

PROPOSED HOTEL EXTENSION, 360 WILMSLOW ROAD, WITHINGTON, MANCHESTER, M14 6AB – 14,399

CLIENT: MR MARTIN RAWLINGS

REVISION: DRAFT 1

DATE: 05/06/20

DESIGN AND ACCESS STATEMENT



**HOWARD & SEDDON A.R.I.B.A.
CHARTERED ARCHITECTS**

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1.0 INTRODUCTION

1.1 SCOPE AND PURPOSE

This planning application is submitted by Howard and Seddon Architects on behalf of Mr. Martin Rawlings and is seeking planning permission for the extension of the existing hotel at 360 Wilmslow Road, Withington, Manchester, M14 6AB. The proposal is a four storey extension including basement, comprising of 18 new hotel rooms.

The proposal includes the provision for car parking, 19 new car parking spaces have been proposed.

1.2 THE APPLICATION

In addition to this report, the application is supported by plans and elevations prepared by Howard and Seddon Architects.

14,399/01A – Location Plan
14,399/100A – EDM Survey
14,399/101A – Existing Plans and Elevations
14,399/200A – Proposed Plans
14,399/201A – Proposed Elevations



2.0 CONTEXT

2.1 SITE LOCATION & DESCRIPTION

The site is in a predominately residential area to the South of Manchester Town Centre. As the application site is located immediately to the South of Manchester Town Centre in an area which is mainly residential and which is considered to be in a sustainable location sited close to public transport links, local amenities, schools and other community facilities. It is therefore considered that the proposal will specifically make a positive contribution in providing short term stays for people visiting Manchester on business or social trips.

2.2 SITE SETTING

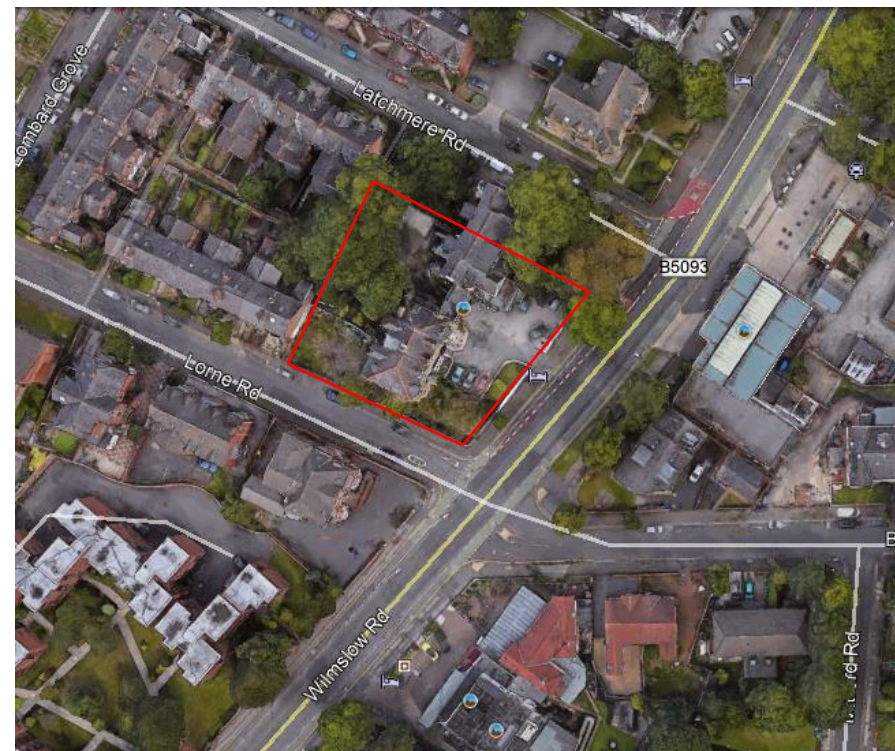
Mauldeth railway station is within 1 mile of the application site. The train station provides direct access to Manchester stations like Piccadilly and Oxford Road, a frequency of one train per hour each way. From Manchester railway stations all major destinations throughout the UK can be reached.

Regular bus services are provided from directly outside the application site on Wilmslow Road and link the application site to a number of places including Manchester town centre and the Trafford Centre.

Manchester Airport lies just over 6 miles by road to the South of the application site, offering quick and easy access to national and international air travel.

The site lies within a predominately residential area and is flanked by existing hotel buildings, HMO properties and flats.

Public recreation space is closely provided by Old Moat Park which is just a short 0.5mile walk to the West and Kingswood Park a similar distance to the East of the application site.



3.0 SITE SURROUNDINGS

The site is set to the South of Manchester Town Centre in Fallowfield, which has a very large student population. There is a vast amount of large Victorian residential dwellings in the surrounding area from the application site, many of which have been converted into HMO's to accommodate the large student population.

The existing buildings surrounding the application site are of a utilitarian type and design and do not have any special historic or architectural qualities.

The diagram to the right shows the surrounding residential properties in green and the non-residential buildings in purple. The non-residential buildings have various use classes, some of these include a tennis club, Royal Mail Delivery Office, and a petrol station.



4.0 PLANNING

4.1 PLANNING HISTORY

- Proposal: Conversion of 360 Wilmslow Road to form 9 bedroom extension to existing hotel at 356-358 Wilmslow Road with associated car parking.
 - Reference Number: 118019/FO/2017
 - Decision: APPROVED
 - Decision Issued: Wednesday 10th January 2018
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4.2 PLANNING HISTORY

Proposal: Erection of a three storey rear extension including basement to form 6 no. additional hotel rooms together with associated car parking

Location: 360 Wilmslow Road, Manchester, M14 6AB

Date of application: 9 September 2020 APPROVED

Application number: 127197/FO/2020



5.0 DESIGN CONSIDERATIONS

5.1 LAYOUT

The application site is a 0.176ha approximately, is a rectangular plot barring the front boundary which chamfers running parallel with Wilmslow Road. The site is located to the West of Wilmslow Road. The site comprises of a surfaced car park at the front of the application site, a four storey hotel type building covers the middle area of the site, and a large area of hard standing to the rear of the site which can be accessed via drive through car port underneath the link building which bridges the two buildings on site. The site is accessed from both Wilmslow Road and Lorne Road, the site is bound by a combination of brick walls and wood and concrete post fencing.

The proposed layout is largely dictated by existing boundary constraints and the layout of the site. Careful consideration has been made to ensure the proposal avoids any overlooking issues. The additional proposed external car park spaces are situated to the rear of the application site, lessening the impact on Wilmslow Road.

The building has been designed to maintain building lines and making use of amenity space to the enjoyment of residents and contribution to the area. A strategy for waste management has been devised for the proposed building.

5.2 APPEARANCE

The site as existing is made up of a two large Victoria 4 storey buildings which have been converted to hotels. The building on the left which is to which the proposal relates, is the far more aesthetically pleasing building out of the two. The buff brick and red brick banding are materials used in many buildings in the surrounding area. UPVC White window frames have since replaced original timber frames but still have maintained the 'sash' style and look. Impressive brick detailing forms under the roof, roof tiles are of dark slate look.

Traditional brickwork and tile construction is proposed with stone heads and sills. The use of contrasting brick banding and patterns is proposed along with bay windows to the principle elevation along Wilmslow Road.

5.3 LANDSCAPING

Garden/amenity space has been identified within the development and areas of soft landscaping have been maintained.



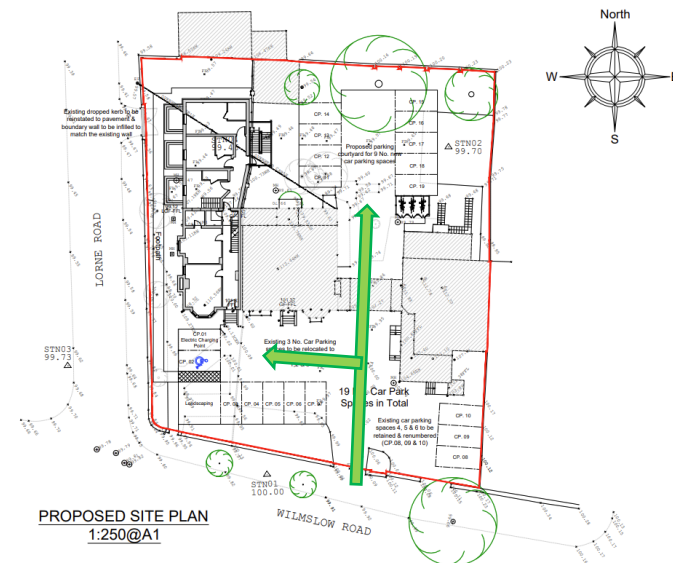
6.0 ACCESS COMPONENT

The nature of traffic in and out of the site will generally not change. This is due to the fact the use of the building remain the same and also the existing access from Wilmslow Road is to remain. Existing vehicular access is maintained from Wilmslow Road but as the diagrams to the right illustrate, the proposed traffic flow on the site will change due to further car parking spaces being added over already hard standing ground.

The application site is well accessed from the road. Major transport routes can be accessed quickly from Wilmslow Road which can lead directly to M60 and M6 (Manchester Outer Ring Road) This site in particular offers excellent access to Manchester Town centre. Many hotel users would most likely use the array of public transport available in close proximity to the application site.



Existing vehicular access and flow on application site shown in red.



Proposed vehicular access and flow on application site shown in green.

7.0 SUMMARY & CONCLUSION

This planning application is submitted by Howard and Seddon Architects on behalf of Mr. Martin Rawlings and is seeking planning permission for the extension of the existing hotel at 360 Wilmslow Road, Withington, Manchester, M14 6AB. The proposal is a four storey extension including basement, comprising of 18 new hotel rooms.

The proposed development complies with national, regional and local planning guidance and collaborates with the objectives identified within development plan policy.

The proposed development is 'high quality', is architecturally charismatic, aesthetically pleasing and has been designed to meet the requirements of modern living as well as being sympathetic with the environment of the established residential area.

There would be no adverse consequences for the residential amenities of neighboring dwellings, either from overshadowing or loss of privacy.

In conclusion the development will produce a carefully crafted, contemplative and bespoke piece of architecture apposite for the site's locality and orientation, enhancing the attractiveness of the surrounding area.



