

Application for Full Planning Permission

Design and Access Statement Rev.B - January 2023

Consent for an Annexe New Built no. 7 Storeys Hotel Extension on a vacant site, with glazed bridge link at fifth floor to connect to rear elevation of the existing Gardens Hotel.

2 Little Lever Street
Manchester
M1 1HR



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1.0 INTRODUCTION

1.1 Application

The purpose of this Design and Access Statement is to explain the design approach towards the application, which has evolved through discussions with the Planning & Conservation Officers at Manchester City Council and in regard to relevant planning policies.

This document has been prepared by **Street Design Partnership** on behalf of **Cairn Hotel Group** in support of the full planning application and listed building consent applications for the development of the vacant site on the corner of Back Piccadilly and Little Lever Street, Manchester, to provide a separate annexe and high level pedestrian bridge link to the main Gardens Hotel Building (outlined in blue on the image on the right).

This document describes the design development and final design proposals, through an assessment of the existing site conditions and site constraints, for the redevelopment of the site.

This application consists of the resubmission of a previously submitted and approved scheme for the same site and the same client. Due to the economical infeasibility of the approved scheme, the development has been redesigned. The design principles and considerations, utilised from the previous scheme, have been maintained and the overall appearance of the proposal from the street scene has not been altered.

This newly proposed development is for a no. 7 storeys Hotel Extension which will provide 70 guest bedrooms and function room facilities. One of the main elements is a ground floor function and meeting space with associated ancillary facilities that will provide a lively space for the hotel and will revitalise the surrounding area.

This statement has been prepared having had regard to CABE best practice guidelines.

This document should be read in conjunction with all relevant application forms, drawings and supporting documentation.



1.0 INTRODUCTION

1.2 The Site

Cairn Hotel Group acquired the site in July 2015. The site of 0.049 hectare is situated within the 'Stevenson Square Conservation Area', which is located within Manchester's Northern Quarter, just above Piccadilly Gardens.

After years of decline the area has seen significant public and private investment with regeneration schemes that has resulted in the improvement of the public realm, restoration of original brick buildings and warehouses and new build projects, to create modern high quality apartments, offices, bars and restaurants.

The site boundary is formed by Cavell Street to the north, Little Lever Street to the west and Back Piccadilly to the south with Grade II Listed Kingsley House adjoining to the site on the east.

Vehicular access to the site is from the east off Newton Street and from the west off Lever Street along Back Piccadilly, accessed from the North off Dale Street down Little Lever Street. There are several private surface car parks within the area for the associated apartments and commercial properties.

Pedestrian access is the same as listed above. Back Piccadilly is currently used as a cut through from Lever Street to Newton Street and access to Twenty-Two Public House and Mother Macs Public House along Little Lever Street.

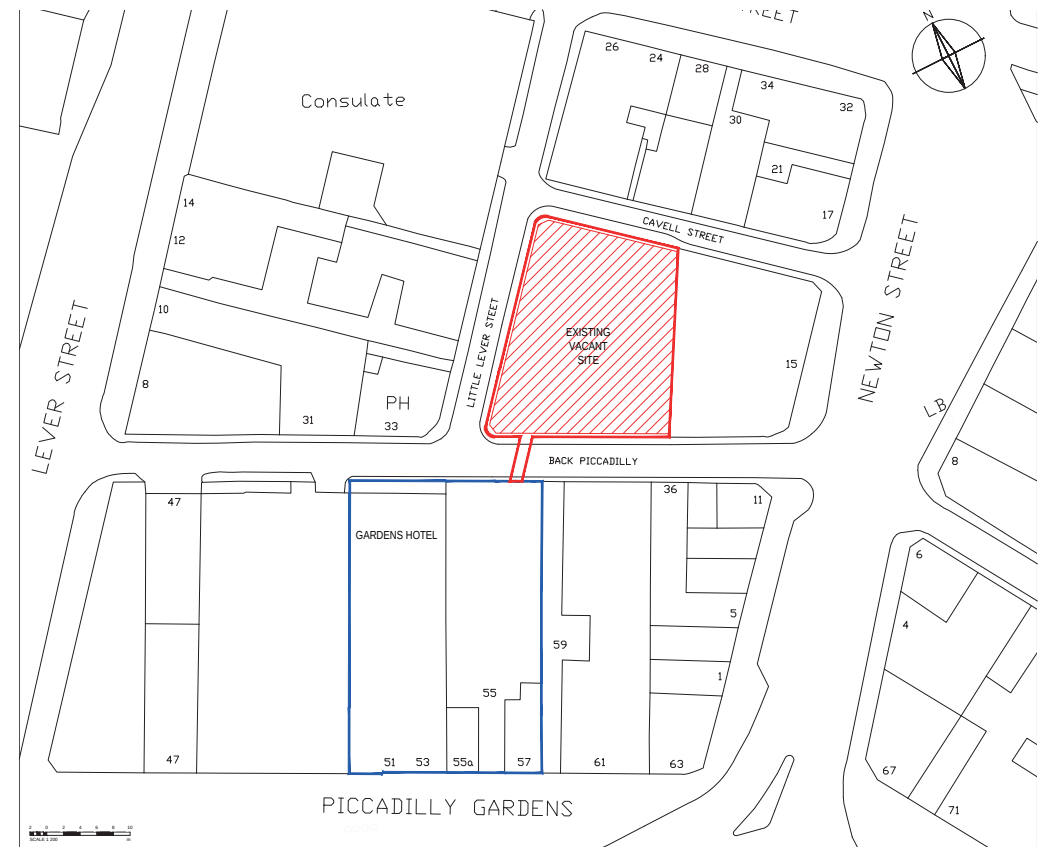
The site is currently unused and vacant following the demolition of the previous warehouse building in 2006 which had fallen into disrepair. The current empty site presents an eyesore and a void in a key location on the edge of the city centre. The streets are currently dark and dirty cluttered with bins.

As demonstrated within the submitted Heritage Statement, the demolition of the previous property has had a negative evidential value effect on Kingsley House and the site currently makes no positive contribution the architectural or historic interest of the 'Stevenson Square Conservation Area' nor the wider urban area.

The site can be characterised currently as an eyesore within this part of the Northern Quarter and has been the subject of a S215 notice because of the condition of the site.

The vacant site has presented development opportunities, contributing towards the regeneration of this area.

It is recognised that there are key important aspects to take into consideration with the site and its constraints with the view along Back Piccadilly from either end (Lever Street and Newton Street) a key driver.



1.0 INTRODUCTION

1.3 Site Views



1. Kingsley House (Grade II Listed, from Back Piccadilly)



2. View along Back Piccadilly and the rear of Garden's Hotel.



3. View of 51-53 Back Piccadilly.



4. Mother's Mac Public House on the corner of Back Piccadilly and Little Lever St.

Site views 1:
 Views along Back Piccadilly, Manchester.



1.0 INTRODUCTION

1.3 Site Views



5. View of Mother's Macs Public House corner window from street level.



6. View of Mother's Macs Public House from Little Lever Street.



7. View of 22 Dale St. (Grade II Listed) from Little Lever Street.



8. View of vacant site and Kingsley House (Grade II Listed).

Site views 2:
 Views along Little Lever Street, Manchester.



1.0 INTRODUCTION

1.3 Site Views



9. The rear of the Gardens Hotel from Dale Street.



10. View of Back Piccadilly from the corner with Newton Street.



11. Context



12. Overall view of the vacant site.

Site views 3:
General views of 2 Little Lever Street, Manchester.



1.0 INTRODUCTION

1.4 History and Conservation Area

The Northern Quarter is an important historic area, centred on Stevenson Square. Although Manchester existed from medieval times, the area now designated as the Northern Quarter was not fully developed until the late 18th century.

The area now between Shudehill and Victoria Station was first built upon in the 14th century, as Manchester expanded as a local centre for the wool trade. The expansion of the area was gradual up to the mid-18th century, when Manchester markedly increased in size and significance with the onset of the Industrial Revolution.

Manchester's first cotton mill was opened by Richard Arkwright in 1783 on Miller Street. By 1816, there were 86 mills in the central area of Manchester, this number had increased to 108 by 1853.

The area has lost much of its 18th century buildings, those remaining are limited to groupings of housing or individual public houses. Examples of these are close to the site at 8-14 Lever Street and 24-28 Dale Street.

The main streets (Newton Street, Dale Street, Lever Street and Stevenson Square) are lined with 5-7 storey Victorian buildings used originally as warehouses, offices and showrooms. These buildings are generally of good architectural quality and elaborately decorated in a variety of classical styles.

Off these routes is a grid work of narrow back streets where buildings are generally of smaller scale and less elaborate. Masonry façades dominate the street scene with modest low pitches roof forms set back behind a raised parapet wall.

The 'Northern Quarter' was an intervention of the 1990's and named as part of the regeneration and gentrification of Manchester.

Today, the Northern Quarter is a popular area of Manchester for its numerous bars and cafés as well as its mix of music and clothing shops. It is known to be Manchester's centre of alternative and bohemian culture.

Map of Manchester dated 1842
The site, 2 Little Lever Street, has been highlighted in red.



1.0 INTRODUCTION

1.4 History and Conservation Area

The area that is now Piccadilly Gardens, beyond the south-west side of the 'Stevenson Square Conservation Area', was once the site of the so-called 'daub holes', where mud for the construction of wattle and daub was extracted from the ground.

In the mid-18th Century, the land lying between Ancoats Lane and the old 'daub holes' was owned by Sir Ashton Lever. Conceding to the pressure of property developers, Lever eventually sold the land to William Stevenson. In his turn, Stevenson sold the land on, piecemeal, to entrepreneurs, many of whose names are commemorated in the local street names. The original intention was that it should become a residential area which would rival the serenity of St Ann's Square. Instead, the area became largely commercially orientated.

In 1772, a privately owned track which is now known as Oldham Street was given to the public. The road took its name from Adam Oldham. He was an acquaintance of John Wesley, the founder of Methodism, which could account for the Oldham St location of the Methodist Chapel, opened by Wesley in 1781. Central Hall replaced the Chapel in 1885.

Ancoats Lane, along the north-east boundary of the conservation area, was originally a cart track leading from Shudehill to the cattle drovers' highway, Ashton Old Rd. By 1788 it was renamed Great Ancoats St, reflecting its increased economic importance.

Gradually the streets around the Square became lined with private houses and small businesses of an immense variety, including such trades as dry-salter, hat-block maker, cork-cutter and tin-plate worker, as well as some trades and professions which survive today.

For the last three quarters of the 19th Century, the Square was popular with open-air speakers and became a meeting place and a starting point for processions.

During the latter half of the 19th Century most properties in and around the present day Conservation Area were replaced by solely commercial buildings. Oldham St, with the millinery and clothing-related shops was a favourite

shopping district with Manchester's fashion-conscious residents up to the last quarter of the 20th Century.

A sudden decline of the shops coincided with the opening of the Manchester Arndale Center in 1975, which changed the focus of retailing in the city centre. The Conservation Area still has a high proportion of under-utilised floor-space, reflecting on a lack of investment, partly because it is no longer a fashionable area for shopping.

Map of Manchester dated 1932 - 1935
The site, 2 Little Lever Street, has been highlighted in red.



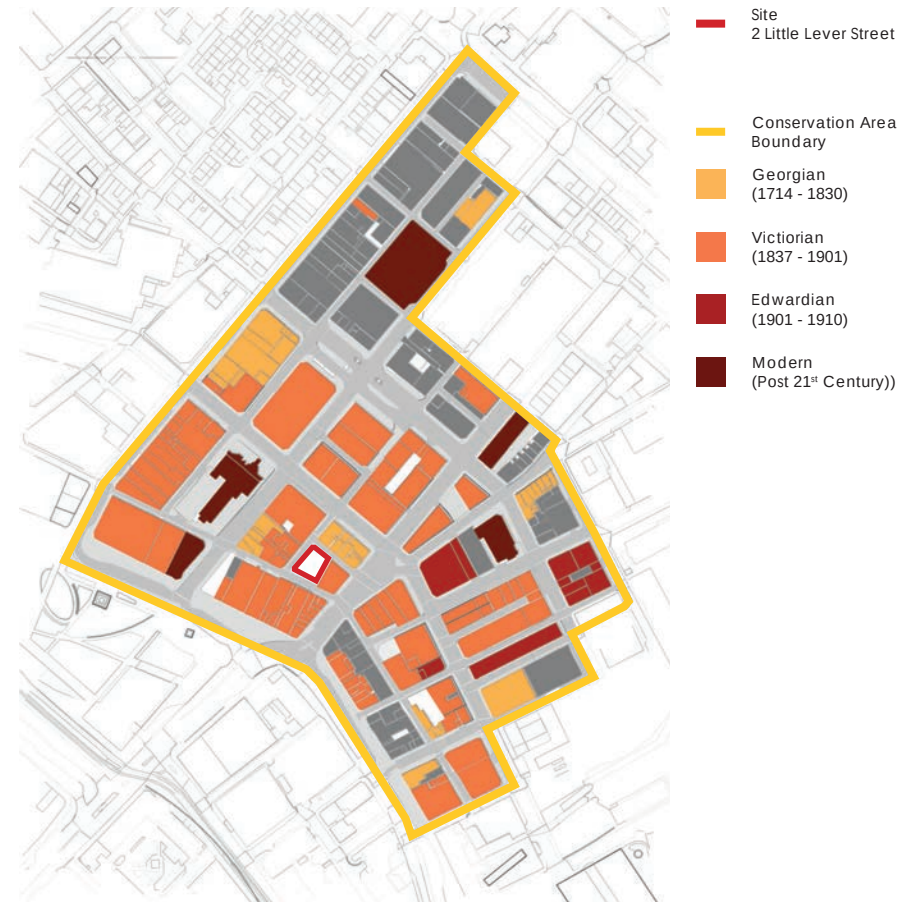
1.0 INTRODUCTION

1.4 History and Conservation Area

'Stevenson Square Conservation Area' and its listed buildings



'Stevenson Square Conservation Area' and the periods of buildings



1.0 INTRODUCTION

1.4 History and Conservation Area



1. Savendale House (Grade II Listed)



2. 25 Dale Street (Grade II Listed)



3. 22 Dale Street (Grade II Listed)



4. View along Little Lever Street towards Stevenson Square.

Stevenson Square Conservation Area: Views 1

— Site
 2 Little Lever Street
 — Conservation Area
 Boundary
 ↗ View



1.0 INTRODUCTION

1.4 History and Conservation Area



5. 32-34 Dale Street and Allotment Public House (both Grade II Listed).



6. 29-31 Dale Street (Grade II Listed).



7. Bradley House (Grade II Listed) on the junction of Newton St, Dale St and Port St.



8. View of Stevenson Square from Hilton Street.

Stevenson Square Conservation Area: Views 2

- Site
- 2 Little Lever Street
- Conservation Area Boundary
- ↖ View



1.0 INTRODUCTION

1.4 History and Conservation Area



9. View of Stevenson Square from Little Lever Street.



10. 8-14 Lever Street (all Grade II Listed).



11. Details of 22 Dale Street (Grade II Listed)



12. Chatsworth House.

Stevenson Square Conservation Area: Views 3

— Site
2 Little Lever Street
— Conservation Area
Boundary
∠^x View



1.0 INTRODUCTION

1.5 Examples of Contemporary Architecture



1. Piccadilly Hotel (Planning Approved Ref. No: 127538/FO/2020)



2. Burlington House (Completed 2019)



3. Transmission House (Completed 2020)



4. Oxid House (Completed 2017)



5. 27 Dale Street (Planning Approved Ref. No: 116401/FO/2017)



3. Transmission House (Completed 2020)

2.0 SITE ASSESSMENT AND CONSULTATION

2.1 Planning History

The former industrial site was identified as a development site in the early 1990's and has been subject to a series of previous planning consents, none of which have been implemented:

38194

Conversion of vacant warehouse to 33 self-contained flats.

050786/RO/CITY2/96

Renewal of planning permission F38194
for the conversion of vacant warehouse to 33 self-contained flats.

055157/FO/CITY/98

Conversion of vacant warehouse to form extension to Gardens Hotel
with high level bridge linking premises.

057614/CC/CITY2/99

Façade retention with complete internal demolition
and removal of roof to allow development.

The initial proposals by several architecture practices, was to redevelop the existing warehouse on the site, one for a residential development extending into the roof and another for a hotel development linking into the Gardens Hotel.

081447/FO/2006/C2

Erection of seven storey building comprising 29 residential units (use class C3) with ground floor retail units (use class A1) and 12 parking spaces.

112670/FO/2016 & 112670/LO/2016

Erection of seven storey hotel extension (60 beds) with glazed bridge link at third floor to connect to rear elevation of Gardens Hotel.
Creation of two ground floor retail units (use class A1) and car parking.

This last application, after extensive and thorough discussions with Planning & Conservation Officers from Manchester City Council, was then amended and further refined.

The amendments and further design considerations which occurred to this application are still relevant to the newly proposed scheme, therefore a detailed summary of this process has been provided below.

The original design of the application comprised the creation of two retail units and car parking at ground floor level.

Following a meeting with the Planning & Conservation Officers in the late 2016, the design was amended to omit the retail and the car park and to create flexible meeting spaces at ground floor level.

This design amendment was fundamental to create a lively environment which would bring new life to Back Piccadilly, which is nowadays considered a mere back alley.

The material used were:

- block of stones, with colour to match the adjacent Kingsley House, on the first two storeys;
- silver grey brick on the central part of the building, a reference to the Hive Building in the conservation area.
- glazing on the two storeys flat rooftop extension.

However, in April 2017 the Planning & Conservation Officers expressed concerns in relation to the amended scheme, particularly in regards to the quality of the design and its contextualisation in the conservation area and the link bridge between the new construction and the existing Gardens Hotel.

Following these comments, a significant design review to better address the concerns and to improve the design quality of the proposal in general, was undertaken.



2.0 SITE ASSESSMENT AND CONSULTATION

The amendments, dated August 2017, included:

- Taking reference from the form and mass of the adjacent Kingsley House (Grade II Listed), the mass was split into three sections identified as the base (also referred as plinth), middle section and roof. The strong formal relationship between these buildings, echoed, respected and reinforced the relationship between the proposal and the historic buildings of the conservation area.
- Setting the corner of Back Piccadilly and Little Lever Street back at bottom and top section along with providing vegetated balconies on the middle section provided an active and green area and creates a better, less invasive connection with 'Mother Mac' (the existing Public House on the corner with Back Piccadilly and Little Lever Street).
- The top section was amended from the flat overbearing extension to a two levels pitched roof element, with traditional appearance and contemporary finish. The pitched roof interacted well with the surroundings area and it had minimum visual impact.
- Red/brown brickwork was chosen as the primary facing material because of its relationship to the historic context and the surrounding materiality. In addition corten effect steel and warm coloured metal were chosen to tie in with the surrounding industrial heritage buildings, utilised for subtle additions such as decorative banding and planters under the windows.
- In the central section the windows maintained the elongated feature that can be found in adjacent buildings along Back Piccadilly but lost the heavy projecting framing. The large glazing and the corten effect planters created a light and green environment.
- The bridge link on the third floor, which used to be connected with the second floor of the exiting Gardens Hotel, was designed using corten effect steel and contemporary glazing to better match and interact with the previously proposed building.
- A central courtyard that provided natural light to all the floors of the hotel;

- The ground floor was completely dedicated to social activities with reception, bar & lounge, flexible meeting rooms and external enclosed terrace.
- The basement was dedicated to storage, services, back of the house facilities and plant rooms to avoid the untidy look of machinery on the roof.
- High end bedrooms were fitted with a terrace and/or large windows.
- The main circulation core, originally proposed as a separate volume clearly visible from the street scene, was pushed back within the overall volume of the extension. Its materiality was also redesigned, from U Glass to the same red/brownish brickwork, to create a clean and linear façade on Back Piccadilly.

This revised scheme, which amended the previously submitted planning applications 112670/FO/2016 & 112670/LO/2016, received on 29th October 2018 the approval by the Manchester City Council.



2.0 SITE ASSESSMENT AND CONSULTATION

2.2 Current Application

As soon as the previous application was approved on late October 2018, Street Design Partnership started working on the tender pack in order to move on with the next design stage.

During the following months, various meetings with the client, Cairn Hotel Group, the local authorities and various consultants took place to establish the better way forward with the construction of this ambitious project.

During this stage, few issues arose concerning the economical feasibility of this hotel extension due to the various constraints of the site. It is relevant to highlight how the narrow streets which delimit the site boundaries (in order: Cavell Street to the north, Little Lever Street to the west and Back Piccadilly to the south) are a real challenge considering the construction stage. The narrow width of these back alleys and the very limited space available around the site boundaries forced the construction method and process to deeply impact the budget allocated for this design intervention.

Due to its economical infeasibility, the client appointed Street Design Partnership with the redesign of the scheme and its following resubmission.

In this occasion, the design proposal is for:

Erection of no. 7 storey hotel extension (70 beds) with glazed bridge link at fifth floor to connect to rear elevation of Gardens Hotel.

To relate and respect to the previously resubmitted and approved scheme, the redesign of the hotel extension started by thoroughly analysing the 2018 scheme (the amended and planning approved version of the 2016 proposal) and its relation with the Stevenson Square Conservation Area.

All the design amendments, strategies and further considerations made for the previously approved scheme have been, once again, taken into consideration during the redesign of this scheme.

On this occasion, the scheme has been redesigned to propose an economically feasible alternative yet respectful of its historic context.

The main design changes can be summarised as:

- 1) The 7 no. storeys scheme has been rationalized in order to increase the number of bedrooms from no. 60 to no. 70.
- 2) The design and appearance of all the frontages is strictly linked to the historic context of the Stevenson Square Conservation Area, especially to the adjacent Grade II Listed Kingsley House. Similar to the previously proposed scheme, the façades hierarchy has been divided into three main sections identified as the base, main body and top section.
- 3) The link bridge was previously proposed to connect the third floor of the annex hotel to the second floor of the Gardens Hotel. It has now been shifted to the fifth floor to link with the fourth floor of the existing hotel.

This substantial design decision was made for several reasons:

- The new link bridge would better tie with the architectural composition of the frontage hierarchy.
 - The difference in floor levels between existing fourth floor of the Gardens Hotel and the proposed fifth floor of the Little Lever street extension is minimal and can be overcome with a single proposed ramp.
- 4) The materiality of the levels which relate the historic context and of the bridge link have not been amended and they still consist of red/brown brickwork and corten effect steel. The materiality of the proposal relates the historic context. It consists of red facing brick, with colour to match the context, stone and brick corbelling details, to highlight and complete the horizontal bandings, and bronze effect metal detailings.



2.0 SITE ASSESSMENT AND CONSULTATION

5) The interior courtyard (also referred as atrium) has been maintained and rationalized. The proposal now depicts a duplex element at ground and first floor level. This double height space will create a high quality social environment which will guarantee social and active frontages. This space will regenerate and bring back to life the back alleys that now surrounds the site.

From second floor level upwards a new bedroom adjacent to a proposed lightwell have been proposed.

From second floor level upwards the proposal now depicts a bedroom adjacent to a lightwell.

2.3 Assessment

In order to gain a full understanding of the context of the site and location, several site visits were undertaken.

It involved a detailed assessment of the development site, its immediate surrounding and the wider area beyond.

This provided knowledge and appreciation of the surrounding viewpoints, architectural styles, storey heights, scale & massing, all of which influenced the development of the proposed design.

The surrounding properties offer a broad mix in age and style.

To the south-west of the site, Grade II listed Clayton House and The Gardens Hotel borders the site off Back Piccadilly. The site is bordered to the east by Grade II listed Kingsley House. Mother Macs Public House and Twenty-Twenty-Two Public House sit to the north-west of the site along Little Lever Street with the Grade II listed Consulate Building adjacent to these buildings along Dale Street.



2.0 SITE ASSESSMENT AND CONSULTATION

2.4 Consultation

Street Design Partnership has had extensive dialogue with the Planning & Conservation Officers from Manchester City Council.

The feedback from the officers has contributed towards the new design approach, referencing the facing materials, massing and fenestration of the locality.

Submitted consultants supporting documents are also submitted with this application, thus:

- Heritage Statement
- Crime Impact Statement
- Framework Travel Plan
- Ground Investigation Report
- Acoustic Report
- Planning Statement

Both the adopted City Centre Strategic Plan and Core Strategy recognise the importance of tourism to the local economy. We feel the application proposals meet the criteria of the local plan and relevant policies as follows:

- The location of the proposed annexe means that there would be no impact on residential amenity.
 - The proposals are considered to be acceptable and meet the requirements of the Local Authority Policies in terms of scale, design and materials.
 - It is an appropriate, contemporary design and provides a positive contribution to the appearance and quality of the locality, providing character and local distinctiveness to a currently neglected street scene.
- It provides necessary additional facilities within the city centre in accordance with the objectives and criteria of Core Strategy 2.30 and promoting tourism and leisure within the city centre location in accordance with policies CC4.

The proposal is for additional development to the rear of a well-established hotel site, providing improved guest facilities by means of increasing the internal and external guest and visitor facilities, improving infrastructure and providing access for all. This will allow for a better social environment for the street scene.

The proposal addresses the relevant core strategy policies applicable to this application:

CC9 Design & Heritage

The design of the new hotel annexe is to a high standard in terms of appearance and function with particular attention given to the City Centre context and character.

The development enhances the heritage assets around the proposed, such as listed buildings and Stevenson Square Conservation Area and contributes to a coherent and integrated physical environment.

EN1 Sustainable Development Principles

The proposed design of the hotel annexe enhances the overall image of the City and the local character and supports the achievement of the Core Strategy Strategic Objectives.

The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is limited open space and this includes a range of civic and less formal green spaces and waterways.

Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land.

EN4/5/6 Maximising Energy Efficiency

The purpose of this policy is to improve the environmental performance of the proposed building.

Energy conservation features, to comply with the latest Building Regs standards, have been incorporated into the application scheme at design stage. Managing internal heat, light and ventilation, for example, ensures that the



2.0 SITE ASSESSMENT AND CONSULTATION

building will require the minimum amount of energy to function over its lifetime. High levels of insulation and air-tightness achieved through a high standard of workmanship will further improve the efficiency of the building envelope, reducing the impact of the extension on the environment. Also, the provision of PVs as been noted at roof level, exact specs and layout based on M&E future detailed proposal.

CC4 Visitors - Tourism, Culture and Leisure

The purpose of this policy is to improve the appearance, use and accessibility of all cultural and visitor attractions within the city centre whilst also supporting sustainable tourism activity in Manchester and to deliver a high quality, first class experience for all visitors.

The proposal meets the requirements of CC4 by offering facilities that will assist towards the long term viability and success of the hotel, whilst also balancing visitor demands and with the protection of the local environment by relating well to locality.

Employment

Within the scheme as a whole, there is the possibility of additional employment at the hotel for the increased facilities and whilst under construction, locally sourced materials and tradesmen will be used wherever possible.

To summarise, the proposed hotel building enables the provision of much needed modern facilities for guests and visitors alike, and important for the hotels operational requirements, whilst enhancing the external run down street scene. It will create a lively environment which will revitalise what it is nowadays considered as an eyesore with the City Centre.

This intervention will overall greatly improve the atmosphere and street scene of this area as a whole.

Furthermore, the proposed location for the proposals does not encroach upon open space, nor does the development lie within a flood risk area

2.5 Evaluation

Following the site assessment and consultation with Planning & Conservation Officers from Manchester City Council a clear understanding of the site and site context, a proposal that would be considered acceptable as a proposed development was established.

From this a comprehensive and considered scheme was developed of a high quality contemporary design, referencing and acknowledging the surrounding area in terms of building styles and scale.

We consider the proposed annexe building offers a positive contribution to the locality and provides an asset to this important city centre hotel, assisting in its future viability and assisting towards street regeneration and improvement of the surrounding area.



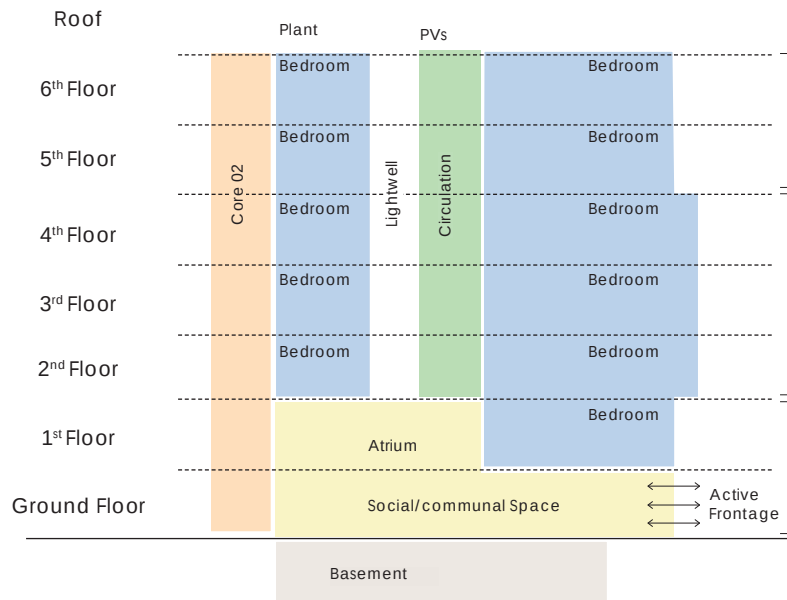
3.0 DESIGN AND ACCESS STATEMENT

3.1 Design Principles

The proposal is to utilise and redevelop the vacant corner site at Back Piccadilly and Little Lever Street. The site is owned by Cairn Hotel Group and the proposal is to develop the site as a no. 7 storey hotel annexe, providing additional bedrooms and function facility which will serve and regenerate the all surrounding area.

At ground floor level, a double height atrium has been proposed to be the driver for an active and sociable meeting space which will regenerate the surrounding area.

This diagrammatic section explains how the scheme has been designed:



Top Part

Slightly set back compared to the central body, in line with the bottom part to decrease the sense of height from street level.
 Openings rhythm in line with the central and bottom parts as well as with the context.

Central Part

In line with the adjacent Grade II Listed Kingsley House, to complete the block.
 Red brickwork with colour to match the context.
 Terraces to lighten and soften the corners.
 Window proportions to match the context.
 Central interior lightwell to provide light and a social, interesting environment.

Bottom Part

Slightly set back to provide more space for active sidewalk.
 Outside corner double height area to revitalise Back Piccadilly and Little Lever Street.
 Ground Floor dedicated to Meet and Greet, Bar, Meeting spaces and social activities, to have plants and flowers for a lively green atmosphere.



3.0 DESIGN AND ACCESS STATEMENT

3.1 Design Principles

The concept is driven by the relationship between the adjacent buildings of the Conservation Area, with particular reference to the neighbouring Grade II Listed Kingsley House.

1. In recognition of the surroundings buildings, some of which are Grade II Listed, careful consideration is given to the size, scale, arrangement and mass to preserve and enhance the current street scene.
2. The relative positioning of the proposed annexe to the adjoining Kingsley House and other neighbouring buildings is designed to completing the now empty site, ensuring a positive impact to and for the locality.
3. The design, although contemporary in details, reflect and complement the neighbouring Listed buildings by the use of sympathetic facing materials, fenestration and styling.
The use of traditional materials and elevation treatment pay due service to the local heritage whilst being of individual design in its own right.
4. The design of the bottom, central and top parts have been inspired by the historical context. Red facing brickwork has been chosen to relate with the context.
5. To reinforce the strong connection with its context, decorative banding courses in reconstituted stone and brick corbelling have been designed to complete the traditional horizontal bandings found in the neighbouring Kingsley House.

These traditional, former warehouses have informed the plan geometry, detailing, height and materiality of the proposed concept scheme.

The footprint of the building has been developed to establish a clear relationship and respect the site lines of Kingsley House, along with Mother Macs Public House.

Taking reference from the form and mass of the adjacent Kingsley House, the mass was split into three sections identified as the base or plinth, middle section and top part.

The strong formal relationship between these buildings, echoes, respects and reinforces the relationship between the historic buildings.

Setting the corner of Back Piccadilly and Little Lever Street back at ground floor level along with providing vegetated balconies on the upper floors provides a focal point along Back Piccadilly from Lever Street and it creates a more active area and it connects to Mothers Mac.

To lighten the circulation spaces within the building, a lighthwell is proposed on top of the first floor social area to flood the building with natural light and create a focal point within the building.



3.0 DESIGN AND ACCESS STATEMENT

3.2 Use

The proposal is to provide a guest annexe building for the Gardens Hotel, on a vacant corner site to the rear (2 Little Lever Street).

The proposed annexe will be linked to the main hotel, on the forth floor, via a fifth floor foot bridge link.

The annexe will provide no. 70 new guest bedrooms, with the ground floor dedicated to flexible meeting spaces to provide a lively environment to the whole community circulating through Piccadilly. At this level will be located: a 'meet and greet' space, a bar/function facility (together with ancillary provision) and other flexible working/meeting spaces.

The whole of the ground floor is designed to be flexible to provide several varied opportunities for guest and visitor requirements, making full use of the limited area.

3.3 Amount

The proposed annexe building is to provide additional accommodation and facilities for the Gardens Hotel, as follows:

Ground floor is designed to be flexible, allowing various configurations for optional usage:

- Lounge
- Flexible meeting space
- Formal meeting rooms
- Business library
- Fitness room
- Outdoor area

The amount of the proposed redevelopment has been carefully considered in relation to the site constraints and immediate surroundings.

The style, scale, amount and external treatment is designed to balance the requirements of the hotel in a business sense whilst respecting with reference to the locality, addressing the relevant planning and conservation requirements and policies.



3.0 DESIGN AND ACCESS STATEMENT

3.4 Layout

The proposed annexe is to provide additional hotel guest bedrooms to the upper floors, with lounge, function and flexible meeting spaces to the ground floor.

The basement level is provided for storage.

The ground floor is designed for maximum flexibility. The two meeting rooms can be utilised as one function space or divided into no. 2 rooms, by provision of acoustic sliding screens.

There are two separate access cores. Core 1, which is identified as the main circulation core, consists of passenger lifts and protected staircase. It serves all floors and it is located right adjacent to the main entrance of the annexe hotel and it provides the connection, via the link bridge on the fifth floor, to the Gardens Hotel.

Furthermore, refuse store, substation, plant room and general toilets are also located on the ground floor.

Floors 1 to 6 provide all the no. 70 additional guest bedrooms rooms.

All new guest accommodations are accessed off a central circulation, which surrounds a lightwell. This device enables natural light to filter down to the ground/first floor open social meeting space. Every floor is provided with no. 2 maintenance stores for hotel cleaning and servicing operations.

The internal layout and connection link the main hotel, enables ease of access and circulation for all guests and staff improving the operational methods and needs of the hotel. The lightwell allows natural light throughout the central core, creating a relaxing, pleasant environment internally.

The open ground floor layout encourages an active and lively internal atmosphere allowing an inclusive ambience throughout.

3.5 Scale

The proposed annexe basically follows the footprint of the original, now demolished, warehouse building.

This newly designed scheme seeks the relation with its context.

The design of the no. 7 storeys, as the previously submitted and approved proposal, respects and relates to the historic context of the Conservation Area, with a specific attention to the adjacent Grade II Listed Kingsley House.

The overall massing connects to the surroundings, also thanks to 'cut-out' sections and the corner treatment with open green terrace spaces.

The design strategy has taken reference from the context, which divide the volumes in no. 3 parts: a base/plinth, a main body and a top part.

Each part is separated from the next with a reconstituted stone and brick corbelling banding which completes the decorative banding found in Kingsley House.

It is considered that the proposal respects the adjoining properties and locality and presents a greatly improved, more vibrant street scene.



3.0 DESIGN AND ACCESS STATEMENT

3.6 Appearance and Materials

Following the consultation process, which happened for the previously submitted and approved scheme, with Local Authority, Planning & Conservation Officers, it is considered that central to the design approach is respecting and referencing the locality and its heritage.

The use of traditional facing materials, decorative banding and fenestration presents a design appropriate for the locality, whilst presenting a separate, identifiable and contemporary architecture flare on its own merit.

The open green terrace spaces on the corners 'softens' the visual impact and creates interest to the street scene and provides a greener environment.

Although the variety of building materials used in the area is varied, it tends to be more rugged and industrial in character than in other parts of the city centre, with brick, stone and slate used extensively.
For this reason, red facing brickwork has been chosen as the primary facing material considering its strong relationship with the historic context and its surrounding materiality.

The bottom part of the scheme takes reference from the form and mass of the adjacent Kingsley House with the mass being split into three sections. The palette of materiality includes elements of bronze effect metal, in small details, to reflect the industrial surroundings.



3.0 DESIGN AND ACCESS STATEMENT

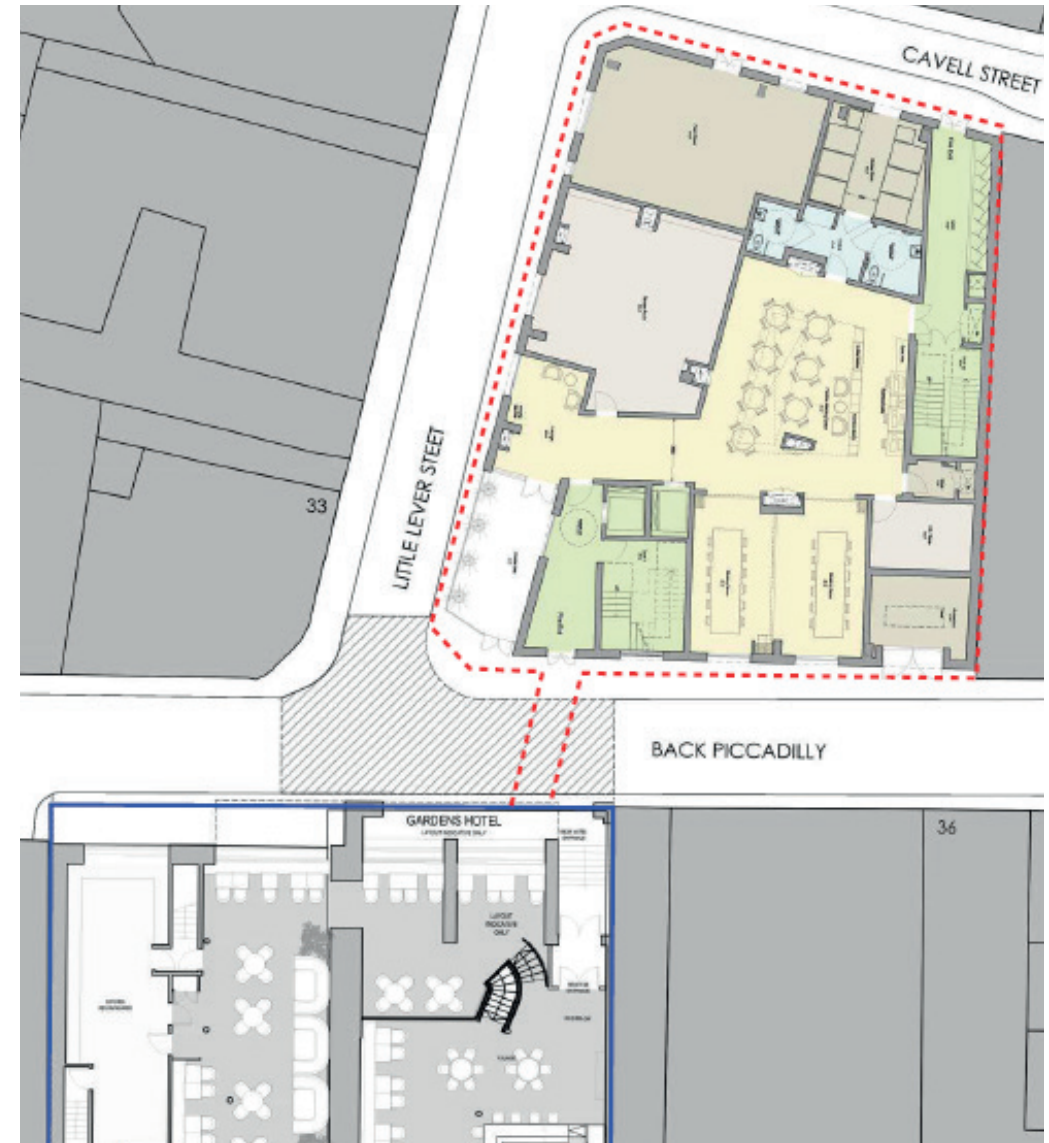
3.7 Access

The existing ground floor pedestrian and vehicular routes are unchanged. Delivery access is maintained via Back Piccadilly, as existing.

The proposed annexe hotel will be connected to the main hotel via a fifth floor bridge link, allowing full access for all throughout the hotel. The internal layout guarantees the full accessibility, without the need of detours, for people with disabilities, whether guests, visitors or employees. This benefits guest usage and assists with the hotels operational requirements.

There is external ground floor access to the annexe, for hotel stay users and visitors using the function or meeting rooms facilities. Ground floor entrance door is key card operated.

Circulation within the annexe is via the lift/staircase cores. The new guest bedrooms are all accessed from the central lighthouse walkways at each floor.



4.0 TRANSPORT

There is an existing bus route through Stevenson Square with frequent services to the Greater Manchester area. The site is less than 0.5 miles to Manchester Piccadilly Train Station and Tram Stop (giving access to destinations such as Manchester Airport). The Metrolink tram stop on Market Street is approximately 0.2 miles away, providing easy access to Deansgate and other destinations around Greater Manchester.

The site has very good access to the city centre, with several connections via Piccadilly Gardens towards Market Street and Moseley Street

No additional parking will be provided with the proposed scheme to alleviate any additional congestion in and around the site.

Further detail on the frequency of deliveries, operational waste management and the provision of sustainable means of transportation is provided in the accompanying Transport Statement.

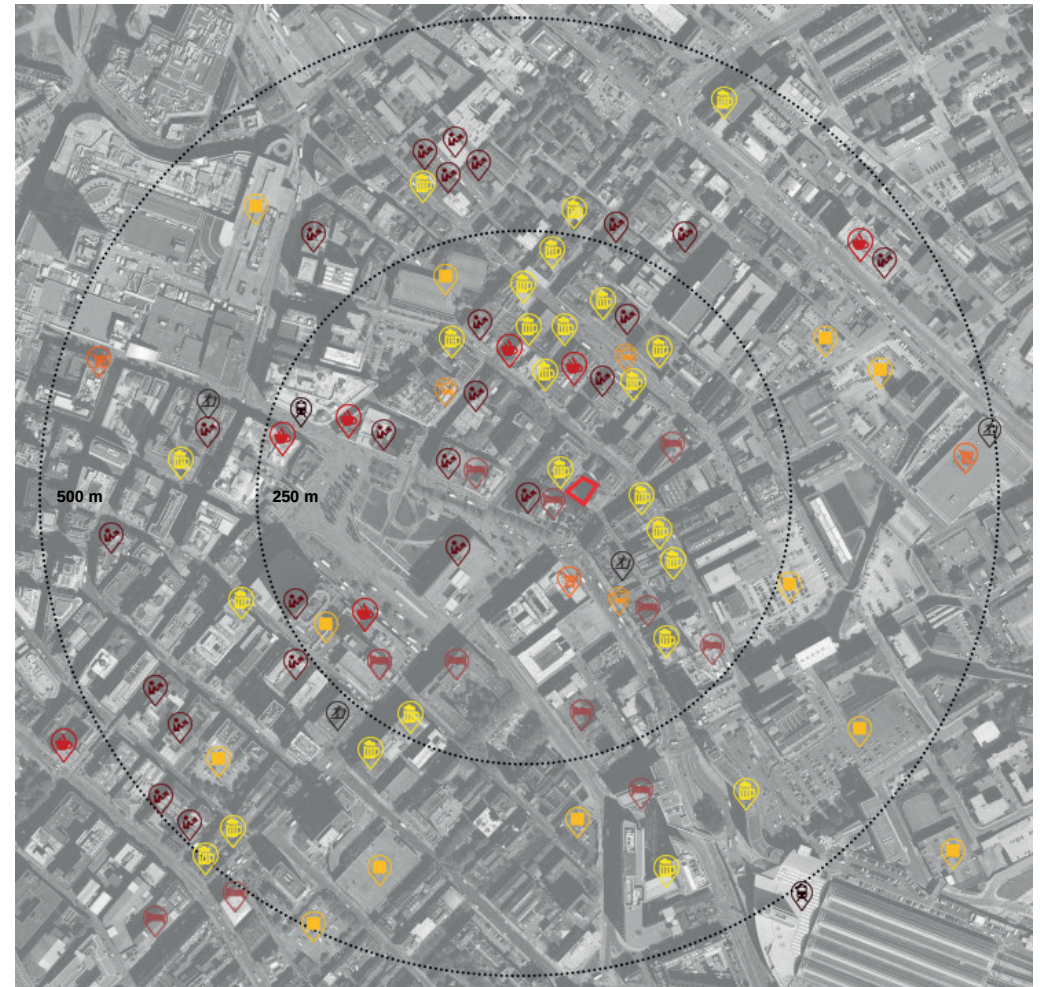
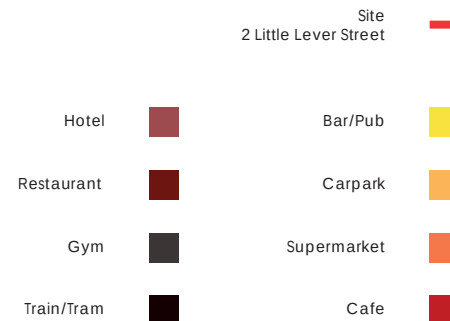


Image showing the Site (2 Little Lever Street) and the services and facilities of its wider context.

5.0 ENVIRONMENT STANDARD STATEMENT

As noted earlier in this statement, the application site is considered to be a very sustainable location for additional hotel facilities. The proposals and investment by the hotel owners provides new and improves existing facilities to ensure a viable future for the hotel. For example:

- The proposals involve the redevelopment of a vacant and neglected site and contributing towards the ongoing regeneration of the area.
- A new fifth storey bridge link.
- The proposals assist in ensuring the long term maintenance, viability and success of the hotel.

To improve the environmental performance of buildings, energy conservation features will be incorporated into the application scheme at design stage. Managing internal heat, light, and ventilation, for example, ensuring that the building will require the minimum amount of energy to function over its lifetime.

Meeting aims & requirements

Low Carbon Emission Energy Efficiency Proposal Statement

With regard to the aims and requirements of Policy EN4 and Compliance with Approved Document L2 and reduction on Co2 emissions from the above project, the full new build development will be modelled using Bentley Hevacomp Design Database Software to generate an SBEM calculations for the property in line with the requirements of Building Regulation Part L.

Through the design of the building fabric and services installations full compliance will be achieved with Approved Document Part L and aim to achieve a reduction of 15% CO2 emissions from the site. This figure will be extrapolated by comparing the Target Emission Rate (TER) and Building Emission Rate (BER). The TER is the emissions from a notional building of similar size, shape and orientation based on standard building services with the BER being specific to the design building.

It is proposed that the reduction in CO2 emission will be achieved through consideration of the following:

1. Building fabric elements to Part L and improvement above and beyond where appropriate.
2. Good construction methods and detailing to achieve good air permeability results.
3. Installation of energy efficient heating and cooling plant with consideration to appropriate renewable technologies.
4. Low energy lighting including LED lighting to all areas.
5. Low flow showers and water saving sanitary ware and brassware.

The SBEM calculations would form part of the initial design early in the project so that all measures can be discussed with the design team to ensure these can be included with the design from the outset.

Furthermore the much improved thermal qualities will minimise heat loss providing a building that is as efficient as possible in terms of energy consumption in the new annexe hotel.

High levels of insulation and air-tightness achieved through a high standard of workmanship will further improve the efficiency of the building envelope, reducing the impact of the extension on the environment.

In addition every effort will be made to use and utilise local traditional material suppliers and manufacturers and local skills employed to minimise transportation.

Overall, it is considered that this application scheme give consideration to issues of sustainability and energy efficiency and represents a sustainable proposition in the proposed new element of the building.



6.0 CONSTRUCTION MANAGEMENT PLAN

Before work commences, the appointed contractor will be required to submit to the Council, for approval, a thorough Construction Management Plan (CMP).

The CMP will include a description of the works, method of construction and the construction programme. It will also confirm the hours of working in accordance with Local Authority guidelines. Measures will be described which seek to minimise disturbance to the local community during the works. A strategy will be identified to resolve problems as they arise, for example, nominating a designated employee readily available to answer queries.

The following paragraphs provide indicative guidelines that would be expanded, detailed and confirmed in the Construction Management Plan.

Construction site area

The appointed contractor is to situate the site office and welfare facilities within the site area, or ownership area. Wheel washing facilities and material storage areas are to be allocated for the duration of the works. If necessary, the contractor is to be responsible for erecting and maintaining perimeter fencing to define and secure the site area. The details of the exact designated locations will be provided in the CMP.

Dust and air pollution control

Dust pollution will be minimised during excavation and construction works and the watering of the area should be undertaken where necessary to minimise dust transference. Whenever possible dust suppressed tools should be used.

Noise control

Care should be taken when loading and unloading vehicles, dismantling scaffolding and moving materials etc to reduce impact noise. Construction work will be limited to the specified hours. Demolition and construction activities will be carried out in such a way that any vibrations arising will not cause damage to adjacent structures.

Site waste

Site waste will be kept to a minimum. The contractor will adopt a Site Waste Management plan to monitor waste on site and set targets to promote

resource efficiency. The contractor will outline in the plan arrangements for returning packaging materials such as pallets to the suppliers and will indicate arrangements made with a licensed operator for the collection and safe disposal of waste and recyclable materials.

Traffic

Prior to commencement of work on site, the appointed contractor will prepare a Construction Traffic Management Plan. It will detail measures to be undertaken during the period of the construction to reduce the impact of construction traffic on the environment and the local area.

Careful consideration will be given to the location of the site within a sensitive area. For example, deliveries will be scheduled to avoid periods of peak traffic flow during morning and evening rush hours. Where necessary, all subcontractors and suppliers will be instructed to use specified routes when transporting materials and plant to the site.

Measures will be taken to prevent mud or other materials being taken onto the public highway. Where necessary, vehicle tyres will be washed before vehicles leave site. Any mud which is deposited on the road will be removed.

Wherever possible, local subcontractors and suppliers will be utilised to reduce journey distances to site. Also, car sharing, the use of bicycles and walking will be encouraged.

Because of the restricted access through the surrounding streets, when required, an appointed banksman will direct the operation of vehicles in and out of the site.

The appointed contractor will monitor the effectiveness of the measures throughout the course of the work and will adapt as necessary the information and instructions provided.



7.0 SITE WASTE MANAGEMENT PLAN

The approved contractor will provide a thorough construction method statement prior to commencement of work on site. The statement will include a description of the works to be undertaken, an explanatory statement of controlling dust and noise emissions, numbers of personnel and operating hours. Measures will be provided to minimise disturbances to the local community and businesses during the works and a strategy identified to respond to/resolve any problems as they arise. By, for example nominating a designated employee contact to answer queries.

Site waste will be kept to a minimum. However the contractor will adopt and maintain a waste management plan to monitor site waste and see targets too promote resource efficiency.

The contractor will outline in the plan arrangements for returning packaging, such as pallets, accordingly.

Operational Waste Management

The bin refuse store is located on the north elevation, access to/from Cavell Street.

General waste bins and recycling bin will be provided. Hotel maintenance will arrange collection details accordingly.



9.0 SUMMARY

This statement has demonstrated how the design approach for this application scheme has evolved following the previous submitted and approved proposal and the relevant dialogue with the Local Authority Planning & Conservation Officers.

This statement has demonstrated the measures proposed to provide an appropriate annexe building in relation to the site, scale, design and finishing materials whilst preserving and enhancing the integrity, character and setting with the locality and with due regard for the existing built environment.

Careful consideration was given to the design and appearance of the proposals and the contemporary styling, utilising more traditional facing materials, appropriate for the local heritage and tradition, and considered to improve and enhance the area and street scene generally and be complementary and appropriate for the enhancement of the adjoining Grade II Listed Kingsley House and meets the objectives and requirements of the hotel owners, whilst assisting fully in the general improvement and regeneration of the area.

The overall conclusion is that the new hotel annexe building contributes positively to the site, street scene and wider context beyond.

It is felt that the overall proposals both enhance and complement the main hotel building and immediate vicinity.

The continued investment by the hotel owners, by the provision of this annexe building, to this well-established city centre hotel contributes wholly towards the hotel long term viability and assists in this regeneration of the locality, improving businesses and facilities and long term benefits to the local economy.

