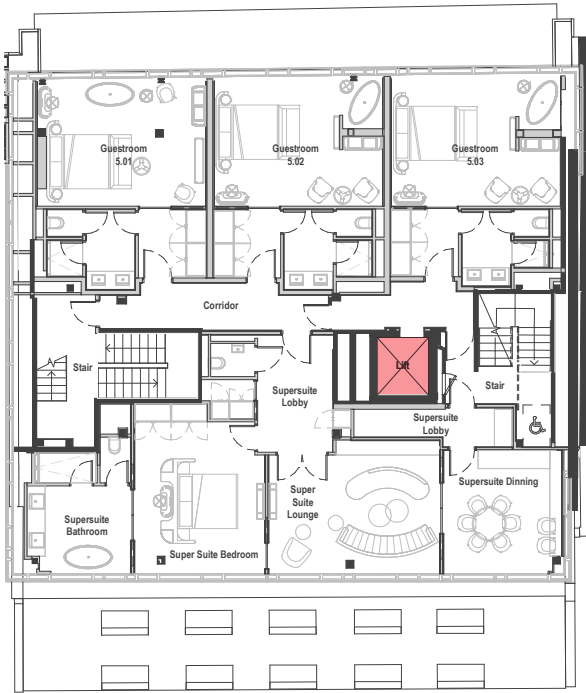
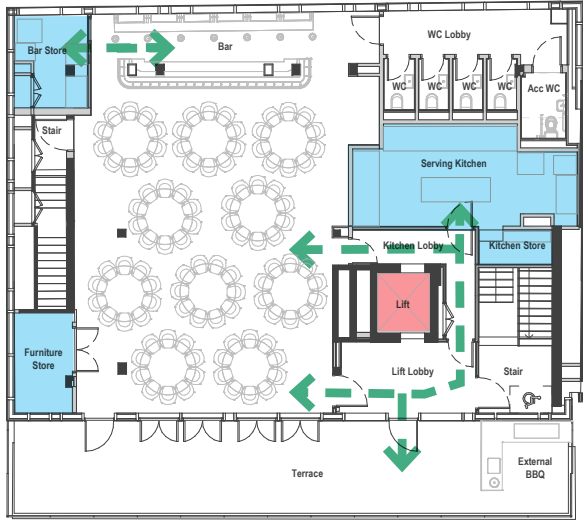


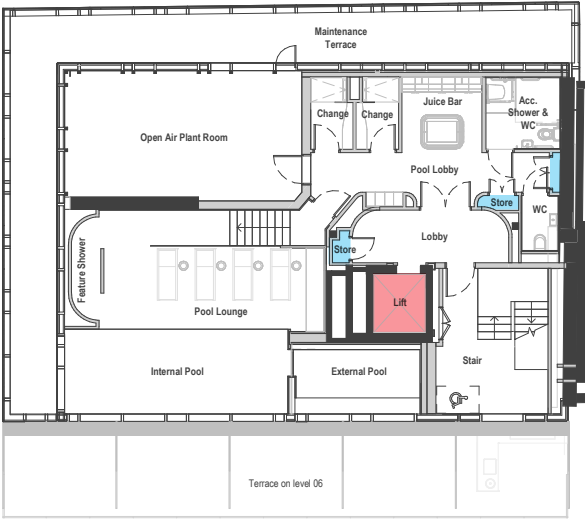
Servicing & Access
6.5 Servicing Strategy



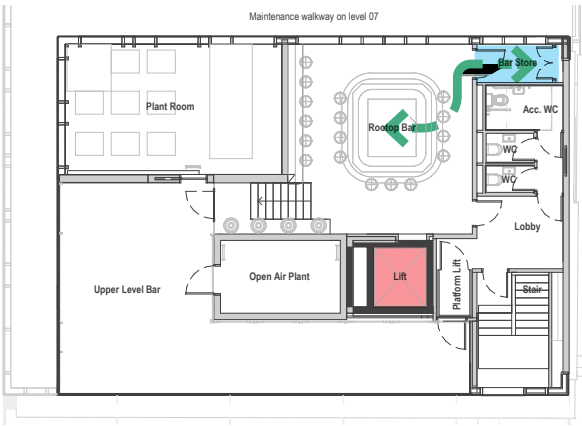
Fifth Floor



Sixth Floor



Seventh Floor



Eighth Floor

- ➡ Staff servicing routes
- Passenger lift serving all floors allowing waste to be transported to the basement for disposal
- Back of house stores/servicing areas

Servicing & Access

6.6 Deliveries Strategy

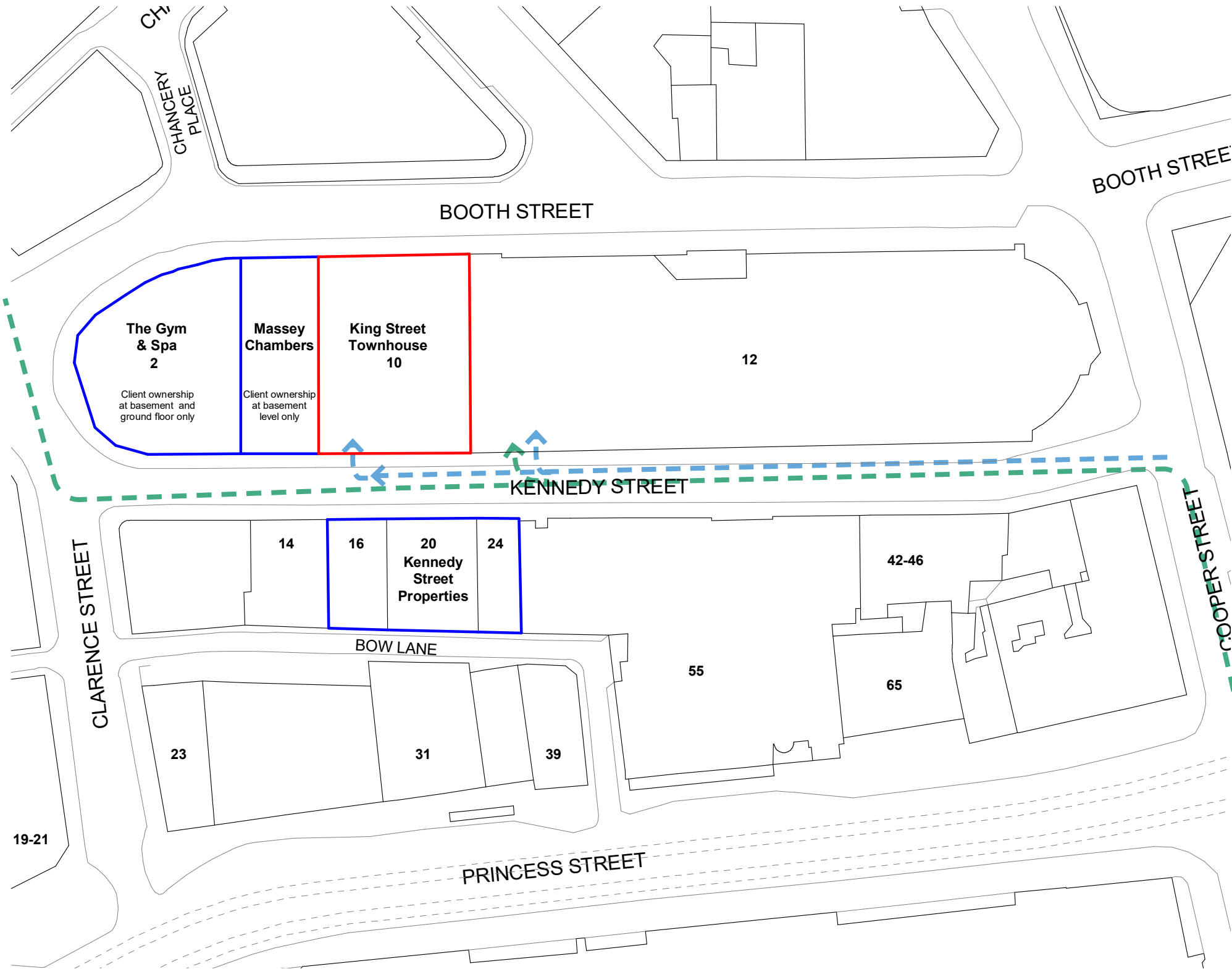
Deliveries for the properties will be via Kennedy Street as per the existing hotel delivery strategy.

Deliveries will be no earlier than 07.00am and will occur throughout the business day until approximately 6.00pm.

Kennedy street is a one way system. The delivers will follow this same route.

It is anticipated that the frequency of deliveries will be as per the existing hotels delivery strategy the number and frequency of which are outlined below:

- Approximately 5 No. morning deliveries per day for 6 days a week. e.g., vegetables, seafood, meat and dry goods.
- Beverages: Approximately 5 No. deliveries per week, e.g., beer, wine, spirits.



-  Waste removal route for collection vehicles
-  Deliveries route

Servicing & Access

6.7 Crime Impact Assessment & Security

Measures will be implemented in order to mitigate the risk of crime on the proposed site.

Cameras will cover entrance points based along Booth Street. Subject to planning, surveillance would also be required covering the entrance and exit points to the rear of the site along Kennedy Street where there is entry and exit points for staff and delivery service, as well as covering fire exits and underground parking entrance used by site management and VIP guests.

 CCTV Data Point

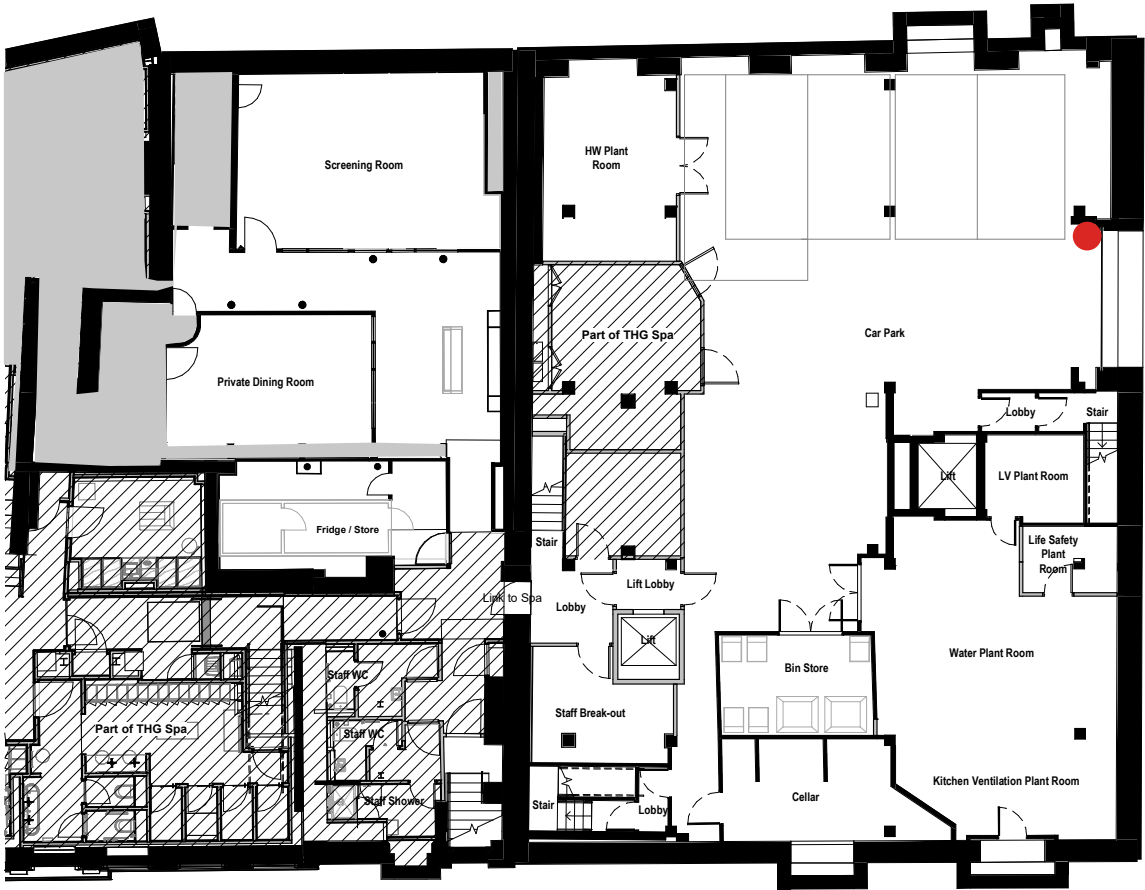
Crime and Security

Security measures have been incorporated into the design to reduce the risk of criminality or other threat.

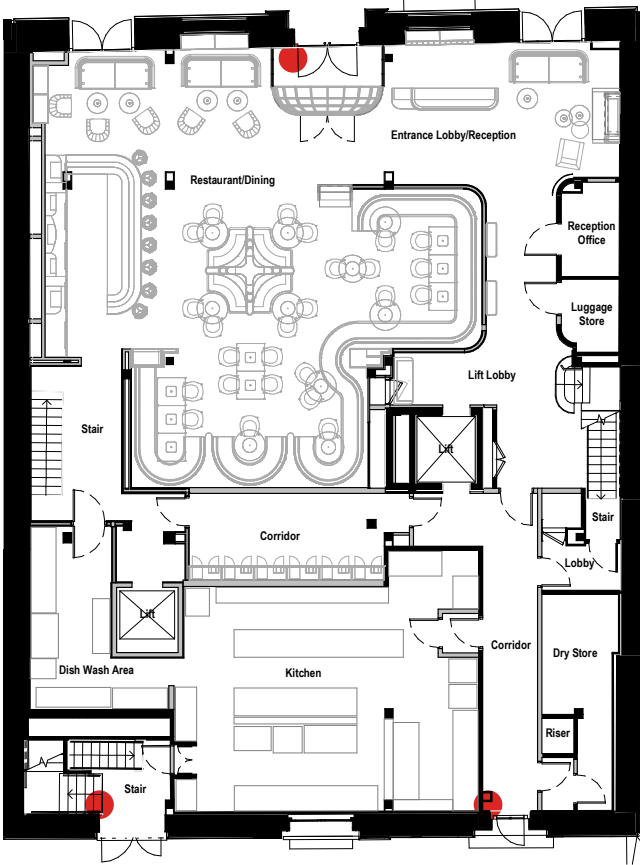
The security measures have been kept subtle in order to remain in keeping with the heritage and high end boutique feel of the hotel and without visibly announcing the fear of crime.

It is worthy of note that THG are members of the Manchester City Co and ultimately Manchester Business Crime Reduction Partnership (MBCRP).

The layout of the ground floor is also organised to ensure the reception and staff entrance have passive surveillance of main entrances.



Proposed Basement Plan



Proposed Ground Floor

Servicing & Access

6.8 Cleaning & Maintenance Strategy

Window Cleaning - Existing Heritage Facade

Windows will be cleaned externally using a telescopic water-fed pole from street level. This is as per the existing hotel cleaning strategy.

Window Cleaning - Proposed New Build Facade - Levels 05-08

Windows will be cleaned using a telescopic water-fed pole from the terrace areas on 6th, 7th and 8th floor. This will be carried out under a managed strategy with trained operatives using platforms where required of no more than 500mm in height.

Roof Maintenance & Plant Access

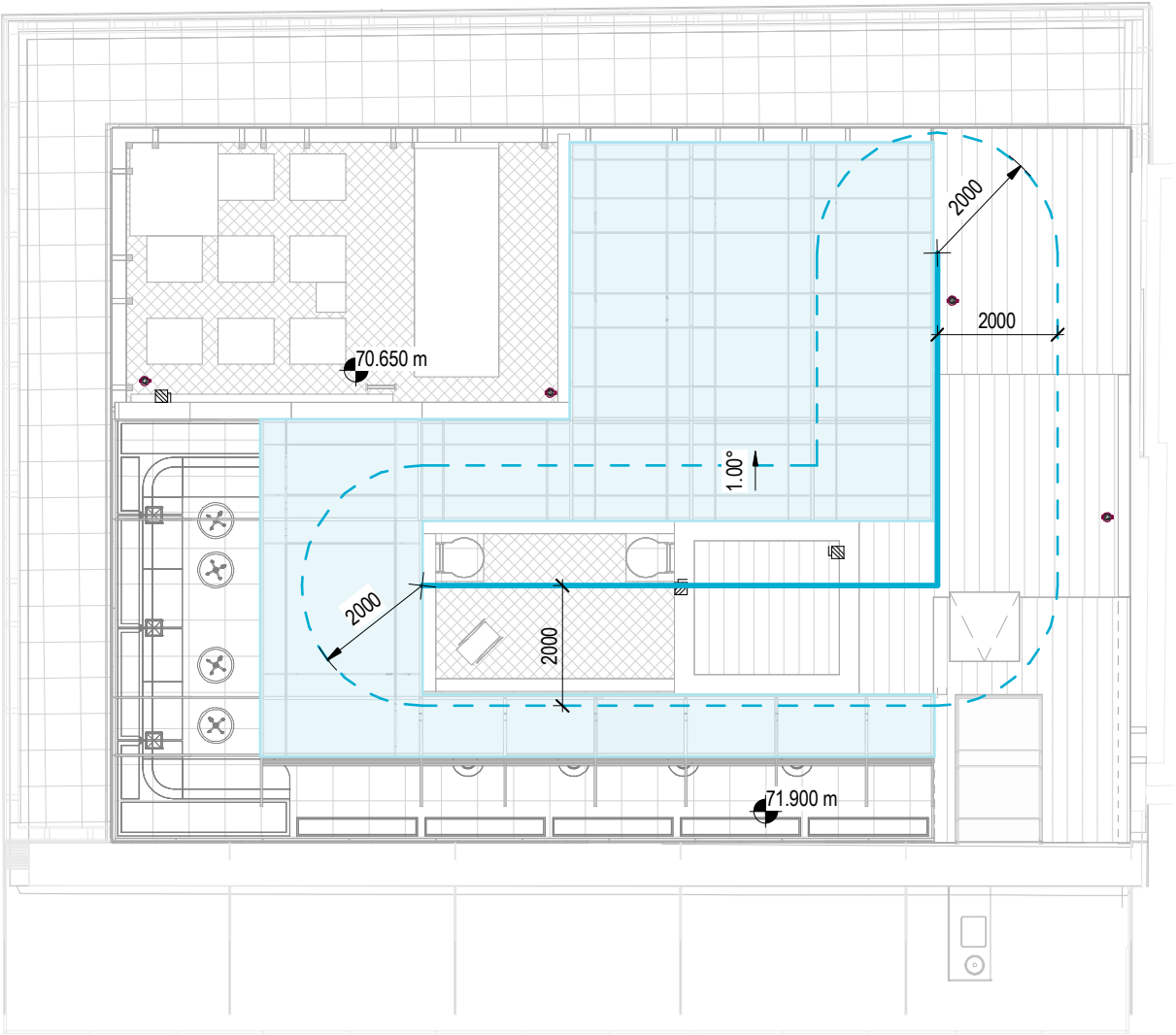
The roof at KSTH will only be accessed by trained cleaning and maintenance operatives who will be familiar with the buildings and the managed strategy for cleaning and maintenance.

With the above in mind the roof is accessed via a CAT ladder within the smoke vent plant room. This ladder brings you onto a steel mesh deck directly above the plant room and will allow access on to the lift overrun.

Horizontal lifeline will be provided along the lift overrun and mesh flooring zones to allow operatives to clip on and be restrained whilst cleaning the extents of the glass roof structure. Glazing will be specified to allow operatives to walk onto the glazed structure to enable cleaning of glass extents.

Non glazed elements of the roof will be visually inspected from the lift overrun/mesh flooring areas and will not require regular maintenance. Maintenance in relation to major structural or architectural elements will be accessed via temporary scaffolding system as this will not be a regular maintenance requirement.

Cleaning and maintenance strategy to be further developed for the submission of the design and access statement on 23rd April 2021.



Proposed roof access strategy



Roof cleaned and inspected using horizontal lifeline system



Horizontal lifeline

Glazed curved roof to be replaced from below; Cleaning of internal panels traditional from ladder.

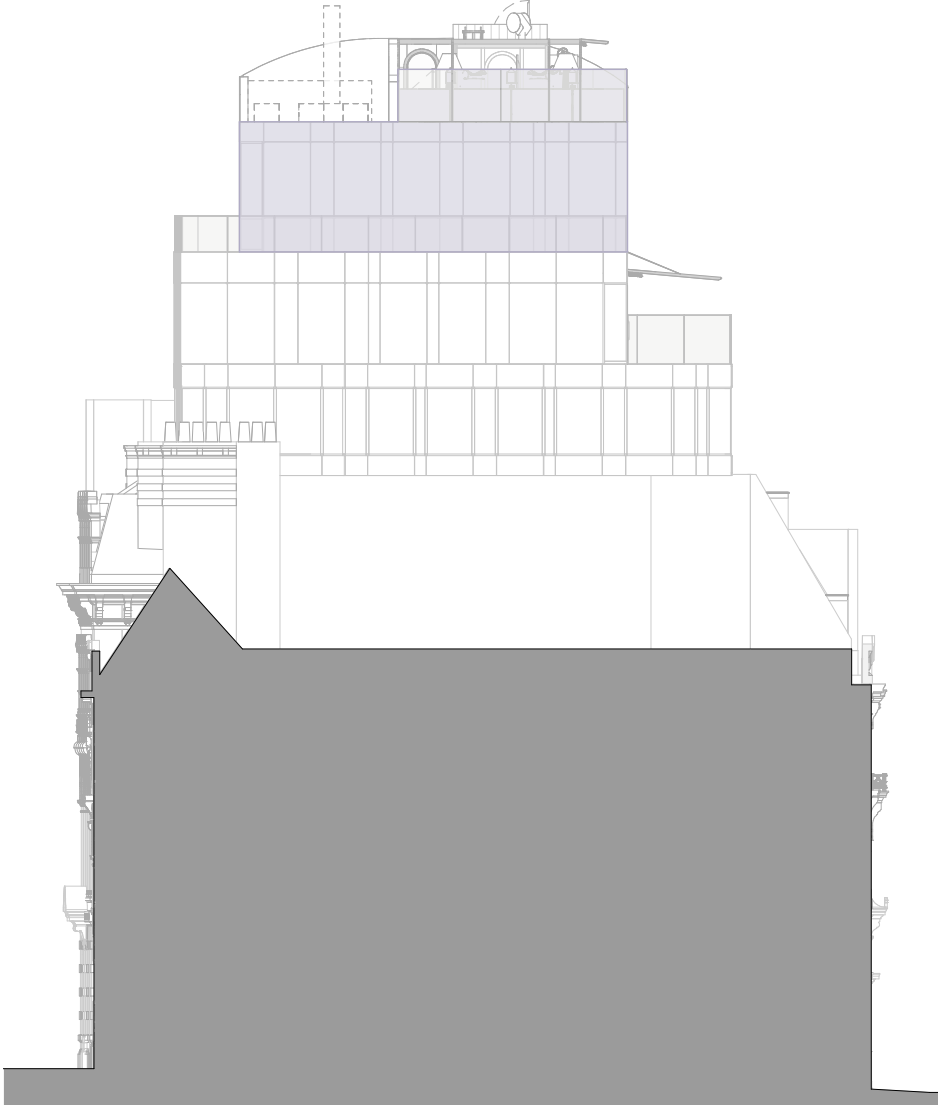
Servicing & Access
6.8 Cleaning & Maintenance Strategy



Proposed North West Elevation



Proposed South East Elevation



Proposed South West Elevation

- Part of the facade to be cleaned using water fed pole systems and maintained from street level.
- Cleaned using water fed pole systems and maintained from the terrace on the 6th floor up
- Cleaned using water fed pole systems and maintained from the terrace on the 6th floor down
- Cleaned using water fed pole systems and maintained from the terrace on the 7th floor up
- Cleaned using water fed pole systems and maintained from the terrace on the 7th floor down

7.0

Summary & Conclusion

7.1 Concluding Statement

Summary & Conclusion

7.1 Concluding Statement

The proposal for King Street Townhouse is to improve the internal hotel offering whilst holistically upgrading the facilities. The architectural response must be sensitive to the original building and wider conservation area, whilst seeking to provide Manchester city centre with an unique, boutique hotel experience.

King Street Townhouse Hotel acts as the anchor to the THG portfolio on Booth/Kennedy Street in the heart of Manchester City Centre.

The proposal seeks to replace the existing hotel extension with a single glass box style aesthetic that brings architectural cohesion. It unifies the architectural language through the use of a reflective, etched, glazed panel system. The proposed facade will also reduce the visual impact of the modern extension and instead shift the visual focus back to the heritage facade below.

The proposed offering will further provide the Manchester hospitality market with a high quality, serviced accommodation and also state of the art event spaces in the financial heart of the city. King Street Townhouse offers architectural character, bespoke high class interiors and multiple guest and patron experiences. These include a flexible cosy ground floor tavern offering, a bespoke external/ internal pool, fantastic rooftop bars, and a private dining & cinema experience alongside the upgraded versatile guest room offering.

The hotel will be operated by the current owners, THG, who are a global technology & online consumer brand group. THG are looking to make their mark in the hospitality sector, with a unique offering that provides an emphasis on comfortable, luxurious, creatively designed accommodation with the upgrade to King Street Townhouse Hotel.

The pursuit of quality and luxury is the driver both internally and externally and we anticipate these properties being some of the most desirable places to stay and entertain in Manchester.



8.0

Appendix

8.1 Appendix

Appendix
8.1 MCC Waste Pro Forma

Appendix E

Proforma for Planning Applications



MANCHESTER
CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number:

Date Submitted:

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	N/A
Pulpable Recycling	140 / 240	1 x wheeled bin	N/A
Mixed Recycling	140 / 240	1 x wheeled bin	N/A
Garden Waste	140 / 240	1 x wheeled bin	N/A
Food Waste	23	1 x 23 litre caddy	N/A

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	N/A

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste -	2no. x 1100L Euro bins
Pulpable Recycling -	1no. x 240L Wheelie Bin
Mixed Recycling -	3no. x 240L Wheelie Bin
Food Waste -	1no. x 240L Wheelie Bin
Industrial Waste -	N/A

Has / will a contract be obtained with a licenced waste carrier?

YES

Mixed Use Developments

N/A

Are the stores for residential and commercial separate from each other?

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

The hotel has an existing large internally dedicated bin store in the basement level. This dedicated bin store will be retained and maintain the direct ramped access do the collection point on Ground floor outside Kennedy Street. The bin store has a range of bins to allow easy separation of general, pulpable, mixed and food waste. The bin store will be well ventilated and will have accessed by hotel staff.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

N/A

Ensure all bins in the store are accessible

Ensure recycling facilities are as easy to access as general refuse

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - The bin store door will be louvred to allow airflow and leads directly out into the basement car park.

Hygiene - The existing bin store has a robust floor with gulley to allow easy cleaning. It will also have regular collection to ensure it is always within capacity.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

The waste management company will collect and return the bins directly to the store. Staff will either open the bin store doors at dedicated collection times, or the company may be given the access code to allow direct access.

Please ensure that you have attached:

Detailed plans of waste stores

Location plans showing stores

Location plans showing the proposed collection point and the route the collection vehicle will take

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

23

24

25

