



MOTEL ONE CROSS ST.

DESIGN & ACCESS STATEMENT

AUGUST 2022 | 8305

PREPARED BY

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Architects

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2.0 Introduction

2.0 Introduction

2.01 PURPOSE OF THE DOCUMENT

This Design and Access Statement has been prepared on behalf of our client, Motel One, in support of a full planning application for external alterations to 2No. elevations of an existing hotel and betting shop, located on Cross Street, Manchester.

The design and access statement will assess the existing subject site and building to demonstrate how the new proposal will have a positive impact on the existing local fabric.

2.02 PROJECT LOCATION

The site is located in Manchester City Centre on Cross Street. The subject building, currently inhabited by Motel One (Hotel) and Ladbrokes Bookmakers, consists of a new build element (see 'planning history' for more detail) and the Cross St. elevation of the unlisted Commercial Buildings which dates to c. 1868.

The building in its entirety is bounded by Cross Street, New Market, Pall Mall & Back Pool Fold although the proposed scheme will only have bearing on the direct context of Cross Street and Back Pool Fold as all other elevations will remain unchanged.

2.03 PROJECT INTRODUCTION

The project brief is to convert the existing bookmakers into Motel One lounge space to create a singular, coherent appearance across the Cross Street elevation that reads as one entity from the highway. Also key to the project is to animate the entire facade at ground level by allowing the Front of House space to be visible through glazed panels placed into the existing Commercial Buildings elevation and to increase accessibility within the internal space.

To maximise the internal spatial rearrangements and to conform to relevant building regulations, a new fire escape has been introduced on Back Pool Fold to ensure safe means of escape from the Front of House space. It was key to design this escape and new opening in a manor that suits the existing building/elevation on Back Pool Fold and also stepped away from the highway to create no external obstruction to pedestrians.

2.04 THE TEAM

CLIENT :



ARCHITECT/ AGENT:

LeachRhodesWalker
Architects

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50 Dearmans Place
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Tel: 0161 833 0211

Contact: Adam Hardman

3.0 The Site

Location of the Site

3.1.1 LOCATION PLAN

This subject site is located in Manchester City Centre, on Cross Street which lies within the Upper King Street Conservation Area. The proposed project and associated works front onto both Cross Street and Back Pool Fold.



Above - Location of the application site within Manchester City Context (NTS)

Across - Localised Map of the application site (NTS)

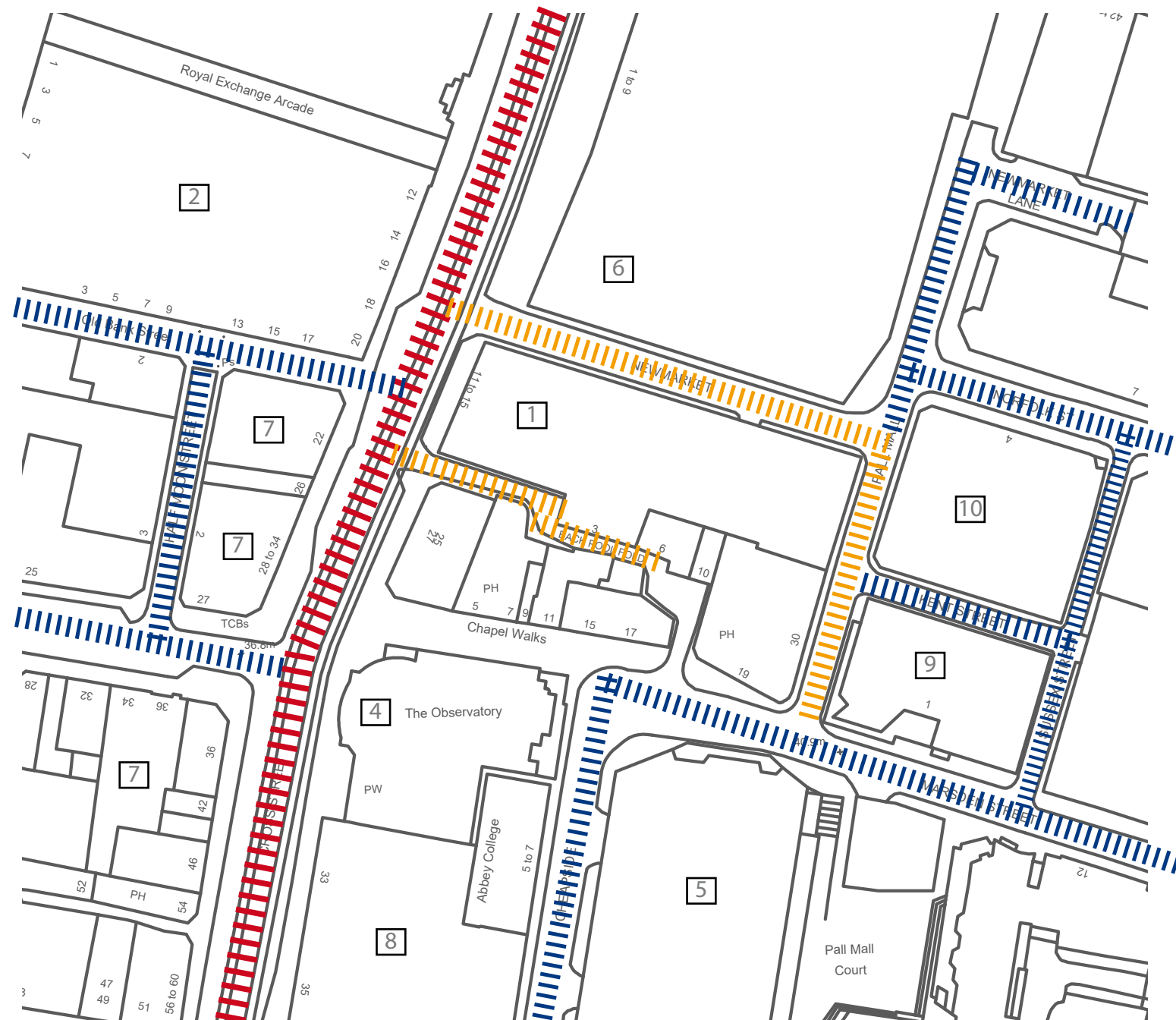
- Application Site
- Altered Elevations



Arndale Ho

3.2 Site Analysis

3.2.1 IMMEDIATE AREA AROUND THE APPLICATION SITE



- KEY ROUTE - CROSS STREET
Tram, Vehicle and Pedestrian Traffic
- BOUNDARY DEFINING ROUTES -
Newmarket, Back Pool Fold, Pall Mall
- SECONDARY ROUTES

KEY LOCAL BUILDINGS

1. Subject Building
2. Royal Exchange
3. Pret A Manger (plus offices above)
4. Cross Street Chapel
5. 55 King Street
6. Boots - Retail
7. Various Office/Retail Buildings
8. Miller & Carter
9. One Marsden Street
10. Stock Exchange

3.3 Site Approach

3.3.1 Approach from the South (Cross St.)



3.3.2 Approach from the North (Cross St.)



3.3.3 Approach from Cross St down Back Pool Fold



3.3.4 Approach from Back Pool Fold to Cross St.



3.3.5 Approach from Cross Street up Haymarket



3.3.6 Approach to Cross Street down Haymarket



3.3.7 Approach towards hotel from Pall Mall



3.3.8 Approach towards hotel from Pall Mall



4.0 Building Analysis

4.1 Existing Building

4.1.1 COMMERCIAL BUILDING

Commercial Buildings dates to c.1868, although only the Cross Street elevation survives from this time. The original building was designed by Walters Barker and Ellis. Whilst Hartwell cites the building as being a “rather lack lustre composition” the architectural treatment of the Cross Street elevation introduced European Gothic motifs that are of architectural and aesthetic interest.

Below - Historical Image of Commercial Buildings (Cross Street Elevation)



4.1.2 RELEVANT PLANNING HISTORY

In 2014 planning permission was granted to demolish the 1980's building that was built behind the Cross Street elevation to make way for a new hotel with the existing basement and ground floor slab being retained.

Planning Reference:

104802-FO-2014-C1

A later submission was made to increase the hotel by 8no. bedrooms which was also granted.

Planning Reference:

106306-NMC-2014-C1

In reference to the existing betting shop, an application was made prior to the construction of the hotel which consisted of a change of use to class A2 (Betting Office).

Planning Reference

099495/FO/2012/C1

4.2 Site Photographs - Cross Street

4.2.1 Approach from the South (Cross St.)



4.2.2 Approach from the South (Cross St.)



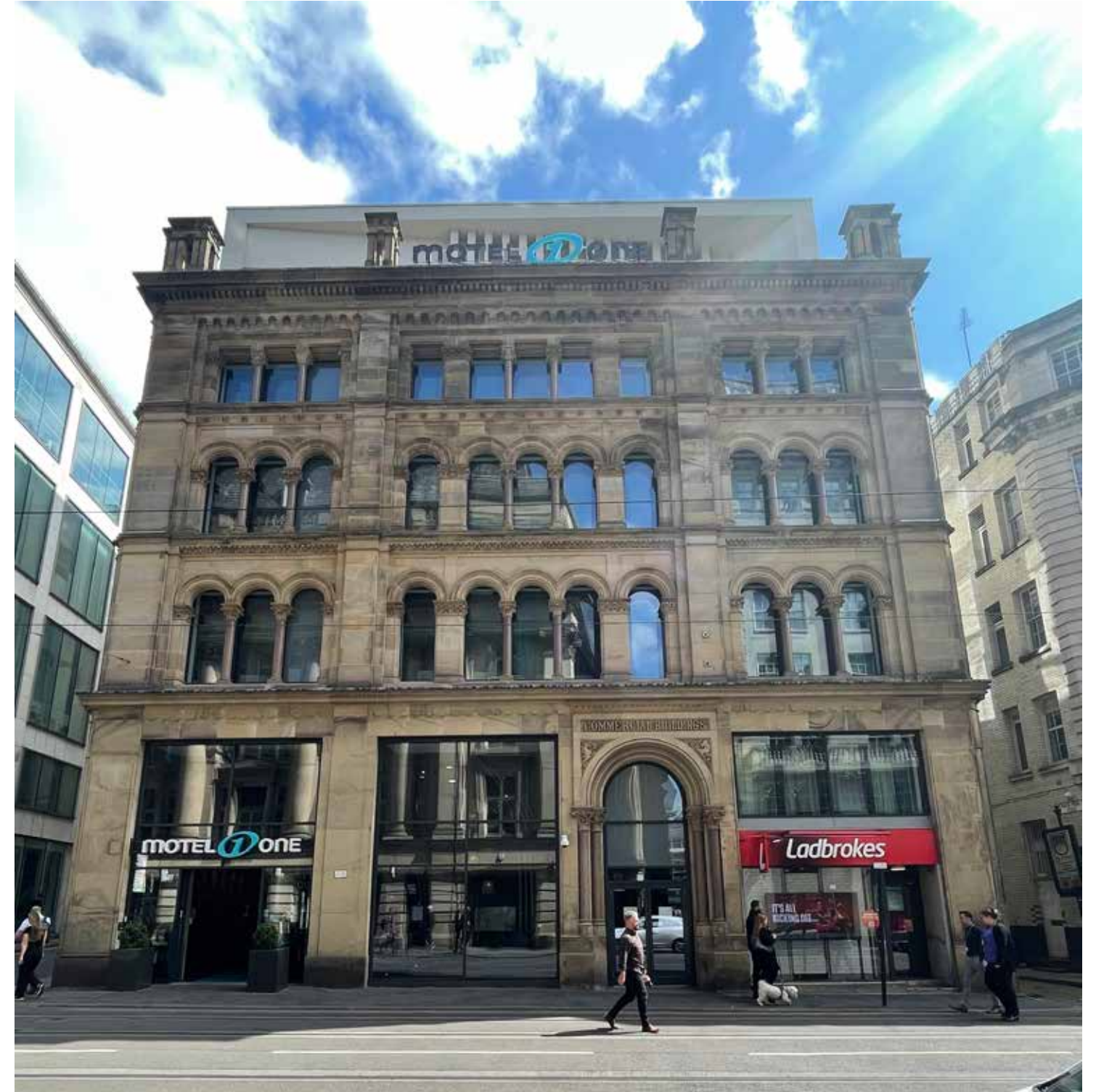
4.2.3 Approach from the North (Cross St.)



4.2.4 Approach from the South (Cross St.)



4.2.5 Front Elevation



4.3 Site Photographs - Back Pool Fold

4.3.6 Back Pool Fold/ Cross St Junction



4.3.7 Back Pool Fold Elevation (1)



4.3.10 Commercial Building/ New Build



4.3.11 Back Pool Fold Elevation (4)



4.3.8 Back Pool Fold Elevation (2)



4.3.9 Back Pool Fold Elevation (3)



4.3.12 Back Pool Fold Elevation (5)



5.0 Proposed Design

5.1 Design Overview

5.1.1 THE BRIEF

The project brief is to convert the existing bookmakers into Motel One lounge space to create a singular, coherent appearance across the Cross Street elevation that reads as one entity from the highway. Also key to the project is to animate the entire facade at ground level by allowing the Front of House space to be visible through glazed panels placed into the existing Commercial Buildings elevation.

5.1.2 DESCRIPTION OF THE PROPOSAL

The proposal achieves the set brief by removing the existing bookmakers shop front and branding and replacing with new windows that match the existing Motel One elements on Cross Street. The new fire escape on Back Pool Fold facilitates the internal alterations to ensure relevant regulations are adhered too.

5.1.3 USE

The existing use of the building is main hotel with a small betting shop occupying the corner of Cross Street and Back Pool Fold at ground level.

The proposal is to utilise the betting shop as hotel use to create a continuous active frontage on Cross Street.

5.1.4 SCALE

The scale of the development will remain unchanged due to there being no increase of floor area as a result of the proposed works.

5.2 Appearance

5.2.1 CROSS STREET ELEVATION

The elevation on Cross Street is formed by the historical (unlisted) Commercial Buildings with the left and central area being occupied by Motel One, with the right hand side occupied by Ladbrokes bookmakers. The ladbrokes element currently has bright red branding stretching across their demise with the internal fit out obscuring any view to the internal space.

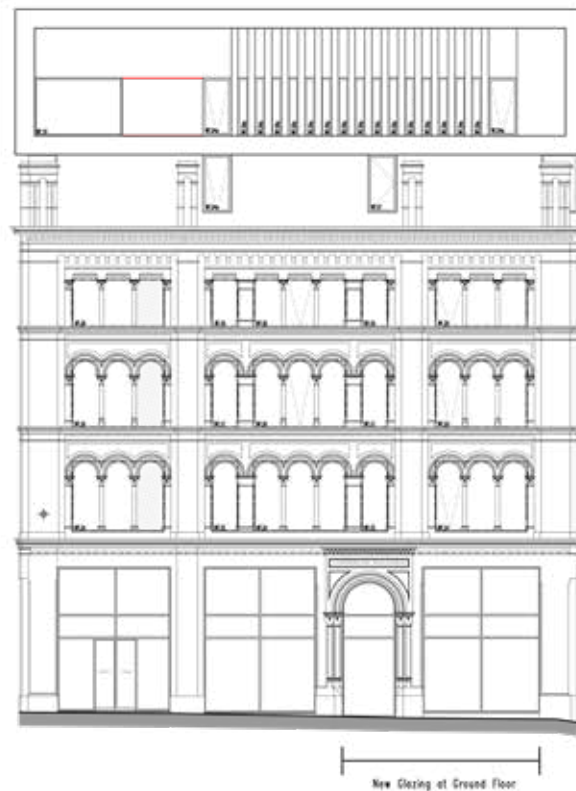
The proposal is to remove the Ladbrokes branding and the permanent internal obscuring to open the space up as Motel One lounge space that will be occupied by guests and visitors to the hotel.

The redesigned right hand side of the Cross Street elevation will present the same palette of materials in the same style as the left hand side with the existing right for signage to be retained in place of the existing ladbrokes signage.

EXISTING



PROPOSED



EXISTING VIEW



INDICATIVE PROPOSED ELEVATION



SIGNAGE ZONE
TO BE RETAINED

5.2 Appearance

5.2.2 BACK POOL FOLD ELEVATION

The existing new build elevation on Back Pool Fold is a rendered facade with a vertical glazed panel forming separation between the new build and existing Commercial Building elevation. The new build element has 2 No. openings at ground floor (a window into an office space and substation louvred doors) with a number of windows for the bedrooms at upper levels.

The proposed intervention will form a recessed opening in the Back Pool Fold elevation to allow for a new fire escape from the Front of House and Back of House space. The recessed design ensures the escape door does not open directly onto the highway.

2 No. new ventilation grilles have been indicated to assist with the air exchange within the lounge. The grilles will be finished to match the proposed fire escape.

The recessed elevation will be finished in render to match the existing building in colour and texture with the door matching the existing fire escape doors present on the opposite elevation of the subject building (see image across).

EXISTING FIRE ESCAPE (NEWMARKET)



VIEW OF DOOR & GRILLE LOCATION FROM CROSS ST.



EXISTING



PROPOSED



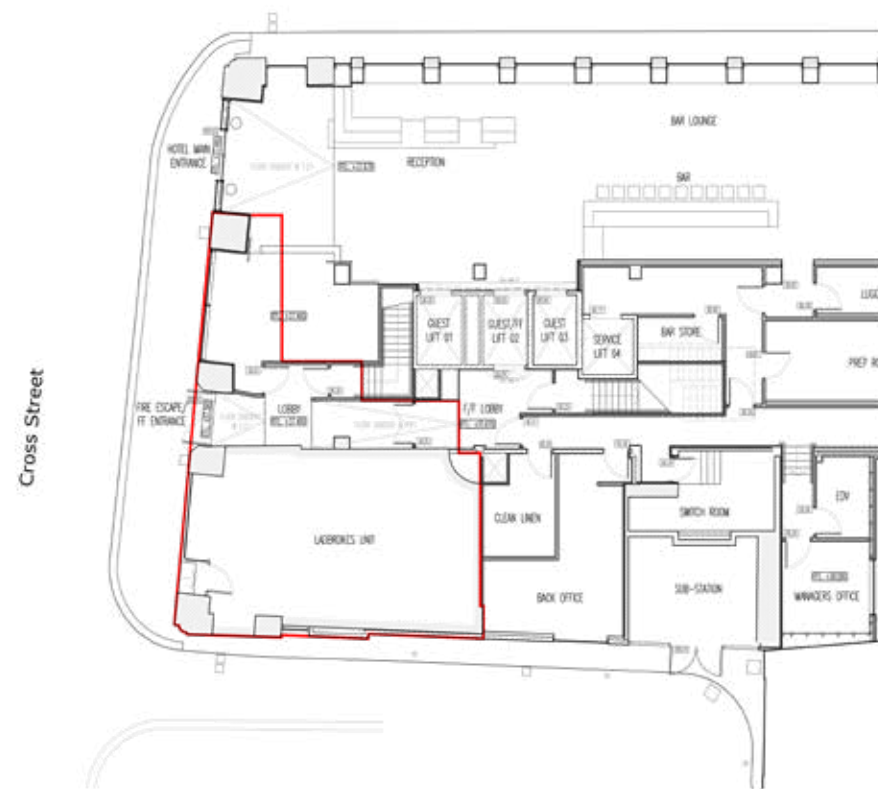
5.3 Layout

5.3.1 LAYOUT OVERVIEW

The proposed layout seeks to open the space along the Cross Street elevation by removing Ladbroke's and rearranging the internal configuration. The introduction of a new escape route allows for the removal of the existing escape, creating an opportunity for furniture and animation on the key street.

The area to the north and east as we look at the plan below remain unchanged as these function well from a hotels operation and aesthetic stand point.

EXISTING



PROPOSED

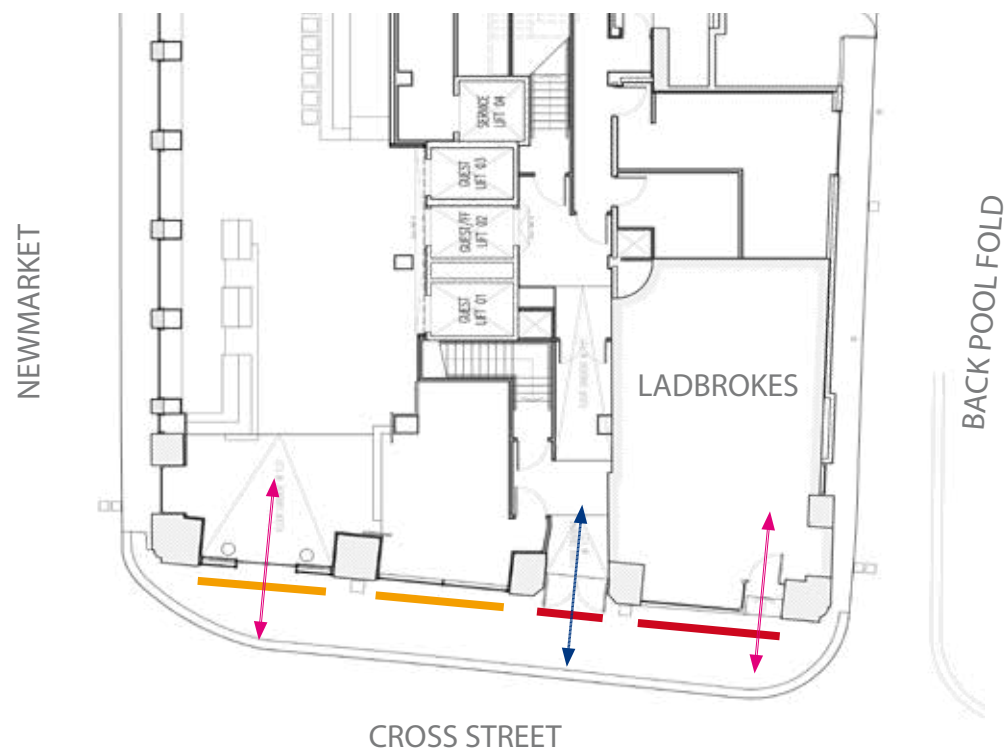


5.4 Active Frontage

5.4.1 EXISTING FRONTAGE

The existing layout with ladbrokes occupying the corner of Cross Street and Back Pool Fold creates an elevation with limited levels of activity.

The betting shop by nature has a permanent internal screen to obscure the view and as a result diminishes the level of activity visible on this elevation. Also the configuration requires a fire escape to exit onto the Cross Street highway but as this faces a Back of House space the glazing is obscured further diminishing the level of activity viewed on the elevation.

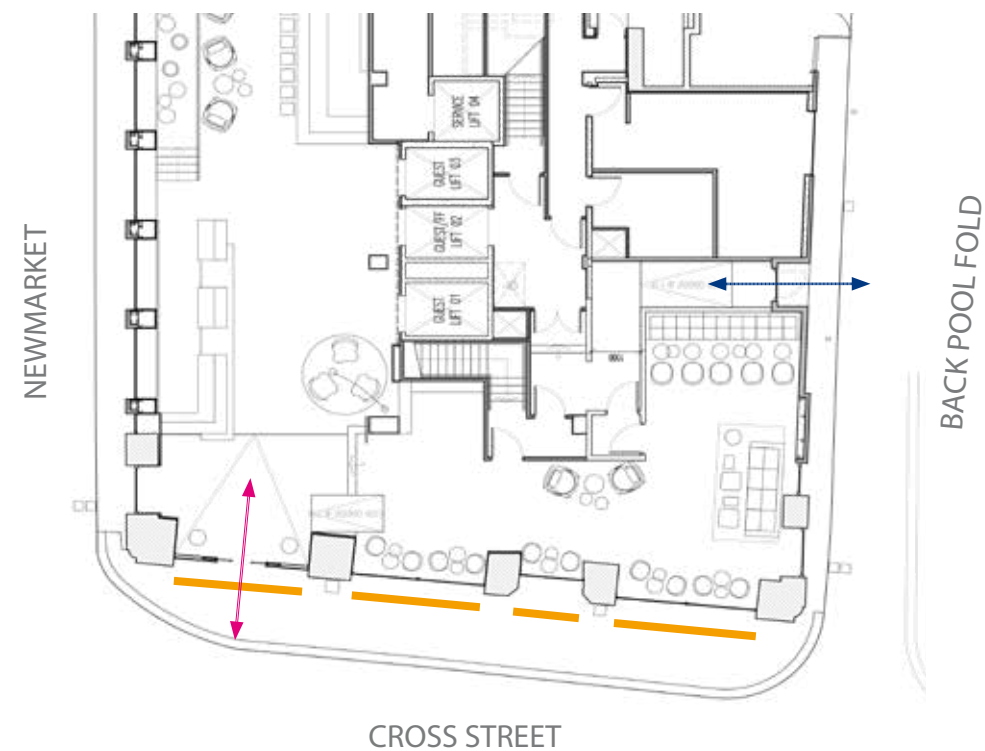


- Animated Elevation
- Limited Animation
- Access/Egress
- Fire Escape

5.4.2 PROPOSED FRONTAGE

The proposed scheme removes the betting shop and eliminates many of the issues that arise from its nature. As seen below, the entire Cross Street elevation becomes activated with views of the Front of House always present.

The fire escape has also been relocated to the side street in response to the brief to reactive the entire facade and to minimise disruption to the Cross Street highway.



5.5 Access & Egress

5.5.1 ACCESS & EGRESS

Access to the hotel remains unchanged in the proposed application. The current access which leads to the betting shop is to be removed to allow for new glazing to match the existing left hand side of the elevation.

Egress is from the same location (main automatic doors) onto Cross Street with a new escape being proposed onto Back Pool Fold for fire safety purposes.

The key change will be that only hotel users and guests will be utilising the entrance/exits on Cross Street, with the betting shop traffic being eliminated from the elevation and highway adjacent.

5.5.2 ACCESSIBILITY

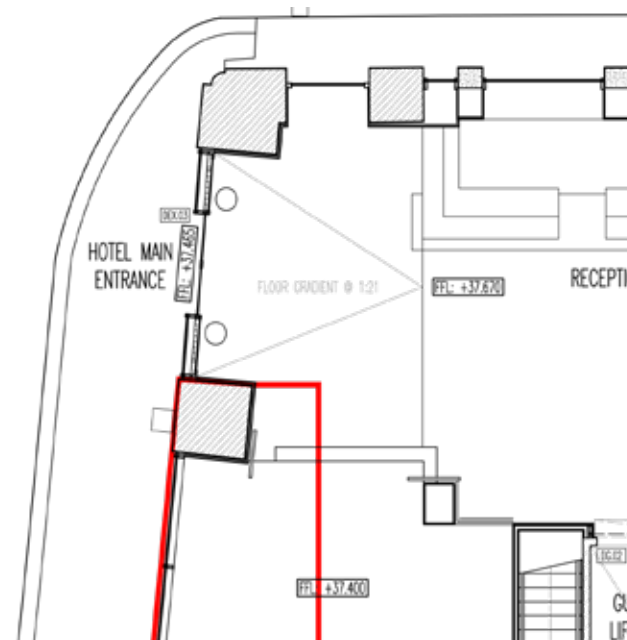
Currently there is a level difference from the entrance to the hotel and the entrance to the betting shop. This level difference is reflected internally as shown on the existing plan across. This lowered area within the hotel is only accessed via steps at present, which is to be addressed in the proposal as per the brief.

The proposed plan (shown across) allows for a new ramp at 1:18 gradient to ensure all users have access to all key spaces within the public area of the hotel. Ramps are also utilised internally for escape purposes which allow for safe egress from the property in an emergency situation.

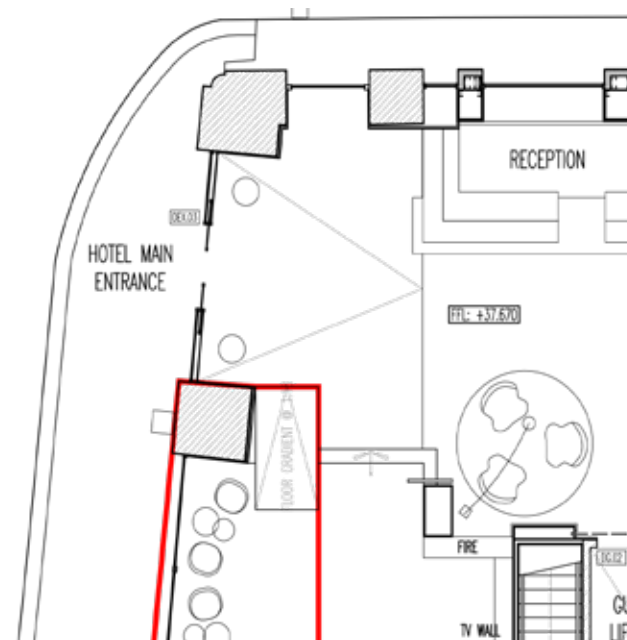
EXISTING INTERNAL STEP



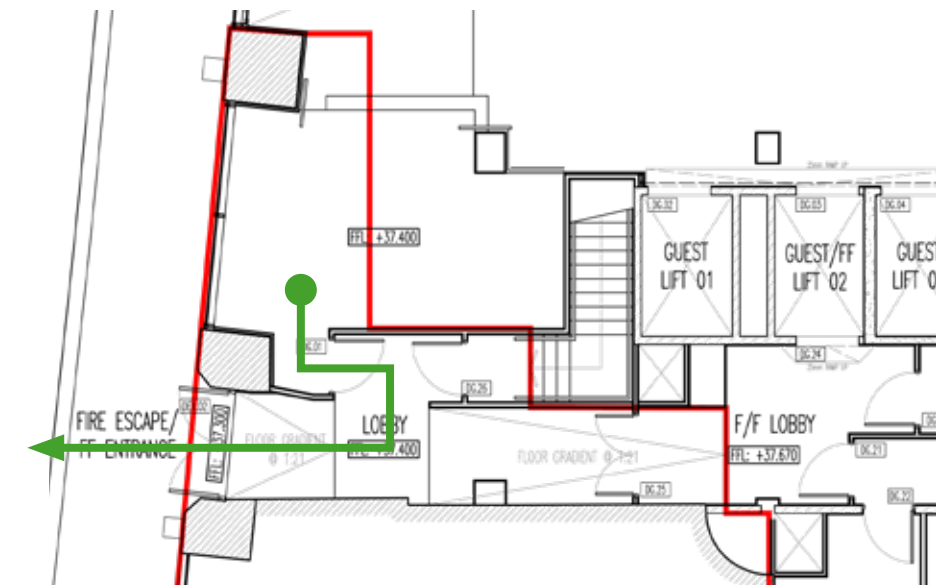
EXISTING - ENTRANCE



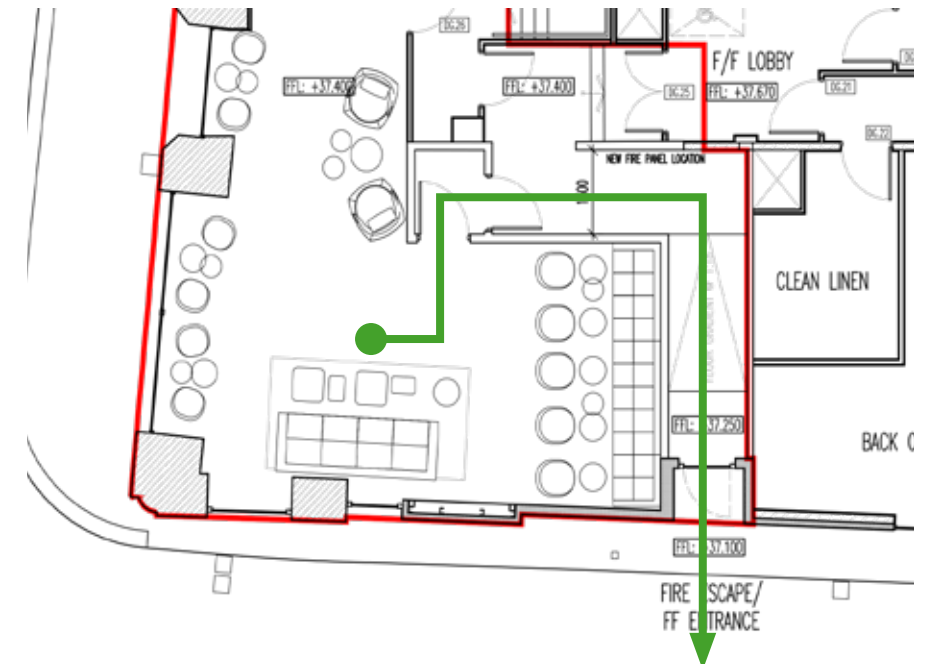
PROPOSED - ENTRANCE



EXISTING - FIRE ESCAPE



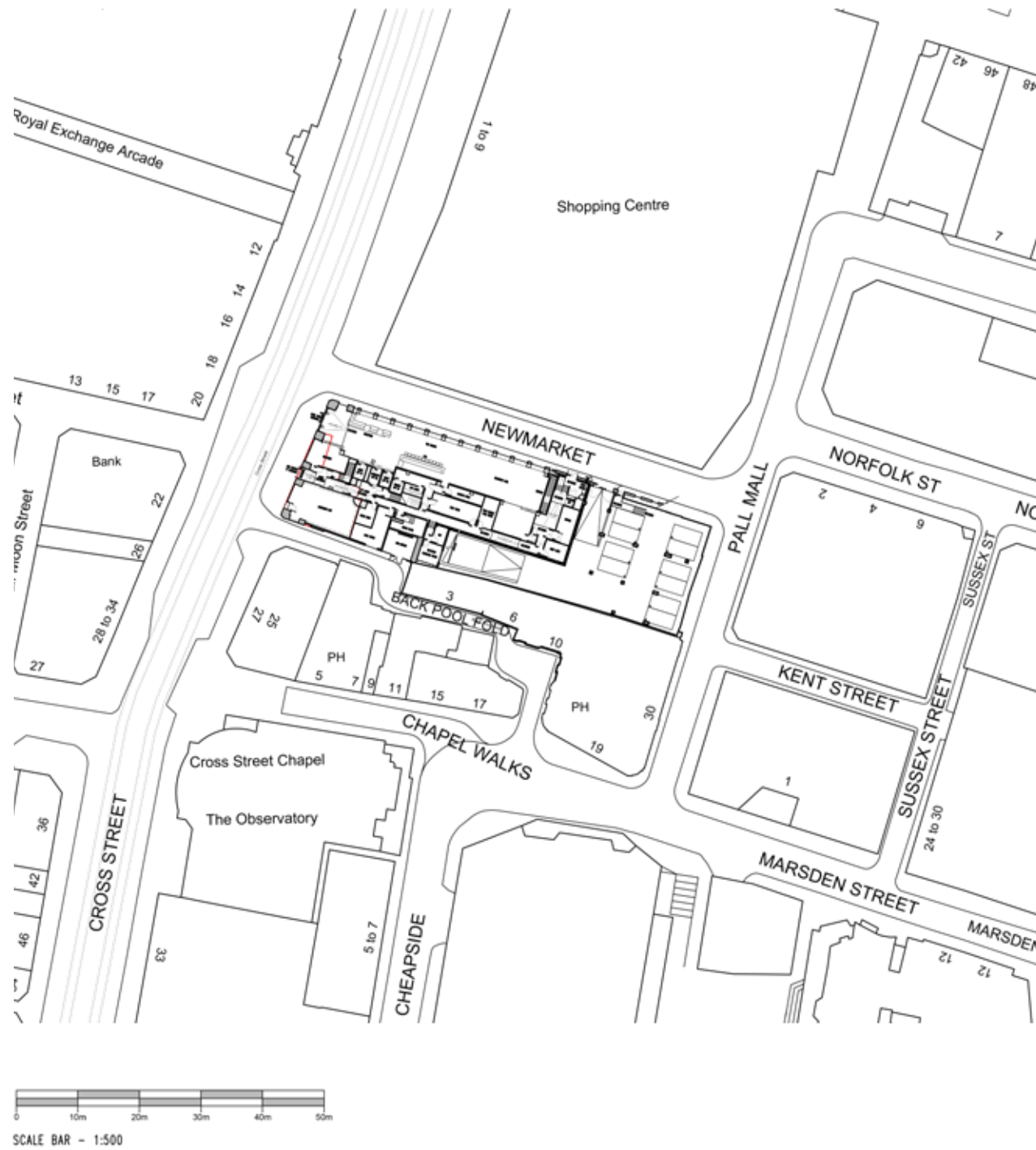
PROPOSED - FIRE ESCAPE



6.0 GA Information

6.1 Site Comparison

6.1.1 EXISTING SITE PLAN

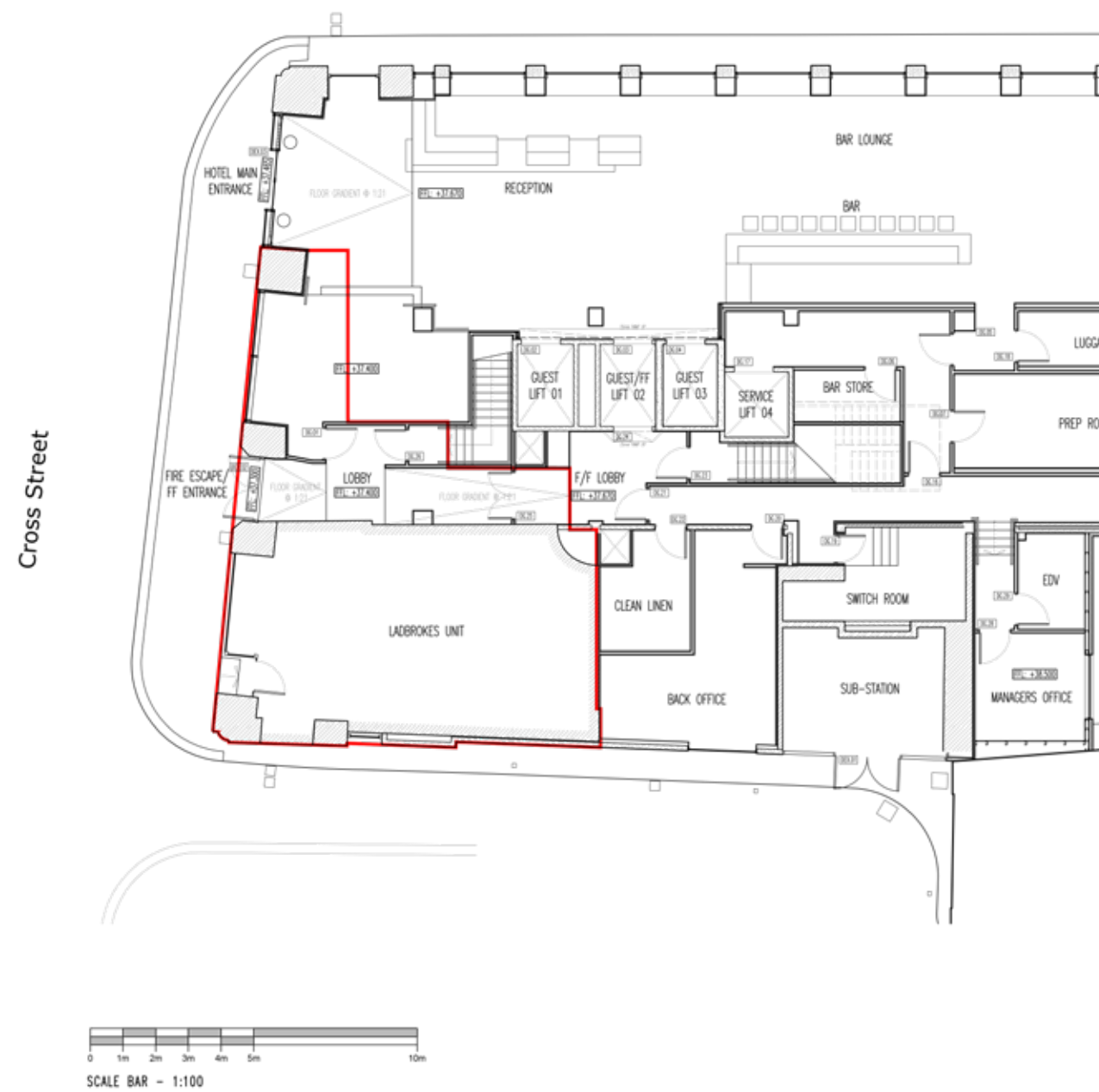


6.1.2 PROPOSED SITE PLAN

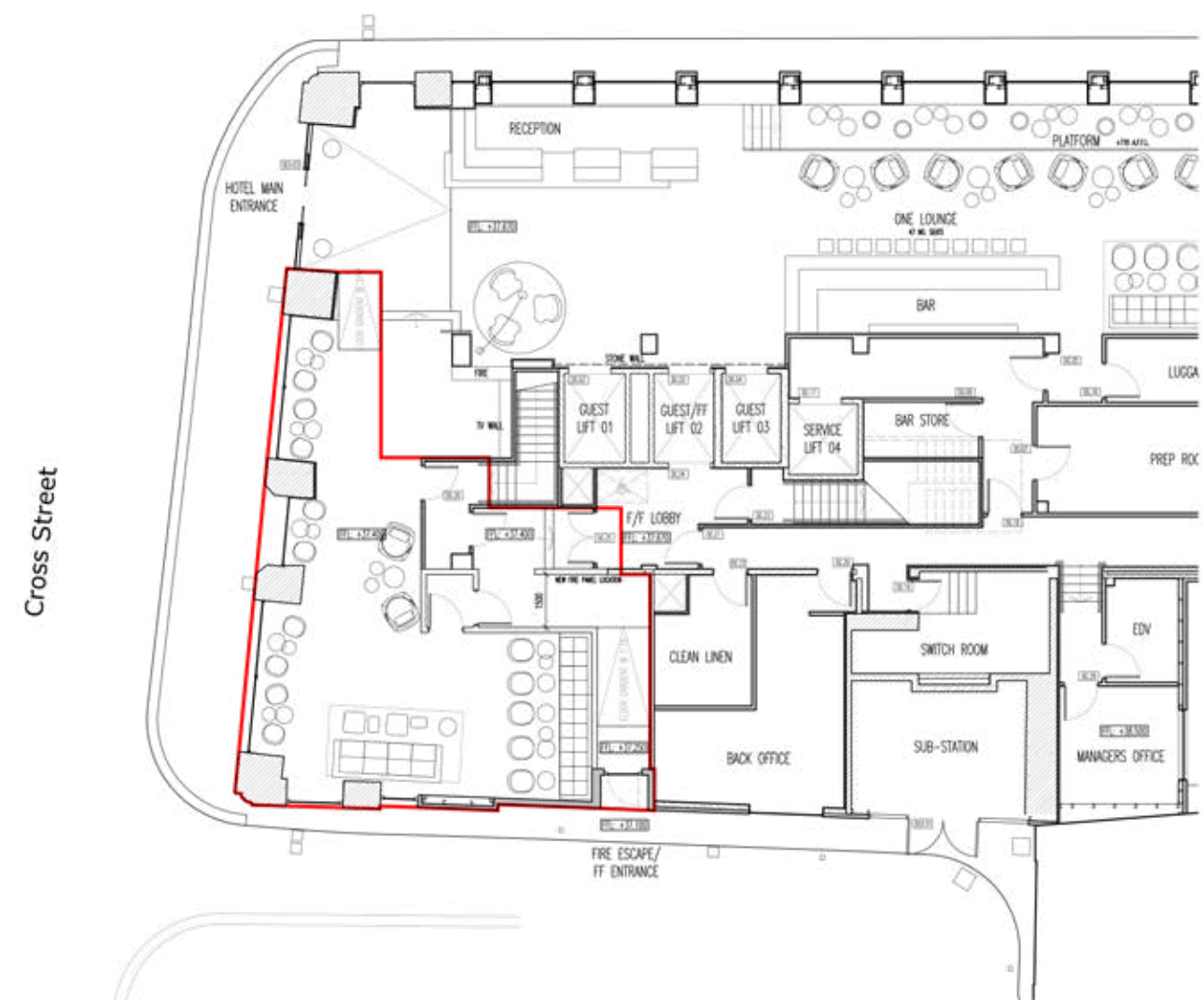


6.2 Plan Comparison

6.2.1 EXISTING PLAN

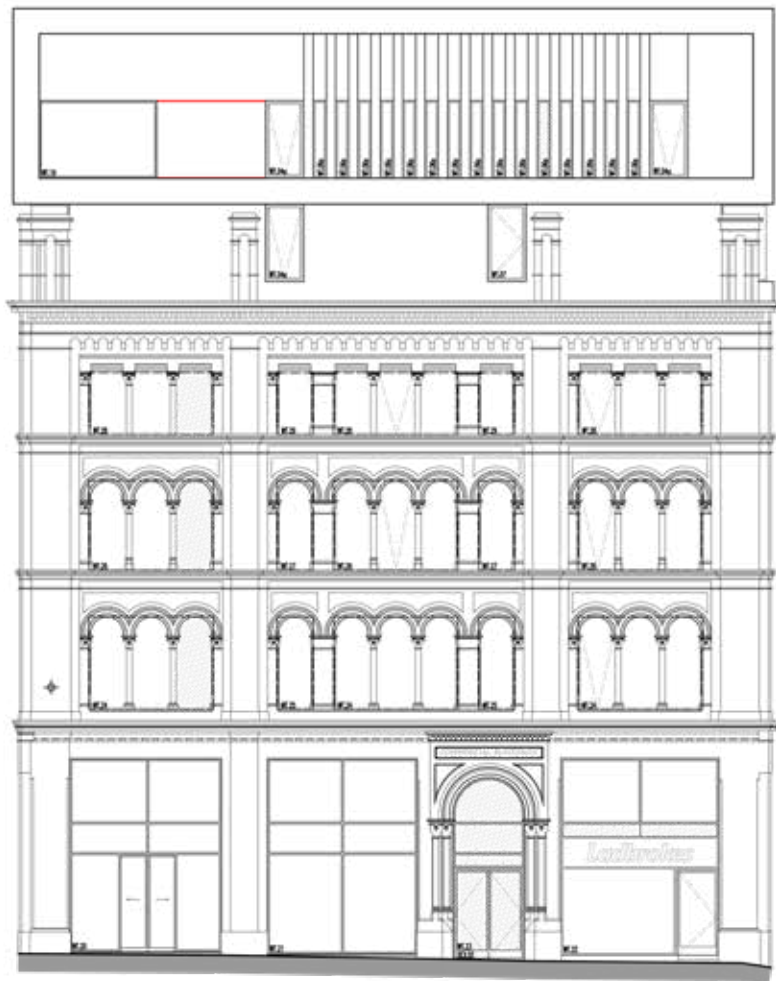


6.2.2 PROPOSED PLAN

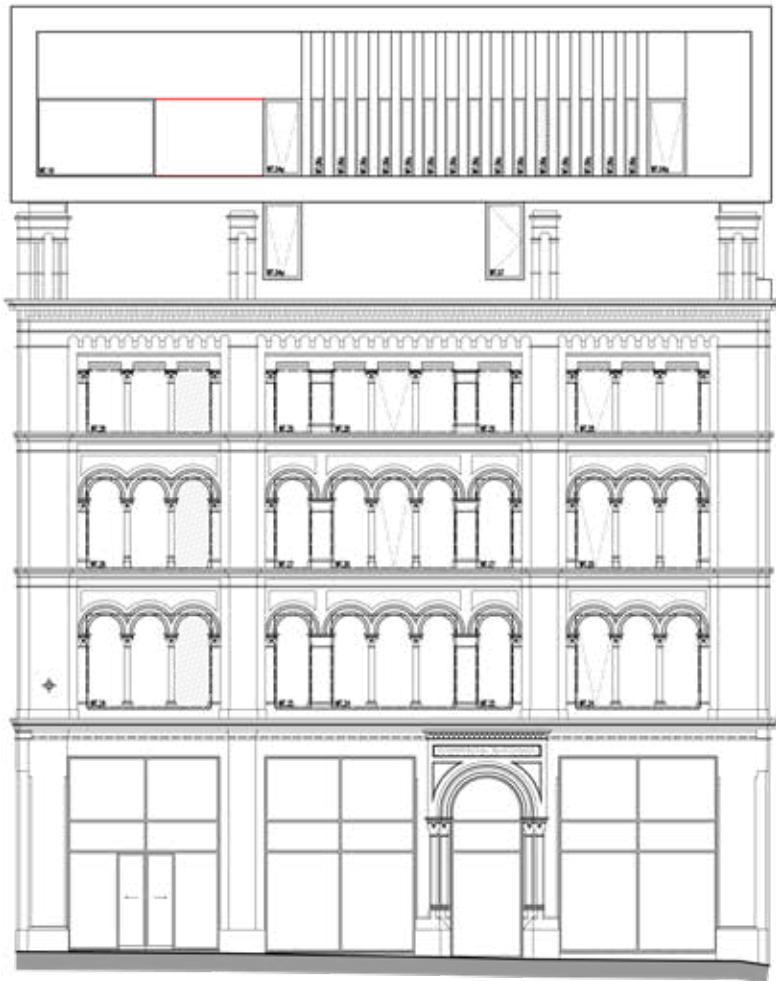


6.3 Elevation Comparison

6.3.1 EXISTING CROSS STREET ELEVATION



6.3.2 PROPOSED CROSS STREET ELEVATION



New Glazing at Ground Floor

0 1m 2m 3m 4m 5m 10m
SCALE BAR - 1:100

6.3 Elevation Comparison

6.3.3 EXISTING BACK POOL FOLD ELEVATION



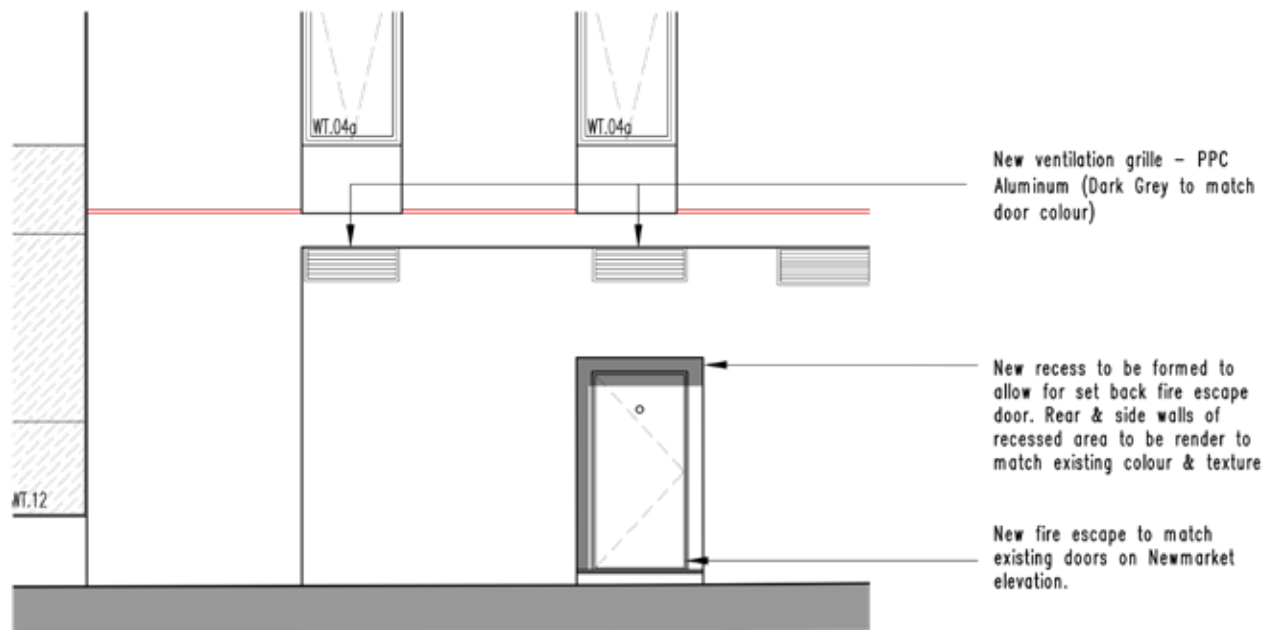
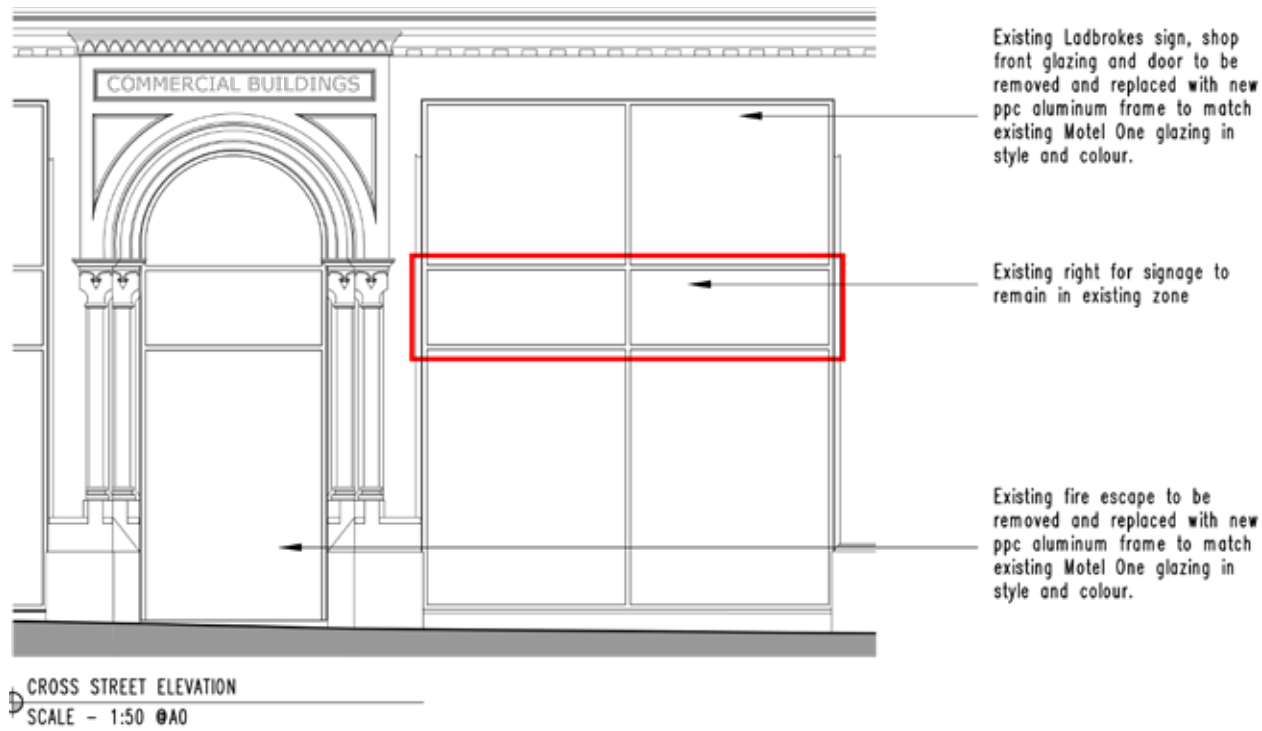
6.3.4 PROPOSED BACK POOL FOLD ELEVATION



SCALE BAR - 1:100

6.4 Elevation Detail

6.4.1 ELEVATION DETAIL



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