



simpsonhaugh



325 - 327 Deansgate – Manchester

Non Material Amendment | 22 August 2022

10185-A-B5D8-RP-DAS-002





1.0 Introduction

1.1 Application Details

The following Addendum has been prepared in support of a Non-Material Amendment application for 325-327 Deansgate, Manchester. This Non Material Amendment relates to the following application:

- Planning Application ref 125804/FO/2019

No changes are proposed to Listed Building Consent application ref 125805/LO/2019.

The Addendum should be read in conjunction with the Design and Access Statement and accompanying drawings which secured Planning Permission/Listed Building Consent for 325-327 Deansgate.

1.2 Description of development

The consented description of development was described as: Demolition of existing buildings and structures on-site and erection of 22-storey building comprising apart-hotel (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works.

The Listed Building Consent relates to internal and external works to the Grade II listed Castlefield Viaduct in relation to proposed redevelopment of land at 325-327 Deansgate and the adjacent railway arches for an aparthotel and flexible commercial uses

2.0 Planning Amendments

2.1 Changes to number of hotel rooms.

The revised proposal increases the number of hotel rooms, from 310 rooms in the approved scheme to 357 rooms in the amended scheme. This has been achieved largely because the original proposal included a number of one bedroom apartments provided to suit the 'extended stay' market. The hotel operator has changed and the revised brief requires a mix of 'standard' hotel rooms for short stay guests (these are generally now accommodated on the lower floors) and larger apart hotel rooms for extended stay guests. This has allowed a rationalisation of the floorplates and the accommodation of more hotel rooms on guest floor levels within the planning approved envelope.

2.2 Change to level 21 plant well

As part of the exercise in increasing hotel room numbers, the level 21 guest room floor has been extended across the entire level 21 floorplate into a space occupied by a plant well in the approved design. This is possible because the change described in 2.3 below means that the lower levels of the hotel are less constrained and plant can be redistributed here.

2.3 Removal of 1no retail unit, increase in hotel public areas

The approved scheme include a commercial unit within one of the railway arches, accessed from the Deansgate frontage. This has been omitted and the hotel front of house areas extended into this arch, providing more generous gym and restaurant accommodation for the hotel and allowing the listed arch to be appreciated from within the hotel front of house areas.

2.4 Minor changes to Deansgate elevation.

The change to front of house areas has led to some minor changes to the Deansgate elevation (omission of the door to the retail unit, relocation of the main entrance door and addition of a fire escape door).

The following pages provide a 'side by side' comparison of approved and amended drawings and conclude with a schedule which explains how the increase in room numbers has been achieved.

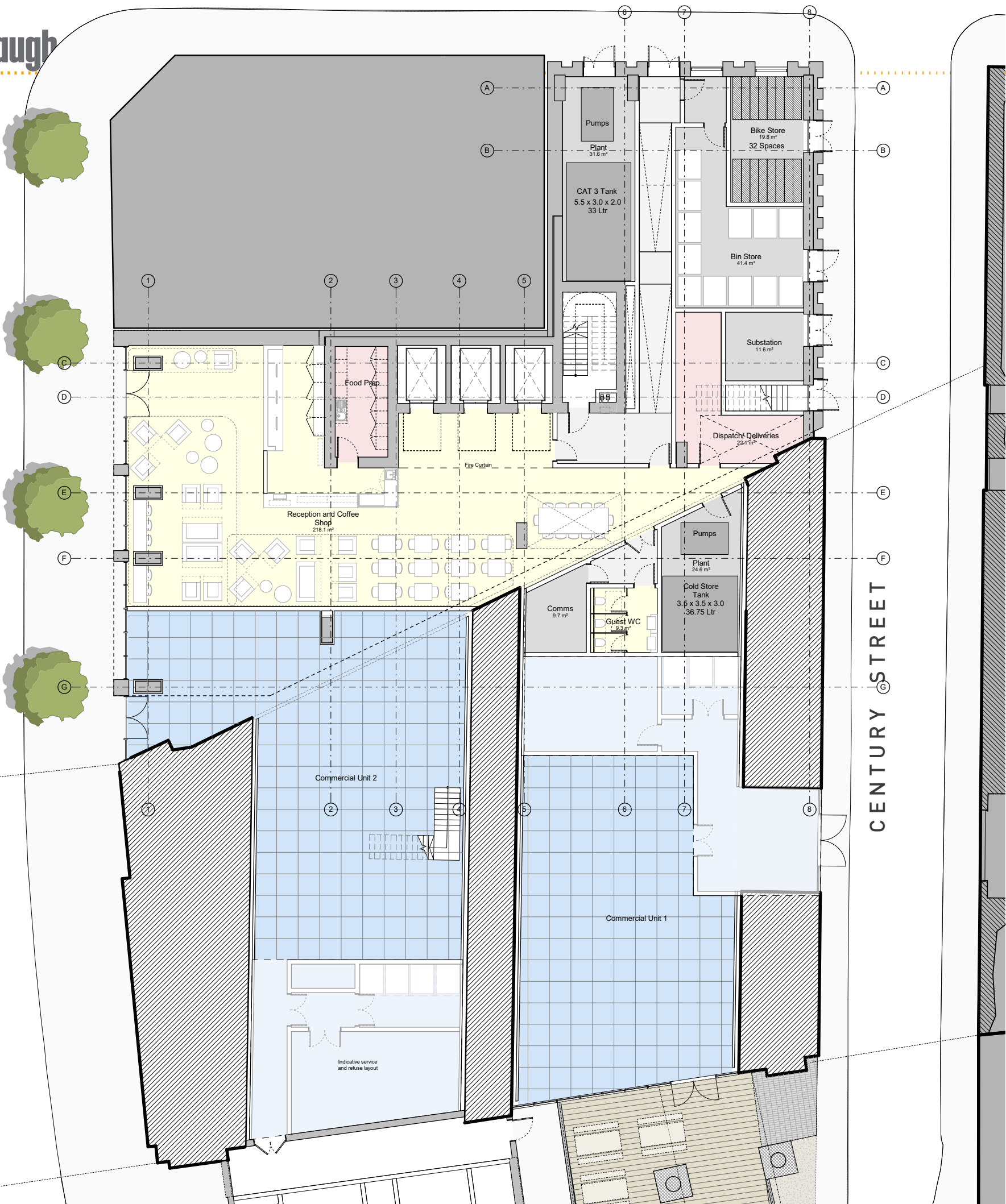


Planning Approved Design

Ground Floor Plan

DEANS GATE

CENTURY STREET





Amended Design

Ground Floor Plan

Amendments at Ground floor.

- Commercial Unit 2 omitted
- Hotel restaurant extended into listed arch.
- Minor changes to internal layout, including addition of an extra lift and redistribution of back of house spaces.
- Repositioning of doors on Deansgate frontage

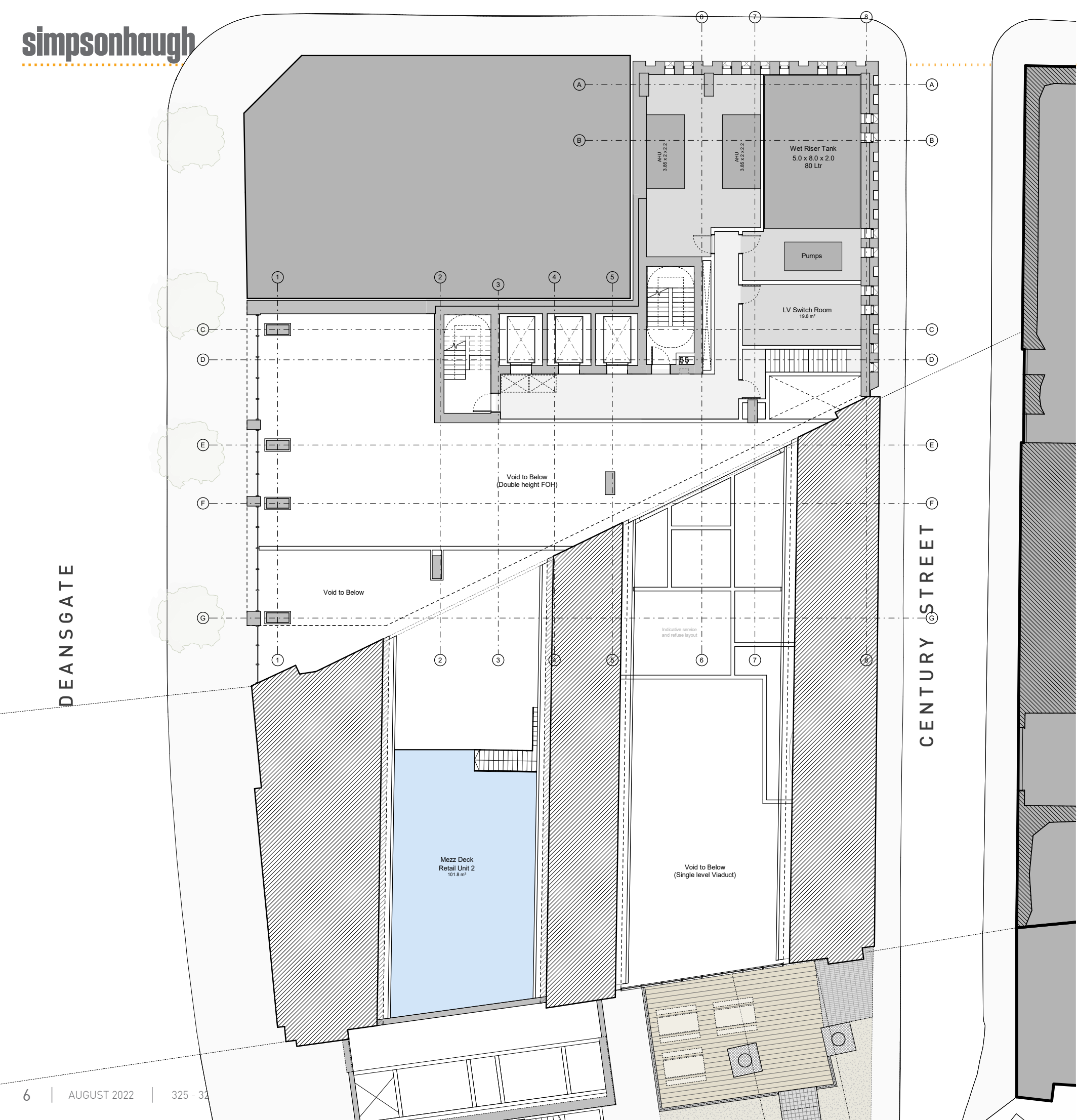
DEANSGATE

CENTURY STREET



Planning Approved Design

Mezzanine Plan





Amended Design

Mezzanine Plan

Amendments at Mezzanine level

- Commercial Unit 2 omitted
- Hotel extended into listed arch. Yoga studio included on mezzanine





Planning Approved Design

First Floor Plan

DEANS GATE



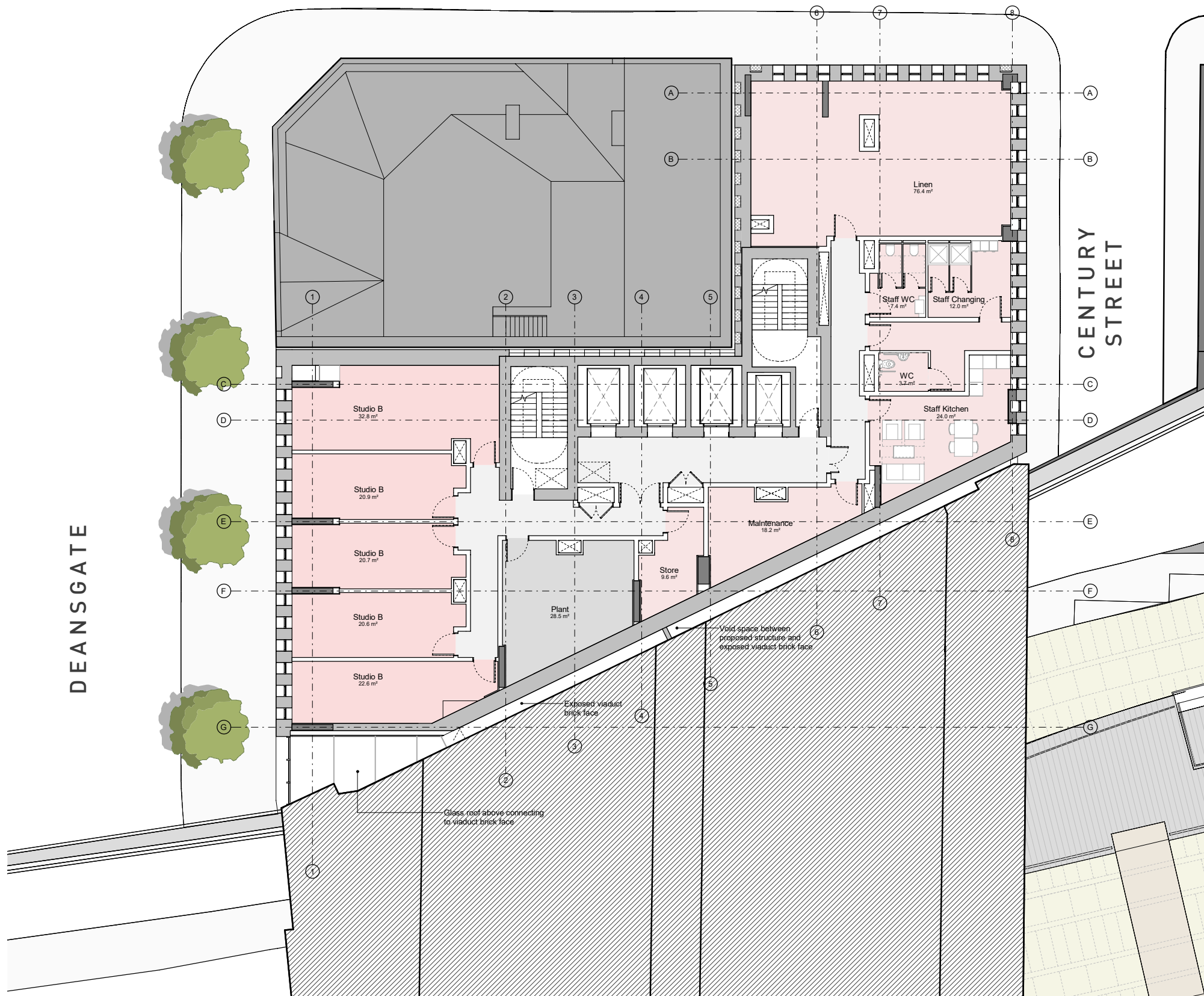


Amended Design

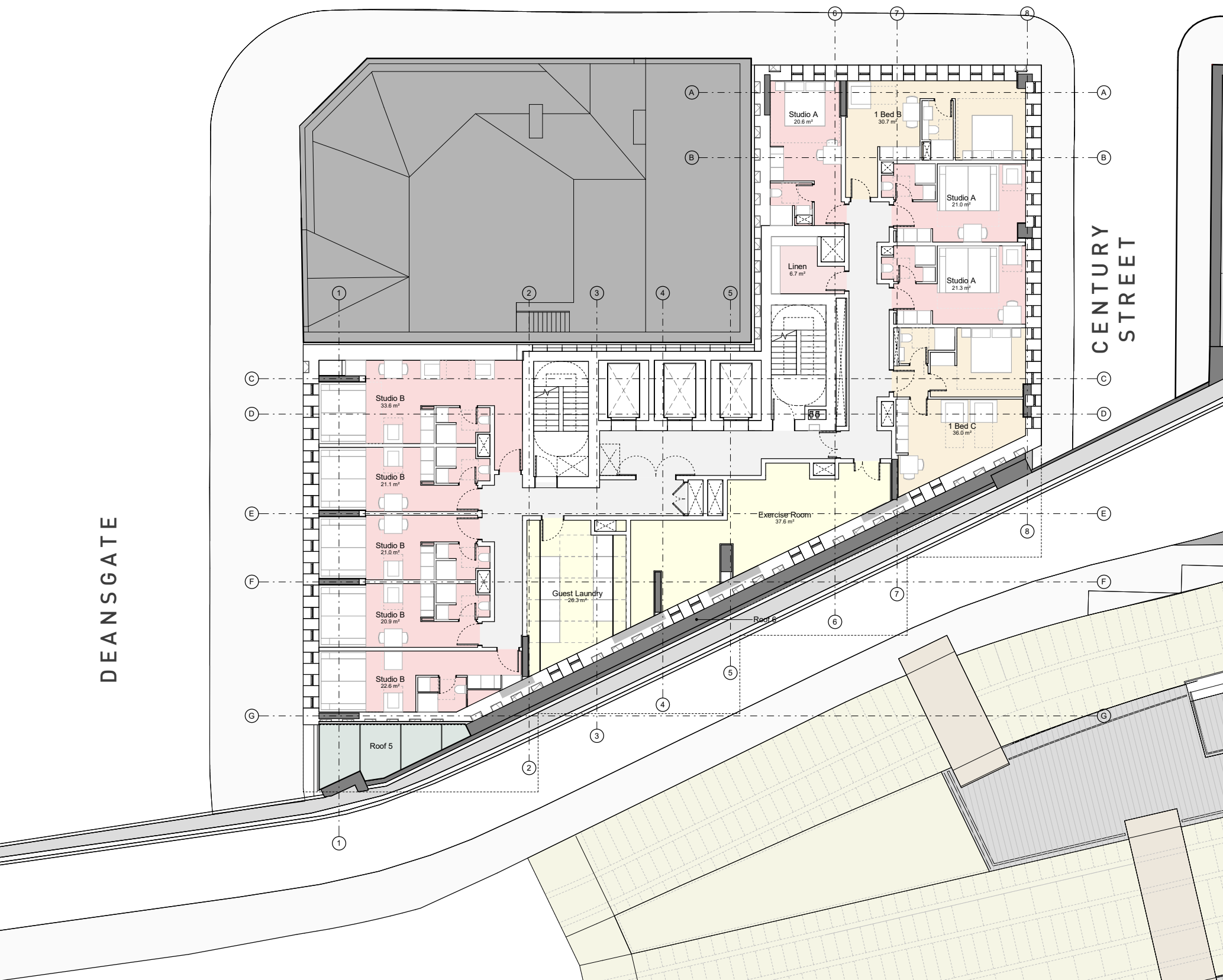
First Floor Plan

Amendments at First floor.

- Minor changes to back of house layout



Second Floor Plan



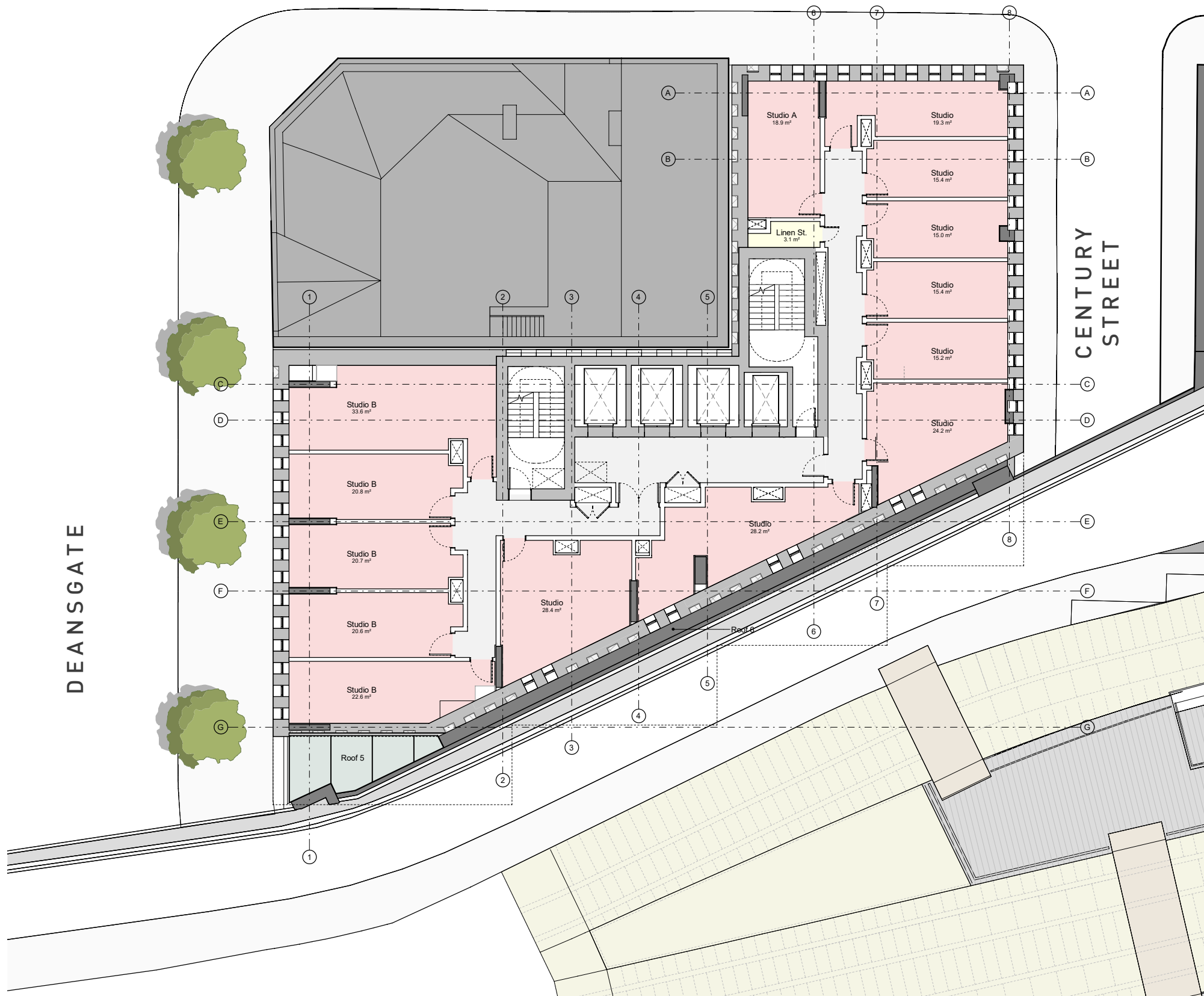


Amended Design

Second Floor Plan

Amendments at Second floor.

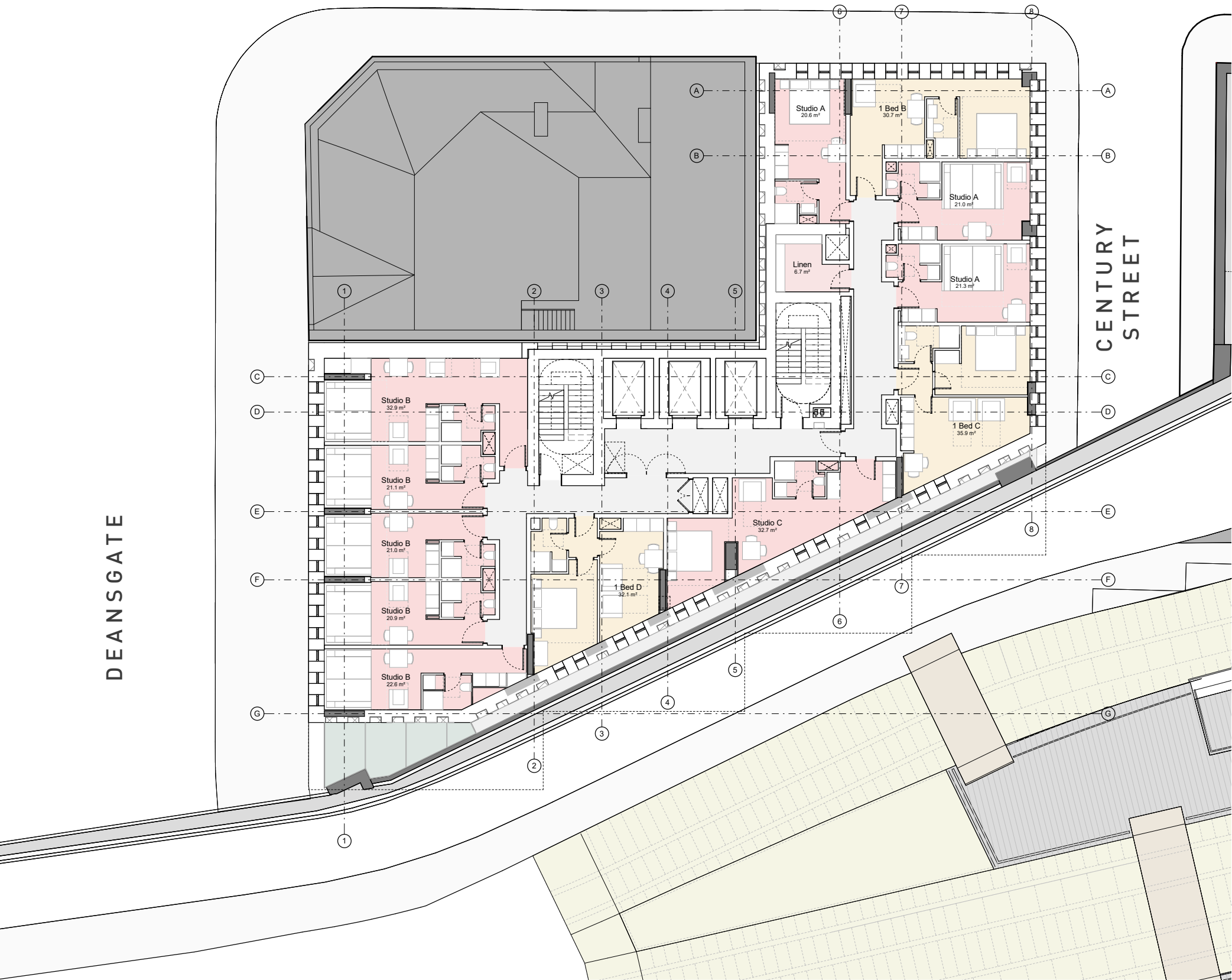
- Lift/stair arrangements amended as described at ground floor.
- Gym and luggage store moved to lower levels and hotel rooms added on viaduct frontage
- Hotel room layout on Century Street frontage amended to introduce standard hotel rooms.





Planning Approved Design

Third Floor Plan

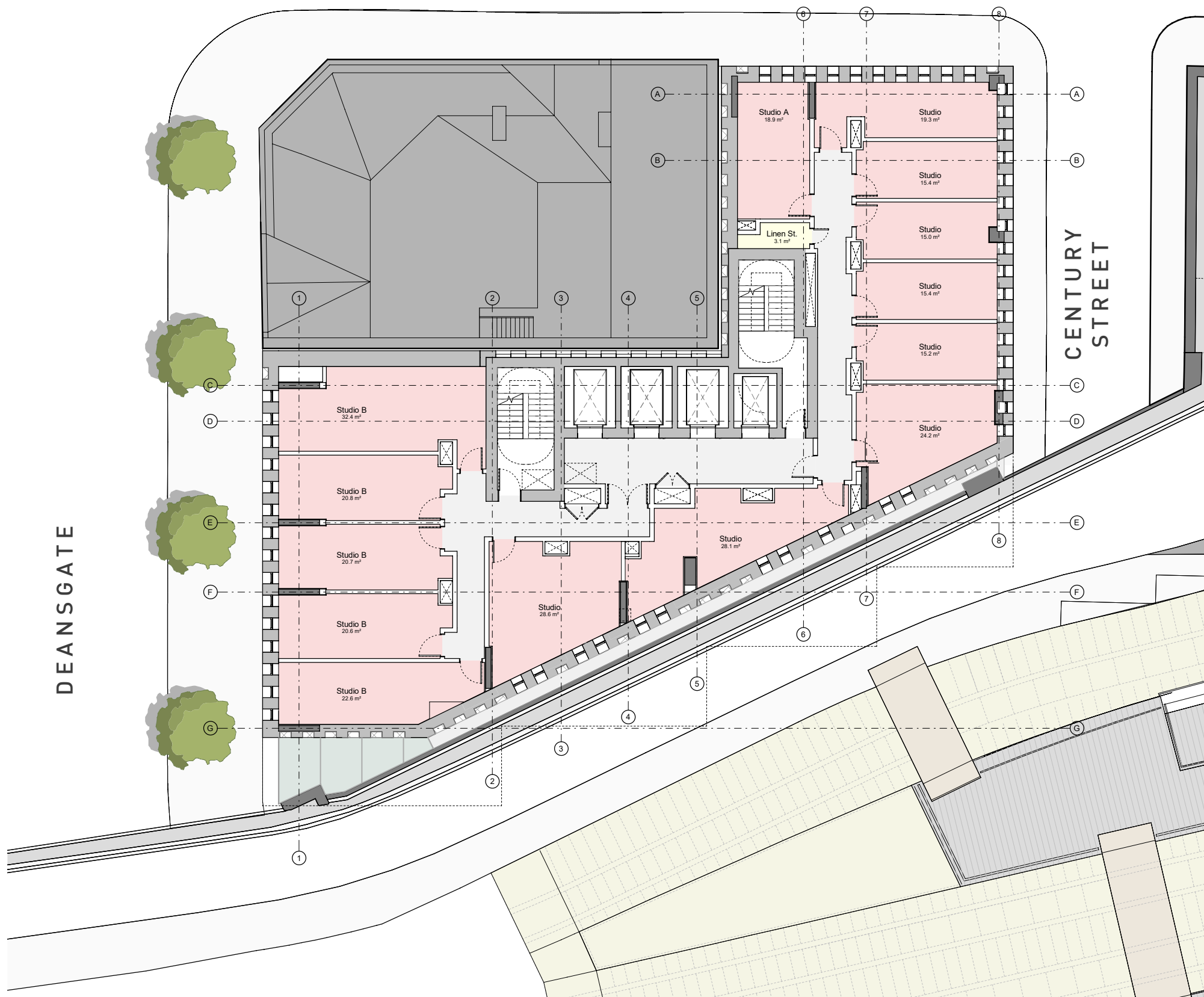


Amended Design

Third Floor Plan

Amendments at Third floor.

- Lift/stair arrangements amended as described at ground floor.
- Hotel room layout on Century Street frontage amended to introduce standard hotel rooms.





Planning Approved Design

Typical Floor Plan 1

Levels 4-10





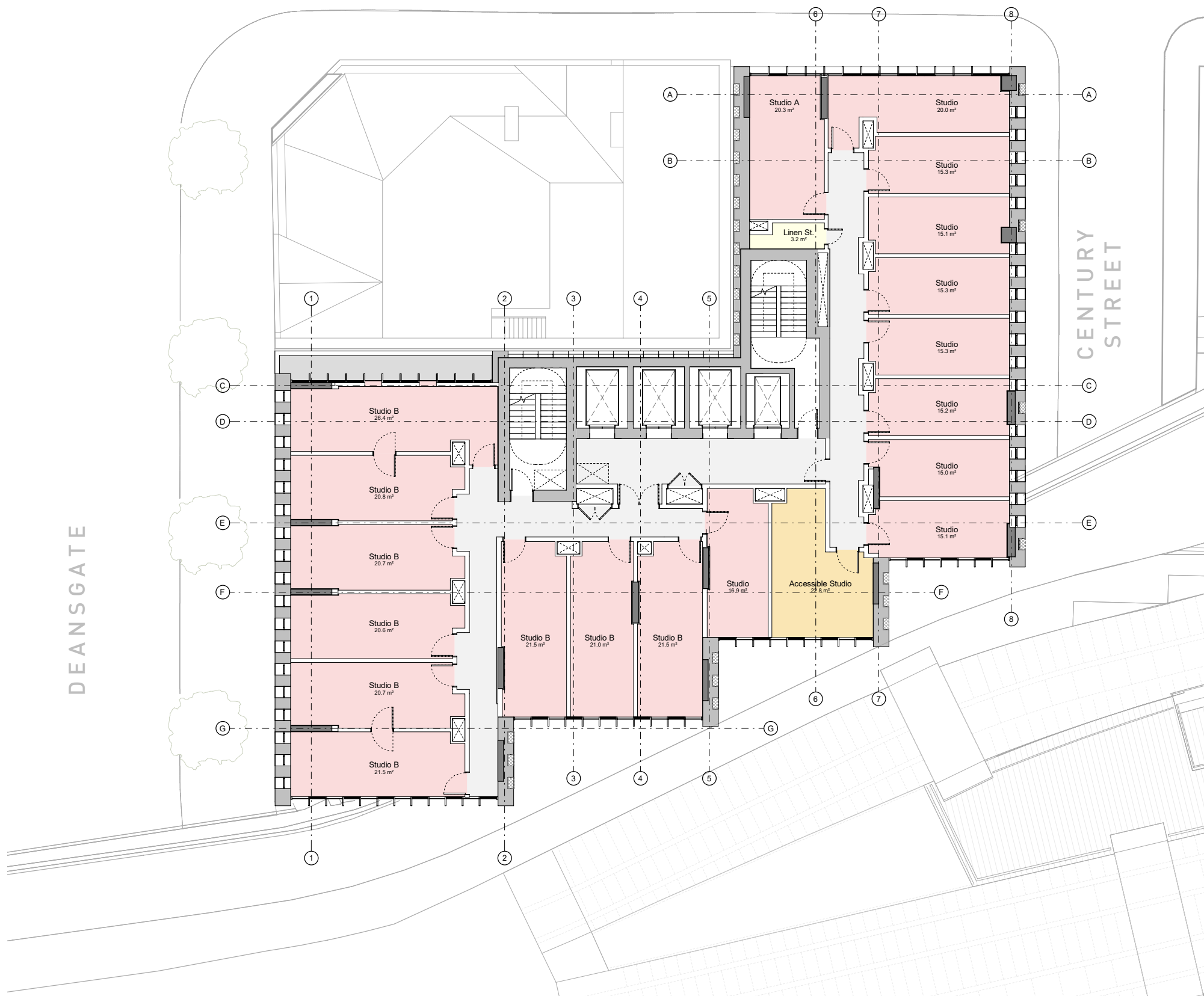
Amended Design

Typical Floor Plan 1

Hotel, levels 4-9

Amendments to typical level 1

- Lift/stair arrangements amended as described at ground floor.
- Hotel room layout on Century Street frontage amended to introduce standard hotel rooms in lieu of one bed apartments

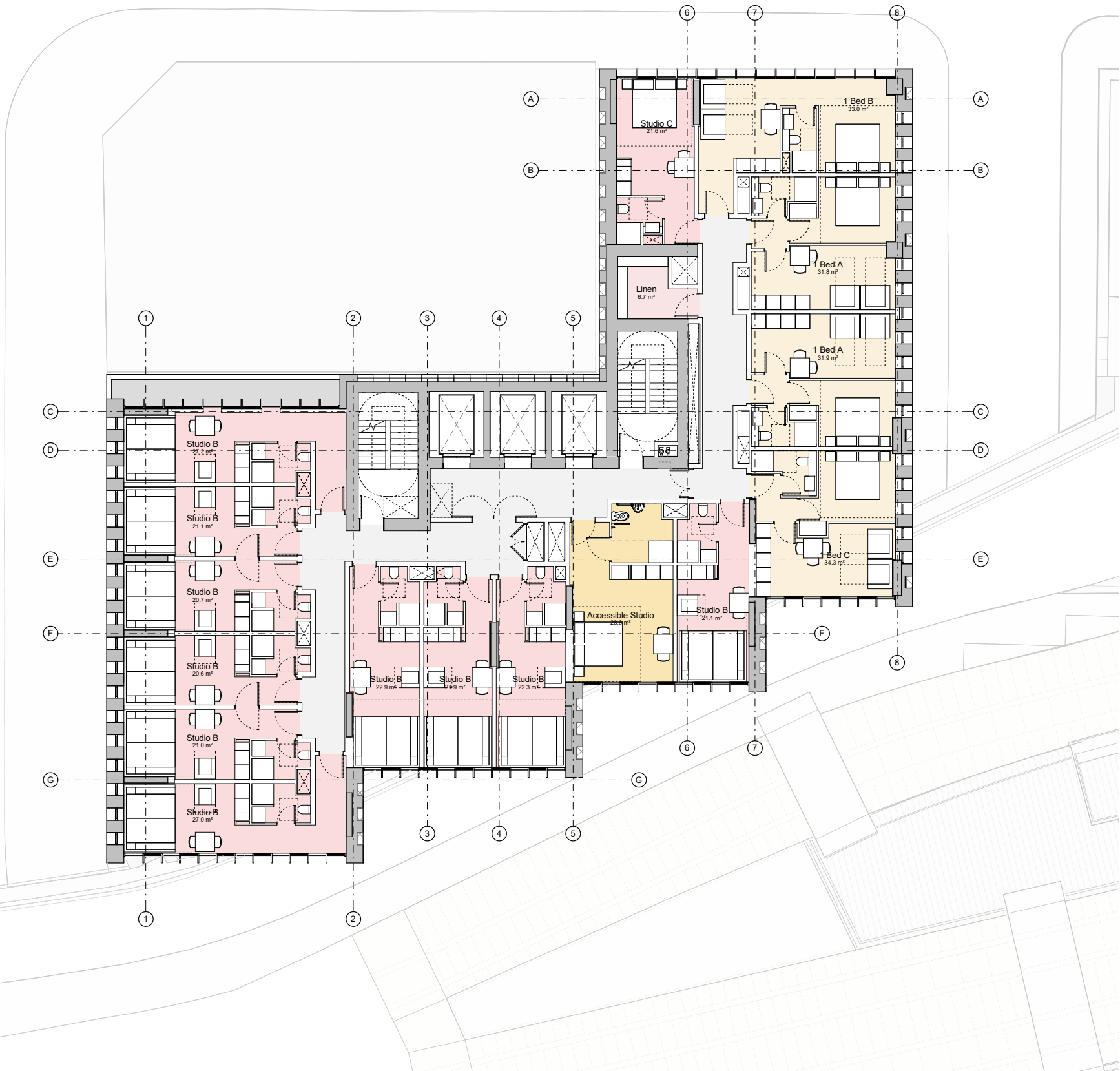




Planning Approved Design

Typical Floor Plan 2

Levels 11-20





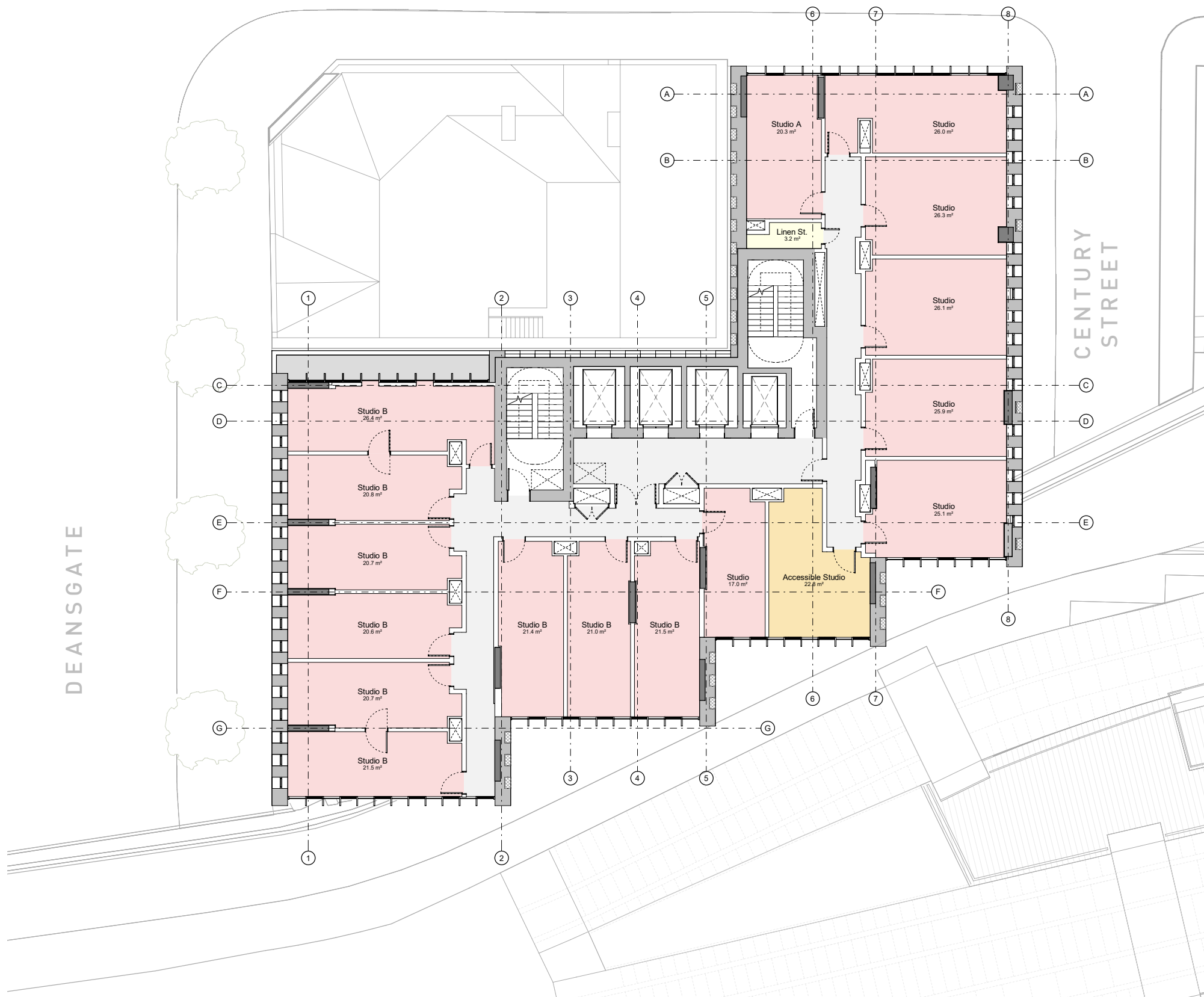
Amended Design

Typical Floor Plan 2

Hotel, levels 10-21

Amendments to typical level 2

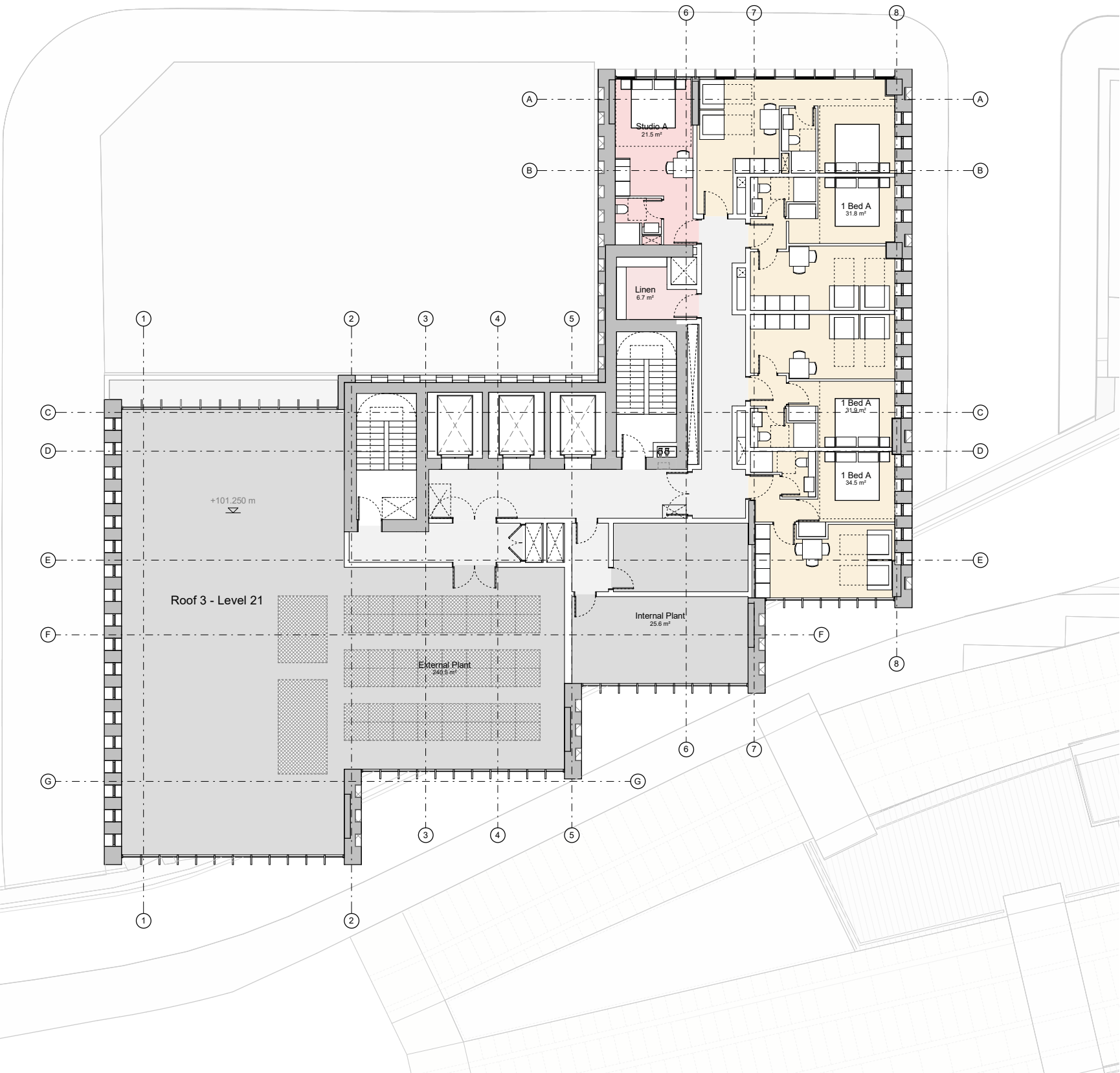
- Lift/stair arrangements amended as described at ground floor.
- Hotel room layout on Century Street frontage amended to introduce studios in lieu of one bed apartments





Planning Approved Design

level 21 Plan

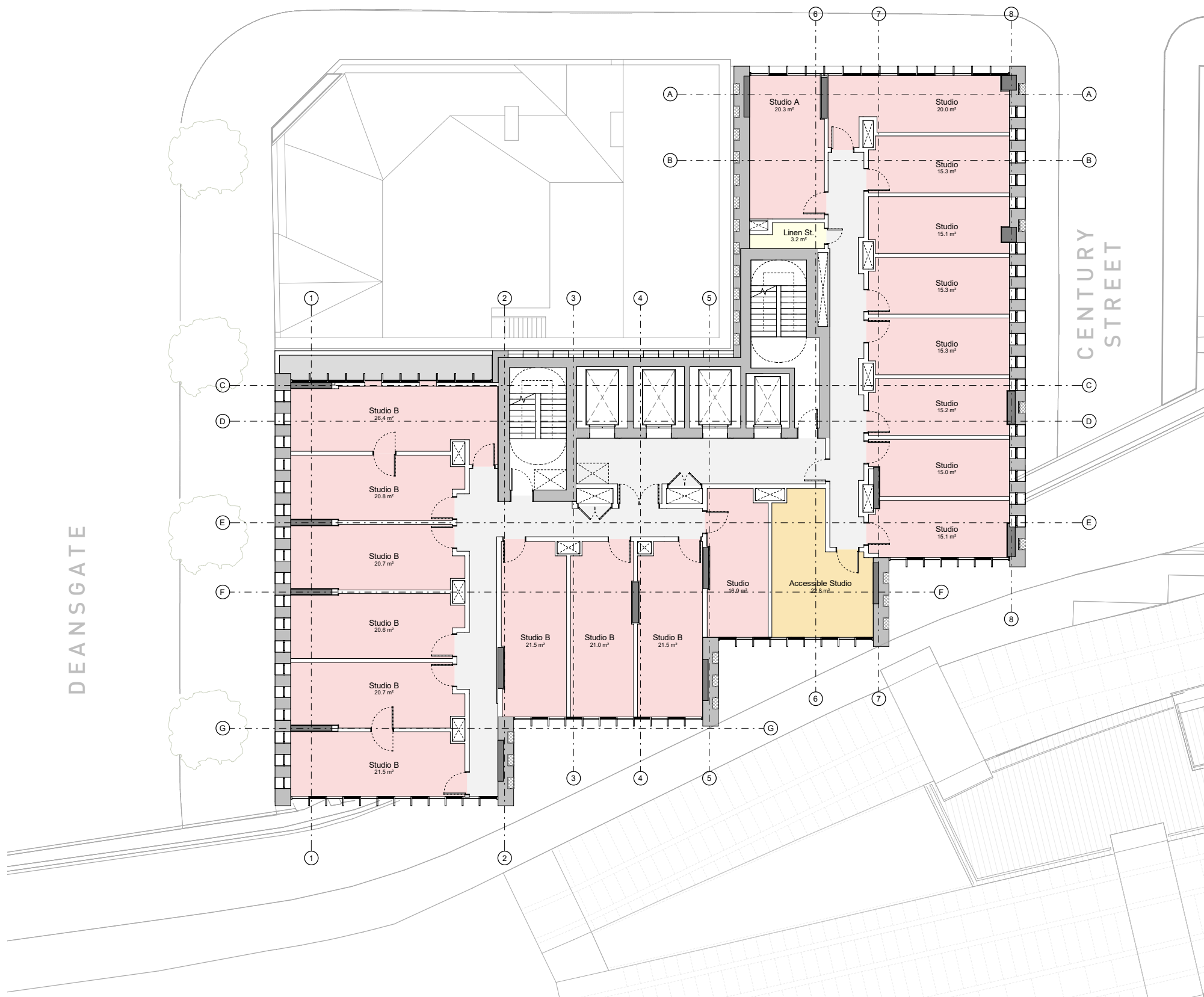




Amended Design

level 21 Plan

(as typical 2)



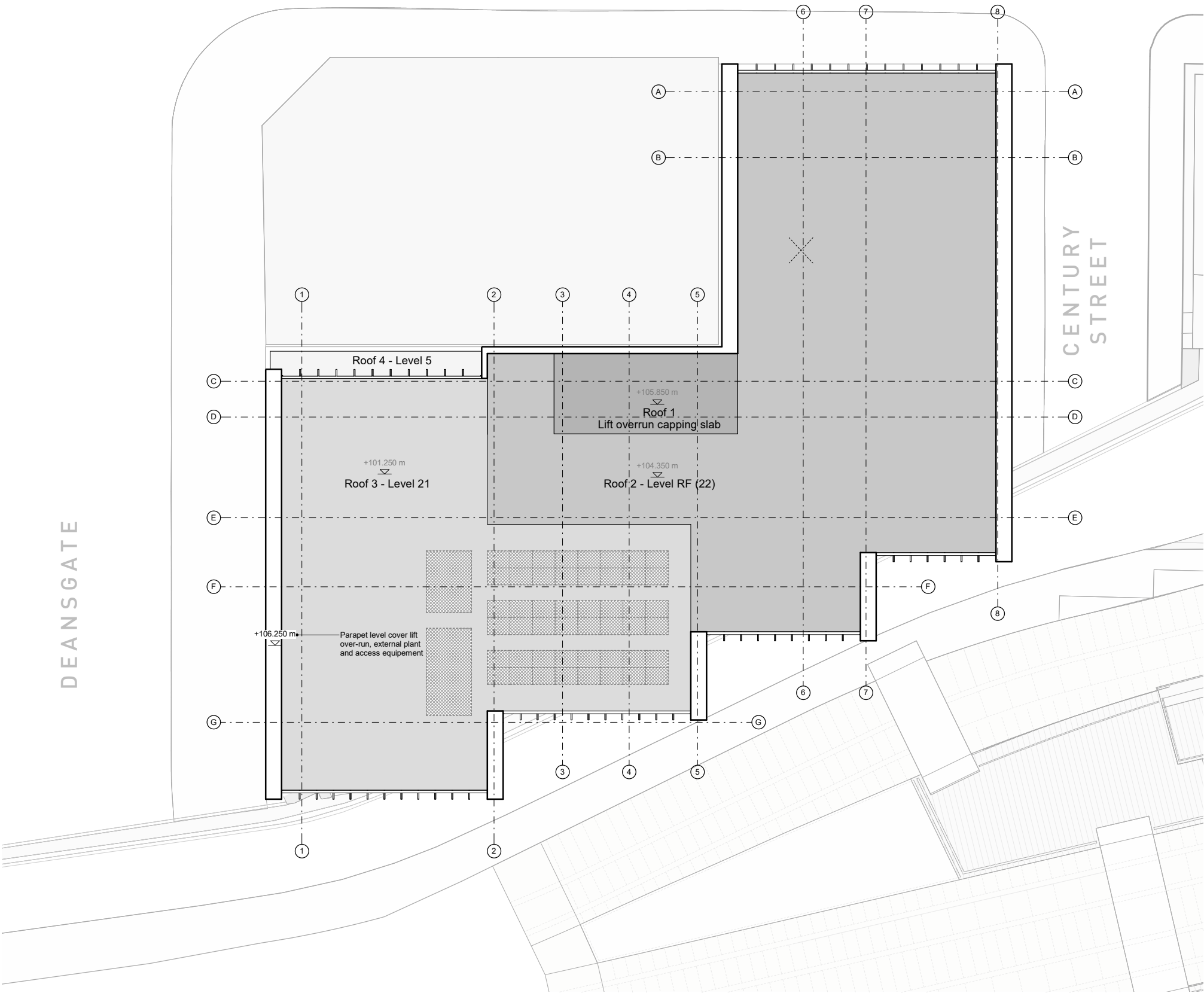
Amendments to Level 21

- Lift/stair arrangements amended as described at ground floor.
- Hotel rooms extended into space previously occupied by plant well.



Planning Approved Design

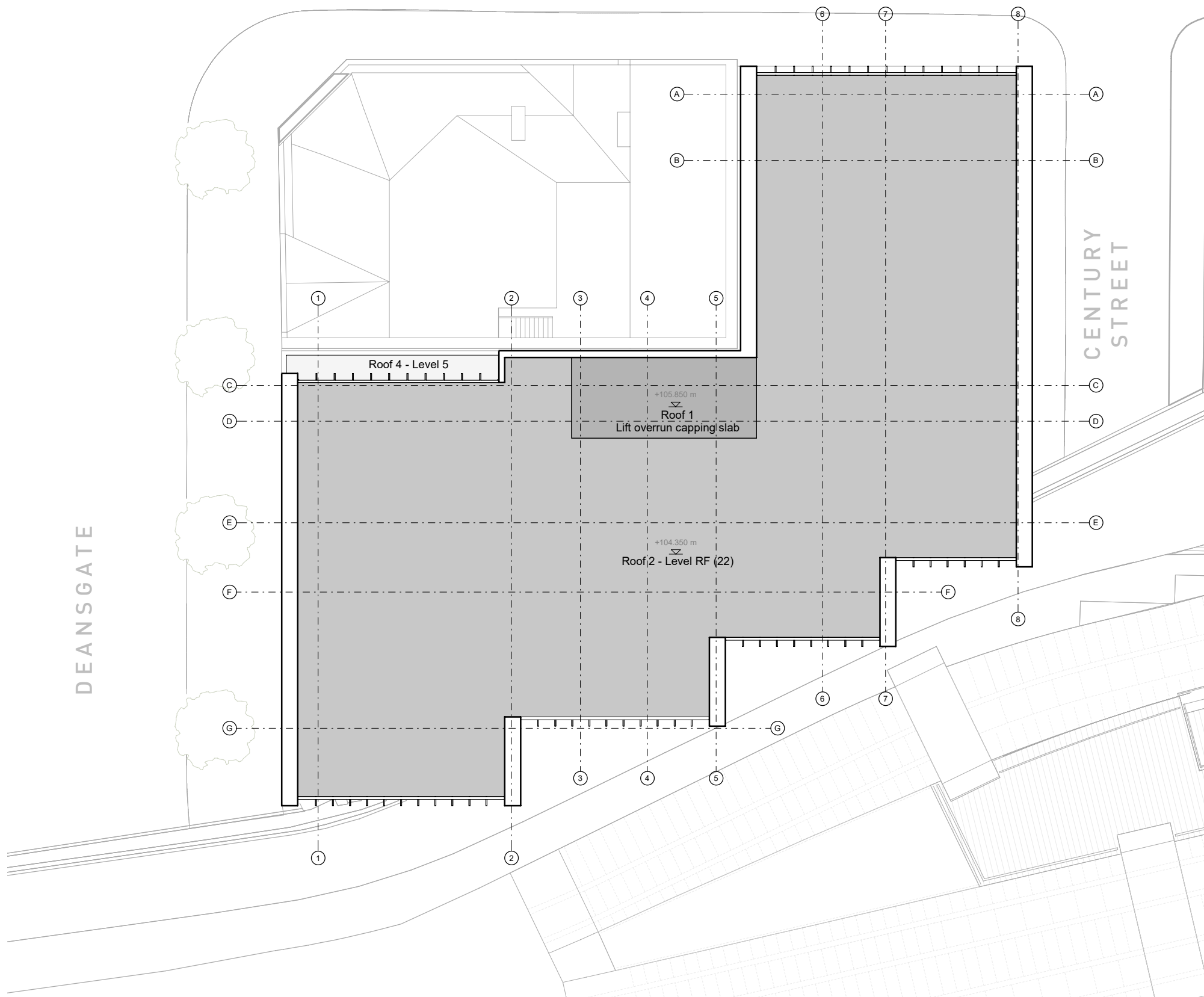
Roof Plan





Amended Design

Roof Plan



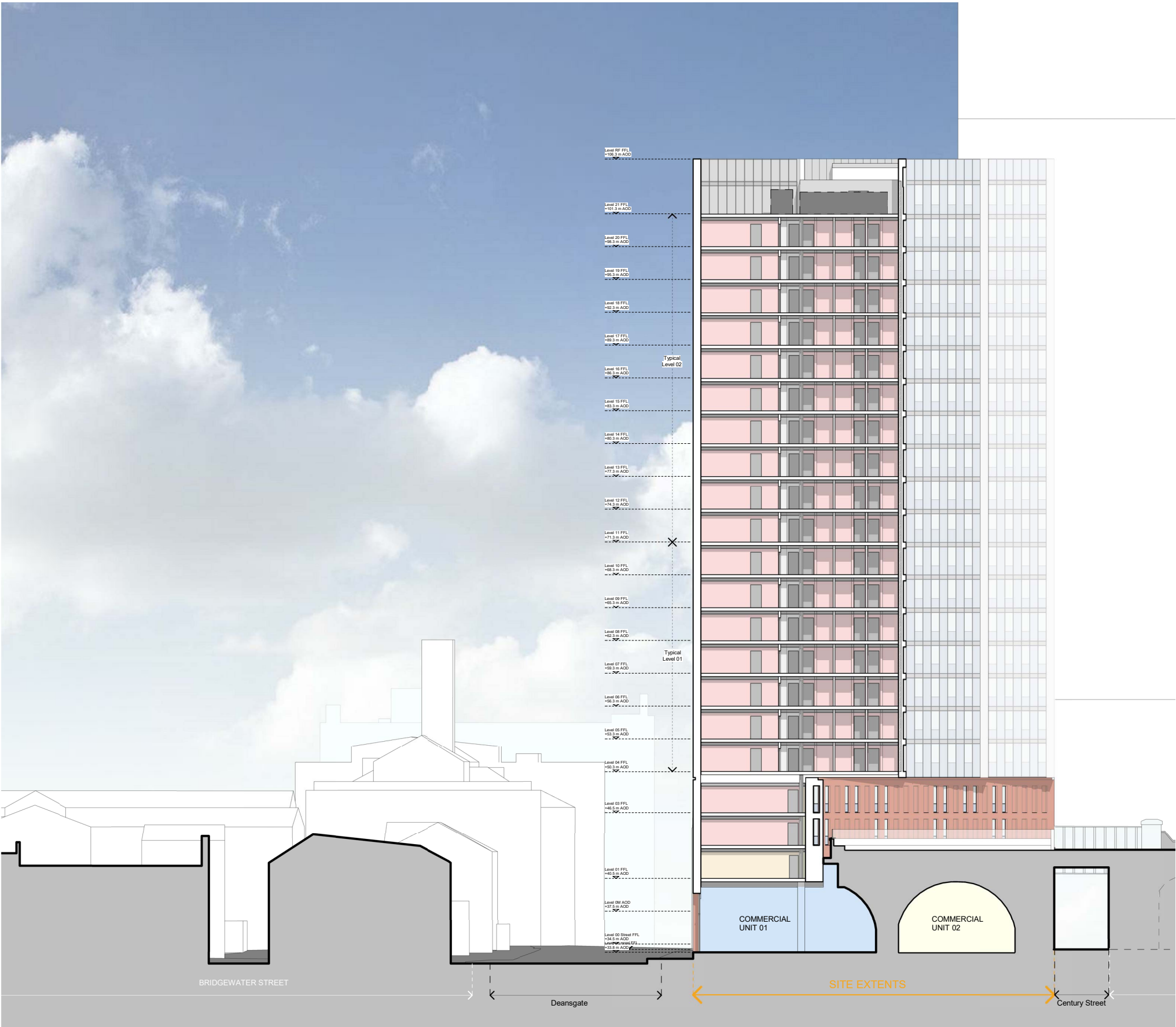
Amendments to Roof Plan

- Hotel rooms extended into space previously occupied by plant well.



Planning Approved Design

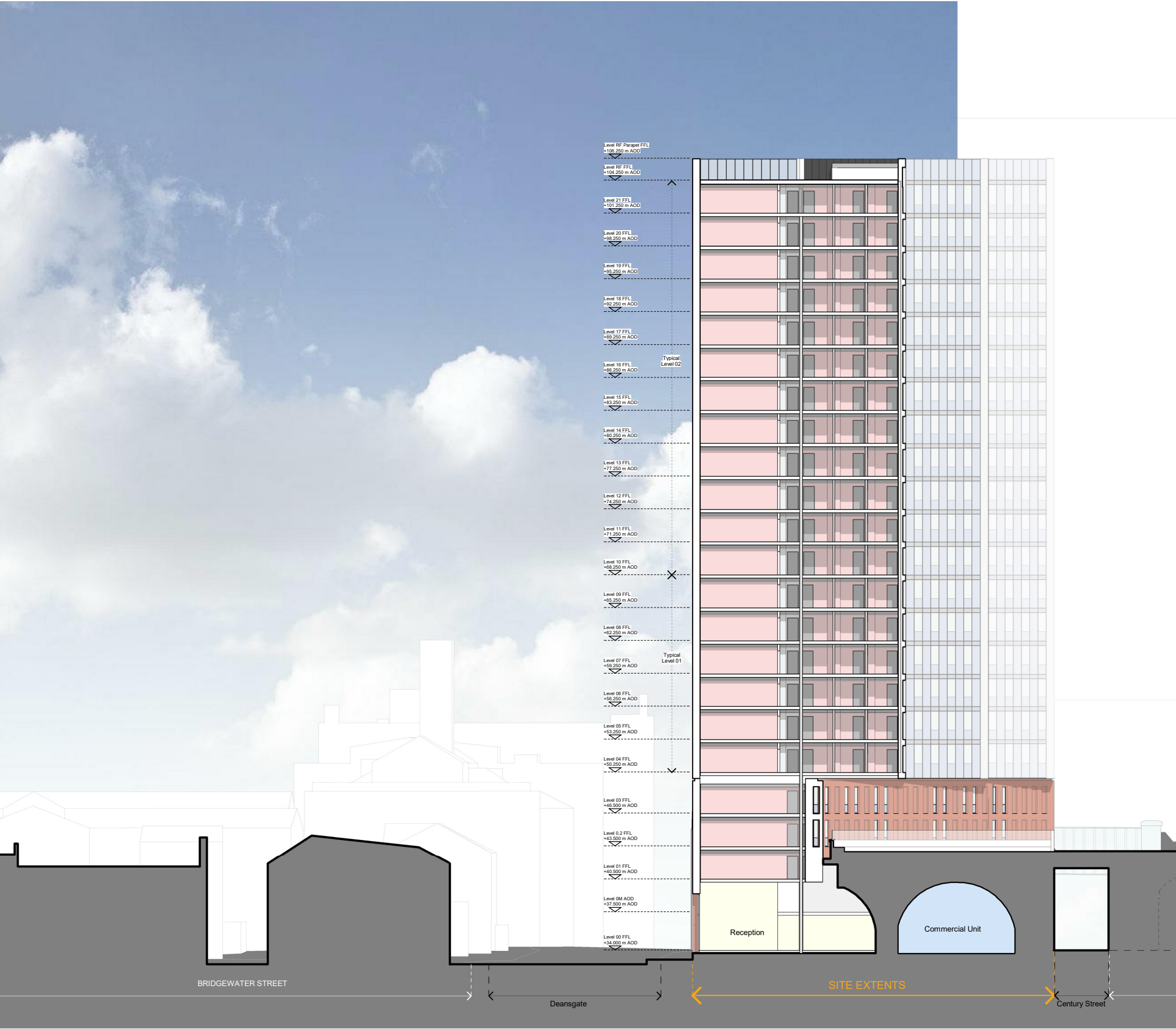
Section DD





Amended Design

Section DD



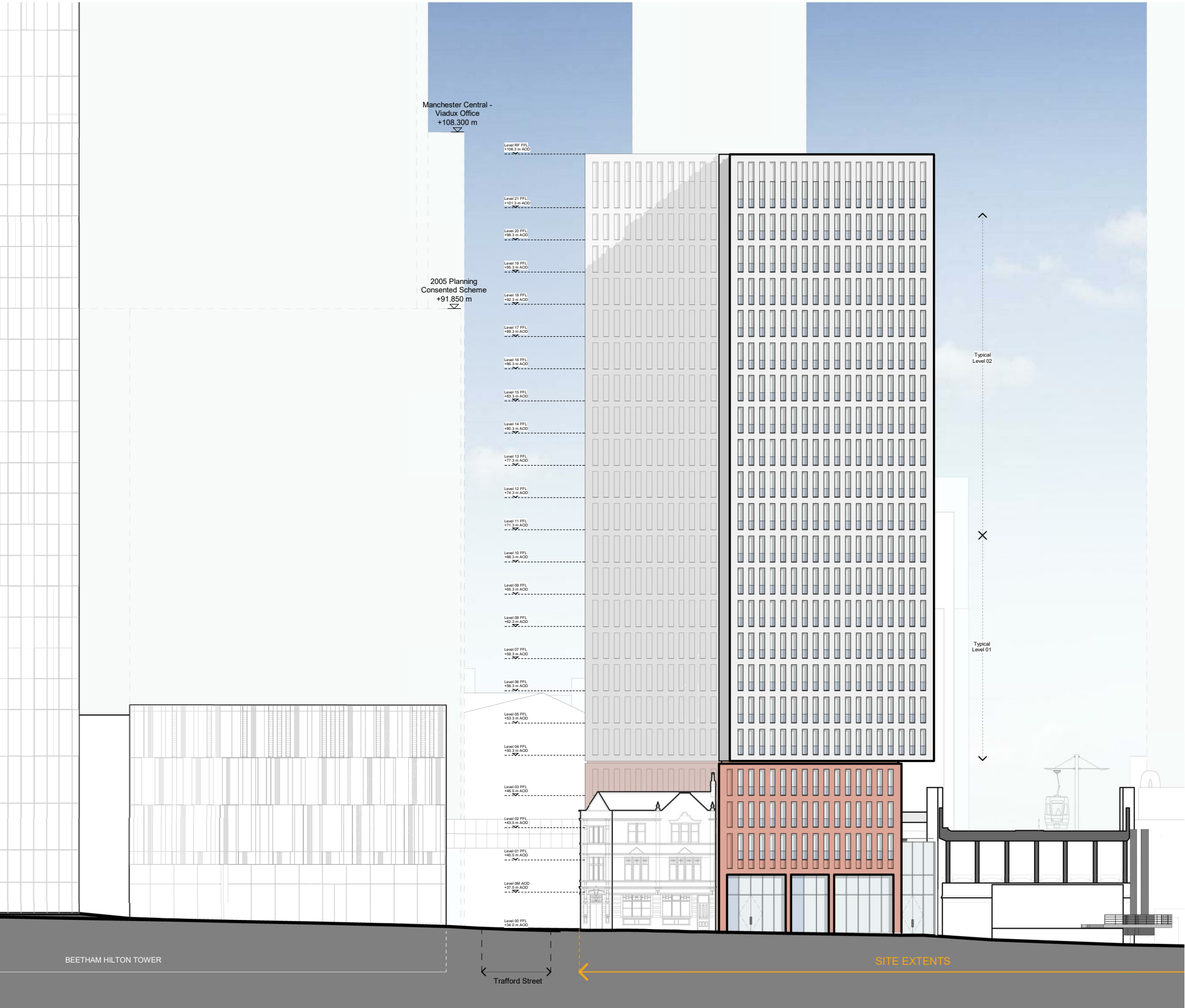
Amendments to Section

- Retail unit omitted from arch closest to Deansgate. Hotel front of house areas extended into this space.
- Hotel rooms at level 21 extended into space previously occupied by plant well.



Planning Approved Design

Deansgate Elevation

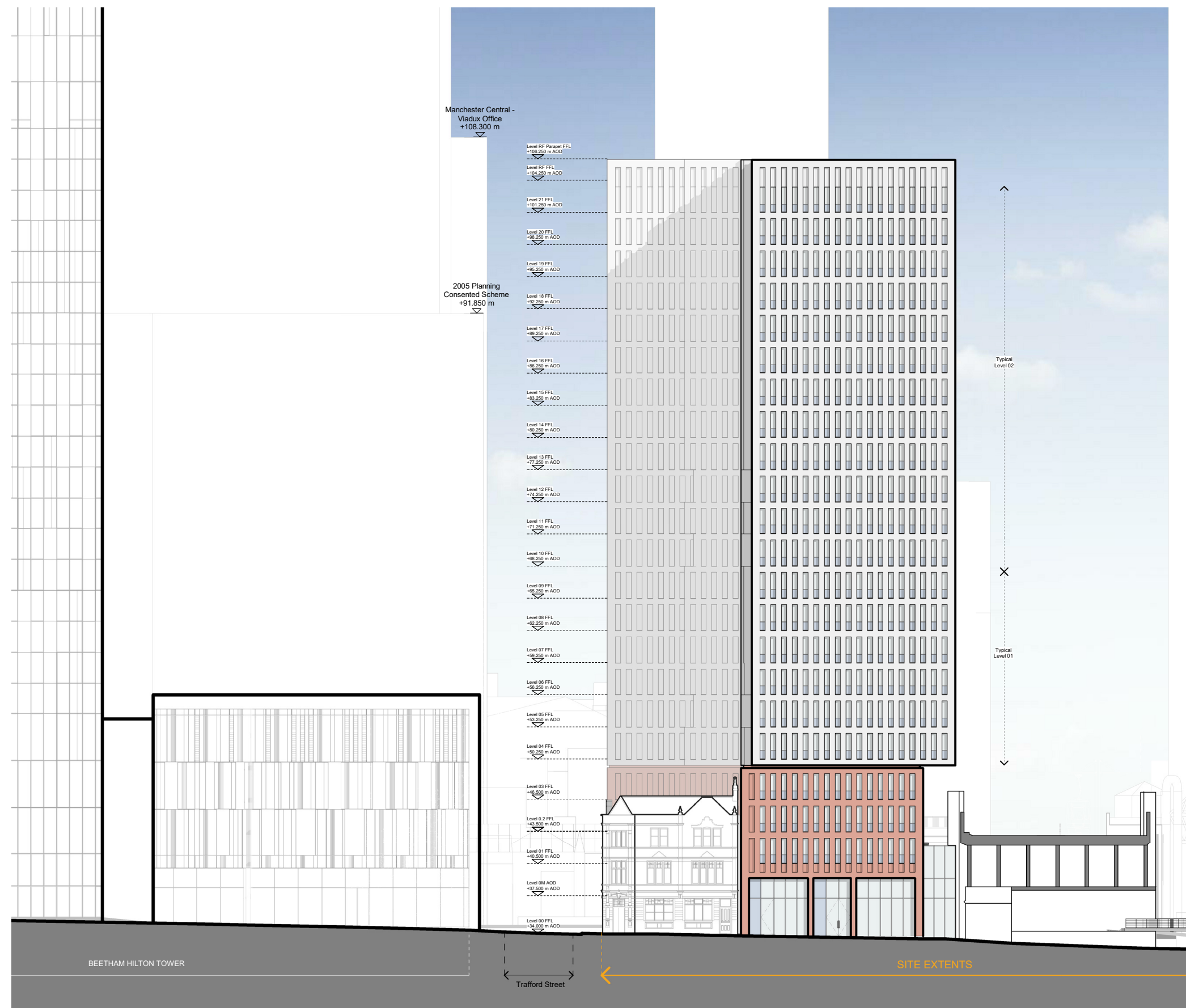


Amended Design

Deansgate Elevation

Amendments to Deansgate elevation

- Doors at street level relocated to reflect changes to retail unit and hotel front of house areas







LEVEL	Planning Approved scheme			
	Studio/hotel room		1 Bed	Total
	Regular	Accessible		
0				
0M				
1	3	1	1	5
2	8	1	2	11
3	9	1	3	13
4	14	1	2	17
5	14	1	2	17
6	14	1	2	17
7	14	1	2	17
8	14	1	2	17
9	14	1	2	17
10	14	1	2	17
11	11	1	4	16
12	11	1	4	16
13	11	1	4	16
14	11	1	4	16
15	11	1	4	16
16	11	1	4	16
17	11	1	4	16
18	11		4	15
19	11		4	15
20	11		4	15
21	1		4	5
TOTAL	229	17	64	310

Amended Design			
Studio/hotel room		1 Bed	Total
Regular	Accessible		
5	0	0	5
14	0	0	14
14	0	0	14
19	1	0	20
19	1	0	20
19	1	0	20
19	1	0	20
19	1	0	20
19	1	0	20
16	1	0	17
16	1	0	17
16	1	0	17
16	1	0	17
16	1	0	17
16	1	0	17
16	1	0	17
16	1	0	17
16	1	0	17
16	1	0	17
16	1	0	17
16	1	0	17
339	18	0	357

Amendments to Hotel Room numbers

The schedule adjacent compares the arrangement of hotel rooms in the planning approved scheme with the arrangement presented in this non material amendment and illustratres how the increase in hotel room numbers from 310 to 357 has been achieved.

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