

Application for Full Planning Permission

Proposed cladding replacement to bedroom floors 1-8

Marriott Manchester Hotel
91 London Road
Manchester M1 2PG
M1 2PG





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1.0 Introduction

Application

This Design and Access Statement has been prepared by Street Design Partnership on behalf of the owners of the Marriott Manchester Hotel in support of the proposals to:

- Replace the cladding panels to the bedroom floors 1-8.

The purpose of this statement is to explain the design approach towards the application. The application is part of the applicant's programme of work to update the building.

The new building owners commissioned a Fire Strategy by Global on the 9th February 2022. This made various recommendations, for alterations internally to bring the hotel up to the latest fire standards. It also noted externally that;

"Upper levels consist of concrete 'brise soleil' style fins at slab level with metal infill spandrel panels beneath double glazed windows. Preliminary investigations by Global have identified these spandrel panels to be a sandwich panel with a probable closed-cell extruded polystyrene foam (XPS) core. It is likely that at the time of conversion this system was installed based on being an encapsulated package with fire resistance to all external elements."

The report recommends that the cladding is replaced with A1 or A2 non-combustible panels.



Figure 15: Core sample of spandrel panels
Image from the Global Report Above

Drawings submitted in support of the Application:

- 7442-PS.201 Location Plan.
- 7442-PS.202 Existing Proposed Cladding Detail
- 7442-PS.203 Existing Proposed Front Elevation
- 7442-PS.204 Existing Proposed Rear Elevation
- 7442-PS.205 Existing Proposed End Elevations
- 7442-PS.210 Existing Reference Photos

The Site

The 1960s building is understood to have been originally designed as a hotel but was put into use as office accommodation.

The building was refurbished for hotel use in 2007. Due to its scale, massing and design the building is prominent on London Road and in views from the nearby elevated Mancunian Way. The curving plan-form of the building has a strong sense of the rhythm and design:

- Its features are strong and clear.
- The building takes a pilotis form, with the upper floors of the building supported on a series of seemingly over-sized columns providing a robust visual rhythm.
- The overhanging concrete floor slabs define the horizontal pattern.
- The columns create a double height space which increases as the ground level gently drops heading south. The space hosts three pods which are largely infilled with glazing that creates a sinuous and soft shape to London Road.
- The remaining part of the ground floor is clad in zinc foil with copper details (light blue) around the windows and in the main entrance canopy.



The property is not within a conservation area, although it is near the Whitworth Street Conservation Area. The building is nearby three Grade II listed Buildings:

- The railway viaduct
- Piccadilly Railway Station
- Sculptural wall/sound buffer opposite the hotel on London Rd

2.0 Design

The existing 40mm cladding is flush, with mastic junctions between panels, finished in RAL 7043 matt grey. The existing louvres to all elevations are not affected by this proposal and are to be retained.

In order to meet current building control regulations, we are required to replace the existing 40mm Styrofoam panels with 120mm mineral fiber panels, with full fill insulation behind. Due to space restrictions to the rear of the existing panels, the panels are proposed to step out 80mm proud of the existing cladding plane. They will be fixed on all 4 sides via new capped curtain wall sections and finished in a colour to exactly match existing.

3.0 Summary

The external changes will be very hard to see from the ground, the proposed A2 cladding will improve fire safety for guests staying at the hotel.

