nicholas Croft (outside the Arndale Car Park) demonstrates that the scale of the proposed intervention fits the scale of the building and surrounding townscape. The proposal's scale preserves and enhances the aesthetic of the Smithfield Conservation area where the diverse roofscape is a key part to its character.



Existing view looking South East from Nicholas Croft outside Arndale Car Park



Proposed view looking South East from Nicholas Croft outside Arndale Car Park



High Street Massing Elevation



Proposed North East Elevation



Proposed North West Elevation

STREET FRONTAGE

SCALE & APPEARANCE

Front elevations (North East and North West) demonstrate that the scale of the proposed intervention fits the scale of the building and surrounding townscape. Retaining the original roof form preserves the aesthetic of the Smithfield Conservation area where the diverse roofscape is a key part to its character.

Dormers minimise their impact upon the overall building mass, while allowing to better utilise the existing roof space. Refurbished windows are proposed to match and enhance the character the original building.

The proposed dark zinc cladding of the roof dormers creates a visual continuity and integrity between the original slate roof of the building and contemporary alterations. The material is of an industrial aesthetic, well suited to the existing buildings and surrounding area. The windows in the roof dormers align with exisitng ones. They are of contemporary style with slimline frames and large glazing creating a lightweight appearance. The intervention enhances and adds interest to the North West elevation.

A number of works are to be carried out to restore architectural interest and character of the original elevations.The existing timber windows are to be retained and repaired as required with blocked window to be opened to maximise light within the building, these will match the existing windows. The existing stone work around all windows is to be repaired and restored by a specialist contractor. The existing brickwork of the elevation is to be repointed throughout and repaired. The historic elements of the elevation are to be repaired and restored by a specialist contractor. The existing retail glazing and entrances are to be retained, with repairs to the historic high level banding and reinstatement of heritage style signage.
Refer to proposed elevation notes for further details on restoration and repairs.

The improvements and repairs to the elevation protect the original character of the building and improve the aesthetic of the development and as well as the local area.

CONSERVATION AREA

APPEARANCE

Key views from within the Smithfiled conservation area, and outside of the conservation area looking back at the building (towards the conservation area).

The building extension does not affect any key views from within the Smithfiled Conservation Area, due to the limited visibility of the roof interventions from the street. The extension also remains significantly lower than all neighbouring buildings, and the roof dormers are lower than the overall existing roofscape, so in locations where it would be visible the silhouette will not be changed.



3D View 1_looking South East from Nicholas Croft outside Arndale Car Park



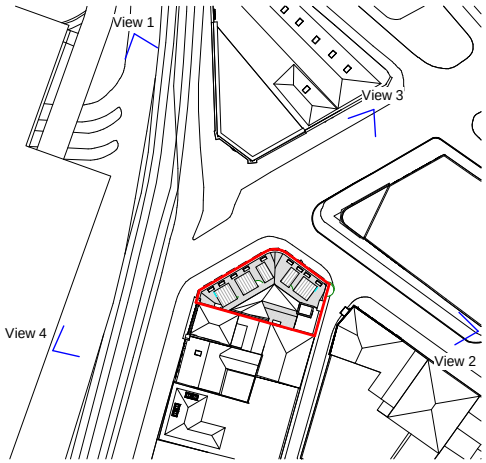
3D View 2_ looking North West from Turner Street



3D View 3_ looking South West from High Street



3D View 4_ looking North East from High Street



LANDSCAPE

4



LANDSCAPING

The existing site does not offer potential for landscape improvements and interventions due to the lack of outdoor space within the site boundaries.

Self-seeded vegetation growing on the building elevations requires careful removal to minimise further damage to the building.

BIODIVERSITY

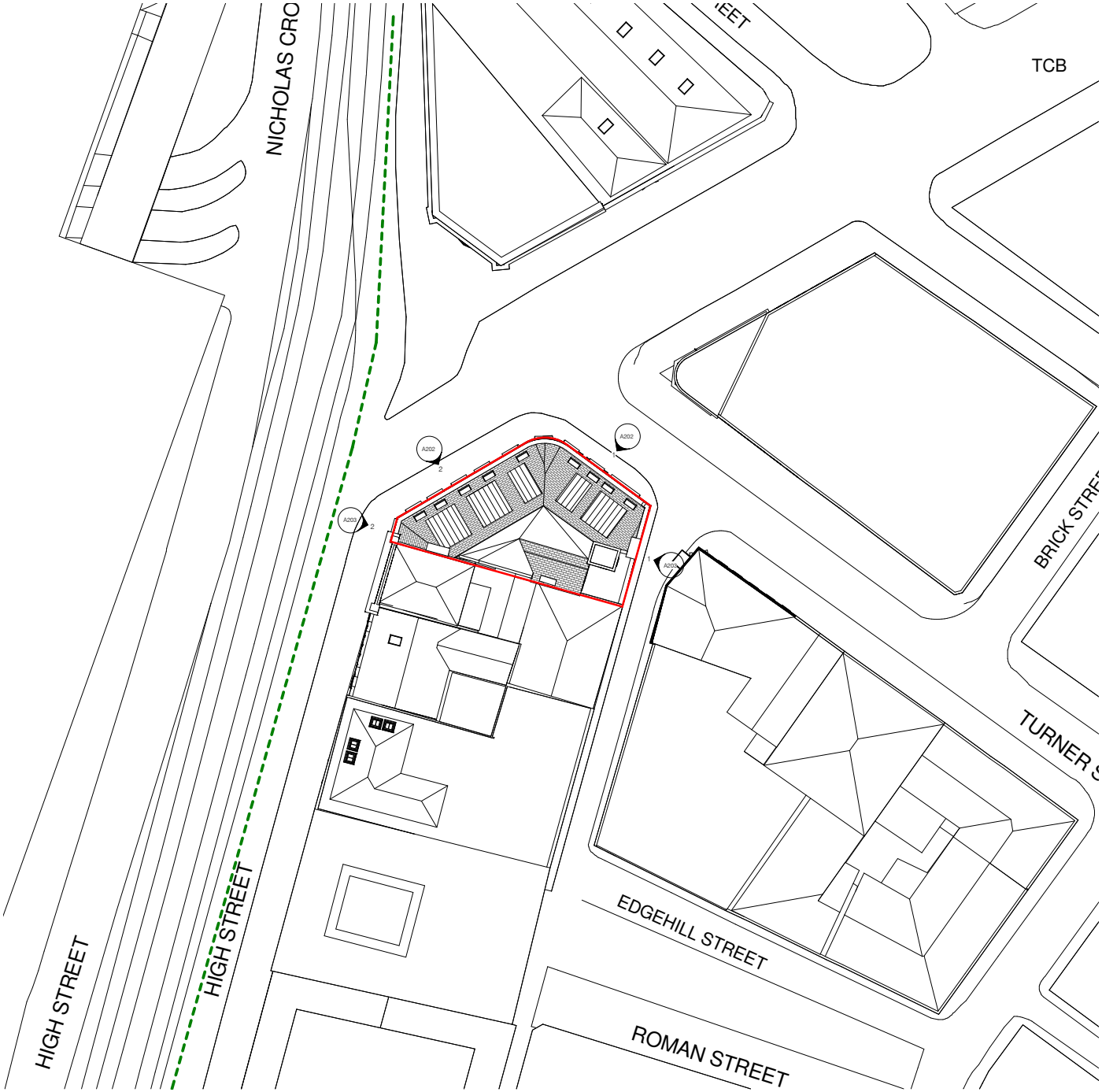
The city centre nature of the site gives limited opportunity for biodiversity enhancement.

Preliminary roost assessment and an additional nocturnal bat survey has been undertaken by Collington Winter environmental. See ecologist report for further details.

As recommendations within the ecologist report:
Four multipurpose bat boxes will be installed to mitigate for the limited loss of transitional/day roost of common pipistrelle (categorised as 'low conservation significance', and provide biodiversity enhancement.
As a precautionary approach, works will commence in spring or autumn to avoid the maternity and hibernation seasons for bats.
Construction lighting is to follow the protocols outlined.
Other recommended procedures will be followed.

ACCESS

5



TRANSPORT ASSESSMENT

Residents and visitors will arrive to the site via various means of sustainable transport, both public and private.

High Street development is located within Manchester city centre with good public transport links. Manchester Victoria Train Station, Shudehill and Piccadilly Gardens Bus Stations are only 5 minutes walk away with Manchester Piccadilly Station within 15 minutes walking distance.

Visitors arriving by private transport or taxi have easy road access from Turner Street, with public parking spaces located nearby on surrounding roads for short stay parking. Guests can also use private car parks located between Edgehill and Roman Street, 2 minutes walk from the building, or nearby Northern Quarter and Manchester Arndale Car Parks.

All visitors are expected to travel to the development by sustainable travel methods, such as walking, cycling, by train or by bus. With good public transport provision nearby.

ACCESS TO THE BUILDING

Pedestrian access to the hotel will be via main hotel entrance from High Street, with the secondary entrance on Turner Street for fire escape only.

Due to the historic level change at ground floor, the entrances do not provide level access from the pavement, and it is not considered appropriate the make the significant ammendments required to the heritage building to create level access (see following page for further details).

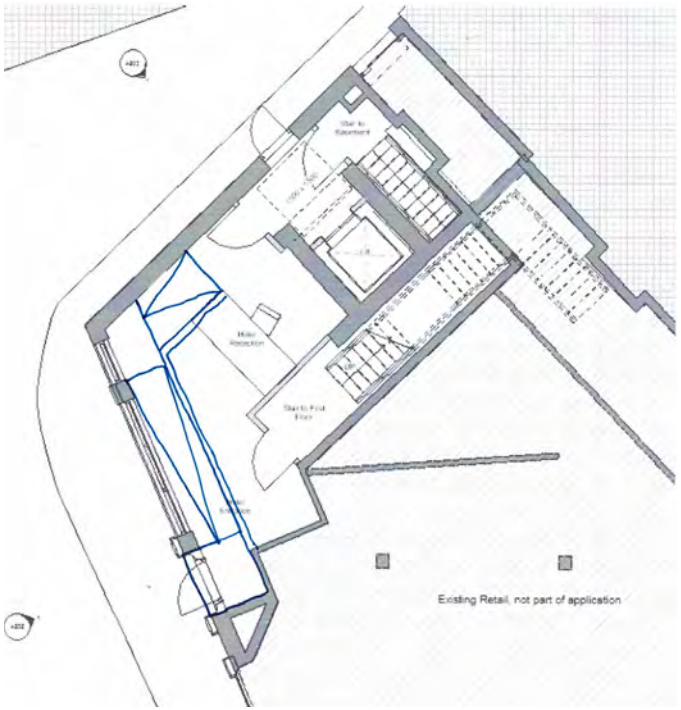
Due to the small and historic nature of the building, it is not considered suitable for the inclusion of accessible rooms, and hence level access would not be essential. The character and value of retaining the original historic features within the conservation area outweighs the benefit of providing level access.

ACCESSIBILITY AND INCLUSIVE ACCESS

The main entrance will not provide a Document M compliant level access threshold (as explained on following page).

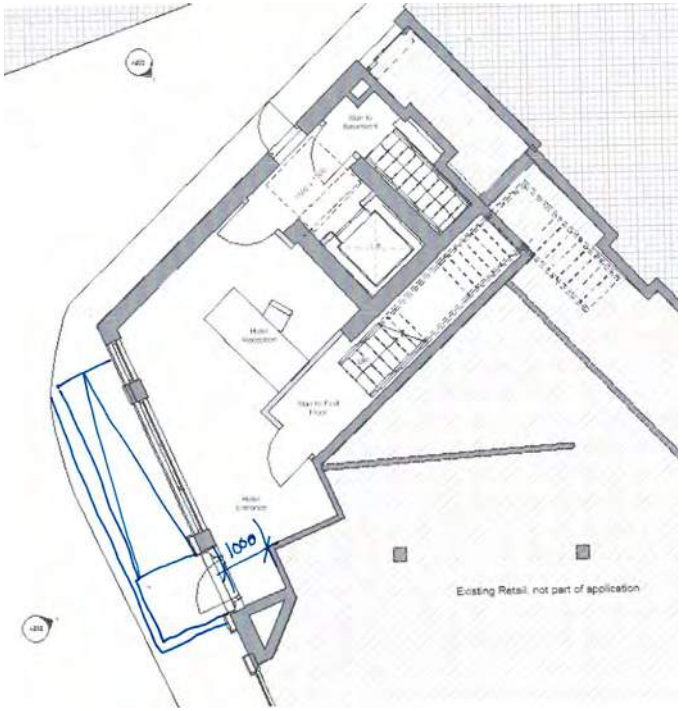
Corridor widths, door widths, and opening patterns all comply with Document M of the building regulations for ambient disabled.

ACCESSIBLE ENTRANCE OPTION APPRAISAL



Ramp Option 1: Internal
This would disrupt the entrance route with quite a convoluted route required.
It would not be possible to provide alternative stepped access at the main entrance, and it would not be possible for it to be sufficiently wide or to have a landing of sufficient length at the bottom of the ramp.
It would require complete removal of the historic steps, with a negative impact upon the heritage building.

Other Options considered:
Platform lift or stairlift also considered, but this again creates a signficant negative impact upon the heritage building and conservation areas. It would also disrupt the use and flow of the entrance, within what is quite a tight space within the existing building.



Ramp Option 2: External
This would disrupt the pavement, and be outside of the site ownership boundary.
It would not be possible to provide alternative stepped access at the main entrance, and it would not be possible for it to be sufficiently wide or to have a landing of sufficient length at the top of the ramp.
It would not require complete removal of the steps, they coudl remain in place underneath, but it would have a negative impact upon the conservation area public realm.

Existing Design Parameters Restrictions:
2 steps from pavement to ground floor hotel entrance level, approx. 400mm total rise.
1000mm width to rear of main entrance door.
Constrained site with no external space within site boundary.
Restricted entrance space internally due to building corner arrangement.

Heritage Restrictions:
Ground floor raised from pavement level as typical for building of this age with basement below.
Steps form part of historic entrance, which is key to the character of the building.

Approved Document M Ramp Requirements (para. 1.26):
'Surface width between walls, upstands or kerbs of at least 1.5m'
'landing at the foot and head of the ramp at least 1.2m long and clear of any door swings or other obstructions'
'There is a handrail to both sides'
'steps are provided, in addition, when the rise of the ramp is greater than 300mm'

Due to the historic level change at ground floor, the entrances do not provide level access from the pavement, and it is not considered appropriate to make the significant ammendments required to the heritage building to create level access.

The options shown here have been discounted, due to their negative impact upon the general use of the building, negative impact upon the conservation area and negative impact upon the heritage building. Whilst also not achieving Approved Document M ramp requirements due the the constricted existing building and site layout, significant compromise would only allow us to provide a non-compliant ramp which would create challenges in it's use for many individuals. It is considered better practice to instead retain the historic stepped access. The existing steps will be upgraded so as to become approved document M compliant, as well as restoring them to better match their historic setting.

ACCESS FOR EMERGENCY VEHICLES AND FIRE ESCAPES

Access for emergency vehicles is available from High Street and Turner Street.

Communal escape stairs provide external escape onto High Street and Turner Street.

REFUSE STRATEGY

It is expected that the hotel would only generate a minimal amount of waste, with no food or kitchen provision included.

On street bag collection is the proposed refuse strategy, collected daily (including bank holidays) between 8am and midday.

General waste, dry mixed recycling (including paper, card, plastic and cans), and glass recycling waste streams.

Collection to take place from Turner Street.

See refuse strategy for further details.

SERVICING STRATEGY

Maintenance access will require temporary access lift from the road/footpath.

The windows will be cleaned and maintained from the pavement.

For further detail on operation of the building and servicing, see servicing strategy.

SECURITY

Recommendations from a crime impact statement undertaken by Greater Manchester Police design for security have been considered and applied to the design wherever possible.

Key security features integrated:

- Secure video controlled communal entrance with single leaf security door, automated with the lock activated by guest key card.
- Secondary access door also operated on an access control system to reduce the potential for tailgating into the building.
- Audio link between main entrance door and reception desk with remote lock release facility at the reception desk to allow staff to release the door.
- Guest doors fitted with 44mm solid core door and suitable locking system.
- Guest rooms provided with a safe so that personal belongings can be secured.
- Access into staff only areas restricted to staff. Signage provided so that it is clear which areas are restricted.
- Comprehensive CCTV system, including main entrance, building elevations, lobby areas and bedroom corridors.
- External doors should be BS PAS24, STS202 or LPS 175 SR2.
- All doors/frames to staff areas/stores will be robust/solid core (minimum 44mm thick) and fitted with auditable access controls.
- Any curtain wall panels should include laminated glazing and securely fixed directly to the floor slabs where possible.
- Access to first floor (and above) will be restricted to hotel residents and staff. Hotel guests will only be able to access the specific floor they are staying on.
- Access control systems should be operated by swipe card or fob including the following areas/doors: Main entrances, external doors, stairs/lifts and staff only areas.
- Comprehensive security plan should be preapread and maintained consistently to oversee daily operations of the site.

See crime impact assessment for further details.