

Application for Full Planning Permission

Proposed canopy extension

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 Marriot Manchester Hotel in support of the proposals for:

- Extension to entrance canopy over the existing entrance steps.

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.

An extension to the existing entrance canopy was approved 5th October 2022 as part of application 134666/FO/2022. The canopy approved was larger covering the existing steps & vehicle drop-off road. Our client now wishes to proceed with a smaller canopy, which covers the existing steps only. All other design aspects are the same as previously approved.

Drawings submitted in support of the Application:

7442-PS.101 Location Plan.
7442-PS.102 Existing Ground and Mezz Floor Plans
7442-PS.103 Existing Front Elevation Section
7442-PS.104 Proposed Ground and Mezz Floor Plans
7442-PS.105 Proposed Front Elevation Section
7442-PS.106 Proposed Canopy Details
7442-PS.107 Existing 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 proposed canopy extension will match the proportions and materials of the existing pre-patina copper clad canopy, but extend out to cover the steps, providing shelter to guests arriving by car / taxi. It will be supported on 2 copper clad columns to either side of the steps. A single brushed stainless-steel bollard will be installed adjacent to the clad column for protection.

As stated above, a larger canopy extension was consented under application 134666/FO/2022.

3.0 Summary

The high-quality design will enhance the profile and appearance of the hotel, providing an easily identifiable 'entrance point', making the building more attractive and user-friendly.

