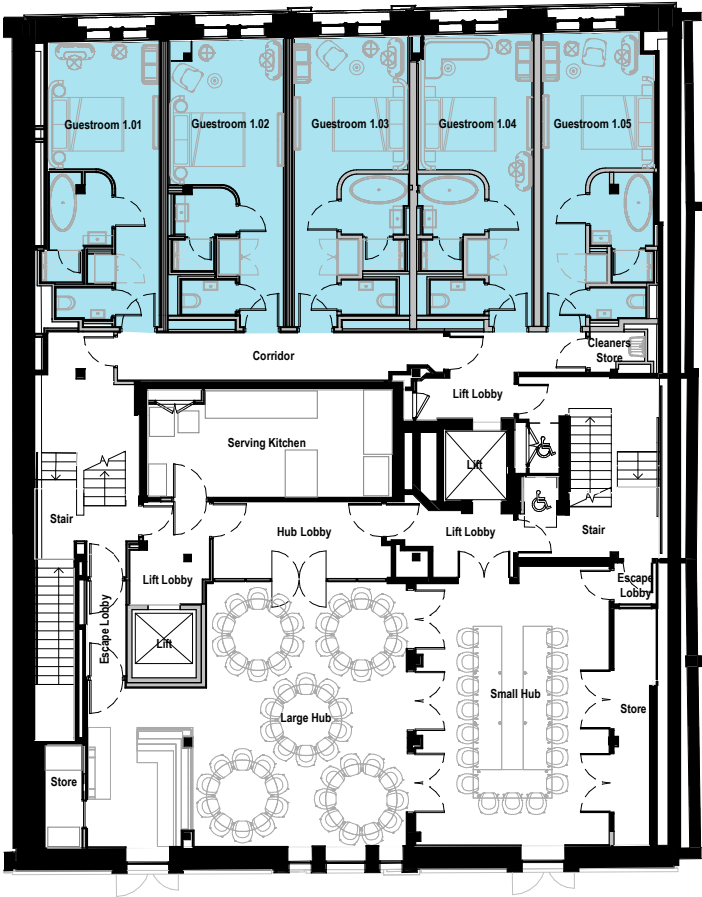
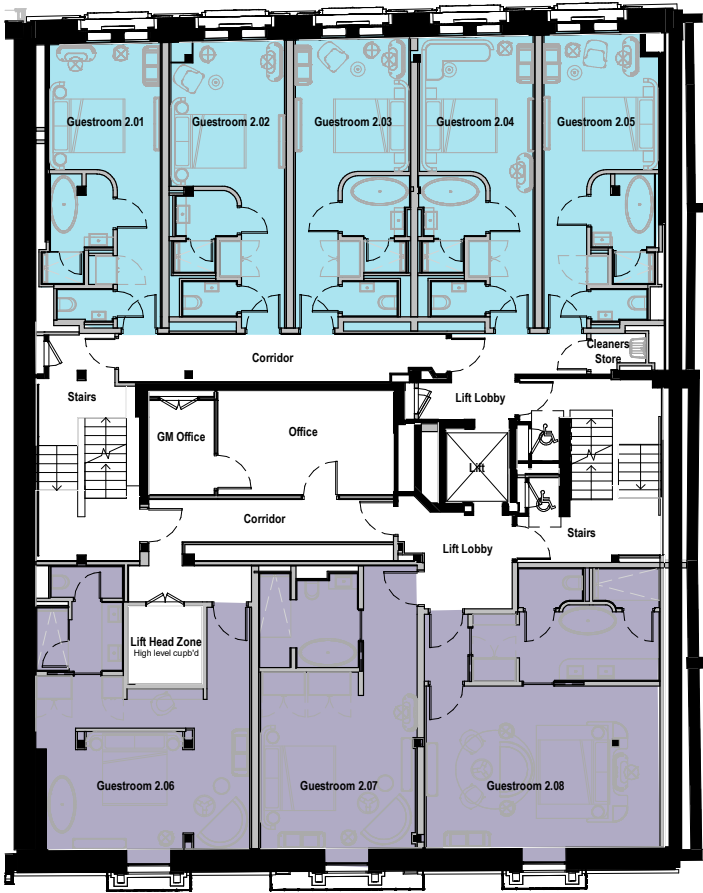


The Proposal

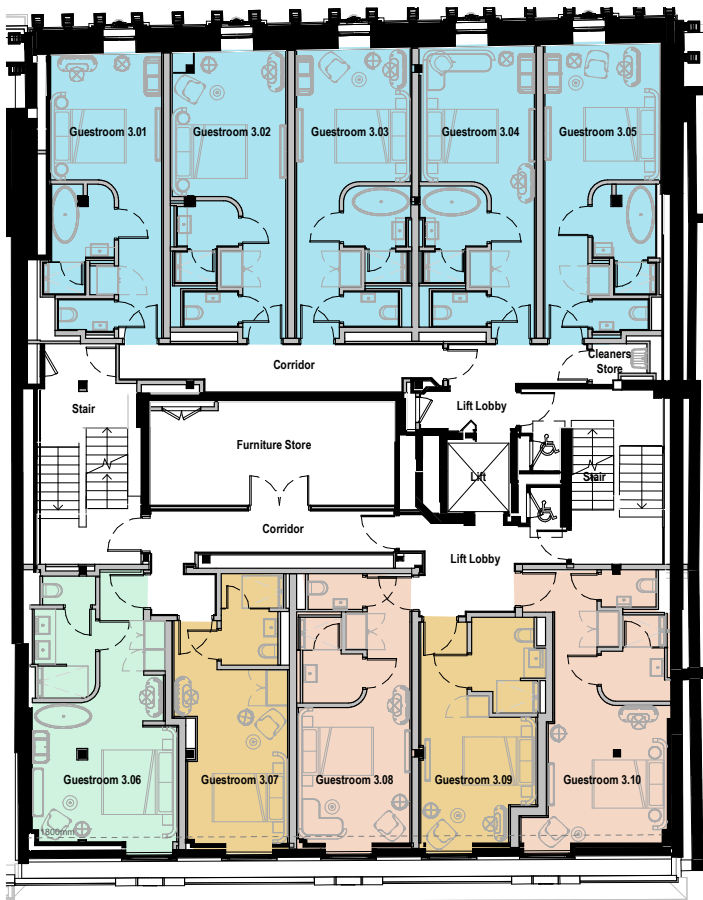
4.2 Internal Proposals - Guest room Type Plans



First Floor
The existing events space is being retained and central spaces are being upgrading to improve food and beverage offering.



Second Floor
Additional dedicated central office and cleaners stores have been introduced to improve operational and management facilities.



Third Floor
Increased central stores and varied guest room offering

- Standard (20-25 m²)
- Standard Bronze (24-28 m²)
- Standard Silver (20-25 m²)
- Standard Gold (24-28 m²)
- Executive (27-32 m²)
- Junior Suite (>30 m²)
- Super Suite

Accessible Hotel room
Lift access is provided to all floors. 2 of the 38 total keys are accessible rooms which is 5.2% of the total bedroom count. The Accessible guest rooms are on level 02 and level 03. This is an increase in accessible rooms from the existing condition in which the hotel operates 1 accessible room out of 40 keys in total (2.5%). The 2 room are of differing room types.

The Proposal

4.2 Internal Proposals - Guest room Type Plans



Fourth Floor
Variety of guest rooms offerings to diversify and upgrade the accommodation offering.

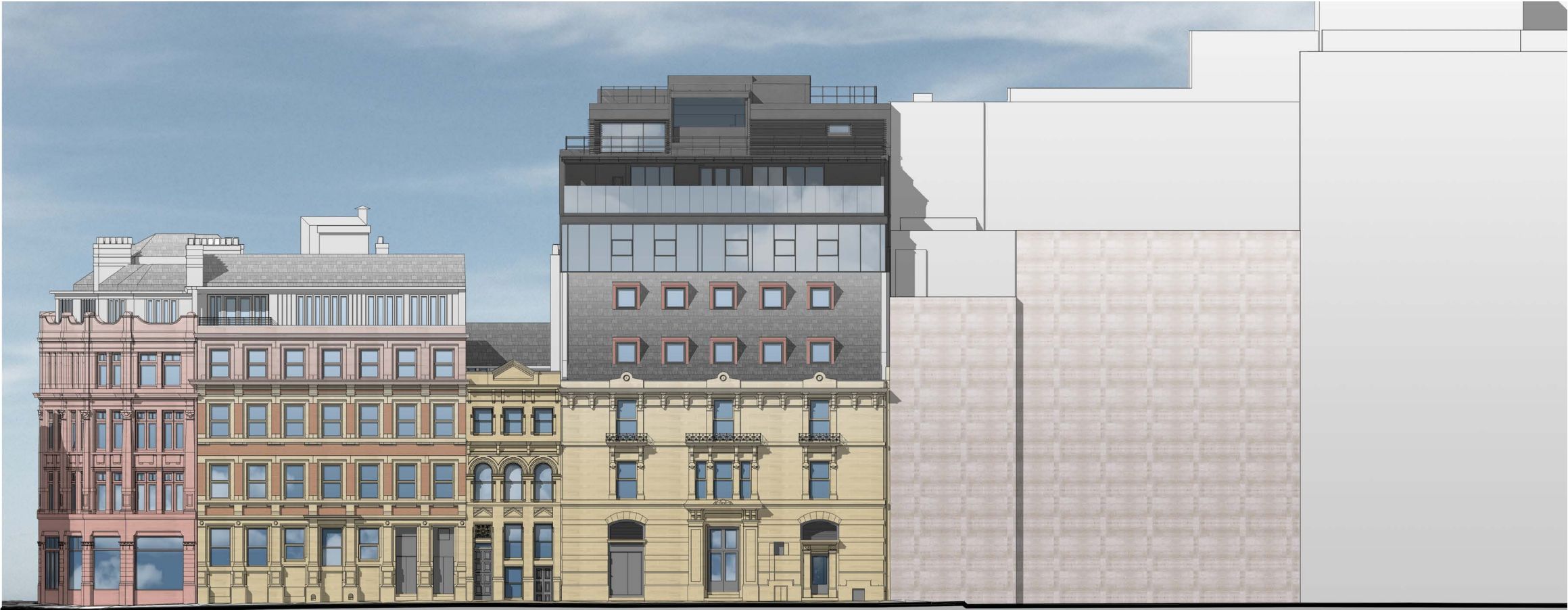


Fifth Floor
The inclusion of a single super suite will ensure King Street Townhouse offers a unique high end accommodation offering to Manchester City Centre hotel scene.

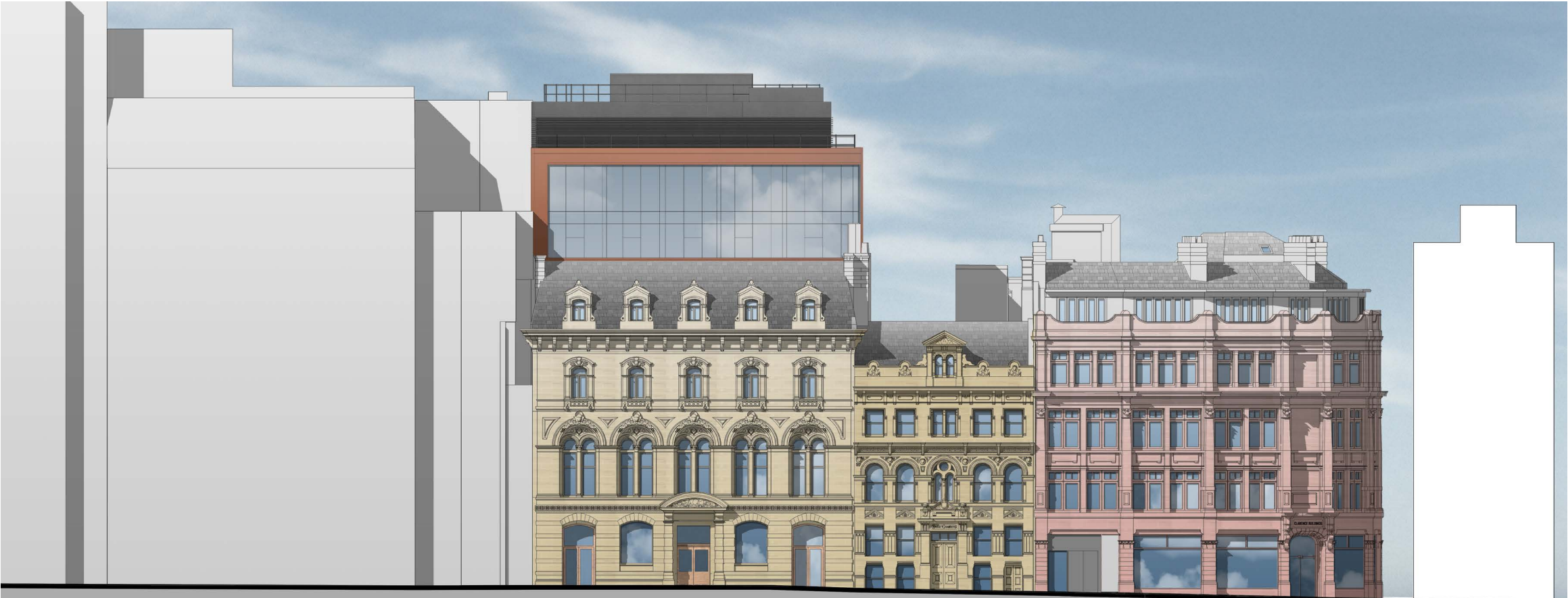
- | | |
|---|--|
| <div></div> Standard (20-25 m ²) | <div></div> Executive (27-32 m ²) |
| <div></div> Standard Bronze (24-28 m ²) | <div></div> Junior Suite (>30 m ²) |
| <div></div> Standard Silver (20-25 m ²) | <div></div> Super Suite |
| <div></div> Standard Gold (24-28 m ²) | |

The Proposal

4.3 Streetscape Elevations - Existing Booth Street & Kennedy Street



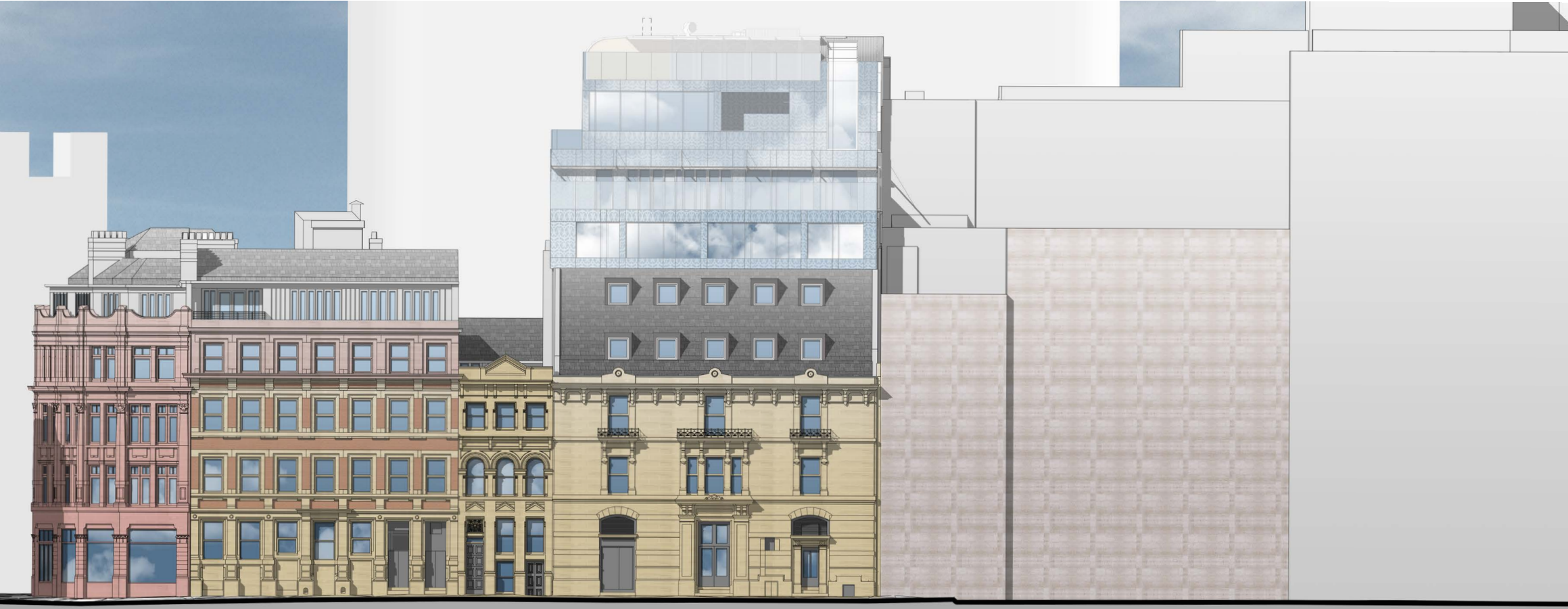
Existing Kennedy St- Street Scape Elevation



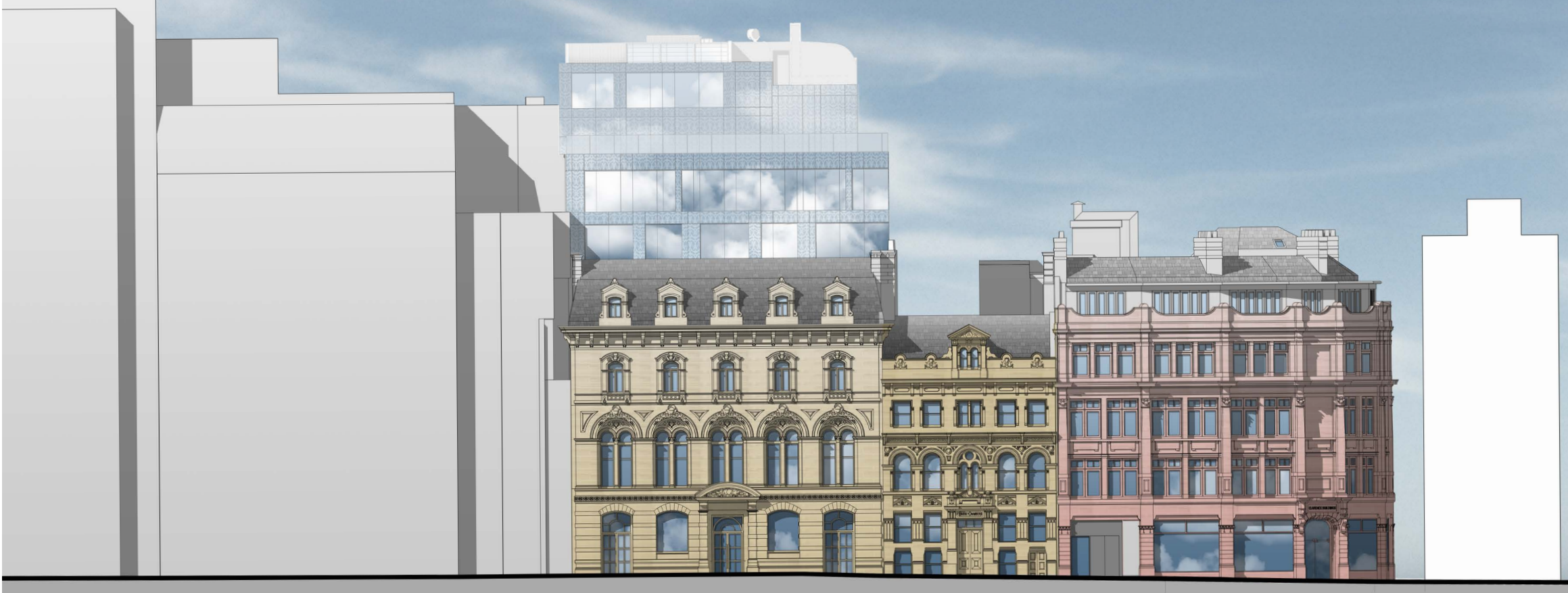
Existing Booth St- Street Scape Elevation

The Proposal

4.3 Streetscape Elevations - Proposed Booth Street & Kennedy Street



Proposed Kennedy St- Street Scape Elevation



Proposed Booth St- Street Scape Elevation

The Proposal

4.4 Key Elevations - Existing Booth Street & Kennedy Street



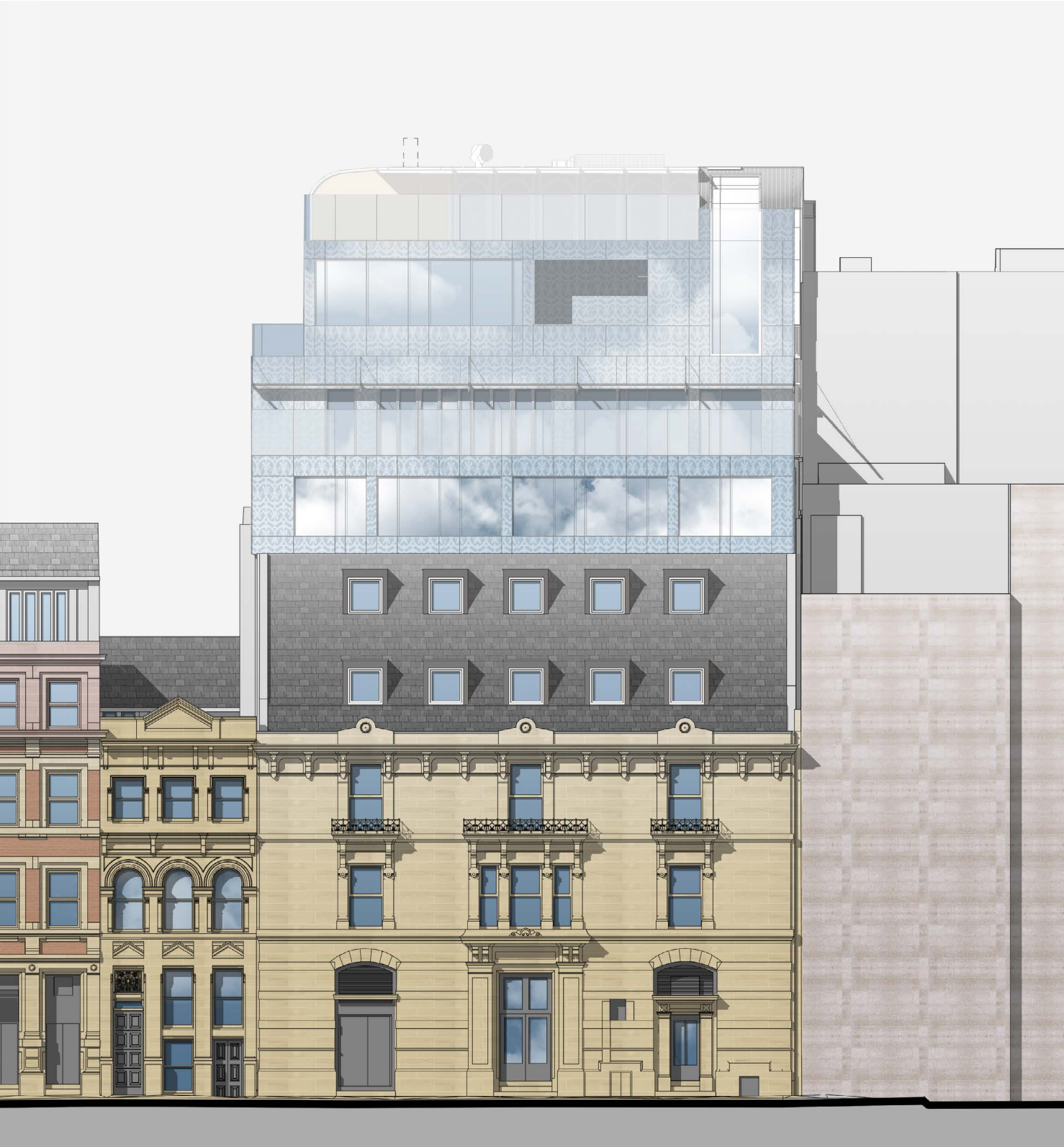
Existing Kennedy St - Key Elevation



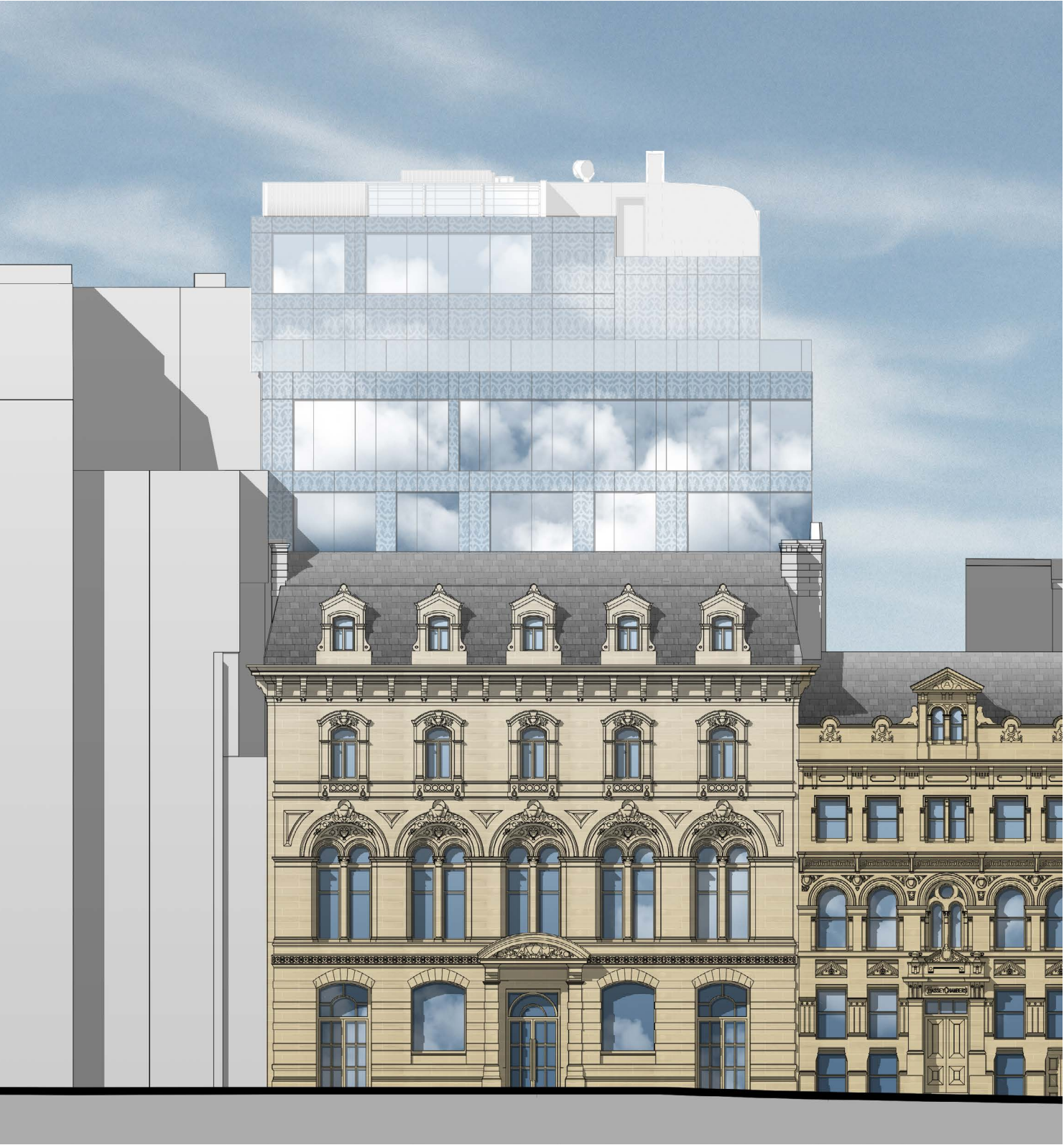
Existing Booth St - Key Elevation

The Proposal

4.4 Key Elevations - Proposed Booth Street & Kennedy Street



Proposed Kennedy St - Key Elevation



Proposed Booth St - Key Elevation

The Proposal

4.5 Heritage Element Proposals

Heritage Elements:

The existing listed facades will be inspected and checked for any required sensitive repair work. The main focus will be to have minimal impact to the heritage facade.

The proposal seeks to replace the three pairs of ground floor entrance doors on Booth Street. The windows have been inspected by Heritage Architecture and have been identified as possibly the original frames. If the frames are original then the proposal will to retain and protect them.

Windows have a single glazing will replaced with double glazing resembling historic glass. The new doors and frame to match existing windows.

Lighting

The existing facade lighting is to be removed and replaced with updated lighting scheme. New lighting to focus on showcasing the ornate features and details whilst reducing any light entering the building. The proposal includes the use of a single pendant feature over the entrance and accent illumination to the pediment detail of the canopy.

Please refer to the lighting consultants report for further details.



Proposed Booth St Ground Floor Elevation



Booth Street modern doors



Booth Street Listed canopy

The Proposal

4.6 Facade Materiality

The main aim of the refurbishment of the extension is to reduce the visual impact and return the visual focus to the ornate listed facade elements below. The proposal will achieve this by;

Reducing material contrast.

The proposed glass-box-style facade will focus on reflection, offering light blue to gray tones depending on the weather and reducing the material contrast between the existing sandstone tones, the extension and the sky.

Unifying the modern architectural language

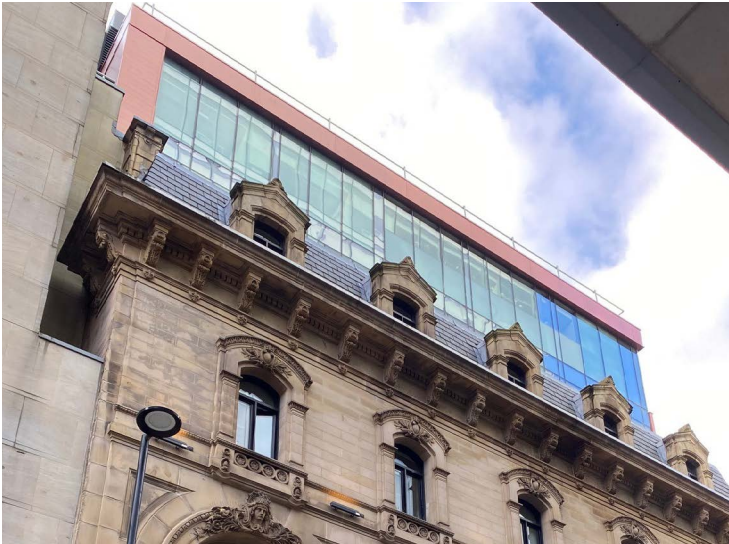
The use of a singular reflective glass box style aesthetic will also reduce the 'dark and heavy' plant elements at the top of King Street Townhouse. The proposal removes the bold copper metallic cladding and dark grey key clamp balustrading and replaces it with reflective fritted glazing and clear transparent glass bands.

Contextual response

The highly reflective nature of the fritted glazing will reflect the aesthetic of some of the nearby buildings including Manchester Town Hall.

Facade detailing

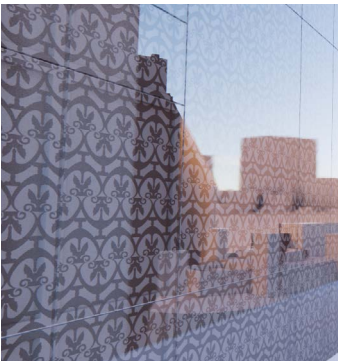
The opaque glazed panels have a subtle patternation behind the reflective glazing layer that echoes the iconography of historical elements of the listed facade below.



Copper metallic cladding



Ornate banding



Reflective glazed facade



Decorative entrance feature



Decorative cornice and frieze details



EPR non verified concept visual from rooftop of Kennedy Street Properties.

5.0

Townscape / Views

- 5.1 Existing Booth Street West & EPR Visual
- 5.2 Existing Booth Street East & EPR Visual
- 5.3 Existing Kennedy Street West & EPR Visual
- 5.4 Existing Kennedy Street East & EPR Visual
- 5.5 Non Verified View - Kennedy Street Properties
- 5.6 Verified Views by North Made Studio

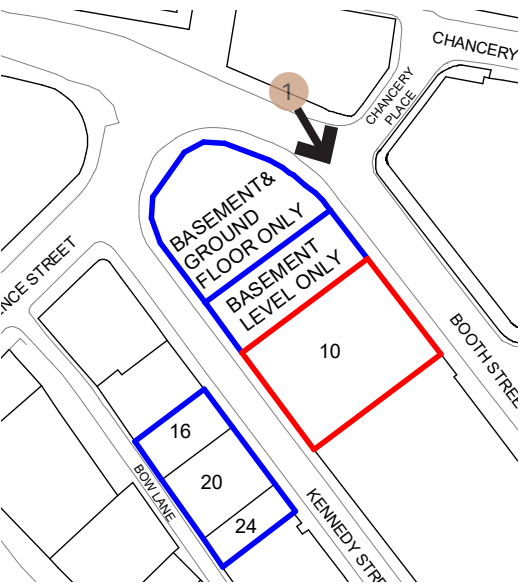
Townscape / Views

5.1 Existing Booth Street West & EPR Visual

The verified views on the following pages outline how the proposal will fit into the existing streetscape.

A key consideration during the design development was to step back the 7th Floor and 8th Floor massing in order to minimise any visibility from streetscape.

The material selection also reduces the impact of the proposed scheme in comparison with the existing roof extension on KSTH. The patterned and clear glass facade reflects both the sky and the surrounding context to blend the extension into its surrounding.



Site Plan of agreed verified view position



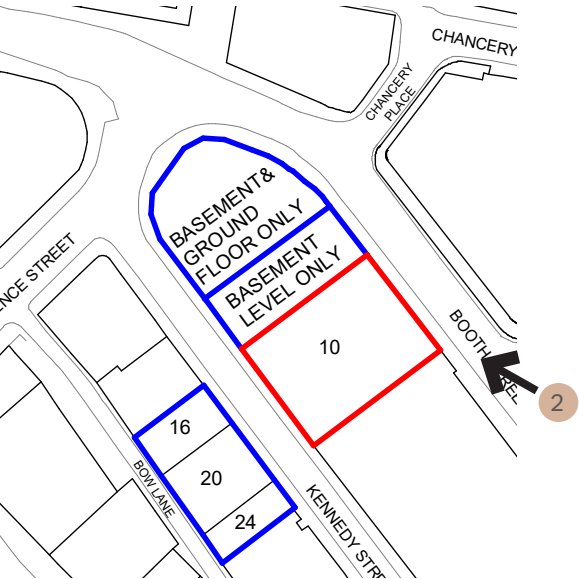
1 Existing Photo from Verified View Position - Booth Street West



1 EPR Visual - Booth Street West

Townscape / Views

5.2 Existing Booth Street East & EPR Visual



Site Plan of agreed verified view position



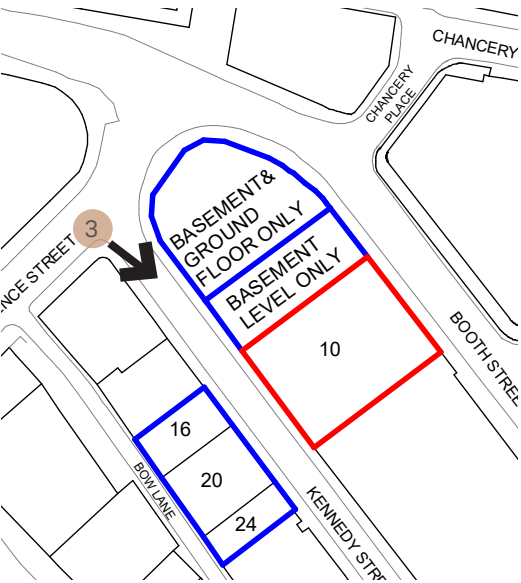
2 Existing Photo from Verified View Position - Booth Street East



2 EPR Visual - Booth Street East

Townscape / Views

5.3 Existing Kennedy Street West & EPR Visual



Site Plan of agreed verified view position



3 Existing Photo from Verified View Position - Kennedy Street West



3 EPR Visual - Kennedy Street West