
STOREYS
MANCHESTER
DESIGN & ACCESS STATEMENT

FEBRUARY | 2021

LRW_8180_L(00)200

PREPARED BY

LeachRhodesWalker
Architects

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1.0 Introduction

1.0 Introduction

This document has been prepared by Leach Rhodes Walker in support of a Listed Building application in relation to the proposed internal refurbishment works to the former Princess St Hotel, 18-24 Princess St, Manchester M1 4LG. These have been prepared following detailed design development stages on behalf of Aspen Hotels ('Client')

The existing hotel has stepped access from street level at the main entrance and a dedicated accessible entrance with a platform lift between street level and upper ground floor. There are 2no escape stairs with final escapes to George St & Back George St. Service access is via a loading bay on Back George Street.

The hotel accommodation comprises:

- Lower ground floor public area F&B facilities inc WC's, BoH & service areas.
- Upper ground floor reception, cafe / bar, 15no guestrooms and service access.
- 22no Guestrooms per floor at first to fourth floors.
- 21no guestrooms at fifth floor.
- 17no Guestrooms at sixth floor.

The summary of the proposed internal refurbishment is as follows:

- Lower Ground floor alterations:
 - o Removal of decorative bulkheads to expose the soffit, services and original beams.
 - o Removal of modern staircase & platform lift shaft to street level & modern glazed enclosure.
- Upper Ground floor alterations:
 - o Removal of modern blockwork walls & lightweight partitions forming 4no guestrooms to the east of the footprint.
 - o Removal of liner walls to expose the original masonry fabric.
 - o Removal of decorative bulkheads to expose the soffit, services and original beams.
 - o Removal of modern staircase to lower ground floor & modern glazed enclosure.
 - o Removal of modern platform lift & shaft and installation of new platform lift.
 - o Removal of modern beer drop.
 - o Increase to openings through existing masonry walls on grid-line 3 & 6.
 - o Increase of footprint to existing entrance stairs to provide wider circulation.
 - o New penetration through floor to provide a visual link to lower ground floor.
 - o Remedial work to rectify defective fire stopping where required.
 - o New wall & floor finishes.
 - o New casegoods & furniture.
 - o New open bar / kitchen
- Refurbishment and re-brand of the existing guestrooms.
 - o Removal of liner walls to expose the original masonry fabric.
 - o Removal of decorative bulkheads & ceilings to expose the soffit, services and original beams.
 - o Remodelling the ensuite with new sanitaryware & brassware.
 - o Remedial work to rectify defective fire stopping where required.
 - o New wall & floor finishes.
 - o New casegoods & furniture.

2.0 The Team

2.0 The Team

Client
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Princess St Hotel
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3.0 The Building

3.0 The Building

3.1 The Historic Building

A heritage statement has been prepared by Donald Insall Associates providing an investigation of the historic building and a justification of the proposals according to the relevant legislation, planning policy and guidance.

18-24 Princess Street (including 72-76 George Street) is one of a number of warehouse buildings by Clegg & Knowles and was completed in 1878.

It was originally subdivided into a number of units providing printing warehousing with entrances on Princess Street and George Street with some connections internally. Externally, their symmetrical principal façade spanning a full townscape block was designed to give the appearance of a single building. Clad in sandstone ashlar it differs from the neighbouring red brick warehouses; otherwise they share an eclectic style, scale and architectural grandeur as an uninterrupted group flanking this part of Princess Street. Built up against the rear line of the pavement and occupying full townscape blocks, they collectively build up a Victorian industrial townscape of high significance which underpins part of the historic identity of Manchester.

The present building was constructed in 1877-78 and it is thought to have been designed by architects Clegg & Knowles who were the leading warehouse firm from the late-1860s to the 1880s in the city, and indeed designed a number of the Princess Street buildings. Its design reflects the standard for warehouses and offices of the time – a high proportion of windows to aid clerical work and the inspection of goods, and tall chimneys along the frontage to comply with insurance requirements.

The 1896 Ordnance Survey map also shows another common feature, central lightwells to illuminate interior spaces. This map also shows that, while the exterior was of one uniform design, the building was divided internally into smaller units. The Goad Fire Insurance Plan of 1913 of Princess Street shows the internal arrangement of the building at that time and gives details of its construction. Nos. 18-24 functioned as offices and warehouses and, although individually numbered with internal party walls dividing the units, the plan shows them to be linked internally – served by a central entrance and timber stair arranged around an open hoist with a secondary stone stair exiting on to George Street. A glazed lightwell ran the height of the buildings behind the stair, mirrored at 72 George Street – a home-trade warehouse, with a paint store in the basement. A further lightwell served nos. 74 and 76 George Street, occupied by a calico printers warehouse and a home-trade warehouse respectively. No internal stairs are shown to the George Street buildings and the demarking of the party wall of two stories or more only between nos. 76 and 78 suggests they may have also been linked internally as part of the block to a degree. Further hoists, mainly with iron shutters, were spread around the different units in the block and an array of skylights within the mansard roof. On Back George Street, a printers workshop is shown powered by a gas engine in the location of the modern infill building.

3.2 Planning History

The planning history below has been sourced from the Manchester City Council online planning portal, showing the decision dates and decision.

091453/LO/2009/C2 10 December 2009 Refuse & Enforce

LBC - Retrospective consent for retention of 4 No. x existing side facing signs above hotel and restaurant entrances. Also 091450/AO/2009/C2

072511/LO/2004/C2 24 August 2004 Approved

LBC - Erection of 1 x projection sign above entrance. Also 071819/AO/2004/C2.

071775/LO/2004/C2 24 August 2004 Approved

LBC - Internal alterations to remodel public areas and offices to provide larger reception area and lounge area.

066687/LO/CITY2/02 16 December 2002 Approved

LBC - Erection of 1 x 1.8m diameter and 1 x 1.2m diameter satellite dishes. Also 066686/FO/CITY2/02.

062481/LO/CITY2/01 7 August 2001 Approved

LBC - Installation of canopies at hotel and restaurant entrances. Also 062029/FO/CITY2/01.

062031/LO/CITY2/01 20 June 2001 Approved

LBC - Erection of illuminated projecting signs. Also 062030/AO/CITY2/01

054157/LO/CITY2/98 10 September 1998 Approved

LBC - Internal and external alterations, including partial demolition and rebuilding, new floors within and above the existing roof in association with the change of use of the building to hotel use. Also 054156/FO/CITY2/98.

040687 15 May 1992 Approved

LBC - Restoration and preservation of existing building, creation of retail floorspace at ground floor level, removal of internal structure, relocation of internal floors and retention of existing major divisions at ground floor level and new floor level within. Also 040686.

Application 051540/LO/CITY2/97 approved a variation to condition no.1 of this consent to extend the period of commencement to 10 years from the date of original approval.

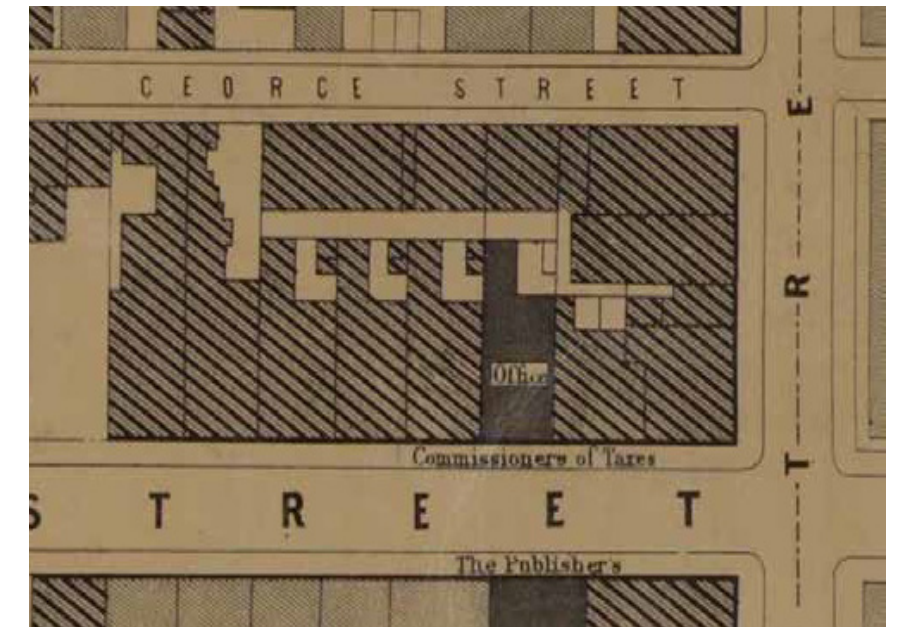
038085 21 February 1991 Refused

Development for offices, including elevational alterations, following demolition of existing building behind existing facades.

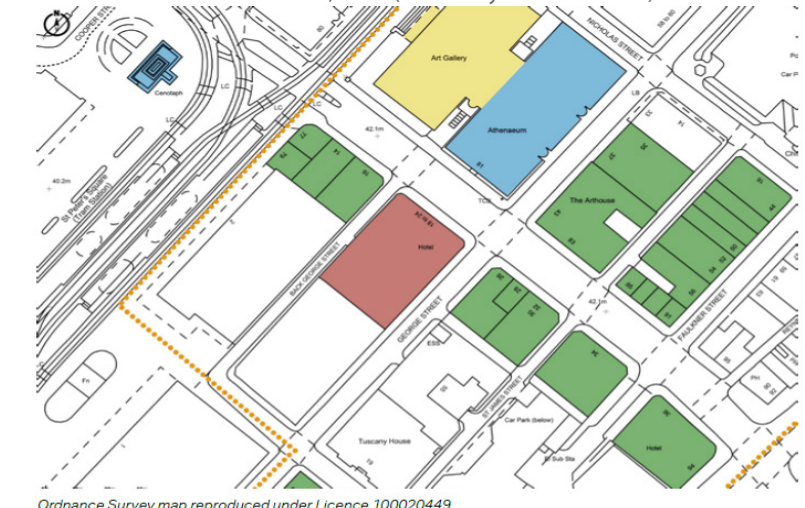
72 George Street

F13508 24 June 1980 Approved

Change of use to Chinese Education, Cultural and Community Centre



Adshead's Plan of Manchester, 1851 (University of Manchester)



Ordnance Survey map reproduced under Licence 100020449

- The Site
- Grade I
- Grade II*
- Grade II
- George Street Conservation Area

3.0 The Building

3.3 Old & New

The site includes 18-24 Princess Street and 72-76 George Street; as well as the modern infill building at 53 Back George Street. Whilst historic maps show the buildings to have been linked to some degree internally, the scheme approved in 1998 saw them combined to form one single building. Dating from the 1878, the building was original in use as textile warehouses and offices built on an iron-frame, with cladding of sandstone ashlar and a slate roof and, despite the internal subdivision of its original design, exhibits a symmetrically single composition externally. It comprises four storeys above a basement (with a raised ground floor) and three storeys at roof level. The composition is to designs of the eclectic style.

The 1998 hotel conversion scheme saw extensive alterations to the interior of the building including a remodelled central lightwell to the front of the building, a roof extension accommodating three additional storeys with a supporting structure running throughout the building, two new principal staircases and lifts and subdivision of the interior for hotel rooms with all historic features which may have remained apparently removed (if not previously), or in the case of original columns and beams, concealed, and secondary glazing. Aside from the roof extension which replicated the characteristic form of a steep, slate-clad mansard with a recessed floor and plant on top, the exterior largely retains its historic character with alterations limited to the infilling of some openings and modern entrance doors, canopies and signage.



3.4 External Appearance

3.4.1 Princess Street Elevations (Principal)

The symmetrical façade comprises 12 bays with windows arranged in a 1:1:3:1:1:3:1:1 composition, divided by pilasters, and with 1/1 sash windows [Plate 3.16]. The window openings have moulded surrounds and mullions, with shouldered heads at first floor, segmental-headed at second floor, and at third floor two-centred arched heads and set-in shafts with carved capitals. To the corners with George Street and Back George are curved returns with two bays of curved sash windows and pronounced cornices at first and second floors. The façade is set on a plinth with an enriched cornice over the ground floor, repeated to the still-bands at upper floors with a bracketed cornice at roof level. An open-arcaded parapet runs across the façade, returning to the side elevations whilst the tall slender chimneys act as pinnacles projecting above the roofline and defining the bays below.



3.4.1 Princess Street Elevations (cont.)

Steps with modern finishes lead up to the raised ground floors with a single entrance serving each of the original two flanking buildings (bays two and six) with pilastered surrounds including foliated impostes, glazed fanlights with modern glazing and rainwater outlets in the plinth (the lefthand opening has been lowered to provide level access). A segmentalarched double entrance with a volute keystone sits in the centre which originally served the central timber stair. Modern glazed doors have been inserted in the central and left-hand doorways whilst the right-hand door is timber panelled; the original metalwork denoting 'Princess Buildings' remains above the central opening. Glazed canopies project with hanging signage from all three entrances which detract; further small signage/ menu boards are fixed to the façade flanking the central and left-hand entrances.

Lightwells to the exposed basement are now infilled with pavement lights which have since been covered over in places and a number of basement openings have been infilled with blockwork and/or vents, otherwise they contain casement windows with railings.



3.0 The Building

3.4 External Appearance

3.4.2 Back George Street Elevation

On Back George Street the façade detailing returns for two bays before exhibiting a more simplified composition – typical of these secondary, service streets. The rest of the façade has eight bays, with the first six paired, framed by brickwork with simple plastered mullions and squared head window openings to all but the arched third floor openings. The basement and ground openings read as an almost single opening with stone sills between and recessed panels above whilst simple stone banding continues across the facade at each floor level. The adjoining façade at 53 Back George Street is overtly contemporary in its design, largely red brick with stone facing at part ground and third floors with the roof storeys continuing sheer with the main façade.



3.4.3 George Street Elevation

To George Street the parapet and chimneys continue across first seven bays whilst the architectural detailing to the façade is continued across the elevation (comprising 19 bays – 2:2:2:1:1:3:3:1:1:3) reflecting the status of this façade as a public/client facing frontage with two sets of couple arched doorways, giving access to the originally individual buildings. The first door in the return served the secondary entrance to the Princess Street buildings with a more restrained detailing to the surround and with the window openings in this part of the composition paired as per the main façade. Beyond each single window bay with a round-headed doorway at street level are three further window bays. The doorways replicate the pilastered surrounds and foliated imposts from the principal façade, doors are timber panelled with fanlights above; the first two are level to the street whilst all but the first exhibit decorative metalwork to the fanlight.

3.4.4 Roof

The roof was reconstructed as part of the scheme approved in 1998 and comprises a two storey slate-clad steeply pitched mansard with a recessed additional storey of a more contemporary design with plant on top. The casement windows to the fourth floor are obscured behind the parapet whilst flat-top dormers with casements set in the mansard serve the fifth; the tall chimneys which project above the roofline are tied back to the mansard roof.

4.0 The Existing Hotel

4.0

The Existing Hotel

4.1 The Interior

Internally the building has lost all sense of its historic character, staircases are modern, albeit the principal stair stands in the location of the original secondary stair shown on the Goad Plan and exits on to George Street, although now awkwardly cutting across the window openings.

Whilst on plan remaining elements of the original dividing walls between the buildings are legible, within the building it is not possible to identify these without knowledge of its historic layout whilst the large open reception area spans across the centre of the building; the lightwell has been entirely remodelled with a rooflight within the modern roof extension and does not retain any historic character.

As well as the additional structure to support the new roof storeys, lifts have been inserted through the building and a platform lift serves the left-hand entrance now lowered to street level to provide level access. The nature of the subdivision required for hotel use has further eroded any sense of the internal volume and proportions associated with the warehouse uses and there is no evidence to suggest any particular features associated with this former use remain.

False ceilings and partition walls are present throughout, the false ceilings awkwardly intersect with the window openings and therefore impacting on the external appearance as well as internally.

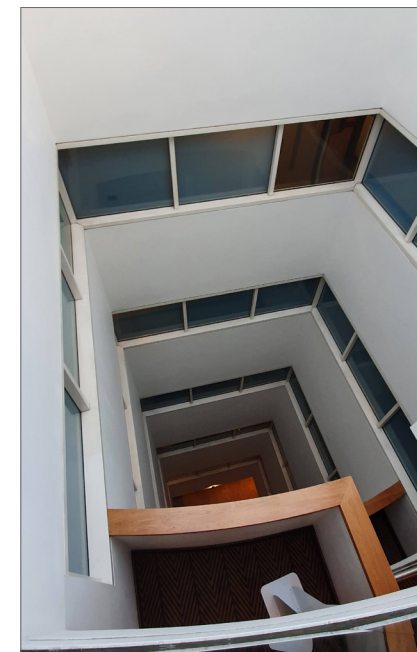
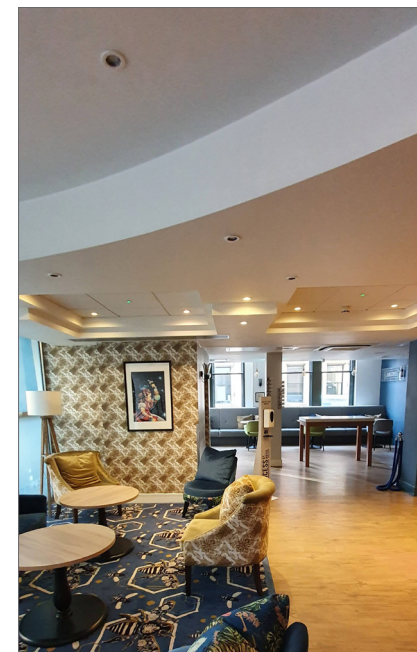
External walls and structural beams/columns are predominantly lined and boxed in respectively. It is telling that there is no apparent distinction in internal character between the original buildings and the modern extension on Back George Street or floors within the roof storey.

(The above paragraphs are extracted from the Donald Insall Heritage Statement MAN. PS18.01)

The original floor structure is timber joists with timber floor boards supported on wrought iron beams. As part of the 2002 works the existing floors have been strengthened / levelled by fixing plywood sheets on packers, and to meet the acoustic requirements of the hotel use a floating floor build-up has been applied. To meet the fire compartment requirements 2no layers of fireline boards on MF have been fixed to the underside of the joists, mineral wool is also in place in the joist zone.

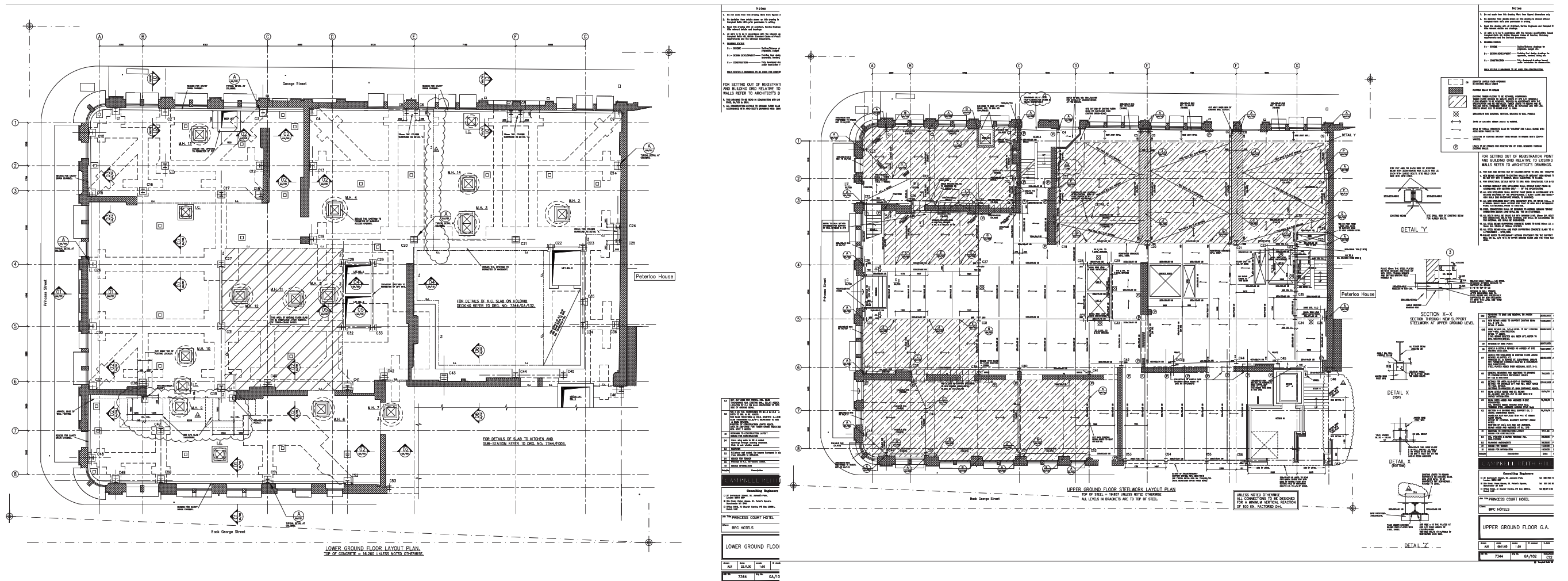
The floor infills constructed in the 2002 works are concrete slab on metal deck with a screed topping. This build-up is in place typically through the centre of the building from Princess St, and the extension to the Back George St elevation.

Openings have been formed in the original masonry dividing walls. In the lower ground floor the walls have been entirely removed and supported by means of modern steel columns, beams & needles. At the upper ground floor the openings are smaller and supported by steel beams on padstones or steel beams acting as lintels forming door openings.



The Existing Hotel

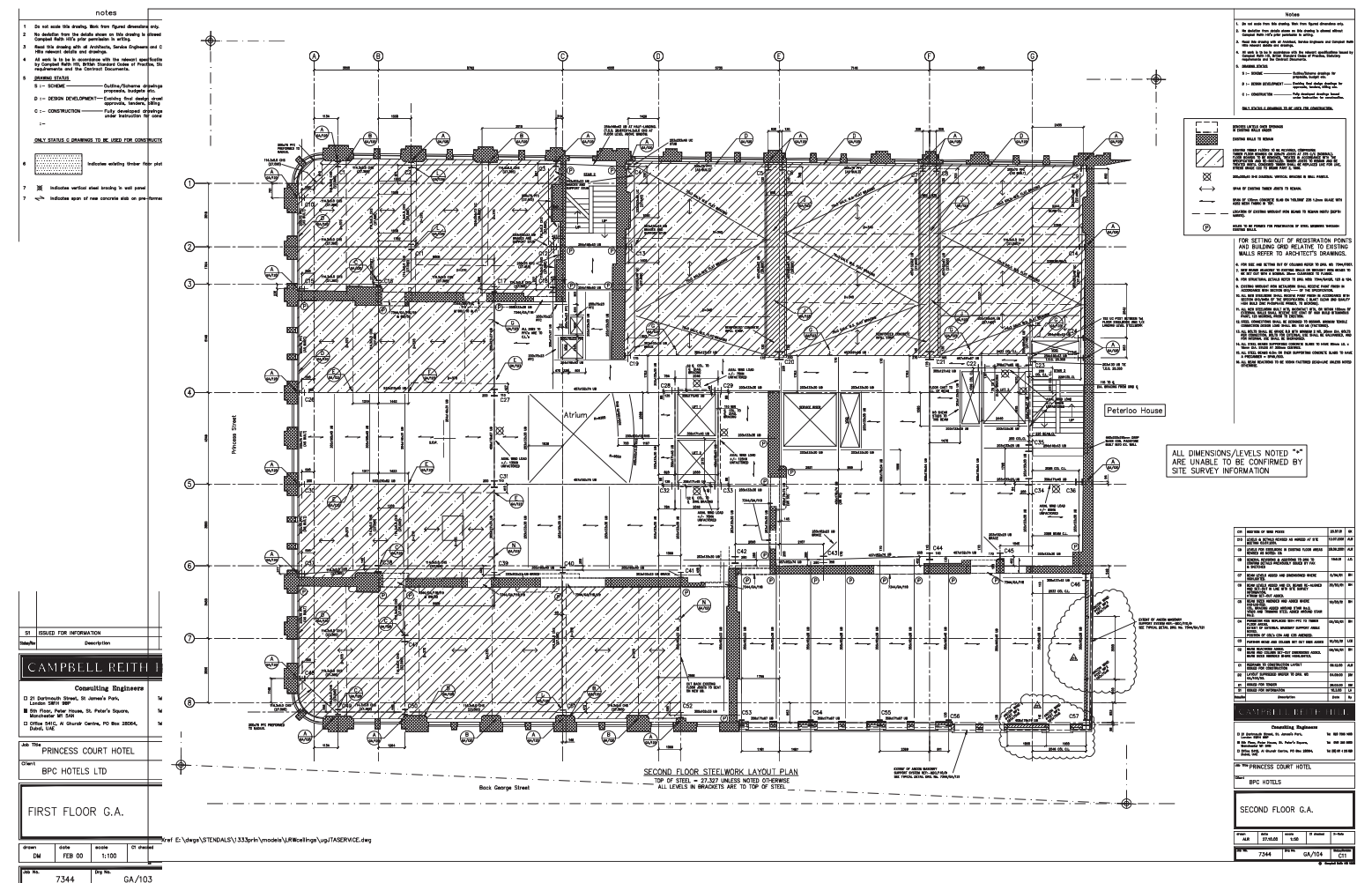
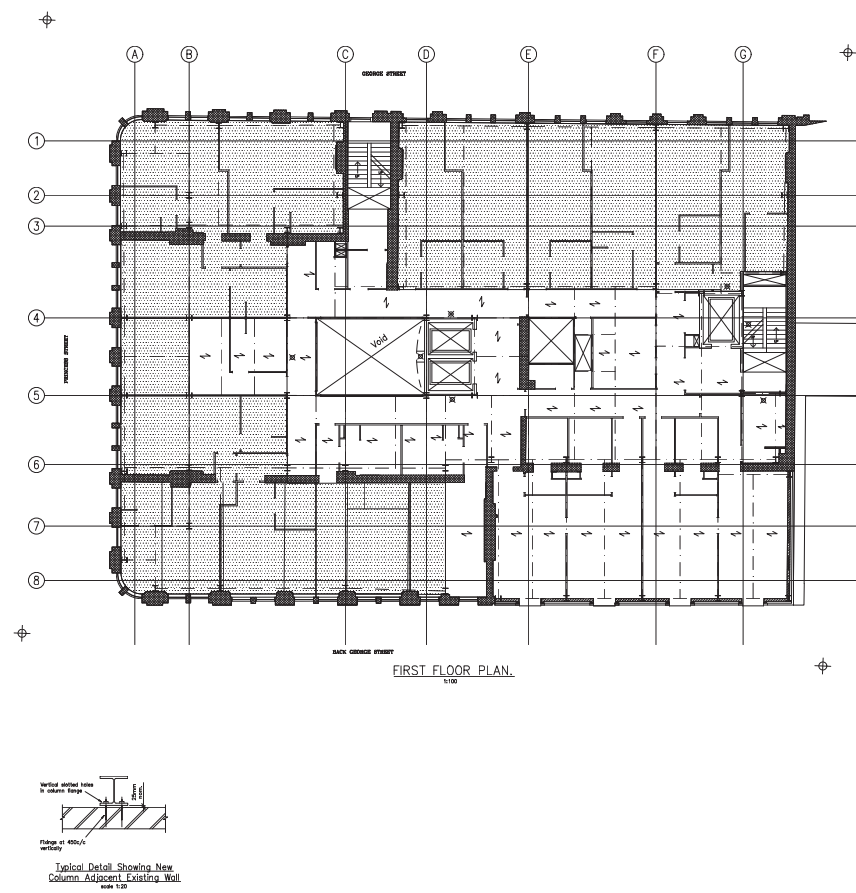
4.3 The Structural Layouts - Lower & Upper Ground Floor



4.0

The Existing Hotel

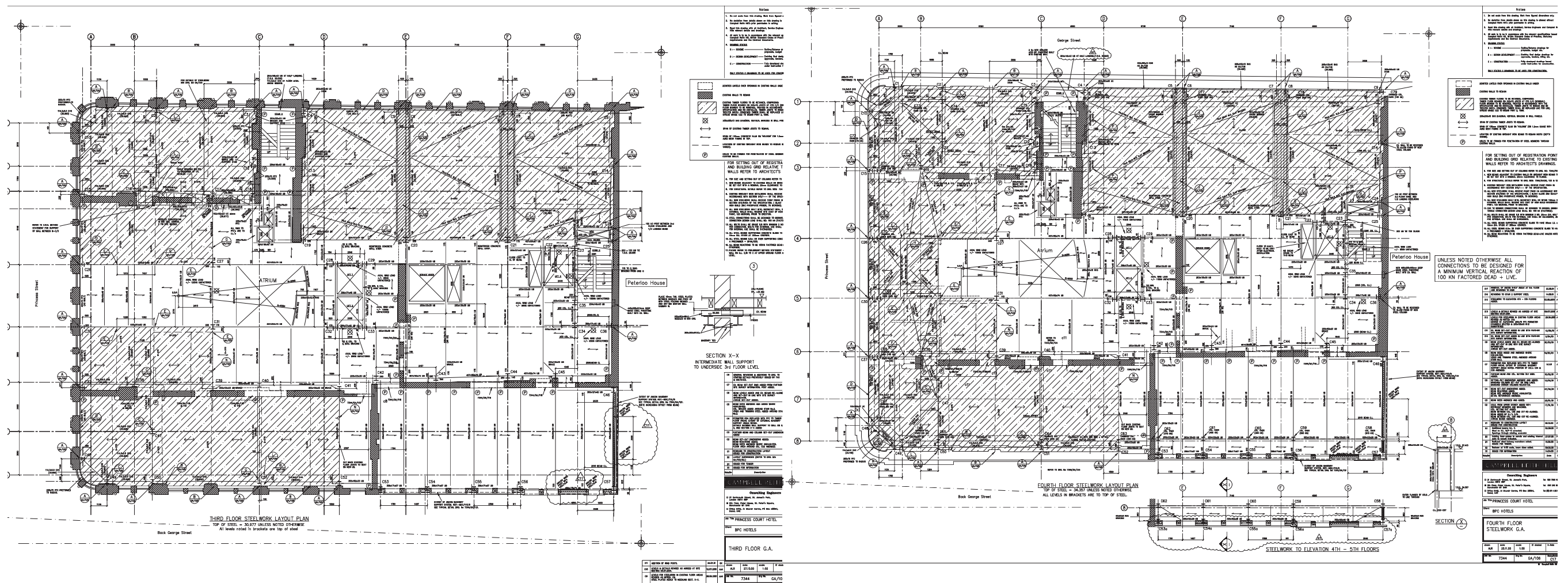
4.3 The Structural Layouts - First & Second Floor



4.0

The Existing Hotel

4.3 The Structural Layouts - Third & Fourth Floor



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5.0 The Concept

5.0 The Concept

5.1 The Brand Concept

With the exception of a refurbishment of the ground floor area in 2017 the hotel has not seen any significant improvement since the extensive refurbishment and extension work completed in 2002.

Whilst the existing hotel has been well maintained by the previous and current owners it no longer provides the consumer experience offered by other new development hotels in the immediate vicinity.

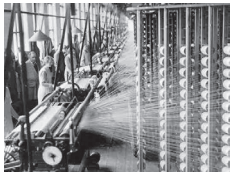
Manchester city centre boasts a large number of hotels ranging from large international chains to independent enterprises all offering a different experience & level of service.

The client has appointed Red Deer as interior designer / lead designer along with the 0120 marketing team to redesign and rebrand the hotel to provide a more unique consumer experience demanded by more diverse consumer market.

Introduction 1
The Concept 2
Our Identity 3
Rooms 4
Ground Floor 5
F&B 6
STU 7

MANCHESTER is a world-famous destination

- Of *culture, sport, media* and *industry*.
- With a famed spirit of *world-weary wit* and *wisdom*.
- And a noble history of *good laughs* and *honest graft*.



STOREY'S

2

Introduction 1
The Concept 2
Our Identity 3
Rooms 4
Ground Floor 5
F&B 6
STU 7

71%

of visitors come to Manchester for cultural experiences.

STOREY'S

3

Introduction 1
The Concept 2
Our Identity 3
Rooms 4
Ground Floor 5
F&B 6
STU 7

We're missing
A new *destination* for artists.
A new *refuge* for expression.
A new *haven* of music,
art and artists.
A new calling to the *cultured*.

STOREY'S

4

Introduction 1
The Concept 2
Our Identity 3
Rooms 4
Ground Floor 5
F&B 6
STU 7

We are *that* place.
A new space, *nostalgic* for
the *past*. Designed for the
creators of the *future*.

STOREY'S

5

Introduction 1
The Concept 2
Our Identity 3
Rooms 4
Ground Floor 5
F&B 6
STU 7

This is STOREYS
Home to the ART of REAL

STOREY'S

6

Introduction 1
The Concept 2
Our Identity 3
Rooms 4
Ground Floor 5
F&B 6
STU 7

CULTURALLY conscious



Storeys exists as an authentic expression of contemporary Manchester. We channel the city's most energizing cultural offerings through the passion and enthusiasm that our own staff have for exploring their hometown. We encourage them to relay the real to everyone who stays at the hotel. To highlight the highlights and offer up the most secretly-guarded local delights.

STAFF CULTURE AND SERVICE STYLE
We stay up to date on Manchester's cultural scene, briefing our staff of the latest events and helping guests navigate the most real and creative cultural highlights. We encourage our staff to attend events and feed back to every one on their experiences so they can relate to hotel guests who're staying at the hotel to visit those very same cultural highlights.

STOREY'S

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Introduction 1
The Concept 2
Our Identity 3
Rooms 4
Ground Floor 5
F&B 6
STU 7

Relentlessly REAL



Like all the best buildings in this city, Storeys is more than just bricks and mortar. It's a living, breathing place both steeped in history and fully-immersed in the creative communities of Manchester.

Its qualities are tangible. They're qualities that exist beyond fleeting trends and they burst free of corner-cutting, ceiling-lowering facades.

They're qualities that are manifested in the unique personalities of the people who are proud to work there, and the singular experiences of the guests who get to call it home for however long they stay.

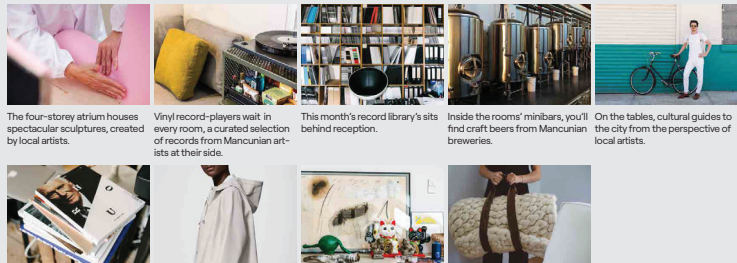
ATTITUDE AND ARCHITECTURAL STYLE
Encouraging staff to be themselves, never contrived, and unpretentious. Equally, it's about bringing the character out of the building, not hiding it away behind any kind of masking or veneer.

STOREY'S

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Introduction 1
The Concept 2
Our Identity 3
Rooms 4
Ground Floor 5
F&B 6
STU 7

EXPERIENCES



The four-storey atrium houses spectacular sculptures, created by local artists.

Vinyl record-players wait in every room, a curated selection of records from Mancunian artists at their side.

This month's record library's sits behind reception.

Inside the rooms' minibars, you'll find craft beers from Mancunian breweries.

On the tables, cultural guides to the city from the perspective of local artists.

Alongside magazines like *Mundial*, *Hypebeast*, *NowThen*, *The Skinny*, *Flux*, and *Beet*.

Parkas, not umbrellas, by the door.

Work from local artists in the lobby and the rooms.

Throws from textile artists who work just streets away.

STOREY'S

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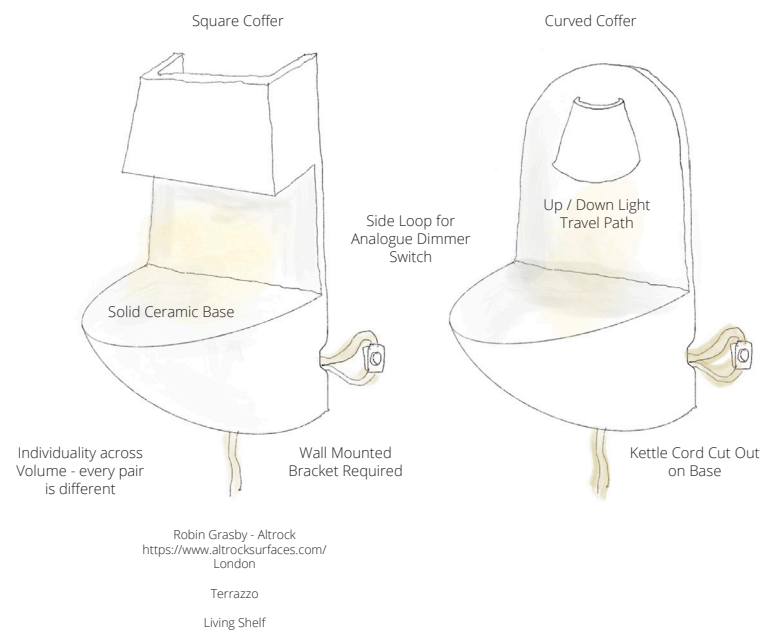
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5.0 The Concept

5.2 The Interior Design Concept

The brand concept is linked to the interior design principles of engaging with the buildings history, looking to expose and embrace the features hidden beneath the linings of the former hotel.

The concept looks to engage with local artists to produce bespoke furniture & sculptural pieces using reclaimed & recycled materials.



Claylike - Slightly Ferrous

Clean Lined / Organised

Matt Textures



Frida Cooper
<https://www.fridacooper.com/>
Manchester

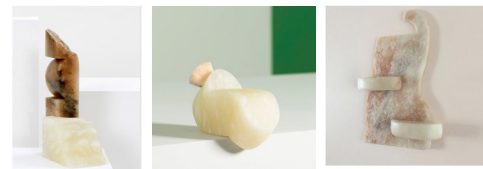
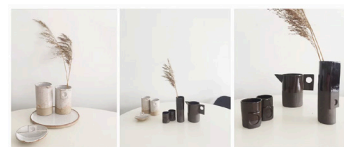
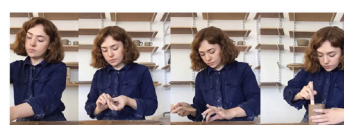
Ceramicist

Bedside Shelves with Integrated Lights - Objects

Lotti V Closs
<https://lottivcloss.com/>
Manchester

Alabaster

Lighting - Objects



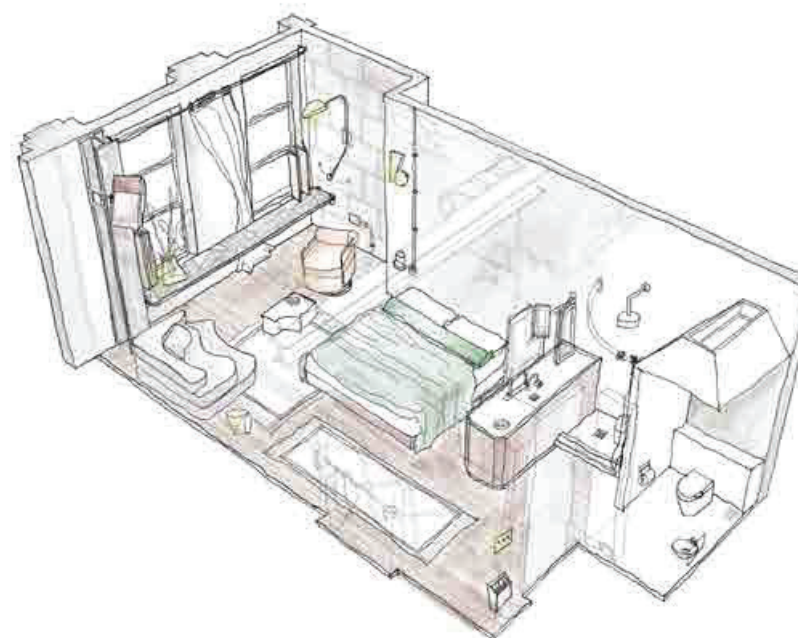
5.0 The Concept

5.3 The Guestroom Concept

You enter what you consider “home” for the next 3 months, a space you want to live and breathe and become a semi-permanent Mancunian.

- A space which embraces the local area:
- blankets made by a local weaver
- mounted bedside ceramic shelves
- alabaster light DEings
- a Terrazzo shelf made from disregarded hotel detritus all made in the hotel’s very own basement
- A formal space for working and informal space for relaxing
- A hand crafted unit for all your necessities... whilst also acting as an informal partition with the open plan bathroom.
- No pointless guest directory or note paper; Just a beautifully curated and considered magazine by local artists and writers
- A communal pantry along the corridor with locally sourced coMee beans and a designated spot for unexpected meetings.

The detailed proposals are summarised in section 1 and included with a narrative in the following sub-sections.



6.0 The Investigation

6.0 The Investigation

In response to the concept of engaging with the buildings history, a series of investigation exercises have been carried out in search of the buildings original features and to assess the existing conditions.

- External wall linings were removed in a sample of guestrooms to assess the condition of the masonry inner leaf, with a view of leaving it exposed.
- Suspended ceiling were removed to expose the existing services & structure, with a view of leaving it exposed.
- Fire encasement removed from a sample of columns & beams, with a view of leaving them exposed.

- Localised opening up through existing fire boarded soffits to assess the existing structural floor build-up & compartmentation.
- Localised opening up through the raised floors to assess the existing acoustic floor build-up & integrity.



Guestroom Wall with liner wall removed



Guestroom Wall with liner wall & column lining removed



Opening through fire boarded soffit to reveal existing joisted floor & floor boards



Opening through fire boarded bulkhead to reveal modern steelwork forming opening through original masonry wall in basement.



Guestroom soffit with liner wall removed



Guestroom beam lining removed to expose modern steel beam.



Existing fire boarding to beams removed to reveal modern beams.

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MANCHESTER
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Architects

7.0 The Proposal

7.0 The Proposal

7.1 The Principles

There are no modifications or alterations externally other than the removal of the existing signage and installation of new signage to suit the new brand concept. The signage proposal is included in section 9, and will be subject to a separate advertisement application.

To re-instate the buildings loss of historic character the proposal looks to remove all decorative suspended ceilings to maximise the floor to soffit height throughout the building. As well as increasing the internal volume the removal of the suspended ceilings removes the awkward intersection with the windows, and in the case of the lower ground floor, assists in giving a much improved interaction with street level. The increased volume / scale will be particularly apparent at the atrium where the lobby ceilings are to be removed at each level. In addition, where feasible & practical the proposal is looking to expose the internal masonry. This applies to the inner leaf of the facade to the original building, and the original internal dividing walls.

The guestroom floor layout is to remain as existing with all refurbishment confined within the existing guestroom footprints. New ensuite, fixtures & fittings are proposed and the masonry external wall & original beams are to be exposed in the guestrooms in the original part of the building.

The ground floor reception / cafe / bar is to be increased in area to create active frontage to the full Princess Street elevation, and part of George St & Back George St elevations. The principal & accessible entrances will remain in their existing locations.

7.1 The Lower Ground Floor

1. Removal of decorative bulkheads to expose the soffit, services and original beams.
Justification:
 - To increase the internal volume
 - To improve the interaction with street level.
 - Exposed (and intumescent painted) original beams to pay homage to the original building.
2. Removal of modern staircase & platform lift shaft to street level & modern glazed enclosure.
Justification:
 - To improve the interaction with street level through existing windows at lower & upper ground floor.
3. Removal of modern beer drop.
Justification:
 - Unused redundant item. Area to be given back to public areas.
4. Removal of existing bar & back bar.
Justification:
 - To improve the interaction with street level.

7.1 The Lower Ground Floor (cont)

5. Installation on new glazed screed & fire curtains:
To provide an acoustic & fire barrier between upper & ground floor.

7.3 The Upper Ground Floor

1. Removal of modern blockwork walls & lightweight partitions forming 4no guestrooms to the east of the footprint.
Justification:
 - To increase the active frontage. Giving interaction to street to the full Princess St elevation.
2. Removal of liner walls to expose the original masonry fabric.
Justification:
 - To pay homage to the original building / fabric.
3. Removal of decorative bulkheads to expose the soffit, services and original beams.
Justification:
 - To increase the internal volume
 - To improve the interaction with street level through existing windows.
 - Exposed (and intumescent painted) original beams to pay homage to the original building.
4. Removal of modern staircase to lower ground floor & modern glazed enclosure.
Justification:
 - To improve the interaction with street level through existing windows at lower & upper ground floor.
5. Removal of modern platform lift & shaft and installation of new platform lift.
Justification:
 - To improve the interaction with street level through existing windows.
 - To open up the space and remove the division of the area.
6. Removal of modern beer drop.
Justification:
 - Unused redundant item. Area to be given back to public areas.
7. Increase to openings through existing masonry walls on grid-line 3 & 6.
Justification:
 - To improve circulation.
 - To open up the space and remove the division of the area.
8. Increase of footprint to existing entrance stairs to provide wider circulation.
Justification:
 - To improve the interaction with street level.
 - To provide multi-directional use.

7.3 The Upper Ground Floor (cont.)

9. New penetration through floor to provide a visual link to lower ground floor.
Justification:
 - To provide a visual link to lower ground floor.
10. To give the impression of additional internal volume. Remedial work to rectify defective fire stopping where required.
Justification:
 - Fire safety requirement.
11. New wall & floor finishes.
Justification:
 - To align with new brand.
12. New casegoods & furniture.
 - To align with new brand.
13. New open bar / kitchen
 - To provide better F&B services at upper ground floor.
 - To align with new brand.

7.4 The Guestroom Floors

1. Removal of liner walls to expose the original masonry fabric.
Justification:
 - To pay homage to the original building / fabric.
2. Removal of decorative bulkheads & ceilings to expose the soffit, services and original beams.
Justification:
 - To increase the internal volume
 - To improve the interaction with street level through existing windows.
 - Exposed (and intumescent painted) original beams to pay homage to the original building.
3. Remodelling the ensuite with new sanitaryware & brassware.
Justification:
 - To align with new brand.
4. Remedial work to rectify defective fire stopping where required.
Justification:
 - Fire safety requirement.
5. New wall & floor finishes.
Justification:
 - To align with new brand.
6. New casegoods & furniture.
Justification:
 - To align with new brand.

7.0 The Proposal

7.2 The Lower Ground Floor (Demolition)

1. Removal of decorative bulkheads to expose the soffit, services and original beams.

Justification:

- To increase the internal volume
- To improve the interaction with street level.
- Exposed (and intumescent painted) original beams to pay homage to the original building.

2. Removal of modern staircase to street level & modern glazed enclosure.

Justification:

- To improve the interaction with street level through existing windows at lower & upper ground floor.

3. Removal of modern beer drop.

Justification:

- Unused redundant item. Area to be given back to public areas.

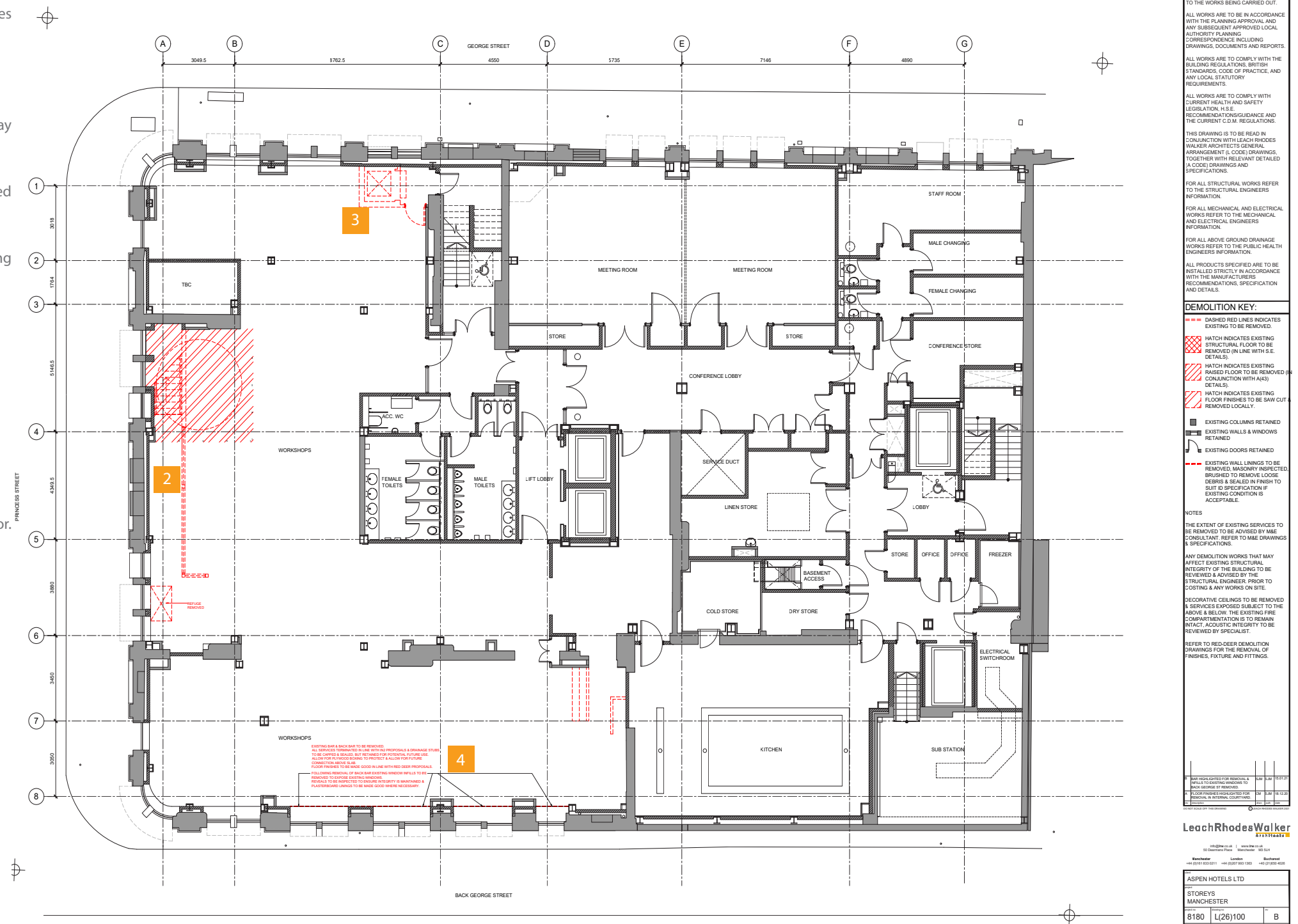
4. Removal of existing bar & back bar.

Justification:

- To improve the interaction with street level.

5. Installation on new glazed screed & fire curtains:

- To provide an acoustic & fire barrier between upper & ground floor.



7.0 The Proposal

7.2 The Lower Ground Floor (Ceiling Plan)

1. Removal of decorative bulkheads to expose the soffit, services and original beams.

Justification:

- To increase the internal volume
- To improve the interaction with street level.
- Exposed (and intumescent painted) original beams to pay homage to the original building.

2. Removal of modern staircase to street level & modern glazed enclosure.

Justification:

- To improve the interaction with street level through existing windows at lower & upper ground floor.

3. Removal of modern beer drop.

Justification:

- Unused redundant item. Area to be given back to public areas.

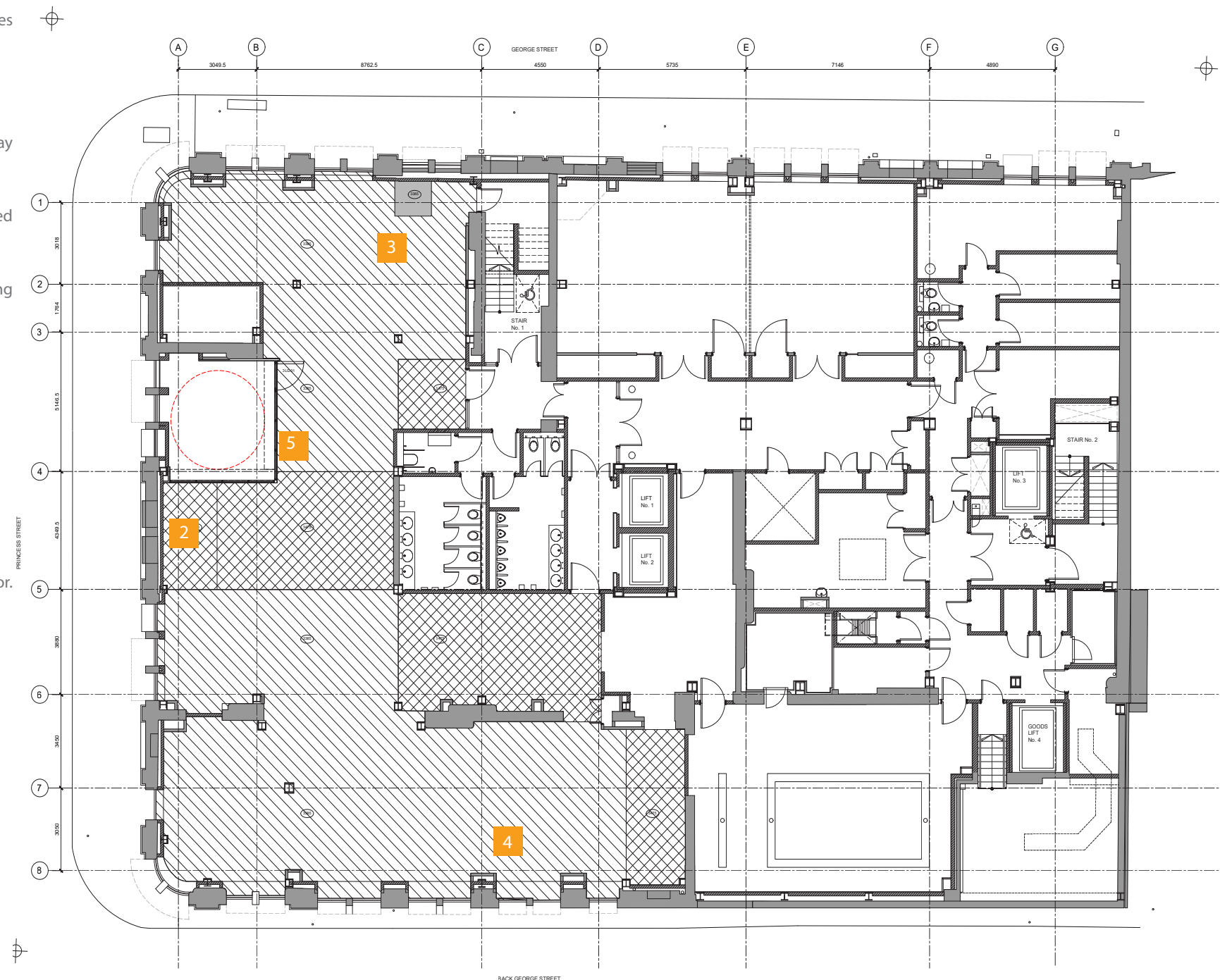
4. Removal of existing bar & back bar.

Justification:

- To improve the interaction with street level.

5. Installation on new glazed screed & fire curtains:

- To provide an acoustic & fire barrier between upper & ground floor.



GENERAL NOTES:	
ALL DIMENSIONS ARE TO BE CHECKED ON SITE WITH ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE WORKS BEING CARRIED OUT.	
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE PLANNING APPROVAL AND ANY SUBSEQUENT APPROVED LOCAL AUTHORITY PLANNING CORRESPONDENCE INCLUDING DRAWINGS, DOCUMENTS AND REPORTS.	
ALL WORKS ARE TO COMPLY WITH THE BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE, AND ANY LOCAL STATUTORY REQUIREMENTS.	
ALL WORKS ARE TO COMPLY WITH CURRENT HEALTH AND SAFETY LEGISLATION, H.S.E. RECOMMENDATIONS/GUIDANCE AND THE CURRENT C.D.M. REGULATIONS.	
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LEACH RHODES WALKER ARCHITECTS GENERAL ARRANGEMENT (L CODE) DRAWINGS, TOGETHER WITH RELEVANT DETAILED (A CODE) DRAWINGS AND SPECIFICATIONS.	
FOR ALL STRUCTURAL WORKS REFER TO THE STRUCTURAL ENGINEERS INFORMATION.	
FOR ALL MECHANICAL AND ELECTRICAL WORKS REFER TO THE MECHANICAL AND ELECTRICAL ENGINEERS INFORMATION.	
FOR ALL ABOVE GROUND DRAINAGE WORKS REFER TO THE PUBLIC HEALTH ENGINEERS INFORMATION.	
ALL PRODUCTS SPECIFIED ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, SPECIFICATION AND DETAILS.	
CEILING TYPE KEY:	
CEILING TYPE 1	EXPOSED CONCRETE METAL DECK, PAINTED TO BS SPECIFICATION
CEILING TYPE 2	EXPOSED EXISTING TIMBER FLOOR STRUCTURE WITH FINELINE BOARDS, PAINTED TO BS SPECIFICATION
CEILING TYPE 3	NEW FLOOR STRUCTURE METAL LATHES UP FROM EXISTING SERVICES SUBJECT TO 4. FLOOR REPAIR
N.B. CEILING FIRE BOARDING TO BE MADE GOOD AS NECESSARY TO SUIT ANY DEMOLITION WORKS OR WHERE MISSING.	
REFER TO M&E INFORMATION FOR EXTENT OF SERVICES TO BE REMOVED.	

LeachRhodesWalker
Architects

ASPHEN HOTELS LTD STOREYS MANCHESTER 8180 L(35)01 PROPOSED LOWER GROUND FLOOR REFLECTED CEILING PLAN 1:50 @ A0 15.12.20 CM SJM	
LeachRhodesWalker Architects 81 Oldfield Place Manchester M13 9PL Tel: 0161 275 0271 Fax: 0161 275 0272 Email: info@lrw.co.uk Website: www.lrw.co.uk	LeachRhodesWalker Architects 81 Oldfield Place Manchester M13 9PL Tel: 0161 275 0271 Fax: 0161 275 0272 Email: info@lrw.co.uk Website: www.lrw.co.uk

7.0 The Proposal

7.3 The Upper Ground Floor (Demolition)

1. Removal of modern blockwork walls & lightweight partitions forming 4no guestrooms to the east of the footprint.

Justification:

- To increase the active frontage. Giving interaction to street to the full Princess St elevation.

2. Removal of liner walls to expose the original masonry fabric.

Justification:

- To pay homage to the original building / fabric.

3. Removal of decorative bulkheads to expose the soffit, services and original beams.

Justification:

- To increase the internal volume
- To improve the interaction with street level through existing windows.
- Exposed (and intumescent painted) original beams to pay homage to the original building.

4. Removal of modern staircase to lower ground floor & modern glazed enclosure.

Justification:

- To improve the interaction with street level through existing windows at lower & upper ground floor.

5. Removal of modern platform lift & shaft and installation of new platform lift.

Justification:

- To improve the interaction with street level through existing windows.
- To open up the space and remove the division of the area.

6. Removal of modern beer drop.

Justification:

- Unused redundant item. Area to be given back to public areas.

7. Increase to openings through existing masonry walls on grid-line 3 & 6.

Justification:

- To improve circulation.
- To open up the space and remove the division of the area.

8. Increase of footprint to existing entrance stairs to provide wider circulation.

Justification:

- To improve the interaction with street level.
- To provide multi-directional use.

9. New penetration through floor to provide a visual link to lower ground floor.

Justification:

- To provide a visual link to lower ground floor.



GENERAL NOTES:

ALL DIMENSIONS ARE TO BE CHECKED ON SITE WITH ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE WORKS BEING CARRIED OUT.

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FOR ALL MECHANICAL AND ELECTRICAL WORKS REFER TO THE MECHANICAL AND ELECTRICAL ENGINEERS' INFORMATION.

FOR ALL ABOVE GROUND DRAINAGE WORKS REFER TO THE PUBLIC HEALTH ENGINEERS' INFORMATION.

ALL PRODUCTS SPECIFIED ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS, SPECIFICATION AND DETAILS.

DEMOLITION KEY:

- DASHED RED LINES INDICATES EXISTING TO BE REMOVED.
- HATCH INDICATES EXISTING STRUCTURAL FLOOR TO BE REMOVED IN LINE WITH S.E. DETAILS.
- HATCH INDICATES EXISTING RAISED FLOOR TO BE REMOVED IN CONJUNCTION WITH A(43) DETAILS.
- HATCH INDICATES EXISTING FLOOR FINISHES TO BE SAW CUT REMOVED LOCALLY.
- EXISTING COLUMNS RETAINED
- EXISTING WALLS & WINDOWS RETAINED
- EXISTING DOORS RETAINED
- EXISTING WALL LININGS TO BE REMOVED, MASONRY INSPECTED, BRUSHED TO REMOVE LOOSE DEBRIS & SEALED IN FINISH TO SUIT TO SPECIFICATION IF EXISTING CONDITION IS ACCEPTABLE.

NOTES

THE EXTENT OF EXISTING SERVICES TO BE REMOVED TO BE ADVISED BY M&E CONSULTANT. REFER TO M&E DRAWINGS & SPECIFICATIONS.

ANY DEMOLITION WORKS THAT MAY AFFECT EXISTING STRUCTURAL INTEGRITY OF THE BUILDING TO BE REVIEWED & ADVISED BY THE STRUCTURAL ENGINEER PRIOR TO COSTING & ANY WORKS ON SITE.

DECORATIVE CEILINGS TO BE REMOVED & SERVICES EXPOSED SUBJECT TO THE ABOVE & BELOW, THE EXISTING FIRE COMPARTMENTATION IS TO REMAIN INTACT, ACOUSTIC INTEGRITY TO BE REVIEWED BY SPECIALIST.

REFER TO RED DEER DEMOLITION DRAWINGS FOR THE REMOVAL OF FINISHES, FIXTURE AND FITTINGS.

LeachRhodesWalker

8180 STOREYS MANCHESTER | DESIGN & ACCESS STATEMENT | FEBRUARY 2021

7.0 The Proposal

7.3 The Upper Ground Floor (Proposed)

1. Removal of modern blockwork walls & lightweight partitions forming 4no guestrooms to the east of the footprint.

Justification:

- To increase the active frontage. Giving interaction to street to the full Princess St elevation.

2. Removal of liner walls to expose the original masonry fabric.

Justification:

- To pay homage to the original building / fabric.

3. Removal of decorative bulkheads to expose the soffit, services and original beams.

Justification:

- To increase the internal volume
- To improve the interaction with street level through existing windows.
- Exposed (and intumescent painted) original beams to pay homage to the original building.

4. Removal of modern staircase to lower ground floor & modern glazed enclosure.

Justification:

- To improve the interaction with street level through existing windows at lower & upper ground floor.

5. Removal of modern platform lift & shaft and installation of new platform lift.

Justification:

- To improve the interaction with street level through existing windows.

- To open up the space and remove the division of the area.

6. Remova

- Justification:
- Unused redundant item.Area to be given back to public areas.

7. Increase to openings through existing masonry walls on grid-line 3 & 6.

Justification:

- To improve circulation.
- To open up the space and remove the division of the area.

8. Increase of footprint to existing entrance stairs to provide wider circulation.

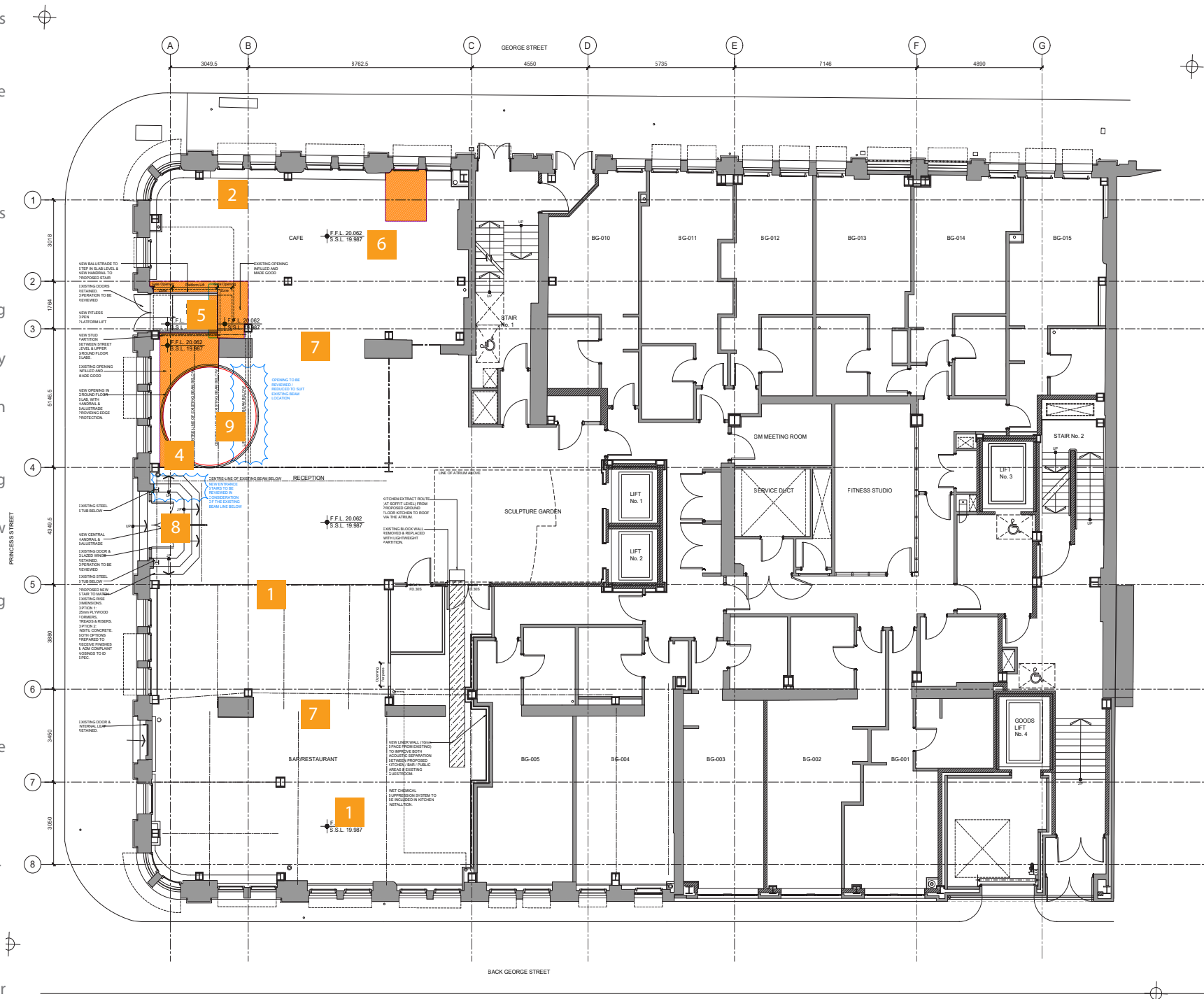
Justification:

- To improve the interaction with street level.
- To provide multi-directional use.

9. New penetration through floor to provide a visual link to lower ground floor.

Justification:

- To provide a visual link to lower ground floor.

[illegible]

7.0 The Proposal

7.3 The Upper Ground Floor (Ceiling Plan)

1. Removal of modern blockwork walls & lightweight partitions forming 4no guestrooms to the east of the footprint.

Justification:

- To increase the active frontage. Giving interaction to street to the full Princess St elevation.

2. Removal of liner walls to expose the original masonry fabric.

Justification:

- To pay homage to the original building / fabric.

3. Removal of decorative bulkheads to expose the soffit, services and original beams.

Justification:

- To increase the internal volume
- To improve the interaction with street level through existing windows.
- Exposed (and intumescent painted) original beams to pay homage to the original building.

4. Removal of modern staircase to lower ground floor & modern glazed enclosure.

Justification:

- To improve the interaction with street level through existing windows at lower & upper ground floor.

5. Removal of modern platform lift & shaft and installation of new platform lift.

Justification:

- To improve the interaction with street level through existing windows.
- To open up the space and remove the division of the area.

6. Removal of modern beer drop.

Justification:

- Unused redundant item. Area to be given back to public areas.

7. Increase to openings through existing masonry walls on grid-line 3 & 6.

Justification:

- To improve circulation.
- To open up the space and remove the division of the area.

8. Increase of footprint to existing entrance stairs to provide wider circulation.

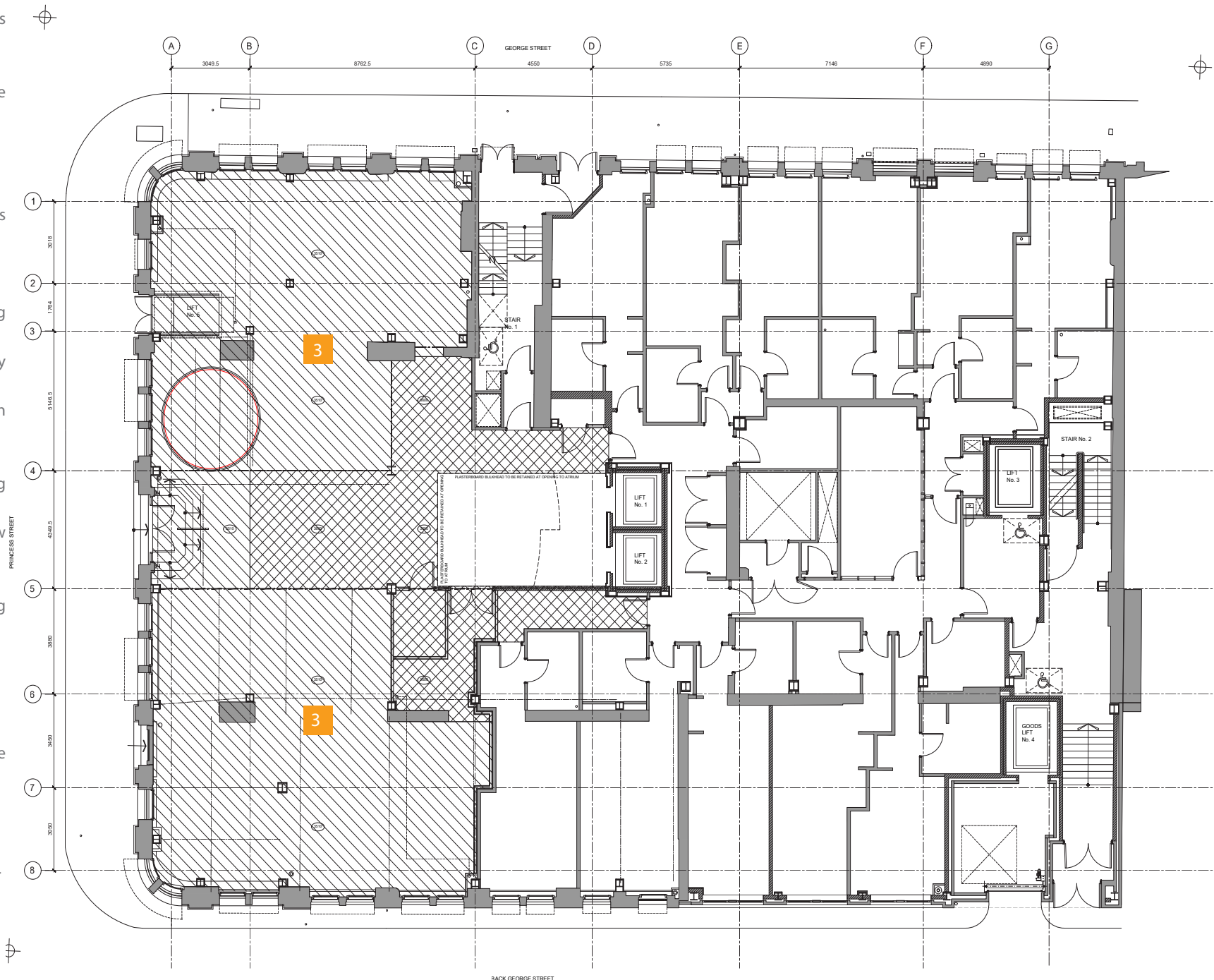
Justification:

- To improve the interaction with street level.
- To provide multi-directional use.

9. New penetration through floor to provide a visual link to lower ground floor.

Justification:

- To provide a visual link to lower ground floor.



GENERAL NOTES:
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FOR ALL ABOVE GROUND DRAINAGE WORKS REFER TO THE PUBLIC HEALTH ENGINEERS INFORMATION.

ALL PRODUCTS SPECIFIED ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, SPECIFICATION AND DETAILS.

CEILING TYPE KEY:
CEILING TYPE 1
EXPOSED CONCRETE METAL DECK, PAINTED TO BS SPECIFICATION

CEILING TYPE 2
EXPOSED EXISTING TIMBER FLOOR STRUCTURE WITH FLOORING BOARDS, PAINTED TO BS SPECIFICATION

CEILING TYPE 3
NEW FLOOR STRUCTURE DETAILS LAYERS OF 100mm FLOORING BOARDING OVER 100mm FLOOR INFILL

N.B. CEILING FIRE BOARDING TO BE MADE GOOD AS NECESSARY TO SUIT ANY DEMOLITION WORKS OR WHERE MISSING.

REFER TO M&E INFORMATION FOR EXTENT OF SERVICES TO BE REMOVED.

8180 STOREYS MANCHESTER

8180 STOREYS MANCHESTER

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8180 STOREYS MANCHESTER

8180 STOREYS MANCHESTER

7.0 The Proposal

7.4 The Guestroom Floor (Liner Wall Removal)

1. Removal of liner walls to expose the original masonry fabric.
Justification:
 - To pay homage to the original building / fabric.
2. Removal of decorative bulkheads & ceilings to expose the soffit, services and original beams.
Justification:
 - To increase the internal volume
 - To improve the interaction with street level through existing windows.
 - Exposed (and intumescent painted) original beams to pay homage to the original building.
3. Remodelling the ensuite with new sanitaryware & brassware.
Justification:
 - To align with new brand.
4. Remedial work to rectify defective fire stopping where required.
Justification:
 - Fire safety requirement.
5. New wall & floor finishes.
Justification:
 - To align with new brand.
6. New caseloads & furniture.
Justification:
 - To align with new brand.
 - To give the impression of additional internal volume.



7.0 The Proposal

7.4 The Guestroom Floor (Room Layouts)

1. Removal of liner walls to expose the original masonry fabric.

Justification:

- To pay homage to the original building / fabric.

2. Removal of decorative bulkheads & ceilings to expose the soffit, services and original beams.

Justification:

- To increase the internal volume
- To improve the interaction with street level through existing windows.
- Exposed (and intumescent painted) original beams to pay homage to the original building.

3. Remodelling the ensuite with new sanitaryware & brassware.

Justification:

- To align with new brand.

4. Remedial work to rectify defective fire stopping where required.

Justification:

- Fire safety requirement.

5. New wall & floor finishes.

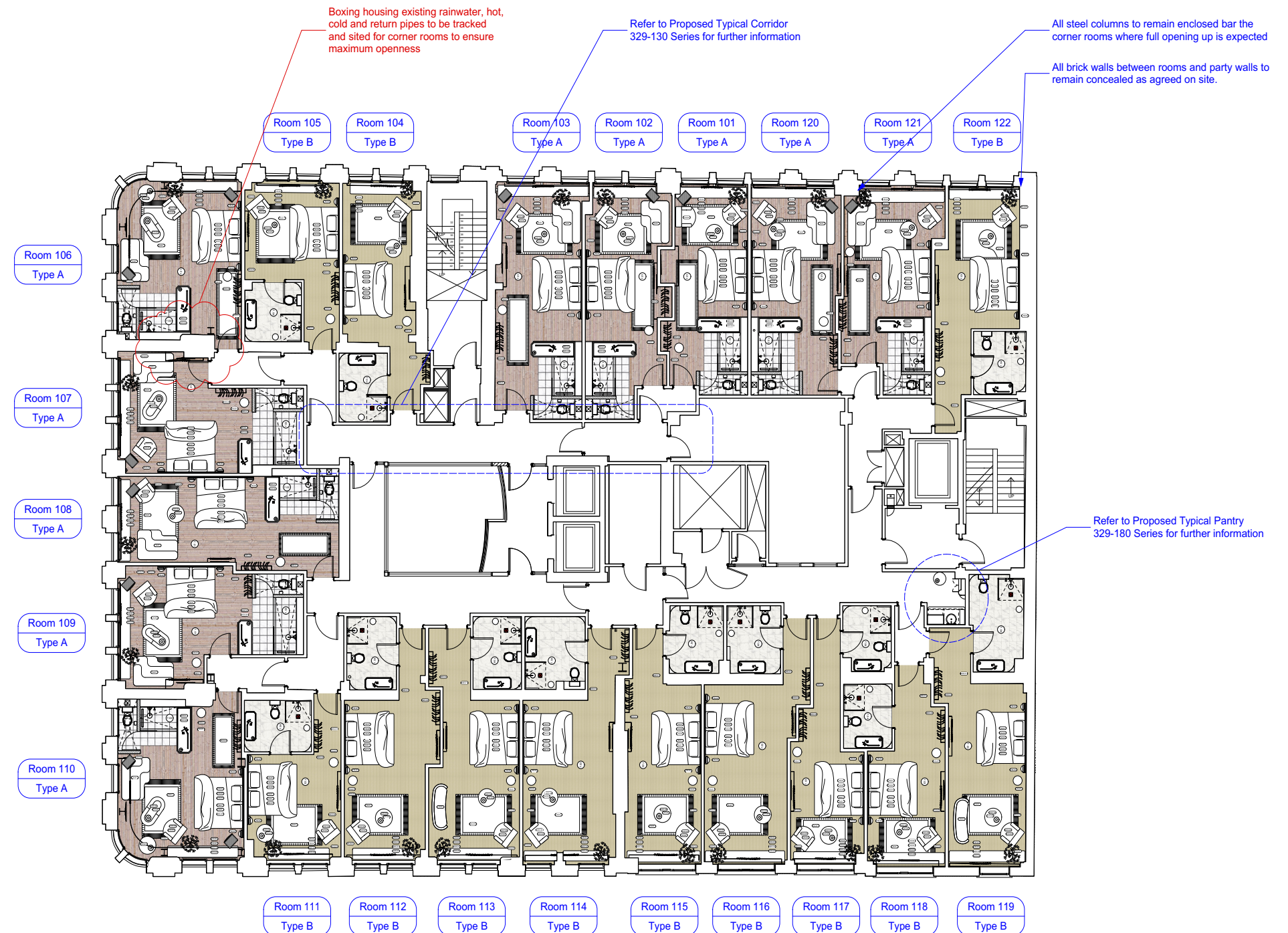
Justification:

- To align with new brand.

6. New caseloads & furniture.

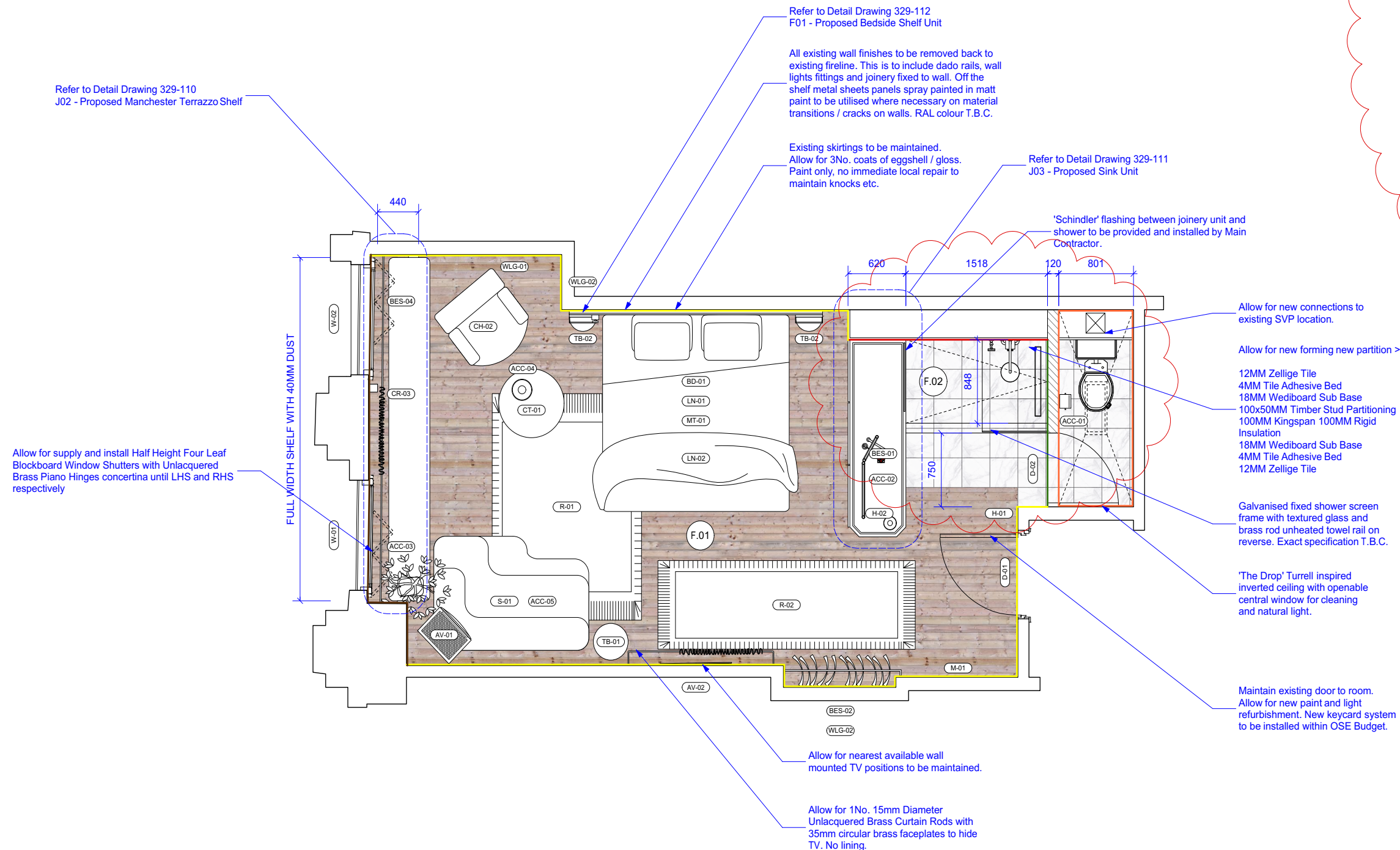
Justification:

- To align with new brand.
- To give the impression of additional internal volume.
- To give the impression of additional internal volume.



7.0 The Proposal

7.5 The Guestroom Type A



Specifications

WALL FINISHES SCHEDULE

W.01
EXISTING BLOCKWORK / BRICK / PLASTERBOARD /
STEEL FRAME WALLS TO BE EXPOSED AND
STRIPPED BACK TO FIRELINE AND PAINTED WITH
BAUWERK PRIMER AND 3NO. COATS OF CHALK
WHITE PAINT. SAMPLE TO BE APPROVED.

W.02
MANDARIN STONE - CALACATTA VIOLA POLISHED
MARBLE WITH MAPEI ULTRACOLOUR GROUT TBC.
<https://www.mandarinstone.com/product/calacatta-viola-polished-marble/>
610X305MM CUT DOWN TO 305X305MM AND LAID
CROSS GRAIN

W.03
EXTERNAL REDBRICK WALLS TO BE STRIPPED BACK
TO STRUCTURE, BRUSHED AND WASHED CLEAN
WITH A NEW CLEAR MATT SEALANT APPLIED OVER
TO PREVENT DUST INGRESS POST OCCUPANCY.
SAMPLES TBC ON SITE BY CLIENT AND ARCHITECT

W.04
WC WALL SPECIFICATION TBC
STRATA OPERA TERRA ZELLIGE - LIGHT GREY (09)
ALLOW FOR £35 PER SQ MT SUPPLY
<https://www.stratatile.co.uk/product/zellige-id353-opera-terra/>

W.05
WC ENCLOSURE INTERNAL SPECIFICATION
STRATA OPERA TERRA ZELLIGE - PETROL BLUE (10)
ALLOW FOR £35 PER SQ MT SUPPLY
<https://www.stratatiles.co.uk/product/zellige-id353-opera-terra/>

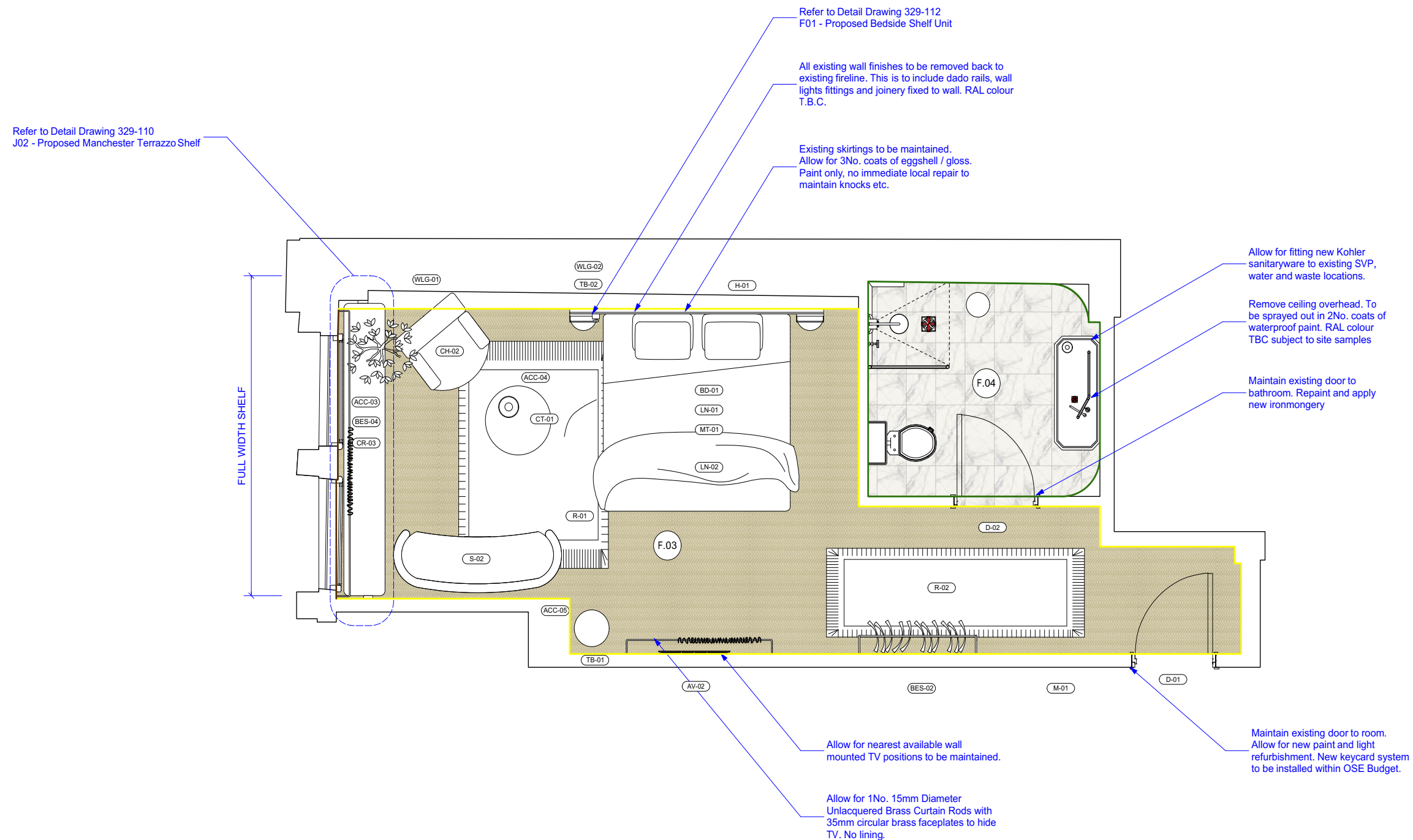
FLOOR FINISHES SCHEDULE

F.01
POPLAR 100 X 5000 BOARDS WITH 1MM SPACING.
ALLOW FOR 3NO. COATS OF CLEAR / WHITE OIL
OSMO SEALANT . PURE TO CONFIRM £/SQM

F.02
1200X1200 CEMENTIOUS FINISH SHOWER TRAY
(150MM UPSTAND ABOUT FFL) MANDARIN
STONE - CALACATTA VIOLA POLISHED MARBLE
WITH MAPEI ULTRACOLOUR GROUT TBC.
<https://www.mandarinstone.com/product/calacatta-viola-polished-marble/>
610X305MM CUT DOWN TO 305X305MM AND
LAID CROSS GRAIN

7.0 The Proposal

7.5 The Guestroom Type B



Specifications

WALL FINISHES SCHEDULE

W.01
EXISTING BLOCKWORK / BRICK / PLASTERBOARD / STEEL FRAME WALLS TO BE EXPOSED AND STRIPPED BACK TO FIRELINE AND PAINTED WITH BAUWERK PRIMER AND 3NO. COATS OF CHALK WHITE PAINT. SAMPLE TO BE APPROVED.

W.03
EXTERNAL REDBRICK WALLS TO BE STRIPPED BACK TO STRUCTURE, BRUSHED AND WASHED CLEAN WITH A NEW CLEAR MATT SEALANT APPLIED OVER TO PREVENT DUST INGRESS POST OCCUPANCY. SAMPLES TBC ON SITE BY CLIENT AND ARCHITECT

W.04
WC WALL SPECIFICATION TBC.
STRATA OPERA TERRA ZELLIGE - LIGHT GREY (09)
ALLOW FOR £35 PER SQ MT SUPPLY
<https://www.stratatlies.co.uk/product/zellige-id353-opera-terra/>

FLOOR FINISHES SCHEDULE

F.02
ALTERNATIVE FLOORING COMPANY, COMMERCIALY SUITABLE CARPET WITH NEW UNDERLAY. EXACT SPECIFICATION TO BE CONFIRMED.

F.04
MANDARIN STONE - CALACATTA VIOLA
POLISHED MARBLE WITH MAPEI ULTRACOLOUR GROUT TBC.
<https://www.mandarinstone.com/product/calacatta-viola-polished-marble/>
610X305MM CUT DOWN TO 305X305MM AND LAID CROSS GRAIN

STOREYS
MANCHESTER
DESIGN & ACCESS STATEMENT

FEBRUARY | 2021

LRW_8180_L(00)200

PREPARED BY

LeachRhodesWalker
Architects

8.0 Access

8.0 Access

8.1 Inclusive Access

The existing hotel is accessed via steps from street level at the principal entrance. Wheelchair access is via platform lift at the accessible entrance which elevates from street level to the upper ground floor level.

The proposals do not alter this strategy but look to improve the access and circulation at both principal and accessible entrance.

The proposal looks to maintain the existing riser & tread dimensions at the principal entrance but extend the steps at each side to allow guests to navigate left and right as well as straight ahead. The current arrangement is confined by a solid wall to one side and a glazed wall to the other, both of which are to be removed in the proposal to provide better separation to guests entering and leaving building.

There is an existing handrail in place at each side which means the flight width is in excess of 1800mm. The proposal looks to provide new handrails including one centrally which would reduce the flight width to less than 1800mm.

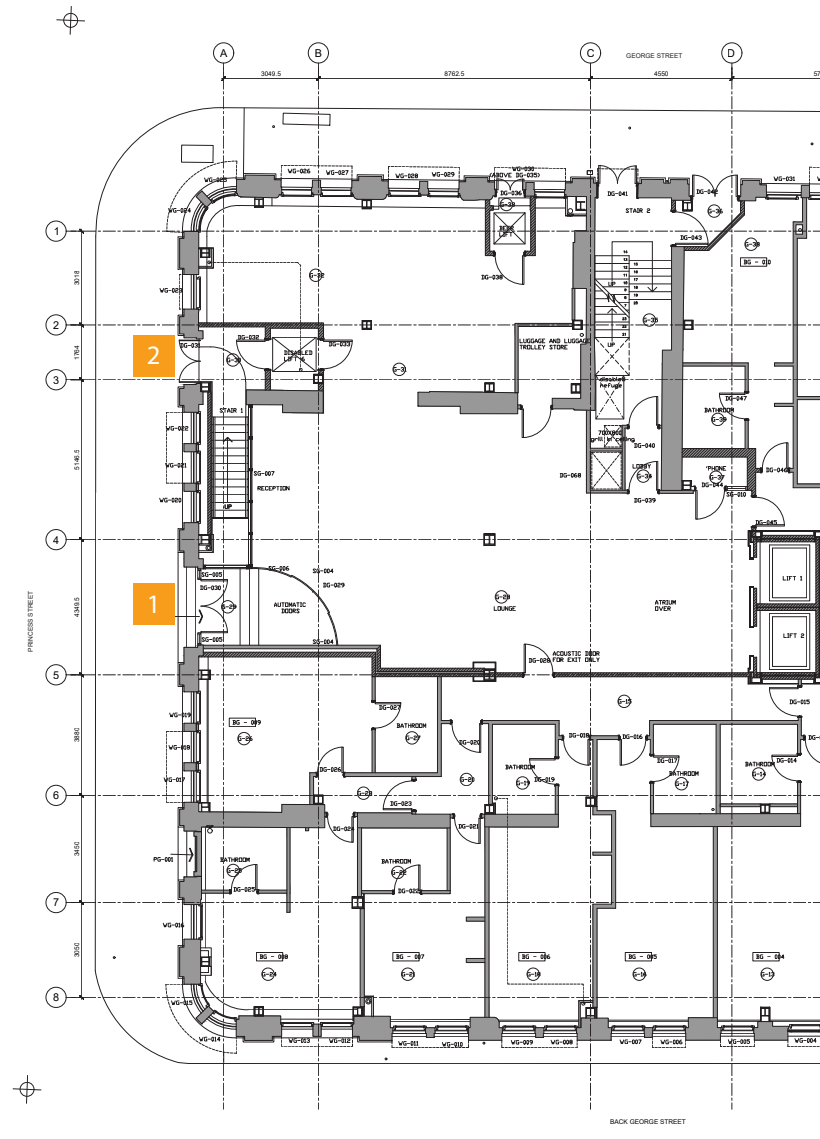
The existing accessible entrance also serves as a landing to a stair accessing the lower ground floor. The proposal looks to remove the stair so the lobby is dedicated to wheelchair users utilising the platform lift. The existing platform lift shaft is to be removed so staff have a clear sight of any guests requiring assistance using the platform lift.

STEPPED PRINCIPAL ENTRANCE

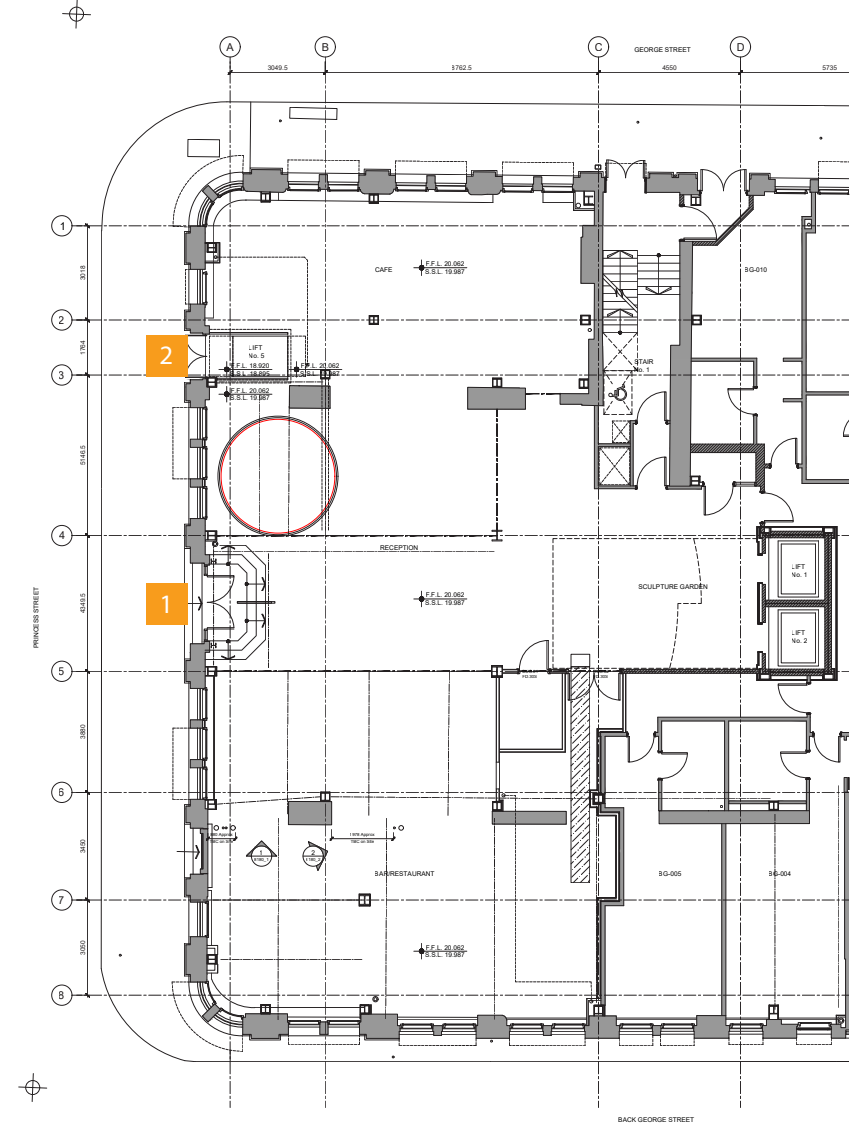
1

ACCESSIBLE ENTRANCE WITH PLATFORM LIFT

2



Existing Access from Princess Street



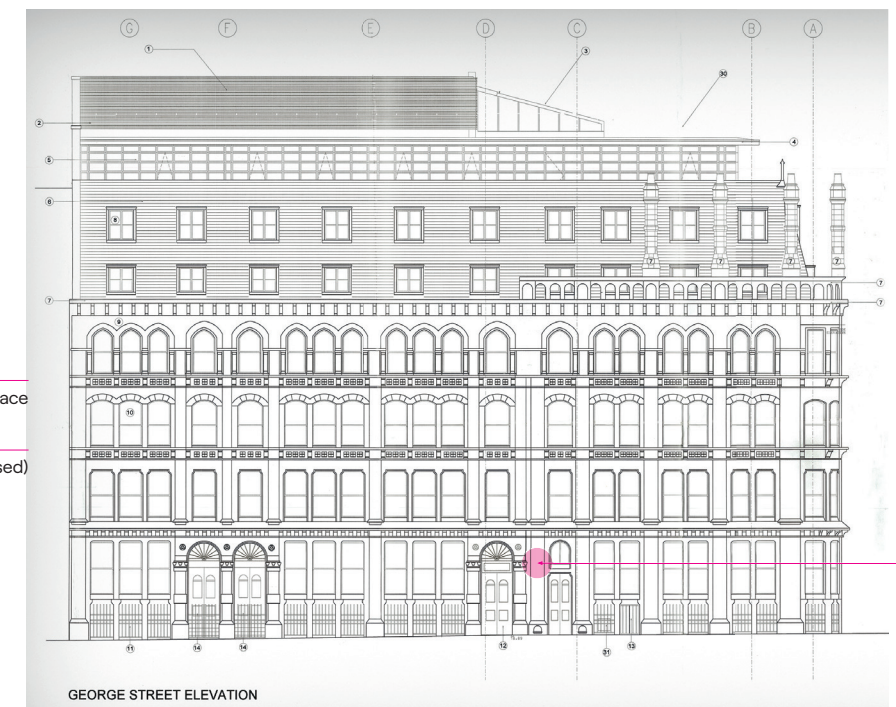
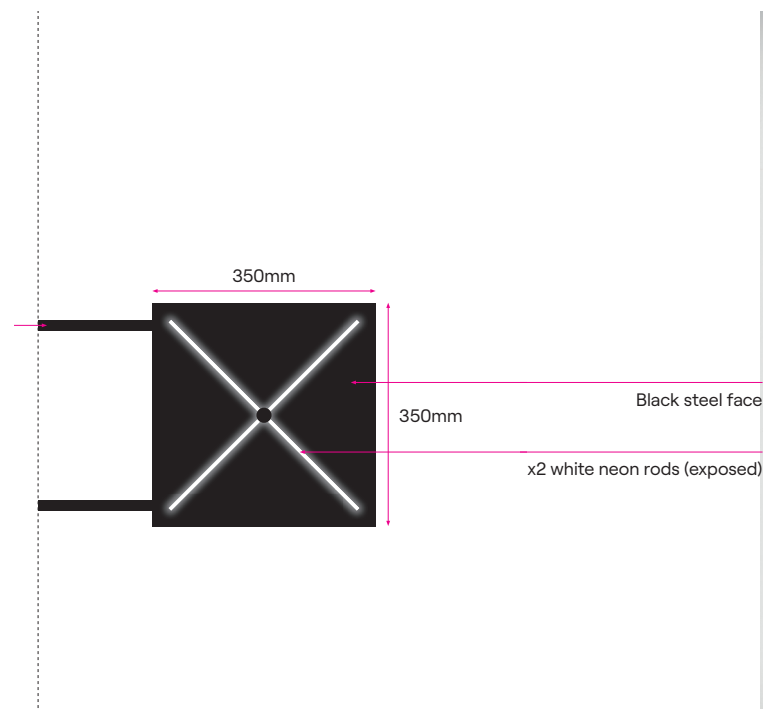
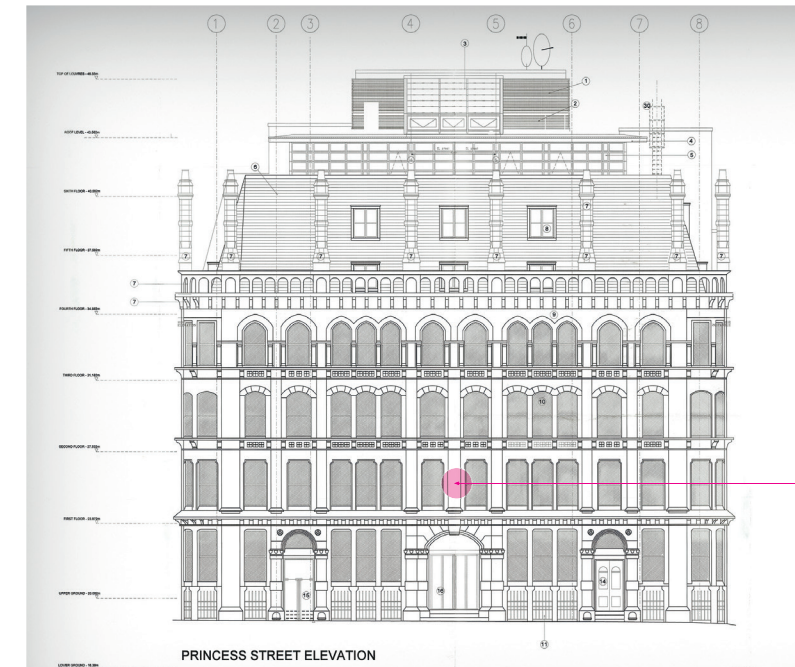
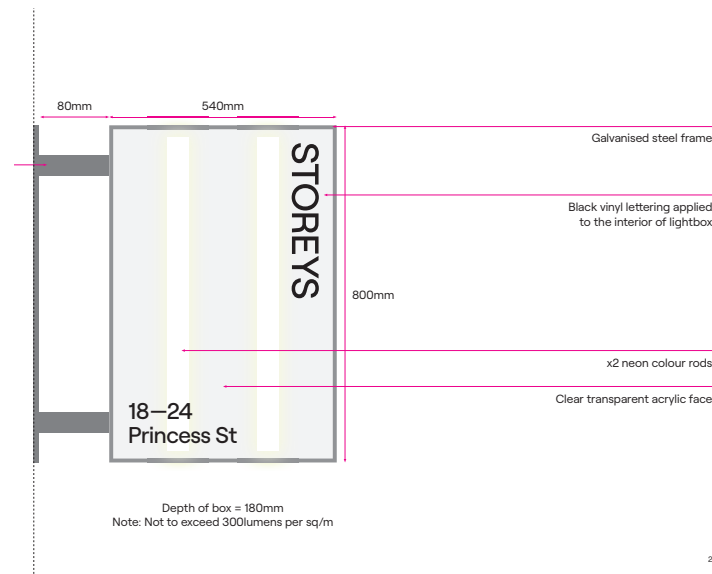
Proposed Access from Princess Street

9.0 Brand Signage

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A new signage proposal has been prepared by 0120 to align with the new hotel brand.

The new proposals consist of 2no illuminated wall mounted signs, one to the Princess Street elevation directing patrons to the principal entrance, and a second on the George Street elevation.



10.0 The Conclusion

10.0 The Conclusion

10.1 The Principles

The application proposals have been developed alongside the assessment & conclusions of the Donald Insall Heritage Statement.

No alterations are proposed to the external fabric of the building other than removal of existing signage and installation of new.

The proposals contained within this application look to rectify the interventions of the 2002 refurbishment where feasible and practical. Removing elements of the 2002 refurbishment highlighted in the Heritage Statement (dropped bulkheads & ceilings and plasterboard liner walls offering little thermal or acoustic merit) the proposals are looking to reveal some of the original buildings character, by means of exposing original masonry and wrought iron beams and give a better interface with street level.

10.2 The Findings of The Investigation

The investigations highlighted in section 6 were carried out via advanced strip out works to establish the realms & possibilities of the proposals.

Preliminary opening up of particular areas has established:

- The existing liner walls at the guestroom floors & upper ground floor are single boarded (non fire rated) without insulation or vapour barrier and offer little thermal or acoustic merit to the external fabric.
- The original masonry wall behind the liner wall appear to be sound, but a bridge / frame detail to the acoustic secondary glazing is required.
- The fire compartment line is at soffit level at each floor achieved by 2no layers of fireline board on MF fixed to the original / existing floor build-up. Some remedial work is required to ensure adequate compartmentation is in place.
- The existing timber joisted floor has a consistent mineral wool insulation layer within & beneath the joist void, therefore achieving the requirements of the AD E requirements of the use class at all floors throughout the the building without the inclusion / consideration of intermitant decorative suspended ceilings proposed for removal.
- The modern infill slabs achieve the requirements of the AD E & fire compartmentation requirements of the use class at all floors throughout the building without the inclusion / consideration of the intermitant decorative suspended ceilings proposed for removal.
- Timber joists to the area where the penetration between upper & lower ground floor are proposed appear to be modern joists & not original.
- Column encasement, particularly at party walls is integral with the room to room acoustic strategy / floor to floor fire compartmentation and should be retained, unless the columns are deemed to be of a historic significance. The findings to date confirm any columns in place are part of the 2002 extension and not of the original fabric.
- The extensive steelwork shown on the record drawings for the frame supporting the wall removal on grid-line 6 in the basement has been exposed and is a true representation of the as built condition.
- The principal entrance stair is of modern concrete construction supported by trimming steel.
- The stair from street level to lower ground floor is of modern concrete construction.
- Existing modern blockwork walls are unrestrained.
- All walls highlighted for removal are modern lightweight partitions or blockwork construction and not original fabric.



10.0 The Conclusion

10.3 The Lower Ground Floor

The proposed work to the lower ground floor is wholly removing the interventions from the 2002 extension.

The removal of the decorative plasterboard ceilings & bulkheads offers increased volume to internal space and also provides a much improved interface with the existing windows to give back some active frontage which was previously lost.

The removal of the existing modern concrete stair from street level gives the internal space a connection to the princess street facade & windows which were previously hidden behind the stair enclosure.

The existing back bar blanks off 4no windows to the Back George Street elevation. The proposed removal of the bar & back bar gives the floor the benefit of a view and daylight which was previously hidden behind the back bar joinery.

A cavity drain tanking system is in place in the lower ground floor which is concealed behind a modern blockwork internal leaf. There is no intention to carry out any work to the these elements.

10.4 The Upper Ground Floor

The investigation findings have given a good understanding of what is original fabric and how the original fabric has been altered as a result of previous refurbishment and particularly the 2002 extension.

The original masonry walls the proposals are looking to open up (one at grid-line 3 and one at grid line 6) have been subject to previous alterations. Modern steel beams on padstones are in place creating the opening on grid line 3, which looks to have been increased further in a 2017 refurbishment of the reception area. The proposal looks to increase this opening further upto the original masonry pier and supported in the same manner with beams on padstones. The wall on grid line 6 has had 2no door openings formed previously which are supported by modern steel lintels bearing on the masonry. The proposal looks to remove the central wall between the 2no door openings, and additional steelwork similar to that in place in the basement will be required to support the masonry above.

The floor construction through the upper ground floor varies throughout the space. A modern concrete slab on metal deck is in place for the central portion of the building running from Princess Street the full depth of the building to the rear elevation, and to the modern extension to the rear portion of the Back George Street elevation. The proposed penetration to lower ground is located in an area of original timber joist floor construction, but the investigation works indicate that the joists are not original and have have been replaced in previous alterations. There are 2no original beams running through the proposed openings which the proposals are looking to remove, but these could be integrated into the design if they were deemed to be of historic significance.

The stair from street level to lower ground floor is of modern concrete construction and it's removal benefits both upper & lower ground in terms of providing a interface between the internal space and the existing street level windows. The internal steps at the principal entrance are also of modern concrete construction as are the areas immediately adjacent. The proposal to add risers (to match the existing) to each side can implemented by relocating the modern trimming steel below.

The shafts to existing beer drop and platform lift are of modern blockwork construction . The proposal looks to remove these modern elements and provide a joisted floor infill in line with the original floor construction.

10.5 The Guestroom Floor

As with the lower ground floor the proposed work to the guestroom floor is wholly removal of elements installed as part of the 2002 refurbishment.

The plasterboard liner wall to the external wall, which is seen to be offering little in terms of thermal or acoustic merit is proposed to be removed to expose the original masonry fabric behind in all guestrooms within the original building. As secondary glazing is in place in-board of the masonry a framing detail with a mass fill of mineral wool will be required to limit sound transfre through the jamb & cill of the secondary glazing.

All decorative plasterboard ceilings & bulkheads are proposed to be removed to reveal services and existing beams. Where original beams are in place these are to be left exposed and intumescent painted to provide the required fire protection. Some of the modern steel beams from the 2002 extension are also to be left exposed and intumescent painted, but this will be decided on a room by room basis subject to their location and interfaces with adjacent compartment walls & soffits. The removal of the ceilings will offer an increased internal volume to the guestrooms and also gives the opportunity to inspect the condition of the fire boarding to the soffit which is to be left in place and remediated where required to ensure the floor to floor compartmentation is maintained.

10.6 The Conclusion

With the exception of the masonry wall removal and floor penetration at upper ground floor level the proposals are looking to retain and celebrate the original fabric. The removal of the masonry at the upper ground floor intends to provide a much better view of the available footprint, improve circulation and give the internal space a greatly improved interaction with the street.

There are secondary floor linings to each floor on top of the existing floor boards which are in place to provide adequate sound reduction between the floors for the buildings use class. It is therefore proposed to leave these in place and remediate locally where required.

The proposals contained within this application look to rectify the interventions of the previous refurbishments which have detracted the original buildings character. Removing elements highlighted in the Heritage Statement (dropped bulkheads & ceilings and plasterboard liner walls offering little thermal or acoustic merit) the proposals are looking to reveal some of the original buildings character, by means of exposing original masonry and wrought iron beams and give a better interface with street level.

11.0 Application Documents

11.0 Application Documents

MAN.PS18.01 18-24 Princess Street heritage statement February 2021
Provided by Donald Insall.

LRW_8180_L(00)200 Design & Access Statement_LBC.
LRW_8180_L(90)01 Location Plan
LRW_8180_L(26)01_ Existing Lower Ground Floor Plan
LRW_8180_L(26)02_ Existing Upper Ground Floor Plan
LRW_8180_L(26)03_ Existing Typical Ground Floor Plan
LRW_8180_L(26)100B Demolition Lower Ground Floor Plan
LRW_8180_L(26)101C Demolition Upper Ground Floor Plan
LRW_8180_L(26)102 Demolition Typical Ground Floor Plan
LRW_8180_L(20)01_ Proposed Lower Ground Floor GA Plan
LRW_8180_L(20)02_ Proposed Upper Ground Floor GA Plan
LRW_8180_L(20)03_ Proposed Typical Upper Floor GA Plan
LRW_8180_L(35)01_ Proposed Lower Ground Floor RCP
LRW_8180_L(35)02_ Proposed Upper Ground Floor RCP
LRW_8180_L(35)03_ Proposed Typical Guestroom Floors RCP
LRW_8180_L(00)100_ Existing Elevation-Princess St
LRW_8180_L(00)101_ Existing Elevation-George St
LRW_8180_L(00)102_ Existing Elevation-Back George St
LRW_8180_L(00)103_ Proposed Elevation-Princess St
LRW_8180_L(00)104_ Proposed Elevation-George St
LRW_8180_L(00)105_ Proposed Elevation-Back George St
Provided by LRW.

329-171-T2 First Floor (Typical) Guestroom Layouts
329-103-T3 Guestroom Layout Type A
329-120-T1 Guestroom Layout Type B
Provided by Red Deer

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