



King Street Townhouse Hotel, Manchester

Design & Access Statement
15.06.2021

Design & Access Statement

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1.0

Introduction

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Introduction

1.1 The Vision

King Street Townhouse Hotel is a former bank built in 1874 which was renovated in 2015 to a 4* deluxe hotel. It is a grade II listed building from Basement level up to 4th Floor Level with a 2015 renovation adding on a three storey extension. The existing extension includes hotel guestrooms at 5th Floor, Events Space and associated terrace at 6th Floor with Spa facilities including external pool at 7th Floor.

The intention is to refurbish the existing hotel, resulting in 37 hotel guest rooms (40 guest rooms currently) including the refurbishment of Food and beverage and events spaces and the addition of a rooftop bar on 8th Floor.

- Reconfiguration of all guest room/bathrooms.
- Reconfiguration of 3 No. existing guestrooms on Level 05 to create a larger 'supersuite'
- Refurbishment of all food and beverage and events space.
- Extension of main passenger lift to allow access to new 8th Floor rooftop bar.
- Reconfiguration of 7th Floor Pool layout to increase size of pool and maximise views out to town hall.
- Replacement of the existing extension facade system.
- Replacement of existing service platform lift with passenger lift to link hotel with new adjacent Spa facility at 2 Booth Street.

1.2 Character and Continuity

It is intended that the proposals are respectful of the original design and heritage importance of the building and in a manner that is in keeping with the surrounding buildings and area.

1.3 Market Demand

The proposal is part of a refurbishment programme initiated by the owner of the hotel with the intention of reinvigorating the already special nature of this building. The aim is to enhance the overall facilities offered by the hotel, as well as the service and operation, to support the current activities in the area.

1.4 Quality

To ensure a high quality design appropriate for a Grade II Listed Building and 5 Star Hotel which will provide a unique offering in the Manchester hospitality scene, becoming a new social destination within the city



Proposed Booth Street View

The Site & Planning Context

1.5 The Client Summary

THG is a global digital-first consumer brands group, retailing its own brands predominantly in beauty and nutrition. It also works with third-party brands via its proprietary, end-to-end, e-commerce technology, infrastructure and brand-building platform, THG Ingenuity. Its portfolio of own brands includes Myprotein, look fantastic, ESPA and GLOSSYBOX.

Founded in 2004, THG now operates globally, retailing hundreds of localised websites, across over 195 territories.

THG is also listed on the London Stock Exchange in 2020, in the UK’s biggest IPO in five years. Head quartered in Manchester, the Group employees over 10,000 people globally and is on course to expand its global footprint significantly and with further investment in its international infrastructure.

In addition to its properties in Manchester City Centre, including King Street Townhouse, Great John Street Hotel, and 100 King Street, THG is the owner of Hale Country Club & Spa.

The properties will form part of THG’s growing marketing infrastructure that delivers enhanced consumer and member experiences, influencer and brand-led events as well as content creation. THG is combining successful online growth with investment in premium assets. While continuing to expand its international presence, as a Manchester born business, THG is committed to the North West and growing its employment base and investment in the region.



THG ICON, Manchester Airport



THG Warehouse, Poland



Hale Country Club & Spa, Cheshire



Great John Street Hotel
Central Manchester



Kennedy Street Properties
Central Manchester



2 Booth Street
Central Manchester



100 King Street
Central Manchester

Introduction
1.6 The Team

- Client:** THG
- Project Manager** - Gardiner & Theobald
- Quantity Surveyor** - Gardiner & Theobald
- Planning Consultant** - Euan Kellie Property Solutions
- Heritage Consultant** - Stephan Levrant Heritage Architecture
- Architect** - EPR Architects
- Interior Designer** - EPR Architects
- Services Engineer** - WSP
- Structural Engineer** - WSP
- Principal Designer** - Gardiner & Theobald
- Acoustics** – WSP
- Fire** - WSP
- Lighting** - BDP
- Building Control** – Ball & Berry
- Catering** – SHW Catering
- Swimming Pool** - Barr & Wray



The Site & Planning Context

1.7 Relevant EPR Architect Experience

EPR Architects Ltd have over 70 years experience in masterplanning, architecture and interior design. Over the last 30 years, EPR have gained extensive experience in the hotel sector, ranging from limited service hotels and private members hotels to award winning luxury hotels. We like to work for innovative cutting edge developers / operators who are pushing the boundaries of hospitality; dining experiences and guest experience.

Recent award winning project include:

2020

- AJ100 Clients’ Choice Award Winner
- Great Scotland Yard Hotel (Shortlisted)
- Great Scotland Yard Hotel - Best Hotel Under 200 Rooms, Europe

2019

- The Ned Hotel: RIBA London Award
- Kimpton Fitzroy: Hotels + Hospitality
- The LaLit Hotel London: Best UK City 51+ Rooms

2018

- AJ100 Clients’ Choice Award Winner
- AJ100 Practice of the Year (Shortlisted)
- The Ned Hotel : City Heritage Award
- The Ned Hotel : Global Awards (Shortlisted)
- The LaLit Hotel London: Best Boutique Hotel

2017

- AJ100 Clients’ Choice Award Winner
- The Ned Hotel: Best Hotel in Europe
- The Gainsborough Bath Spa: Hotel of the Year, England
- The LaLit Hotel London: Best International Boutique Hotel



Ace Hotel, Shoreditch



Great John Street Hotel, Manchester



Home Grown, Westminster



Rosewood Hotel, High Holborn



Lalit Hotel, Southwark

2.0

The Site & Planning Context

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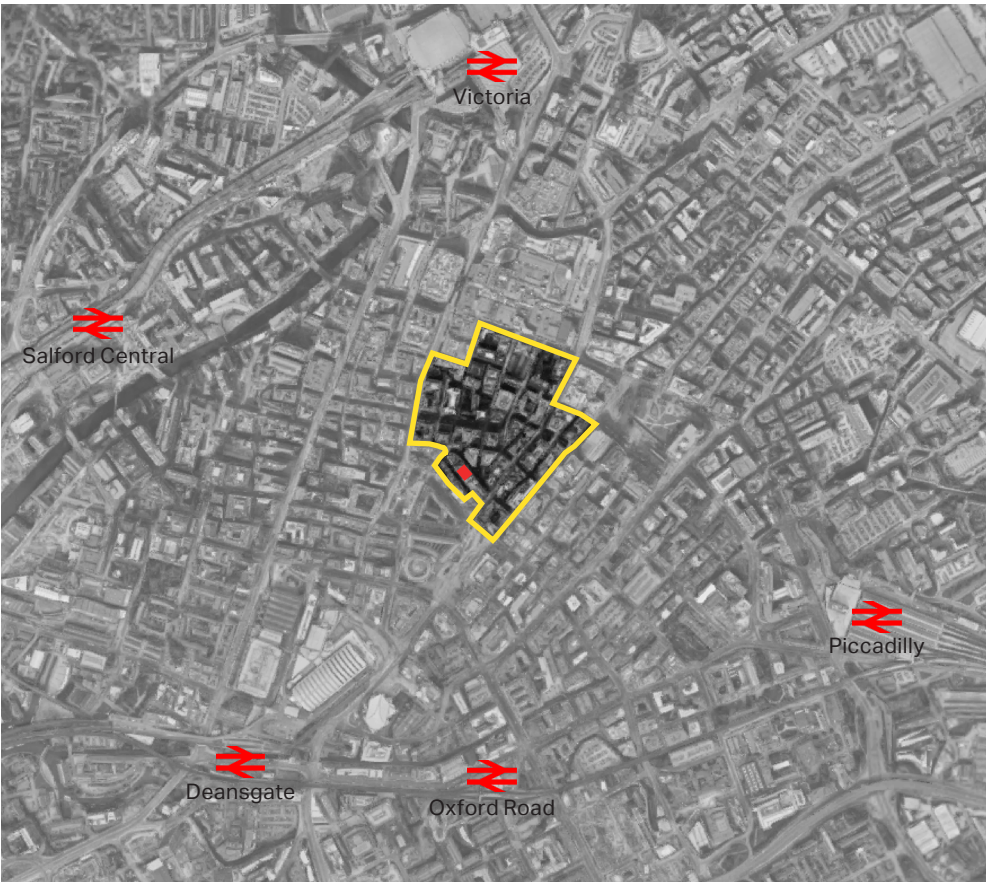
The Site & Planning Context

2.1 Site Location

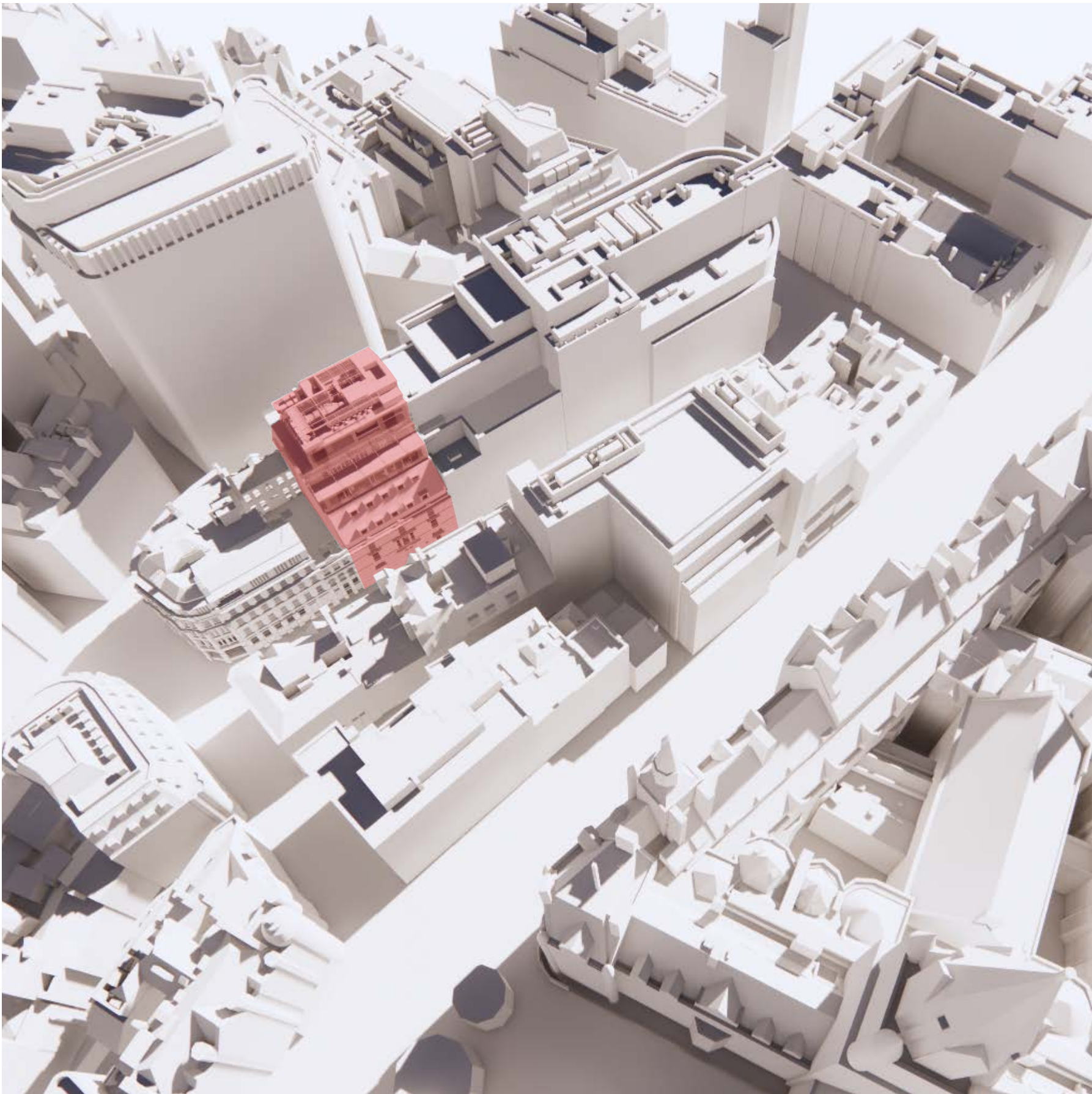
The site is located within the Upper King Street Conservation area and is bounded by Booth Street to the north of the building and Kennedy Street to the south of the building. The site also sits near the boundary of the Albert Square Conservation Area.

The adjacent buildings include Massey Chambers to the west which is a residential building accessed primarily from Booth Street. At basement level the proposal links through to 2 Booth Street via a corridor to allow access to the newly created Spa and Gym facility.

To the east of the site is Belvedere Business Centre which is a mixed use building comprising of predominantly office space with retail outlets at Ground Floor.



Site location map



Aerial view of the site (VuCity)

Upper King Street Conservation Area

Development started in the area in the late 17th Century. One of the first substantial buildings completed was Cross Street Chapel in 1694. Development continued throughout the 18th Century with Manchester's first concert hall and purpose built theatre making this the center of Manchester's musical and theatre life until the mid 19th Century.

The conservation area includes a variety of architectural styles and some of Manchester's most iconic buildings. These include the oldest in King Street, 'The Trustee Savings Bank' at no. 82 as well as the former 'Midland Bank' at 100 King Street, designed in 1929 by Sir Edward Lutyens.

Today, Upper King Street remains a part of the heart of the city with almost all buildings in active use,



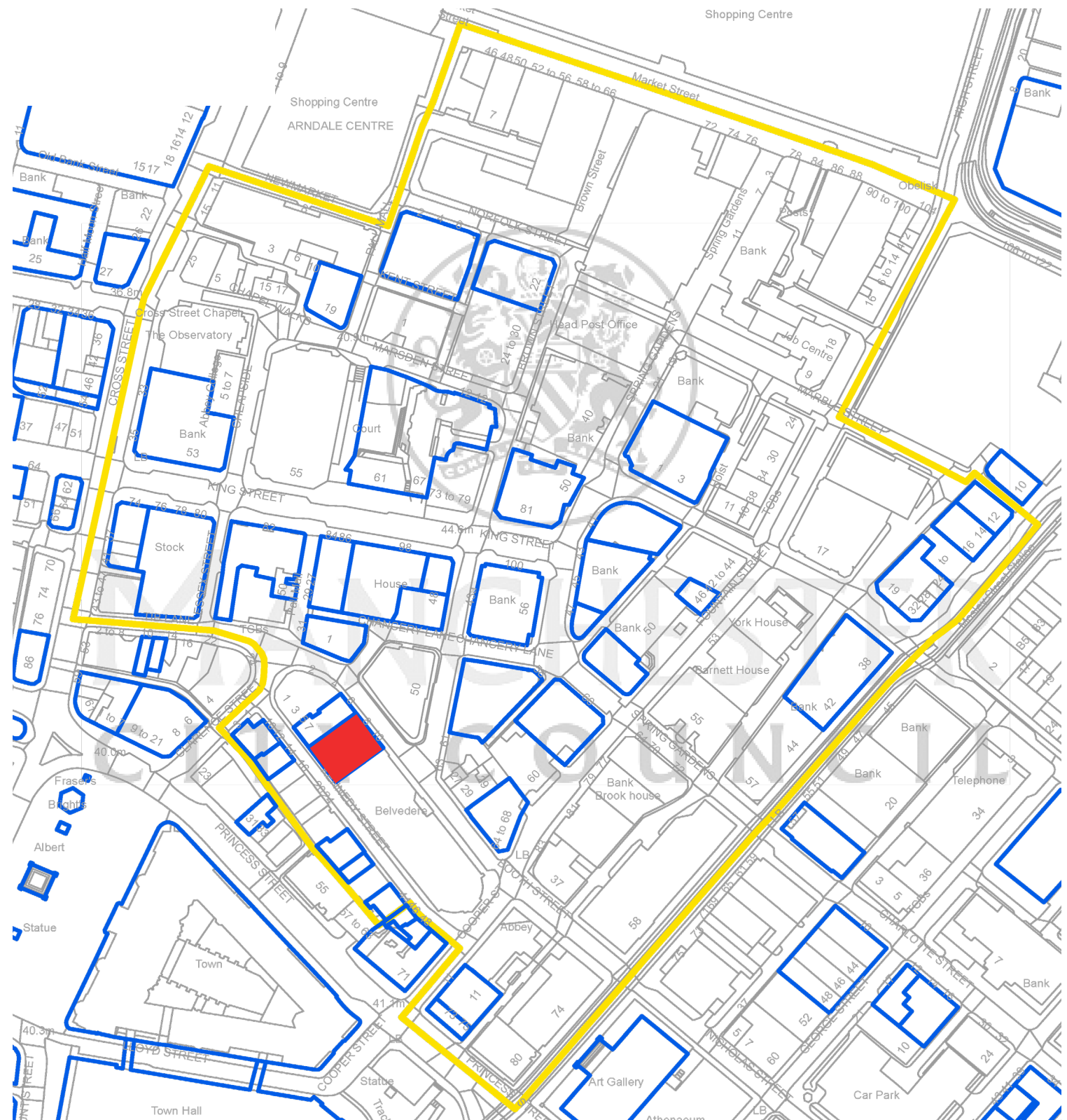
The Trustee Savings Bank at no.82



Former Midland Bank at 100 King Street



Manchester & Salford Savings Bank



Manchester City Council - Upper King Street Conservation Area Map - Edited

-  Conservation Area Boundary
 Listed Building
 Site

The Site & Planning Context

2.3 Albert Square Conservation Area

Albert Square Conservation Area

Established in 1972, the Albert Square conservation area is centered on the Town Hall, a Gothic Revival masterpiece, and Albert Square itself.

The street pattern and many of the building plots date back to 1794, when a number of residential properties were located on the current Town Hall site.

The Town Hall had previously been located at King Street, but the Council outgrew the building and in 1868, a competition was launched to design a new larger premises.

The competition was won by Alfred Waterhouse and the Town Hall was completed in 1877. This is the most notable piece of architecture from Waterhouse and is considered his finest work.

Whilst the Town Hall is the cultural feature of the conservation area, there are also a number of commercial & small-scale buildings which have helped to make this area a vibrant part of Manchester.

Other buildings around the Square were built during the Victorian boom, and most survive to the present day except those immediately opposite the front of the Town Hall. These sites are now occupied by office blocks constructed in the early 1980s.

There is a variety of materials and architectural styles within the conservation area but many of the most successful buildings have managed to use proportion and rhythm to help create the varied and detailed townscape that is a feature of the conservation area.

-  Conservation Area Boundary
-  Listed Building
-  Site



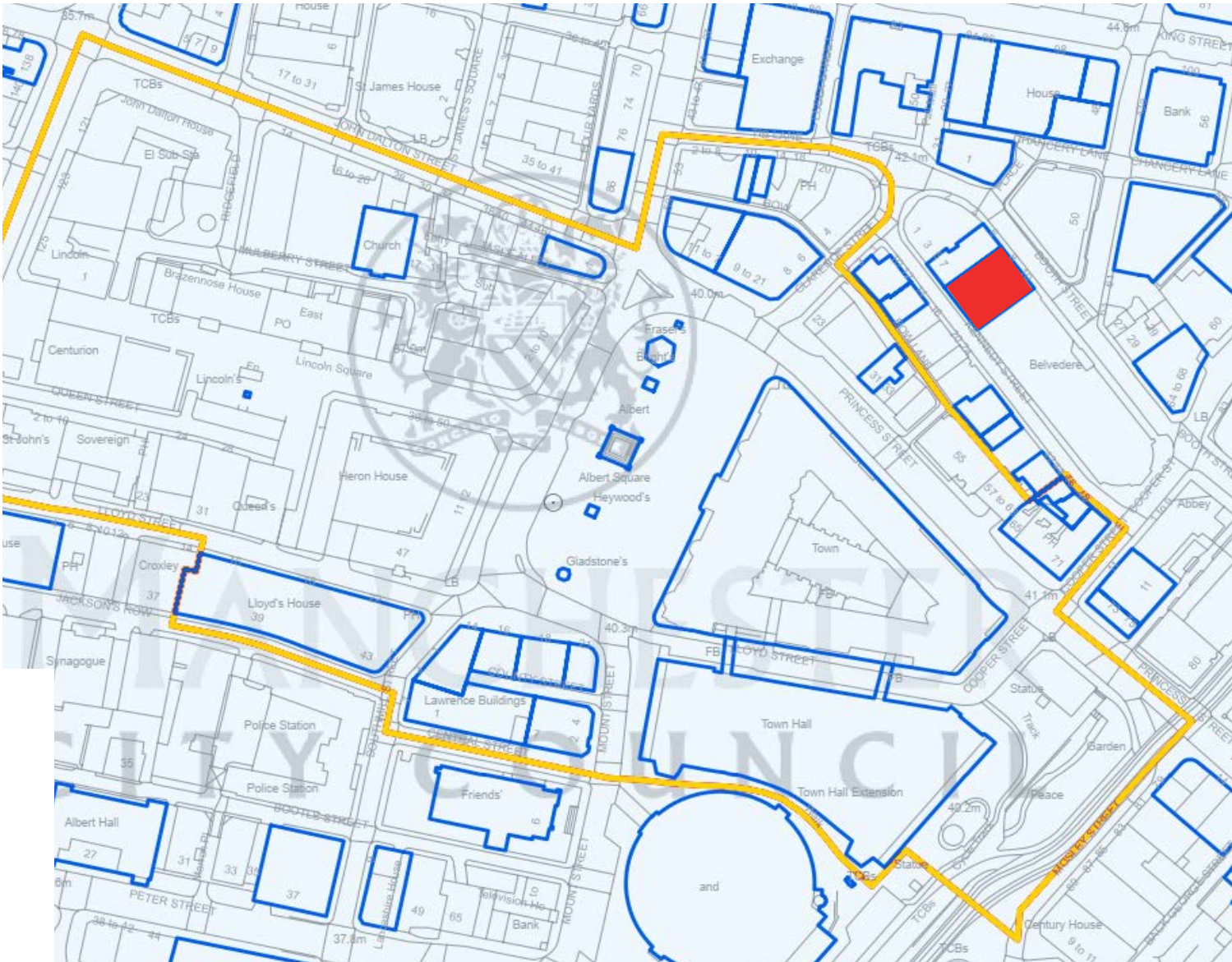
Manchester Town Hall



Memorial Hall



Lawrence Building, Mount Street



Manchester City Council - Albert Square Conservation Area Map - Edited

The Site & Planning Context

2.4 Architectural Context

The surrounding architectural context is very varied, with some of the most notable buildings in Manchester within close proximity, such as Manchester Town Hall and The Old Law library. The ornate stonework and brickwork that is featured on numerous buildings within the immediate context of the hotel, is juxtaposed with some very striking modern additions, such as the offices at Chancery Place. This helps to create a dynamic and interesting architectural landscape.

As shown in the adjacent examples, original buildings tend to use stone, brick and slate, often with intricate detailing, whilst the modern additions to the area see the introduction of large areas of glazing and cladding as can be seen with Chancery Place and 55 Princess Street.



14 Kennedy Street - The Old Law Library



2 Booth Street

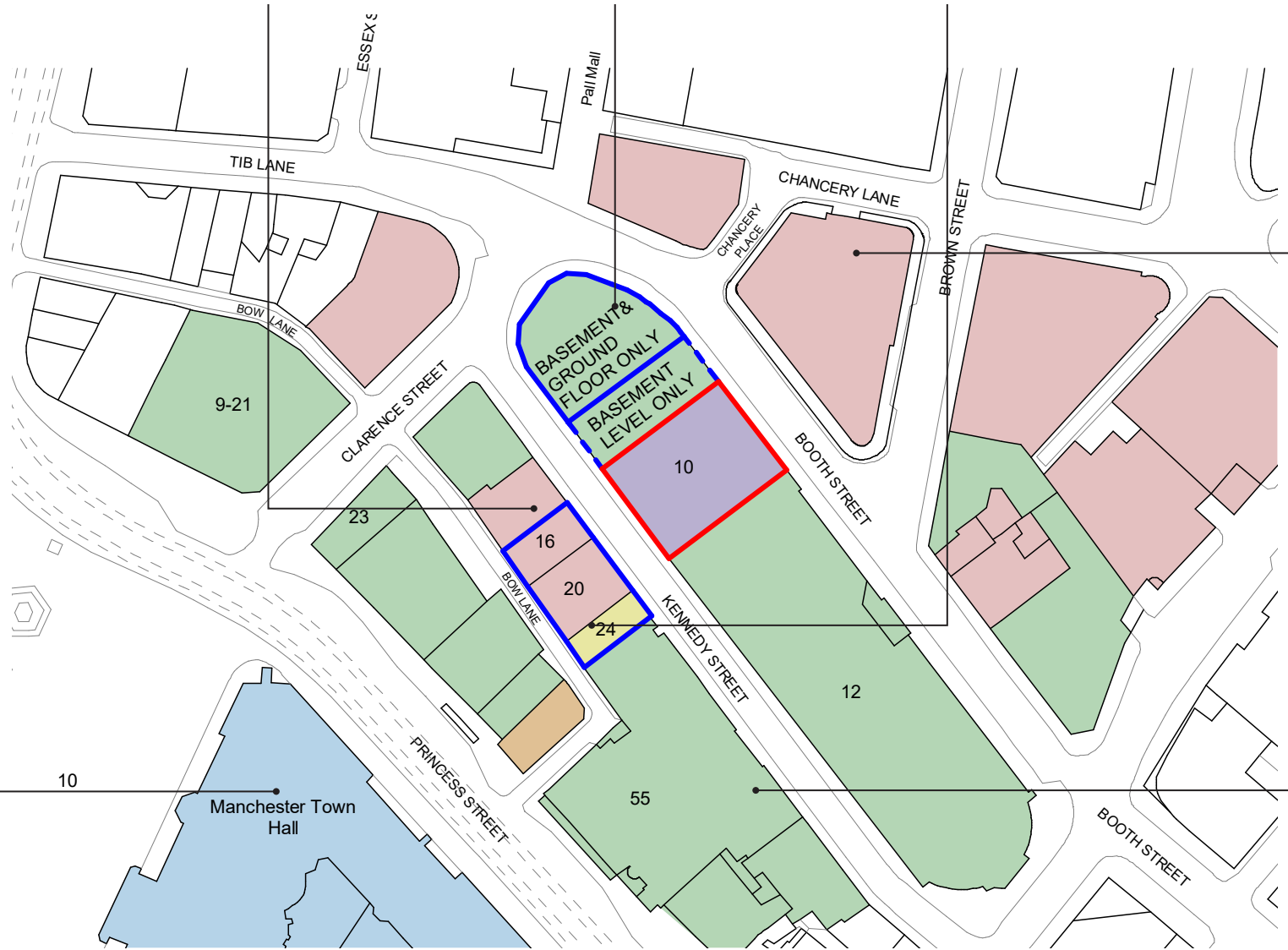


Kennedy Street Properties

- Office
- Mixed Use
- Hotel
- Hospitality (Restaurant/Bar/ Cafe)
- Cultural
- Residential



Manchester Town Hall



Chancery Place



55 Princess Street