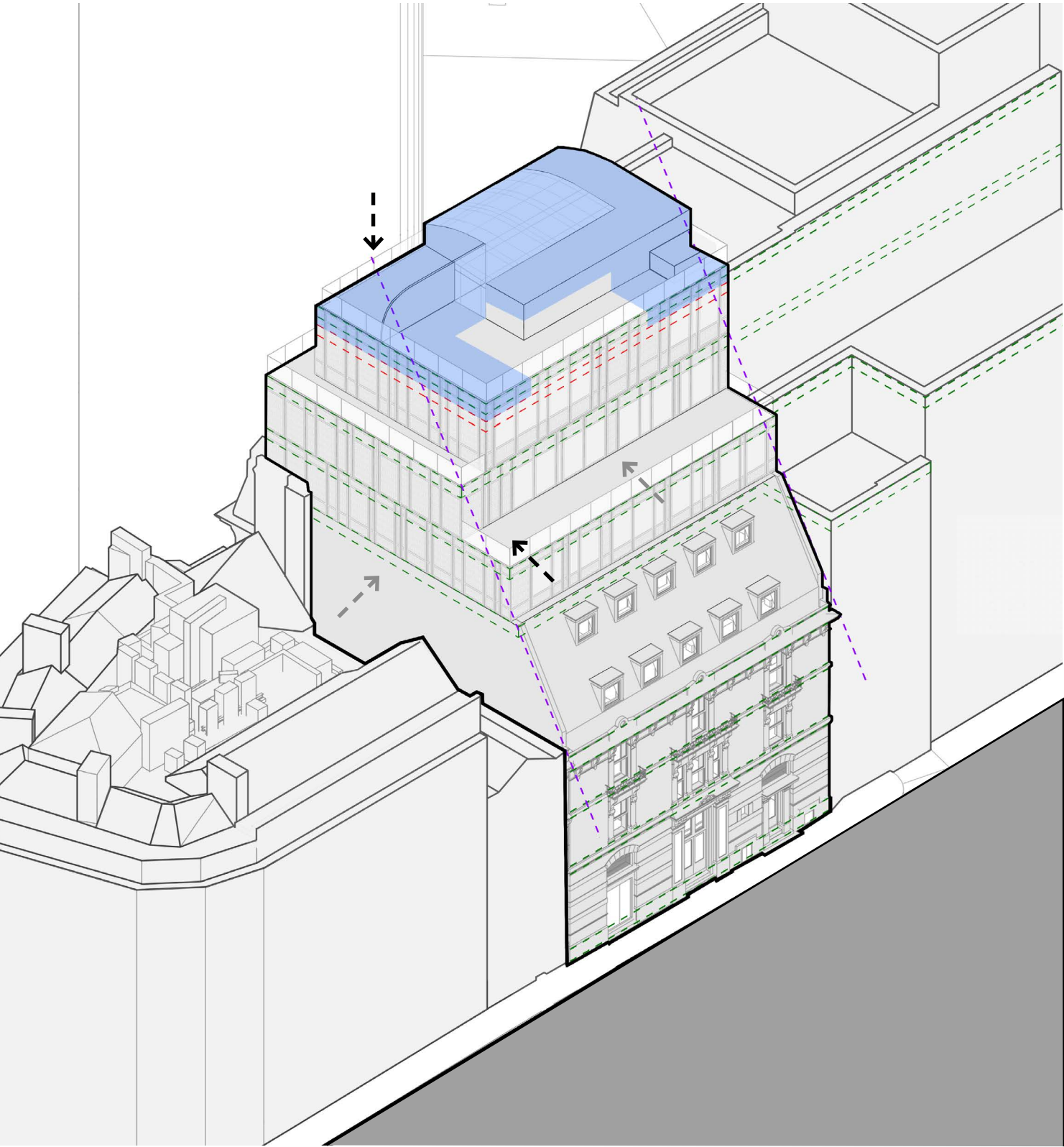


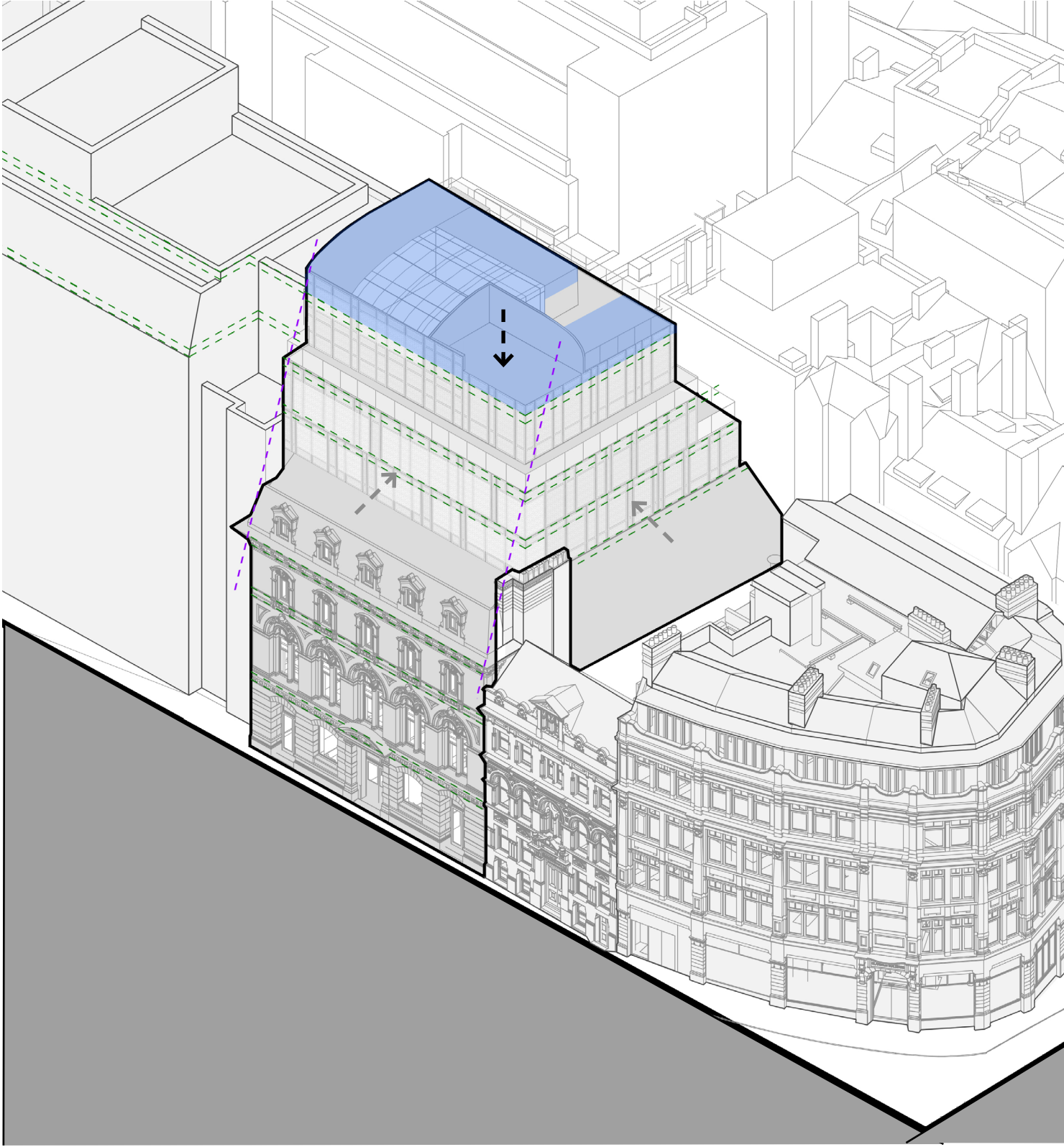
Design Development
3.6 Final Scheme - Massing Rationalisation

- > Massing change
- > Material change
- Existing mass
- Proposed additional mass

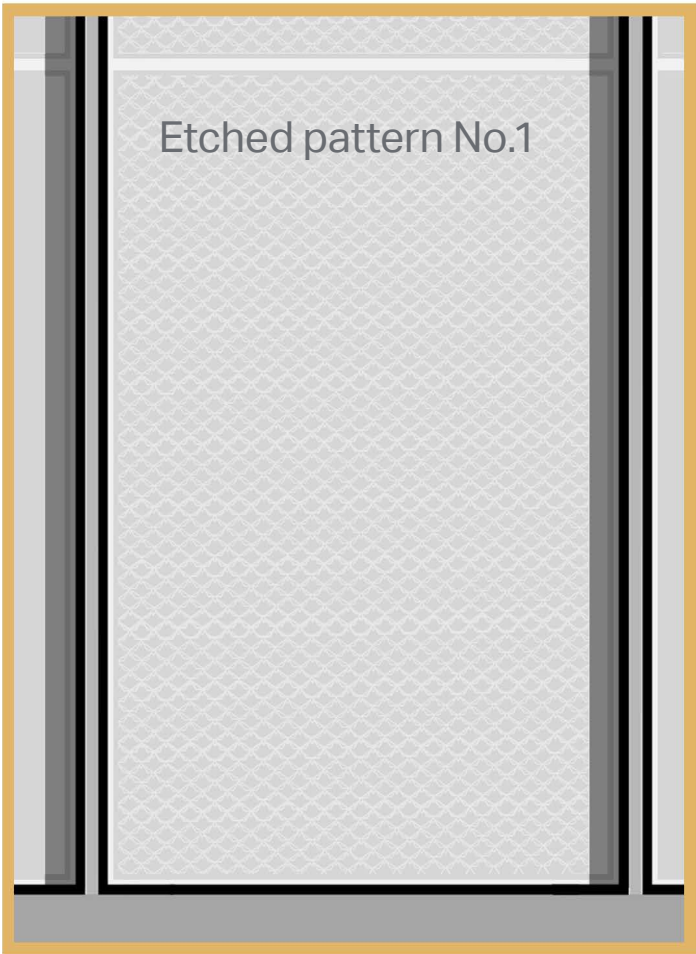
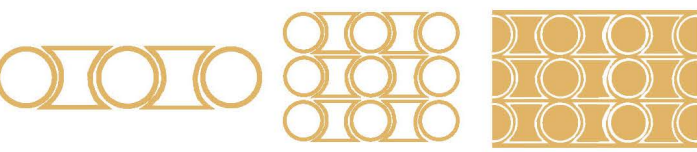
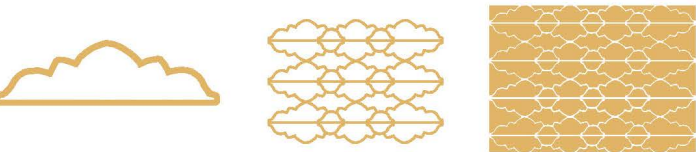
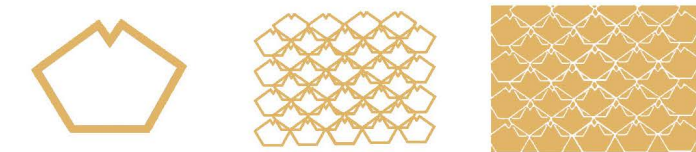
Kennedy Street - Axonometric



Booth Street - Axonometric



Design Development
3.7 Etched Pattern Design

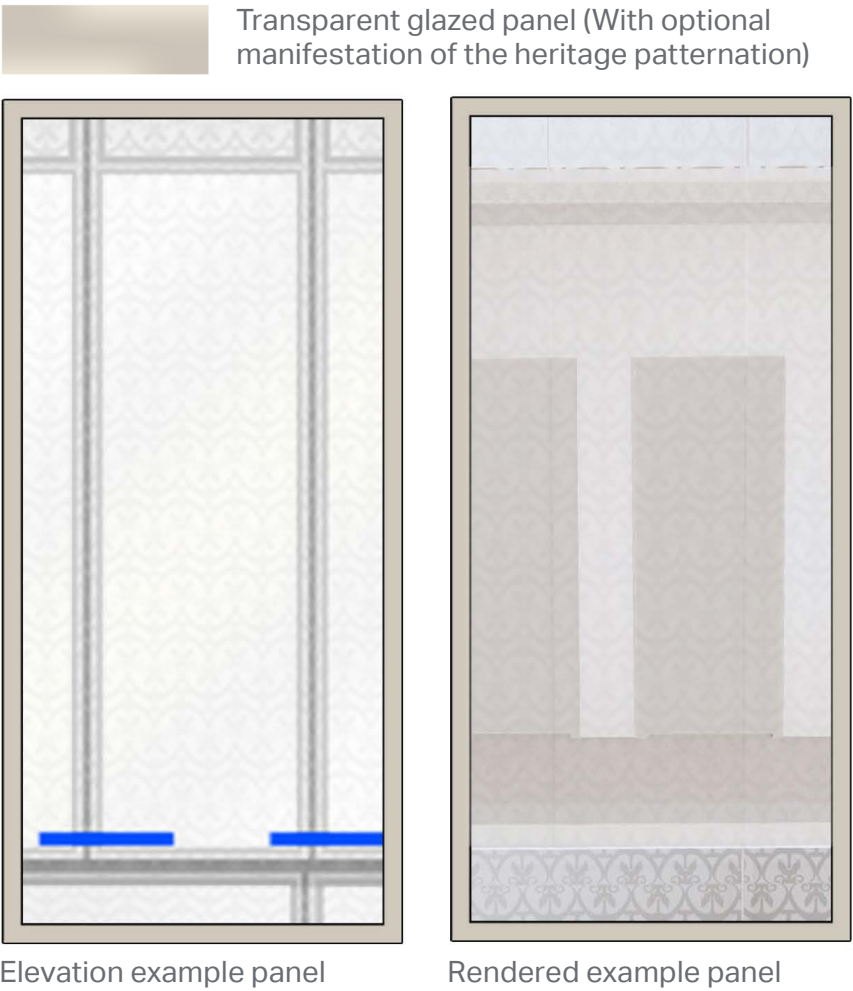
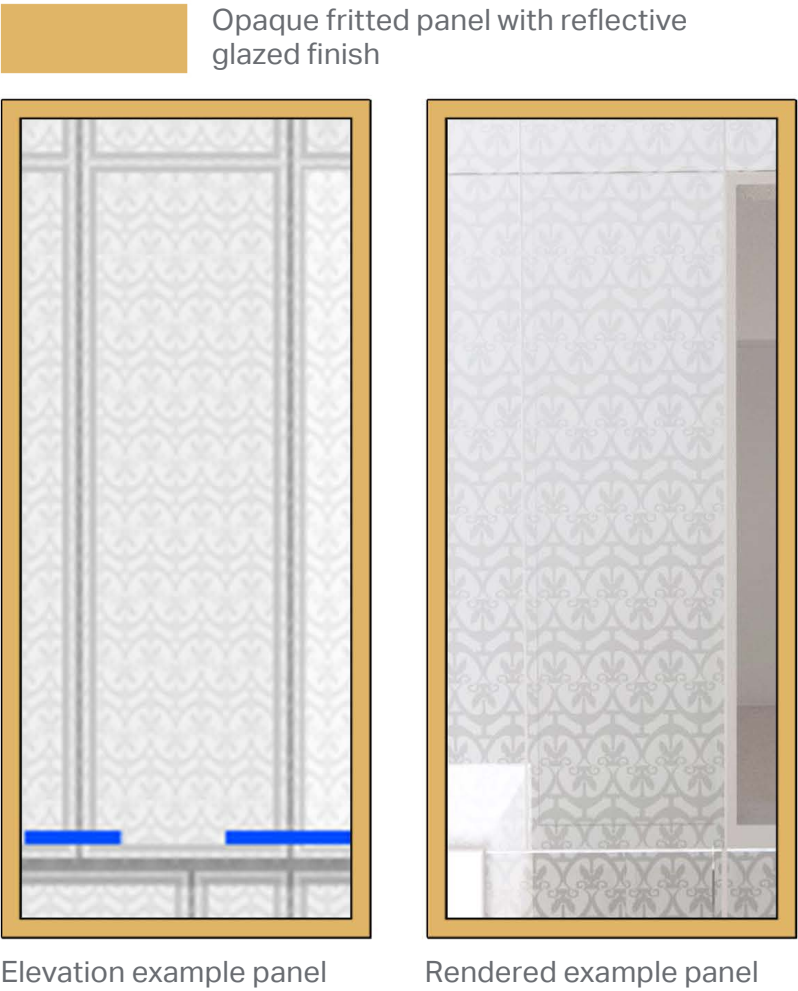


Design Development

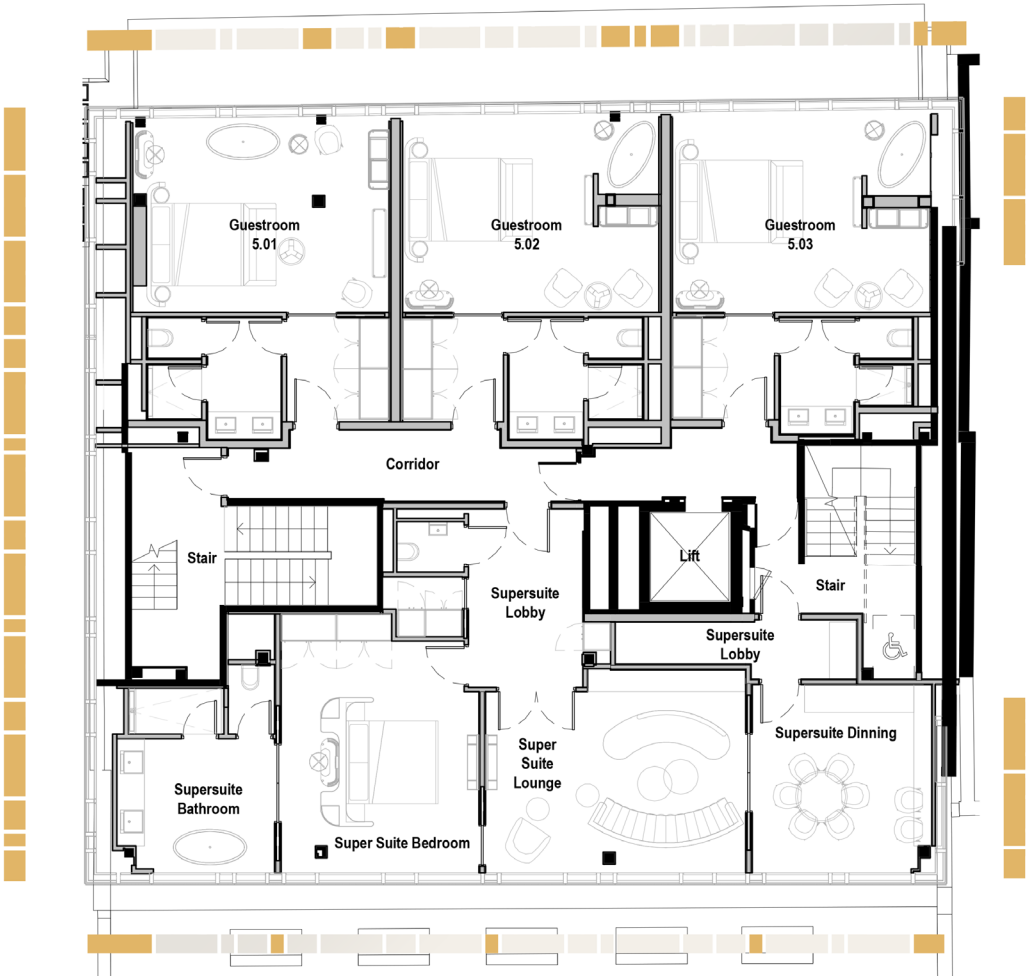
3.8 Facade Typology

The facade can be broken down into two facade panel types. Both have the reflective external finish to maintain a single glass box materiality. One panel has an etched pattern and back painted appearance to close off some internal spaces and the other remains a transparent glazed module. Each panel type has three module sizes in proportion with the existing listed facade to allow the facade to respond directly to the internal program.

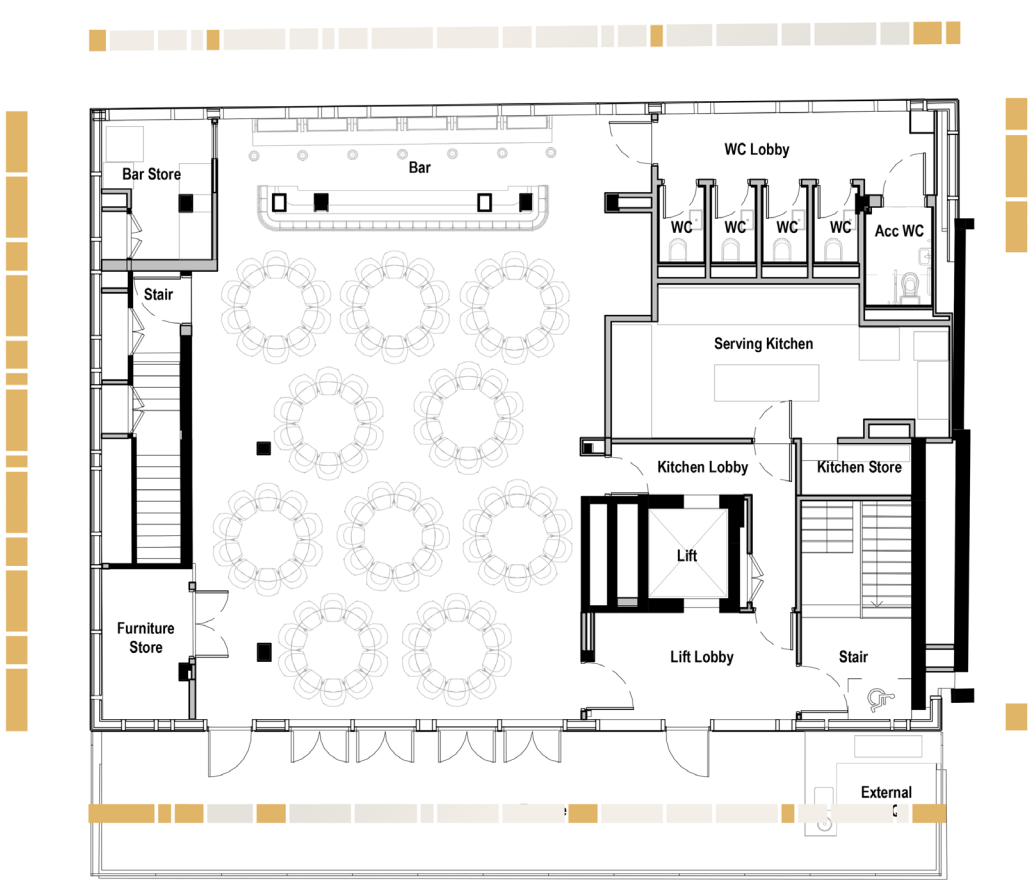
The above images show the materiality and design of the etched panel. We have selected pattern 4 from the options on the previous page due to its connection with the windows in the heritage facade below. The manifestation imagery provides the hotel with an option to allow lighting to appear through the clear glass but also provide privacy in some of the internal areas if required. The use of this should be kept to a minimum.



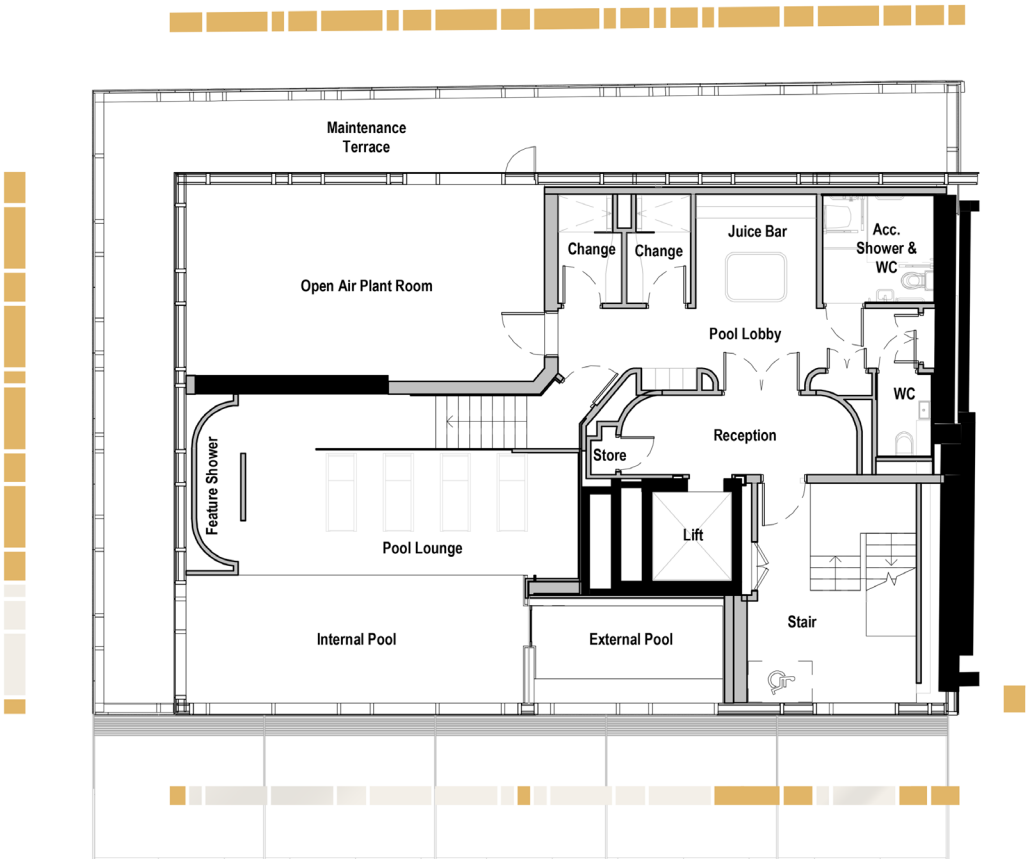
Design Development
3.9 Modular Facade



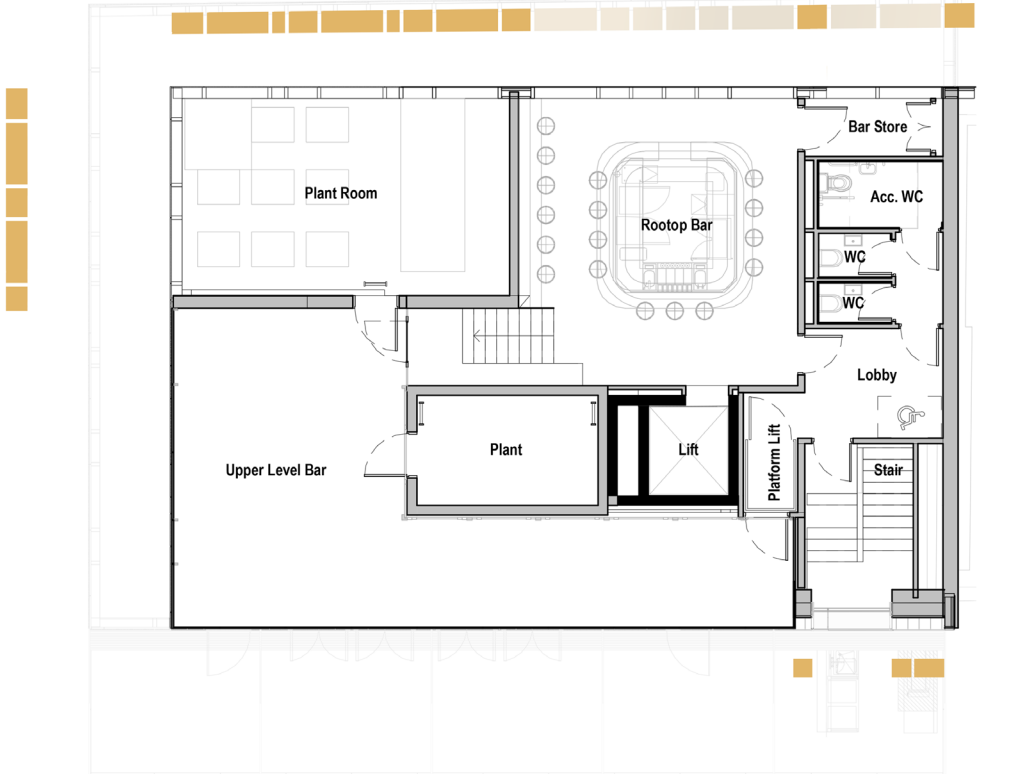
5th Floor - Internal/External Integration



6th Floor - Internal/External Integration



7th Floor - Internal/External Integration



8th Floor - Internal/External Integration

- Opaque fritted panel with reflective glazed finish
- Transparent glazed panel (With optional manifestation of the heritage patternation)

4.0

The Proposal

- 4.1 Proposal Description
- 4.2 Internal Proposals
- 4.3 Streetscape Elevations
- 4.4 Key Elevations
- 4.5 Heritage Element Proposals
- 4.6 Facade Materiality

The Proposal

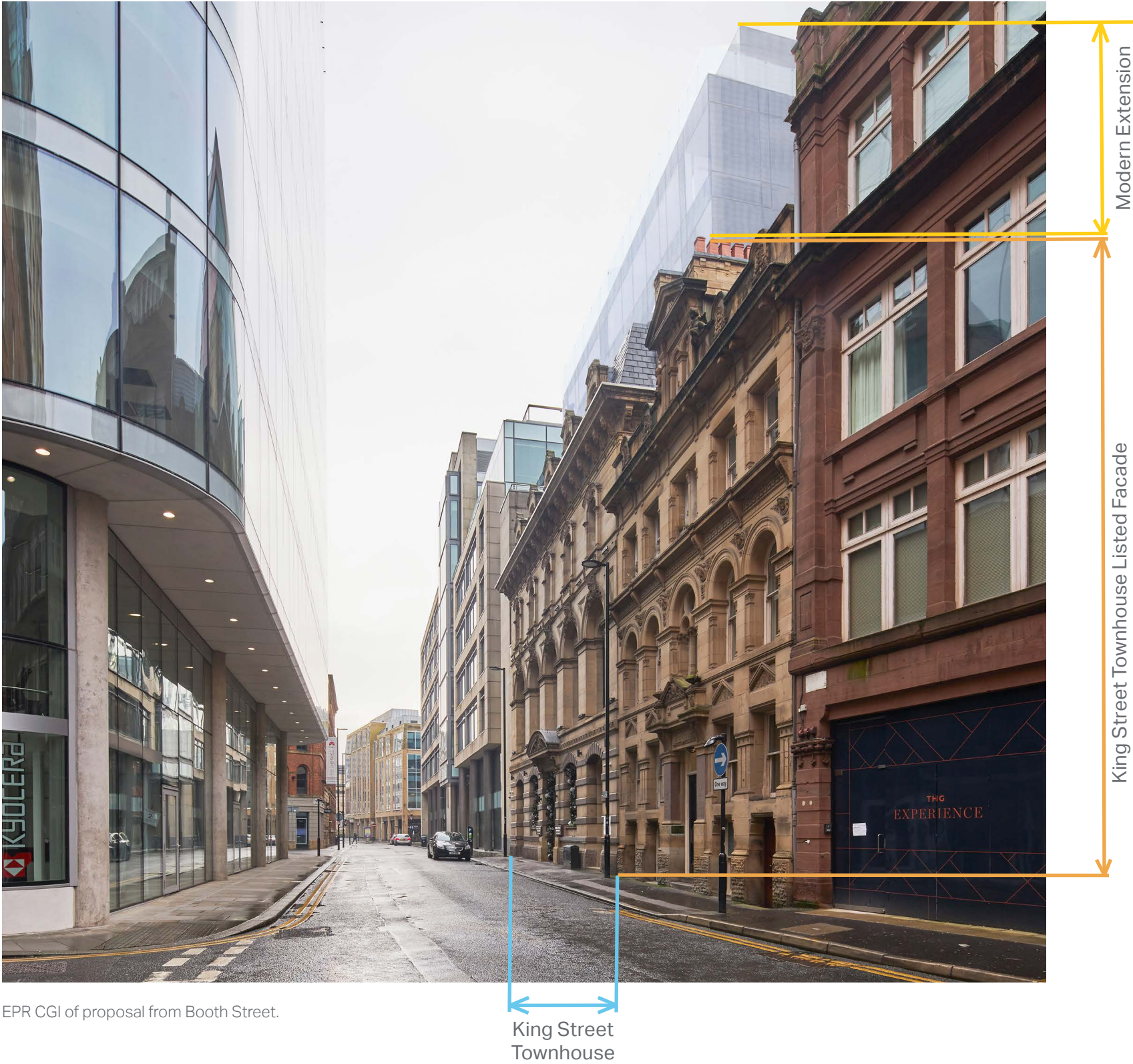
4.1 Proposal Description

Summary

The proposal is for the full refurbishment of King Street Townhouse Hotel

Key design elements

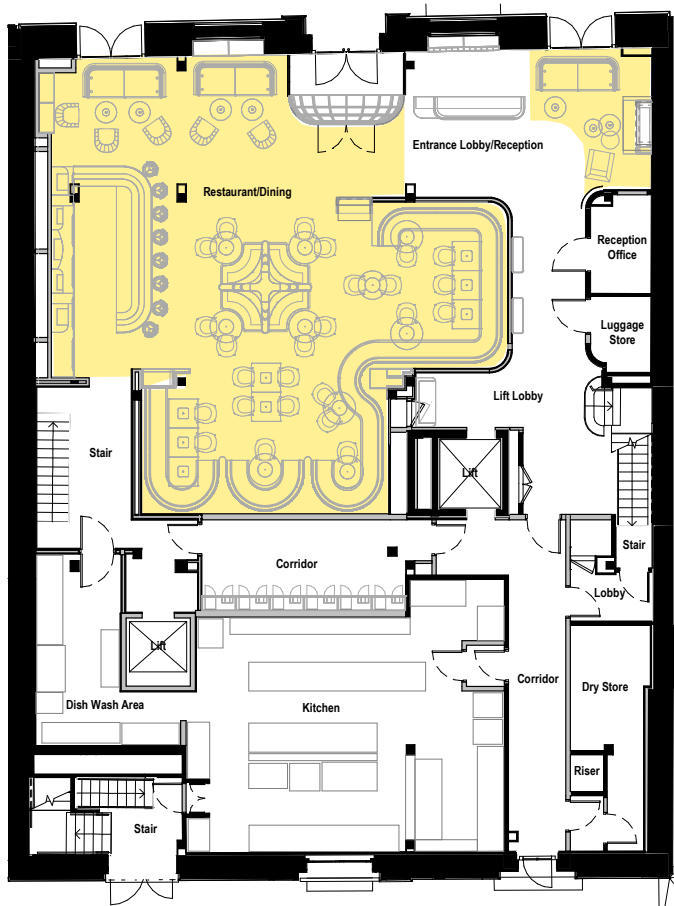
- Reduce existing 40 room number to 37. The change allows increased variety and offering of guest room types.
- Upgrade the current offering of the hotel to create destination spaces to attract guests and the local public alike with an improved food and beverage offering.
- The key count change allows for the increasing the variety of guest room types.
- Fully retain and preserve the listed facade up to the modern 2015 extension. Then update the upper level extension to have a singular reflective glass box style aesthetic to shift the visual focus towards the historical elements.
- Create an roofbar with an elegant curved glass roof that will create an impressive, dynamic space
- Cement King Street Townhouse as a unique destination hotel within the city, an asset to the Upper King Street area and Manchester’s hotel scene.



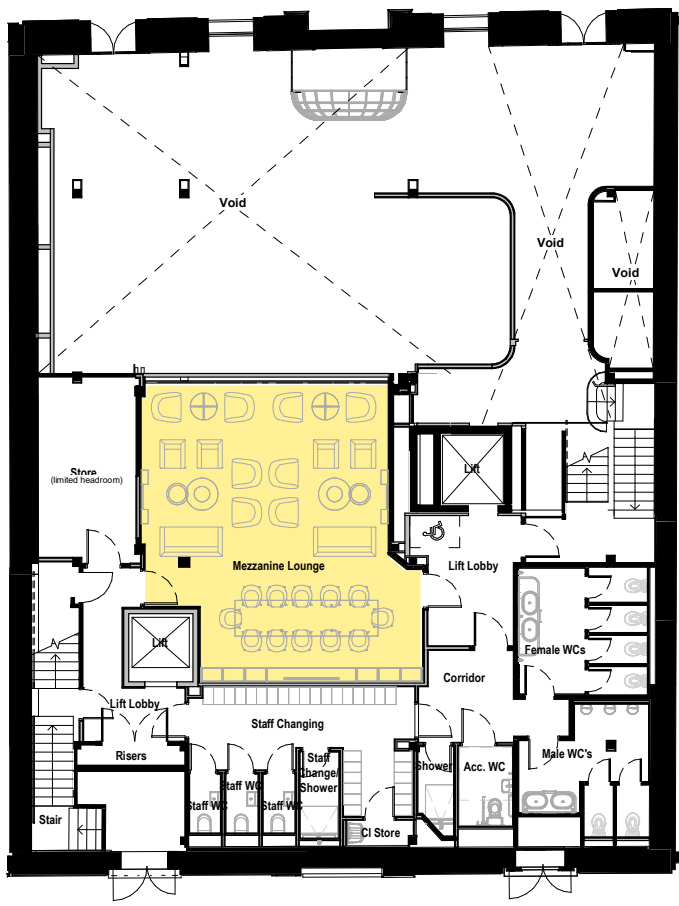
EPR CGI of proposal from Booth Street.

The Proposal

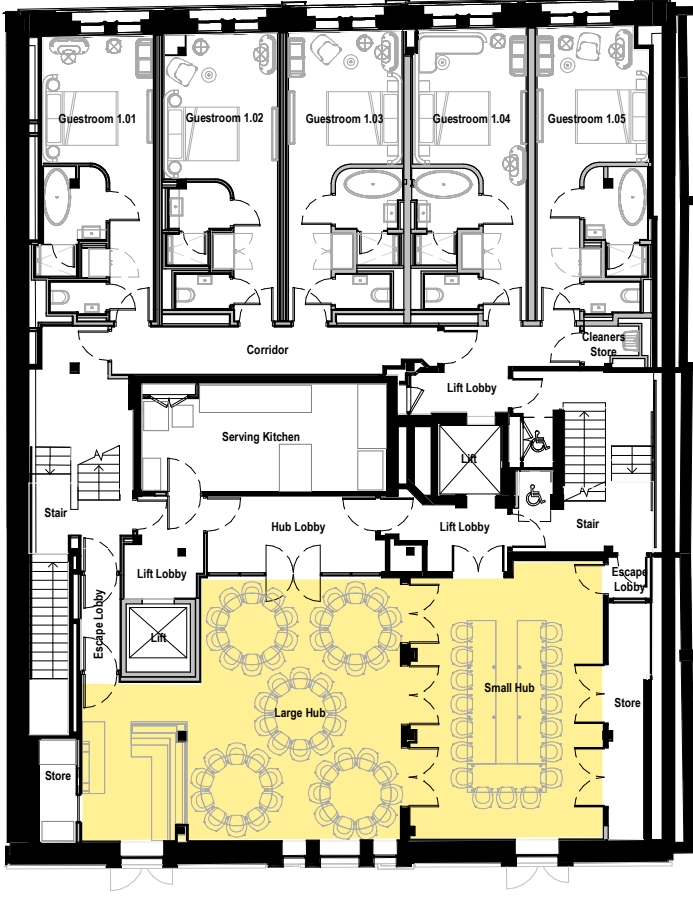
4.2 Internal Proposals - Hotel F&B & Events Space



Ground Floor
Proposed Max Occupancy of approx 70 covers.
Improved table numbers and arrangement allows for improved F&B flexibility.



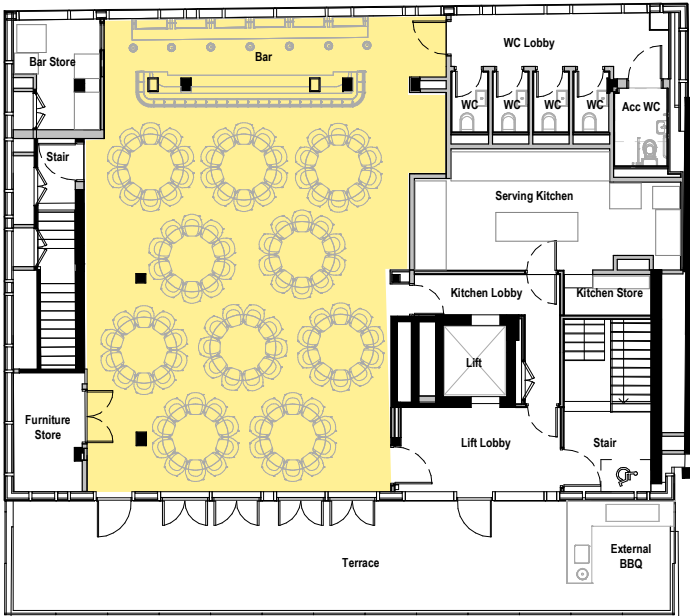
Mezzanine Level
Proposed Max Occupancy of approx 32 covers.
Improved visual connection between Ground Floor and Mezzanine level.



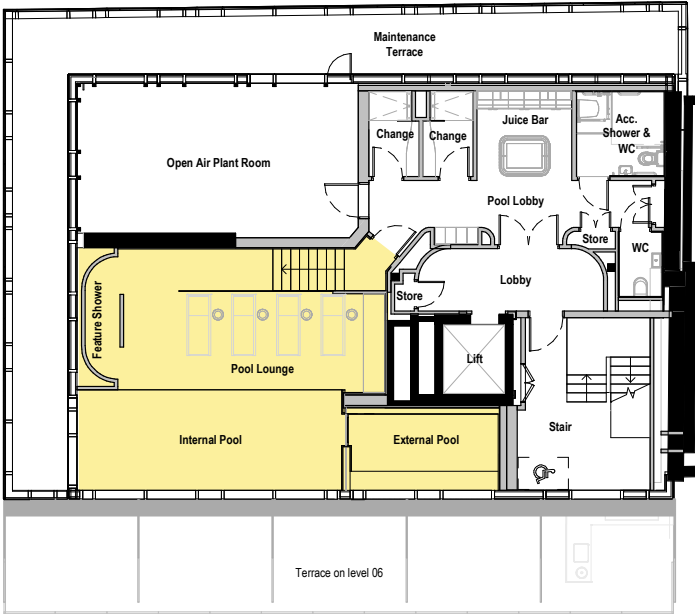
First Floor
Proposed Max Occupancy of approx:
100 covers combined.
70 covers large hub.
30 covers small hub.
Improved acoustics, storage and uplifted finishes will improve the large and small HUB offering.

Hotel Accommodation & Facilities

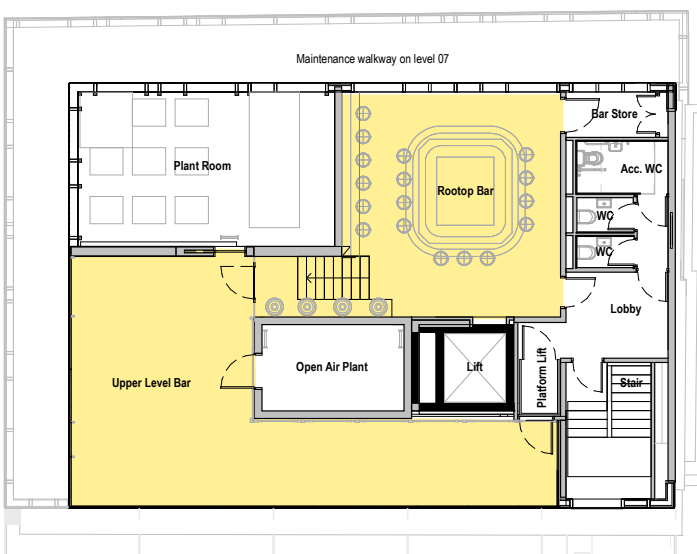
4.2 Internal Proposals - Hotel F&B & Events Space



Sixth Floor
Proposed Max Occupancy of approx:
100 covers for formal dining setting.
150 people in an informal setting.



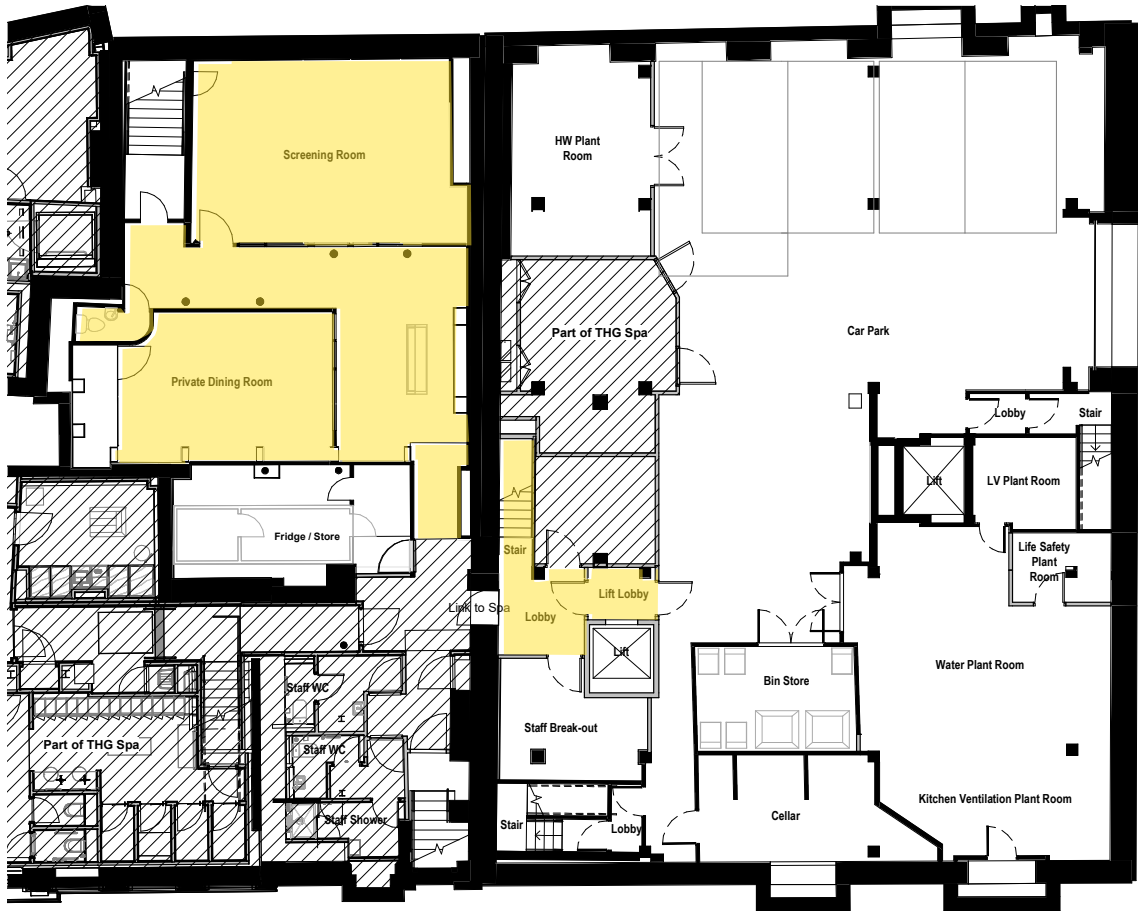
Seventh Floor
Proposed Max Occupancy of approx:
10-12 people.



Eighth Floor
Proposed Max Occupancy of approx:
40 covers for seated dining/drinking.
60 people max occupancy (inc staff) in informal setting.

The Proposal

4.2 Internal Proposals - Hotel F&B & Events Space



Basement Floor

FOH route from KSTH through to Booth Street Spa.