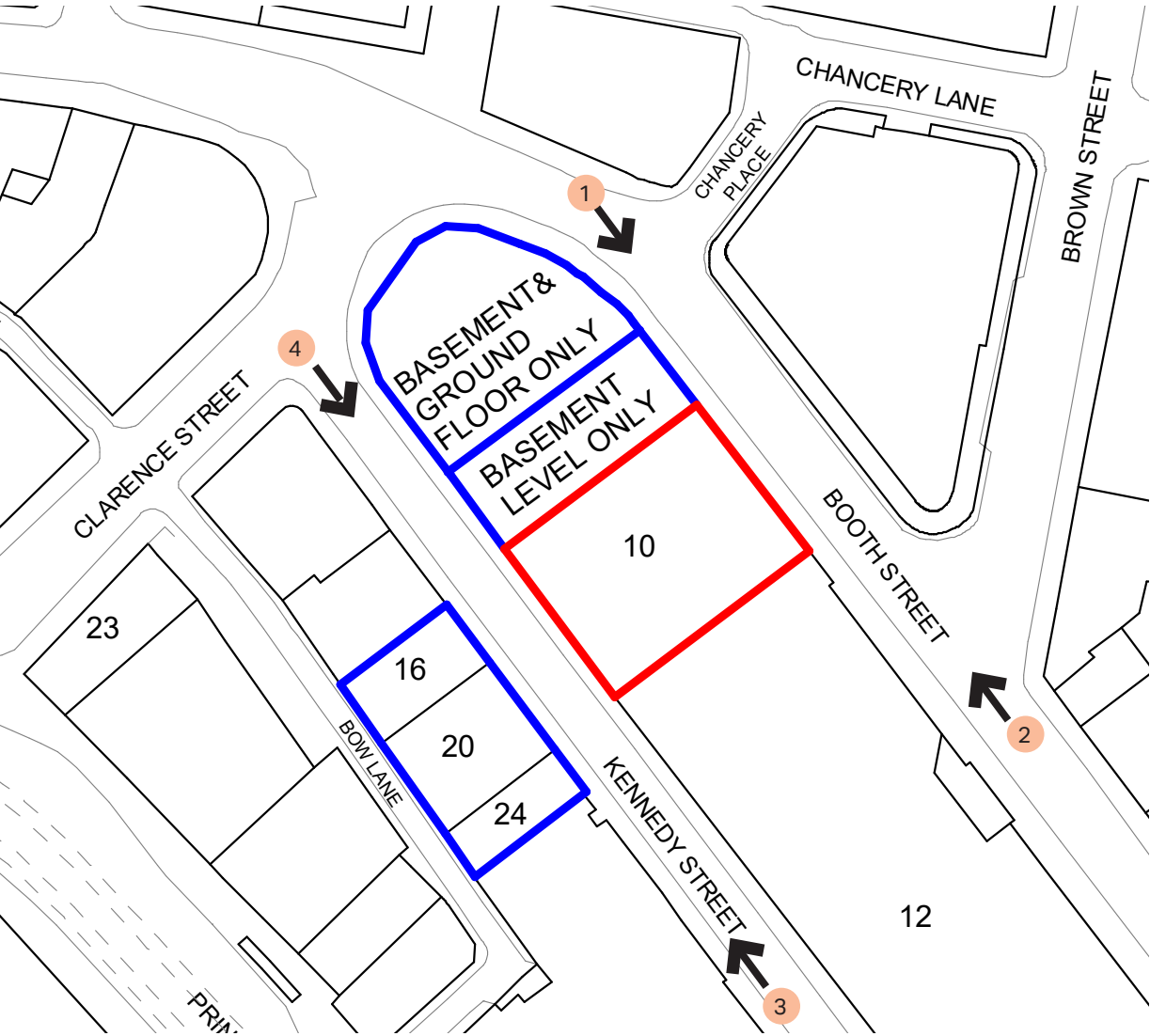


The Site & Planning Context

2.5 Site Context

The architectural context of both Booth Street and Kennedy Street reflect the immediate area and has a wide variety of building types and materials. There is a dominance of brick and stone, as shown in the street photos to the right but more recent developments have introduced a selection of modern materials including cladding panels and curtain glazing.



Site plan showing the location of the street views to the right



1 View South East from Booth Street



2 View North West from Booth Street



3 View West from Kennedy Street



4 View East from Kennedy Street

The Site & Planning Context

2.6 Site History

It was common in both Manchester and Salford, during the 19th century, to find widespread poverty and lack of fiscal state support. This prompted the opening of the Manchester and Salford Savings Bank, which eventually relocated their headquarters to the now King Street Townhouse.

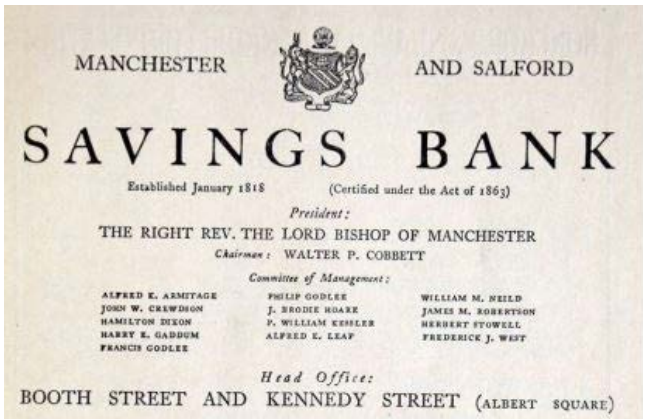
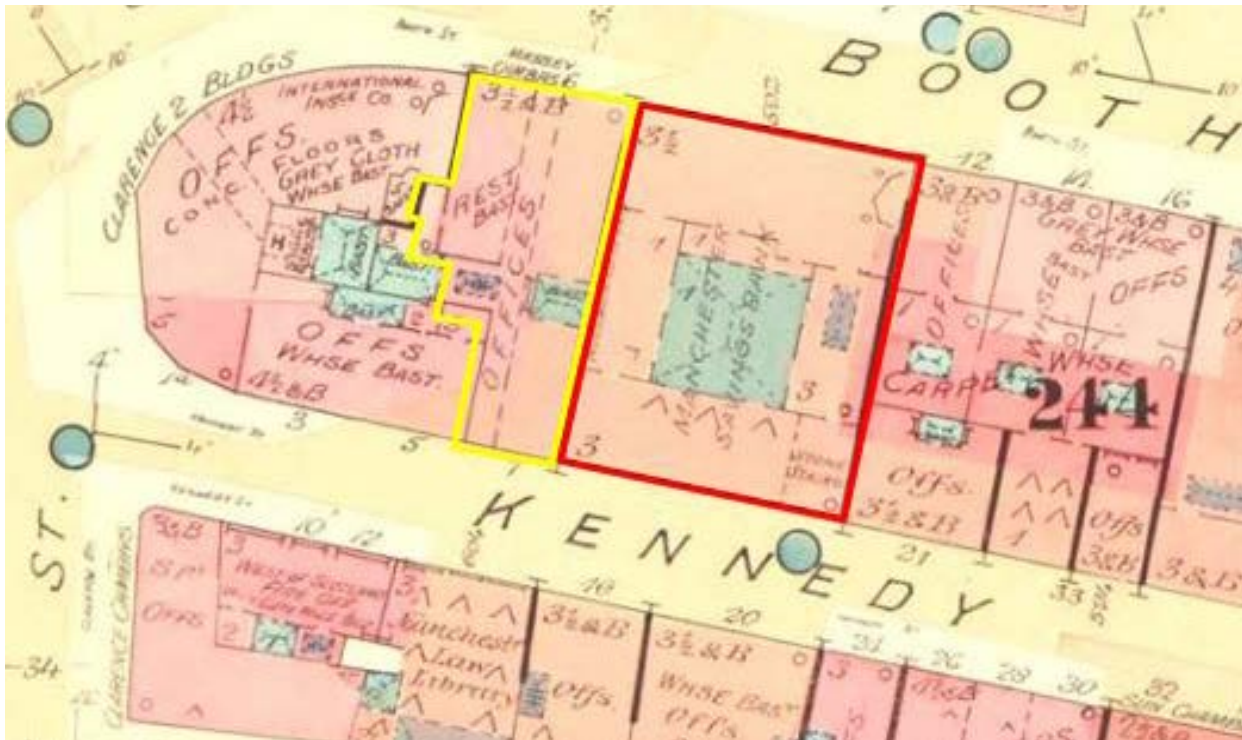
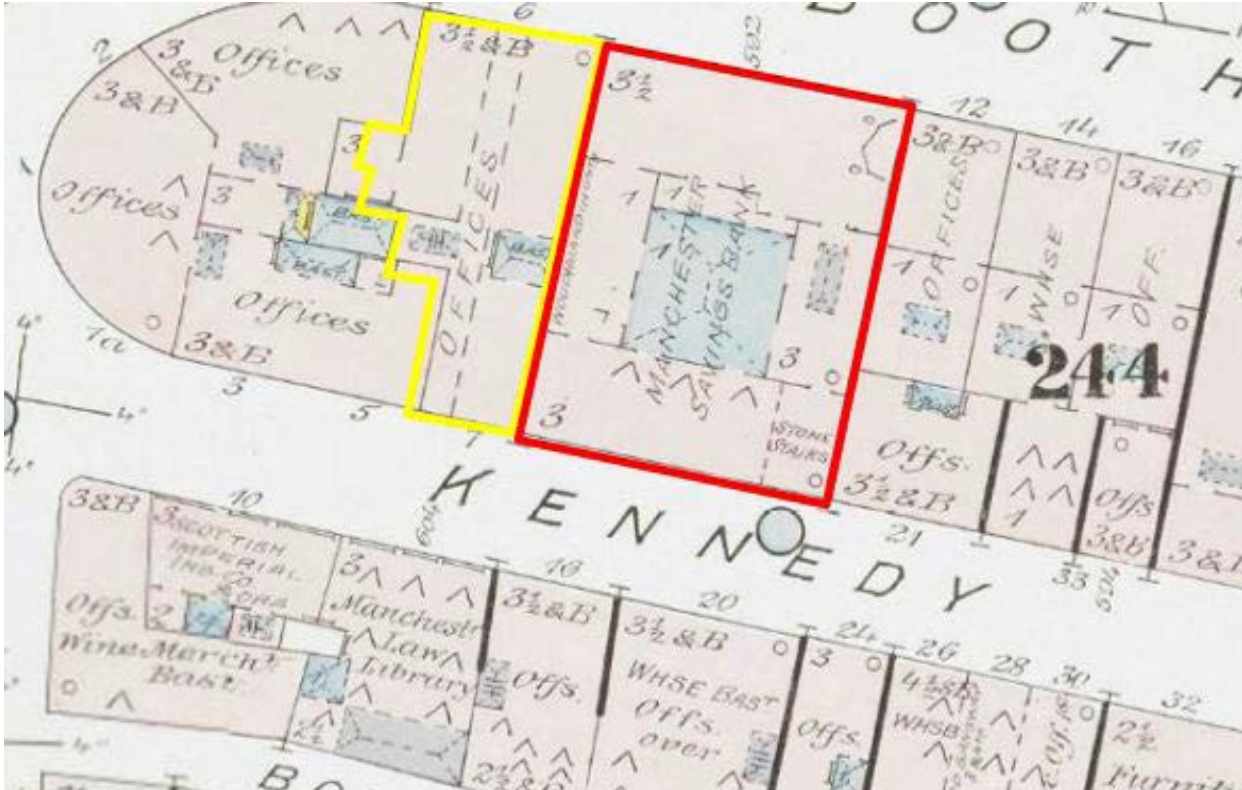
The bank was to provide even the lowest earners in the area the ability to save, and even make profitable investments, in anticipation of harder financial times.

Whilst the bank and surrounding area showed initial success, the bank eventually closed in 1832. The bank recovered and expanded several times within Manchester city centre, with the now King Street Townhouse providing the headquarters for the bank's operations.

In the 20th Century the local area surrounding King Street Townhouse Hotel was centrally located in the then newly-formed Upper King Street Conservation Area, designated by Manchester City Council on 4th November 1970. Some 15 years later the boundary was extended further. The conservation area encompasses the entirety of Booth Street and Kennedy Street.

Both buildings, No's 8-10 Booth Street (now King Street Townhouse) and Massey Chambers, are Grade II Listed buildings and are defined as 'special architectural or historic interest'. The listing dates back to the 1970's.

Extract above is a synopsis from Heritage Statement - prepared by Stephen Levrant Heritage Architecture Ltd



The Site & Planning Context

2.7 Building History

The original building on this site was commissioned by the Manchester & Salford Savings Bank in 1872 with the building set to provide the bank with its new headquarters.

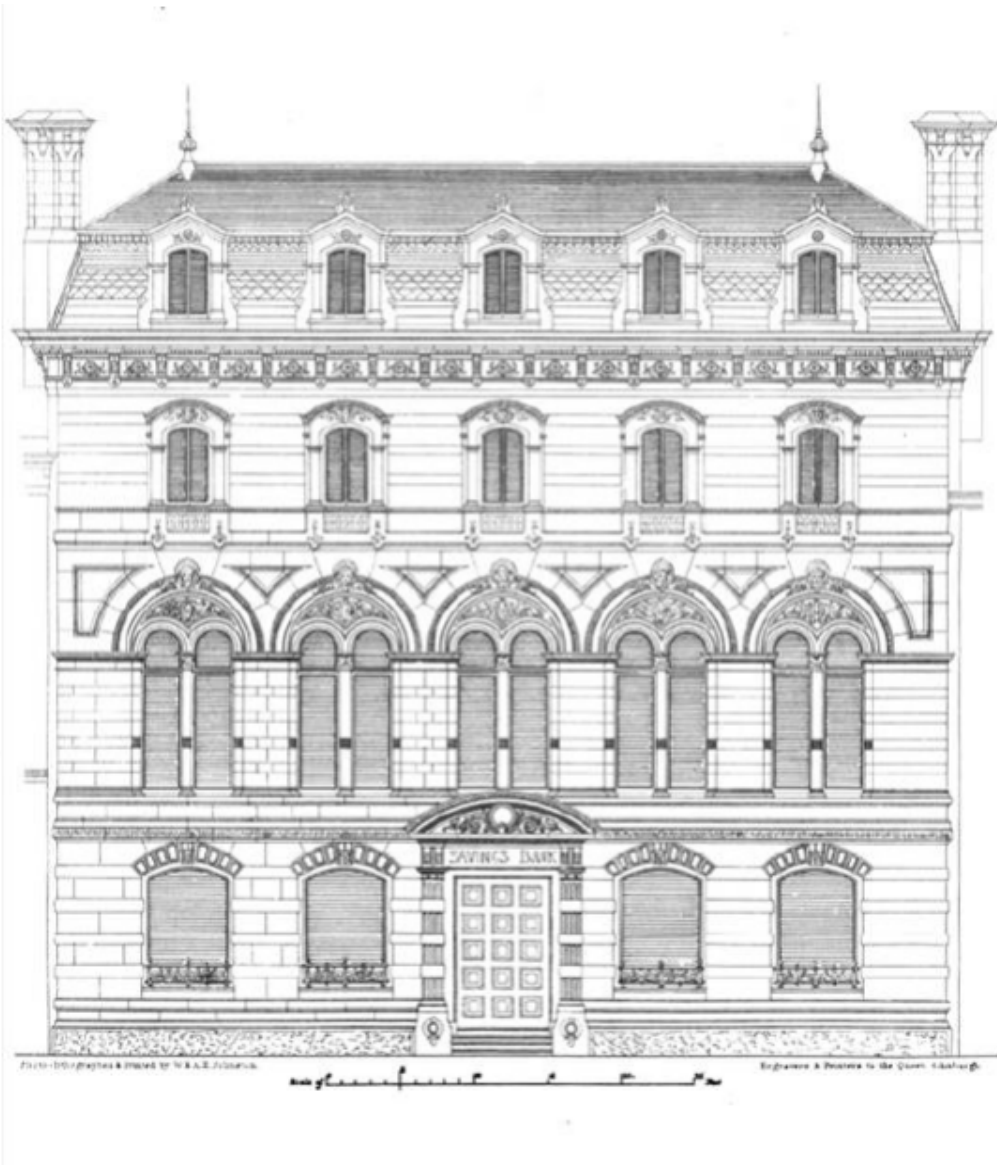
8-10 Booth Street along with No. 6 Booth Street were both designed by prominent Manchester architect Edward Salomons who was noted for his highly decorative buildings.

The new building contained a highly decorative banking hall, located to the center of the ground floor. The banking hall was elaborately decorated with tiled walls, pink granite columns supporting a decorated plaster ceiling and large central glazed "lay light" positioned below a tall, glazed dome. The original building had a secondary entrance allowing access directly from Kennedy Street.

The ground floor level of the building was refurbished in the 1960's. Following the closure of the bank in the 1980s the building was redeveloped into offices. The scheme retained the two original facades to Booth Street and Kennedy Street. They were retained in front of a new steelwork frame creating a facade retention scheme. No parts of the original interior of the bank survived.

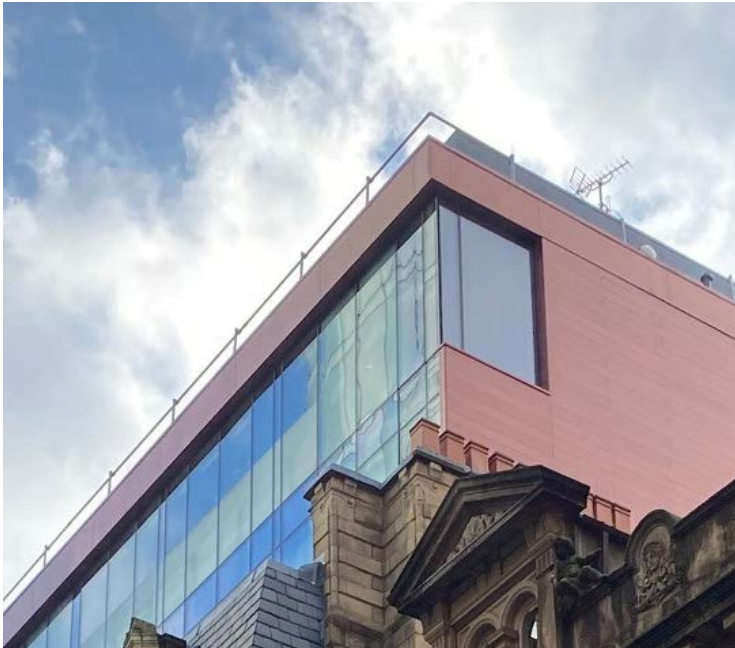
In 2015 the building was again converted for use as a hotel. The hotel scheme included the reuse of the 1980s building set behind the retained original facades and an extension at roof level. The new extension incorporated guest rooms at 5th Floor, an events space at 6th Floor and a new spa/pool facility at 7th Floor.

Extracts above from Heritage Statement - prepared by Stephen Levrant Heritage Architecture Ltd

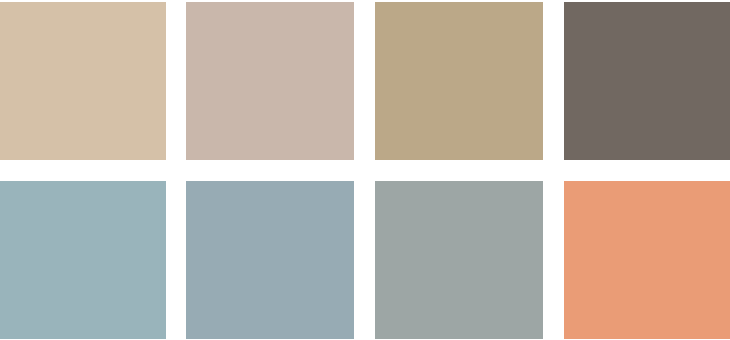


The Site & Planning Context

2.8 Materials



The existing facade materiality is split into two distinct groups. One, a series of natural sandstone, marble and granite textures that are presented on the Grade two listed facade. The second, the bold metallic orange cladding and dark grey metals that sit atop the historic elements. The proposals seeks to reduce the material contrast between these two distinct areas and returned the visual focus to the ornate heritage facade.



Existing Material Palette

Sandstone facade

Sandstone feature details

Slate Roof

Curtain wall glazing

Copper effect PPC cladding

Grey PPC cladding

Grey painted window and door frames

Timber window and door frames (Ground Floor)



The Site & Planning Context

2.9 External Heritage Features

The existing Grade II listed facade will be inspected through a survey to establish if the facade requires any sensitive protection remedial works. The principle is to protect and preserve the entire Grade II listed facade. The proposal aims to reduce the visual impact of the extension and focus the attention on the beautiful ornate examples of detail shown.



The Site & Planning Context

2.10 Existing Conditions

There are a number of contextual design responses that the existing modern extension highlights. Alongside the points below, the proposal aims to enhance features such as the visibility of retained heritage elements etc. Below is a s.w.o.t. (strengths, weaknesses, opportunities and threats) analysis of the existing condition.

Strengths

The use of massing step backs at multiple upper levels to reduce massing from street level. These step backs are used on both primary elevations.

Key horizontal bands that the existing cladding promotes are to be retained.

The orientation of the principle elevations will be retained. This ensures the retention of key views across Albert Square towards Manchester Town Hall.

Weaknesses

The plant facade equipment on the top level is of a range of mixed dark grey/black materiality.

Limited spatial use of the roof level.

Difficult cleaning/maintenance strategy.

High contrasting materials visible from street level.

Opportunities

Lighten the roof level's materiality to further reduce the massing and visual impact.

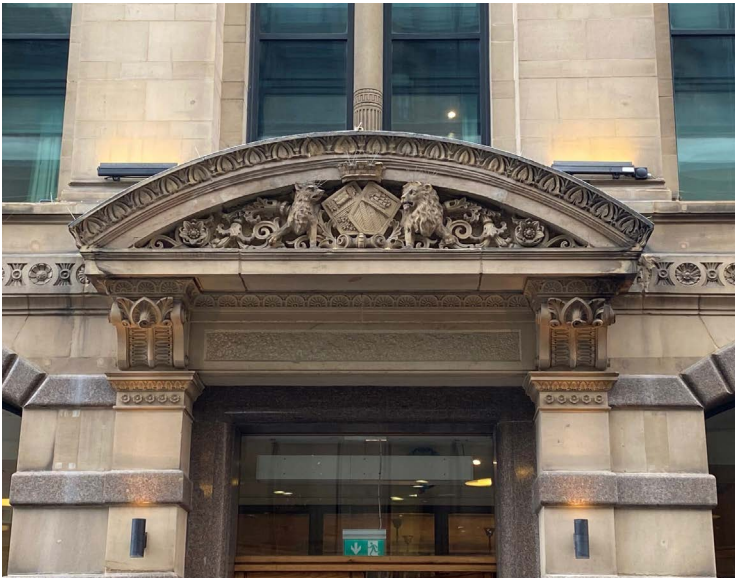
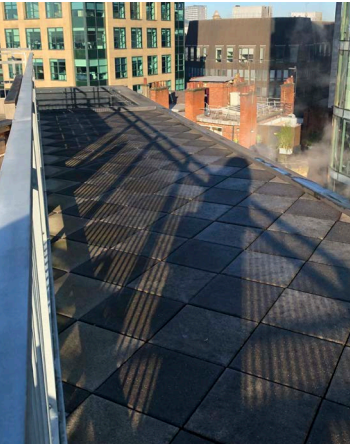
Further define the vertical and horizontal hierarchy.

Unify the modern extension's architectural language.

Simplify mass to emphasise listed heritage facade.

Threats

All work must be sensitive, to protect and preserve the ornate listed elements of the the King Street Townhouse Facade.



3.0

Design Development

- 3.1 Client Property Vision
- 3.2 Consultation with MCC
- 3.3 Architectural Opportunities
- 3.4 Massing Study
- 3.5 Elevation Progression
- 3.6 Final Scheme - Massing Rationalisation
- 3.7 Etched Pattern Identification
- 3.8 Facade Typology
- 3.9 Modular Facade

Design Development

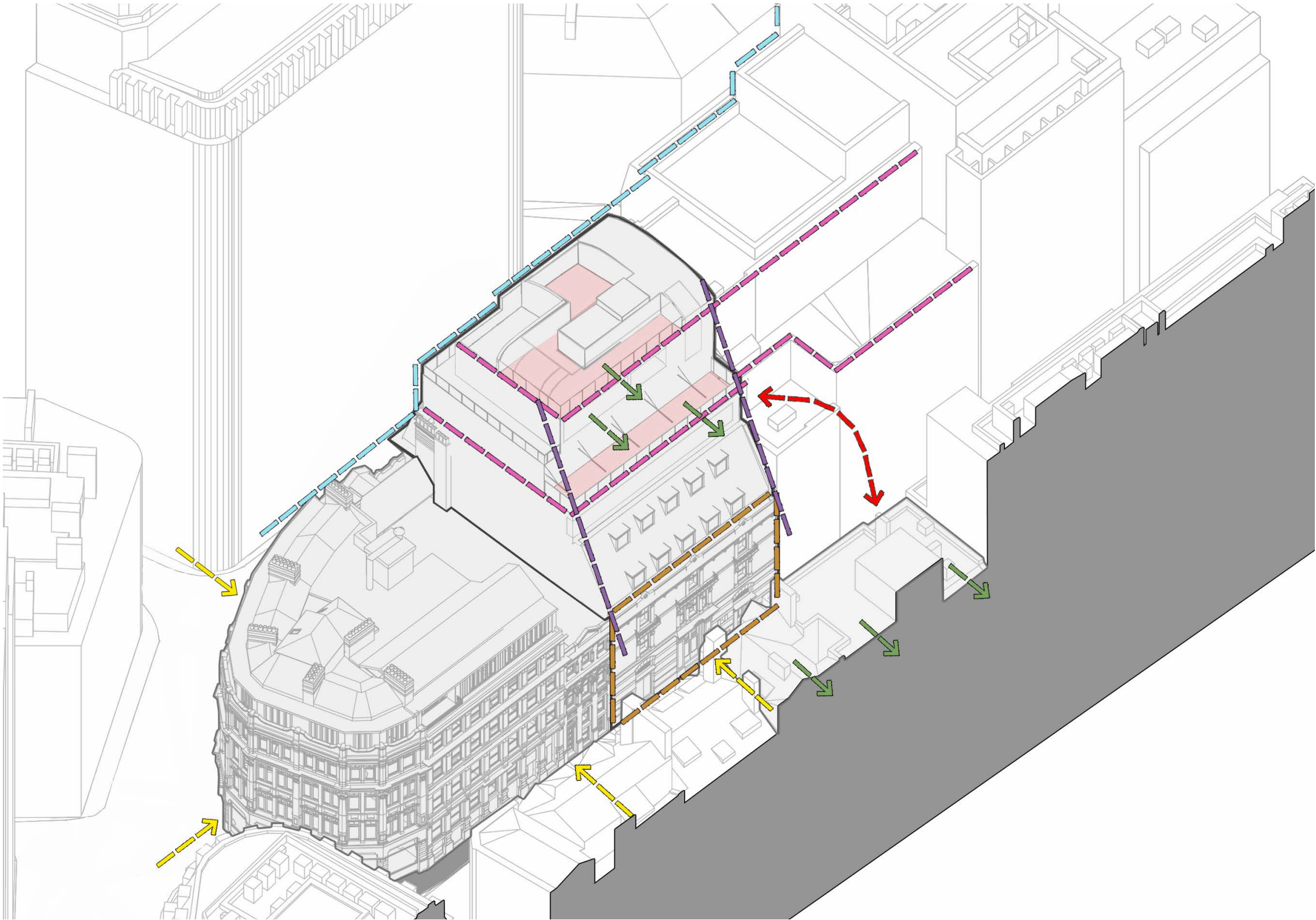
3.1 Client Property Vision

The diagram to the right highlights the overall ambitions of the client which is to create links between other properties in the immediate vicinity of King Street Townhouse. This will help improve the guest experience by offering access to a wider variety of facilities and also create synergy across the property portfolio.

Design aims for the King Street Townhouse:

- Improve KSTH street level visibility
- Focus architectural visual impact towards existing listed heritage facade.
- Improve the guest room offering and user experience.
- Maximise views to the Manchester Town Hall
- Improve spa/gym/pool guest offering
- Develop private event spaces

-  Public terrace visual link
-  Focus visual impact on heritage facade
-  Continue massing step reductions
-  Continue contextual horizontal hierarchy
-  Continue street wide massing reductions
-  Prioritised key vistas
-  Improve street visibility and accessibility



Design Development

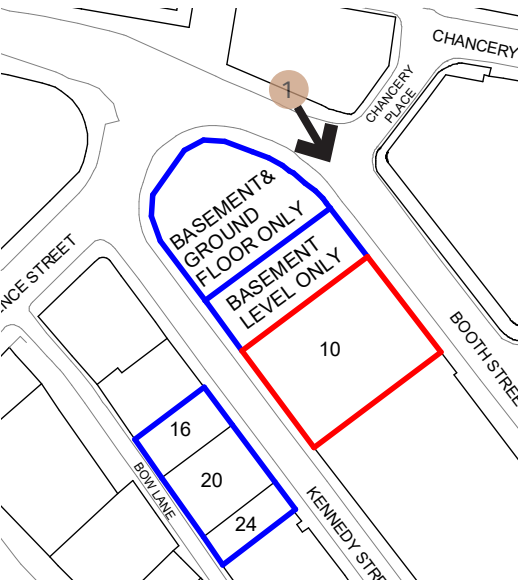
3.2 Consultation with MCC

The project team have engaged with Manchester City Council (MCC) on a number of occasions and issued pre planning presentation documentation for review during the design development of the King Street Townhouse Hotel proposals.

These discussions established the key design drivers for the proposal as keeping any additional massing to a minimum, specifically with regard to the visual impact of the proposal on both Kennedy Street and Booth Street. MCC advised on 4 No verified view positions from street level to control the impact of the additional massing from street level.

The proposal seeks to replace the existing modern 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.

Recently a pre planning document showing the scheme from the agreed verified view has been sent to MCC for comment prior to the formal planning submission.



Site Plan of agreed verified view position



Existing Photo from Verified View Position - Booth Street West



EPR CGI from Verified View position - Booth Street West

Design Development

3.3 Architectural Opportunitites

Rooftop bar

The current rooftop space has limited guest use. It is primarily used for maintenance and access. King Street Townhouse roof level has a great opportunity for a unique rooftop bar experience in the heart of Manchester's city centre. The rooftop would further celebrate the views towards Manchester Town Hall.

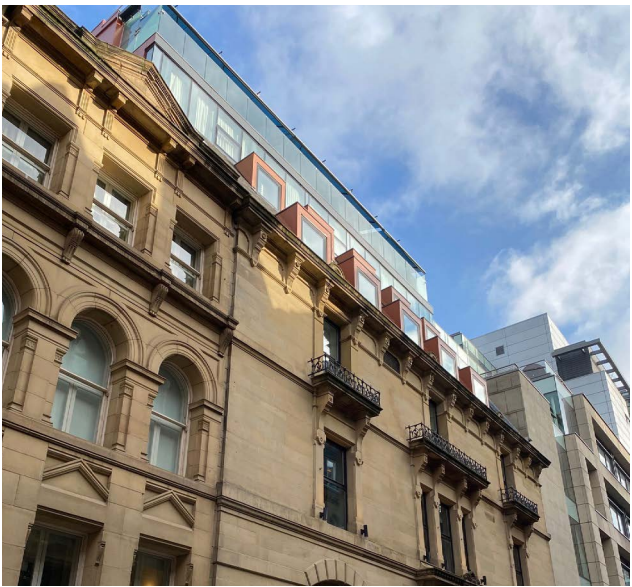
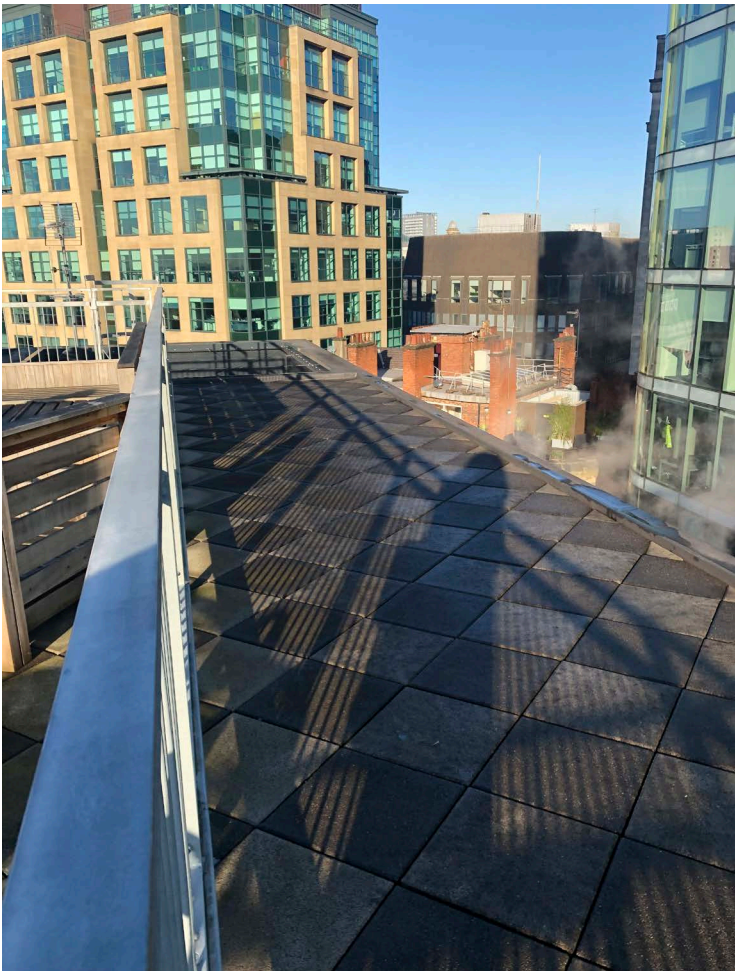
Unifying the architectural language

The existing modern extension has a number of darker, high-contrast materials that currently visually detract from the ornate heritage facade below.

The proposal seeks to remove the strong bright copper metallic cladding and instead create a intricate singular glass box aesthetic. This singular aesthetic will reduce the visual impact of the modern extension and re-focus the visual importance of the listed elements.

Improved Daylighting

The unified glass box panel system allows for the facade to respond to the internal program of each floor well. Each room allows for equal or more glazing. This will improve natural daylighting, reduce the need for artificial lighting and, overall, reduce the operational carbon footprint of the proposal.



Design Development

3.4 Massing Study

Key existing design drivers the proposal seeks to retain;

The use of step backs at multiple levels to reduce massing from both Kennedy St. and Booth St.

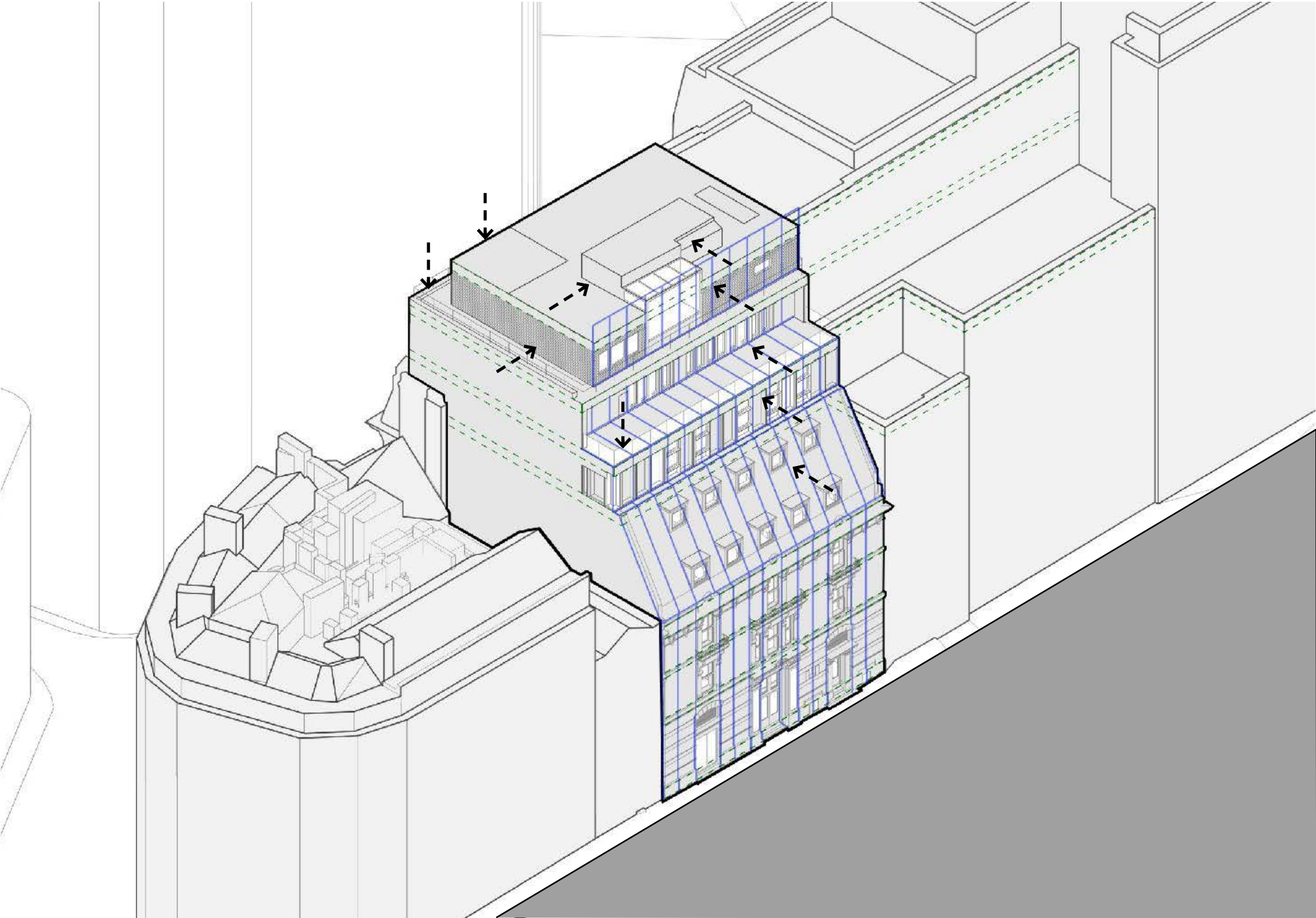
The horizontal bands that the existing cladding promotes are to be retained. This is proposed by adding and prioritising the bands. (Shown later in dashed green lines) These are also prevalent in the adjacent larger building.

Opportunities

There is the opportunity to lighten the roof levels materiality to further reduce the visible/massing impact from street level.

Through subtle intervention with the cladding material and proportion the proposals can protect the vertical hierarchy shown so clearly in the existing listed facade at lower levels.

- ← - - - - Massing Stepback
- - - - Contextual Horizontal Band
- - - - Contextual Vertical Band



Kennedy Street - Existing Axonometric

Design Development

3.4 Massing Study

Option A

Dashed purple lines highlight stepbacks to ensure sympathetic massing.

Maintains the horizontal hierarchy.

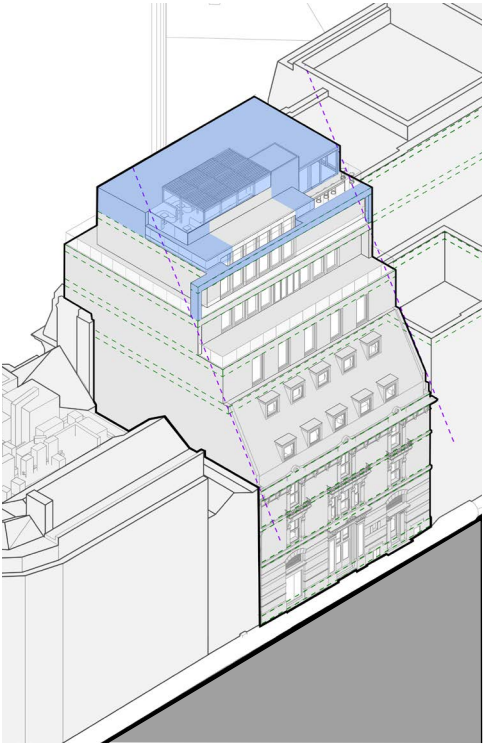
The orientation of the existing extension is retained throughout all proposed options.

The massing continues a stepped massing principle that reduces each level.

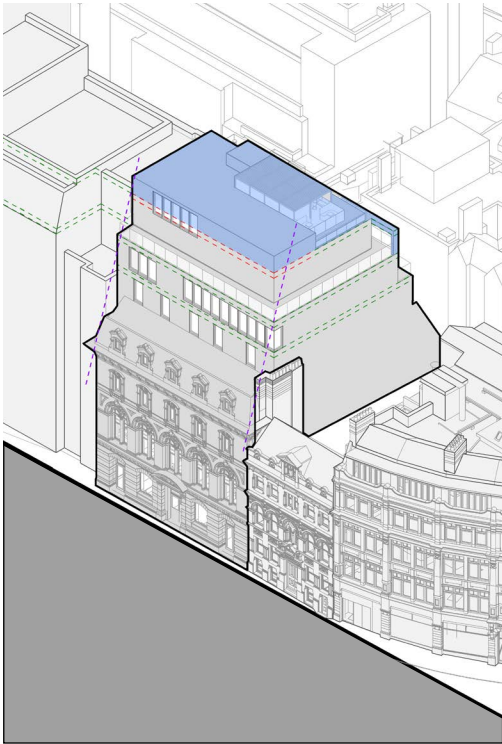
All options proposed the removal of the louvred facade on every existing elevation at 7th floor.

Removal of the existing key clamp balustrading and replaced with protective glazing.

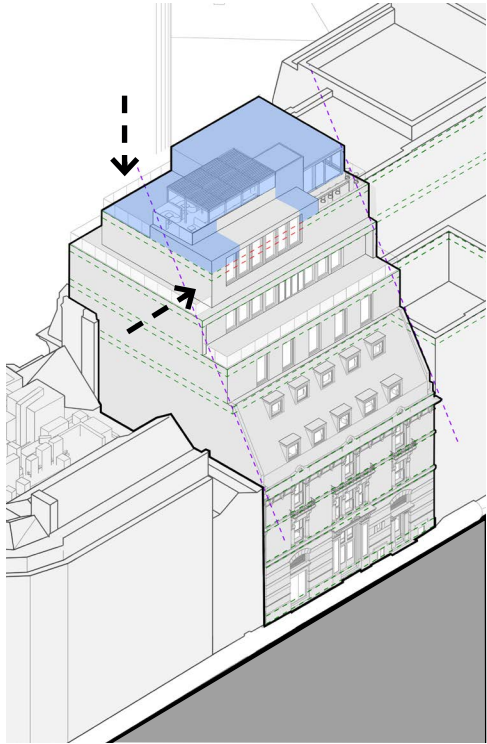
Simplify the extension material palette and facade fenestration



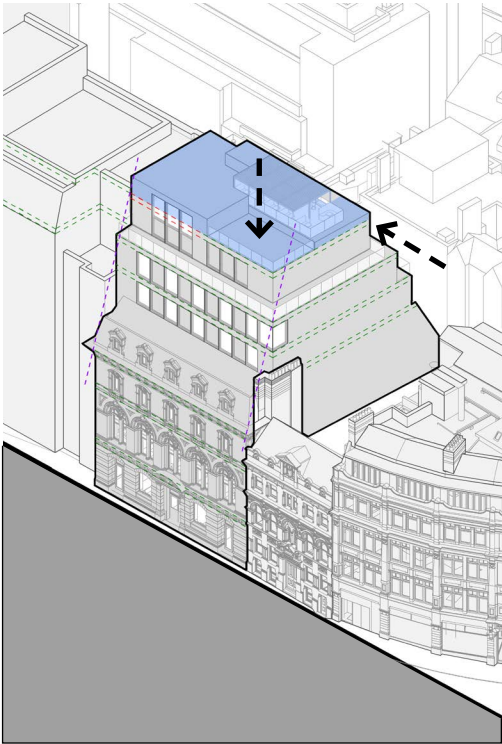
Kennedy Street - Option A Axonometric



Booth Street - Option A Axonometric



Kennedy Street - Option B Axonometric

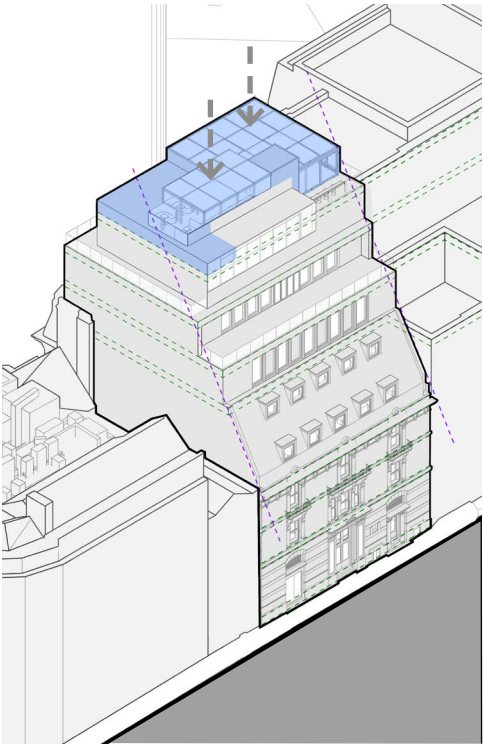


Booth Street - Option B Axonometric

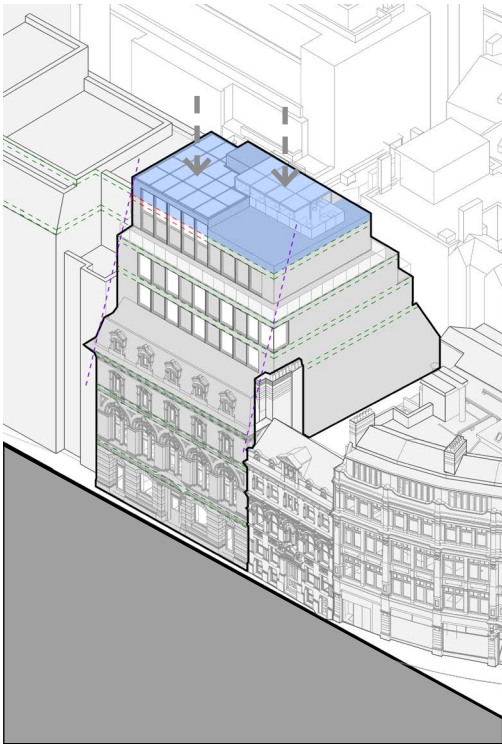
Option B is based on the previous option plus the below.

Areas in blue shown how the proposal is adding little massing whilst simplifying the horizontal bands.

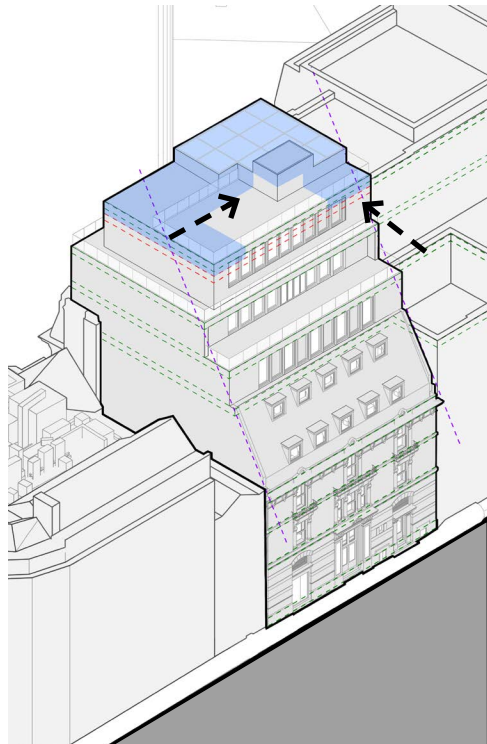
The mass increases are planned to minimise massing and visual impact.



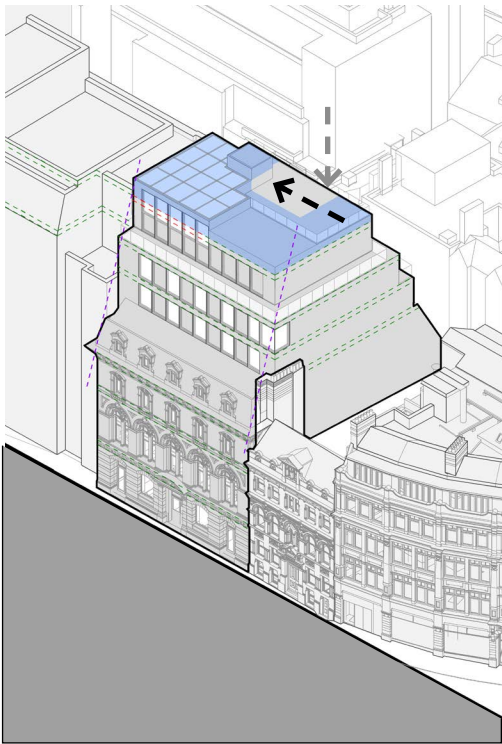
Kennedy Street - Option C Axonometric



Booth Street - Option C Axonometric



Kennedy Street - Option D Axonometric



Booth Street - Option D Axonometric

Option C & D are based on the previous option plus the below.

Increased glazing elevation elements

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

Design Development

3.5 Elevation Progression

Elevation based iterative design progression based on three key principles.

- Reduce massing as much as possible whilst delivering key brief
- Use materiality to further reduce visual impact of massing
- Use a modular facade to improve sustainability, allowing for a flexible facade treatment to suit internal program and unify the architectural language of modern upper floors extension levels.

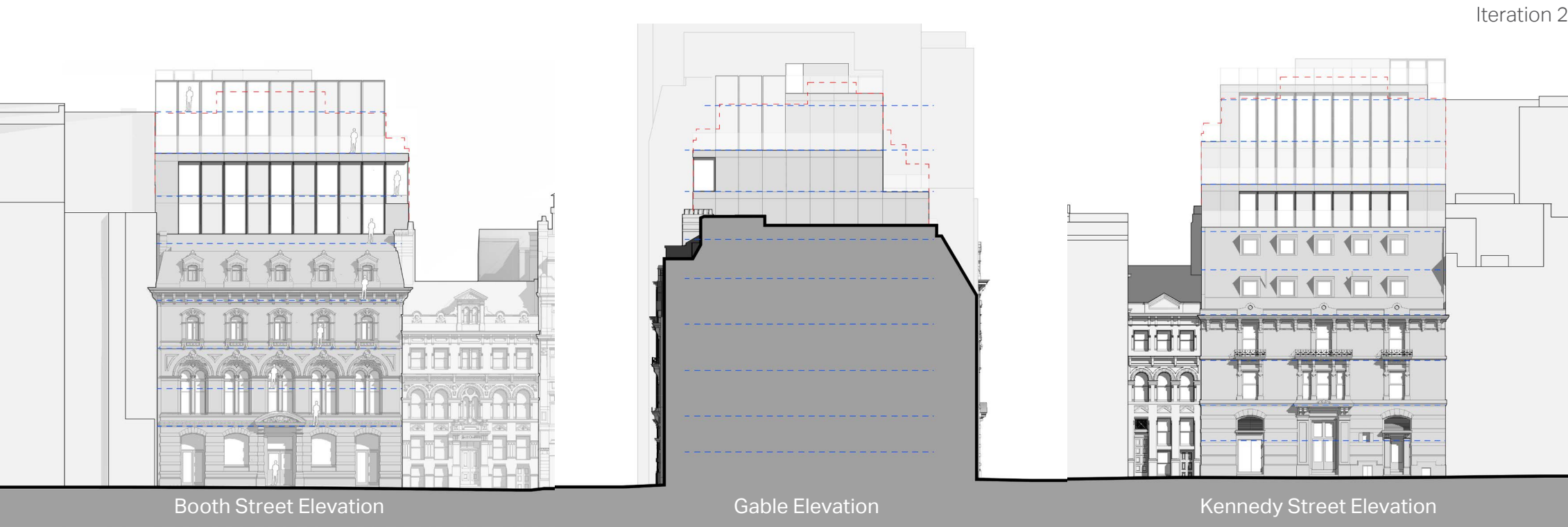
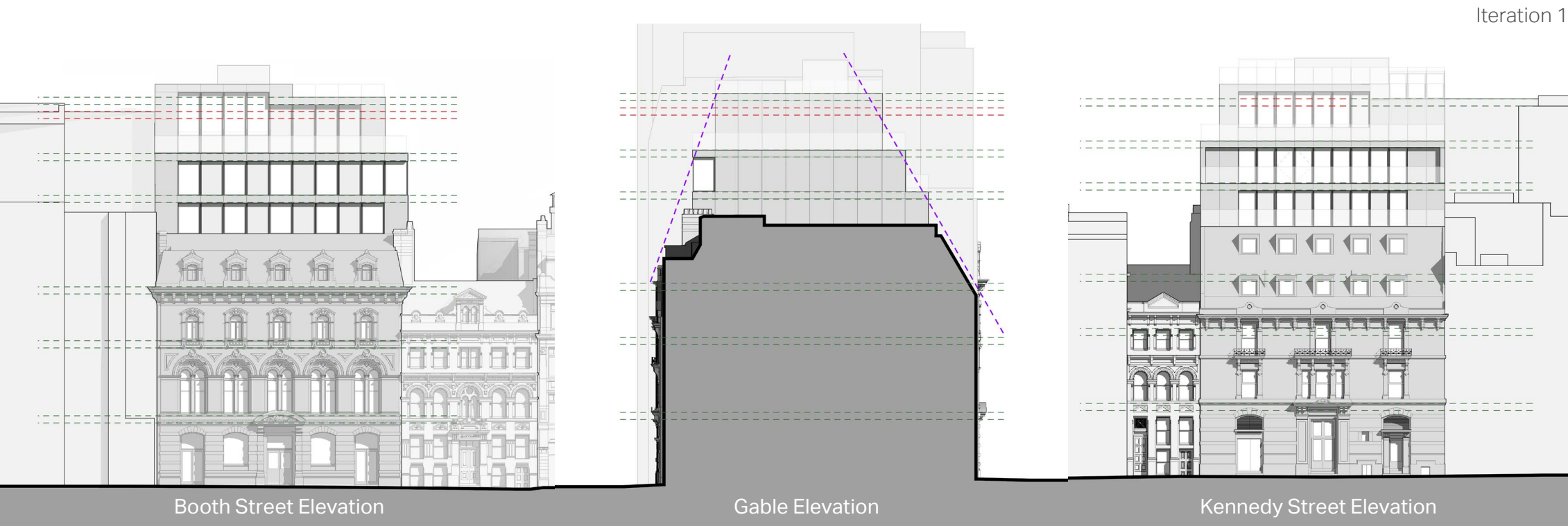
Design development updates [Iteration 1]

- Increased glazing on Booth Street Elevation.
- Increased glazing on Kennedy St
- Updated modular size based on the relationship with the existing listed facade elements

Design development updates [Iteration 2]

- Increased glazing on Booth Street Elevation.
- Significantly reduced cladding at Level 07/08 on Kennedy Street.
- More glazing (back painted / fritted) added to Kennedy Street.
- Curtain glazing merged between Levels 07 and 08 to unify the glazed box aesthetic.
- Existing level guides and existing massing extents added.
- Solid bookend style panels retained on Kennedy Street at both sides to match the solid elements on the sides of the listed facade below.
- Cladding band between Levels 06 an 07 on Booth street reduced to back painted glass to reduce the materiality impact of the cladding.

Red line = Existing massing
Blue line = Floor levels



Design Development

3.5 Elevation Progression

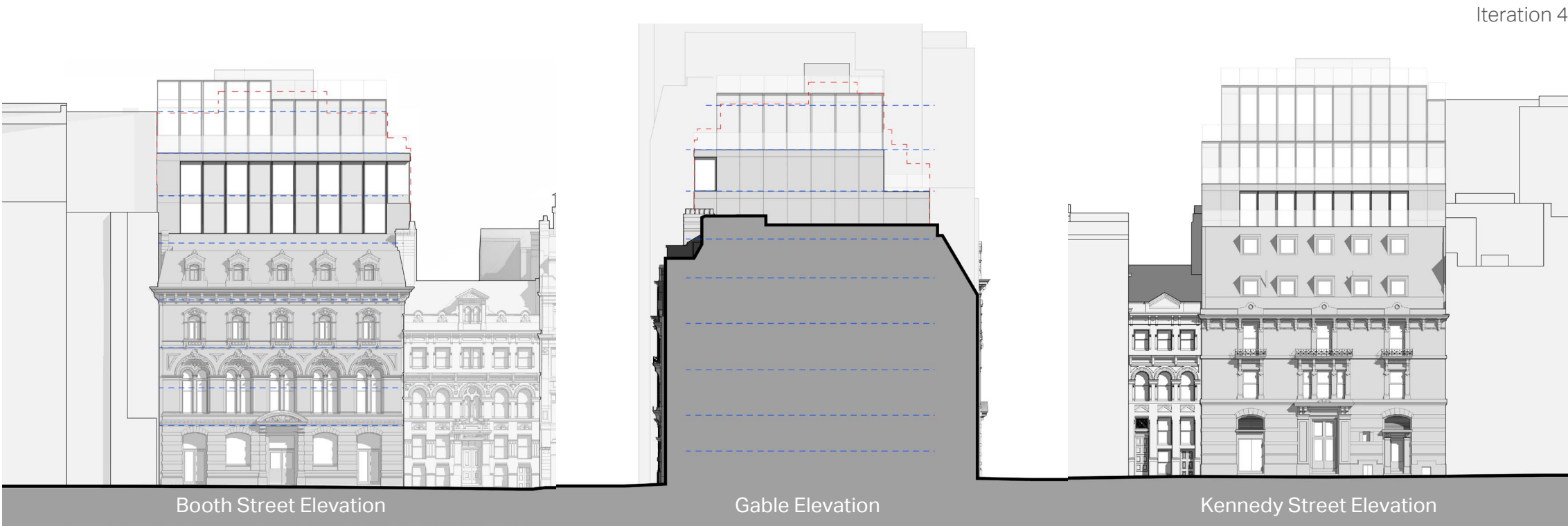
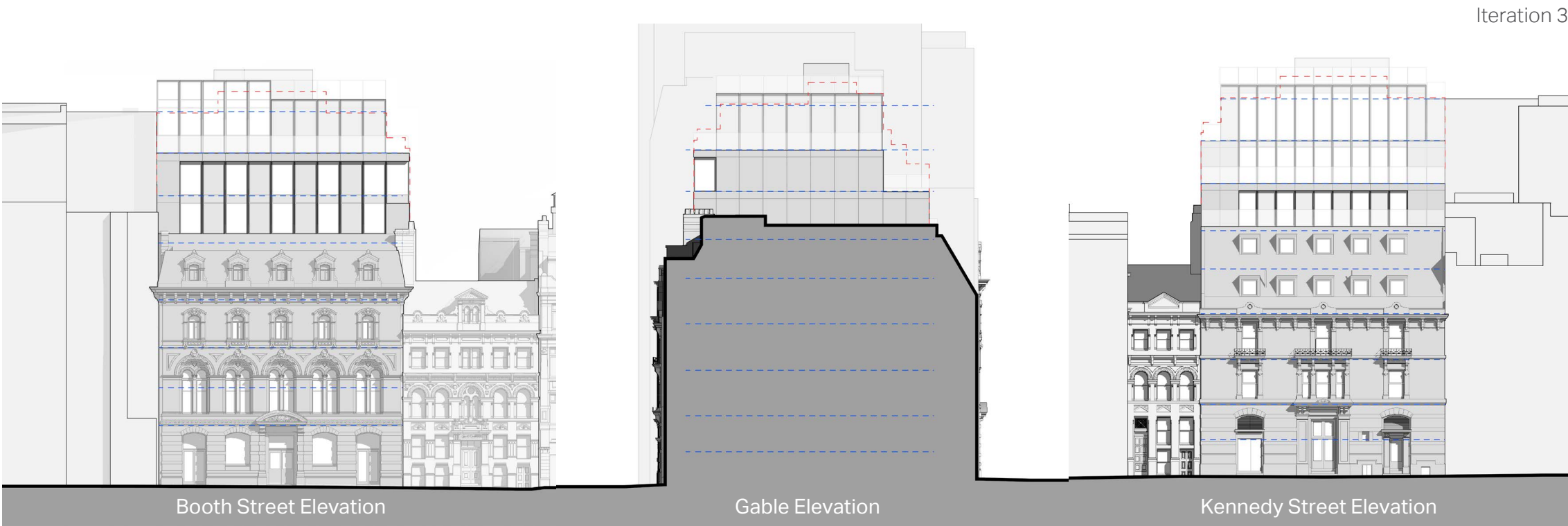
Design development updates [Iteration 3]

- Horizontal cladding band at Level 08 replaced with fritted/back painted glazing to further reinforce the glass box aesthetic.
- Back painted/fritted glazing around Level 07 plant zone reduced to minimum massing. This helps accentuate the stepped approach that is present along the full length of both Booth Street and Kennedy Street.
- More (back painted / fritted) glazing added to Kennedy Street at Level 08.

Design development updates [Iteration 4]

- Horizontal cladding band at Level 08 replaced with fritted/back painted glazing to further reinforce the glass box aesthetic.
- Back painted/fritted glazing around Level 07 plant zone reduced to minimum massing. This helps accentuate the stepped approach that is present along the full length of both Booth Street and Kennedy Street.
- More (back painted / fritted) glazing added to Kennedy Street at Level 08.
- Bookend styles panels on Levels 07 and 08 changed fritted glazing.

Red line = Existing massing
Blue line = Floor levels



Design Development

3.5 Elevation Progression

Design development updates [Iteration 5]

- More fritted/back painted glazing added to reinforce glass box aesthetic.
- Back painted/fritted glazing around Level 07 plant zone reduced to minimum massing. This helps accentuate the stepped approach that is present along the full length of both Booth Street and Kennedy Street.
- More (back painted / fritted) glazing added to Kennedy Street at Level 05-08.

Design development updates [Iteration 6]

- Panel types simplified from three to two. The proposal now has a single opaque panel type and a single fully transparent glazed panel type. Both types are externally finished with a reflective glazing to create the aesthetic of a singular glass box.
- Each panel type has been split into three modular widths. This ensures the facade panels can respond to the internal program. It also allows the glazing / natural daylighting to be maximised in each room.
- Balustrading height increased.
- The proposal meets the required program of the client's brief whilst ensuring the minimum overall massing/visual impact.
- Part of roof updated to a curved glazed section. This allows for a high end exclusive rooftop bar whilst the curve aligns the massing with the established massing and visual impact principles.

Red line = Existing massing
Blue line = Floor levels

