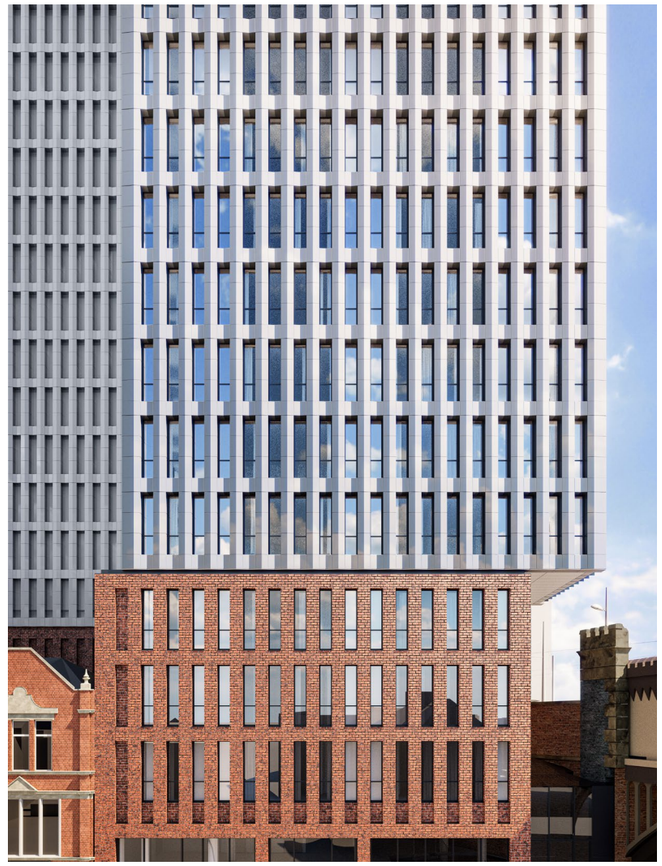

simpsonhaugh

325 - 327 Deansgate – Manchester

Section 73 | December 2025

10185-SHP-A-B5D8-RP-DAS-004 | P01

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1.0 Introduction

1.1 Planning Background

The following Addendum has been prepared in support of a Section 73 application for 325-327 Deansgate, Manchester.

The development first received planning permission (Application No 125804/FO/2019) on 26th June 2020, for:

"Demolition of existing building 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."

On 29th September 2022, further non material amendments were approved by the LPA (Application No 134854/NMC/2022), described as:

"Non-material amendments to planning permission 125804/FO/2019 to make alterations to the apart-hotel accommodation including reconfiguration of ground and mezzanine layout to omit commercial unit 2 to create larger reception lobby and ancillary hotel amenity space, increasing the number of hotel rooms to 357 including creation of additional floor space at level 21 and associated elevational alterations."

On 22nd January 2024, Section 73 Minor Material Amendment were approved by the LPA (Application No 139059/JO/2024), described as:

"Variation of conditions 2, 18a, 19a, 21, 22, 23, 27, 30, 31, 35, 39, 42 attached to planning permission ref. 125804/FO/2019 (as amended by 134854/NMC/2022, 136154/NMC/2023 and 137169/NMC/2023) for elevational alteration and changes to facade materials together with increase in building height to form plant screen"

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 Level 21 Additional Room

The revised proposal increases the number of hotel rooms from 357 to 358 with an additional room on level 21. The revision alters the hotel room mix for a slightly increased number of snug rooms through swapping 1 superior room for 2 snug rooms. Please refer to Century Street elevation and level 21 plan within this document.

2.2 Level 21 Window Amendment

As a result of the above level 21 mix amendment, 1no vision unit is required to swap position with 1no. opaque unit. Please refer to Level 21 plan and the Century Street elevation within this document.

2.3 Ground Floor Amendments

The Section 73 (2024) approved scheme includes clear curtain walling along the Deansgate Road elevation. In the original 2020 planning application, a limited number of fully opaque glass panels were proposed. During the detailed design, it became necessary to re-introduce opaque panels to maintain fire compartmentation to the fire escape corridor. However, the overall extent of fully opaque glazing remains consistent with the 2020 planning approval. Vision glass is maintained along the hotel frontage and at the mezzanine level throughout. The amendment remains consistent with the architectural intent of the approved scheme. Please refer to the Deansgate Road elevation within this document.

2.4 Century Street Arch Opening

The consented scheme includes glazed curtain walling within the arch opening to Century Street as the consented scheme included a front of house entrance into the second arch from Century Street. The revised proposal utilises the arch opening for external plant to service the bar and kitchen facilities within the hotel. A decorative perforated screen and access door is proposed within the arch opening to visually screen the plant equipment while maintaining the architectural character of the elevation. Please refer to Century street elevation within this document.

2.5 Second Arch Curtain Walling

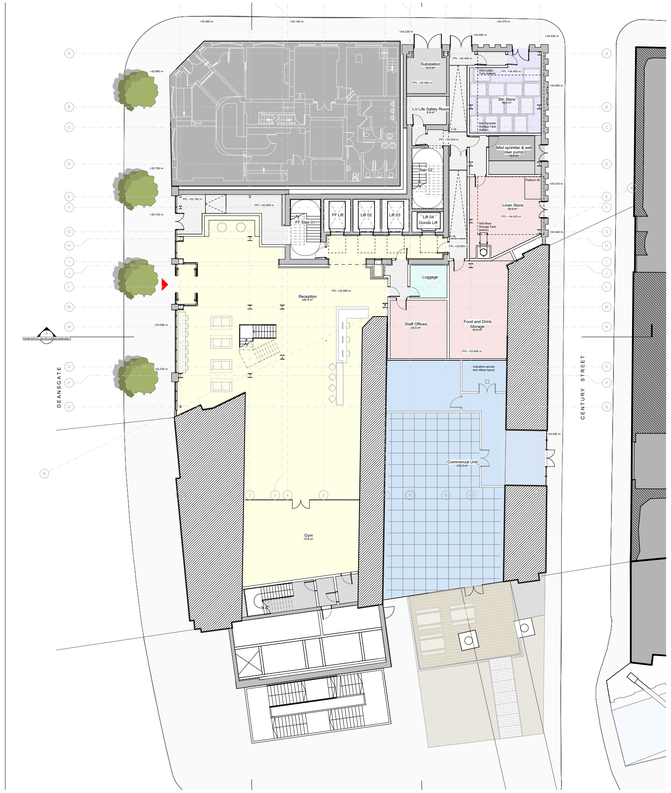
Minor changes to setting out of the curtain walling in the second arch. Please refer to Whitworth Street elevation within this document.

2.6 Terrace Landscape Proposal

This submission includes a landscaping proposal infront of the 2nd arch coffee area for a green planted terrace space for hotel residents and general public to use, activating the frontage to Whitworth Street. The landscape proposal also includes the relocation of 4 no. trees from Deansgate Road and integrates them within the design of the terraces. Please refer to the ground floor plan and Whitworth Street elevation within this document

3.0 Description of Amendments

3.1 - Approved Design - Ground Floor Plan



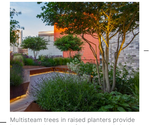
3.0 Description of Amendments

3.1 - Amended Design - Ground Plan

Amendments at Ground Floor

- Minor changes to layout including repositioning of the office and luggage store
- Commercial unit omitted. The coffee shop is incorporated into the Hotel reception
- Changes to fire escape glazing
- Removal of louvred door to linen store in place of 2no. louvres.
- Relocation of 4no. Trees

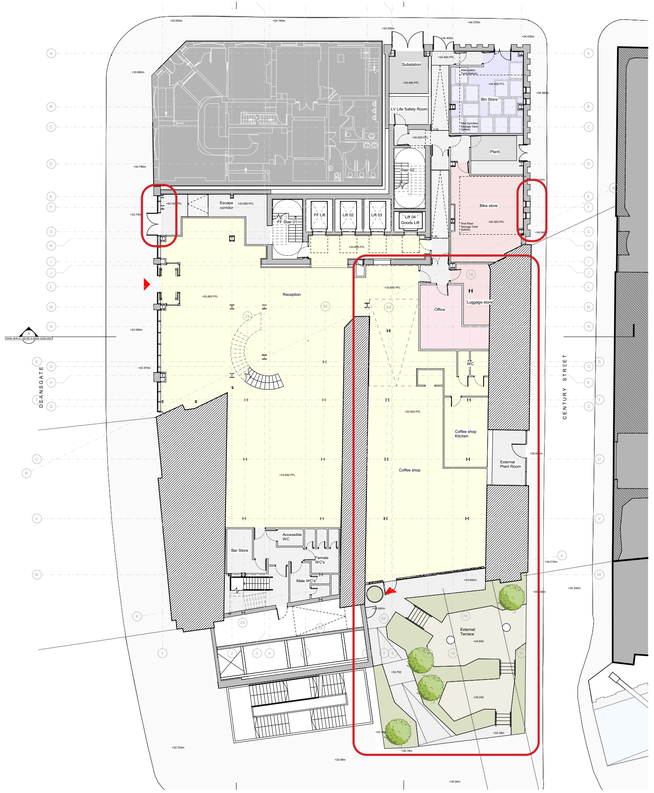
External Terrace Landscape Design



Multisteam trees in raised planters provide interest and a sense of a green oasis in the city centre

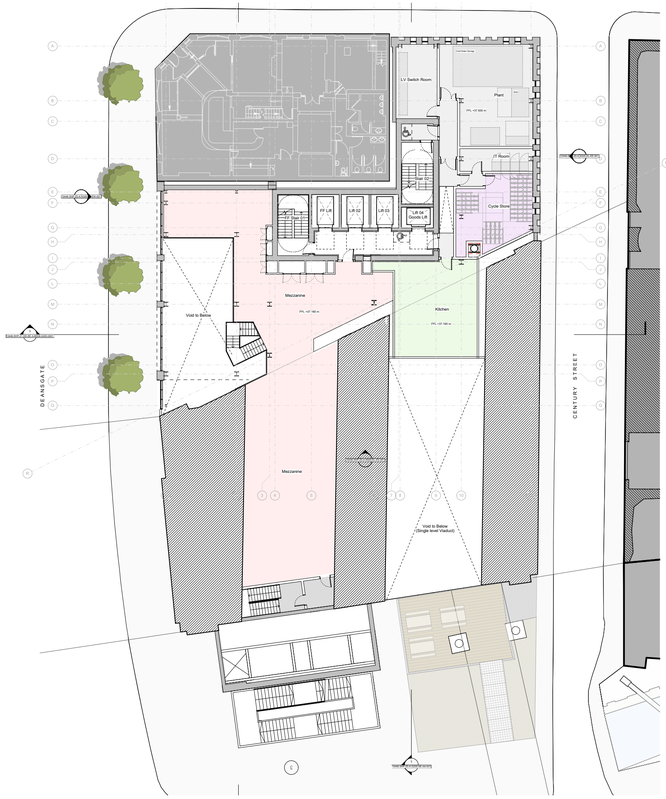
Formal open seating area in front of the coffeeshop entrance.

Green buffer along Century Street with shade tolerant plants.



3.0 Description of Amendments

3.2 - Approved Design - Mezzanine Plan

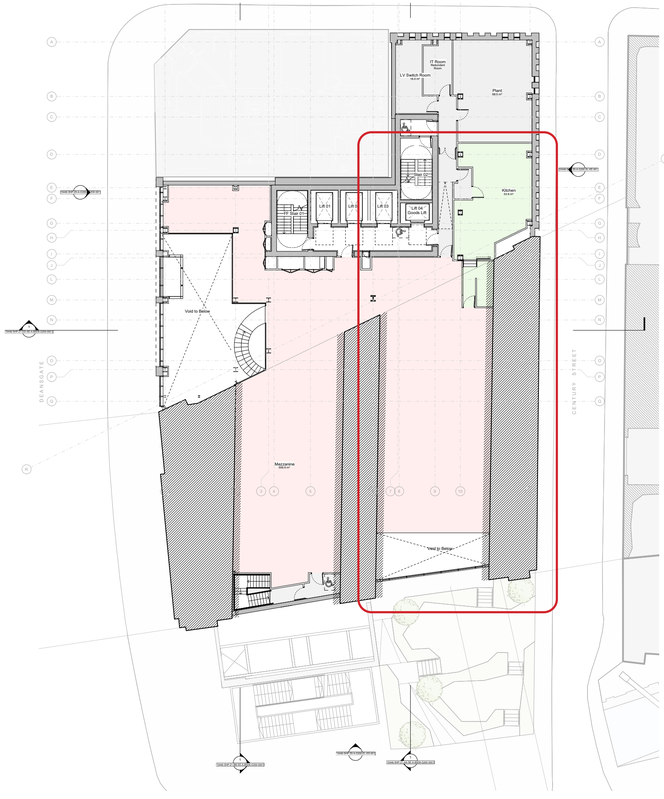


3.0 Description of Amendments

3.2 - Amended Design - Mezzanine

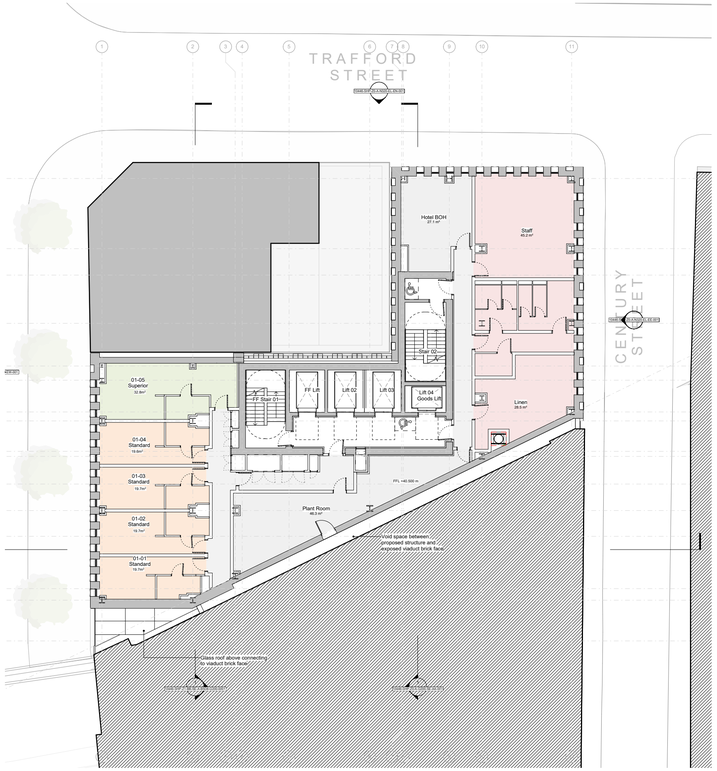
Amendments at Mezzanine Level

- Minor change to layout including relocated IT room, larger kitchen and relocation of the cycle store to ground floor
- Hotel mezzanine extended in 2nd arch



3.0 Description of Amendments

3.3 - Approved Design - First Floor Plan

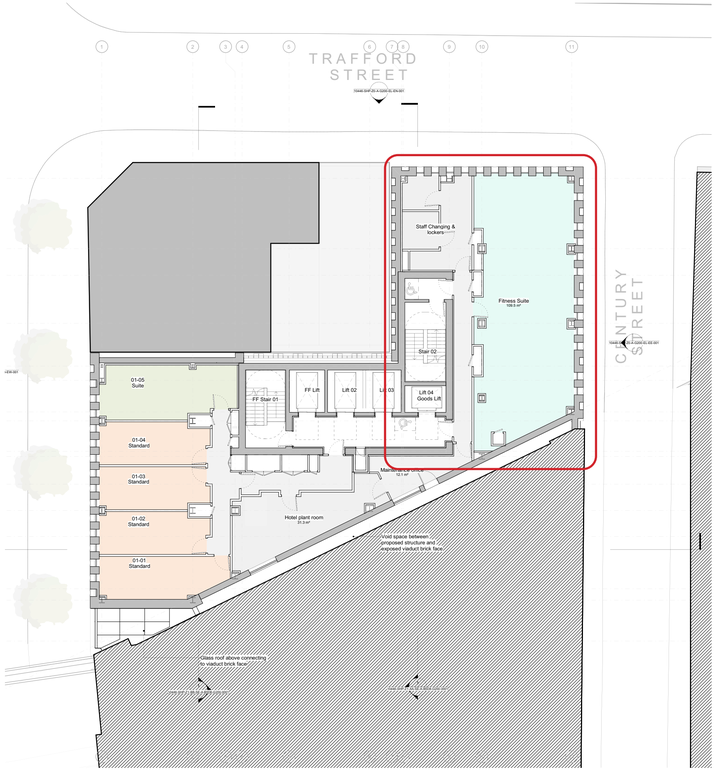


3.0 Description of Amendments

3.3 - Amended Design - First Floor Plan

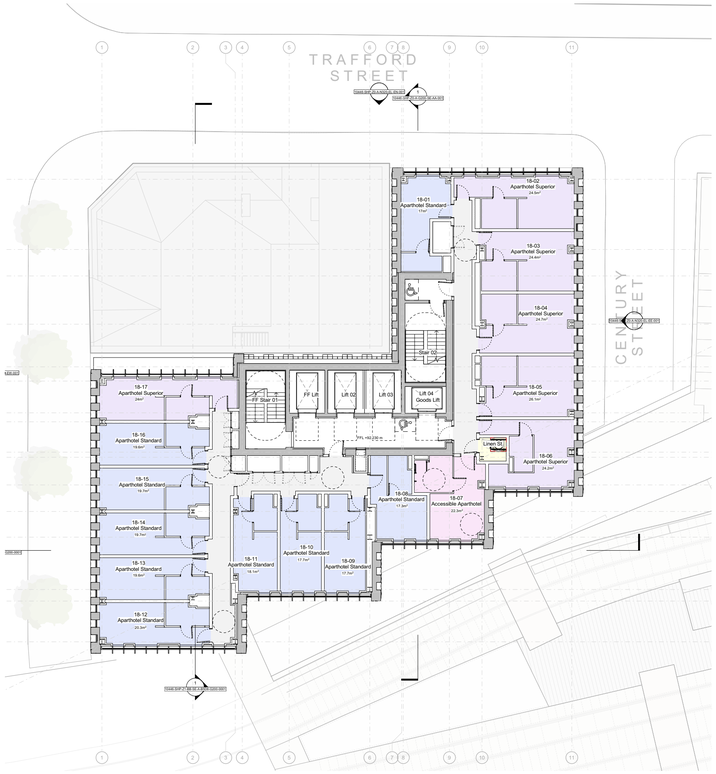
Amendments at Mezzanine Level

- Minor changes to space planning including staff changing facilities and gym moved to level 01



3.0 Description of Amendments

3.4 - Approved Design - Level 21 Plan

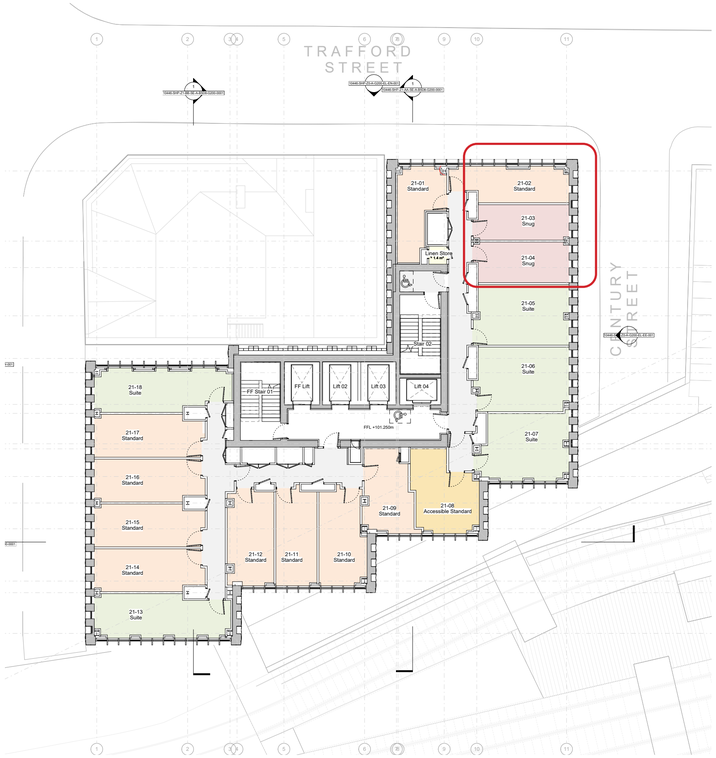


3.0 Description of Amendments

3.4 - Amended Design - Level 21 Plan

Amendments at Mezzanine Level

- Minor changes to space planning increasing number of hotel bedrooms from 357 to 358. 2no. suites swapped for 1no. standard room and 2 no. snug rooms.

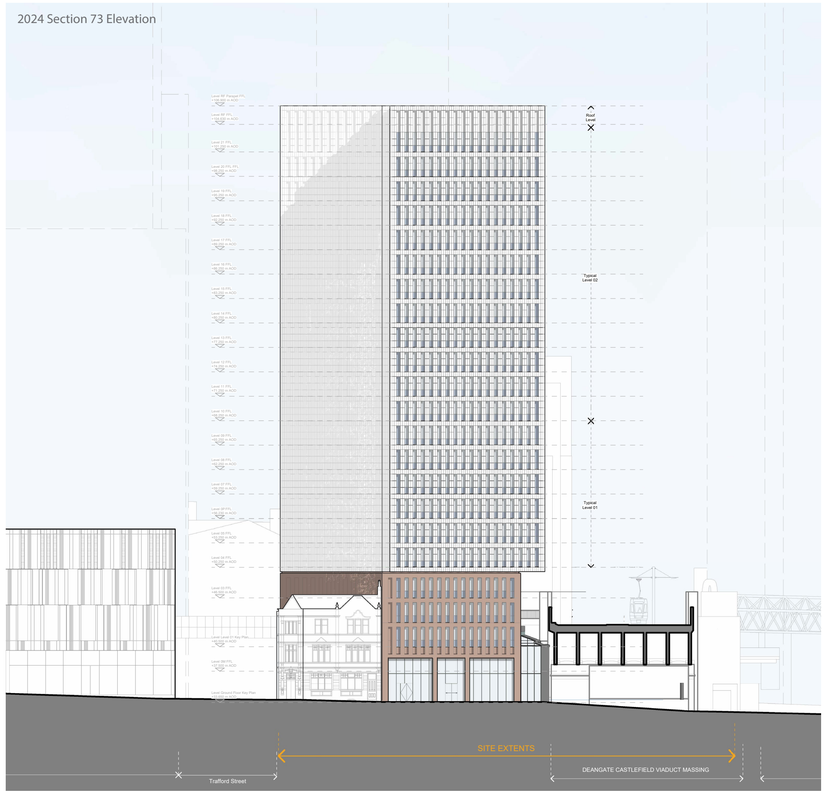


3.0 Description of Amendments

3.5: Approved Design - Deansgate Elevation

2020 Planning Elevation

2024 Section 73 Elevation



3.0 Description of Amendments

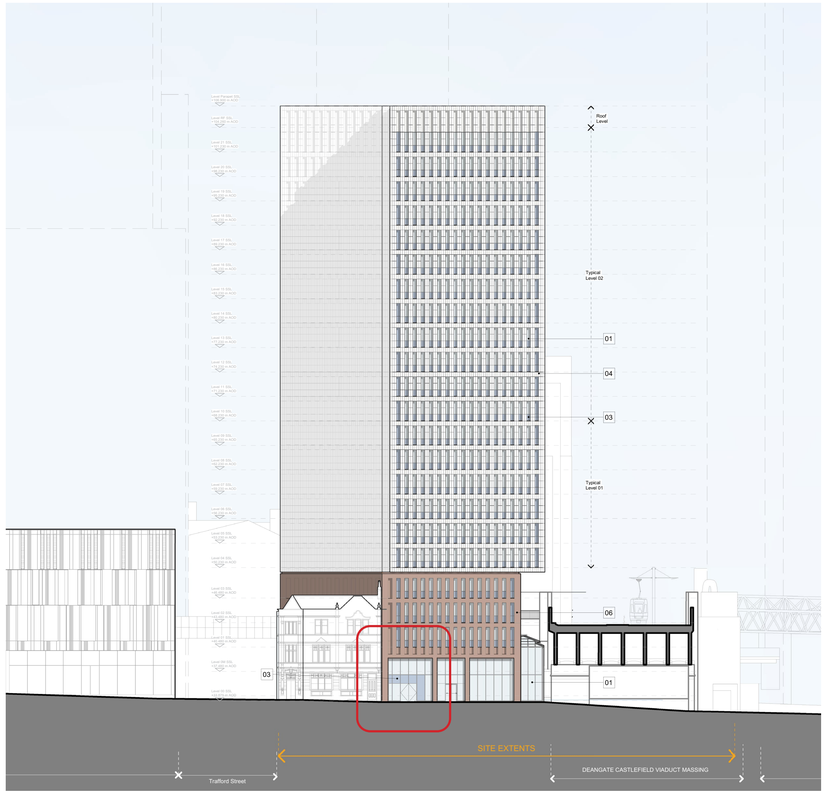
3.5: Amended Design - Deansgate Elevation

Amendments to Deansgate elevation

- Changes to fire escape glazing. Fully opaque panels proposed to slab edge and fire partition. Clear glazing proposed to the fire escape. The overall extent of fully opaque glazing remains consistent with the 2020 planning approval.

Deansgate Elevation Visual

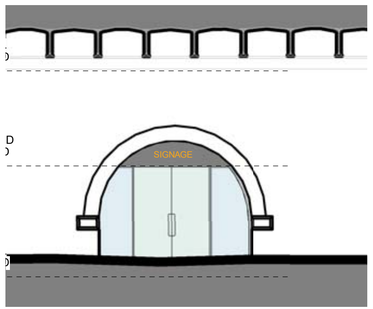
Proposed Deansgate Elevation Fire Escape



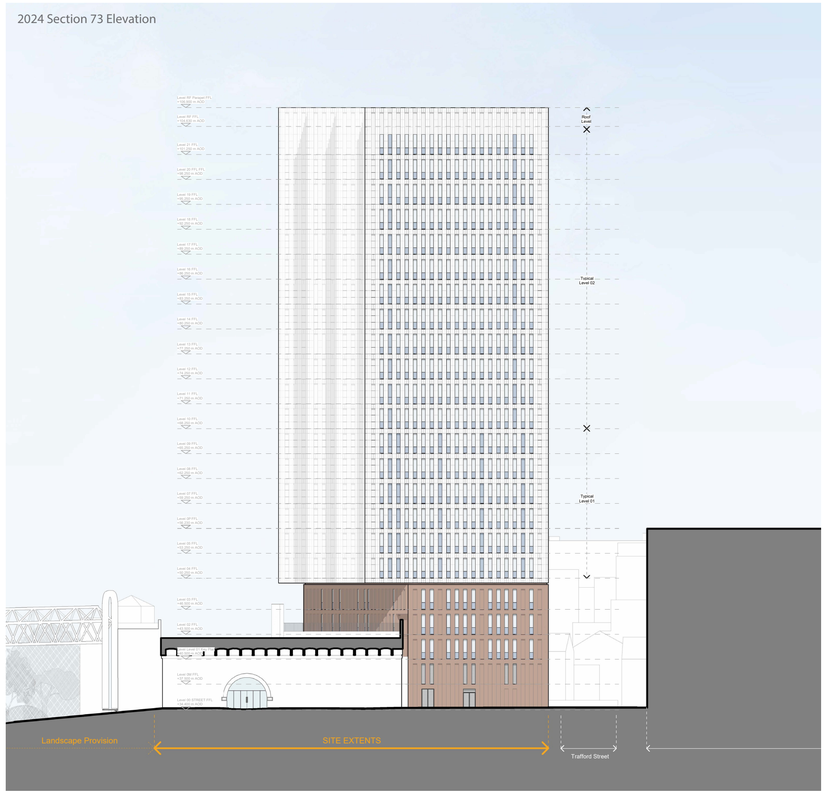
3.0 Description of Amendments

3.6: Approved Design - Century Street Elevation

2020 Planning Elevation



2024 Section 73 Elevation



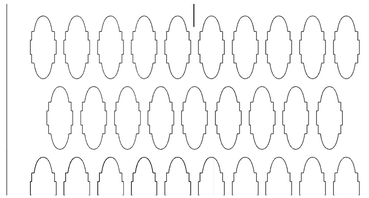
3.0 Description of Amendments

3.6: Amended Design - Century Street Elevation

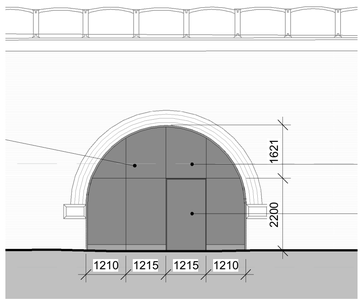
Amendments to Deansgate elevation

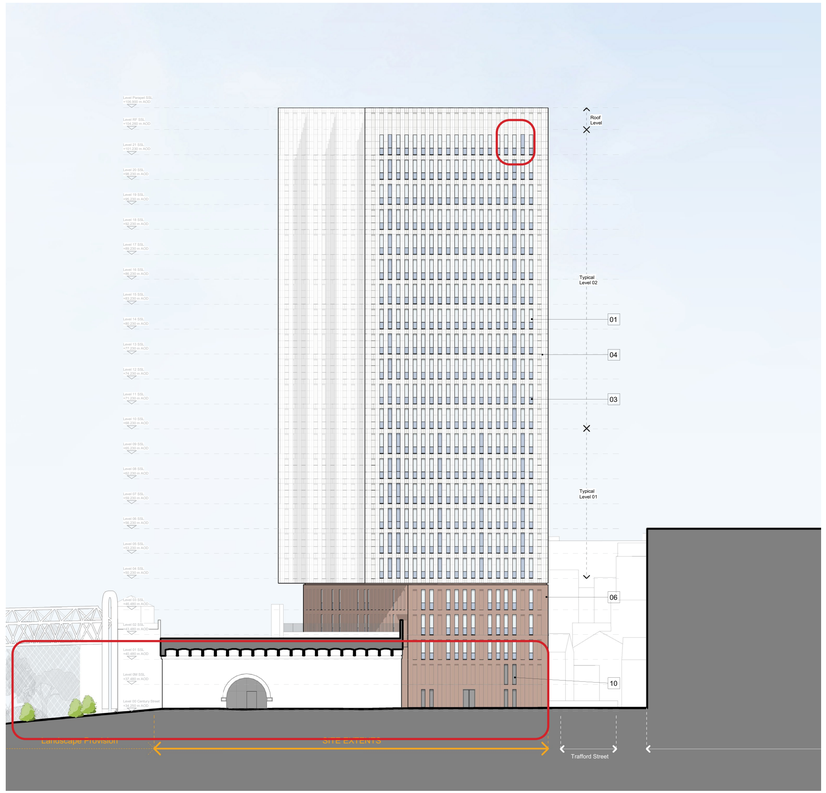
- Level 21 - 1no. clear glazing unit swapped position with 1no. opaque unit
- Linen store door removed
- Decorative panels in 2nd arch opening
- Relocation of louvres at ground and mezzanine levels

Louvre Perforation Details



Century Street Arch Opening Detail

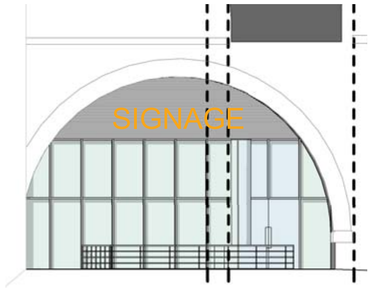




3.0 Description of Amendments

3.7 - Approved Design - Whitworth Street Elevation

2020 Planning Elevation



2024 Section 73 Elevation

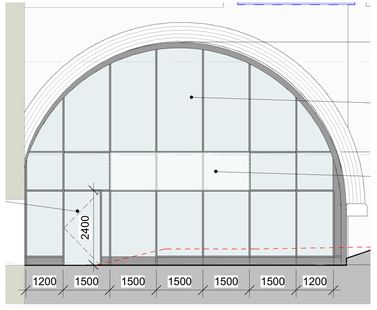
3.0 Description of Amendments

3.7 - Amended Design - Whitworth Street Elevation

Amendments to Whitworth Street elevation

- Minor changes to 2nd arch curtain walling
- Relocation of 4no.. Trees

Whitworth Street Arch Opening Detail



3.0 Description of Amendments

3.8 - Approved Design - Accommodation Schedule - 01

LEVEL	GIA		HOTEL (C2) NIA		NIA:GIA	GEA		HOTEL ROOMS				Total
	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	Superior	Standard	Snug	Accesible	
0	765	8234				1065	11463					
0M	672	7233				565	6081					
1	485	5221	112	1206	23.1%	560	6033	1	4	0	0	5
2	481	5177	280	3014	58.2%	560	6033	3	5	6	0	14
3	481	5177	280	3014	58.2%	560	6033	3	5	6	0	14
4	568	6114	351	3778	61.8%	649	6984	1	12	6	1	20
5	569	6125	351	3778	61.7%	649	6984	1	12	6	1	20
6	569	6125	351	3778	61.7%	649	6984	1	12	6	1	20
7	569	6125	351	3778	61.7%	649	6984	1	12	6	1	20
8	568	6114	351	3778	61.8%	649	6984	1	12	6	1	20
9	569	6125	351	3778	61.7%	649	6984	1	12	6	1	20
10	569	6125	359	3864	63.1%	649	6984	6	10	0	1	17
11	569	6125	359	3864	63.1%	649	6984	6	10	0	1	17
12	569	6125	359	3864	63.1%	649	6984	6	10	0	1	17
13	569	6125	359	3864	63.1%	649	6984	6	10	0	1	17
14	569	6125	359	3864	63.1%	649	6984	6	10	0	1	17
15	569	6125	359	3864	63.1%	649	6984	6	10	0	1	17
16	569	6125	359	3864	63.1%	649	6984	6	10	0	1	17
17	569	6125	359	3864	63.1%	649	6984	6	10	0	1	17
18	569	6125	359	3864	63.1%	649	6984	6	10	0	1	17
19	569	6125	359	3864	63.1%	649	6984	6	10	0	1	17
20	569	6125	359	3864	63.1%	649	6984	6	10	0	1	17
21	569	6125	359	3864	63.1%	649	6984	6	10	0	1	17
TOTAL	13124	141,267	7,086	76,274		14,992	161,355	85	206	48	18	357

3.0 Description of Amendments

3.8 - Amended Design - Accommodation Schedule - 01

Amendments to Accommodation Schedule 01:
- 2 No. suites swapped for 1standard room and 2 snug rooms increasing total bedrooms from 357 to 358

LEVEL	GIA		HOTEL (C2) NIA		NIA:GIA	GEA		HOTEL ROOMS				Total
	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	Superior	Standard	Snug	Accesible	
0	1,017	10947				1065	11463					
0M	825	8880				565	6081					
1	475	5113	114	1227	24.0%	560	6033	1	4	0	0	5
2	475	5113	274	2949	57.7%	560	6033	3	5	6	0	14
3	475	5113	274	2949	57.7%	560	6033	3	5	6	0	14
4	580	6243	362	3897	62.4%	649	6984	1	12	6	1	20
5	580	6243	362	3897	62.4%	649	6984	1	12	6	1	20
6	580	6243	362	3897	62.4%	649	6984	1	12	6	1	20
7	580	6243	362	3897	62.4%	649	6984	1	12	6	1	20
8	580	6243	362	3897	62.4%	649	6984	1	12	6	1	20
9	580	6243	362	3897	62.4%	649	6984	1	12	6	1	20
10	580	6243	362	3897	62.4%	649	6984	6	10	0	1	17
11	580	6243	362	3897	62.4%	649	6984	6	10	0	1	17
12	580	6243	362	3897	62.4%	649	6984	6	10	0	1	17
13	580	6243	362	3897	62.4%	649	6984	6	10	0	1	17
14	580	6243	362	3897	62.4%	649	6984	6	10	0	1	17
15	580	6243	362	3897	62.4%	649	6984	6	10	0	1	17
16	580	6243	362	3897	62.4%	649	6984	6	10	0	1	17
17	580	6243	362	3897	62.4%	649	6984	6	10	0	1	17
18	580	6243	362	3897	62.4%	649	6984	6	10	0	1	17
19	580	6243	362	3897	62.4%	649	6984	6	10	0	1	17
20	580	6243	362	3897	62.4%	649	6984	6	10	0	1	17
21	580	6243	362	3897	62.4%	649	6984	5	10	2	1	18
TOTAL	13707	147,542	7,178	77,264		14,992	161,355	84	206	50	18	358

3.0 Description of Amendments

3.9 - Approved Design - Accommodation Schedule - 02

LEVEL	Department		Name	Area (m²)	Totals
00	BOH		Substation	12	
			LV Life safety	8.9	
			Bin Store	40	
			Mist spinkler & wet riser pump	15.8	
			Linen store	39	
			Food and drink storeage	45	
			Staff offices	26	
			Luggage	9	195.7
	FOH		Reception	343	
			Gym	71	414
TOTAL GIA: 765.0					
0M	BOH		LV Switch Room	22	
			Plant	64	
			IT Room	12	
			Cycle Store	36	
			Kitchen	60	194
	FOH		Mezzanine	278	278
TOTAL GIA: 672.0					
01	BOH		Hotel BOH	27	
			Staff	45	
			WC	34	
			Linen	29	
			Maintenance	53	188
	Hotel Room		Standard	20	
			Standard	20	
			Standard	20	
			Standard	20	
			Superior	33	112
TOTAL GIA: 485					
2	Hotel Room		Snug	17	
			Snug	17	
			Snug	14	
			Snug	14	
			Snug	14	
			Snug	14	
			Superior	29	
			Standard	18	
			Superior	29	
			Standard	20	
			Standard	20	
			Standard	20	
			Standard	20	
			Superior	33	279
TOTAL GIA: 481					
03	Hotel Room		Snug	17.0	
			Snug	17.4	
			Snug	14.3	
			Snug	14.4	
			Snug	14.3	
			Snug	14.4	
			Superior	28.9	
			Standard	17.7	
			Superior	29.0	
			Standard	19.7	
			Standard	19.7	
			Standard	19.7	
			Superior	32.8	279.0
TOTAL GIA: 481					
04 - 10	Hotel Room		Standard	17	
			Standard	17	
			Snug	14	
			Snug	14	
			Snug	14	
			Snug	14	
			Snug	14	
			Standard	18	
			Accessible	17	
			Standard	17	
			Standard	18	
			Standard	18	
			Standard	18	
			Standard	20	
			Standard	20	
			Standard	20	
			Standard	20	
			Standard	20	
TY01 X 7			Superior	24	348.3
TOTAL GIA: 3982					
11-21	Hotel Room		Aparthotel Standard	17	
			Aparthotel Superior	25	
			Aparthotel Superior	24	
			Aparthotel Superior	25	
			Aparthotel Superior	26	
			Aparthotel Superior	24	
			Accessible Aparthotel	22	
			Aparthotel Standard	17	
			Aparthotel Standard	18	
			Aparthotel Standard	18	
			Aparthotel Standard	18	
			Aparthotel Standard	20	
			Aparthotel Standard	20	
			Aparthotel Standard	20	
			Aparthotel Standard	20	
			Aparthotel Standard	20	
TY02 X 10			Aparthotel Standard	24	357
TOTAL GIA: 6259					

3.0 Description of Amendments

3.9 - Amended Design - Accommodation Schedule - 02

Amendments to Accommodation Schedule 01:
- Minor changes to reflect detailed design and inclusion of 2nd arch

LEVEL	Department		Name	Area (m²)	Totals (m²)
00	BOH		Substation	12	
			LV Life safety	9	
			Bin Store	42	
			Plant	16	
			Cycle store	47	
			Luggage Store	15	
			Staff offices	25	
			WCs	26	
			Bar Store	10	202
	FOH		Reception	360	
			Coffee shop	227	587
TOTAL GIA: 1017					789
0M	BOH		LV Switch Room	16	
			Plant	68	
			IT Room	11	
			Kitchen	65	160
	FOH		Mezzanine	551	551
TOTAL GIA: 825					711
01	BOH		Fitness Suite	110	
			Staff changing	28	
			Maintenance office	12	
			Plant Room	31	181
	Hotel Room		Standard	23	
			Standard	20	
			Standard	20	
			Standard	20	
			Superior	31	113
TOTAL GIA: 475					
2	Hotel Room		Snug	15	
			Snug	17	
			Snug	15	
			Snug	15	
			Snug	15	
			Snug	15	
			Superior	27	
			Standard	18	
			Superior	25	
			Standard	23	
			Standard	20	
			Standard	20	
			Standard	20	
			Superior	31	273
TOTAL GIA: 475					
03	Hotel Room		Snug	15	
			Snug	17	
			Snug	15	
			Snug	15	
			Snug	15	
			Snug	15	
			Superior	27	
			Standard	18	
			Superior	25	
			Standard	23	
			Standard	20	
			Standard	20	
			Standard	20	
			Superior	31	274
TOTAL GIA: 475					
04 - 10	Hotel Room		Standard	16	
			Standard	18	
			Snug	15	
			Snug	15	
			Snug	15	
			Snug	15	
			Snug	15	
			Snug	14	
			Standard	20	
			Accessible	20	
			Standard	17	
			Standard	19	
			Standard	18	
			Standard	18	
			Suite	25	
			Standard	20	
			Standard	20	
			Standard	20	
			Standard	20	
TY01 X 7			Suite	24	363
TOTAL GIA: 580					
11-20	Hotel Room		Standard	16	
			Suite	24	
			Suite	26	
			Suite	25	
			Suite	26	
			Suite	25	
			Accessible	21	
			Standard	17	
			Standard	19	
			Standard	18	
			Standard	18	
			Suite	25	
			Standard	20	
			Standard	20	
			Standard	20	
			Standard	20	
TY02 X 9			Suite	24	362
TOTAL GIA: 580					
21	0		Standard	16	
			Standard	18	
			Snug	15	
			Snug	15	
			Suite	26	
			Suite	26	
			Suite	25	
			Accessible	21	
			Standard	17	
			Standard	19	
			Standard	18	
			Standard	18	
			Suite	25	
			Standard	20	
			Standard	20	
			Standard	20	
			Standard	20	
			Suite	24	362
TOTAL GIA: 580					

Appendix

Planning Drawing List

DRAWING NUMBER	DRAWING TITLE	SCALE @ A1	REVISION
10185-SHP-Z0-XX-XP-A-B5D8-G100-0001	SITE LOCATION PLAN - EXISTING	1:1000	00
10185-SHP-Z0-XX-XP-A-B5D8-G100-0002	EXISTING SITE PLAN	1:250	00
10185-SHP-Z0-XX-XP-A-B5D8-G100-0003	ALTERATION SITE PLAN 01	1:250	00
10185-SHP-Z0-XX-XP-A-B5D8-G100-0004	ALTERATION SITE PLAN 02	1:250	00
10185-SHP-Z0-XX-PL-A-B5D8-G100-0004	SITE LOCATION PLAN - PROPOSED	1:1000	00
10185-SHP-Z0-EN-XE-A-B5D8-G100-0001	EXISTING ELEVATION - NORTH - TRAFFORD STREET	1:200	00
10185-SHP-Z0-ES-XE-A-B5D8-G100-0001	EXISTING ELEVATION - SOUTH - WHITWORTH STREET WEST	1:200	00
10185-SHP-Z0-EE-XE-A-B5D8-G100-0001	EXISTING ELEVATION - EAST - CENTURY STREET	1:200	00
10185-SHP-Z0-EW-XE-A-B5D8-G100-0001	EXISTING ELEVATION - WEST - DEANSGATE	1:200	00
10185-SHP-Z0-EN-XE-A-B5D8-G100-0001	ALTERATIONS ELEVATION - NORTH - TRAFFORD STREET	1:200	00
10185-SHP-Z0-ES-XE-A-B5D8-G100-0002	ALTERATIONS ELEVATION - SOUTH - WHITWORTH STREET WEST	1:200	01
10185-SHP-Z0-EE-XE-A-B5D8-G100-0003	ALTERATIONS ELEVATION - EAST - CENTURY STREET	1:200	01
10185-SHP-Z0-EW-XE-A-B5D8-G100-0004	ALTERATIONS ELEVATION - WEST - DEANSGATE	1:200	00
10185-SHP-Z1-00-PL-A-B5D8-G200-0001	GA PLAN - GROUND LEVEL 00	1:100	04
10185-SHP-Z1-0M-PL-A-B5D8-G200-0001	GA PLAN - GROUND MEZZANINE	1:100	04
10185-SHP-Z1-01-PL-A-B5D8-G200-0001	GA PLAN - LEVEL 01	1:100	03
10185-SHP-Z1-02-PL-A-B5D8-G200-0001	GA PLAN - LEVEL 02	1:100	03
10185-SHP-Z1-03-PL-A-B5D8-G200-0001	GA PLAN - LEVEL 03	1:100	03
10185-SHP-Z1-TY-PL-A-B5D8-G200-0001	GA PLAN - TYPICAL LEVEL 01 (LEVELS 04-10)	1:100	03
10185-SHP-Z1-TY-PL-A-B5D8-G200-0002	GA PLAN - TYPICAL LEVEL 02 (LEVELS 11-20)	1:100	04
10185-SHP-Z1-21-PL-A-B5D8-G200-0001	GA PLAN - TYPICAL LEVEL 21	1:100	00
10185-SHP-Z1-RF-PL-A-B5D8-G200-0001	GA PLAN - ROOF LEVEL	1:100	03
10185-SHP-Z1-AA-SE-A-B5D8-G200-0001	GA SECTION AA	1:200	04
10185-SHP-Z1-BB-SE-A-B5D8-G200-0001	GA SECTION BB	1:200	04
10185-SHP-Z1-CC-SE-A-B5D8-G200-0001	GA SECTION CC	1:200	04
10185-SHP-Z1-DD-SE-A-B5D8-G200-0001	GA SECTION DD	1:200	04
10185-SHP-Z1-EN-EL-A-B5D8-G200-0001	GA ELEVATION - NORTH - TRAFFORD STREET	1:200	03
10185-SHP-Z1-ES-EL-A-B5D8-G200-0001	GA ELEVATION - SOUTH - WHITWORTH STREET WEST	1:200	03
10185-SHP-Z1-EE-EL-A-B5D8-G200-0001	GA ELEVATION - EAST - CENTURY STREET	1:200	03
10185-SHP-Z1-EW-EL-A-B5D8-G200-0001	GA ELEVATION - WEST - DEANSGATE	1:200	04
10185-SHP-Z1-EW-EL-A-B5D8-G200-0002	GA ELEVATION - WEST - DEANSGATE	1:500	03

Planning Drawing List

DRAWING NUMBER	DRAWING TITLE	SCALE @ A1	REVISION
10185-SHP-Z1-XX-3D-A-B5D8-G200-0001	GA 3D VIEW - VIEW 01	NTS	02
10185-SHP-Z1-XX-3D-A-B5D8-G200-0002	GA 3D VIEW - VIEW 02	NTS	01
10185-SHP-Z1-TY-DE-A-B5D8-G251-0001	EXTERNAL WALL DETAIL - TYPICAL DETAIL 01	1:25	01
10185-SHP-Z1-TY-DE-A-B5D8-G251-0002	EXTERNAL WALL DETAIL - TYPICAL DETAIL 02	1:25	01
10185-SHP-Z1-TY-DE-A-B5D8-G251-0003	EXTERNAL WALL DETAIL - TYPICAL DETAIL 03	1:25	01
10185-SHP-Z1-TY-DE-A-B5D8-G251-0004	EXTERNAL WALL DETAIL - TYPICAL DETAIL 04	1:25	01
10185-SHP-Z1-XX-SC-A-F900-0001	ACCOMMODATION MATRIX	N/A	02
10185-SHP-Z1-XX-SC-A-F900-0002	ACCOMMODATION MATRIX	N/A	02
10185-SHP-Z0-EN-XE-A-B5D8-G100-0003	HERITAGE ALTERATION ELEVATION - TRAFFORD STREET	1:100	00
10185-SHP-Z0-ES-XE-A-B5D8-G100-0003	HERITAGE ALTERATION ELEVATION - WHITWORTH STREET WEST	1:100	01
10185-SHP-Z0-EE-XE-A-B5D8-G100-0003	HERITAGE ALTERATION ELEVATION - CENTURY STREET	1:100	01
10185-SHP-Z1-EE-SE-A-B5D8-G200-0001	HERITAGE GA SECTION - DD	1:100	00
10185-SHP-Z1-TY-DE-A-B5D8-G251-0005	HERITAGE DETAILS OF INTERFACE WITH VIADUCT	1:50	00
10185-SHP-Z1-TY-DE-A-B5D8-G251-0006	HERITAGE DETAILS OF INTERFACE WITH VIADUCT	1:10	00

NOTE: DRAWINGS HIGHLIGHTED IN ORANGE UPDATED AS PART OF THIS MINOR MATERIAL AMENDMENT

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