

Royal Buildings



Design and Access Statement



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Contents

1.0 Introduction

- 1.1 Background
- 1.2 The Brief
- 1.3 The Purpose of this Document
- 1.4 Limitations to this Document
- 1.5 Other Documents

2.0 Operations Statement (written by Criterion) & Brand Information

- 2.1 Operations Statement- The company
- 2.2 Operations Statement- What is the Zedwell Offer?
- 2.3 Room Design

3.0 Contextual Analysis of Royal Buildings

- 3.1 Site Location and Landmarks
- 3.2 Relationship to Piccadilly Gardens
- 3.3 Surrounding Land Uses
- 3.4 Contextual Images

4.0 The Existing Building

- 4.1 The Building
- 4.2 Existing Plans and Tenancies
- 4.3 Existing Fire Strategy

5.0 Historical Context

- 5.1 Heritage Overview
- 5.2 Setting & Context

6.0 Proposal

- 6.1 Opportunities and Constraints
- 6.2 Floor Plans - Ground and Basement
- 6.3 Floor Plans - Upper Floors
- 6.4 External Works - Street Elevations
- 6.5 External Works - Rear Elevations
- 6.6 Conservation/Fabric Repair Strategy
- 6.7 External Works -Signage

7.0 Access

- 7.1 Ground Floor Access
- 7.2 Accessible Room Numbers and Locations
- 7.3 Access - Circulation and Access Routes
- 7.4 Accessible Room Layouts

8.0 Building Strategies

- 8.1 Waste Strategy
- 8.2 Plant Locations
- 8.3 Maintenance Strategy
- 8.4 Energy and Sustainability Statement

1.0

Introduction

1.1 Background

Buttress Architects Ltd have been appointed on behalf of Criterion Capital to develop proposals for the refurbishment and conversion of the Royal Buildings, on the corner of Mosley street and Market St Piccadilly Gardens, Manchester.

This proposal has been developed for Criterion Capital who are an affordable accommodation platform for hotels, hostels, serviced apartments, and private residential flats. More information about Criterion Hospitality is covered within section 2.0 , Operations Statement.

1.2 The Brief

The scope of the brief consists of:

Conversion of the existing office building on the upper stories and ground floor entrance into Hotel use providing circa 187 rooms over four floors.

Hotel use must adhere to the brand guidelines for Zedwell (as explained in section 2).

Proposal to retain retail use at ground floor frontage.

Consider the sustainability of the building. Reuse of existing buildings is vital to the brand ethos.

The proposals should seek to retain the high quality external elevations and any upgrades to the fabric of the building should be in keeping with the surrounding Piccadilly gardens.

1.3 Purpose of this document

This Design and Access Statement (DAS) has been commissioned by Criterion Capital to present the developed proposals for the Royal Buildings, Manchester. It has been prepared by Buttress in conjunction with the professional team to support a full planning application for the refurbishment and redevelopment of the Royal Buildings. The purpose of this document is to set out the comprehensive analysis of the existing fabric and context, discuss design decisions and interventions.

It explains the design principles and concepts that have been applied to the existing building.

1.4 Limitations to this Document

This document is written within the context of the RIBA plan of works. This report is designed to provide information of the RIBA stage 3 design. As such, some development undertaken during earlier work stages may not be included.

1.5 Other Documents

This report should be read in conjunction with the drawings and Heritage Impact Assessment which have been submitted as part of this application.



2.0

Operations Statement (written by Criterion) & Brand Information

2.1 Operations Statement- The company

(Written by Criterion)

2.1.1 Who are Criterion Hospitality?

We are an Affordable Accommodation Platform for hotels, hostels, serviced apartments, and private residential flats. We aim to grow from the current 2,400 operating units and existing pipeline of 5,600 units to 10,000 units across multiple accommodation concepts with great value prices and in brilliant locations by 2030. We alter the accommodation market with pioneering concepts that do the basics well, remove clutter, make experiences seamless and by not being afraid to challenge industry norms.

Our current portfolio of 21 investment properties include: 3 restaurants, 2 globally renowned cinemas, 2 bars, 1 shopping centre, 1 theatre, 1 department store and a world-renowned radio station.

Our hospitality portfolio includes 5 hotels totalling 1,245 rooms and 29 apartments, with an additional 3 hotels under construction, adding 1222 rooms, not to mention one of the largest rooftop bars in Europe.

Our residential portfolio includes 1,407 apartments across 8 buildings and 4,020 flats in the development pipeline.

- Honesty & Integrity – Do the right thing even when no one is watching.
- Commercial mindset – Treat each penny as if it is your own, reduce wastage, control all money coming in and going out.

Asif Aziz, founder and CEO, has a 35-year history of philanthropy and has been recognized for his charitable contributions. He is listed as one of the 500 most influential Muslims and has been awarded an honorary fellowship at Goldsmiths, University of London. Asif has contributed to various projects, including the Thokomala Project to house orphans from the AIDS epidemic in Africa, Seeing is Believing for cataract operations in developing countries, and Camfed, an international organization empowering young women through education. He has also supported The Olive Tree scholarship scheme, The Co-existence Trust, and Mosaic, promoting community cohesion and harmony. Asif established The Aziz Foundation to support British Muslims in higher education, with a focus on nurturing confident public leaders who can address social challenges facing their communities and wider society. He is passionate about eradicating Islamophobia and promoting interfaith cooperation.

facilities.

7. London SW1X Hotel - Q1 20241 bedrooms.

8. London W1K Hotel and Apartments - Q1 2024- 80 Bedroom mixed residential and hotel.

9. London W1J Hotel - Q1 2025-529 bedrooms on Piccadilly Circus one of London's prime Hospitality locations.

10. London SW1V Hotel: 325 bedrooms.

11. London E14 Apart hotel: 405 bedrooms Q4 2025

Total Current Pipeline-1,950 keys plus 1,190 Beds, 3,140 units

Operational Hotel Bedrooms 1,042

Total Bedrooms by 2025- 2,992 Bedrooms and 1,190 Beds, 4,182 units

Recent Purchases for future projects:

- London WC2H Hotel

-Royal Buildings Piccadilly Gardens Manchester

2.1.2 Company Ethos

Our core values are:

- Keep it simple – Get the basics right, make the guest and employee journey seamless.
- Move forward – Focus on priorities, address bottlenecks with energy and urgency to remove obstacles – our secret sauce is that we do not sit on our laurels.
- Persistence – Succeed through determination and iteration. Adjust again & again.
- Entrepreneurial – Be hands on, nimble, humble, and pioneering. Don't be institutional.

2.1.3 Existing Operations

Our Existing Hotel Locations and Pipeline

1. Indigo new bedrooms: 8 Bedrooms added in retail space vacated by a previous tenant.

2. Zedwell Piccadilly Extension-Q1 2024 -147 7m bedrooms developed exclusively by the Criterion Team.

4. London SE8 hotel - Q3 2023 -123 bedrooms due to open in Q1 2023

5. Rooftop Bar-Q2 2023-18,000 sq. ft of prime front line London food and beverage space.

6. London W1D hotel - Q2 2024-1,100 plus beds new concept micro hotel with shared

2.1.4 Ongoing Management

At Criterion, we pride ourselves on our efficient management practices, which include handling all assets in-house. Our Hotels and Hospitality teams are dedicated and experienced, allowing us to ensure that all our assets are managed effectively and with the highest level of care.



2.2 Operations Statement - What is the Zedwell Offer?

(Written by Criterion)

2.2.1 Background

A complex synergy of elements come together to create the simplicity of the Zedwell Hotels concept: to promote sleep, positive health, and holistic wellbeing. Each Zedwell Hotel is purposefully located within key central locations. They share an alchemy of features that provide a distinctive Zedwell experience, yet individually they focus on specific elements of spirituality.

Zedwell Hotels use a nature-inspired décor with calming colors, natural or recycled materials, and no TVs in cocoon like rooms to promote deep rest. Cocoons feature Hypnos beds, Egyptian cotton sheets, circadian lighting, and rain showers. Rooms range from private cocoons to Zen family rooms with bunks for groups. Self-check-in desks and vending machines are in the lobby. Each hotel is located in a central area and offers a unique experience focused on wellbeing and spirituality.

The standard room type within the hotel will be a high-quality design targeting short term stays and people travelling through Manchester, availing of the excellent transport links of Piccadilly Gardens and Piccadilly Station.

2.2.2 Typical Guests

Zedwell operates a Midweek Business & Transient and Weekends Leisure Transient demographic. It is only bookable through online travel agencies or directly through our website, which translates into a wide variety of guests from different ages and travel purposes, from young tourists to mid-age businesspeople.

2.2.2 Approach to Sustainability

Zedwell hotels follow the principle of sustainable development, not only with respect to utilising an existing building, and therefore maximising the potential of the embodied carbon contained therein, but also in respect to those issues considered within the design, measures for contractors involved in the redevelopment of the site, and initiatives relating to the eventual management and operation of the completed development. Such that all our proposed developments can be considered a sustainable development as defined by the National Planning Policy Framework.

Zedwell's Top-line ESG Strategy 2023/24 includes:

- Climate change mitigation: By reduction of consumption per occupied room in Gas and Electricity
- Climate change adaptation: Adequate and thorough due diligence for new build properties.
- Diversity and inclusion: Percentage of gender and racial/ethnic diversity at senior levels and in middle management.
- Labour practices: Voluntary and involuntary turnover rate for Group employees.
- Water management: Total water consumed per occupied room targets.
- Governance: Description of Owner oversight of ESG issues.
- Develop existing Policy and awareness within the business.

2.2.3 How are existing operations are managed?

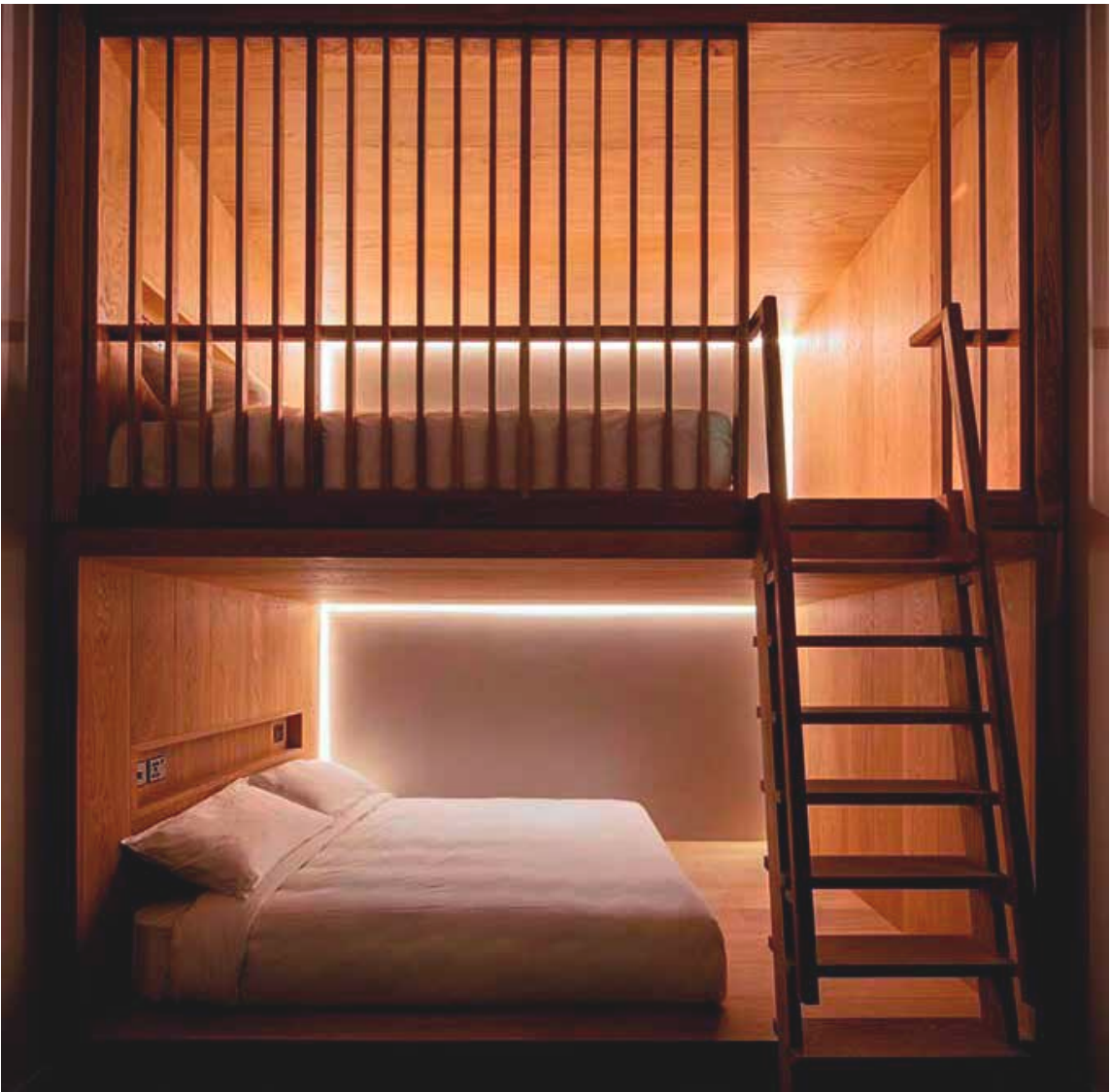
Zedwell is fully managed in-house from design and conception, through construction and operation, with a high-volume, low-cost model. 80% of the housekeeping staff is directly employed by us and only 20% is employed through an agency. The entirety of the maintenance staff are employed directly by us.

Zedwell's aim in Piccadilly Gardens is to employ local people. Senior management will run the hotel day to day with the London head office support that will include daily contact and weekly visits. Jobs will be created for a variety of positions; from front of house day and nights, back of house staff, maintenance staff, housekeeping, revenue generation, management positions and security guards to manage any unwanted presence or antisocial behaviour by the main entrance. All staff will be trained on security measures with regular retraining enforced as a requirement for continued operations. Maintenance staff will follow the procedure at existing Zedwell hotels for dealing with upkeep of communal areas and removal of any graffiti or litter.

Physical Access - All floors, and therefore hotel rooms, are accessible only with hotel key cards, issued at check in for floor and room specific access.

Clear signage will mark restricted and staff only areas, with guest access restricted through the use of key cards and access codes.

Staff only areas, offices, stairs, lifts, external doors and main entrance operate on access control, accessible via swipe card.



Disabled Access - The hotel aims to be both legally compliant and encourage local residents and visitors to enjoy the facilities. Disabled access rooms will be adapted to feature carefully considered layout, widened doors, lower switch points and bathroom control accessible from wheelchairs. The wet room approach works well in other Group properties with positive feedback. Furthermore, all staff is are trained in PEEPS in the event of an emergency, and guests necessitating such support are identified throughout the booking process and check in.

Further details on the approach to accessibility is set out elsewhere in this Design & Access Statement.

Loading Bay - The loading bay located on the ground floor of the building is the main route into the building from the basement. In the event of a lift failure the linen would enter the building via the main entrance and then be sub divided on the floors.

Linen would arrive at pre-arranged times for both drop off and pick up with all other deliveries minimised with the exception of rubbish collection.

Storage and Distribution - The planning The proposals process will include adequate storage for waste areas close to the loading bay. Supervision of these areas is key and will be managed via the use of the aSign In app is the key. Only deliveries to named individuals are possible and the delivery is processed through the app with an alert e mail sent. Regular stock checks are made with a view to ensuring just in time deliveries.

Where required, delivery areas are fitted with climate control, appropriate racking, and camera/security systems.

Staff Training - The Group uses CPL on line training to assist with basic skills training requirements, and supplements through on and off job training.

Assistance Animals - Assistance Animals are welcome, and the hotel will hold suitable items such as dog bowls and mats to ensure animals are comfortable.

Communication and Information - The Hotel will be able to communicate with guests pre and post stay using GPT4 technology.

Emergency Procedures - Front of House Teams are trained to identify guests requiring additional assistance and are trained in PEEPS procedure.

Feedback and Contact - Feedback is encouraged through e mail of the web-based chat bot.



2.3 Room Design

The brands hotel model uses repeated room types throughout – this is to ensure consistency in the quality accommodation (allowing for a good night’s sleep) but also to allow an affordable price point – together, both are key fundamental aspects of the clients hotel model which set it apart from other types of hotel operations.

There are 3 room types proposed:

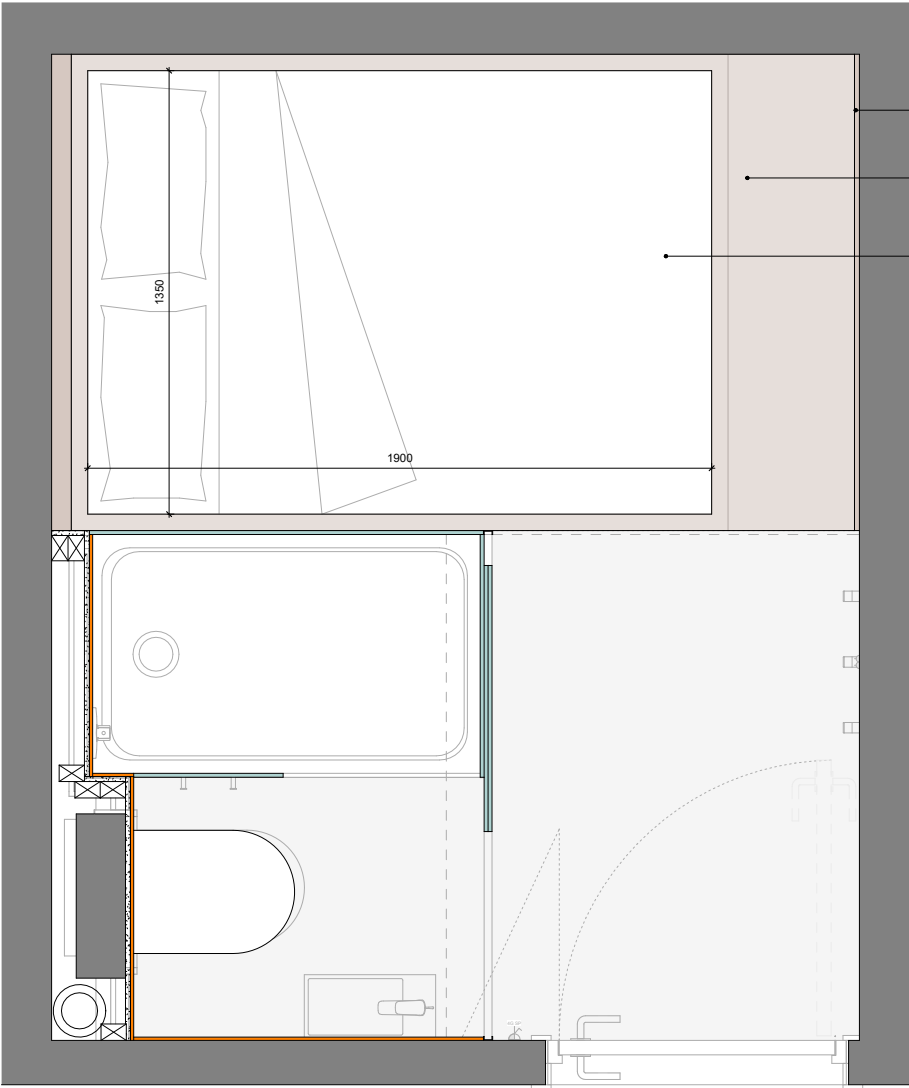
- Standard Rooms
- Family Rooms
- Accessible Rooms.

The accessible rooms are covered in more detail in Section 07.

The brands standard rooms are well designed compact areas that provide the user with everything they need for a nights accommodation. Back to back room layouts are provided where possible to allow shared risers. This room provides a double bed for up to two occupants, under bed storage, hanging space on the walls and an en suite shower room within the room.

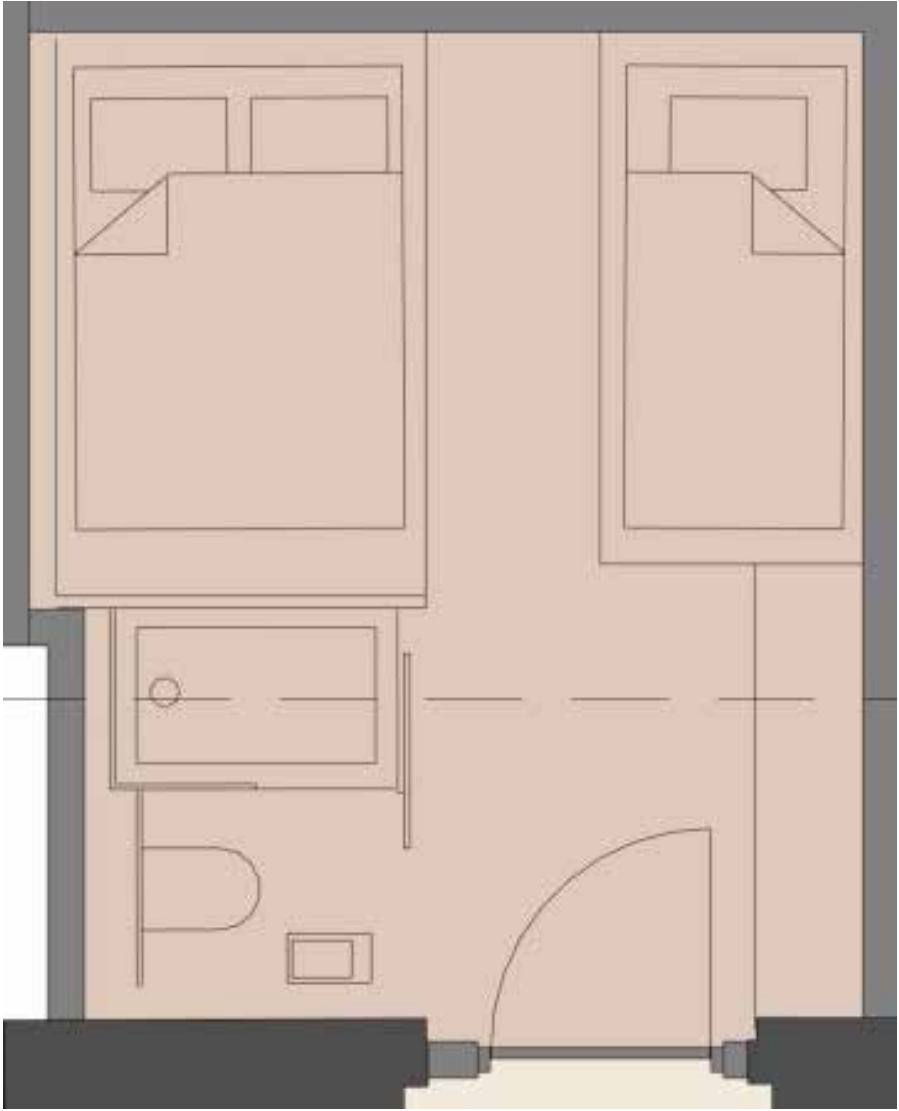
Family Rooms provide larger rooms with a double bed and bunk beds for up to four people, storage and an en-suite shower room.

The Family Rooms are more unique within the brand and are usually located within spaces which are unsuitable or too large for the standard bedroom type. As such these rooms have more variation within them.



Standard Room Type

The plan above is Zedwells Standard Room as per their branding document .



Family Room

* Detailed Design of the Family Rooms have not been conducted due to their unique nature within the building.

3.0

Contextual Analysis of Royal Buildings

3.1 Site Location and landmarks

3.1.2 Site Location

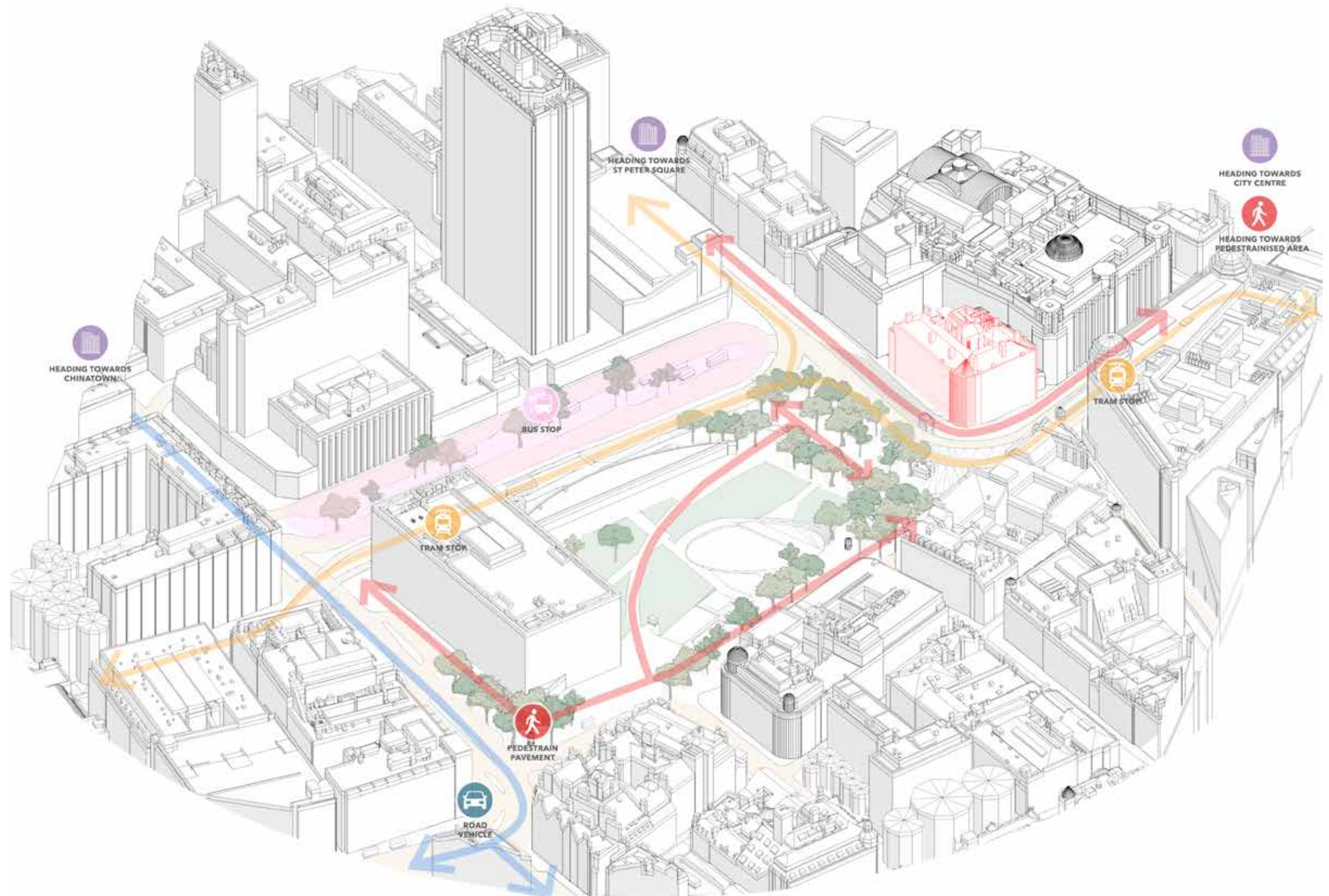
Royal Buildings is located within the city centre of Manchester, England. It is on a prominent corner of Piccadilly Gardens, on the corner of Market St and Mosley St.

The site is incredibly well connected to the city's main transport lines, with two key tram stops, Market St and Piccadilly Gardens, located adjacent to the site and the central Piccadilly Train Station located just a ten minute walk away. It also sits at the top of Market St, one of the city's main shopping streets and adjacent to the Grade II listed Ryland's building.

3.1.3 Approach

Guests will approach by foot, tram or train from either Mosley St where the entrance to the hotel will be proposed within the existing entrance to the current offices above.

Due to the site's well connected transport links, no requirement for vehicle drop off is anticipated.

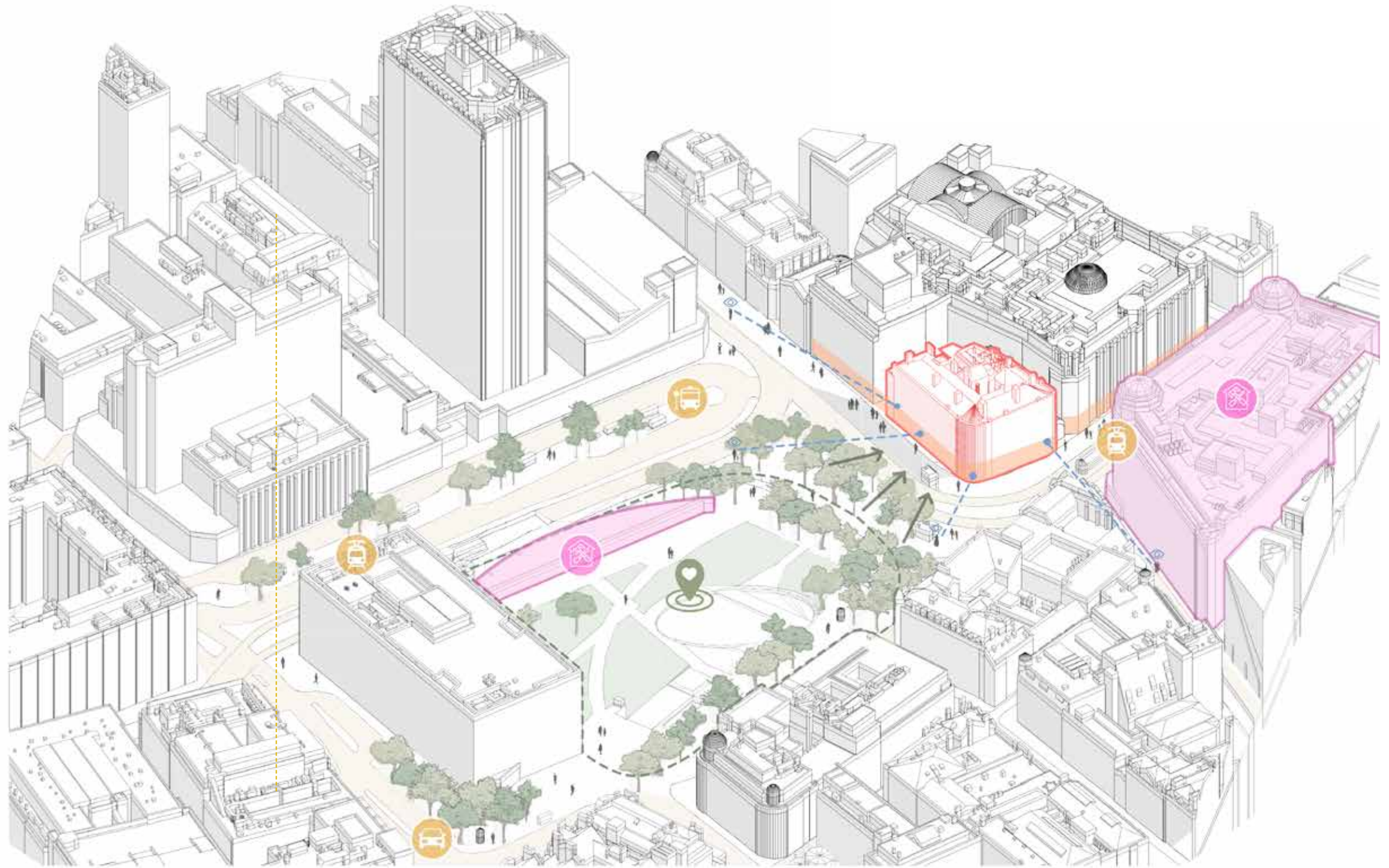


3.2 Relationship to Piccadilly Gardens

The sites relationship to Piccadilly Gardens is integral to the refurbishment plans. Active frontage should be considered for all levels of the buildings to retain and improve this relationship. It is also important to retain the retail units on Ground Floor.

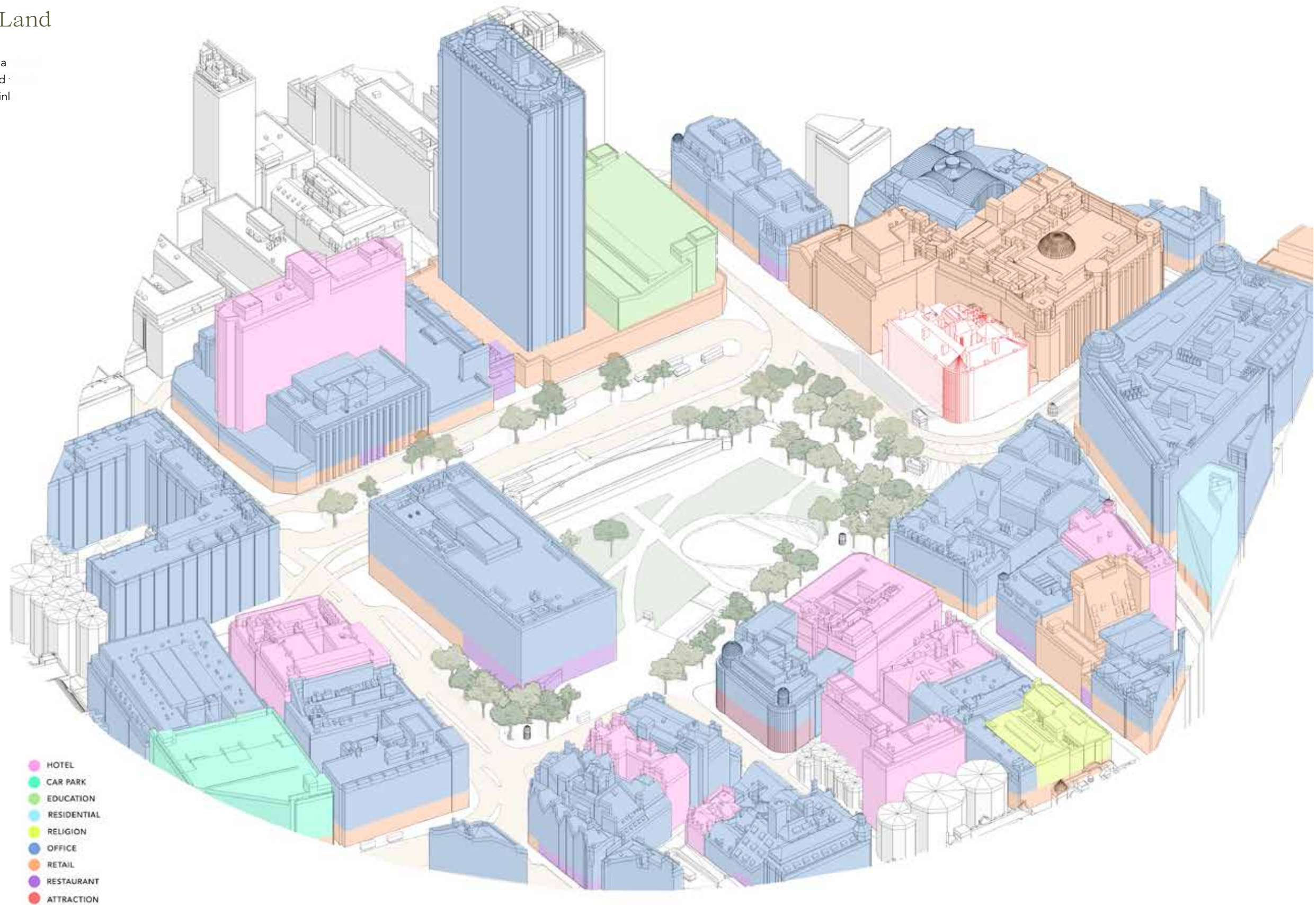
The hotel use allows for 24 hour security at ground floor with a concierge and increased footfall through the square, all of which adds to the squares redevelopment.

The redevelopment plans for Piccadilly Gardens Pavilion and the Rylands Building which are both in planning at the moment are also to be noted within the context of the site.



3.3 Surrounding Land

The existing surrounding land use is a Retail and F&B (mainly on the ground with offices and hotel use (which mainl occupy the upper floors).



3.4 Contextual Images

The surrounding buildings on Piccadilly Gardens are a mix of architectural styles. The materials are predominantly stone, red brick with a mix of timber and aluminium windows.



4.0

The Existing Building

4.1 The Building

4.1.1 Layout

The property extends across 6 floors, including a basement level. The ground floor is made up of retail and leisure units, some of which are currently vacant and the existing entrance to the office floors above which is accessed from Mosley Street. Ancillary spaces are provided at basement level for these units.

There are two light-wells within the building to the west and east of the central staircase. The western light-well is open to the service alley on the west, whereas the eastern light-well is surrounded by the building mass.

The first to fourth floors house office units, which are also currently mostly vacant. Existing Tenancy plans are shown on the following page. The roofscape is typically a pitched slate roof with a smaller flat roof to the rear corner behind the existing light-wells.

4.1.2 Plant

The existing plant for the majority of the building is located within the basement plant room, with a small plant area located behind the central stairwell on the flat roof. Existing plant for the retail and leisure units are primarily within the existing Western light-well. This primarily belongs to Burger King. There is also some lighter plant and ductwork within the eastern light-well which is assumed to belong to the previous Santander unit.

4.1.3 Servicing

Meal Street to the west of the building is used as an existing service street which is accessed off Mosley Street. This leads to a central service yard and loading bay within the site where deliveries have direct access to the existing back of house lift.

4.1.4 Structure

The building throughout is concrete and steel joist floors which were covered with wood blocks. The staircase was originally granolithic screed on steel.



4.2 Existing Plans and Tenancies

Tenancy Plans Shown as per June 2024.

As shown on the plans to the right, the majority of the tenancies are currently vacant, particularly on the upper floors.

On the ground floor Tenant 01 is currently occupied by Burger King , who also trade on the first floor and ancillary spaces in the basement. This lease is to continue.

Tenant 04 is also to remain, which is currently occupied by Costa Coffee, who trade on ground floor with ancillary spaces in the basement.

The entrance to the existing offices on the floors above is from Mosley St on ground floor via a central reception desk at the base of the staircase and one central passenger lift.

There are shared toilets on each floor next to the central stair. The back of house lift is located with access to the service yard and opens in two directions throughout. A central plant room for the building is shown within the basement area..

Key

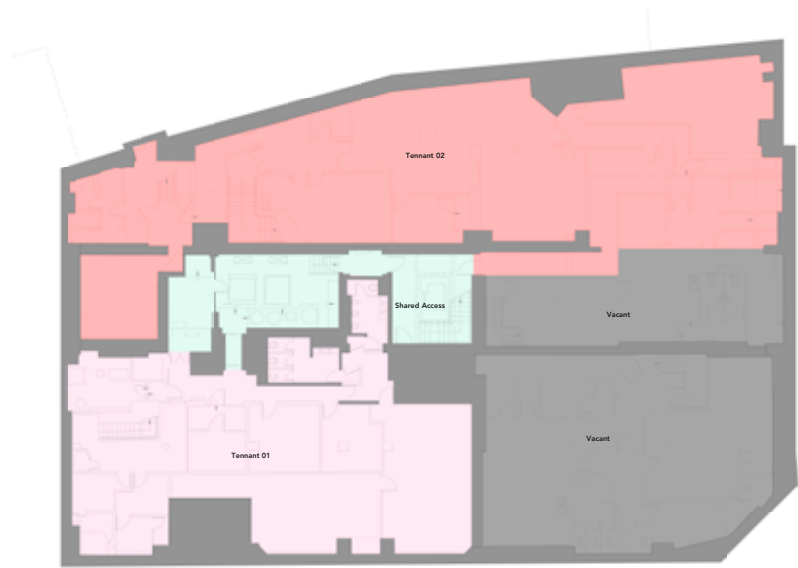
Vacant

Shared Access (Stair-cores/Plant etc)

Back of house lift

Costa

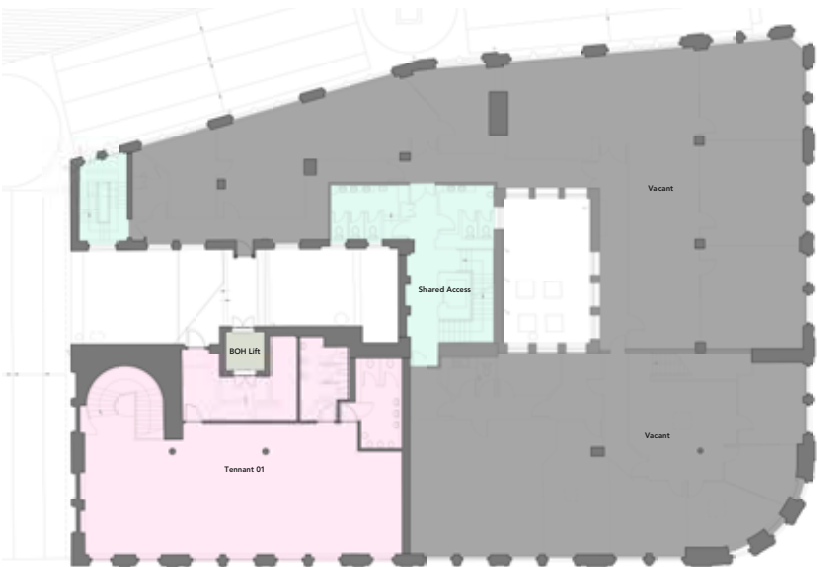
Burger King



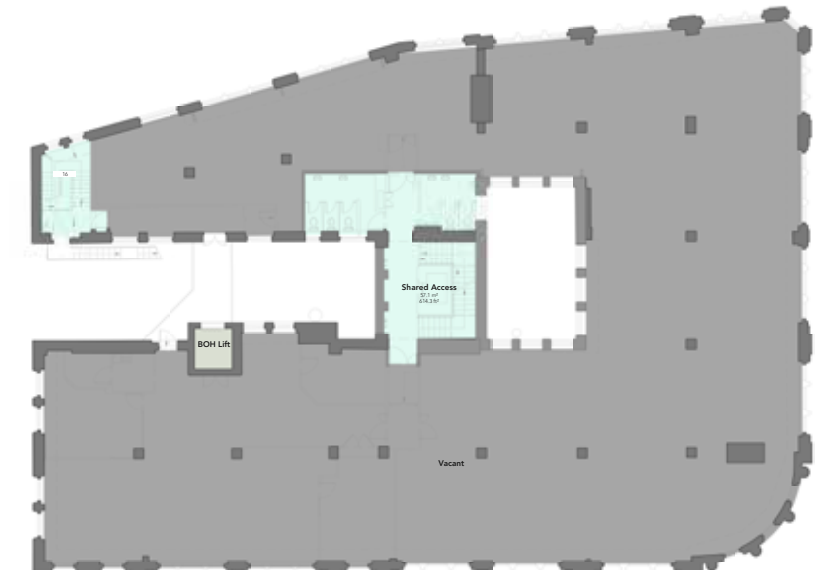
Basement Floor Plan



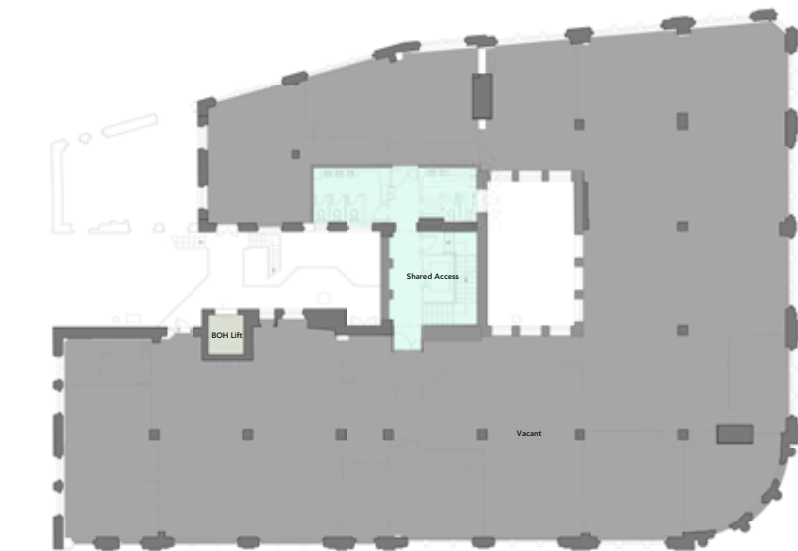
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan



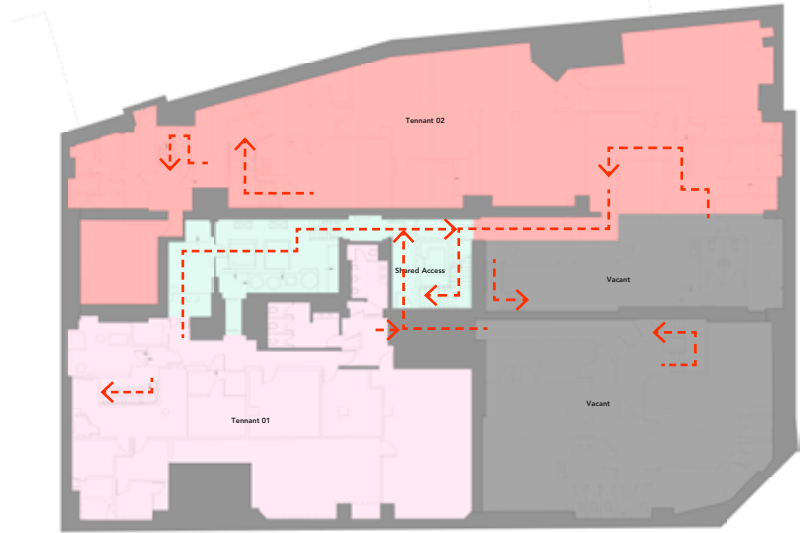
Fourth Floor Plan

4.3 Existing Fire Strategy

The existing fire escape strategy from the upper floors relies on the two staircases to create a secondary means of escape. However in order to create a route to the rear staircase a convoluted path of external gantries has been created over the western light-well.

From the third and fourth floors (where the rear stair does not extend up to) a single file external steel stair is provided which leads back into the rear stair at second floor.

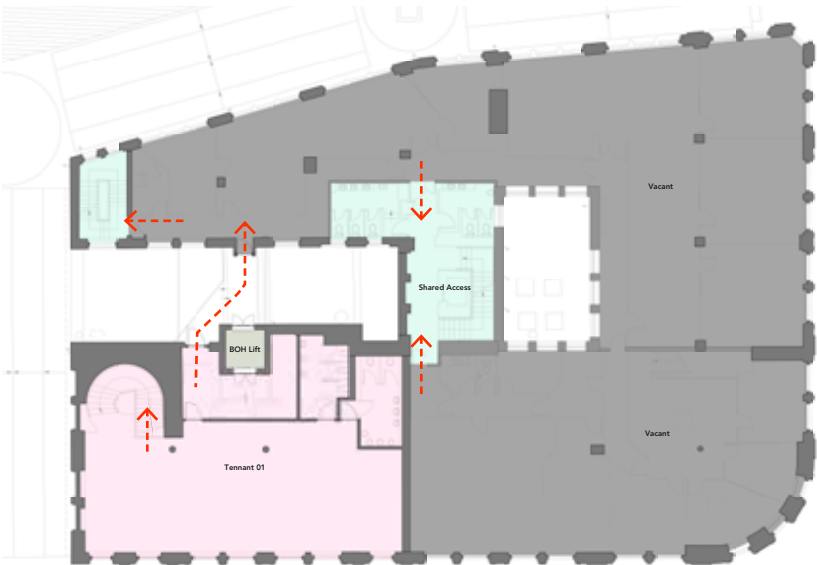
It was noted from early on in the design proposals that the change of use will trigger the need to upgrade this fire escape strategy to meet building regulations.



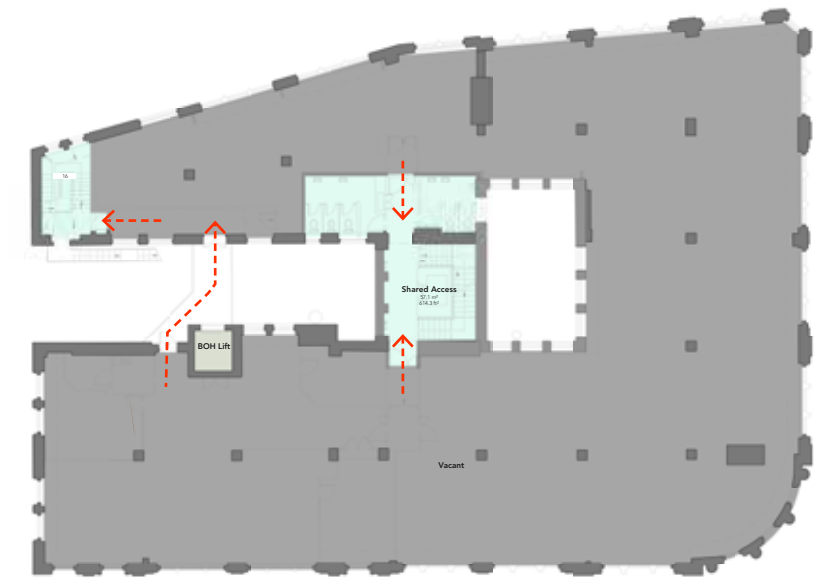
Basement Floor Plan



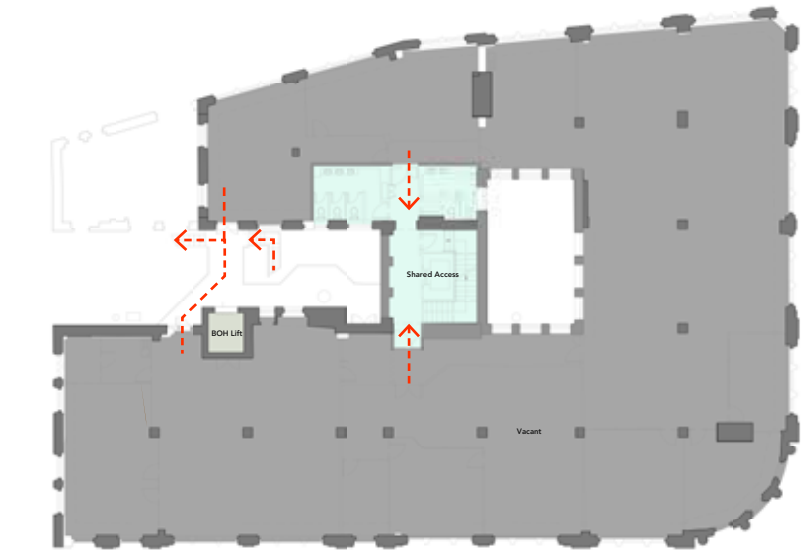
Ground Floor Plan



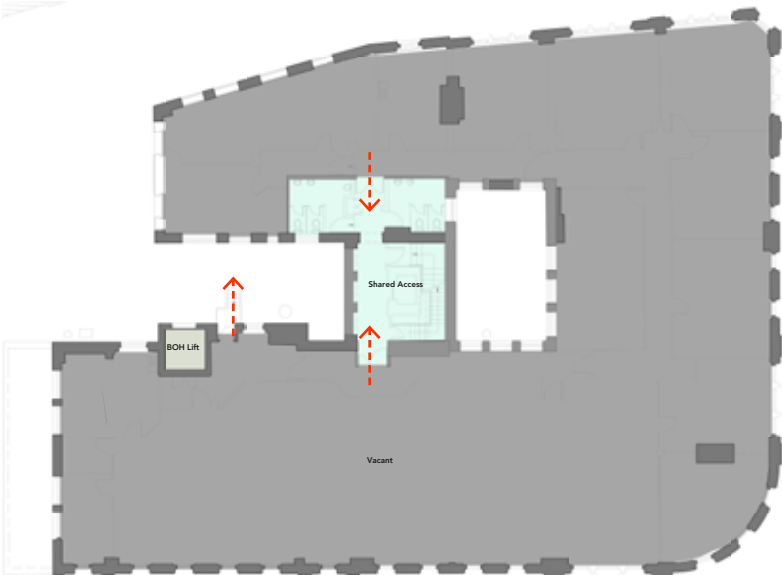
First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

5.0

Historical Context

5.1 Heritage Overview

5.1.1. Introduction to The Site

- Constructed in 1909 following the demolition of the prominent Royal Hotel.
- Designed by Manchester architects Messrs J W Beaumont & Sons.
- The building was constructed with retail units at ground floor, and offices occupying the upper floors.

5.1.2 Designation

Non-designated heritage asset:

- High-quality architectural design, with it's detailed stone facade.
- Makes a positive contribution to the streetscape, reinforcing the strong corner at the junction of Mosley Street and Market Street.
- Historic development of Manchester Town centre, and the growth of the retail core that remains to date.



Figure 1 Top: Market Street, Showing Lewis's Department store (right) and Royal Buildings, 1946 (left) © Manchester Libraries

Figure 2 Bottom: View Across Piccadilly Gardens, 1949 © Manchester Libraries

5.2 Setting and Context

The Site is considered lie within the immediate setting of the following assets:

1. The Rylands Building (Grade II listed)
2. No. 1 Piccadilly (Grade II listed)
3. No. 10 Mosley Street (Grade II listed)
4. Peel Statue (Grade II listed)

The Site also lies within the setting of four conservation areas. These are:

- Smithfield
- Upper King Street
- Stephenson Square
- George Street

Figure 3 Site Location

- Conservation Area Boundary
- Site Boundary
- Listed Structure



6.0

Proposal

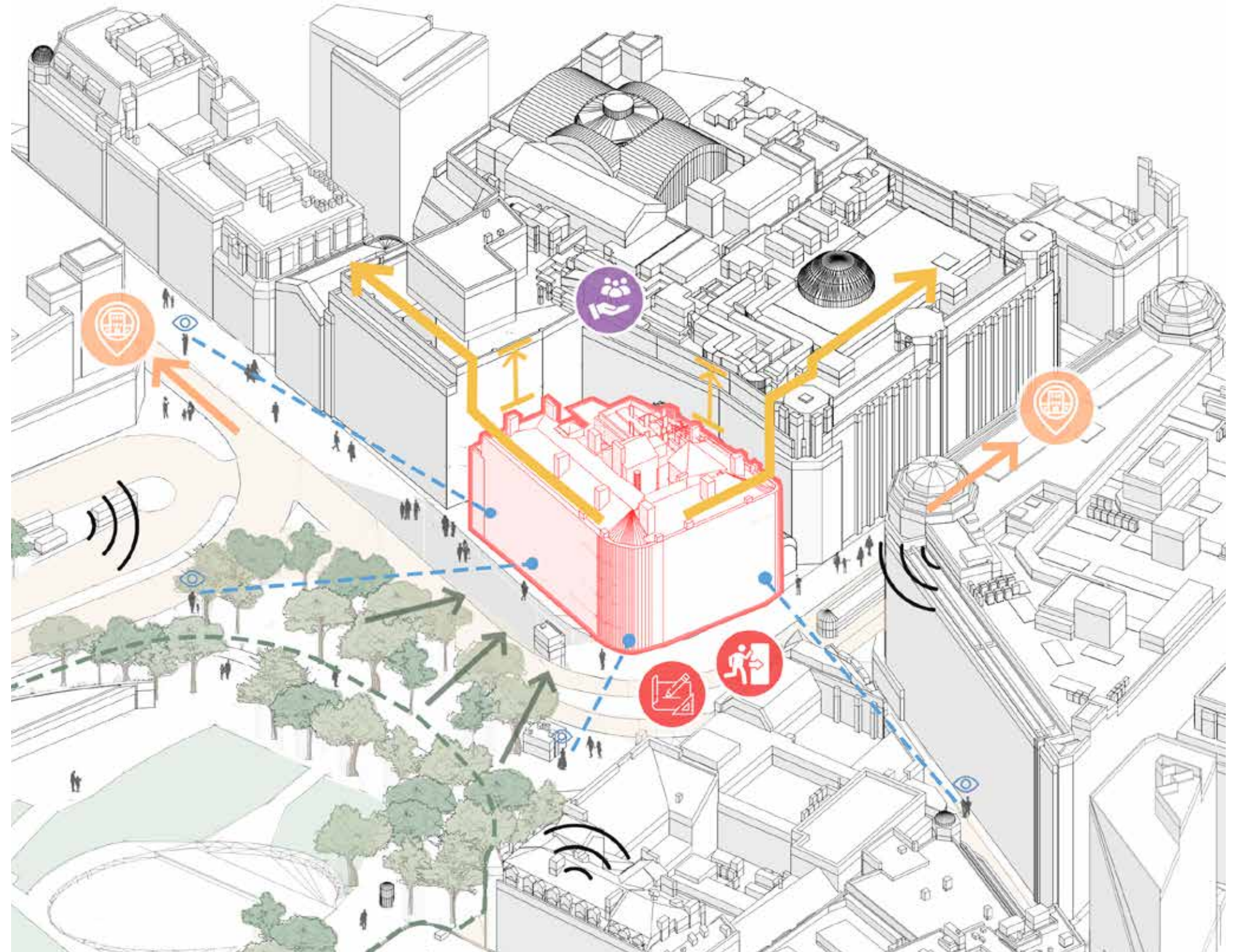
6.1 Opportunities and Constraints

Opportunities:

- Improve existing fire strategy
- Improve the plan layout for efficiency and quality
- To infill the 'missing corner' and add to the street-scape of Piccadilly Gardens
- Change of use bring opportunities for required upgrades
- Opportunity to create active frontage to the Piccadilly Gardens

Constraints:

- Limited Access points- Existing service and front of house entrances probably need to be retained
- The existing elevations facing Mosley Street and Market Street are of some heritage value and should be retained
- Some existing tenants will need to be retained
- Noise disturbance from existing transport links.



6.2 Floor Plans - Ground and Basement

Ground Floor Plan

The majority of the ground floor is to be retained as existing in order to maximise the retail offerings on ground floor.

As discussed within the earlier Tenancy section Burger King and Tenant 01 (Costa) are to be retained and the two vacant units, Tenant 02 and 03 will be leased.

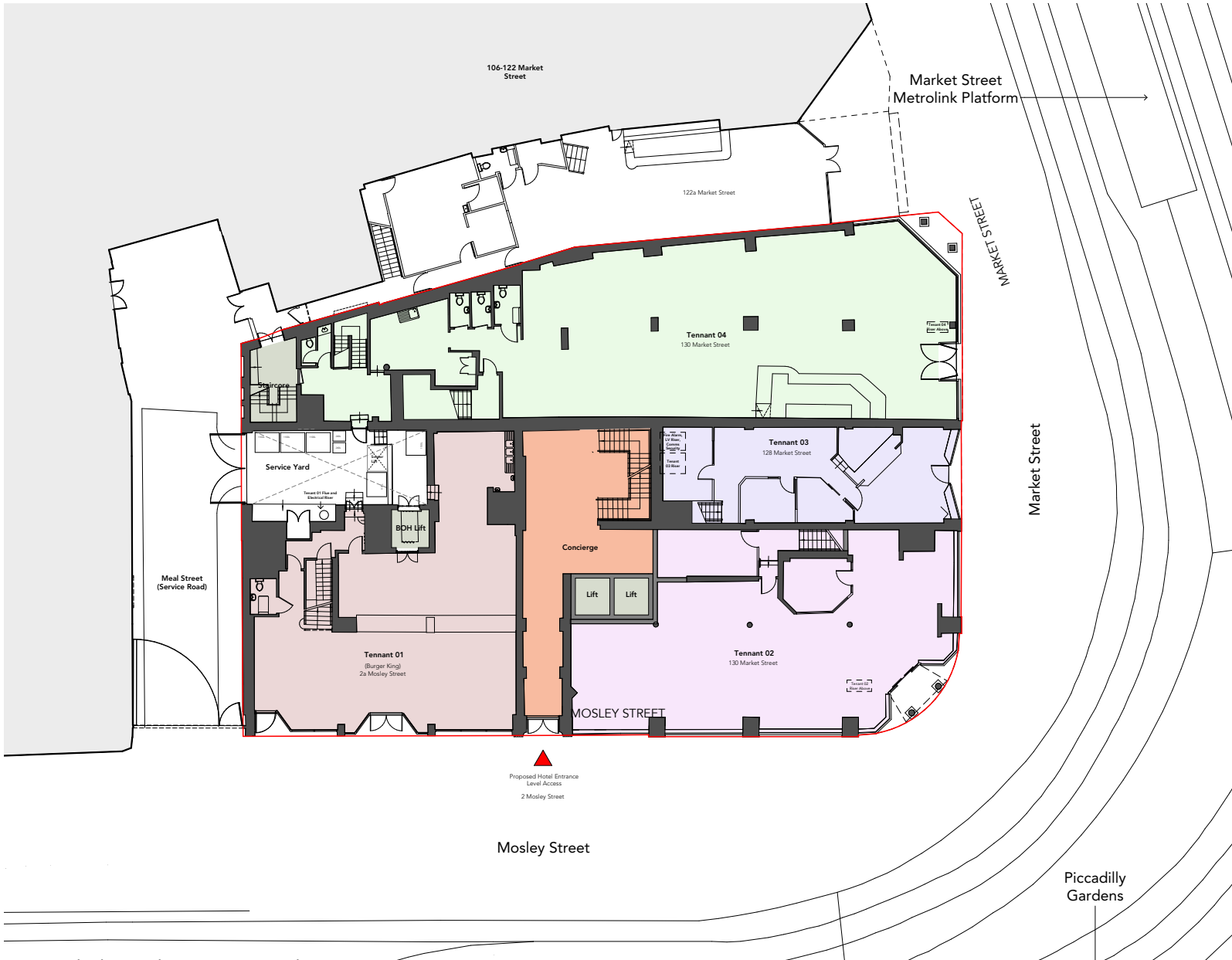
The entrance to the hotel has minimal floor area on ground floor with just a concierge service envisioned to greet guests and provide security to the entrance.

Two new lifts have been created which run throughout the building to allow access to the hotel. The lifts have been located next to the central staircase and are the only small reduction in retail area on ground floor from the existing tenant 03.

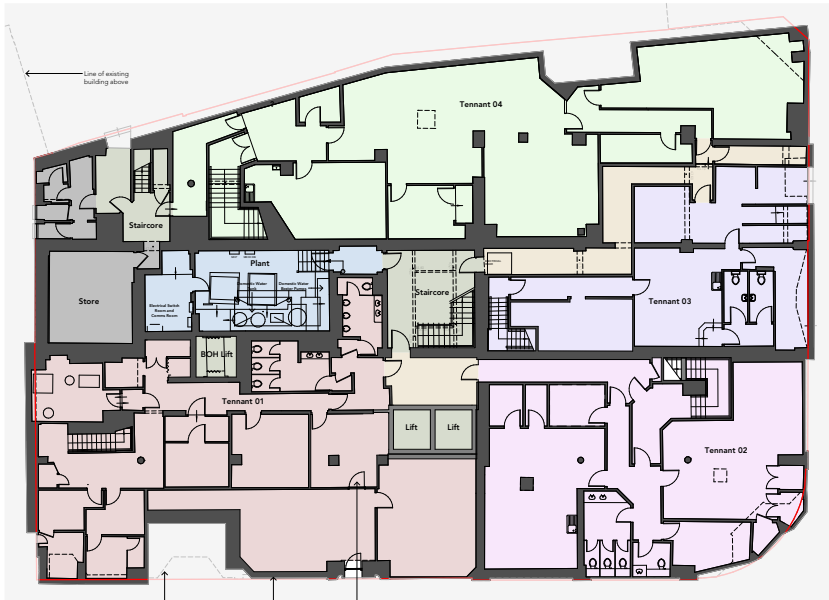
Basement Floor Plan

The only alterations to the basement plan will be additional and replacement plant within the basement plant room, and the two new passenger lifts within the building.

The existing service lift is retained throughout the building for retail (mainly Burger King's deliveries to the basement) and hotel servicing use.



Ground Floor Plan - Proposed



Basement Floor Plan - Proposed

6.3 Floor Plans - Upper Floors

The hotel’s main reception is located at first floor within the existing light-well to the west of the central stair and is accessed from the open stairwell or the lifts beyond.

It is envisioned that most of the check in process will be done digitally and therefore a small reception area is proposed for one or two members to staff to manage. There is also allowance for a small staff office and luggage store.

Burger King currently trades on the first floor on Mosley St. This trading is proposed to be retained as per their existing lease agreement.

The plan layout for each floor is based around the standard room model for the Zedwell brand, as discussed in section 02. The hotels model which depends on cost efficient accommodation creates compact and efficient rooms which are mostly internal within the plan. This allows for a plan layout with corridors that wrap around the external facade. This layout creates opportunity to use the standard bedroom footprint while still retaining the existing window openings and creating continuous active frontage onto both Mosley and market street.

At the rear of the plan bedrooms are aligned to the external facade windows, walls have been aligned to existing mullions and windows facing the existing Primark building.

Rooms are positioned around the existing structure in order to retain as much existing fabric as possible.

Risers are located within the corridors to allow access for maintenance. This also creates recessed entrances to the rooms which gives more private entrance areas, and allows for passing spaces for accessible access (Accessible access and rooms are discussed in section 07)

One half of the existing western light-well, and all of the eastern light-well have been in-filled to maximise floor area of the existing building. The western light-well allows for access to the secondary fire escape and creates a circular route around the building on the upper floors, creating two means of escape in these cases. This area also allows access to the BOH lift on all floors for the hotel. The other riser is in-filled for key risers and additional rooms.

Due to the change of use, the fire strategy on the upper floors required upgrading. The staircase in the west corner is therefore proposed to be extended up to third and fourth floor for a secondary means of escape without the use of external gantries.

Room Schedule:

Level	Total Room Numbers	Standard Rooms	Family Rooms	Accessible Rooms
Ground	0	0	0	0
First	36	34	0	2
Second	51	47	2	2
Third	51	47	1	3
Fourth	47	43	1	3
Total	187	171	4	10



First Floor Plan - Proposed



Typical Upper Floor Plan - Proposed

6.4 External Works - Street Elevations

The two key elevations on Mosley Street and Market Street have minimal interventions proposed.

Windows

The extent of damage to the windows is currently unknown until a survey is done to determine the amount of damp and rot to the existing timber windows. In order to acoustically and thermally upgrade the existing building to meet the part L requirements new windows are proposed throughout the upper floors on all elevations (all areas proposed for Hotel Use). Proposed windows will be double glazed aluminium sash windows which will open and tilt inwards for maintenance purposes. The window forms, transoms and mullions will be taken from the existing timber windows.

Proposed Entrance Way

The existing doorway into the offices will be replaced with black aluminium to match the proposed windows.

Signage

Signage is discussed in Section 6.7. Subject to a separate advertisement consent application.



Mosley Street Elevation



Market Street Elevation

 Proposed signage subject to a separate advertisement consent application.

6.5 External Works - Rear Elevations

Apart from new windows throughout the key change to the rear elevations is the additional massing of the new stair-core.

This area is designed in brickwork to match that of the existing facade in this location. Due to its location the elevations are barely visible to the street, but glimpse views will be possible from Mosley St and therefore the materials have been chosen to blend into the existing palette, while reading as subservient to the street elevations in stone.

The existing elevation on ground and first floor uses a yellow face brick on the gable end, which is then toothed into a paler glazed brick on the internal light-well elevation. This materiality and corner detail is proposed to continue up the proposed staircore.

The recessed internal infill within the existing lightwell is proposed in Dekton lightweight cladding. This cladding is required to be lightweight above the existing service yard and will only be visible from Meal Street. It has been chosen due to its fire resistance credentials and low maintenance requirements.

Proposed window opening sizes within this area have been replicated from the existing building to create a cohesive facade.

EXISTING MATERIAL PALETTE



PROPOSED MATERIAL PALETTE



Meal Street Elevation



Rear Elevation (through 122A Market Street)

6.6 Conservation / Fabric Repair Strategy

The proposed scheme will respect the character and significance of the Royal Buildings, while incorporating interventions to provide the building with a new chapter in its development.

Whilst the extent of repairs and general maintenance is unknown at this stage, any repairs will be carried out on a like for like basis to match the existing, using traditional materials and methods.

Reinstatement or replacement works will be carried out sympathetically, and in the appropriate instances will incorporate careful management of change rather than a restorative approach. For example, existing windows are proposed to be replaced with aluminium windows which incorporate thermal improvements such as insulation and double-glazing. Such interventions improve the overall sustainability and viability of the building without causing substantial harm in heritage terms.



6.8 External Works - Lighting

Proposed lighting is shown on the external elevations.

Lighting is proposed to enhance the existing elevations, with LED floodlight up-lighters are proposed to highlight the key columns on the façades. These are located on first floor level, partially concealed by the cornicing and positioned to wash light up the building to the top of the third floor.

There are then additional LED up-lighters positioned in all of the existing arches on the fourth floor, to highlight these architectural features.

The 'Zedwell' brand signage will also all be illuminated or lit to help with way-finding at night and for additional surveillance at night.



Mosley Street Elevation



Market Street Elevation

 Proposed signage subject to a separate advertisement consent application.

7.0

Access

7.1 Ground Floor Access

- The site is located in the highly sustainable location of Piccadilly Gardens, with an abundance of local transport routes available in the immediate vicinity. The Site benefits from a high level of pedestrian and vehicular accessibility, and offers exceptional linkages to a variety of multi-modal public transport connections, and has a Greater Manchester Accessibility Level (GMAL) of 8, the highest level of accessibility.
- The site is also highly accessible by tram. Market Street is the closest Metrolink stop to the site located 80m from the site's frontage with Mosley Street. Piccadilly Gardens Metrolink stop also is located 250m from the site and as such well within an acceptable walking distance. Both stops are situated on the Ashton-under-Lyne, Altrincham and Bury lines, with the Market Street stop also providing access to these lines along with the Manchester Airport line. All Metrolink stops provide shelters, seating and real-time journey information. They also provide disabled access in the form of step-free access, tactile paving and dropped kerbs.
- The Ground Floor has level access from the street, which is as per the existing condition into the offices. The ground floor will have a concierge at the bottom of the stairs for security.
- Access widths for the entrance corridor are in line with DFA2 - over 1.8m wide.
- There are two new lifts for access to all floors. Lifts are smaller than the requirement for DFA2 due to the existing wall positions. However the allowance is still much more generous than Part M lift car requirements. (Diagram 11, Approved Doc M, Access to and use of buildings other than dwellings)
- An unobstructed area of 1.8m x 18m has been left in-front of the lift on every floor as per DFA2.



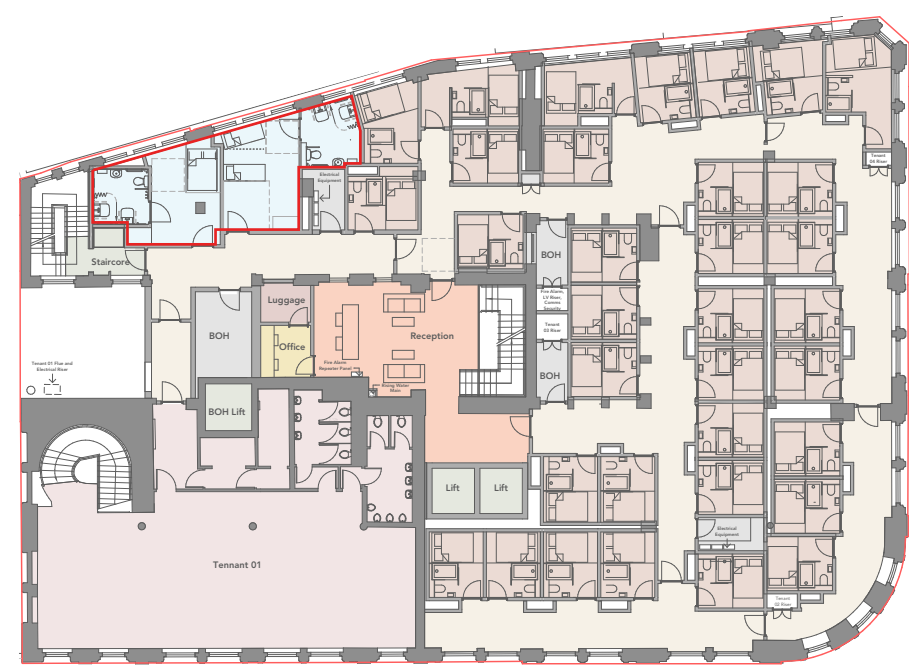
Ground Floor Plan - Proposed

MOSLEY STREET

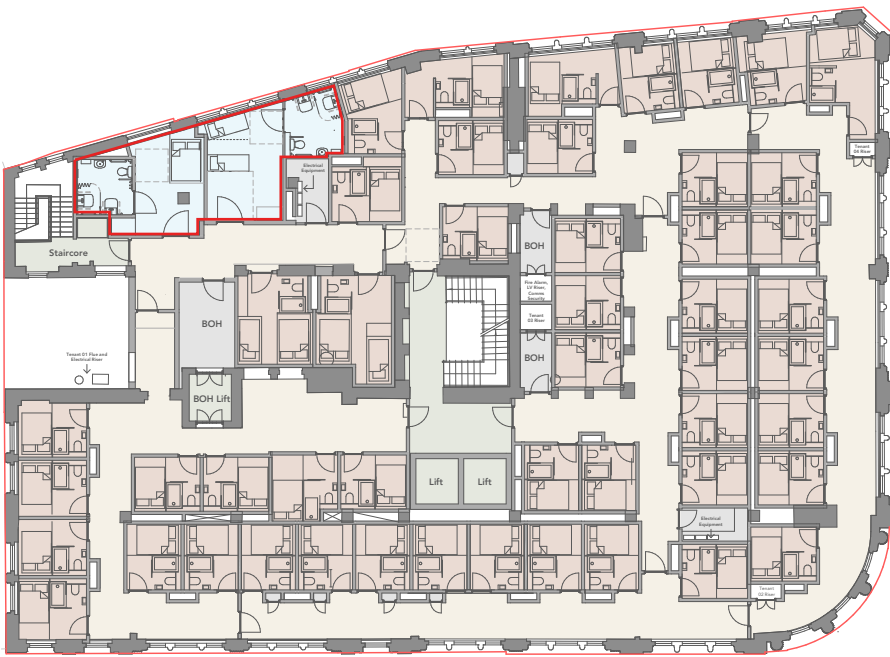
7.2 Accessible Room Numbers and Locations

- Accessible Rooms are located to the rear of the building with direct access to both staircore for refuges.
- There is a 5% allowance of accessible rooms due to the restrictions of the existing building fabric. The existing walls, windows and structural column positions create restrictions in the plan which are make it much more difficult to accommodate the more generous and rigid requirements for accessible rooms. The proposal does however ensure that we meet the minimum requirements for the Approved Doc M document.
- Room numbers and split is shown below:

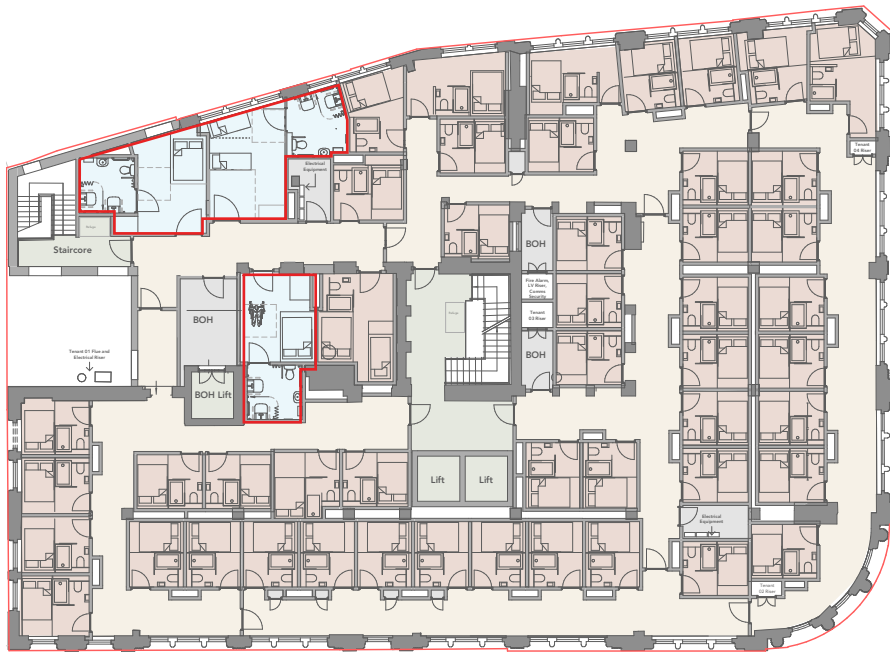
Level	Total Room Numbers	Accessible Rooms
Ground	0	0
First	36	2
Second	51	2
Third	51	3
Fourth	47	3
Total	187	10 (5.3%)



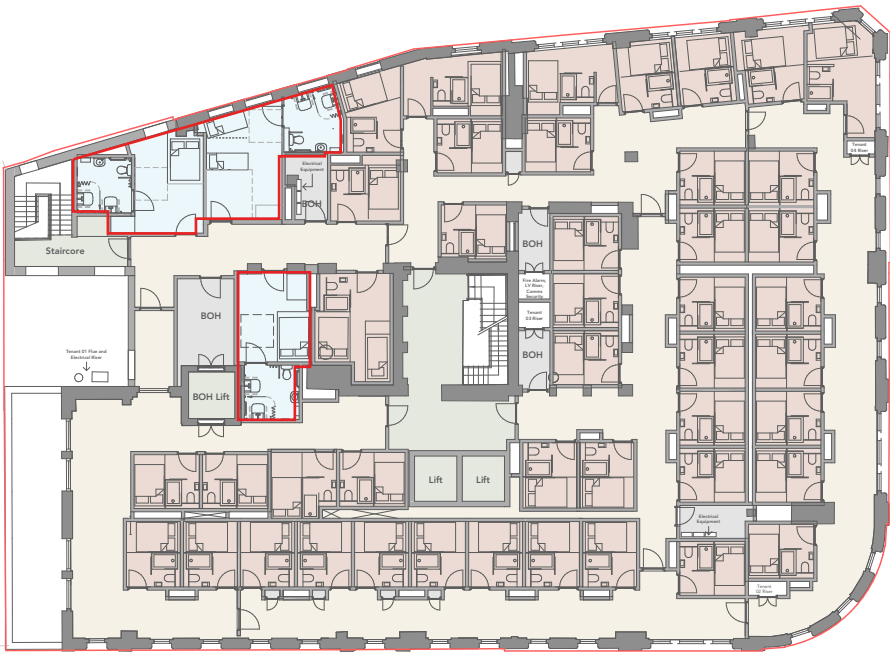
First Floor Plan - Proposed



Second Floor Plan - Proposed



Third Floor Plan - Proposed



Fourth Floor Plan - Proposed

7.3 Access - Circulation and Access Routes

- Access around each floor level has been considered. It is not possible to allow full DFA2 corridor widths throughout (1.8m), however, over 50% of the corridor areas are 1.8m or more wide. The widths step in to allow for risers or existing structure. Due to this, rather than a consistent 1.8m width, various passing points have been allowed to still allow access throughout the halls (indicative locations shown with 2m diameter red circles).
- Access to the three accessible room locations on each level maintain a 1.8m wide corridor to the entrances of the three accessible rooms.



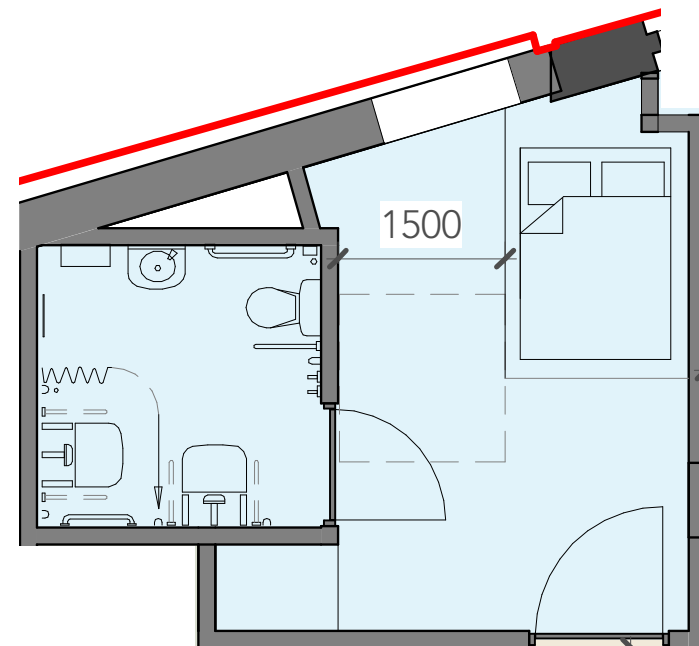
Typical Upper Floor Plan - Proposed

7.4 Accessible Room Layouts

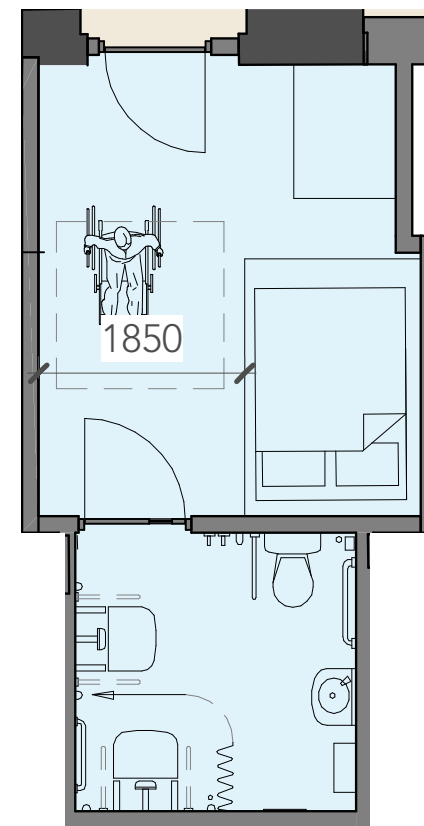
- The change of use accommodates 3 accessible room types shown on the adjacent images. At this stage, detailed construction level design has not been carried out on these room layouts, however at this pre application stage we are looking to demonstrate and agree the key principles of overall numbers and room layouts with officers.
 - Every Room has a DFA2 compliant showerroom (2.5 x 2.5)
 - Room layouts have been split into three types due to the existing building constraints as discussed earlier. These three types allow for different levels of accessibility:
1. Type 01 (4 of the 10 rooms) allow for 1500mm to one side of the bed, along with additional space at the base of the bed and entrance area. These dimensions are as per BS8300 - 'The clear minimum space to allow a wheelchair user to gain access to one side of a bed and also to turn should not be less than 1500 mm by 1500 mm (see Figure 63 and Figure 64).' Note this allows for a 45 degree turn.
 2. Type 02 (2 of the 10 rooms) allows 1850 next to the bed - 'The clear space to allow wheelchair users access to one side of a bed and also to turn through 180° should be at least 1 850 mm wide by 2 100 mm deep (see Figure 63 and Figure 64).'
 3. Type 03 allows for an additional bed within the accessible room which allows for an assistant or carer if required within the room. This secondary bed is positioned as per BS8300, Paragraph 12.5.3.2 '....clear space on one side of a bed to allow a person to assist with transfer undertaken from the other side, should be at least 700 mm wide'. Due to the limited existing floor space and restrictions in floor plans due to existing structure and window positions, not all of the accessible room types are able to accommodate mobile hoists. However it has been designed so that the room with the highest level of accessibility, type 03, (4 of the 10

accessible rooms) are eligible for us with a mobile hoist, as per BS8300, paragraph 12.5.3.3 'A clear space to allow transfer with the aid of an assistant-operated mobile hoist turning through 180° should be at least 2 250 mm wide by 2 100 mm deep'. This room can also be used with a double bed for further flexibility.

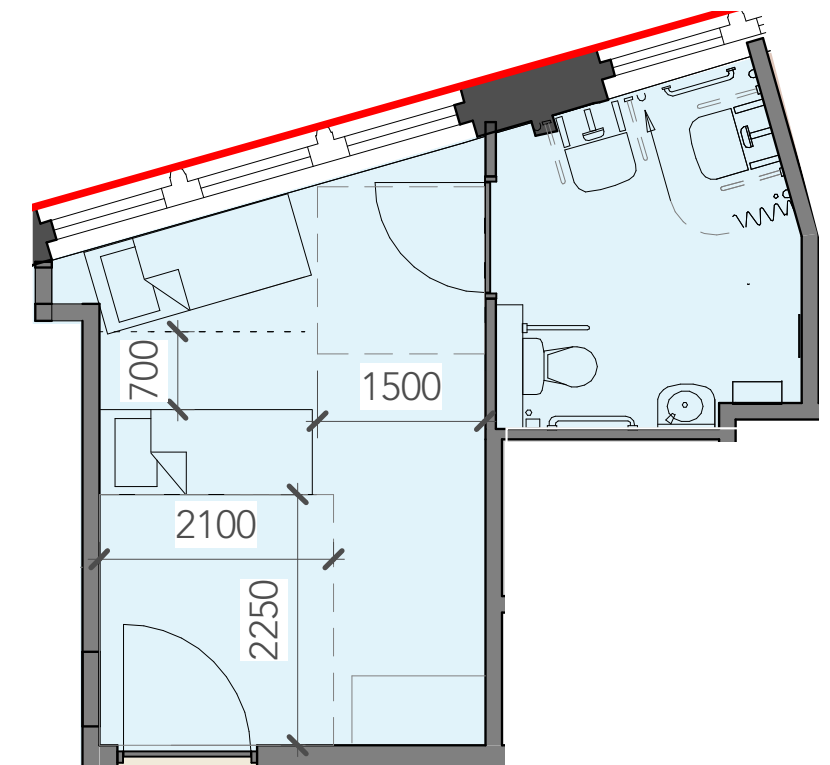
- Adjoining rooms have been considered but will not be possible within this model due to the size of the standard rooms.
- Accessible Storage will be allowed within each room type to match the area and specifications allowed within the standard rooms.



Accessible Room Type 01



Accessible Room Type 02



Accessible Room Type 03

8.0

Building Strategies

8.1 Waste Strategy

Metric	Calculation	waste storage type	No. of Bins for weekly arising	Number of Bins Proposed	Collected
Hotel Floor Area	3492				
3500L waste per 1000sqm	12222				
Paper and Cardboard (10%)	1222.2	1,100L EuroBin	1.1	1	Weekly
Dry Mix Recycle (10%)	1222.2	1,100L EuroBin	1.1	1	Weekly
Glass (10%)	1222.2	1,100L EuroBin	1.1	1	Weekly
Food Waste (40%)	4888.8	140L Wheeled Bin	34.92	2 x 240L	3 x Weekly
Residual Waste (30%)	3666.6	1,100L EuroBin	3.4 (weekly)	2	2 x a week
Total			8 x 1100L	5 x 1100L	
			35 x 240L	2 x 240L	

As shown in the table above, the proposed hotel would require a total of 43 Bins; however this is based on generalized calculation for hotel use and as the site is not providing any restaurant, breakfasting. or banqueting space. then the level of food waste storage given above is considered unlikely to be necessary for this development.

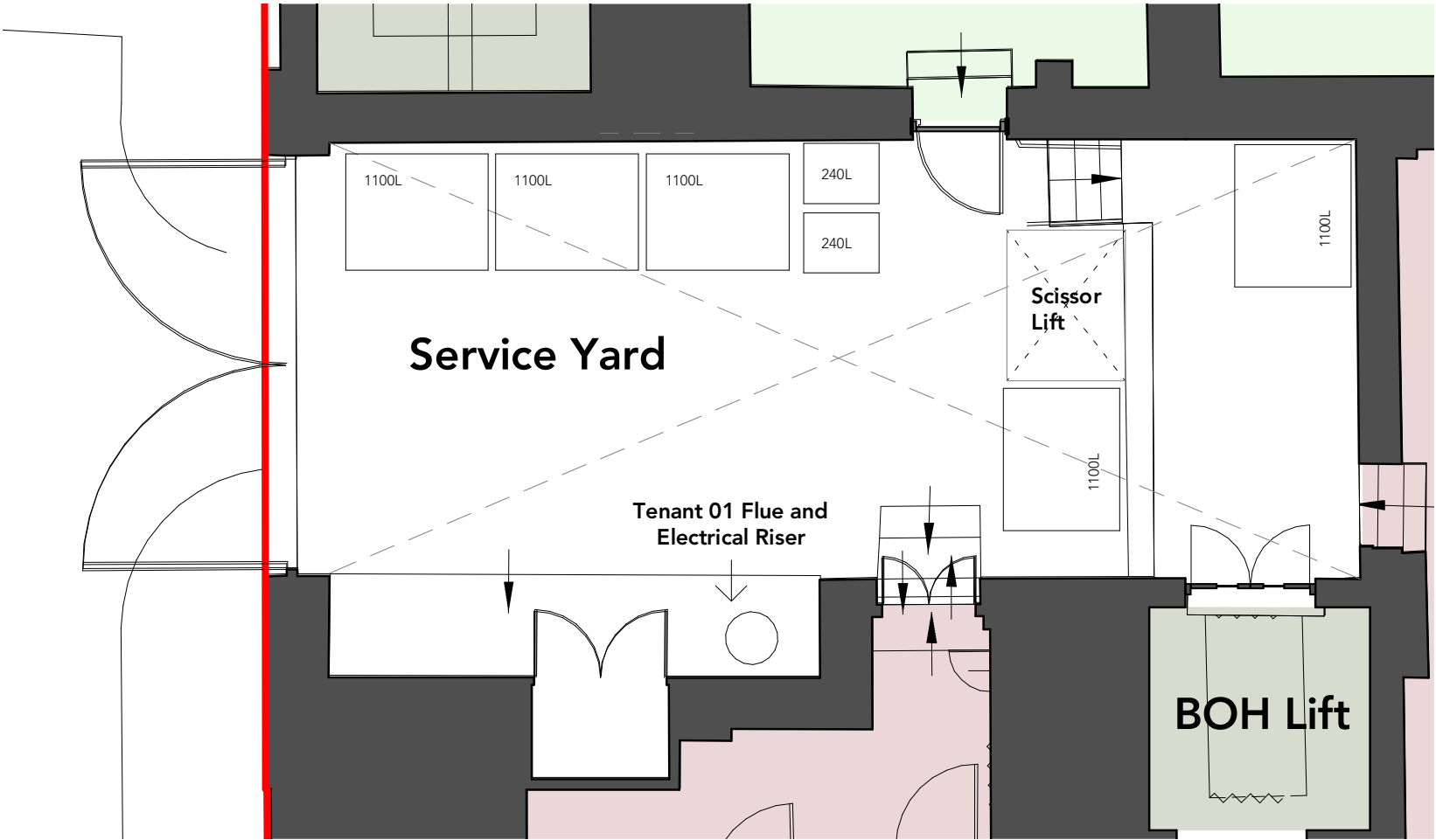
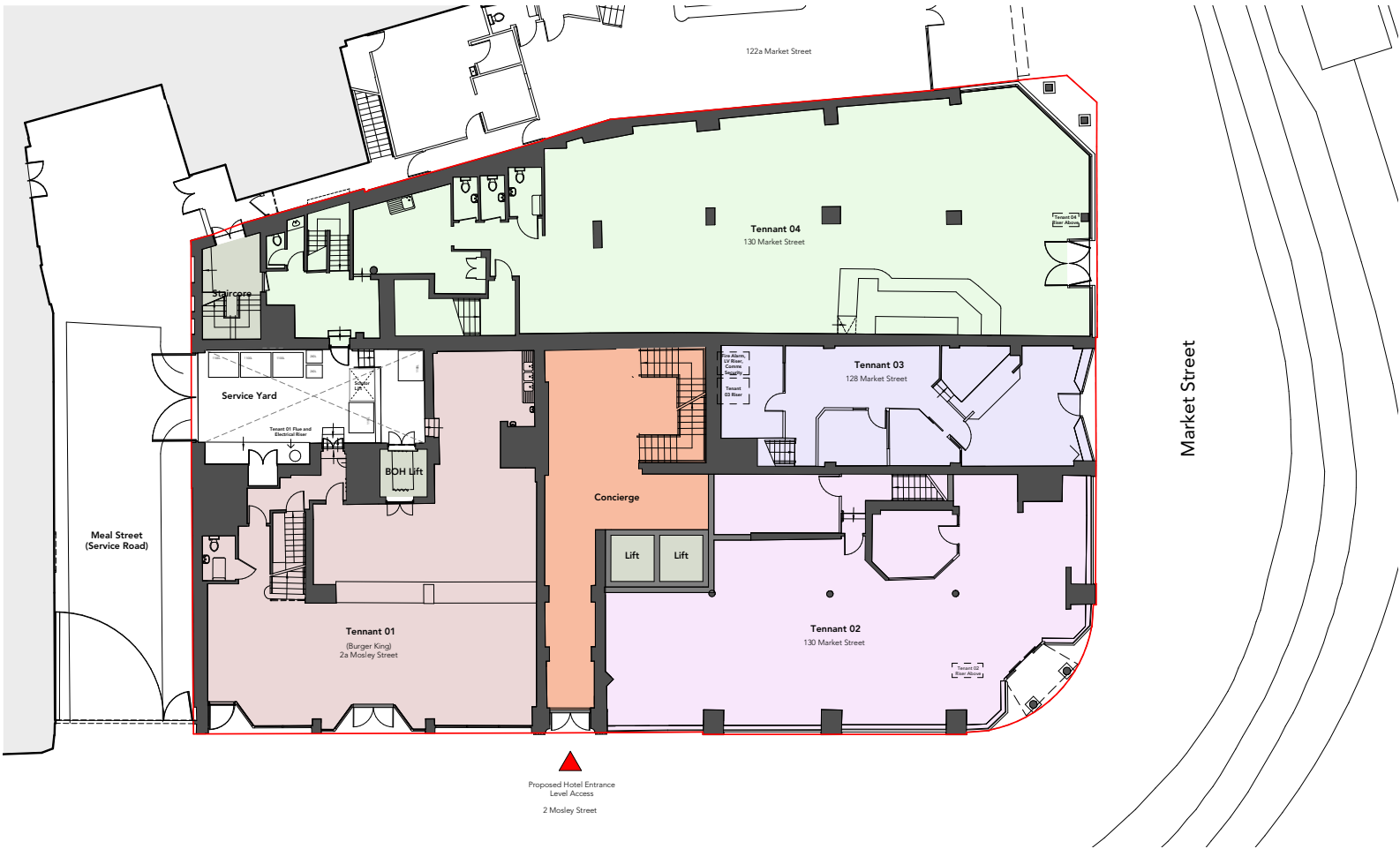
It is therefore proposed to reduce this to 2 x 240L wheeled bins, collected 4 times weekly. This is still considered surplus to the expected food waste generation.

There is also a slight reduction in the dry mix recyclable, paper and cardboard and glass waste bins, all of which are assumed more than reasonable as no F&B units are proposed.

Waste storage is shown on the ground floor plan and referenced in the plan to the right. As shown 5 x1100L Eurobins and 2 x 240L wheeled bins can be accommodated within the existing service yard off Meal Street Service Road. A bin washing facility will also be incorporated.

It is not expected that a compactor will be required due to the small amount of waste suggested.

This aligns with the Waste Management Strategy produced by Vectos.



8.2 Plant Location

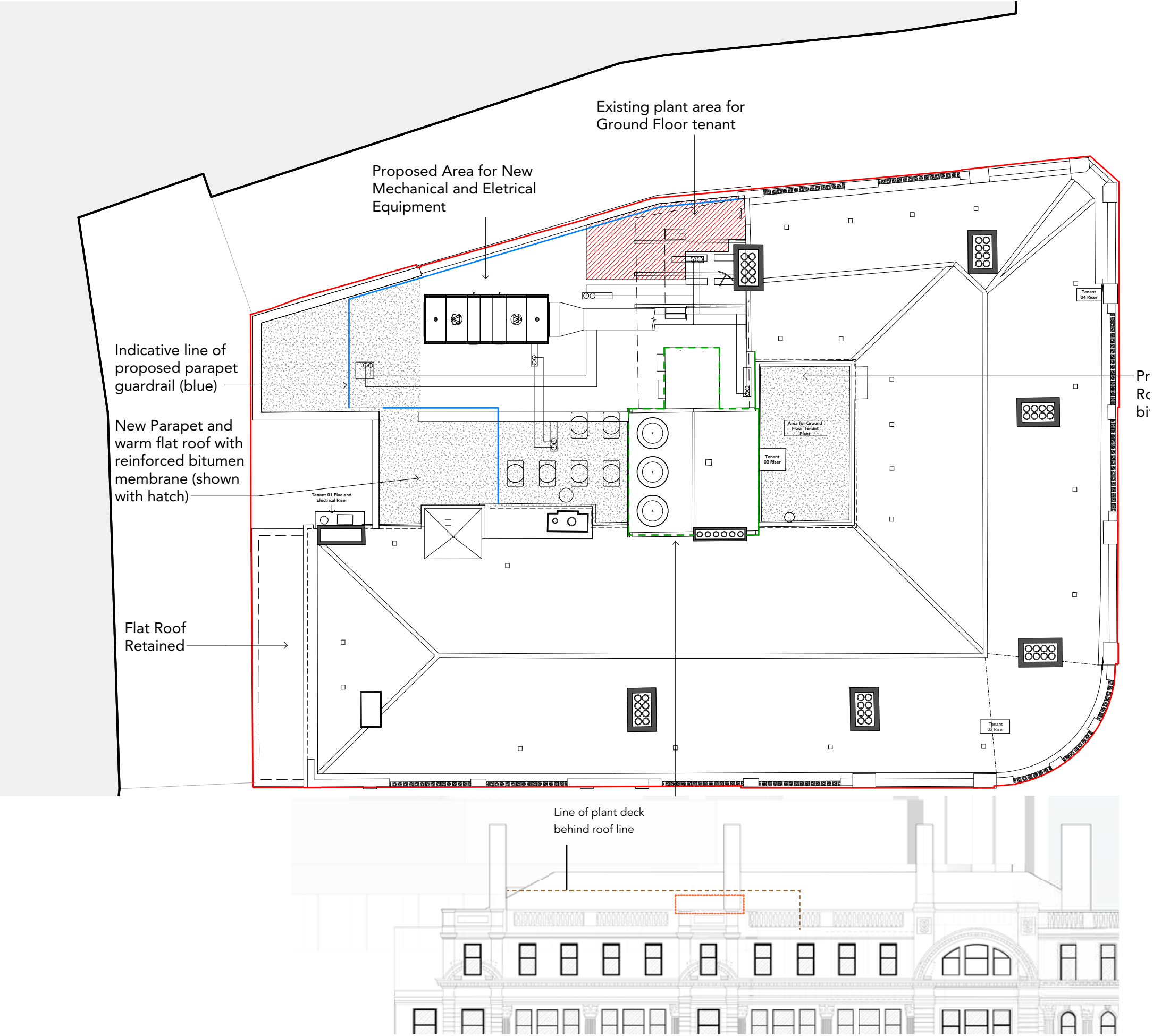
The mechanical and electrical plant has been located within the basement and on the rear roof furthest from the two key street elevations.

The basement proposals intend to use the existing plant rooms and replace the existing plant.

The plant areas on the roof are easily accessed from the central stair core.

The Plant deck area has been stepped back to ensure that visibility of the plant from Mosley street is minimised, as it will always sit below the existing sloping ridge line of the slate roof.

It is proposed that 1.1m high guard rail is introduced around the plant as this will be less visually intrusive than a circa 2m high plant screen. The services have been designed with the tallest items (2.4m) in the centre of the roof, west of the existing central stairwell so that it is concealed from glimpse views from Mosley Street through Meal Street. Even the tallest plant suggested is still circa 1.4m below the existing ridge line of the slate roof and is therefore well concealed from the street in elevation. The Noise Impact Assessment prepared by Savills (para 5.25) and submitted with the application confirms that noise emissions from fixed plant items would result in sound levels significantly below the background sound level and as such, no further mitigation measures, for example louvred barriers or similar, are required from a noise mitigation perspective.



8.3 Maintenance Strategy

The diagram adjacent illustrates the access, cleaning and maintenance strategy. The rear north western elevation, adjoins 122A Market Street. The roof of this property meets the building at first floor, so access to this facade will have to be from the roof above. Access requirements to this facade will be limited however as windows will be cleaned internally.

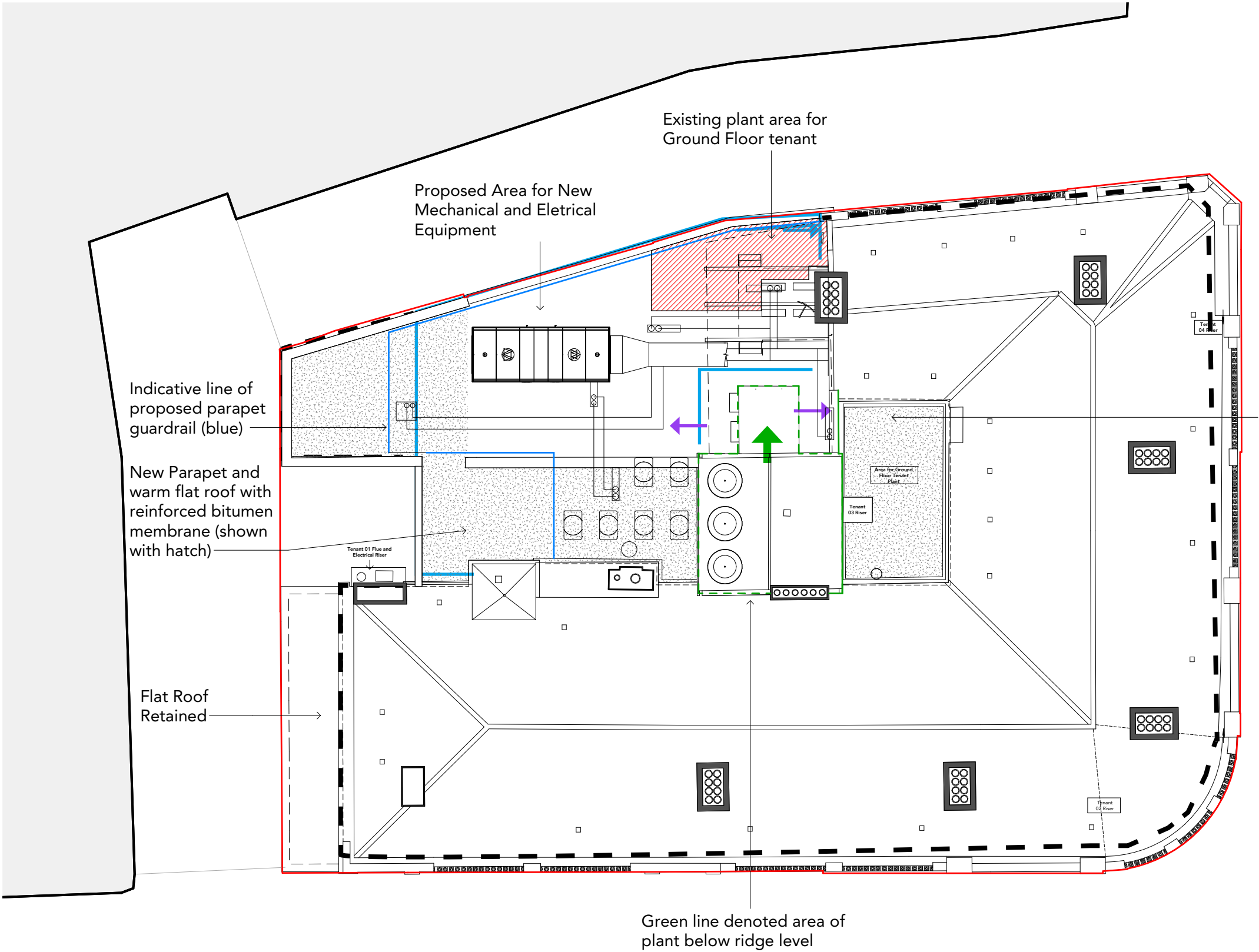
Access onto the roof will be from within the central stair-core where there is existing access through a fixed stair. There is access around the perimeter of the slate roof and the edge of the flat roof with a fall arrest system allowing for cleaning of the gutters and street façades if required.

A plant deck with a guard rail surrounding it is situated at the rear roof and new flat roof over the light-well which is accessed through the same central stair-core.

All upper storey windows are open-able and can be cleaned externally from the inside.

Key

- Roof Access Routes using Fall Restraint System
- Roof Access from Stair-core
- 1.1m High Guard Rail
- General Access between Roof Areas



8.4 Energy and Sustainability Statement

BREEAM

Ridge and Partners are currently employed as a consultant to access the BREEAM credentials of the Royal Buildings Project. The project is currently on target to hit VERY GOOD BREEAM rating. Ridge’s Environmental Standards Statement & BREEAM pre assessment form part of this application.

PART L

The redevelopment of the Royal Building must meet the requirements of Part L2 of the Building Regulations, Volume 2: Buildings Other than Dwellings 2021 edition.

Before moving into the specific details, it is important to note that Part L states that: When undertaking work on a historic building where special considerations may apply, the aim should be to improve energy efficiency as far as is reasonably practical. The work should not prejudice the character of the building or increase the risk of long term deterioration of the building fabric or fittings.

Although the Royal Buildings are not listed, they are a non designated heritage asset and therefore the heritage of the building will be taken into consideration when assessing whether the proposals comply with Part L2.

Material change of use and change of energy status
Part L2 contains a condition relating to material change of use or changing or energy status, which if triggered results in several requirements becoming applicable. The

condition is triggered if:
• ‘The building is used as a hotel or a boarding house, where previously it was not’

Therefore Royal Buildings change of use triggers the requirement to adhere to PartL2.

Work on controlled fittings and services
The current proposal for redeveloping the existing building involves fully and incorporating new glazing on the upper levels. This condition will therefore be triggered on the project, with all replacement windows needing to achieve a U-value of 1.6 W/m²K.

The current redevelopment proposals also involve providing new fixed building services to the existing, meaning that additional requirements are triggered as part of this condition. All newly installed building services provided to the existing building will need to comply with the energy efficiency standards set out in the Non-Domestic Building Services Compliance Guide.

Provision of thermal elements
The following minimum standards for energy efficiency must be met for all renovated and new thermal elements:

At this stage we do not have detailed information about the existing u-values, however it is anticipated that the following uplifts will be required to the existing external fabric:

- New Aluminium double glazed windows throughout upper floors
- New internal insulated plasterboard to all external walls
- Additional roof insulation and build up within the existing roof void.

Type of thermal element	Minimum standard
Flat Roof	0.18 W/m²K
Pitched Roof	0.16 W/m²K
Wall	0.26 W/m²K
Floor	0.18 W/m²K
Windows	1.6 W/m²K
Rooflights	2.2 W/m²K
Doors	1.6 W/m²K

Table 2.1.1.2 – Part L 2020 New Construction Fabric U Value Requirements

Type of thermal element	Threshold	Minimum Improved standard
Wall – cavity insulation	0.70 W/m²K	0.55 W/m²K
Wall – external or internal insulation	0.70 W/m²K	0.30 W/m²K
Floors	0.70 W/m²K	0.25 W/m²K
Pitched roof – insulation at ceiling level	0.35 W/m²K	0.16 W/m²K
Pitched roof – insulation at rafter level	0.35 W/m²K	0.18 W/m²K
Flat roof or roof with Integral Insulation	0.35 W/m²K	0.18 W/m²K

Table 2.1.1.1 – Part L 2020 Renovated Fabric U Value Requirements

All new fabric (for the extension and infill of the light-wells) will meet the new construction guidelines.

A full appraisal of low and zero carbon technologies has been undertaken by Ridge.

8.5 Crime Impact

Manchester Police have been consulted on the proposal and have produced a Crime Impact Statement as included within this application. The statement has a number of recommendations which have been addressed in the points below:

‘3.3.1 The close proximity of Burger King and other fast food takeaways in the local area could lead to loitering around the main entrance to the hotel, to the detriment of guests returning or leaving the building. It is highly recommended that at night there is a security presence that can manage any unwanted or antisocial behaviour by the main entrance.’
Night time security and/or a ground floor concierge will included at ground floor as recommended.

‘3.3.2 Doors into hotel room corridors should only be accessible/operable by guest key card, ensuring that access can only be gained by guests of that specific area of the hotel.’
Doors into hotel rooms corridors, particularly at the core entrances will be operable by guest key card.

‘3.3.3 Hotel bedroom doors/frames should be robust/solid core (minimum 44mm thick) and fitted with auditable access controls (i.e. VingCard or similar).’
All doors/ frames will be minimum 44mm thick robust/solid core and fitted with auditable controls.

‘3.3.4 Lockers should be provided for all guests, located in close proximity to their bed. Lockers should be of robust construction, and it is highly recommended that the locker be operated by a personal identification number (PIN) selected by each new guest.’
This is not part of the bedroom specification in

Zedwell. Bedrooms are secure with a locking system and under bed storage for a suitcase.

‘3.3.5 Access into staff only areas (i.e. housekeeping & stores) should be restricted to staff. Signage should be provided so that it is clear which areas are restricted to staff, to prevent confusion being used a legitimate excuse for accessing staff only areas.’
This recommendation will be implemented.

‘3.3.6 Each hotel bedroom should have a small wall or floor safe, operated by a personal identification number (PIN) selected by each new guest.’
This is not part of the bedroom specification in Zedwell. Bedrooms are secure with a locking system and under bed storage for a suitcase.

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