

Application for Full Planning Permission

Proposed extended reception area
Proposed canopy
Proposed internal layout remodeling

Marriott Manchester Hotel
91 London Road
Manchester 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:

- A ground floor fully glazed 2 storey curved extension to the reception area, providing a new focal point hotel entrance a new entrance with minor internal alterations.
- The new glazed entrance feature follows the footprint of the previously Planning Approved glazed extension which was a part of Approved Planning Application Reference: 108996/FO/2015/C2
- A new entrance canopy over the existing entrance steps, alkso previously Approved as part of the Applied referenced above.
- Lower and upper ground floor internal layout remodelling.

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.

The proposal is to provide a more spacious reception area, improving internal access for all, the provision of informal seating areas and general remodelling, to improve the internal environment and facilities for both hotel guests and visitors and the hotels operational requirements.

Drawings submitted in support of the Application:

7442 PS 01	Location Plan.
7442 PS 03	Existing Lower Ground Floor Plan.
7442 PS 04	Existing Upper Ground Floor Plan.
7442 PS 15	Existing West Elevation.
7442 PS 16	Existing East Elevation.
7442 PS 17	Existing Northwest Elevation.
7442 PS 18	Existing South Sectional Elevation.
7442 PS 20	Proposed Lower Ground Floor Plan.
7442 PS 21	Proposed Upper Ground Floor Plan.
7442 PS 32	Proposed West Elevation.
7442 PS 33	Proposed East Elevation.
7442 PS 34	Proposed Northwest Elevation.
7442 PS 35	Proposed South Sectional Elevation.
7442 PS 36	Proposed Extension Details.
7442 PS 37	Proposed Entrance Canopy Details.



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 small existing reception area sits in the central pod and the entrance faces London Road. The reception is busy and the relatively small space often overcrowded.



Vehicular access is along Travis Street, passing under the hotel between the two northerner pods and then along the small one way street, where guests can be dropped off.

The proposal aims to better the existing entrance, providing a canopy to cover the guests while accessing the building. The cars can then be dropped off in the enclosed car park between Travis Street, Baring Street and Berry Street.

The hotel sits close by to the Mayfield Development, adjacent to Piccadilly Station.

The proposal aims to enlarge the reception area and to create a new entrance that will be closer to the car park, allowing easier access from the hotel to the future Mayfield development.

The property is not within a conservation area, although it is in close proximity to 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



Sketch proposal of the Mayfield Development

Planning History

In 2015 planning permission was granted for:
' Elevation alterations including modification of the passenger lifts on the rear elevation, the creation of a 'porte cochere' entrance canopy above the existing main entrance to the hotel, and a two storey ground floor extension to create a dedicated Executive Entrance and lounge ',
ref: 108996/FO/2015/C2

As illustrated opposite, the various previously approved elements are incorporated in the proposal now submitted. The current application proposal aims to build upon and complement more facilities with additional features including:

- extended reception
- new entrance
- new terrace
- internal remodelling
- modification of the existing entrance with the addition of a canopy.



SUSTAINABILITY

The proposal provides ease of access for all: new entrance door, internal shallow pitched ramp, and safety guards, all DDA compliant, in line with the aims and requirements of the Equalities Act 2010.

The increase in the reception lobby area allows for informal seating area for social or informal business meeting areas.

The proprietary curtain walling system will provide greater thermal and energy efficiency in compliance with all current regulations and guidelines.

The proposals, regarding external access into the building and within, and the internal layout amendments allows more flexible and improved guest use and operational workings.

The proposal provides an appropriate focal entry point, improving both visual and practical amenity.



Consultation

A Crime Impact Statement has been prepared by the Greater Manchester Police on behalf of the owners of the Macdonald Manchester Hotel & Spa.

The statement (ref: 2017/0695/CIS/01) is submitted with this application.

The statement is positive and supportive, concluding that *"The scheme is well considered from a crime prevention perspective"*. A few minor interventions are recommended to enhance the security of the development:

- include provision to secure the guest entrances at night-time;
- the surrounding street environment (lighting & street surfacing) must be improved to provide an appropriate setting to the development, to minimise the occurrence of anti-social behavior, and to prevent inappropriate parking; and,
- the development adopts Secured by Design standards.

We recognize the value of the recommendations and they would be incorporated into the extension at construction stage.



Site Views



View from London Road – Elevation South-West



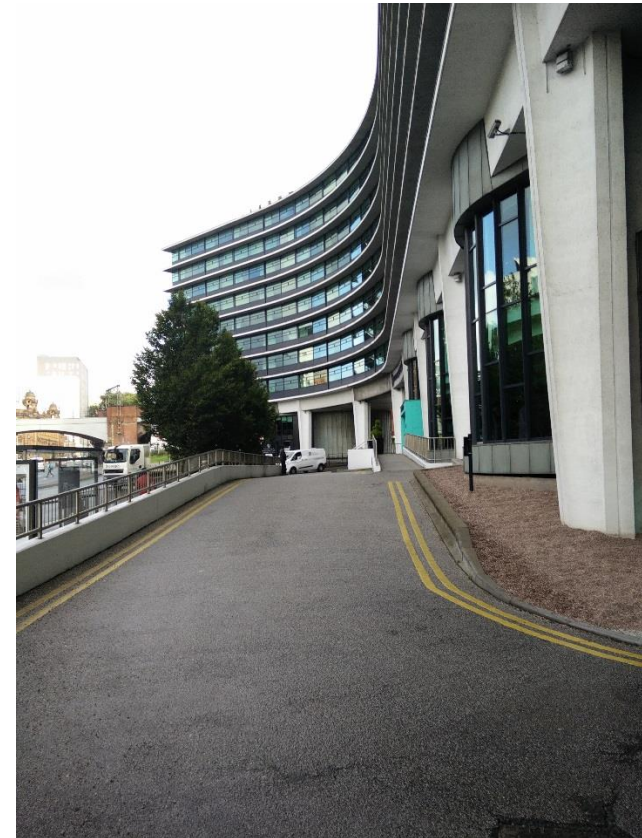
Elevation North



View to South-West Elevation



Part of Rear Elevation



View to North-West Elevation

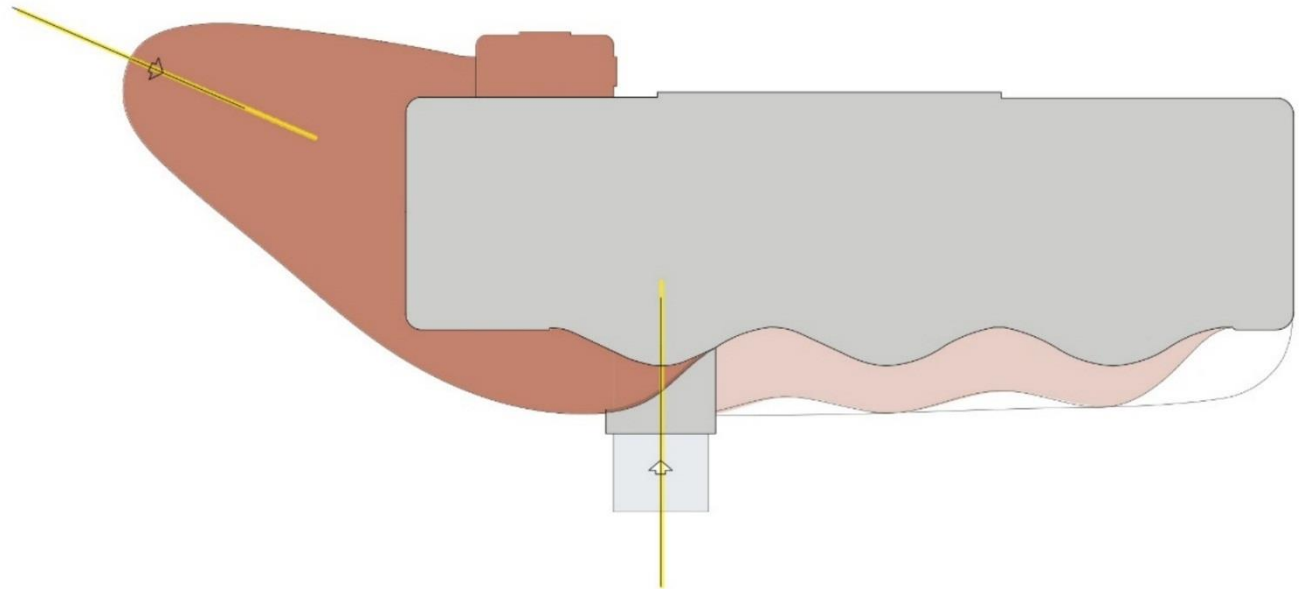


Area between the two northerner pods

2.0 Design Statement

Identification of Design Principles

The architectural features of the existing building are valuable, clear and defined. The proposal aims to retain the main characteristics of the original design intent with small understated contemporary details, connecting them with the hotel without resulting in pastiche. The proposal aims to *'make a positive contribution, creating well designed places that enhance or create character'* in accordance with Policy SP1 of the adopted Core Strategy for the City of Manchester.



Elements of Proposal

The Curve.

The lower and upper ground floors are defined by the sinuous glazed curve facing London Road.

The application proposal aims to continue the flow of the existing curved feature to provide a bigger reception area (the existing one is small and often overcrowded). The curtain wall will be simple and neat, replicating the existing with thin mullions.

The additional space provided will be double height and will create a new active northern entrance that will be more visible and approachable in the future Mayfield development. This entrance will be closer to the parking area and it will be level with the sidewalk, providing access for wheelchair user.

The Ramp and the Seating Areas.

Internally, the proposed extension will be provided with an access ramp connecting the different levels and will provide easy access for all, in compliance with the Equalities Act 2010. There will be more informal seating of different types and styles.

The Canopy.

The existing entrance facing London road will be retained and remodelled. The new entrance door will increase the internal space inside, and the canopy will project further, to cover the external entrance steps. The elevation of the proposed portal canopy will be a simple rectangle not to disturb the curved



Reference. Image Indicative Only.

feature of the extension. The top view will be shaped to follow the curve to create a coherent, sinuous form.

The proposals will respect and be consistent with the aims and requirements of the Manchester Local Development Framework, relevant Core Strategy Policies and City Centre Development.

Prior to commencement of development a detailed construction management plan outlining the working practices during development will be submitted to LA Planning for Approval.

Provision of a display of an emergency contact number.

Dust emission suppression measure to BS 5228 and any other relevant standards/requirements.

Location, removal, and recycling of waste materials.

Noise, vibration and dust emission assessment to BS 5228 and any other relevant standards/requirements.

The above details are to ensure the proposal are acceptable in the interests of highway safety and local amenity protection, Pursuant to policies: SO1, SO5, SP1, DM1,CC5,CC10,T1, EN15, EN16, EN17 & EN18 of the Core strategy and Manchester Development Framework.



Use & Amount

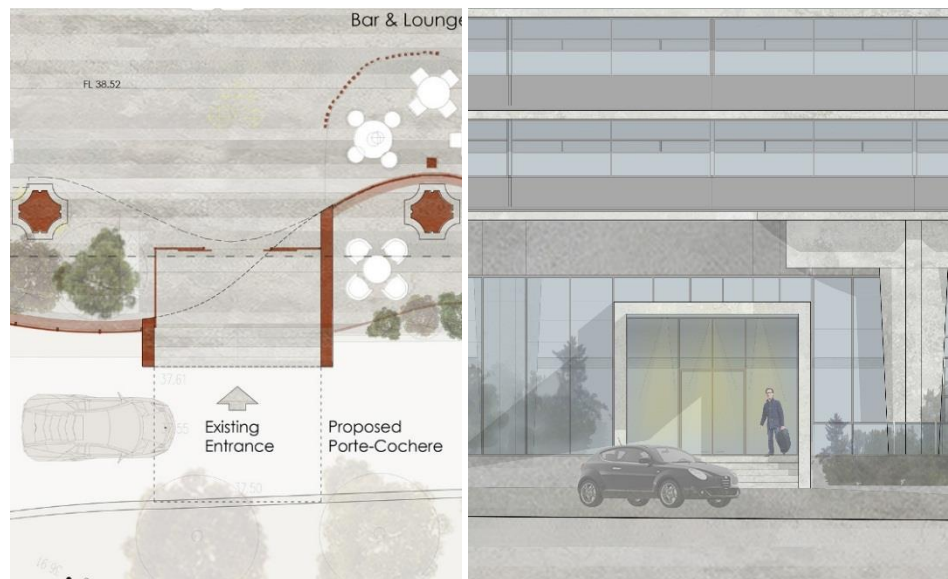
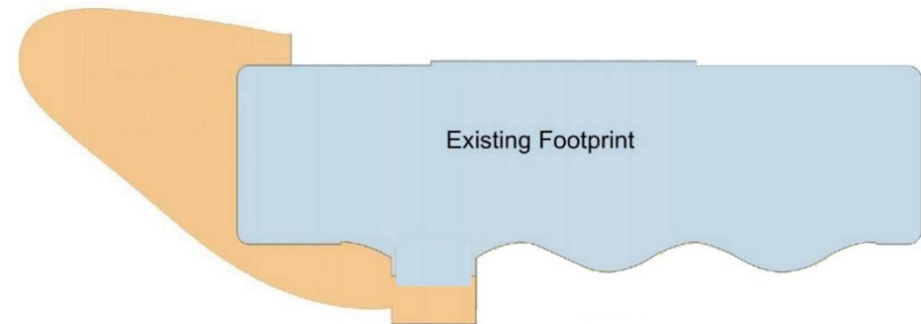
The hotel is a 10 storey building with 338 bedrooms. Currently there are 4 lifts, the previously approved planning application granted two additional lifts.

The proposed extended reception area would result in a small increase in the footprint of the building (within the control of Marriot Hotels) The proposed gross internal area brought forward by the application proposal is 177.00 sqm.

Appearance & Materials

The proposed extension adopts the palette of materials and rhythm of the main building, to retain and reinforce the original design approach, in accordance with Policy DM1 of the Core Strategy.

The architectural features of the existing building are valuable, clear and defined. The proposal aims to retain the main characteristics of the construction with small understated contemporary details, reflecting the hotel without resulting in pastiche.



The proposed materials include

- Zinc cladding to match the existing
- Copper cladding to match the existing
- Curtain walling to match the existing
- For further details please refer to the submitted drawings.



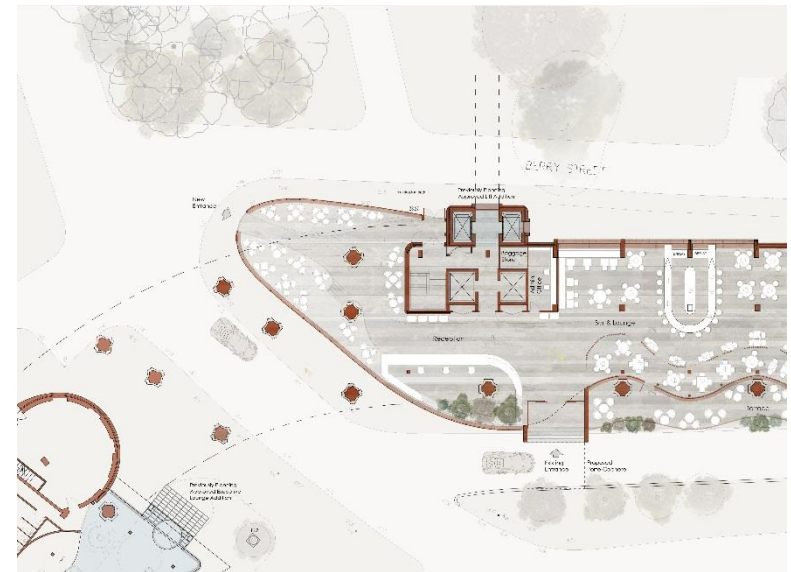
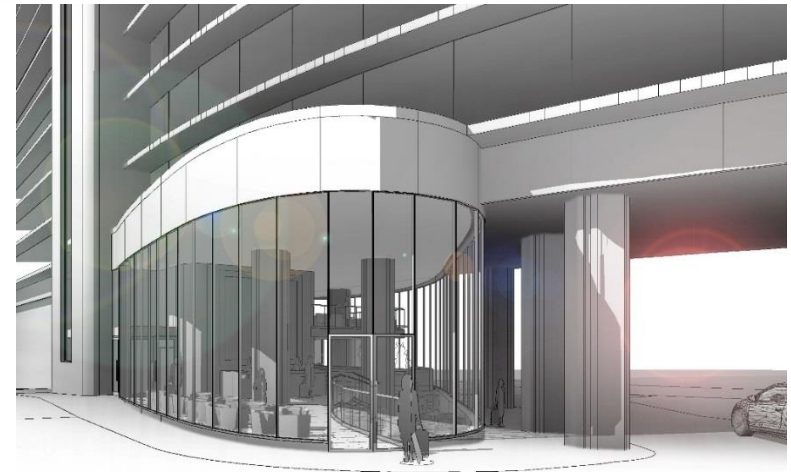
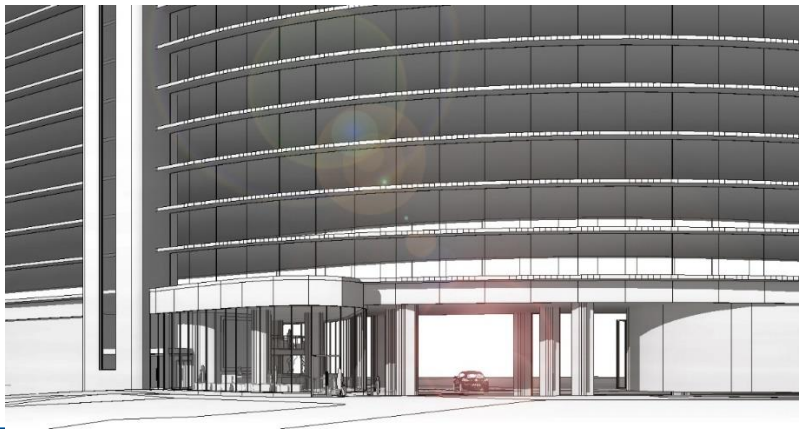
Access

The new northern entrance will be level with the footpath and close to the existing car park, allowing easy access for wheelchair users and ambulant disabled. This is in accordance with Policy MD1, which states *'All development should have regard to Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.'*

There is a shallow pitched internal ramp allowing full access throughout the hotel for all.

The curved extension would project into land controlled by Marriot Hotels and would not impede any passage on the public footpath.

There is no change to vehicular access.



3.0 Summary

This statement has demonstrated how the design approach for the application scheme has evolved in response to the requirements to improve internal access and internal layout, allowing full movement and access into and throughout the hotel public areas for all, and be more adaptable to the hotel operational needs and requirements.

The external design was determined and guided by the constraints of the established design and setting.

The principle of a 2 storey fully glazed, curved extension and new canopy was previously Planning Approved within Planning Application Reference: 108996/FO/2015/C2.

It is considered that the use of a logical, design-led approach to layout, form, materials and detailing has led to proposals that will assist in rejuvenating the hotel with an attractive and user-friendly solution.

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.

