2 Booth Street, Manchester
Design & Access Statement
21.02.2020



EPR Architects

Design & Access Statement
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1.0
Introduction

Introduction

1.0
THG Ltd is one of the world's leading online beauty and well-being retailers, home to premium brands such as lookfantastic, ESPA, GlossyBox, and Myprotein; all of which are powered by their industry-leading and award-winning technology platform, THG Ingenuity.

1.1
Internationally, THG employs over 5000 employees working in offices located in 11 cities around the globe, with the company's Head Quarters based in Manchester

1.2
THG is on an unprecedented growth trajectory and has grown from 1000 to 5000 staff in two years and in the same time period expanded from 1 office in Manchester to several global locations in London, Europe (Paris, Stockholm, Berlin), USA (New York, Salt Lake City) & APAC (Brisbane, Asia to follow).

1.3
With a £1bn investment plan being delivered over the next 3 years THG expect to scale many times over as they establish themselves as a true global player.

1.4
As part of the expansion plans, THG Ltd acquired 2 Booth Street. They have also acquired the No.8-10 Booth Street, operating as a hotel, King Street Townhouse (KST).

1.5
The acquisition represents a continuation of The Hut Group's commitment to substantial investment in infrastructure to support the growth and durability of its core online Health and Beauty businesses.

THG

EPR Architects

EuanKellie
property solutions

2.0
Site Context

Site Context

2.0
No.2 Booth Street is located within the Central Financial District of Manchester City Centre

2.1
No.2 Booth Street is within the Upper King Street Conservation Area.

2.2
No.2 Booth Street, is bounded by Booth Street Clarence Street and Kennedy Street.

2.3
Massey Chambers (No.6 Booth Street) neighbours No.2 Booth Street. The basement of which is in the demise of King Street Townhouse hotel, located at No.8-10 Booth Street.

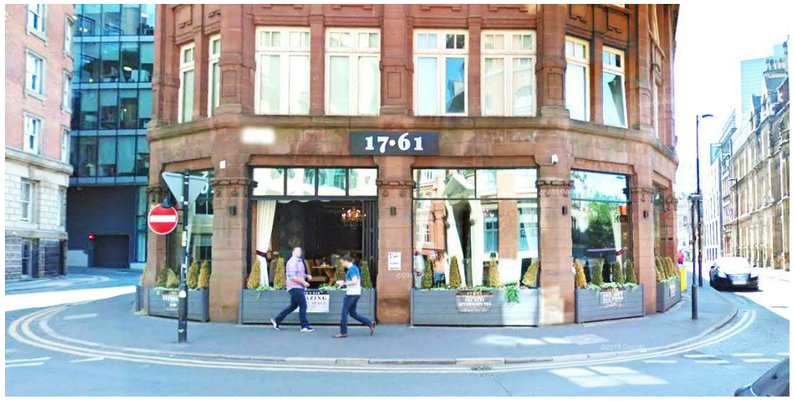
2.4
The application site (No.2) is not a listed building. However, both No.6 and No.8-10 are Grade II listed.

2.5
No.2 Booth Street has two existing principal entrances off Booth Street. One for access to basement level (previously a bar) and one for access to ground floor level (previously a restaurant). Two back of house entrances are located on Kennedy Street. One to access ground floor level and one to access basement level.

2.6
2 Booth Street is situated in a relatively dense part of the city centre with a compact street scene. The surrounding area is predominantly office use; with retail, bars, restaurants and hotels increasingly being integrated into the area.



Booth Street View



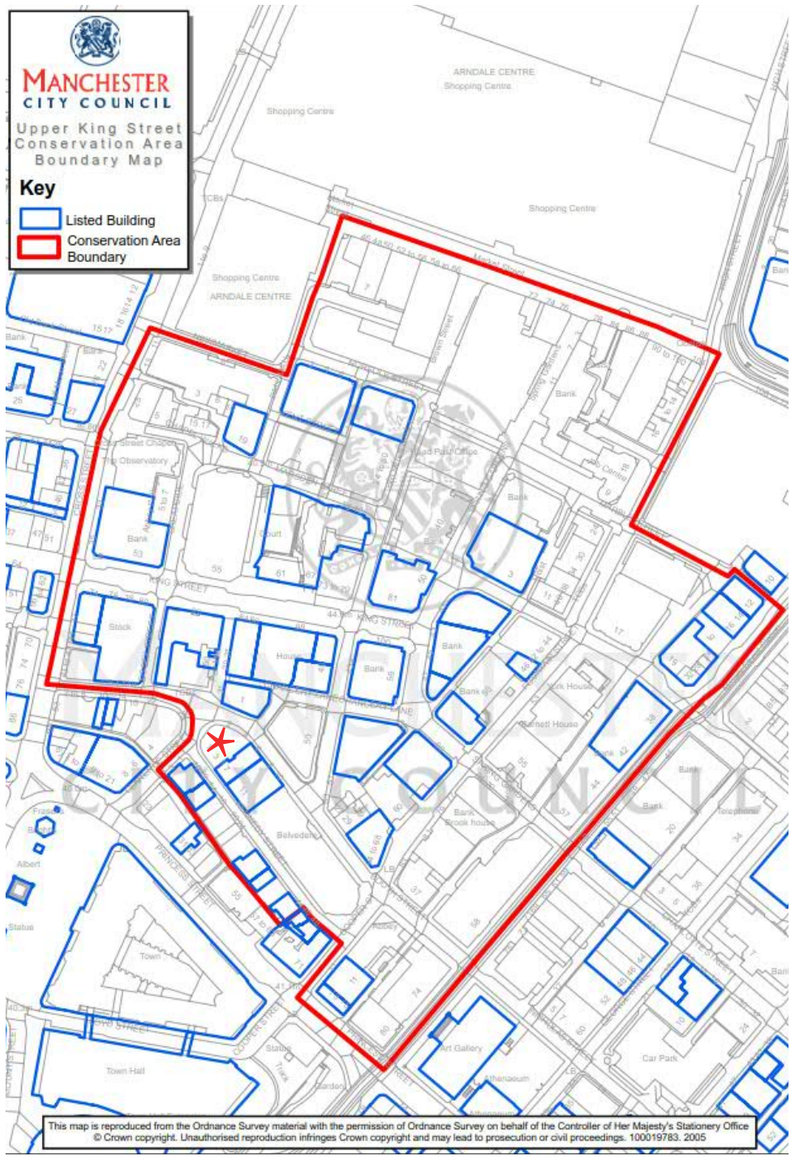
Clarence Street View



Kennedy Street View


8-10 Booth Street


6 Booth Street



Upper King Street Conservation Area

3.0
Outline Brief

3.0 Outline Brief

3.0
No.2 Booth Street is in the ownership of THG Ltd.

3.1
The proposals form part of the wider hotel development at No. 8-10 Booth Street, King Street Townhouse, which offers:

- 40 bedrooms & suites
- A bar & restaurant
- Afternoon tea lounge
- Meeting & event spaces (including a south facing rooftop terrace)
- Infinity Spa Pool
- The Cellars; screening room, wine cellar and private dining

3.2
The Gym and Spa facilities will be membership only and available for KST hotel guests.

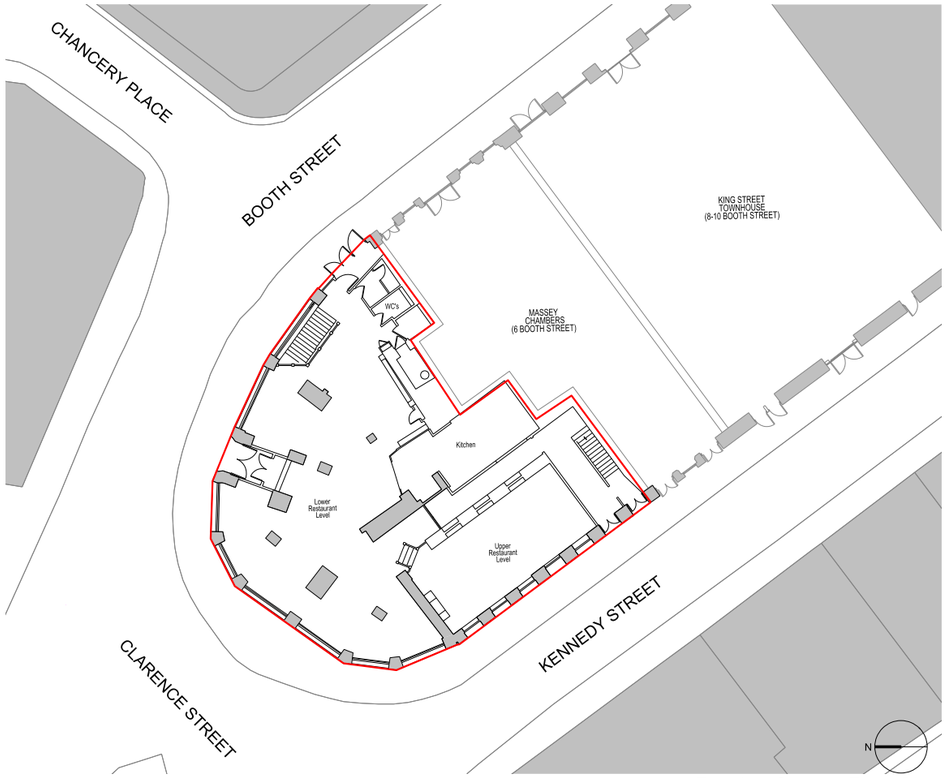
3.3
The works will be carried out to a high specification, in line with the existing 4-star hotel.



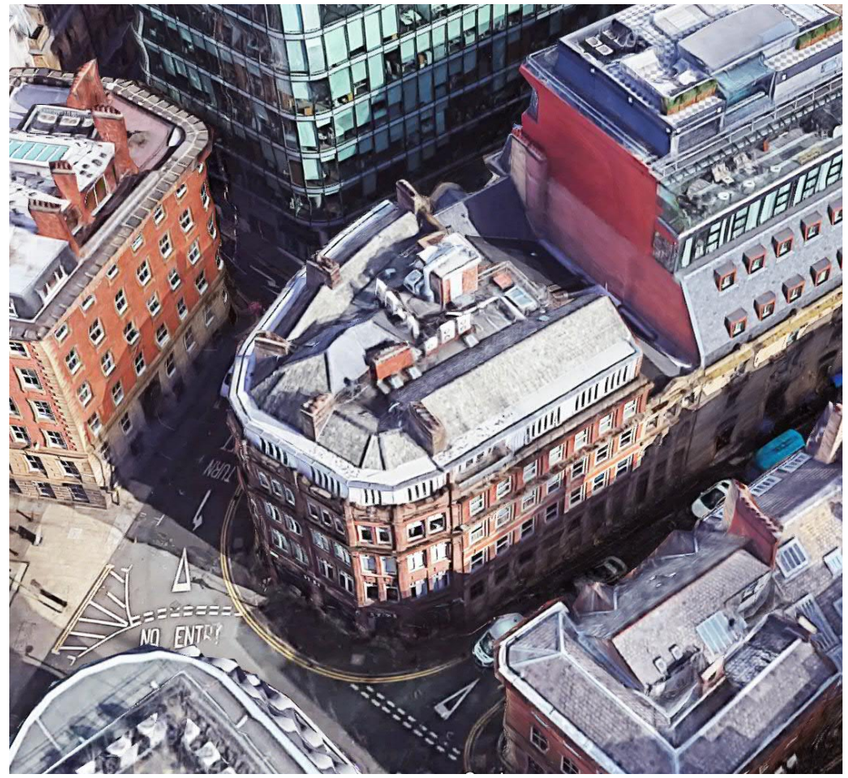
Existing Basement Floor Plan



Street View



Existing Ground Floor Plan



Aerial View

4.0
Concept

4.0 Concept

4.0
The Spa is located in the basement of No.2 Booth Street and accessed from the principal Booth Street entrance, nearest Massey Chambers (previously used for the bar).

4.1
The Spa incorporates facilities such as; treatment rooms, a sauna, a plunge pool and rain shower. A central reception space and waiting area link to the Spa lounge which accommodates a champagne bar. Spa changing is on the side of Kennedy Street, utilising the existing louvred ventilation grills along the South West elevation at ground level.

4.2
Plant and back of house facilities are located next to the changing facilities and can be accessed via the existing staircase.

4.3
The Gym is located at the ground floor, making use of the other existing main entrance off Booth Street (previously used for the restaurant).

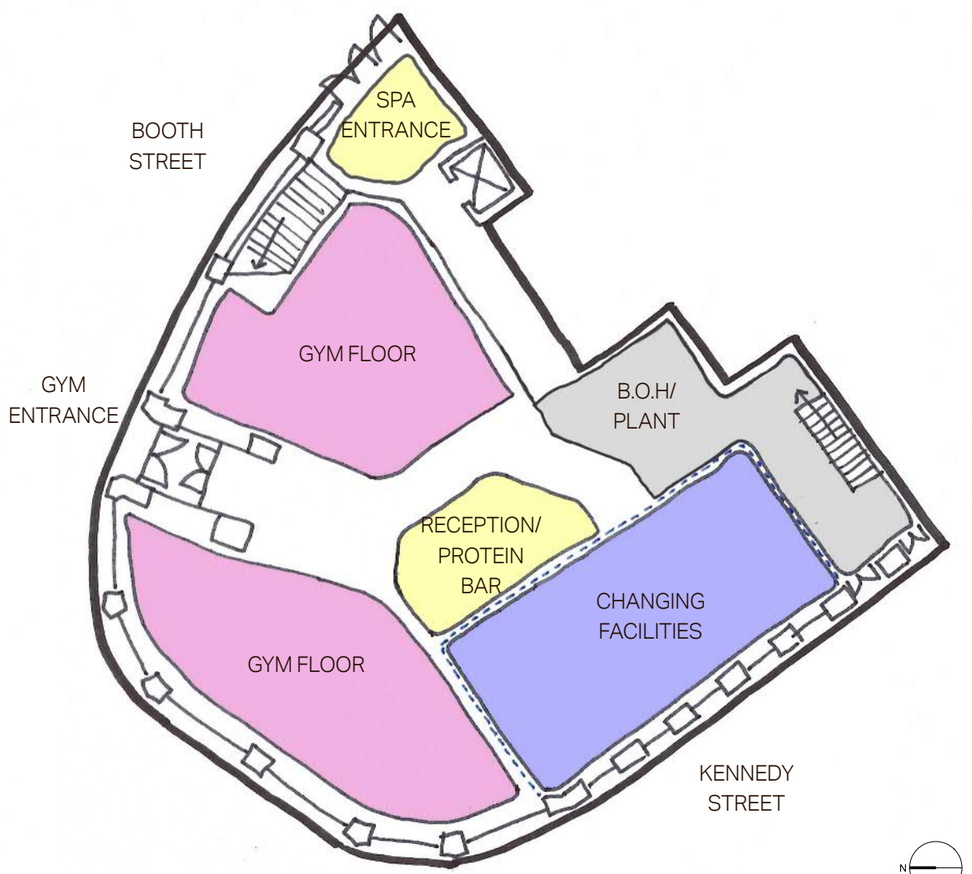
4.4
The Gym floor will be filled with state of the art cardio, free weight, plate loaded and functional training equipment. A central reception will double up as a protein bar. The Gym changing facilities will be stacked with the Spa changing below.

4.5
The Gym plant and back of house area aligns with that of the Spa and are connected via the existing staircase,

4.6
The existing staircase provides a fire escape and back of house/service entrance for staff and deliveries from Kennedy Street.



Spatial Arrangement Diagram - Basement Floor Plan



Spatial Arrangement Diagram - Ground Floor Plan

5.0
Design

5.0 Design

5.0
As aforementioned, the proposals will supplement and support the neighbouring hotel development at 8-10 Booth Street, adding to their existing facilities.

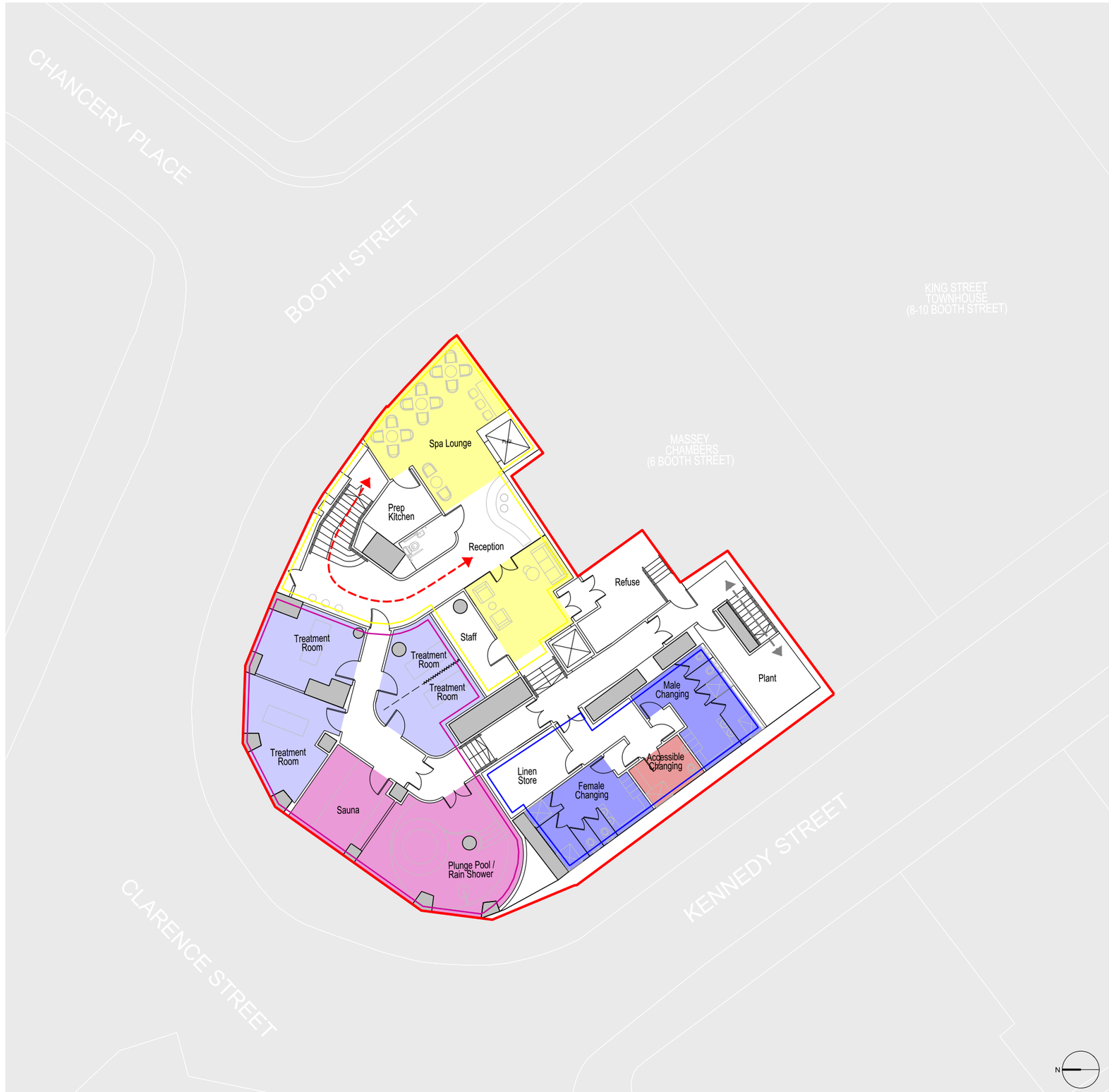
5.1
The spatial arrangement of both the Gym and Spa have been carefully considered to ensure that the existing envelope of the building is not altered; doors and windows are to be retained as part of the proposed design.

5.2
The spatial arrangement sub-division allows for a viable use of space:

- Front of house areas (Gym floor and Spa facilities) are located on the North East elevation along Booth Street.
- A central reception and lounge (Spa) or protein bar (Gym).
- Changing facilities and plant/back of house areas are located on the South West Elevation along Kennedy Street.

5.3
The strategic spatial arrangement allows for coherent circulation through the Spa, giving no overlap between the changing facilities and reception space, when accessing the Spa facilities. After changing, guests can access the Spa facilities via a separate door.

5.4
The Spa facilities are accessed from a private corridor and include luxurious amenities such as; treatment rooms for individuals and couples, a sauna and a plunge pool with rainshower.



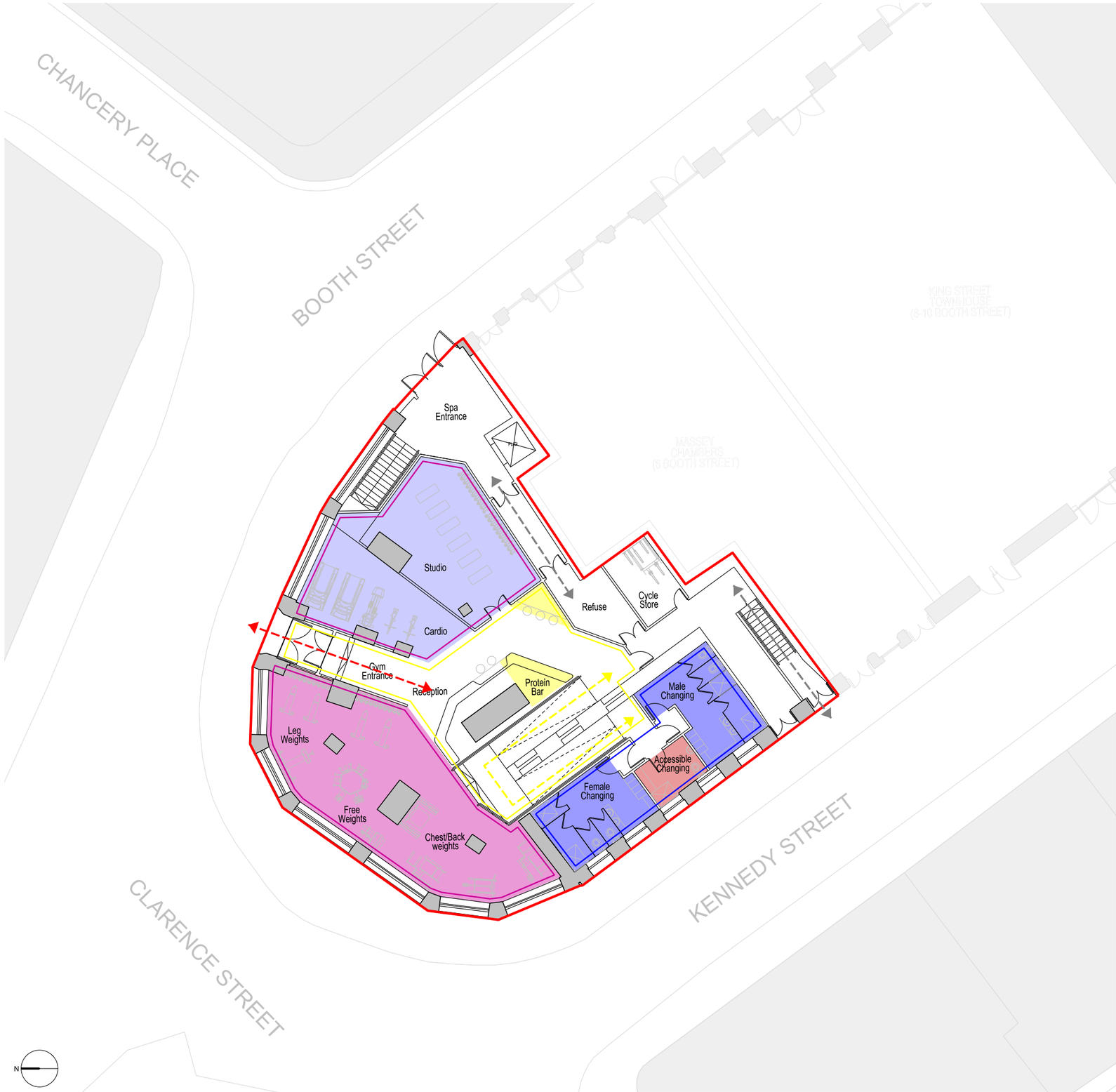
Zone Diagram - Basement Floor Plan

5.5
The Gym maximises the active frontage along Booth Street and Clarence Street:

- The studio and cardio zones face onto Booth Street.
- The weight zones (chest and arm, leg and free weights) face onto Clarence Street.

5.6
A central reception space doubles up as a protein bar, which acts as a nucleus where personal trainers can greet their clients.

5.7
Behind the central reception is a feature ramp to access the changing facilities at the higher level. The ramp will provide visual interest with a dividing permeable wall, housing fitness merchandise.



Zone Diagram - Ground Floor Plan

6.0
Appearance

6.0 Appearance

6.0
The Spa will have a neutral palette with natural materials such as timber and stone.

6.1
Circulation around the Spa will be through curved corridors with soft lighting, to heighten the experience of the calm and tranquil space.

6.2
Soft furnishings will provide respite throughout the Spa. Alcove seating in circulation space will give moments of rest and provide visual interest.

6.3
The changing facilities will continue the natural palette of materials giving a sense off simplicity and serenity.

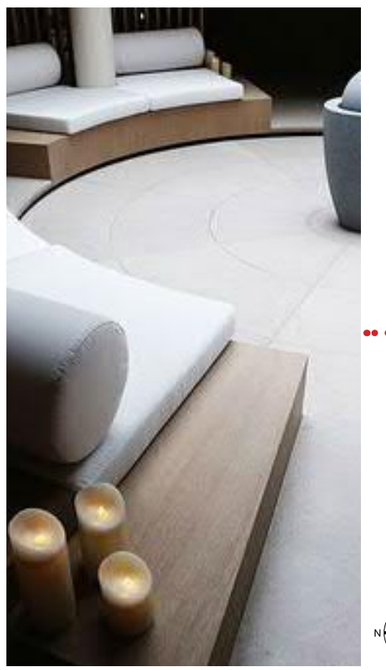
6.4
The lounge and champagne bar, will provide an opulent setting to drink and dine.













Proposed Basement Floor Plan

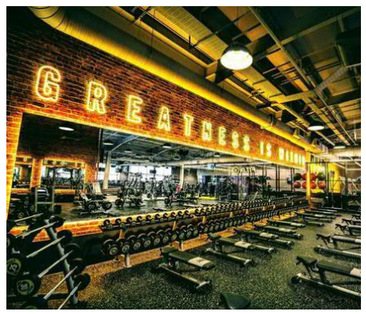
6.5
The Gym will have a more dynamic character. Industrial materials and a palette of dark colours will be contrasted by vivid lighting, which will be used for signage and way finding.

6.6
The studio and cardio areas will be separate to the weights on the Gym floor. Both will have street aspect along Booth Street and Clarence Street.

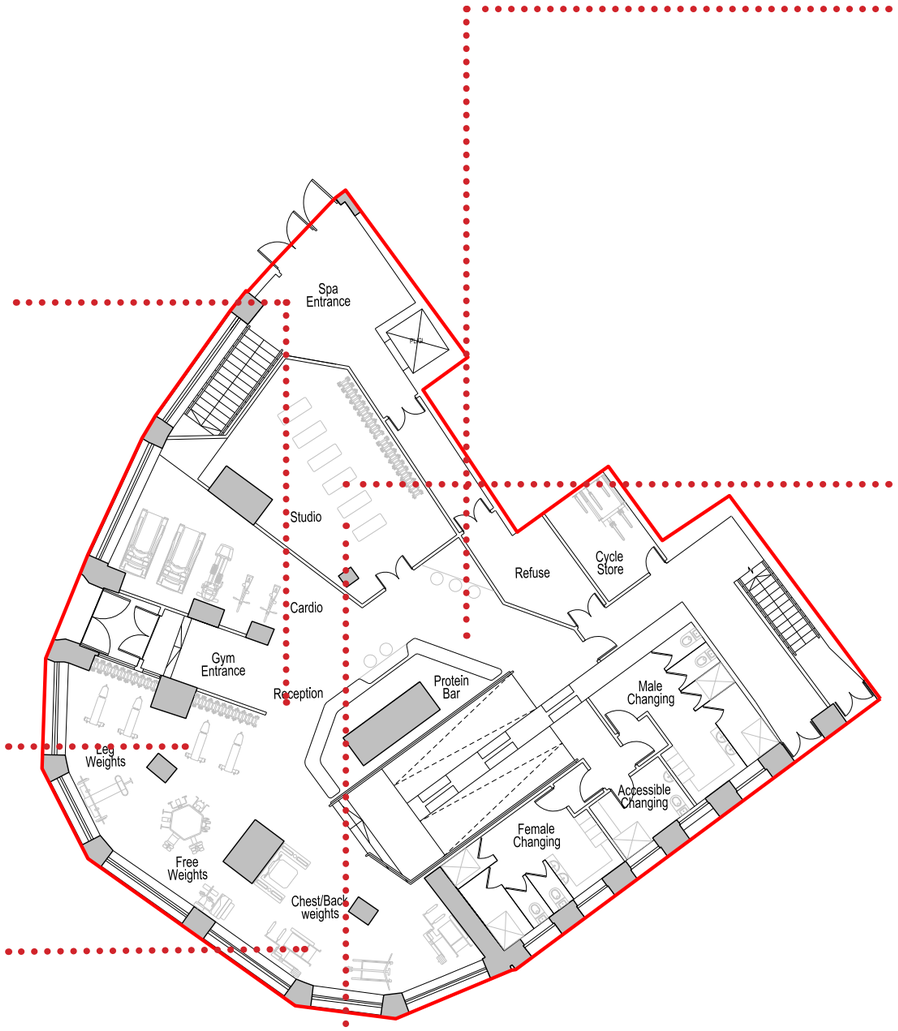
6.7
The reception hub and protein bar will act as a station where personal trainers can wait for appointments with clients and as a resting point for gym users to refuel.

6.8
The changing facilities will have the same look and feel and will be accessed by the central ramp and steps.



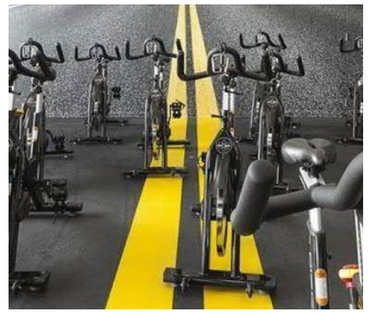












Proposed Ground Floor Plan

7.0
Access

7.0 Access

7.0
Level access to the Spa is off Booth Street, through the entrance neighbouring Massey Chambers - **Door A**, which will be the principal entrance for guests. The existing staircase takes you down to the Spa, or for disabled guests there is a passenger lift which doubles up as a goods lift out of hours.

7.1
Across the reception, lounge and Spa facilities there is level access.

7.2
The blue dotted line on the adjacent plan shows the only level change. The changing facilities are approximately 700mm higher than the rest of the Spa floor.

7.3
To access the changing rooms there are two sets of stairs; one from the reception and one from the Spa facilities.

7.4
For compliance with the Equality Act, there is a platform lift next to the steps in reception to access the changing facilities.

7.5
An ambulant disabled cubicle will be incorporated in both the male and female changing facilities. Along with this, there will be a central dedicated accessible changing room.

7.6
The back of house stair located on the South West side along Kennedy Street will be used as a fire escape as well as an entrance for staff and deliveries - **Door D**.



Proposed Basement Floor Plan - Access

7.7
Access to the Gym is off Booth Street, through the existing main entrance - **Door B,** which will be the principal entrance for guests. There is a slight level difference of approximately 370mm, to the Gym floor.

7.8
To comply with the Equality Act there are three steps and a DDA compliant lift with horizontally retracting stairs.

7.9
Across the Gym floor (weights, cardio and studio) there is level access.

7.10
As with the Spa, the blue dotted line on the adjacent plan shows the only level change in the Gym. The changing facilities are approximately 700mm higher than the rest of the Gym floor and stack with the Spa changing facilities below.

7.11
The ramp located behind the reception desk is DDA compliant and will take guests to the changing facilities. As with the Spa, the Gym changing includes a central accessible changing room and an ambulant disabled cubicle in both the male and female changing.

7.12
Next to **Door D** is **Door C -** which can be used for staff and for deliveries/services as well as a fire escape. From here there is a direct back of house link through the refuse store to the passenger/ goods lift to access the basement level.

7.13
A cycle store located at ground floor level can be accessed via Door C and provides 4 standard spaces and 1 accessible space, available for staff use.



Proposed Ground Floor Plan - Access

8.0
Waste
Management

8.0 Waste Management

8.0
Below is the number and capacity of bins that are proposed:

1 No. x 1100L Euro-bin - General Waste
1 No. x 1100L Euro-bin - Mixed recycling
1 No. x 240L Wheelie Bin - Pulpable recycling
1 No. x 240L Wheelie Bin - Food Waste

Providing a total capacity of 2680L

8.1
The proposed collection frequency is outlined below:

General Waste - 4 days a week
Mixed recycling - 4 days a week
Pulpable recycling - 3 days a week
Food Waste - 3 days a week

8.2
The Gym and Spa staff will move refuse bins from the internal store to street level (Kennedy Street) on the designated day and time, where the chosen waste contractor will collect the waste from the designated collection point.

8.3
For the adjacent hotel at 8-10 Booth Street a motorised trolley lift takes the waste containers from the basement to the collection point, an existing loading bay on Kennedy Street, shown on the site location plan (p.23).

8.4
The proposal for the Gym and Spa waste management is to align with that of the existing strategy for KST hotel and if possible, maintain the same collection times, collection point and use of the motorised trolley lift to transport the waste containers.



Proposed Basement Floor Plan - Waste

8.5
There is a refuse store at both the basement and ground level. The larger store is located in the basement where it is in anticipated there will be more waste generated.

8.6
Out of hours the refuse bins will be moved from the basement to the ground floor via the passenger lift, which will double up as a goods lift.

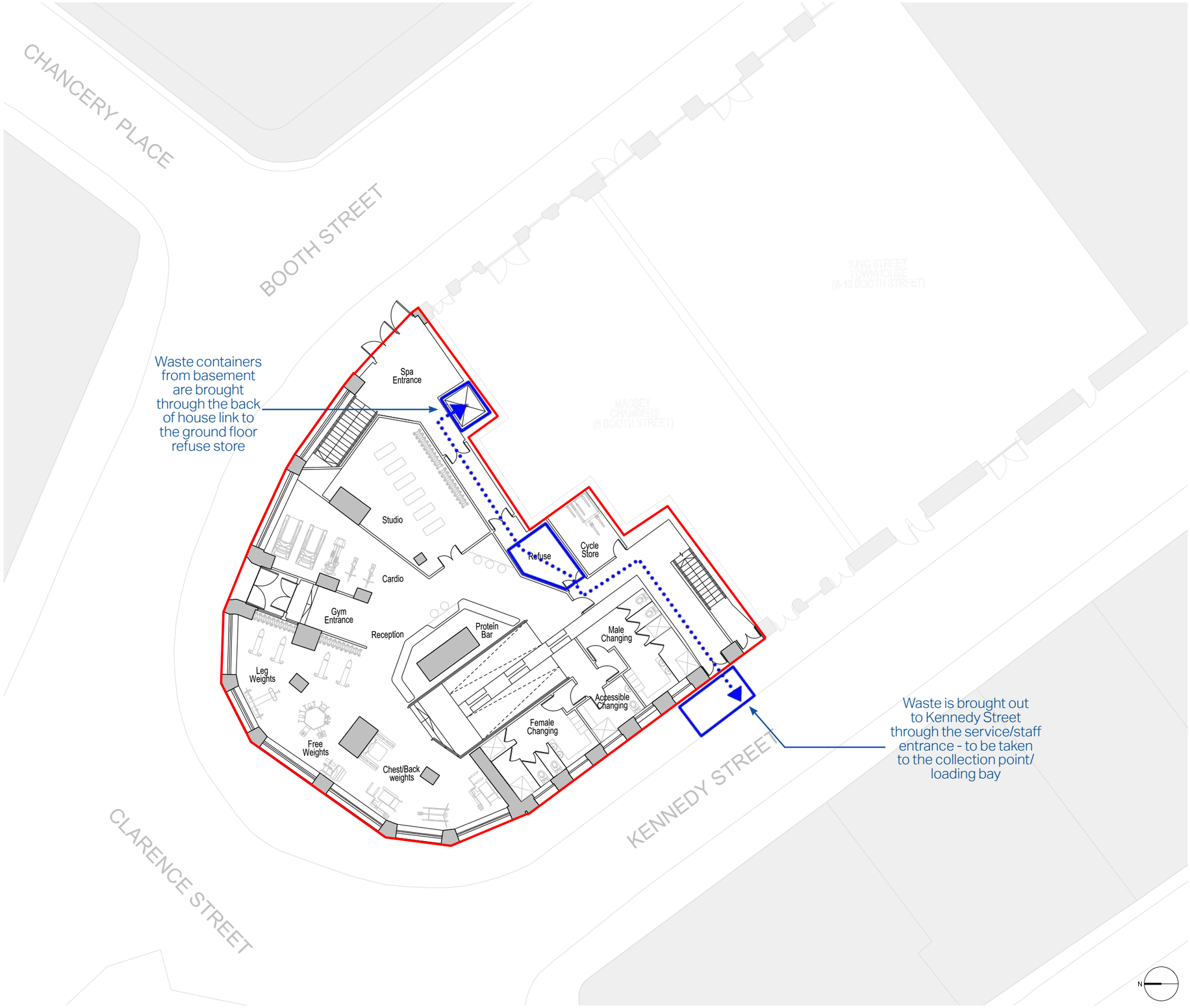
8.7
The passenger/goods lift, links at ground floor to a secondary smaller refuse store which connects to the back of house entrance off Kennedy Street.

8.8
Once emptied, the bins will then be returned to the internal store for re-use by the hotel staff. This approach will be co-ordinated with the chosen waste contractor and managed by the hotel operator.

8.9
Kennedy Street is one way in the northbound direction and benefits from footways on both sides. The footway is between 2m and 2.4m wide along the length of Kennedy Street giving sufficient width for waste contractors and pedestrians to pass.

8.10
Pedestrian flow along Kennedy Street is low and other than the public houses adjacent to the existing loading bay, there is no frontage access to the existing office buildings on Kennedy Street.

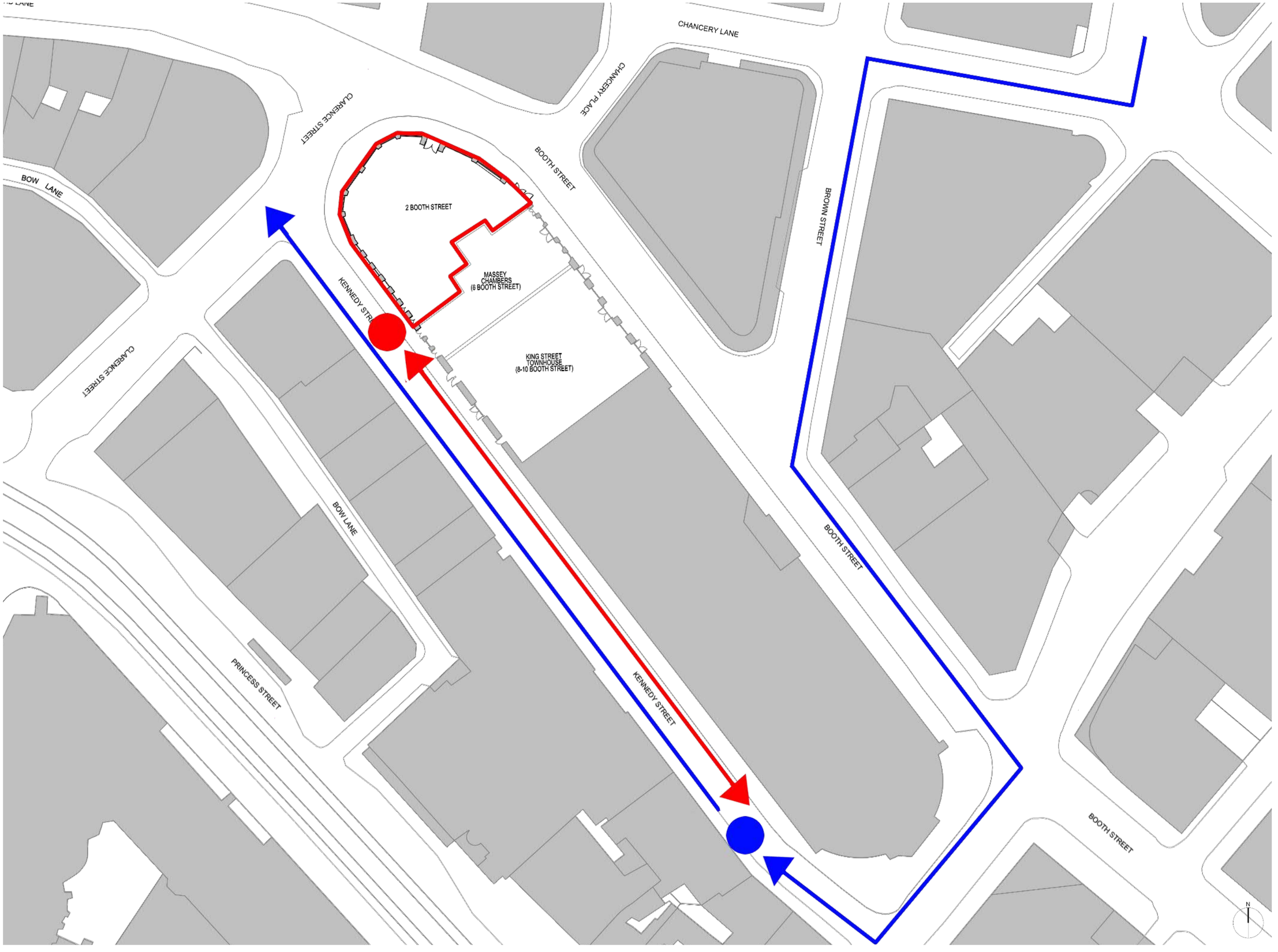
8.11
It is also noted that other businesses within the vicinity do not have specific loading provision adjacent to their premises. The delivery route crosses busy pedestrian and vehicular routes.



Proposed Ground Floor Plan - Waste



Waste Strategy -
Basement Refuse Store



Waste Strategy - Location Plan

9.0
Crime and Security

9.0 Crime and Security

9.0
Measures will be implemented in order to mitigate the risk of crime on the proposed site.

9.1
Security cameras / CCTV will be placed at all entrances.

9.2
Staff / service entrances (**Door C** and **Door D** accessed off Kennedy Street), will be accessible via key fob only which will be issued to staff members upon their induction.

9.3
Staff / service entrances will be 'self-closing' to ensure staff are not followed in or out of the building.

9.4
Hotel guest and member entrances (**Door A** and **Door B** accessed off Booth Street), will be accessible via video doorbell entry system only, which will link to the reception.

9.5
The site is adjacent to a mix of uses: hotel, office and residential, which will all provide passive surveillance of the site entrances during opening hours.

9.6
An alarm will be installed and linked to all external doors. Only key management will be provided with the access codes.



Proposed Ground Floor Plan - Crime and Security

10.0
Summary

10.0 SUMMARY

10.0
The proposal aims to strengthen an add to leisure facilities of an existing popular hotel, King Street Townhouse, in Manchester City Centre.

10.1
The Spa and Gym would be delivered to a high specification, in line with the existing hotel, providing the guests with first class leisure facilities.

10.2
The proposals do no alter the existing facade of the building and spatial planning has been carefully considered to ensure this.

10.3
The scheme is fully DDA compliant and a Waste Management Strategy is provided.



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