

November 2021

PROPOSAL FOR NEW SINGLE STOREY EXTENSION TO:

Diamond Lodge Hotel. Kirksmanshulme Lane, Belle Vue, Manchester M18 7BA

Council: Manchester City Council

PLANNING APPLICATION SUPPORTING INFORMATION DESIGN STATEMENT

This statement is to accompany a Full Plans Planning Application to Manchester City Council for alterations to an existing hotel.

The proposals involve:

1. New small single storey side extension, to Kirksmanshulme Lane, for extended capacity for the existing Laundry service area.
2. Alterations to existing security fencing, and further addition of security anti-climb measures.
3. To include a brick wall to mask the commercial bins area onto the side elevation, in matching brick, copings, and including brick feature detailing. To incorporate steel protection measures.
4. A small roof canopy enclosure above existing condensers equipment, to help mask visually, and sound deaden to bedrooms above.

There are no changes to the front elevation onto Hyde Road, or front elevation of the hotel facing the car park.

SITE & NEIGHBOURING PROPERTIES

The existing hotel is a well known feature, built of a contemporary brick, 3 storey hotel 1980s style construction, triangular in form on plan, occupying a triangular site on Belle Vue area of south Manchester. The site is at the junction of Hyde Road, Kirksmanshulme Lane, leading to Mount Lane.

The hotel is next to the existing racing track and other stadium sites on Kirksmanshulme Lane, one of which is now converted to a housing site, currently under construction.

The hotel's principal entrance elevation onto the car park, accessed off Kirksmanshulme Lane, is unaffected by the proposals.

The principal public elevation of the hotel onto the Hyde Road dual carriageway, is also unaffected by the proposals.

The proposals are to the side access road, set behind existing 2m high blue steel security fencing.

PROPOSALS

The proposals are for a new side extension, 5.9m wide, and 3.6m deep, with an overall height of approx. 3.7m (2.5m high at eaves. This sits behind the existing steel fence, partly obscured, and a clear 1m accessway around between the extension and the fence.

The existing elevation on which it sits, is 55 metres long, 8.3m high to eaves, and over 12.3m high including the roof. The new extension is small, and is proportionate to the rest of the hotel, whilst being discreet and of matching materials.

EXISTING MATERIALS

The existing hotel is timber frame, of brick façade (two different types / colours of facing brick), including brick features.

The roof is comprised of interlocking concrete roof tiles.

Existing white upvc double glazed windows, and black pvc rainwater goods.

The wide service path is a mixture of brick paviours, concrete path and turf. The security fence is 2m high blue painted steel, and includes a section which is set at 90 degrees between the main fence and the building, to maintain security, and mask the service facilities – sheds, bins, storage areas etc.

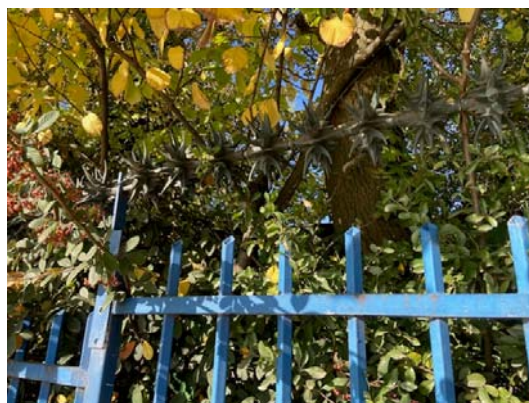
PROPOSED MATERIALS

The proposals include:

- a. Brick façade to traditional masonry construction, with facing brick to match the existing.
- b. Use of matching brick features to headers, sills, wall features.
- c. Use of roof tiles to match the main building where possible.
- d. A 1.5m high brick wall to mask the commercial bins
- e. Existing security gates relocated to an area past the new extension, and before the existing bedroom windows.
- f. New matching white upvc windows, and rainwater goods.
- g. A small section of flat roof for maintenance purposes to windows above, but so the new pitched roof doesn't foul the existing windows above.



Existing façade onto Kirkmanshulme Lane



Existing Anti-climb to car park areas on site

DESIGN RATIONALE

- a. Layout – the proposals is an extension of the existing laundry facility, accessed from inside.
- b. The existing access and escape routes from the hotel are unaffected.
- c. The use of pitched roofs to match those of the main hotel, for continuity in design, and help prevent unauthorised access.
- d. The new room is built from matching materials and features to the rest of the hotel.
- e. The visible commercial bins are to be masked behind a brick wall, with scalloped design feature.
- f. The existing steel fence retained, but to include a discrete anti-climb rail (as pictured above), as used elsewhere on the premises in parking areas, to act as a deterrent to unauthorised access, as part as security measures for the hotel.
- g. Windows above laundry machines, and side windows to match the heads and sills of the adjacent existing.
- h. Matching solid core door for servicing access.
- i. Relocate the existing standard timber shed, for garden maintenance.
- j. Relocate the steel security fence behind, to maintain enclosure.

- k. To set the extension 1m back from the railings, for continuous maintenance provision.
- l. There are no overlooking issues, or issues affecting the neighbours.
- m. The rest of the hotel operates as before.

Summary

The proposals are proportionate, and appropriate to the existing building, in its layout, function, and design aesthetic.

CORE DESIGN

2022



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