

1073 LIVERPOOL ROAD, MANCHESTER DESIGN AND ACCESS REPORT

TO PLANNING PERMISSION 117897/FO/2017

1073-TGA-XX-XX-RP-A-FI_10_10-00250

TIM GROOM ARCHITECTS

Revision	Date	Description
P01	14.04.23	First Issue
P02	23.05.23	Draft Issue
P03	02.06.23	Planning Issue
P04	07.06.23	Additional Information

This report has been prepared by Tim Groom Architects to describe proposed non-material amendments to the Planning Application Number 117897/FO/2017 and support the Listed Building Consent Application for the revised scheme.

Below is a summary of the alterations made -

- Addition of spa/pool facilities in the basement.
- Amendment to hotel entrance.
- Addition of glazed courtyard void on ground floor.
- Rationalisation of circulation.
- Roof access provided to Level 3 from level access.
- Removal of duplex arrangement rooms.
- Minor amendments to facades.

The following pages illustrate the alterations to the consented scheme.

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1.0 EXECUTIVE SUMMARY

VISION

This document provides an overview of the current condition of the existing building at the moment in time upon which the client took ownership in March 2022. It will detail the works that are required to achieve the client’s vision to develop a premium hotel provision for Manchester..

In the years that have passed since the original planning approval the immediate development context around the site has changed considerably. The MOSI has undergone a multi-million-pound restoration programme and Factory International will be completed to provide a permanent home for the Manchester International Festival attracting 850,000 people a year to the city.

The clients vision will address the increased demand for hotel provision within Manchester city centre. The intention is to create a high-end boutique hotel that will provide a viable and sustainable commercial product ensuring the successful revival and maintenance of one of Manchester’s significant historic assets.

ORIGINAL SCHEME

- 39 Rooms
- 12 Room Types
- Grade of Hotel N/A
- Restaurant, bar, kitchen

PROPOSED SCHEME

- 36 Rooms
- 9 Room Types
- 5* Hotel
- Restaurant, bar, kitchen, Spa and pool facilities

Following the clients acquisition of the site, they have undertaken a detailed review of the building and market context. The first stage of works has been to stabilise the building to prevent any further deterioration in liaison and agreement with the City Council. Following this, and following a detailed heritage review of the building, revised proposals have been developed to provide a boutique hotel whilst seeking ways to create heritage benefits given the current condition of the buildings. The number of rooms has been reduced by 3 to provide improved, less convoluted accommodation spaces for the guests, more in keeping with the original plan form.

TIMELINE

March	‘22	- Salboy site purchase
May	‘22	- Project design & client brief review
Sep	‘22	- Heritage review of building undertaken
Nov	‘22	- Structural Survey
Dec	‘22	- Stage 3 design development
Jan	‘23	- Emergency/Permanent works in 123 to secure safety of building
Jan	‘23	- Review of existing consent and client brief



Location Plan



Factory International



MOSI



Visual of Proposed

2.0 BUILDING CONDITION

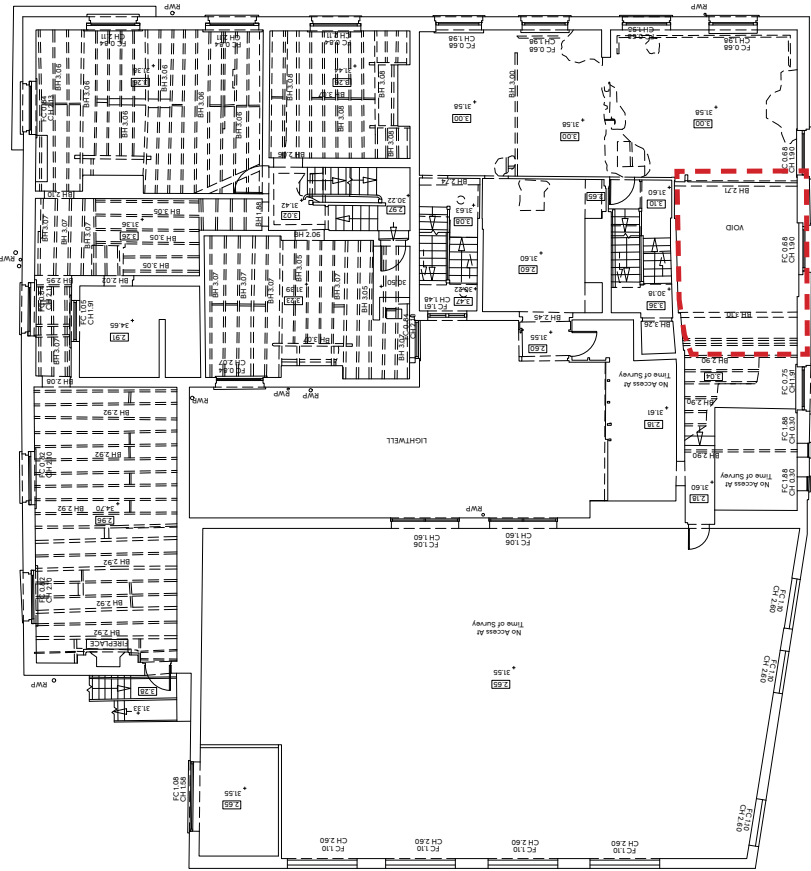
CURRENT CONDITION

A significant amount of damage was discovered in the property, affecting structural, cosmetic and heritage aspects. Specifically, there has been a large collapse in no.123 across all floors.

On completion of a heritage survey of the site, on the 16th September 2022, it became apparent that a number of works had been undertaken within the listed building without consent prior to the current owner acquiring the site.

These unauthorised works include:

- The removal of all original lath and plaster ceilings and cornices throughout the Commercial Hotel
- The removal of all original and later timber skirting throughout the commercial hotel
- A number of missing areas of architrave, dado rail and picture rail throughout.
- The removal of original fireplaces and surrounds.



Location of collapse



Condition of site



Images of collapse



Renaissance collapse annotation

3.0 EMERGENCY STRUCTURAL WORKS

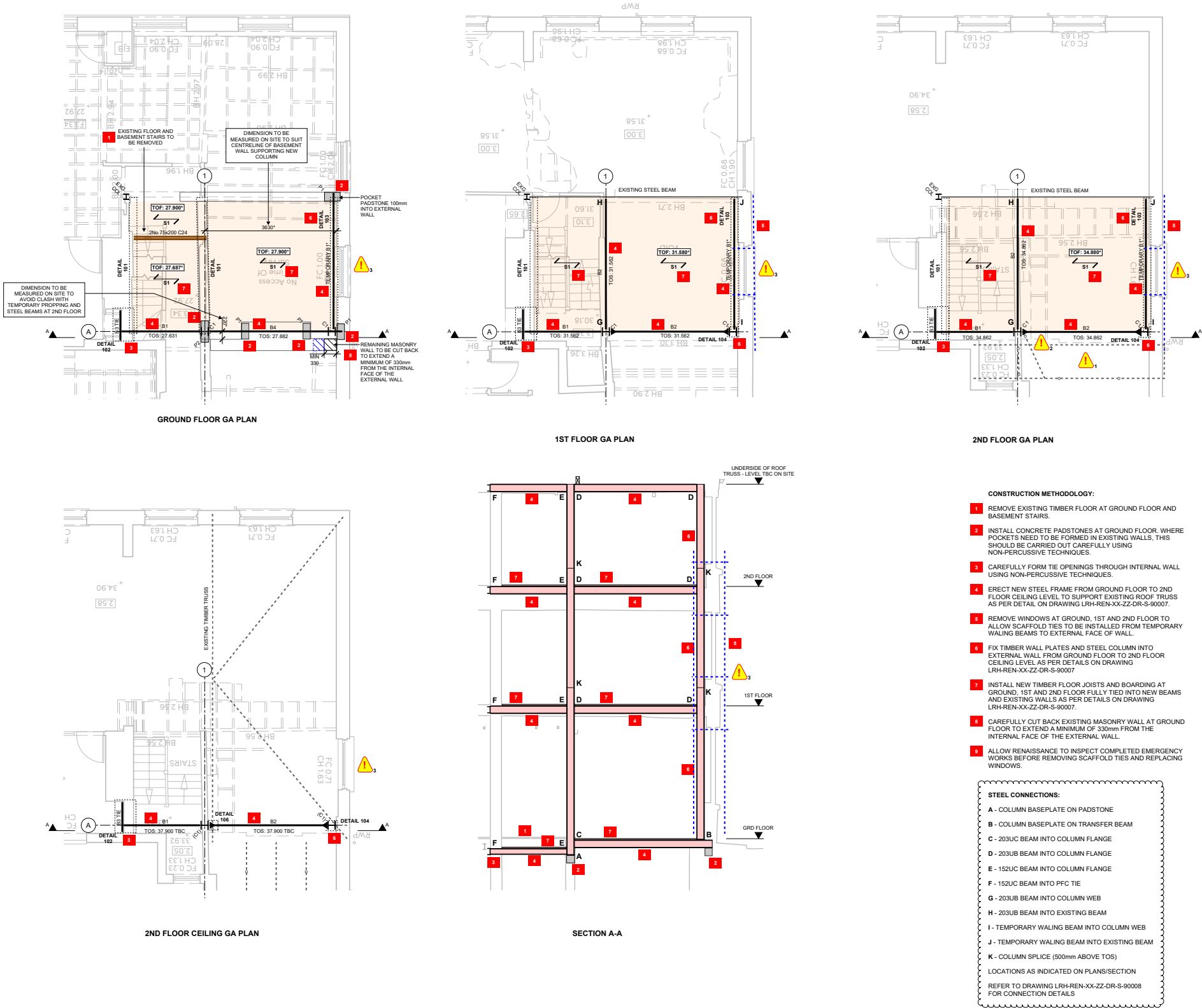
TEMPORARY & PERMANENT REINSTATEMENT WORKS

Renaissance have prepared a design and supporting statement for proposed emergency making safe works in response to the internal structural collapse that has occurred. These emergency making safe works were completed to ensure the building is safe for access to further survey the building.

Following completion of the survey and given the unsafe nature of the current building condition, MCC have approved permanent reinstatement works to allow the building to be made safe. The following documents were submitted and deemed satisfactory for works to progress -

- Heritage defect repair specification and methodology 123-125, Liverpool Road, Manchester M3 4JN;
- LRH-REN-XX-ZZ-DR-S-90006_P02 & LRH-REN-XX-ZZ-DR-S-90007_P02

Please refer to the Structural Engineers Design Statement 'LRH-REN-XX-XX-RP-S-00003-P01' for details.



4.0 HERITAGE OPPORTUNITIES

ACTIONS

The scheme will seek to rectify these areas where possible. The rectification works include:

- Take mould of cornices and recreate as indicated on drawings.
- Replace lost plaster ceiling decorations within ground floor area
- Replace removed historic panelled doors from alcove cupboard
- Replace missing panelled doors throughout
- Replacement of skirting boards throughout
- Historic 8 over 8 / 4 over 8 sash windows replaced throughout
- Re-construct downstand within 2nd floor rooms of No.123

OPPORTUNITIES

In addition to the above rectification works, the scheme will seek to deliver opportunities that will generate heritage benefits such as:

- Relay wide floor boards as part of acoustic upgrade where possible
- Retain surviving corbel and create new matching corbel on ground floor and level 01
- Remove stud wall dividing existing stair to reveal balustrade
- Replace removed fire surrounds with authentic period designs throughout, as indicated on drawings
- Retain tiled floor discovered in no.125 entrance
- Expose and repair tiled walls to No.125 stairs and hall

Please refer to the Addendum Heritage Statement in the appendix for further detail.



Current condition of the existing



5.0 BASEMENT FLOOR PLAN

TYPICAL PLAN

- 1. Spa area and changing facilities introduced to new-build basement to achieve 5* rated hotel amenities.
- 2. WC facilities and spa treatment rooms added to no.123 basement to achieve 5* rated hotel amenities.

CONSENTED DRAWING



CURRENT PROPOSAL

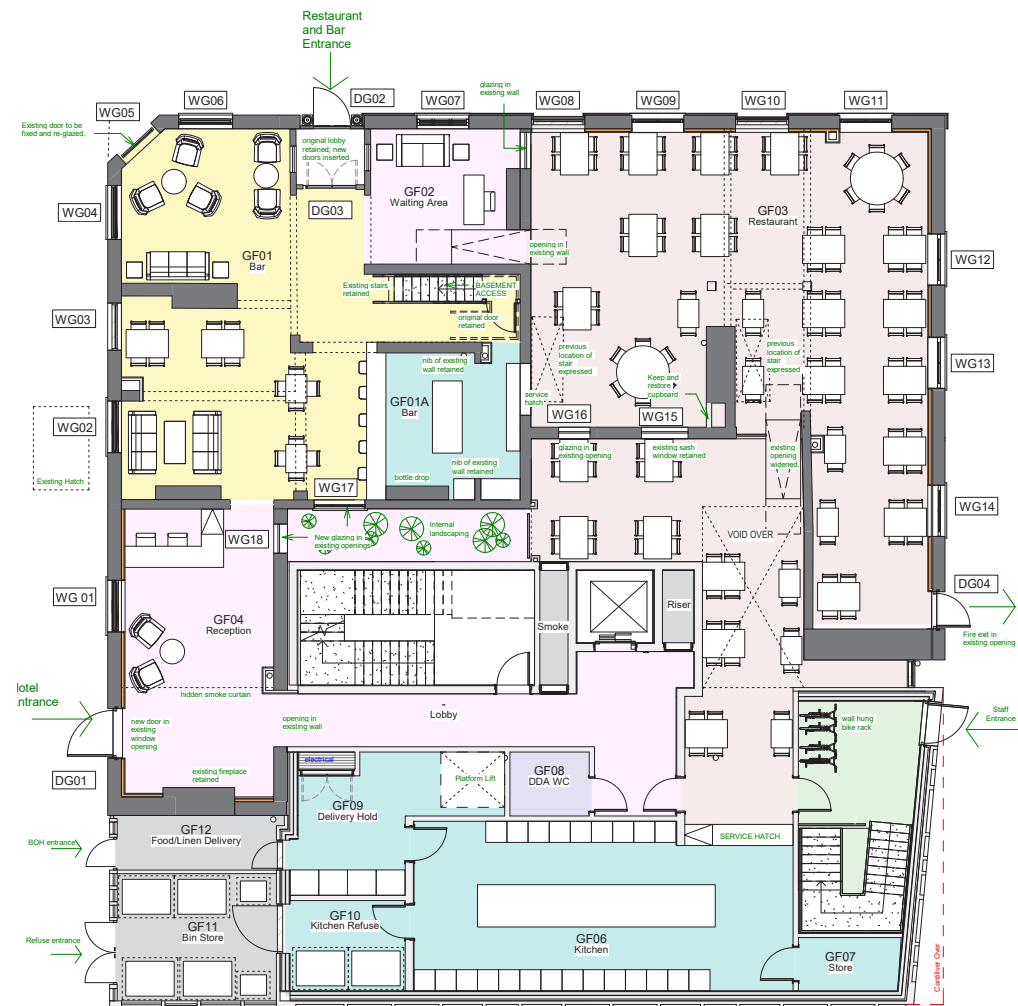


5.1 GROUND FLOOR PLAN

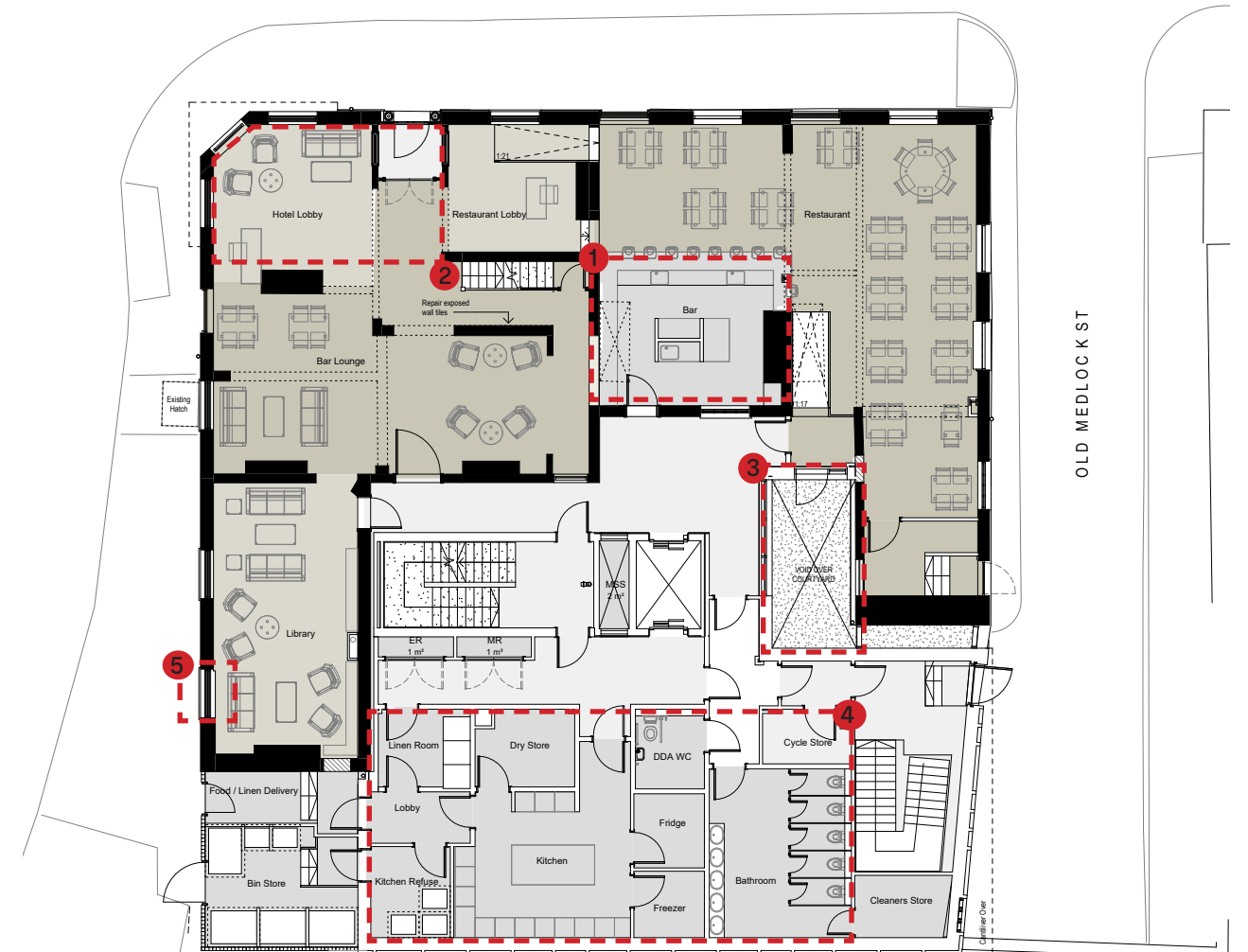
TYPICAL PLAN

1. Placement and general arrangement of bar area amended to serve bar & restaurant and create larger bar seating area.
2. Hotel entrance location changed and waiting area amended to retain importance of original building entrance.
3. Inclusion of internal courtyard with access from the restaurant to bring light and a focal point into the centre of the plan.
4. General arrangement changes of kitchen, WC's and service spaces for improved circulation.
5. Proposed previous hotel entrance omitted and existing window retained.

CONSENTED DRAWING



CURRENT PROPOSAL

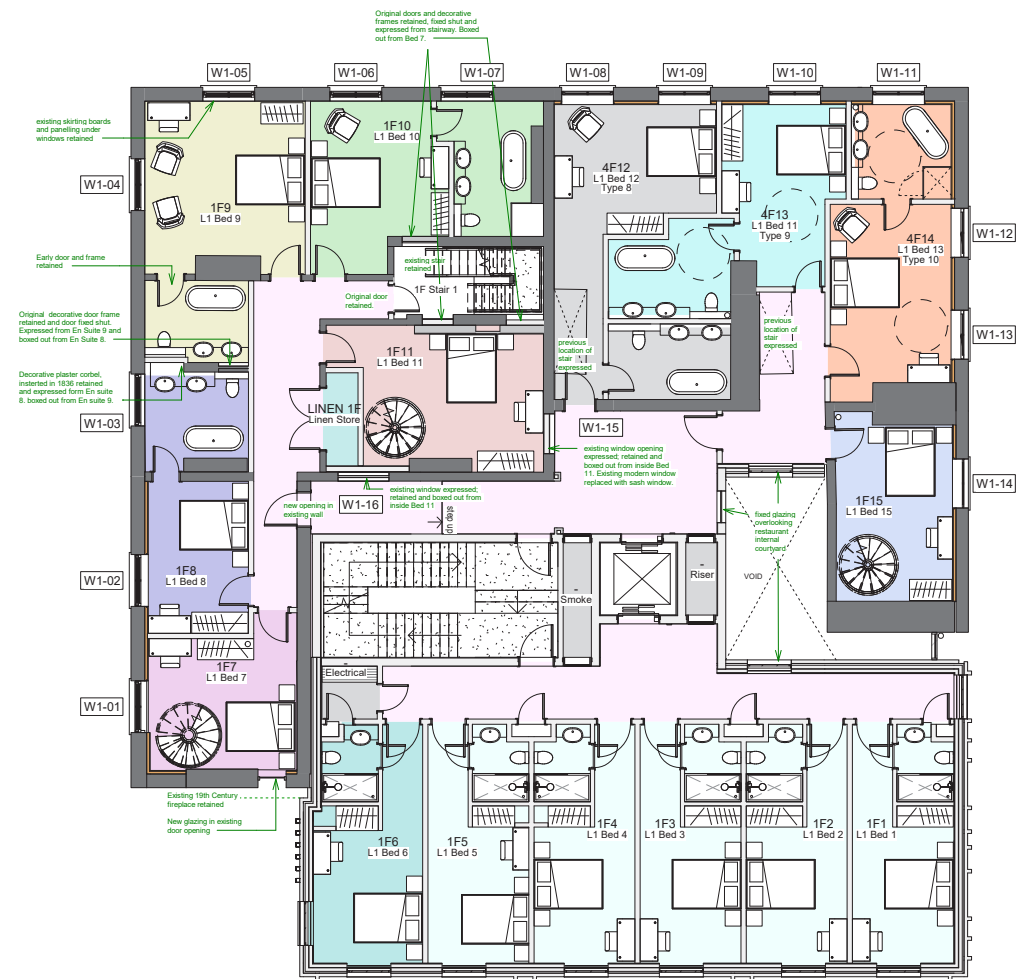


5.2 FIRST FLOOR PLAN

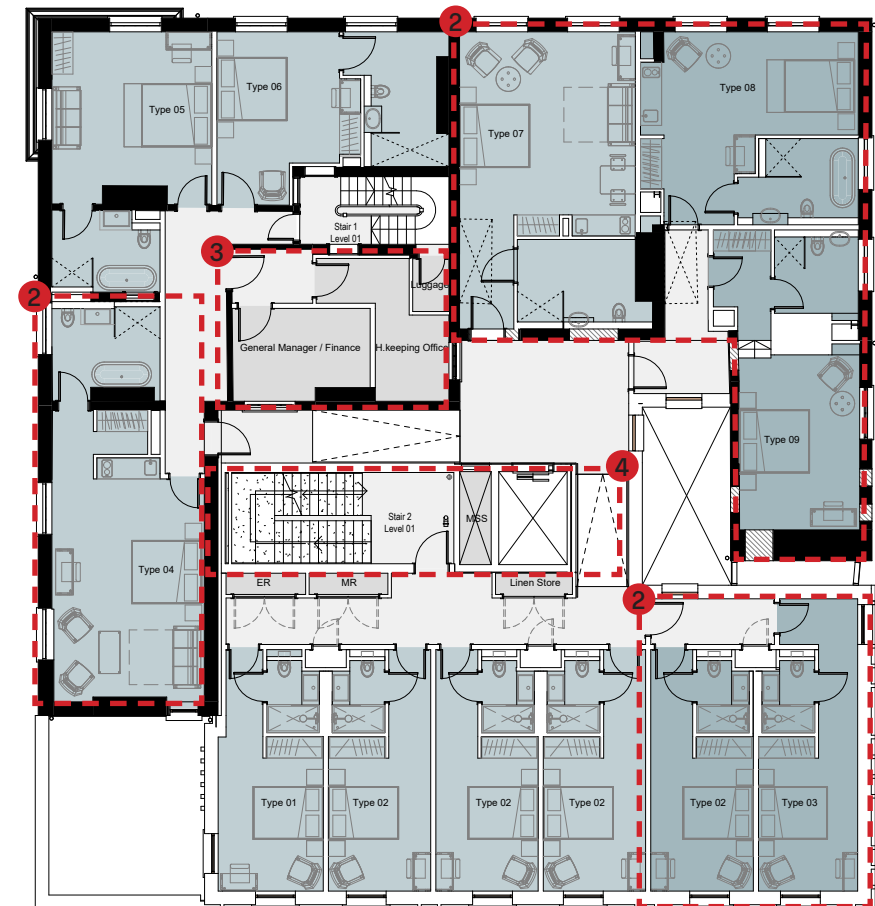
TYPICAL PLAN

1. Removal of duplex hotel rooms for improved room layouts and a wider appeal through diverse room features such as kitchenettes, lounge areas, lock off rooms etc. This design also improves on the legibility of the historic plan form.
2. General amendments to room layouts of existing building resulting in larger room types that are more sympathetic to the buildings historic use.
3. Inclusion of staff BoH areas to provide additional offices.
4. Alterations to main circulation core for improved circulation.

CONSENTED DRAWING



CURRENT PROPOSAL

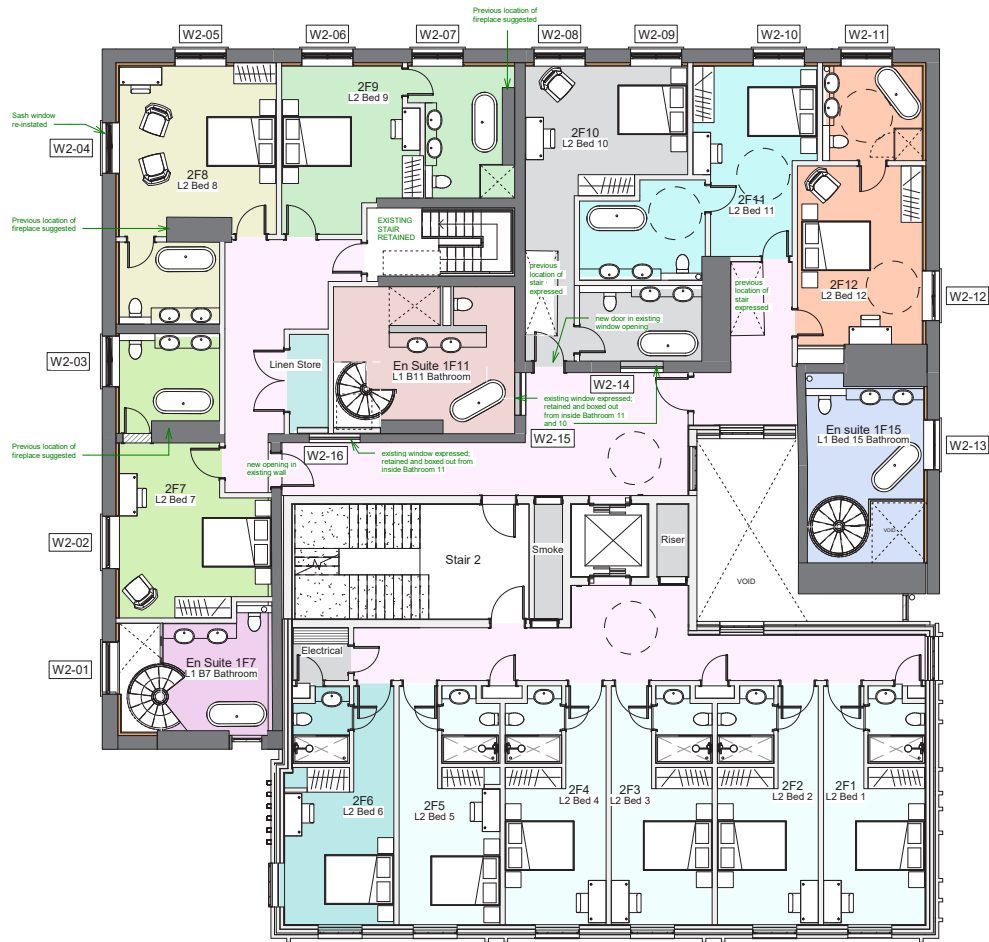


5.3 SECOND FLOOR PLAN

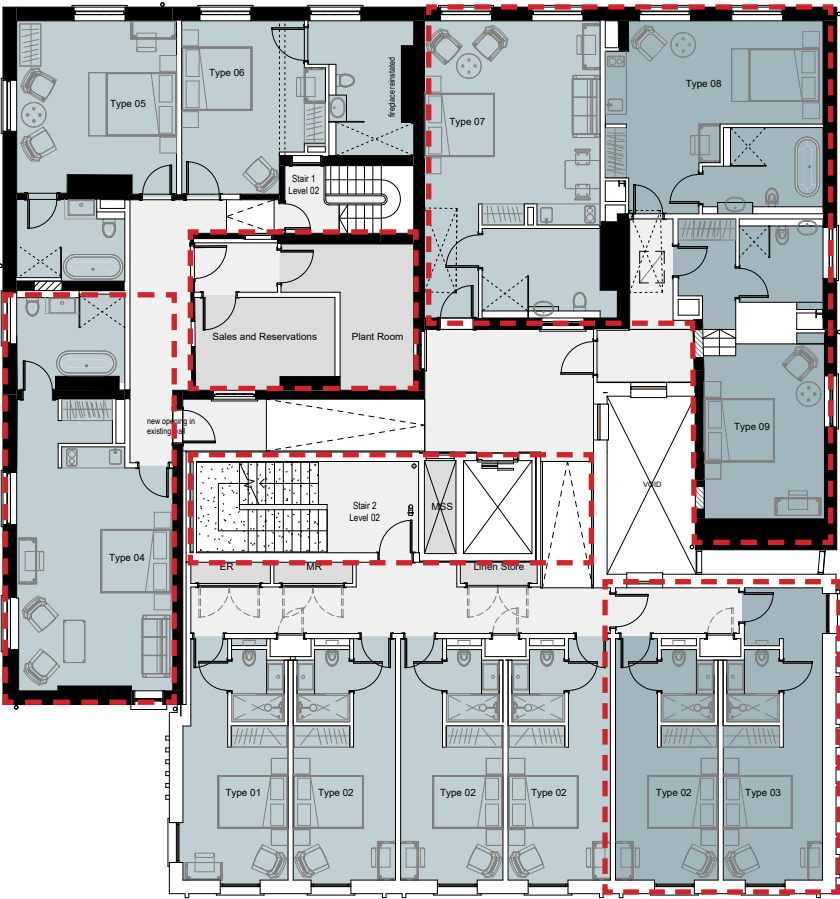
TYPICAL PLAN

As level one plan.

CONSENTED DRAWING



CURRENT PROPOSAL

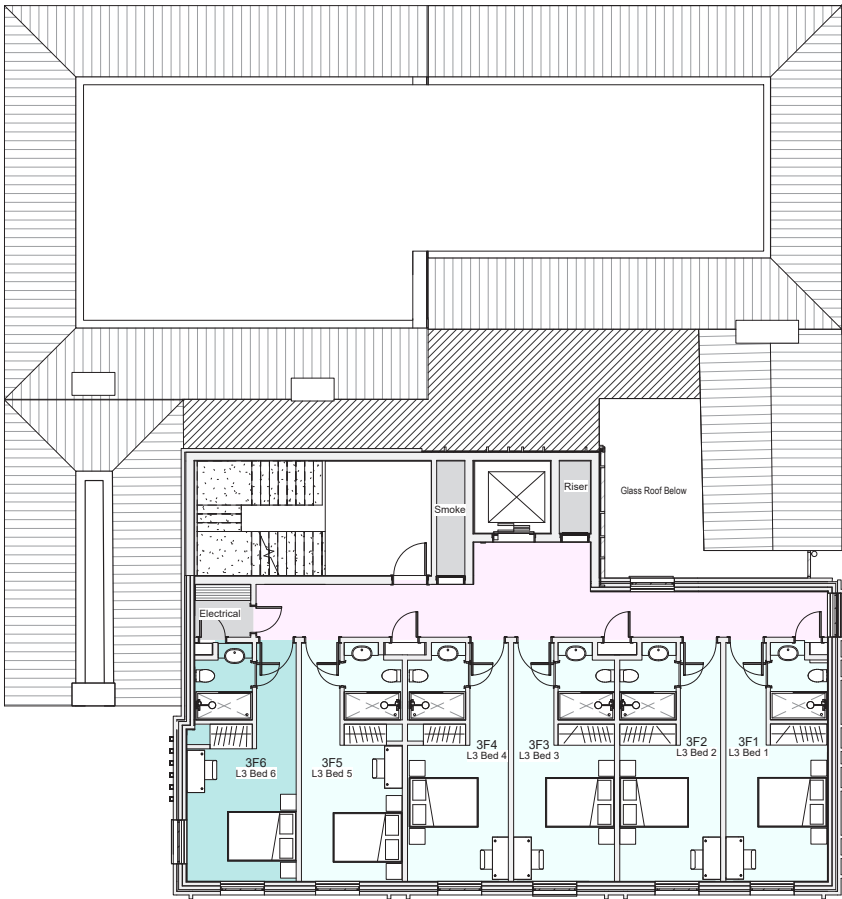


5.4 THIRD FLOOR PLAN

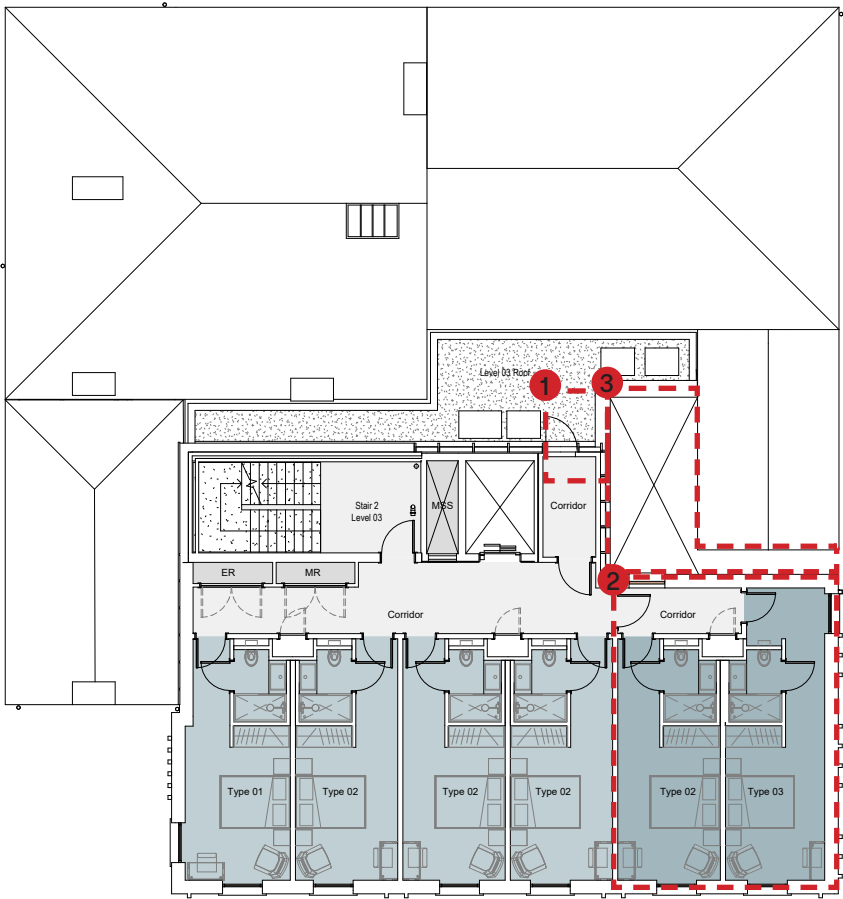
TYPICAL PLAN

- 1. Additional roof access provided for maintenance and discrete locating of plant.
- 2. Minor alterations to internal layout that include lock-off rooms to expand hotel offering.
- 3. Glass roof omitted to remove maintenance risk.

CONSENTED DRAWING



CURRENT PROPOSAL

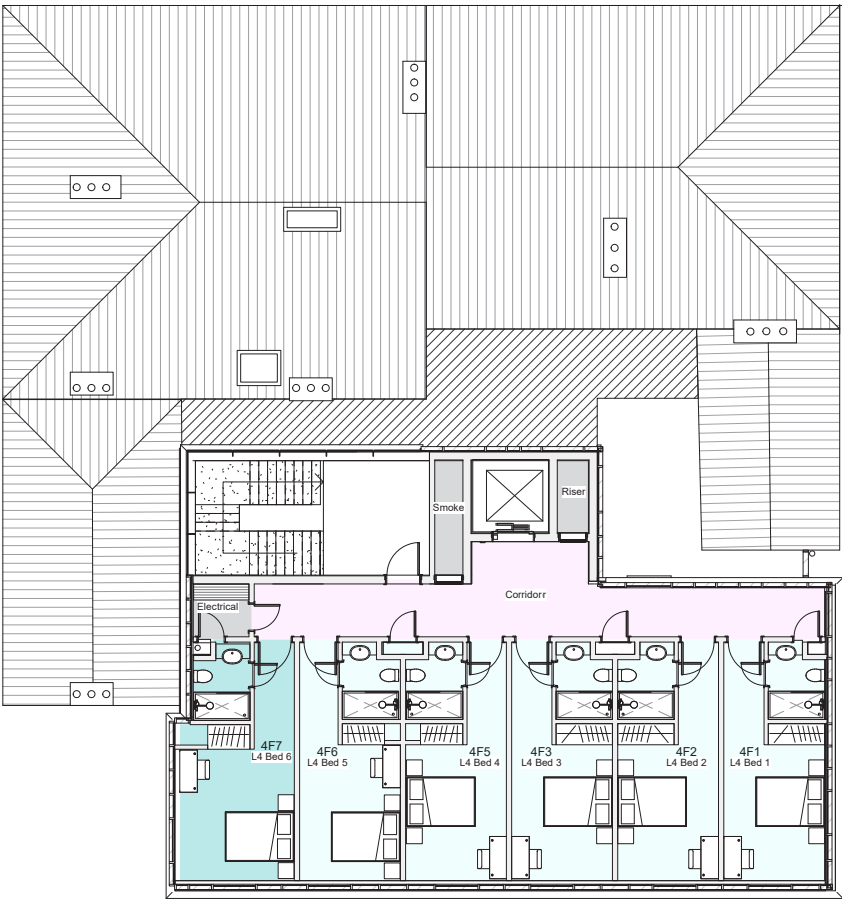


5.5 FOURTH FLOOR PLAN

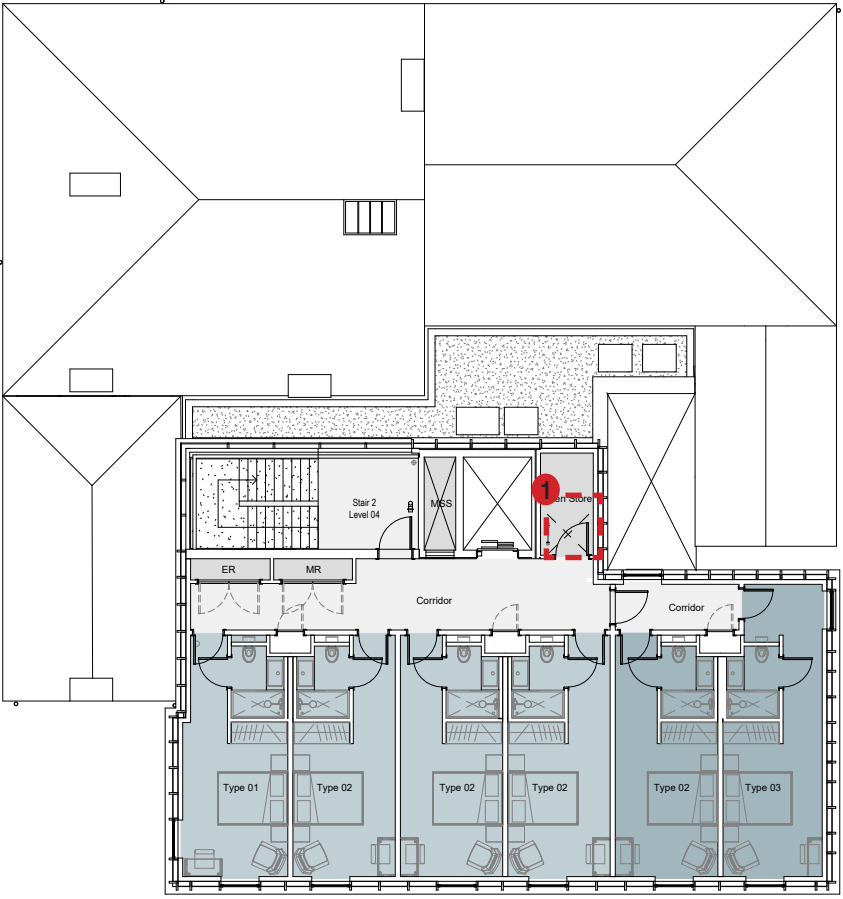
TYPICAL PLAN

- 1. Roof access hatch with ladder amended to inside linen store for private access for maintenance.

CONSENTED DRAWING



CURRENT PROPOSAL

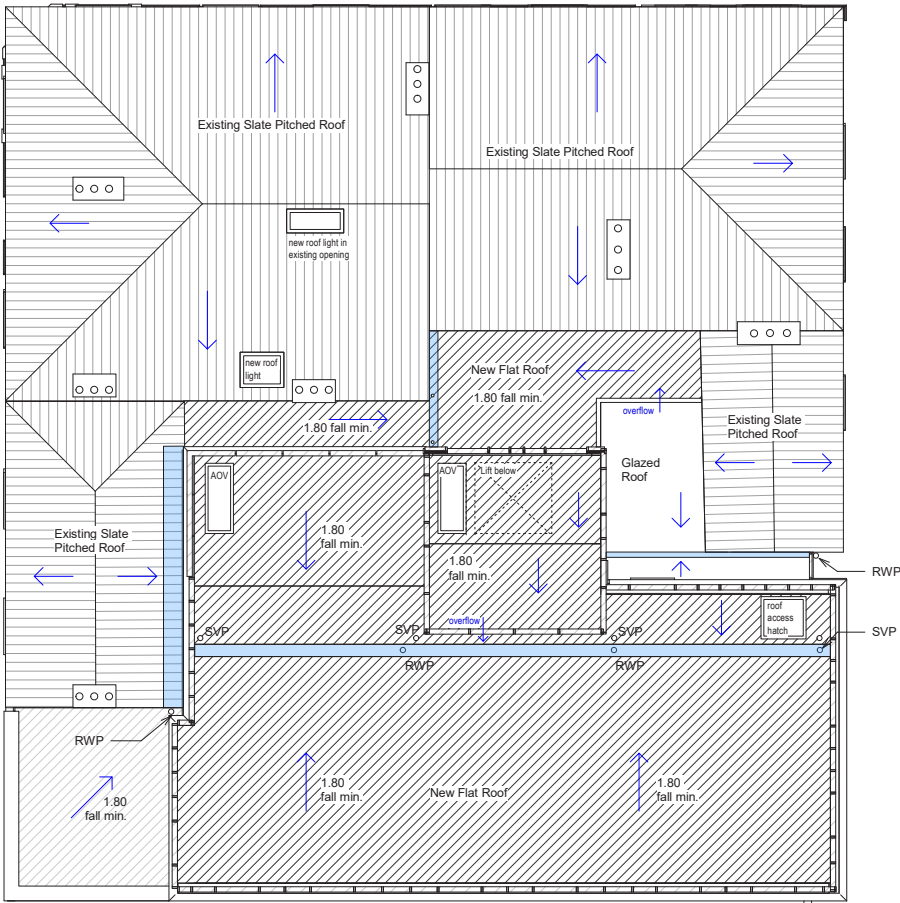


5.6 ROOF PLAN

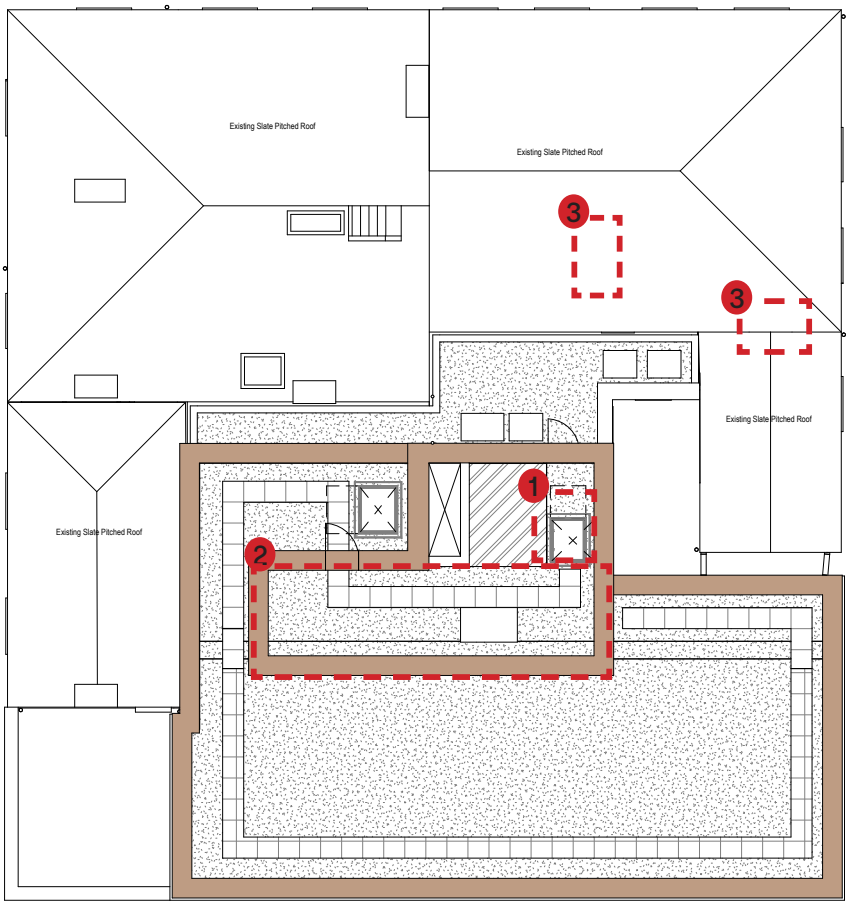
TYPICAL PLAN

- 1. Amendment to location of roof access hatch.
- 2. Plant screening extended due to increased plant demand to meet current regulation requirements for the building operation.
- 3. Proposed chimneys in previous application omitted.

CONSENTED DRAWING



CURRENT PROPOSAL



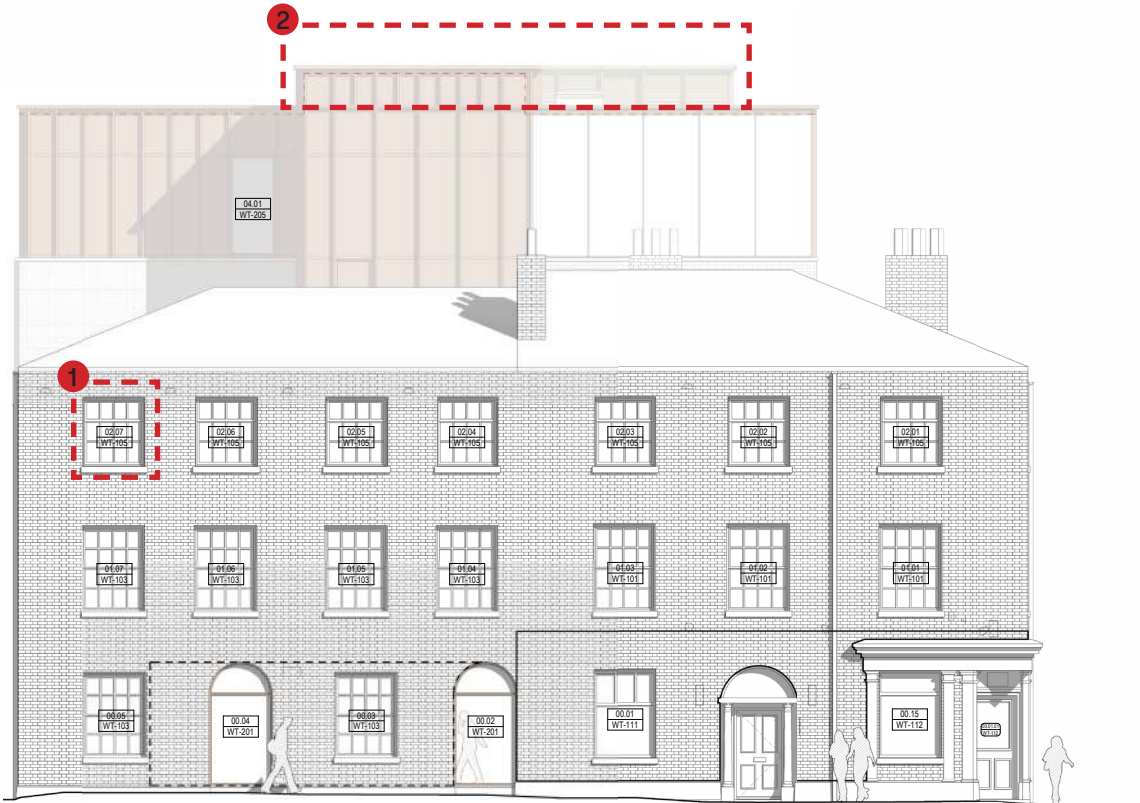
6.0 NORTH ELEVATION

- 1. '4 over 8' and '8 over 8' sashes re-introduced, as seen historically on the building.
- 2. Plant screening extended due to increased plant demand to meet current regulation requirements for the building operation and acoustic requirements.

CONSENTED DRAWING



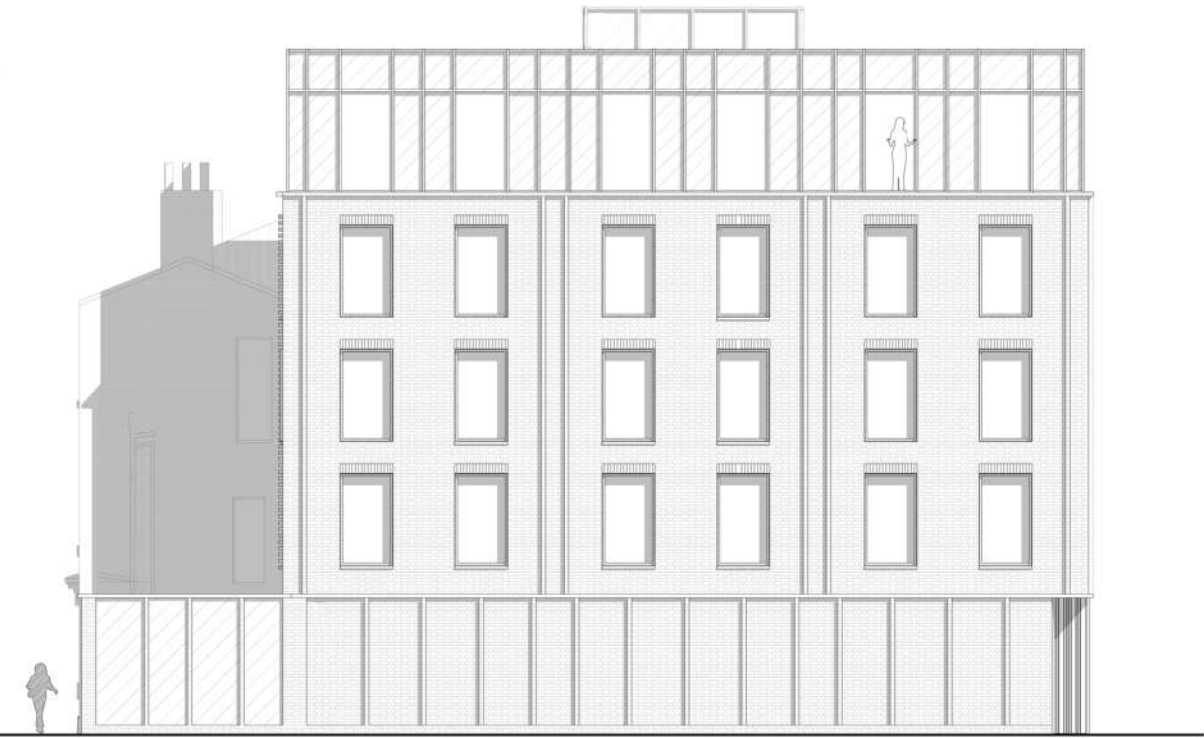
CURRENT PROPOSAL



6.1 SOUTH ELEVATION

- 1. Bin room elevation metal panels altered to hit-and-miss brickwork to provide required ventilation and continuity to the facade material.
- 2. Decorative panels added to heads of windows for room ventilation.
- 3. Soffit ventilation to brick areas for room ventilation included above windows.
- 4. Parapet height raised due to the addition of a blue roof.
- 5. Plant screening extended due to increased plant demand to meet current regulation requirements for the building operation and acoustic requirements.

CONSENTED DRAWING



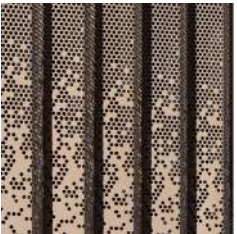
Example only



Hit and miss bricks

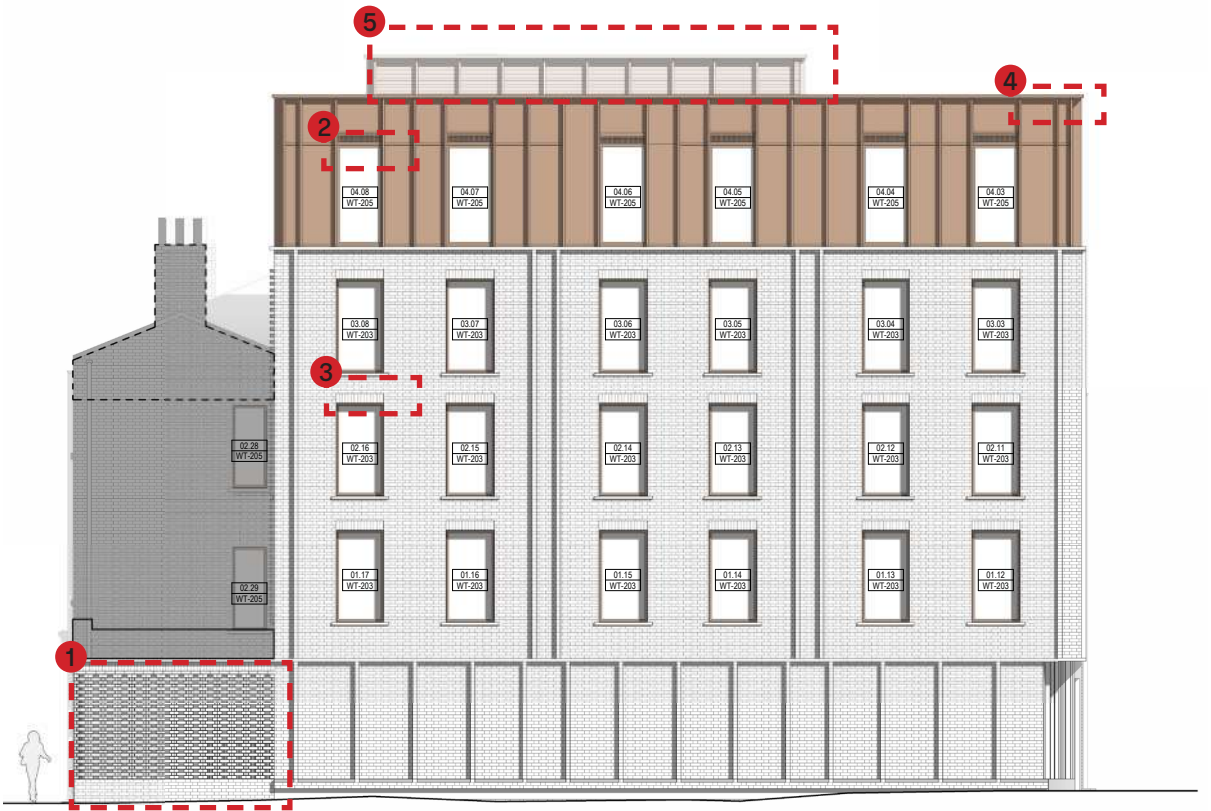


Air bricks



Decorative Panel

CURRENT PROPOSAL



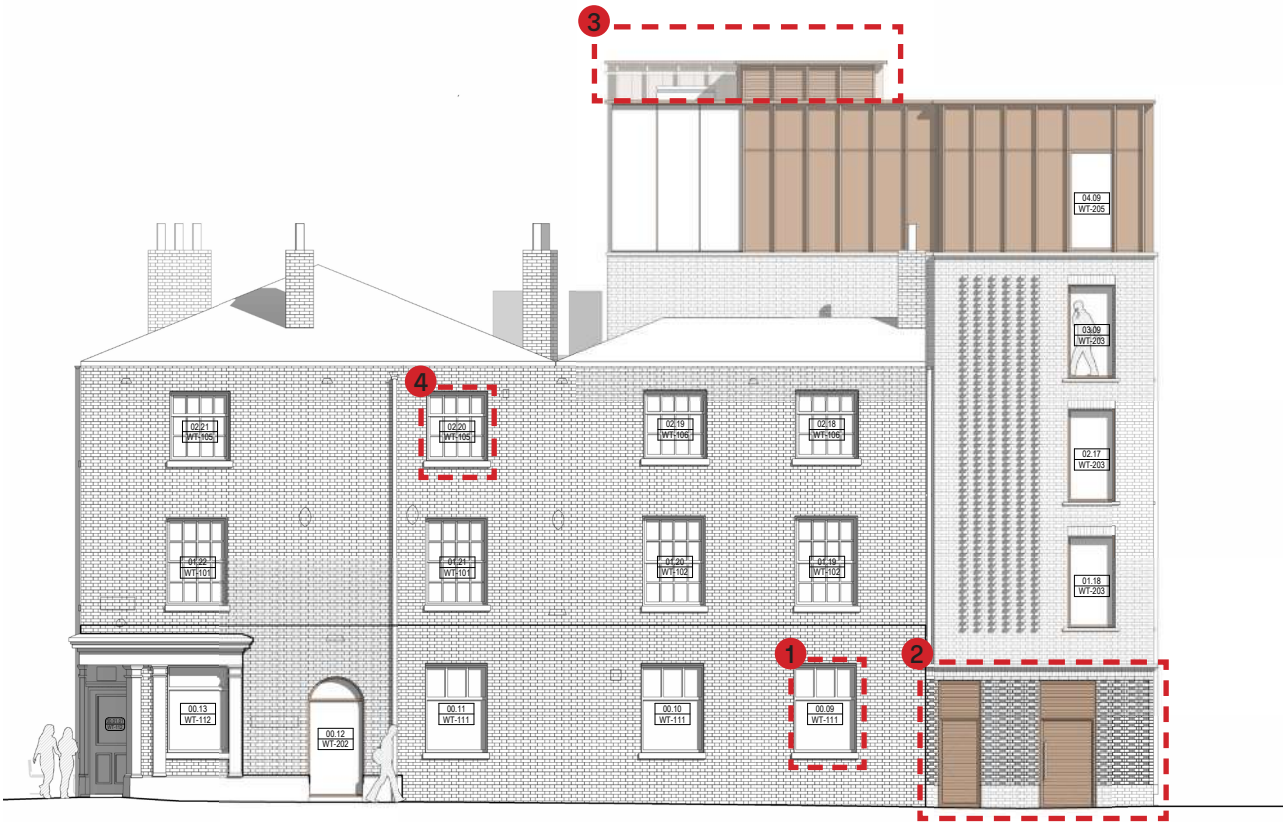
6.2 WEST ELEVATION

- 1. Window retained, entry door relocated.
- 2. Bin room elevation metal panels altered to hit-and-miss brickwork to provide required ventilation and continuity to the facade material.
- 3. Plant screening extended due to increased plant demand to meet current regulation requirements for the building operation and acoustic requirements.
- 4. '4 over 8' and '8 over 8' sashes re-introduced, as seen historically on the building.

CONSENTED DRAWING



CURRENT PROPOSAL



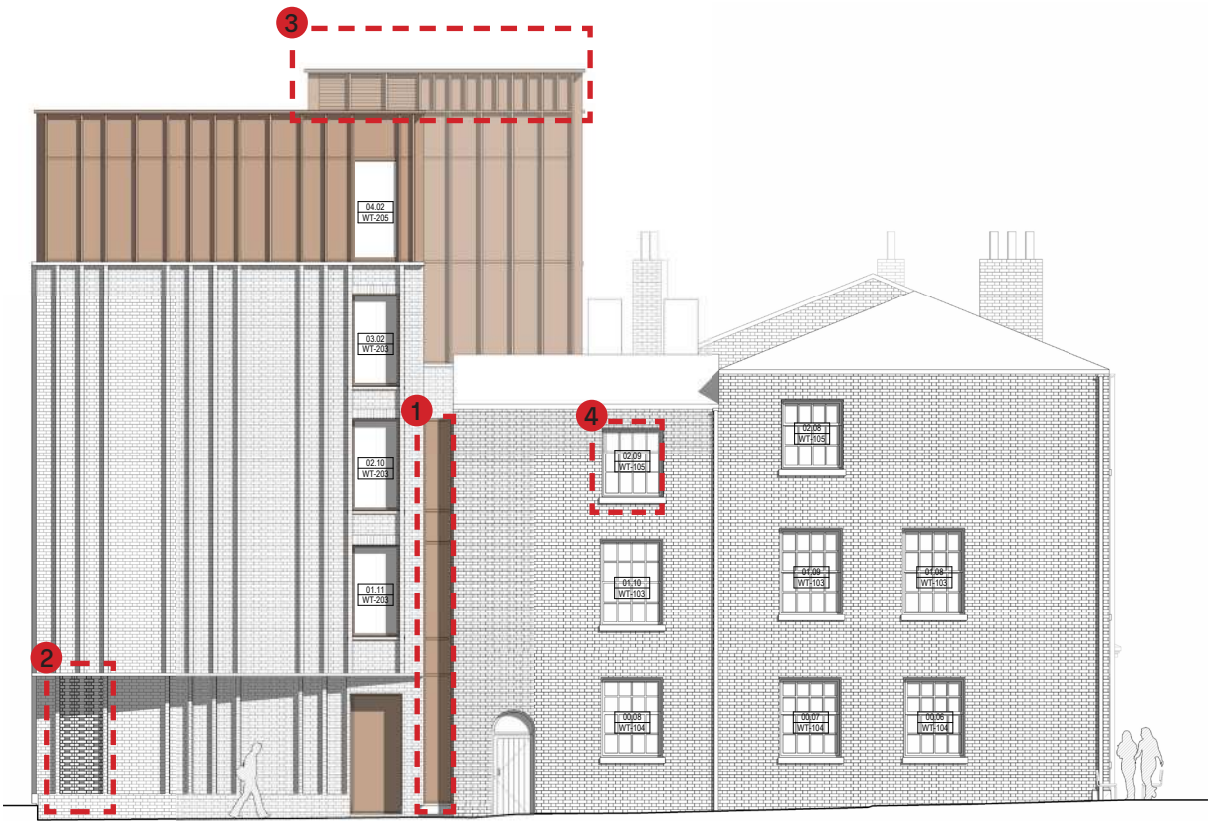
6.3 EAST ELEVATION

- 1. Amendment to material from glazing to metal panels to provide clear distinction between the two building elements and conceal uninhabited area between the two buildings.
- 2. Addition of hit & miss brickwork discretely below cantilever to the rear of the building for spa plant ventilation.
- 3. Plant screening extended due to increased plant demand to meet current regulation requirements for the building operation and acoustic requirements.
- 4. '4 over 8' and '8 over 8' sashes re-introduced, as seen historically on the building.

CONSENTED DRAWING



CURRENT PROPOSAL



7.0 BASEMENT DEMOLITION PLANS

TYPICAL PLAN

Following further investigation by the heritage consultant, amendments have been made to the demolition plans.

The drawings illustrate the following areas:

- Demolished with consent.
- Demolition requiring amendment to consent.
- Consent to demolish in approved scheme (Demo plans read in conjunction with approved plans)
- Structures no longer remaining since consent.
- Existing elements to remain in-situ.

CONSENTED DRAWING



CURRENT PROPOSAL



- Demolition requiring amendment to consent
- Consent to demolish in approved scheme (demo be read in conjunction with approved plans)
- Structures no longer remaining since consent

7.1 GROUND FLOOR DEMOLITION PLANS

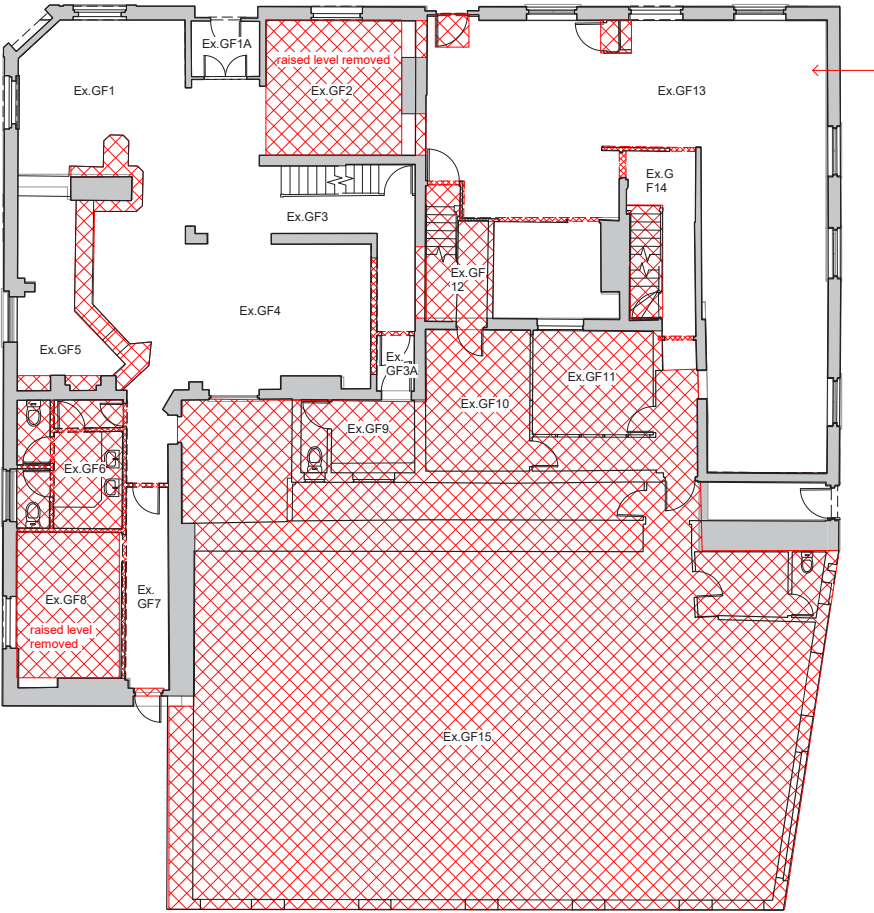
TYPICAL PLAN

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- Structures no longer remaining since consent.
- Existing elements to remain in-situ.

CONSENTED DRAWING



CURRENT PROPOSAL



- Demolition requiring amendment to consent
- Consent to demolish in approved scheme (demo be read in conjunction with approved plans)
- Structures no longer remaining since consent

7.2 FIRST FLOOR DEMOLITION PLANS

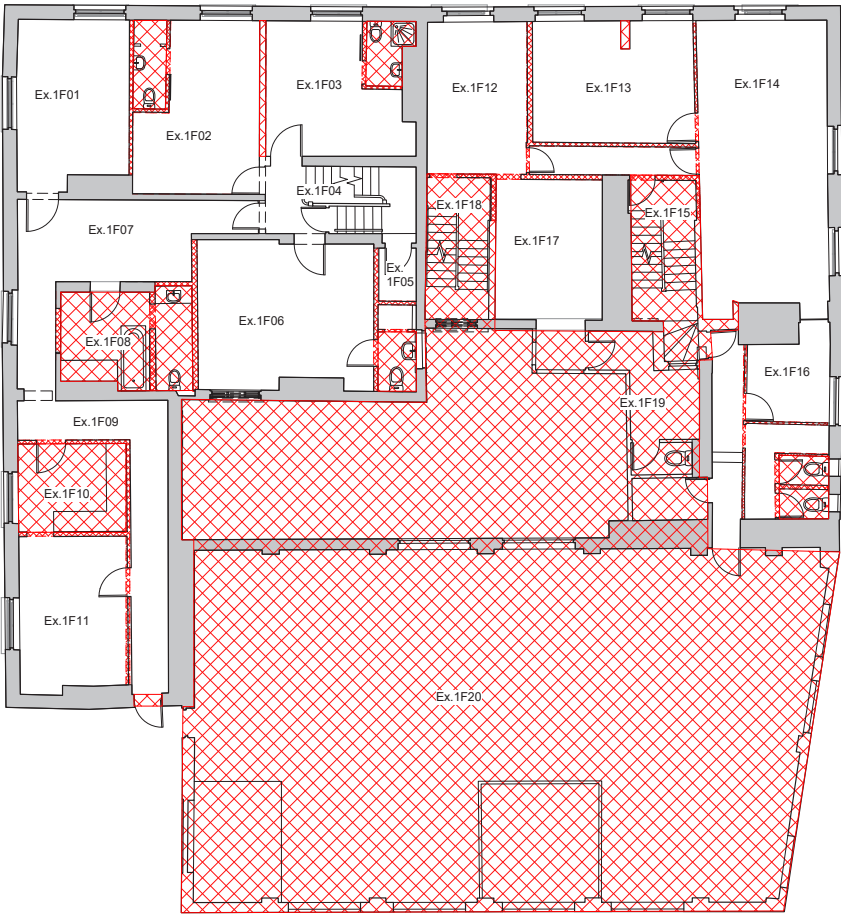
TYPICAL PLAN

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- Structures no longer remaining since consent.
- Existing elements to remain in-situ.

CONSENTED DRAWING



CURRENT PROPOSAL



7.3 SECOND FLOOR DEMOLITION PLANS

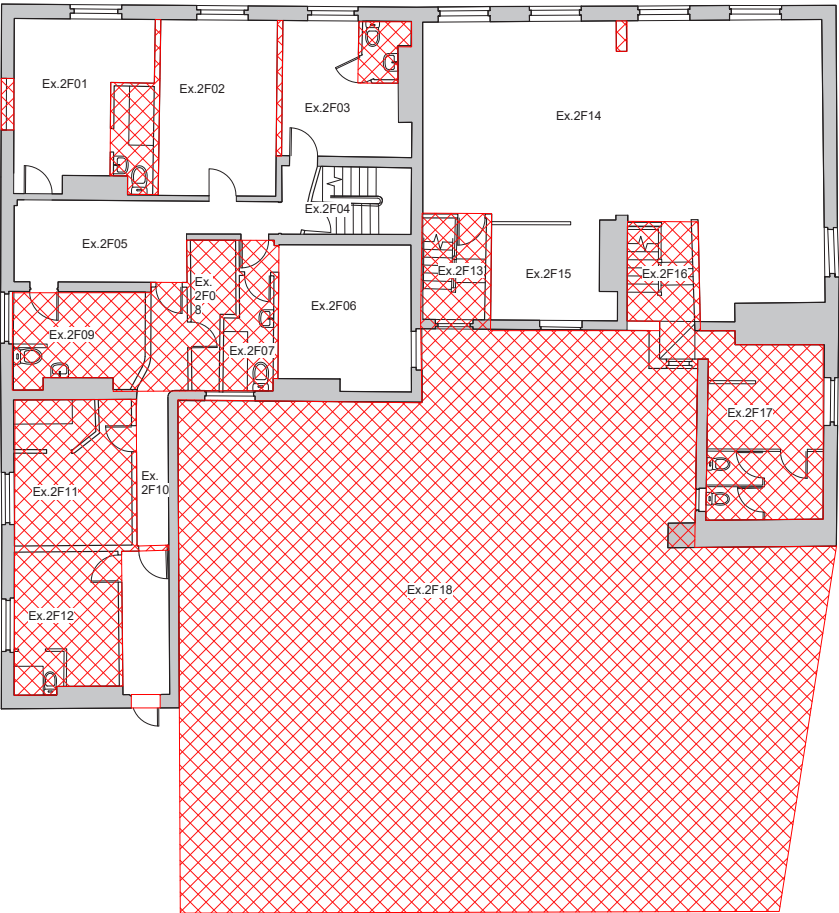
TYPICAL PLAN

Following further investigation by the heritage consultant, amendments have been made to the demolition plans.

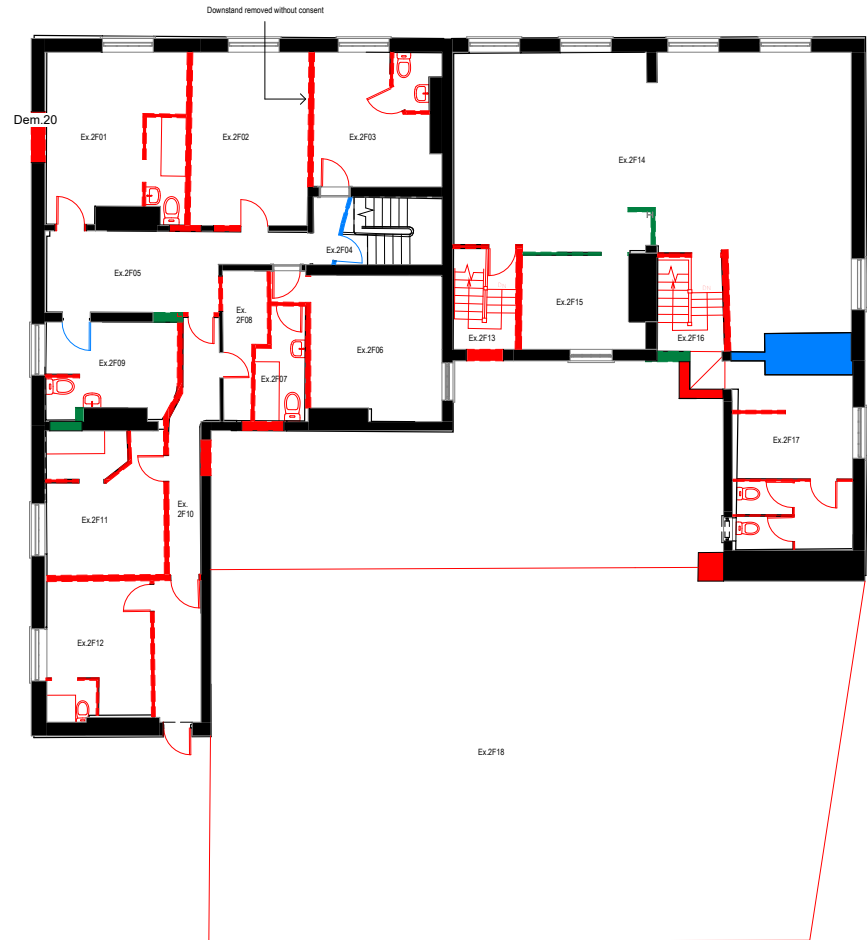
The drawings illustrate the following areas:

- Demolished with consent.
- Demolition requiring amendment to consent.
- Consent to demolish in approved scheme (Demo plans read in conjunction with approved plans)
- Structures no longer remaining since consent.
- Existing elements to remain in-situ.

CONSENTED DRAWING



CURRENT PROPOSAL



8.0 ORIGINAL CEILING STRATEGY

PRINCIPAL ROOMS

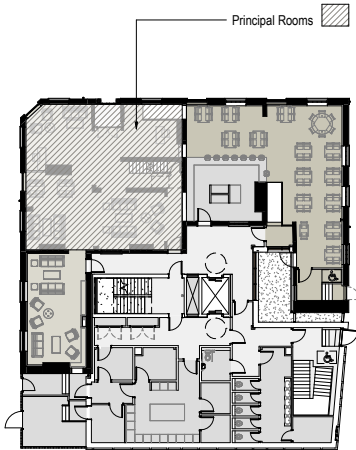
A reduced Acoustic and Fire Warranty performance is considered to Principal Rooms identified by the Heritage Consultant.

These rooms have been identified as the Ground and First Floor areas of No.125, the former commercial pub.

Within these areas the proposal will seek to utilise the detail as indicated below. This will provide 49 dB DnTw + Ctr which is 4 dB above a typical chain Hotel Operator requirements but is 4 dB below the 5-star requirements the development is looking to achieve.

The areas in which this detail can be accommodated will be restricted by the requirements for mechanical ventilation within hotel rooms as indicated on drawings.

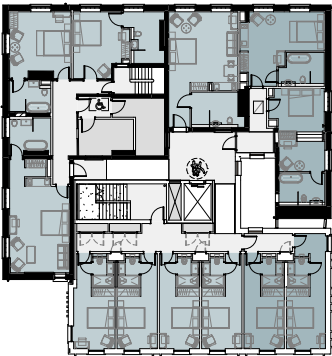
The remaining non-principal rooms would seek to utilise the enhanced acoustic build-ups to achieve the scheme requirements.



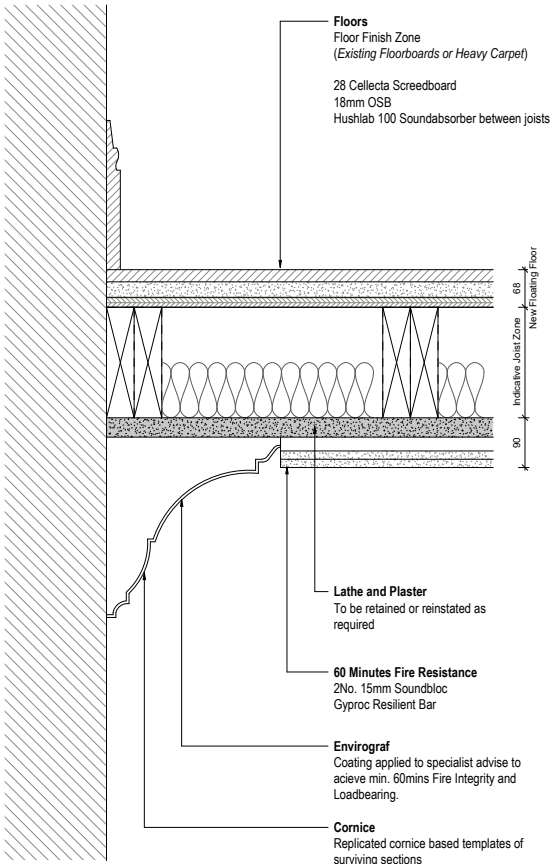
GA_Level 00 - Principal Ceiling Locations
1 : 200



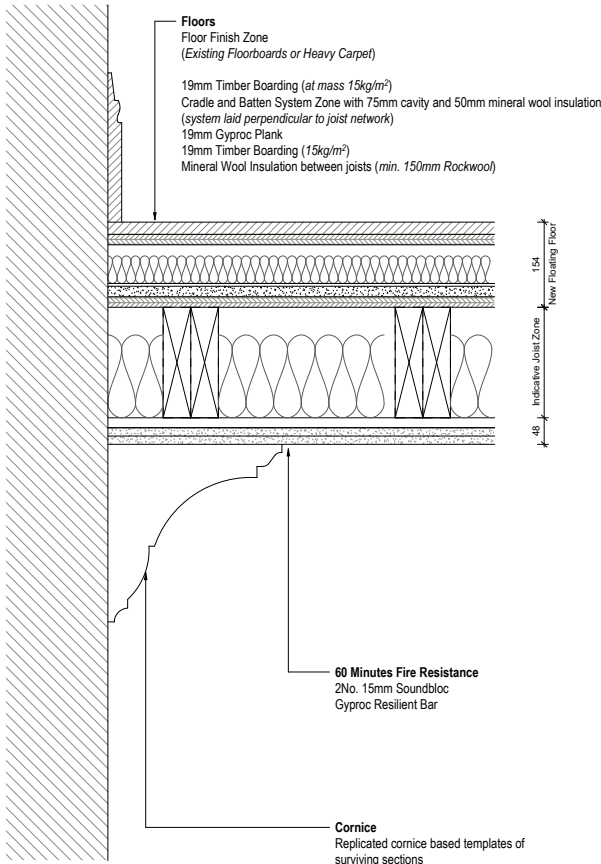
GA_Level 01 - Principal Ceiling Locations
1 : 200



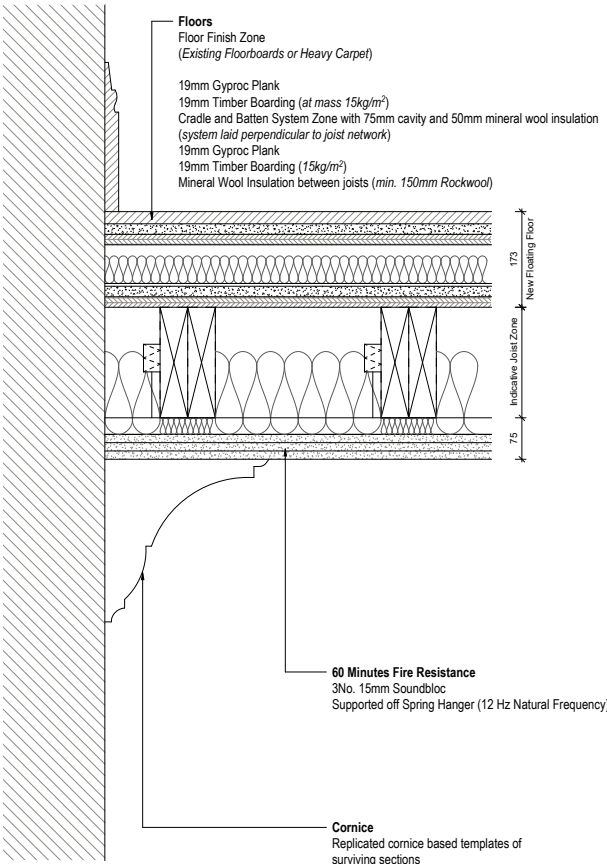
GA_Level 02 - Principal Ceiling Locations
1 : 200



Typical Floor & Ceiling Detail
Principal Rooms Only



Typical Floor & Ceiling Detail
Guestroom to Guestroom



Typical Floor & Ceiling Detail
Restaurant to Guestroom

8.1 ORIGINAL WINDOW STRATEGY

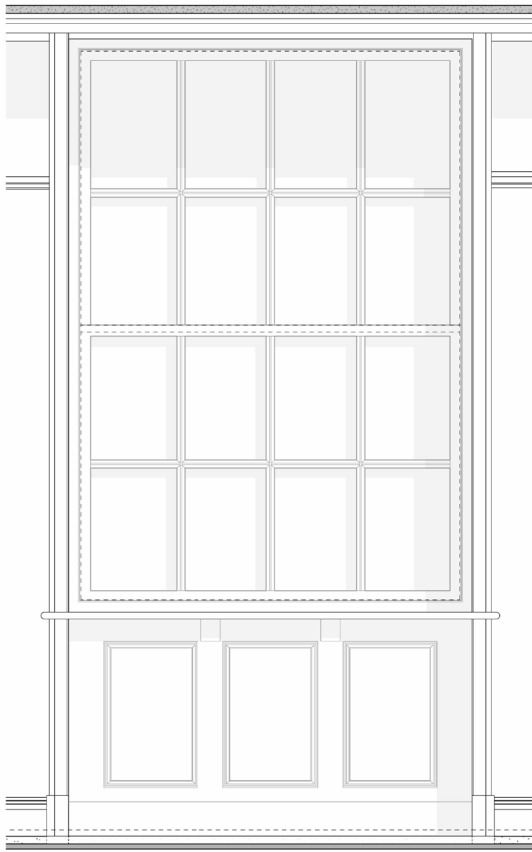
PANELLED SASH WINDOWS

The original sash windows are to be replaced with new window to match the design and details of the last remaining original sash.

Secondary glazing will be incorporated internally to provide improved acoustic and thermal performance.

The panelling below the windows to the 1st floor level will be retained, refurbished and repainted. Where acoustic upgrades are applied to the floor treatment, the panelling will be raised and reinstated to suit.

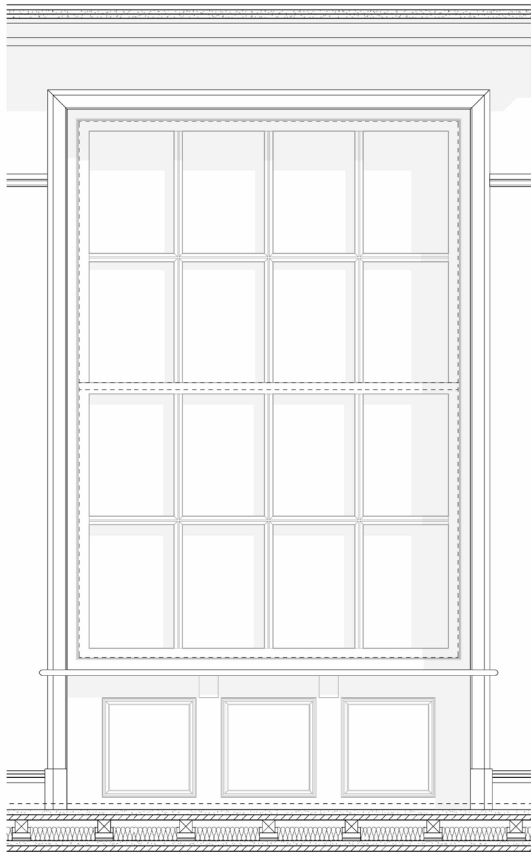
Principal Rooms



1 | Typical Panelled Window - Elevation (Principal Room)
1 : 10

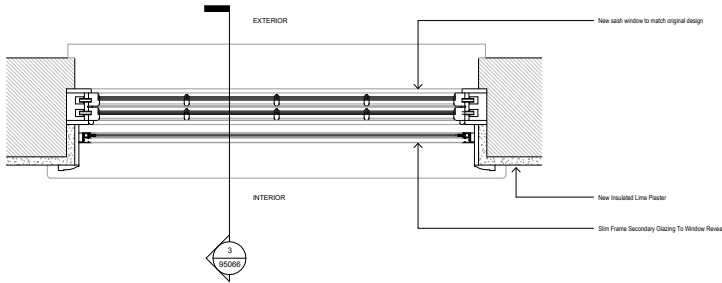
3 | Typical Panelled Window - Section (Principal Room)
1 : 10

Typical Rooms

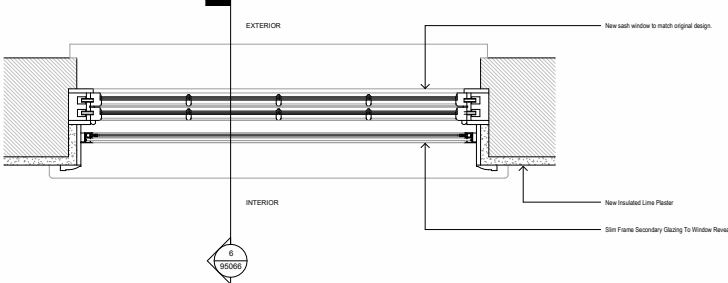


5 | Typical Panelled Window - Elevation (Typical Rooms)
1 : 10

6 | Typical Panelled Window - Section (Typical Rooms)
1 : 10



2 | Typical Panelled Window - Plan (Principal Room)
1 : 10



4 | Typical Panelled Window - Plan (Typical Rooms)
1 : 10

9.0 HERITAGE DEFECT STRATEGY

HERITAGE DEFECTS

Refer to the 'Heritage defect repair specification and methodology' report undertaken by Hollis for further details of heritage defect repairs. See summary extract below.

External Condition

The external fabric of the building is generally in fair condition. There are defects to the brickwork, pointing and stone cills, which require short term repairs to prevent further deterioration and to improve the aesthetics of the building.

Internal condition

The internal fabric of the building is generally in very poor condition. There are various points of water ingress leading to damage of ceilings, floors, walls and internal joinery and stud partition walls are impact damaged throughout. There are numerous windows which require easing and adjusting, splice repairs and replacement glazing panes, however, we understand the windows are to be wholesale replaced throughout, with the exception of isolated windows, as set out within Hollis' repair methodology.

Brickwork

The brickwork externally appears to be in fair condition commensurate with age, which comprises red clay bricks. We noted minor spalling to isolated bricks throughout the elevations, which do not require any intervention, other than to improve the aesthetics of the premises. Furthermore, there are numerous isolated penetrated or missing bricks, which require replacement to prevent further deterioration, and are highlighted on the drawings. Hollis noted a section of mismatched, modern/non-original brickwork to the front elevation at ground level.

Following demolition of the modern extension to the rear elevation, Hollis are to undertake a subsequent inspection to advise on repair methods required to the façade, including within this report.

Stone cills

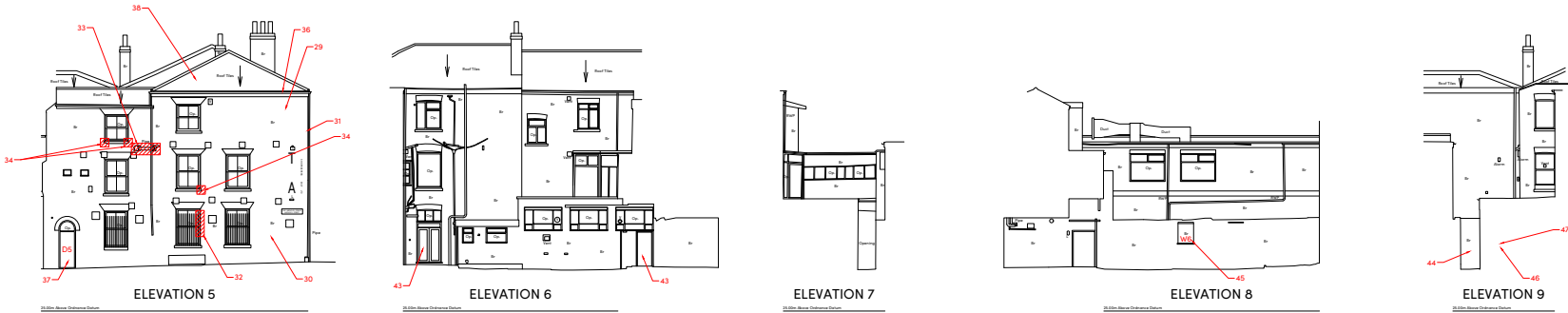
Throughout the elevations, there is minor stone decay to isolated cills caused by general weathering, which is normal based on the age and location of the elements. Largely, we do not deem any intervention or repairs to these areas necessary at this time due to the deterioration only being in the early stages, however we noted deterioration to isolated lintels as highlighted on our drawings, which would benefit like-for-like repairs.

External doors

Access was restricted due to the temporary heras fencing and as such we have not made any comments. Notwithstanding, we understand that the doors to the front elevation are being replaced, with isolated doors being removed and replaced with a glazing unit.

Roof

We understand the flank roofs, serving the left and right 'out riggers' is in poor condition, with numerous penetrations, rotten joists, spar feet and dragon pins allowing birds to nest. We understand that these roof coverings are beyond repair and will be subject to wholesale replacement.



9.1 HISTORIC FEATURE RESTORATION

RESTORATION OF HISTORIC FEATURES

Refer to the 'Addendum Heritage Statement' report prepared by Stephen Levrant: Heritage Architecture for further details of the restoration approach to historic features.

Surviving historic features will be utilised to provide templates for the replication and reinstatement throughout. Thi swill be guided by the Heritage Consultant to ensure the appropriate design and style is installed in each location.

These surviving features include, but are not limited to, the following -

- Panel Doors
- Cornices
- Corbels
- Architraves
- Skirtings
- Picture Rails
- Handrails



An area of newly uncovered original moulded timber window surround and plaster cornice above one of the windows to be used as a template.



A small example of surviving original timber skirting to be used as a template for other areas.



The surviving decorative plaster corbel to be replicated.



An area of partially surviving cornice to the alcove and small area of removed picture rail.



The original decorative architrave surrounding the door to be used as reference for other areas.



Detail of the original cut string carved decoration.

10.0 MATERIALITY STRATEGY

PLEATED ALUMINIUM PANEL

The study investigates the use of a pleated aluminium panel to provide the texture and relief depicted in the visual.

The folded profile will provide visual interest as the light moves across the panels.

The decorative slim fins provide order and depth to the panels.

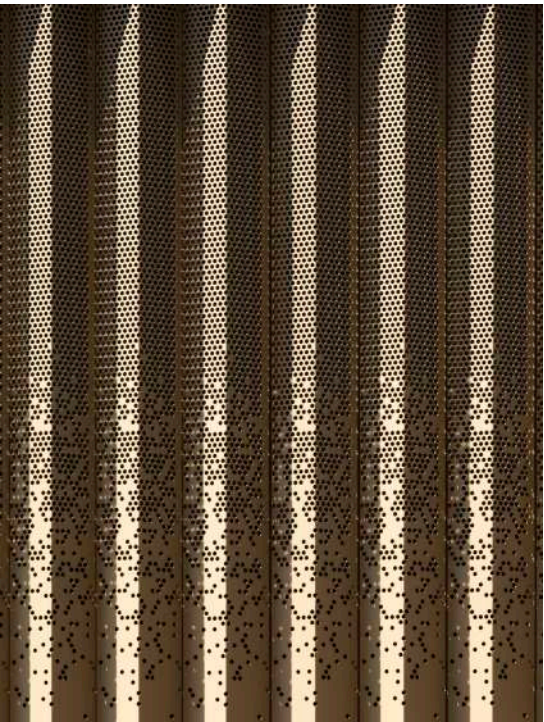
Louvres for the upper floor rooms are integrated into the aluminium panelling with a decorative perforations.

The reflectivity of the glazing provides a lightweight appearance to the upper floors.

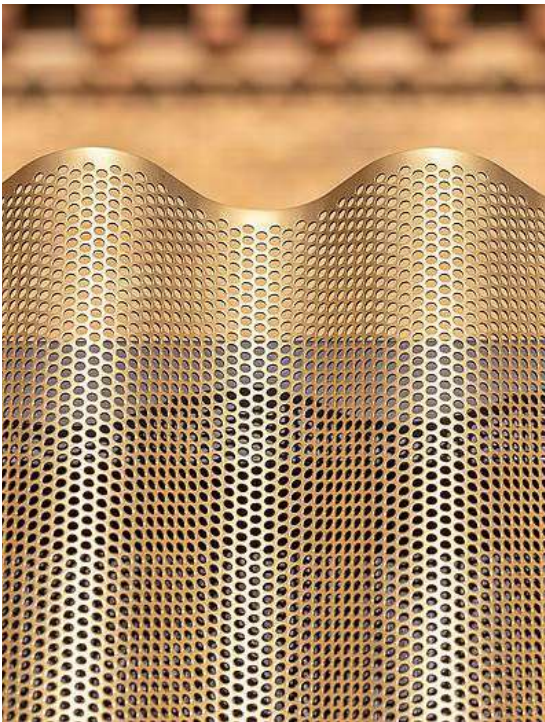
The decorative slim fins provide order and depth to the panels.



Fritted Glazing Study - Integrated Ventilation



Precedent Image



Precedent Image

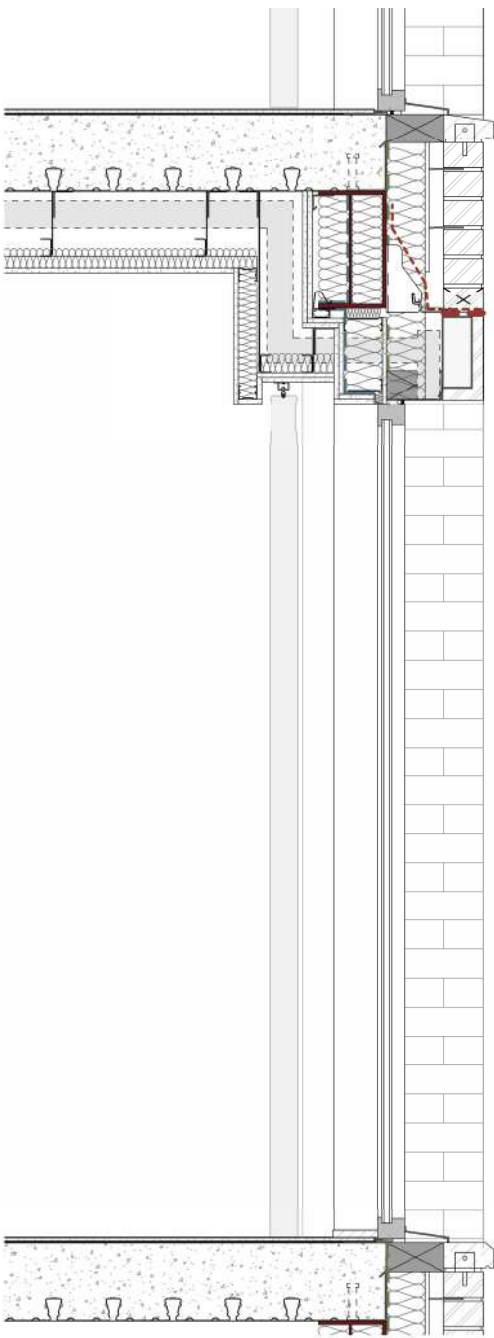
11.0 VENTILATION STRATEGY

TYPICAL BRICKWORK OPENING

MCC raised concerns regarding the use of the proposals to utilise custom air bricks to provide the ventilation strategy for the rooms.

The design team have reviewed the proposals and have endeavoured to provide the ventilation to the soffit of the window.

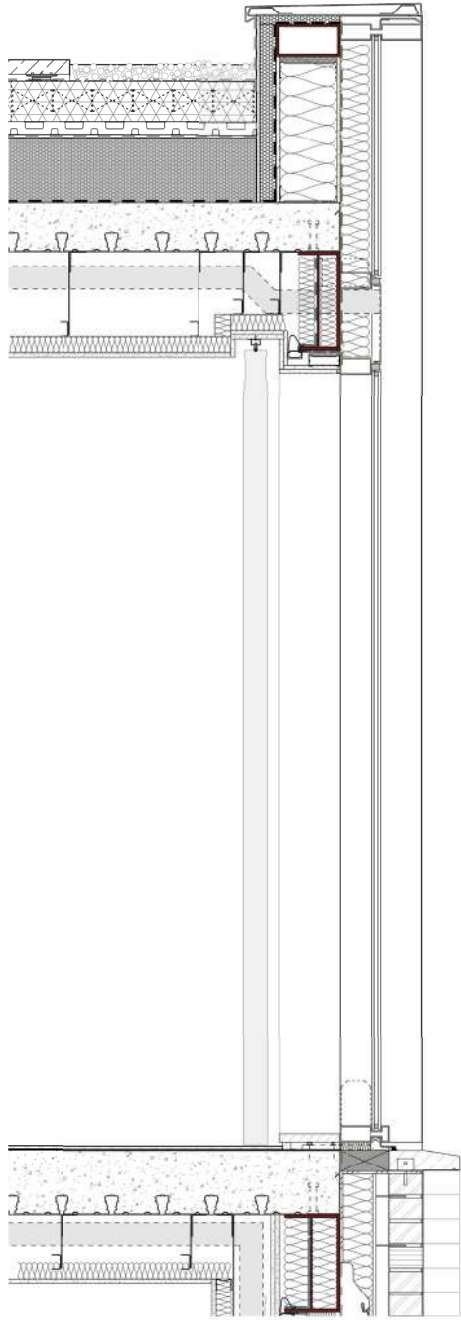
A ventilation louvre would be discretely located behind a single brick reveal to the soffit. This would be colour matched to the window frames.



11.1 VENTILATION STRATEGY

TYPICAL CLADDING OPENING

The ventilation method for the windows within the cladding is through discrete perforations in an aluminium panel above the window. This panel will be colour matched to the windows.



12.0 M&E STRATEGY

CEILING SERVICE ZONES

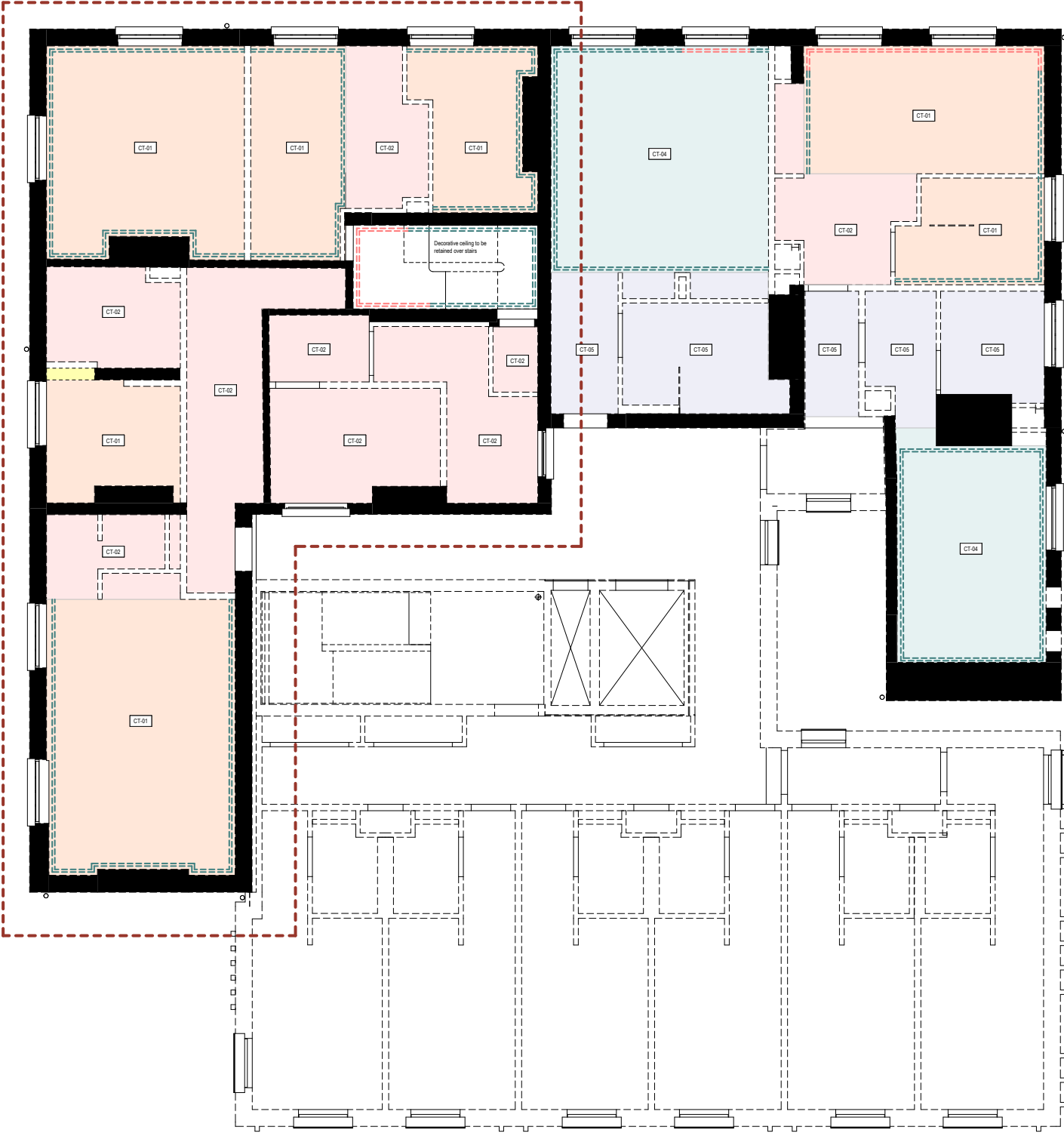
The M&E strategy to service distribution has been co-ordinated to reduce the impact on the existing ceiling levels. As such, required dropped ceiling areas have been limited to the centralised circulation areas of the plan and bathrooms.

The typical plan opposite illustrates the proposed dropped ceiling areas. These are denoted as CT-02 and CT-05 on the drawing.

The ventilation ductwork has been located within the roofspace and is distributed to the rooms through dedicated risers within each room.

The dropped ceiling areas follow the same strategy applied to the ceilings within the principal rooms. Areas within the principal rooms will feature dropped ceiling zones below the reinstated areas of lath and plaster. These areas are indicated by CT-02.

Refer to the architectural RCP drawings and NOVO Energy and Ventilation Statement submitted in support of the application for further details.



Legend and Notes

Refer to Drawing 95090 for the Ceiling Types.

	CT-01	Principal Rooms. Without Service Zone.
	CT-02	Principal Rooms. With Service Zone.
	CT-04	Guestroom to Guestroom. Without Service Zone.
	CT-05	Guestroom to Guestroom. With Service Zone.
	CT-06	Spa to Restaurant. With Service Zone.
	CT-10	Restaurant to Guestroom. Without Service Zone.
	CT-11	Restaurant to Guestroom. With Service Zone.
	CT-12	Original Ceiling Retained and Exposed.
	CT-13	Plant to Bar. Without Service Zone.
		Exposed Ceiling
		Existing Cornice to be Removed and Re-installed
		Replicated Coricing
		Existing Corbel. Retained, refurbished and repainted.
		Principal Rooms

To be read in conjunction with SLHA "Actions and Opportunities Report" dated 30th September 2022

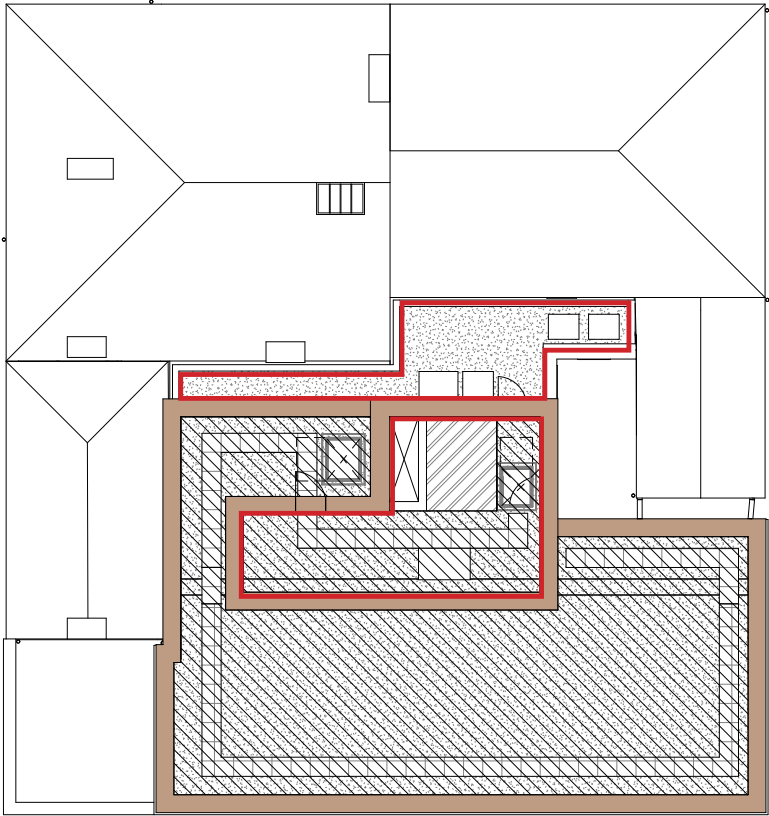
12.1 M&E STRATEGY

ROOF PLANT ARRANGEMENTS

The required M&E roofplant has been discretely located to both the Level 3 Roof and the Upper Roof.

The Level 3 Roof sits below the eaves of the existing buildings and connects to the new extension which provides access. the sets the proposed equipment behind the pitch of the existing roofs.

The equipment to the upper roof is concealed behind a screen.



13.0 MASSING VIEWS

MASSING VIEW 01



2017 Approved Scheme



Revised Scheme

13.1 MASSING VIEWS

MASSING VIEW 02



2017 Approved Scheme



Revised Scheme

13.2 MASSING VIEWS

MASSING VIEW 03



2017 Approved Scheme



Revised Scheme

14.0 WASTE COLLECTION

REFUSE STRATEGY

The local authority’s waste collection operator will be able to park the refuse collection vehicle in Woollam Place while bins are collected from the bin stores.

Bins within each store will be split between the following categories to be agreed with local authority / relevant collections operator; General waste, Paper/card, Plastic/cans, Glass.
Bins allowed for in the refuse stores are as follows:

MCC Guidance suggests 1500 L per 20 covers = 4800L for 64 covers.

Space provided for 4 no.1100L bins plus 2 No.240L bins at ground floor level = 4880L

Total 4880L for once per week pick-ups.

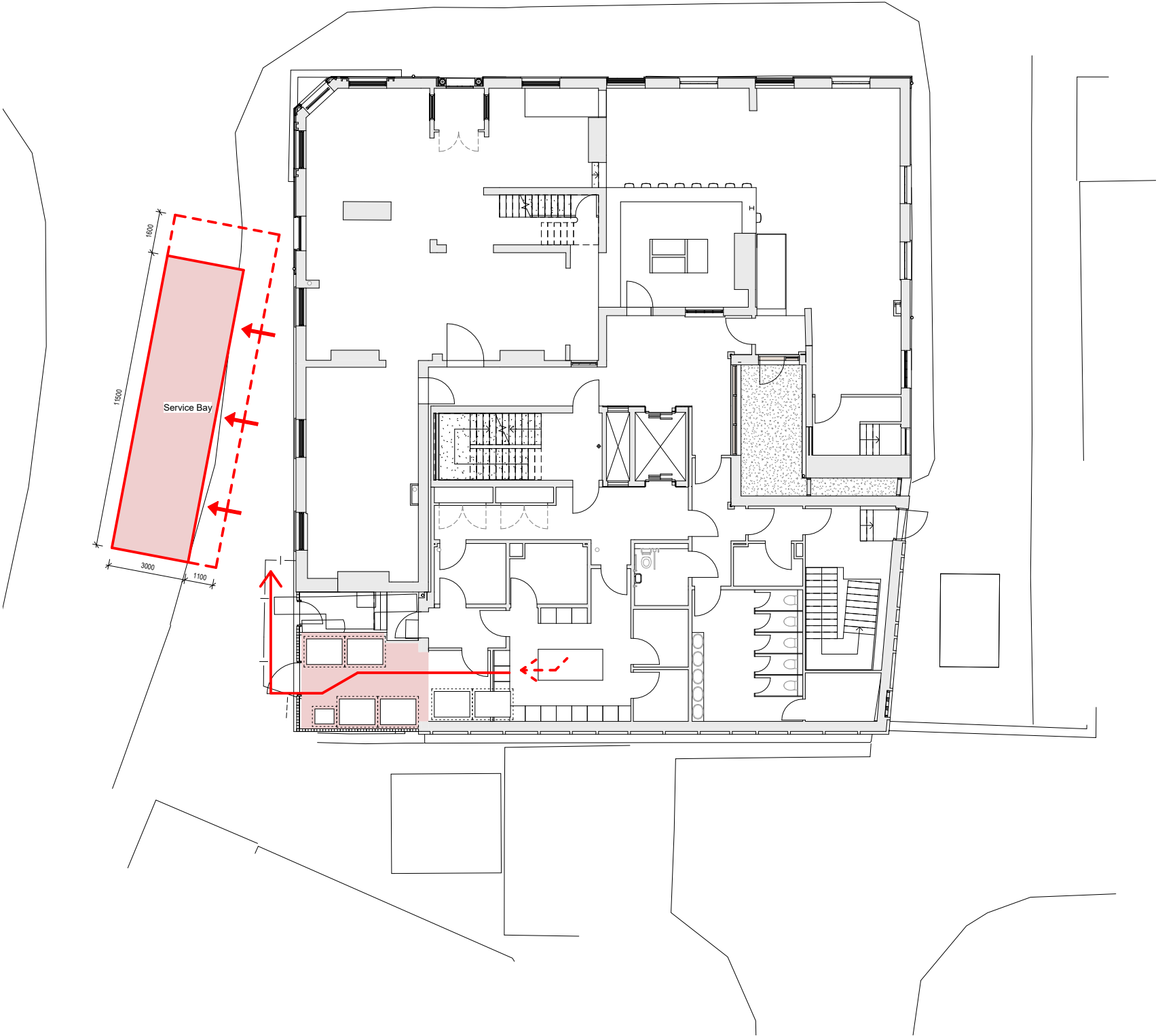
Refer to Vectos waste management report v1 in addendum.

Where bins are required to be moved long distances for collection, a motorised bin tug can be used for moving to temporary storage area.



Key

Refuse Store and Refuse Collection



15.0 INCLUSIVE ACCESS

ACCESS STRATEGY

Inclusive Design Guidance

The proposals have been developed and will be delivered with reference to current standards and guidance, including:

- Manchester Core Strategy (2012)
- Building Regulations and Approved Document Part M(2)
- MCC Design for Access 2 (DFA2)
- British Standards

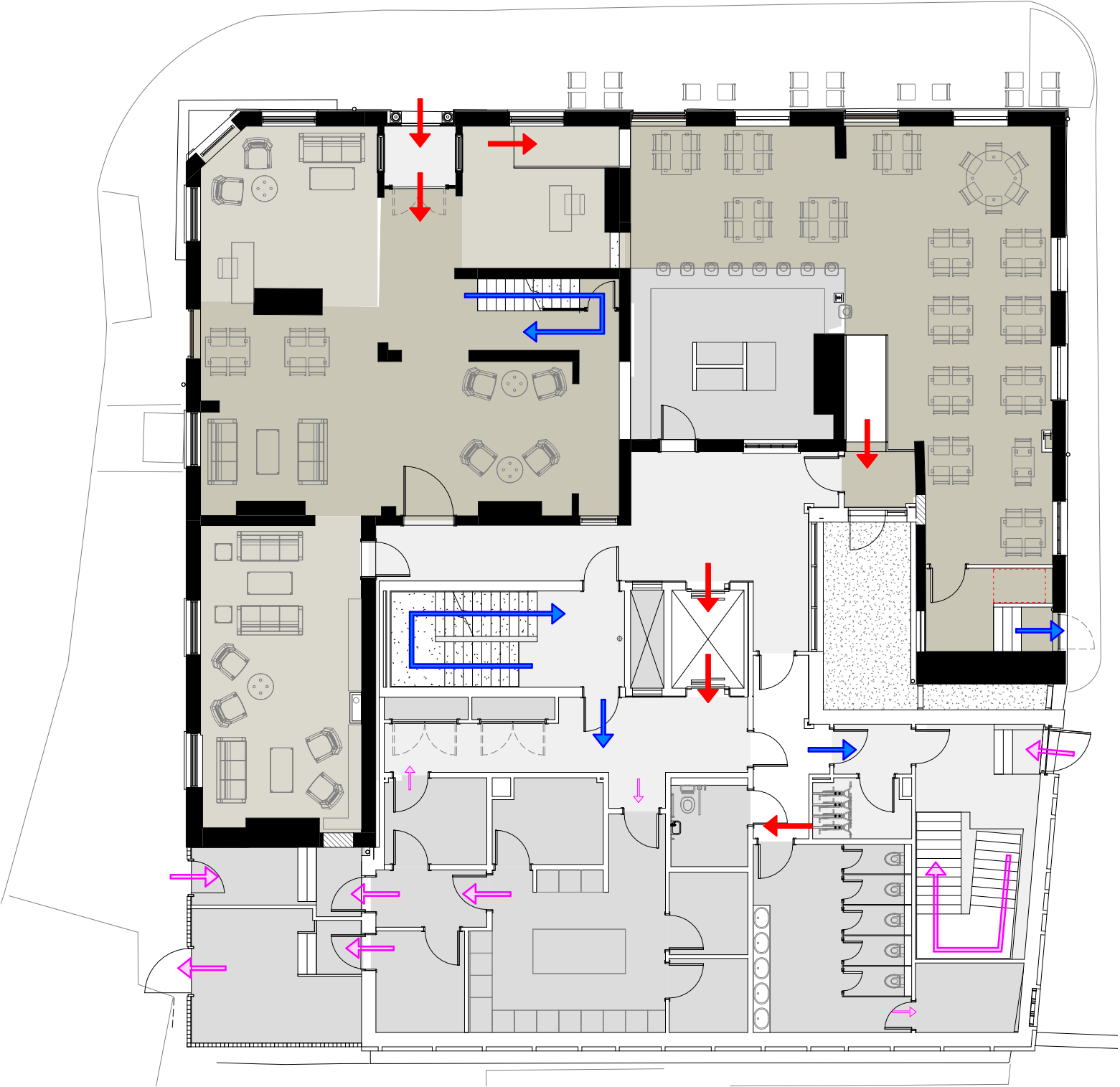
Level Access & Egress

The ground floor front entrance to the bar/hotel/spa provides level access to the building. Where only stepped egress is possible, as seen on the fire escape to Old Medlock St, refuge points are provided.

Entrances & Circulation

All public entrances will comply with clear opening requirements, whilst also providing anti-slip floor finishes
The ground floor lobby will be developed further by the interior designer to provide clear wayfinding to the lifts.

- ← Staff Access
- ← Disabled Access
- ← Fire Escape
-  Refuge



15.1 INCLUSIVE ACCESS

ACCESSIBLE ROOMS

Liverpool Road Hotel houses 36 hotel rooms and aims to at minimum, meet the building regulation requires for DDA rooms. The guidance for this is:

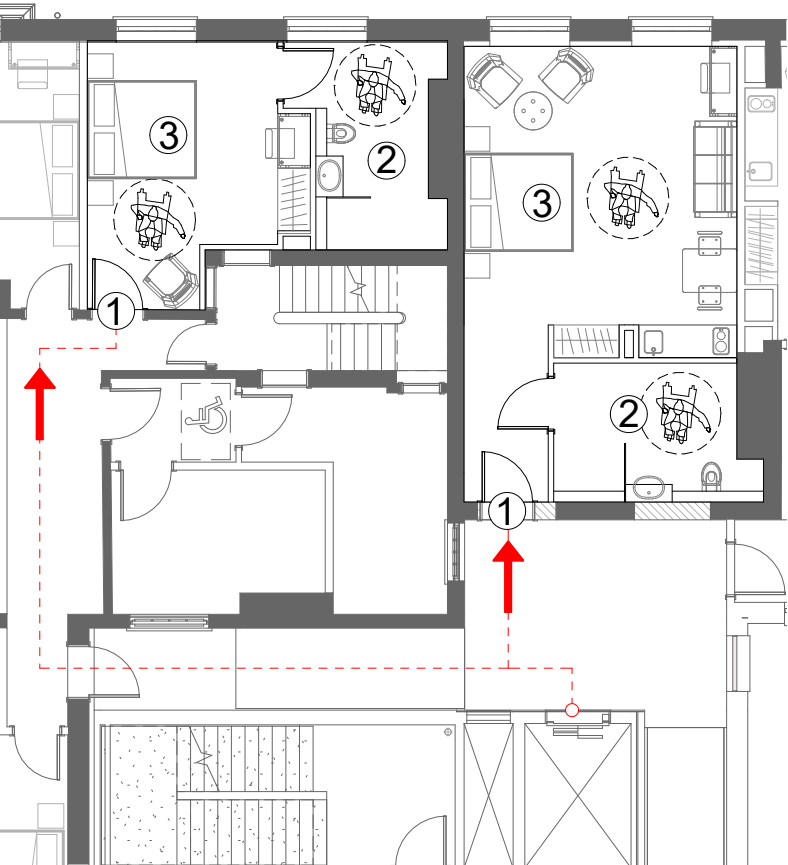
- 5% to comply with Building Regulations
- 10% to achieve MCC target

The proposed scheme offers:

- 11% fully compliant accessible room (+6% on Building Regulations. +1% on MCC's target)

Due to the existing building layout, the DDA rooms have been located as close to the accessible circulation as possible.

The DDA room layout has been designed in accordance with the Approved Document Part M2 to offer a fully compliant design. This includes a power-operated entrance door, accessible bathroom with toilet and shower, clear mobility around the bed, 1500mm turning circle zone and minimum clear widths.

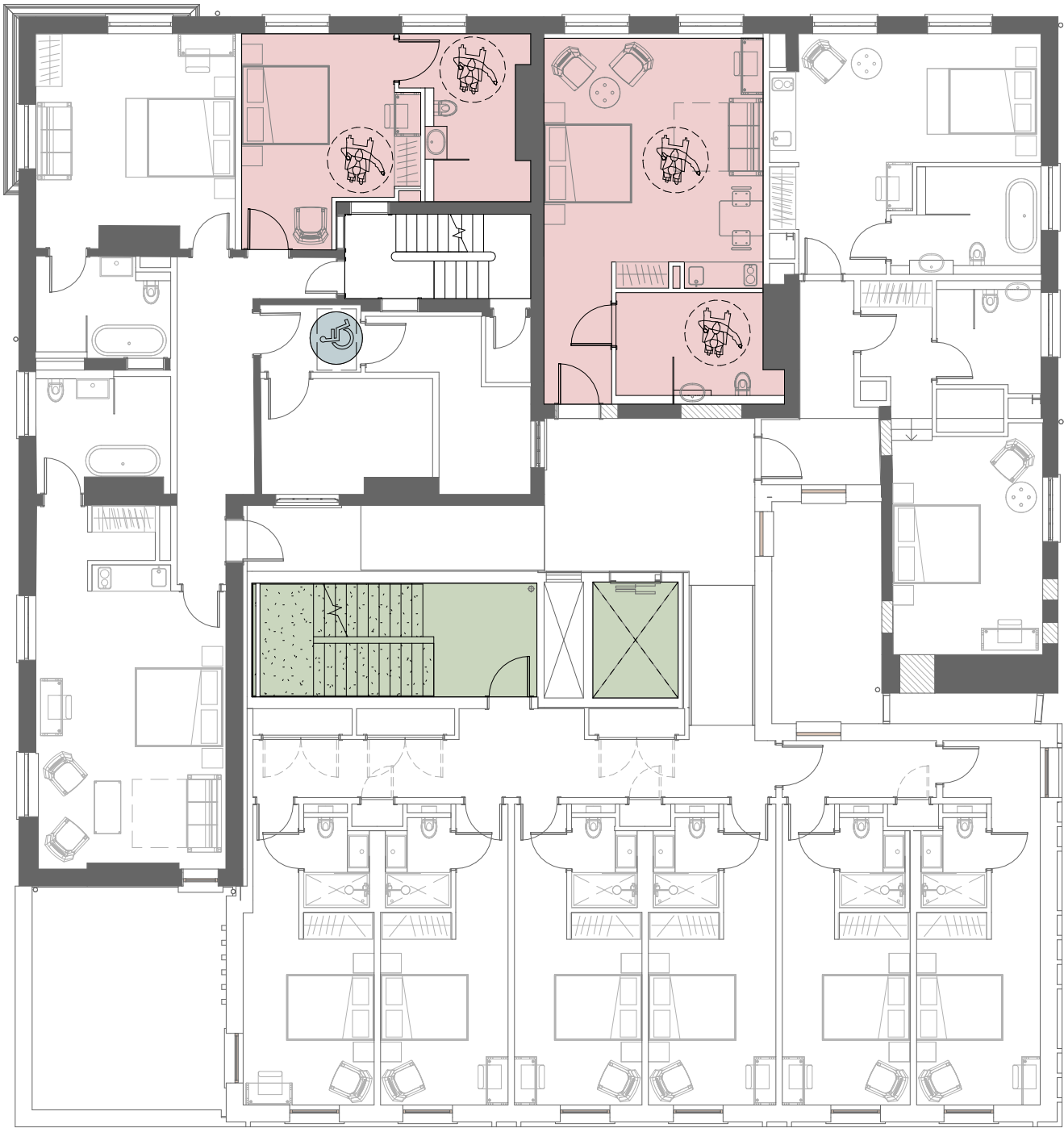


- ①

Accessible Entrance Way
- ②

Accessible Bathroom
- ③

Accessible Bedroom
- Horizontal Circulation
- DDA Rooms
- Accessible Circulation Core
- Emergency Refuse Location



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