Design and Access Statement



Massey Chambers Basement Conversion

to form part of King Street Townhouse Hotel (8-10 Booth Street)

No6 Booth Street

Manchester

M2 4AT

10th May 2016 Rev E

dv

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1.0 INTRODUCTION.

1.1 This Design and Access Statement has been prepared for you by DV Architects on behalf of King Street Investments; Trading as Eclectic Hotels to support an application for Listed Building Consent and a Full Planning Application for the necessary works to convert the basement area to Massey Chamber, No 6 Booth Street Manchester, to form part of King Street Townhouse Hotel (8-10 Booth Street).

1.2 Massey Chambers, No 6 Booth Street, is a Grade II Listed Building and is located within the Upper King Street Conservation Area.

1.3 King Street Investments; Trading as Eclectic Hotels currently operate three Boutique Hotels within the Manchester area to a very high standard. Each of the Hotels have been established within existing buildings; all of which are in a Conservation area and some which are Grade II Listed.

1.4 Eclectic Hotels are a well established and recognised client that intend to continue the high quality of the brand that it has created, within this new Hotel proposal.





Didsbury House





Eleven Didsbury Park





Great John Street Hotel

Current Eclectic Hotels, that form the King Street Investments Portfolio.

2.0 OUTLINE BRIEF.

2.1 The basement level at No 6 Booth Street (Massey Chambers) is in the ownership of King Street Investments who also own No 8-10 Booth Street which has recently opened its newest establishment, the King Street Townhouse Hotel.
More recently, our client has gained listed building consent to sensitively link through from No 6 Massey Chambers basement area into No 8-10 Booth Street Hotel, to form part of The King Street Townhouse Hotel and wishes to amend the plan arrangement.

2.2 The proposals form part of the wider hotel development at No. 8-10 Booth Street and involves extending the development of the basement area of Massey Chambers, in order to supplement and support its use (food prep area and meeting rooms).

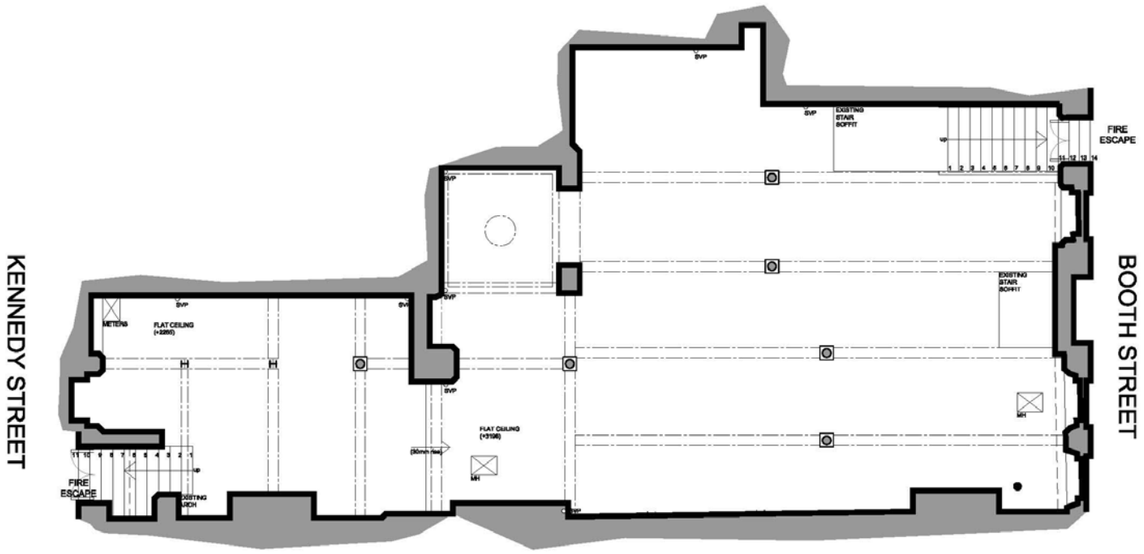
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Booth Street Elevation



Kennedy Street Elevation



Existing Basement Plan

3.0 SITE and CONTEXT

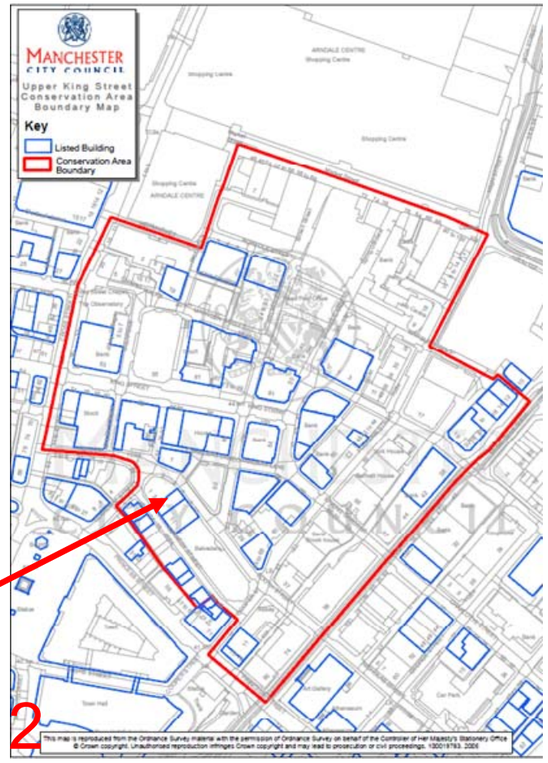
3.1 No 6 Booth Street is called Massey Chambers; located within the Central Financial District of Manchester City Centre.

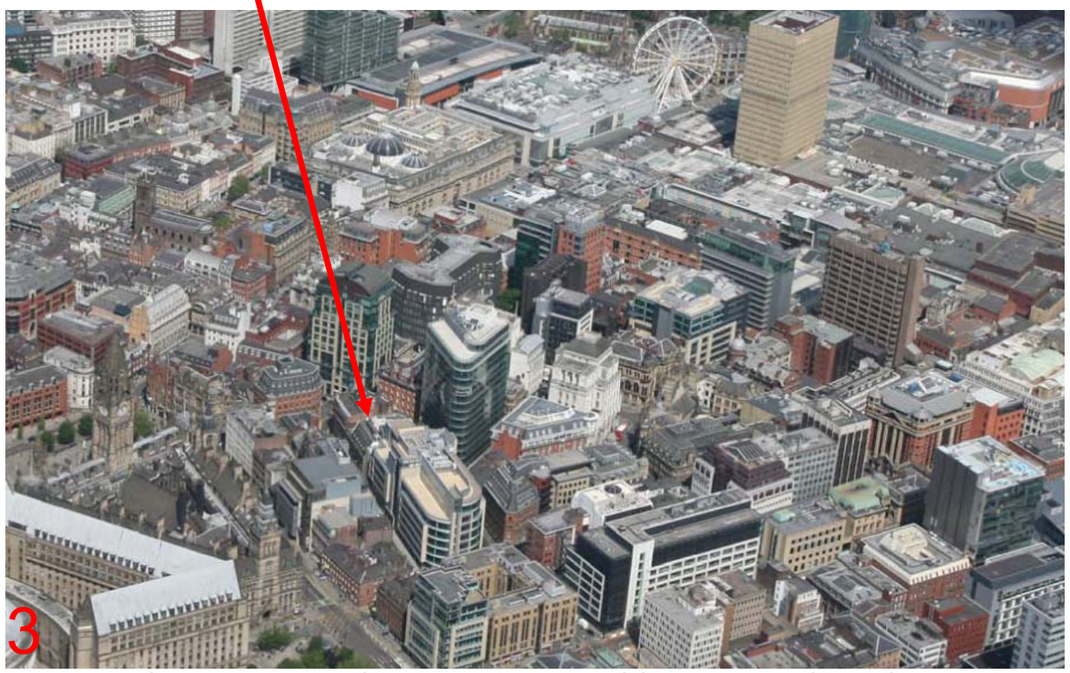
3.2 Massey Chambers is one of a number of Listed Buildings positioned on the edge of the Upper King Street Conservation Area of Manchester.

3.3 The basement area of this Grade II Listed Building forms part of the neighbouring Grade II Listed building (8-10 Booth Street) that has recently received planning and listed building consent to form part of the neighbouring hotel with the addition of staff facilities within the basement.

3.4 Massey Chambers is dual aspect, with access from both Booth Street and Kennedy Street. Both streets are densely built up within a compact street scene. The surrounding area is predominantly office use; with retail, bars, restaurants and hotels increasingly being integrated into the area.







(1)Massey Chambers Booths Street Elevation. (2) MCC- Upper King Street Conservation Area and Listed Building Plan. (3) Aerial Photograph.

4.0 PROPOSAL and APPEARANCE

4.1 The proposals form part of the next stage of works to the recently approved application(s) (110084/FO/2015/C1 and 110085/LO/2015/C1) in order to sensitively form a meeting room and conference room

4.2 As aforementioned, the proposals will supplement and support the neighbouring hotel develo

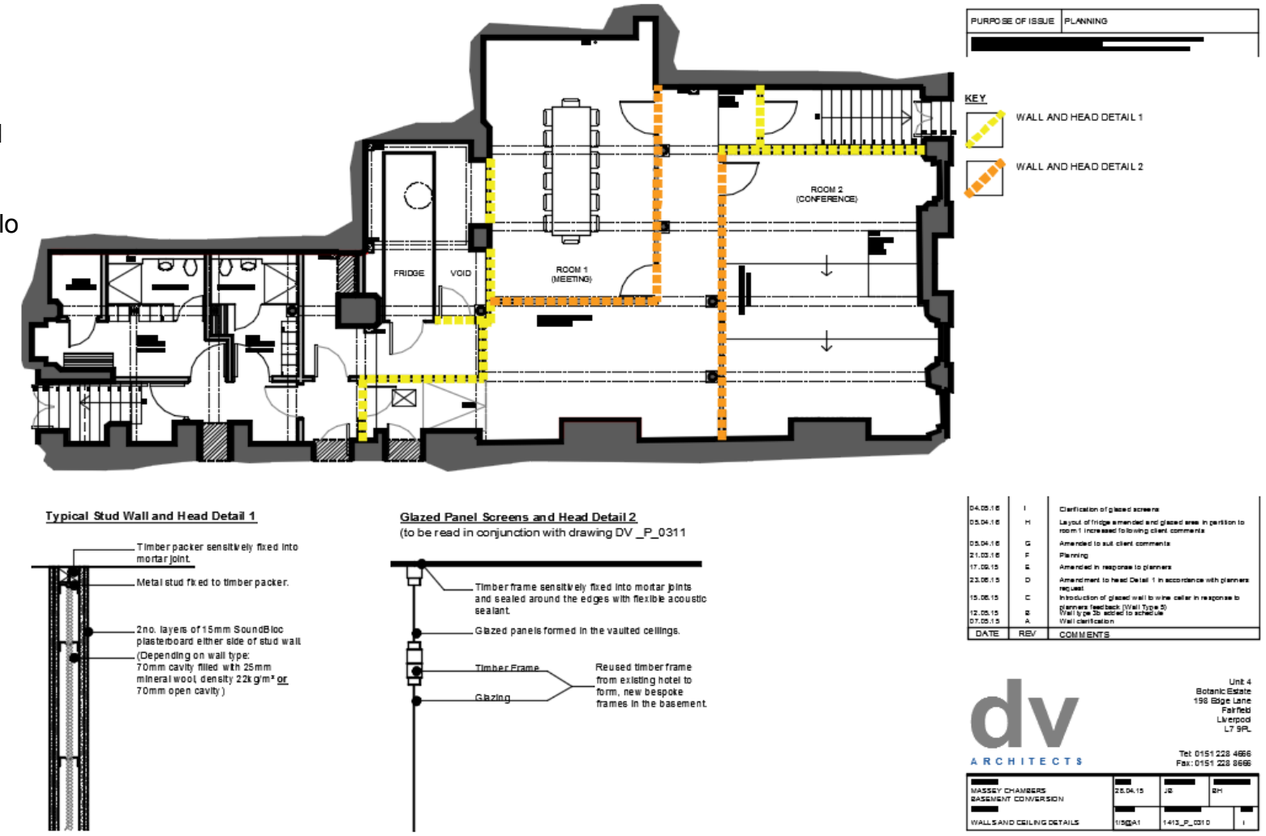
4.3 The works are to be carried out to a high specification.

4.3 Existing external openings; including doors and windows, are to be retained and incorporated into the proposed design.

4.4 Sub-division of the basement plan will sensitivity be arranged in order to allow for a viable use of space.

4.5 Following pre-application advice with Manchester City Council in January 2016, the proposed stud walls have been kept to a minimum and incorporate large amounts of glazing to ensure the visibility of the vaulted brick ceilings and cast iron columns

4.6 The vaulted brick ceilings and beams will be retained and where possible exposed, forming feature items within the various room uses.



Wall Types and Acoustic Wall/ Ceiling Details



Kennedy Street Entrance Door Retained



Booth Street Entrance Door Retained



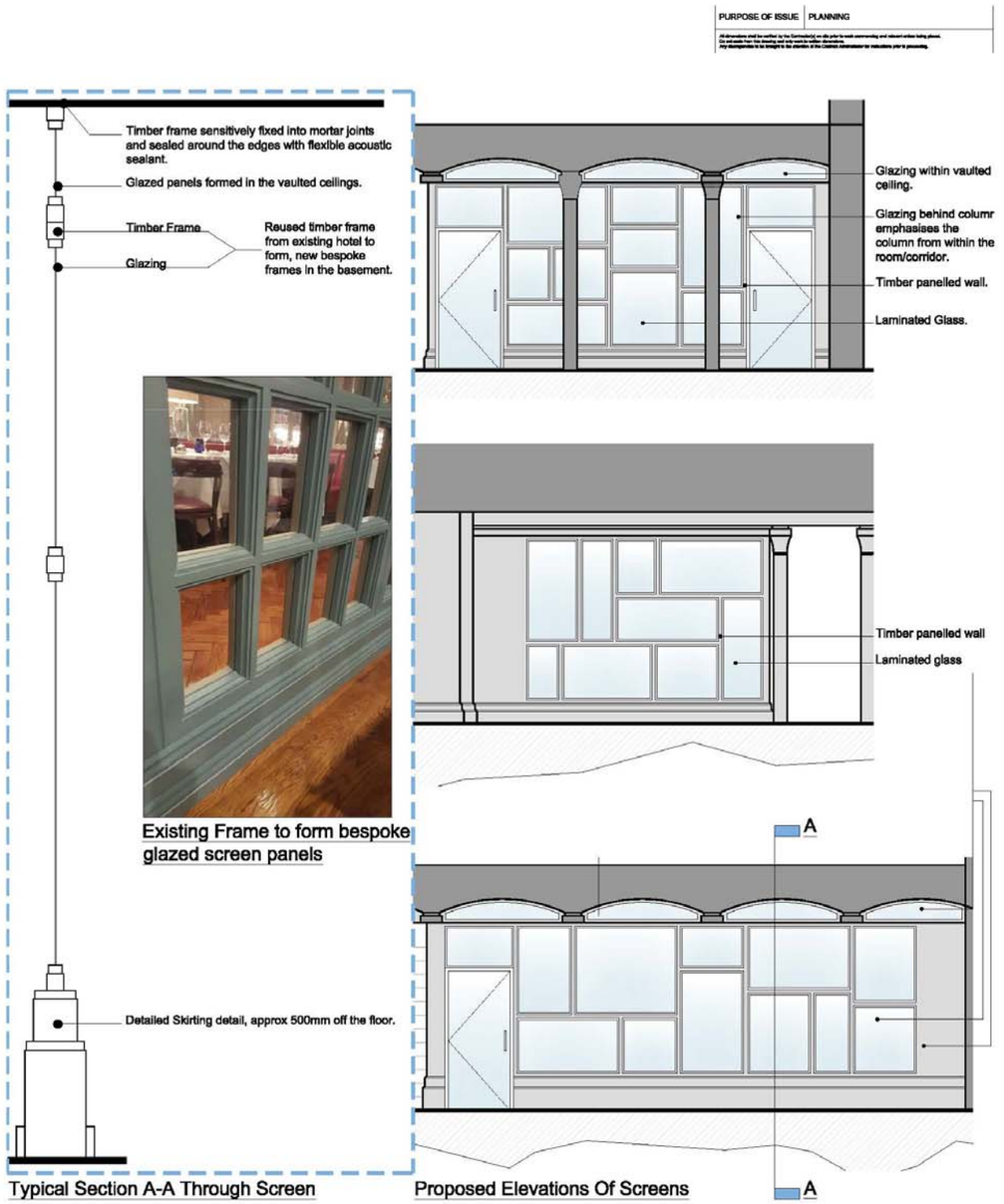
Existing Beams and Columns Exposed

4.7 The two new meeting rooms being formed within the basement will be enclosed with Bespoke Timber and Glass Panels. This will allow the vaulted ceilings and beams to be exposed at the top through clerestory (glazed) panels following the arched form of the vault.

4.8 The panels below will consist of timber and glass allowing a visual link between the rooms and corridor space, providing a sense of openness and a visual link through the basement.

4.9 The glazed panels also expose the columns allowing them to be seen from in and out of the meeting rooms.

4.10 The screens will be formed by reusing existing panels from the hotel to form bespoke screens within the basement.



WALL DETAIL 2

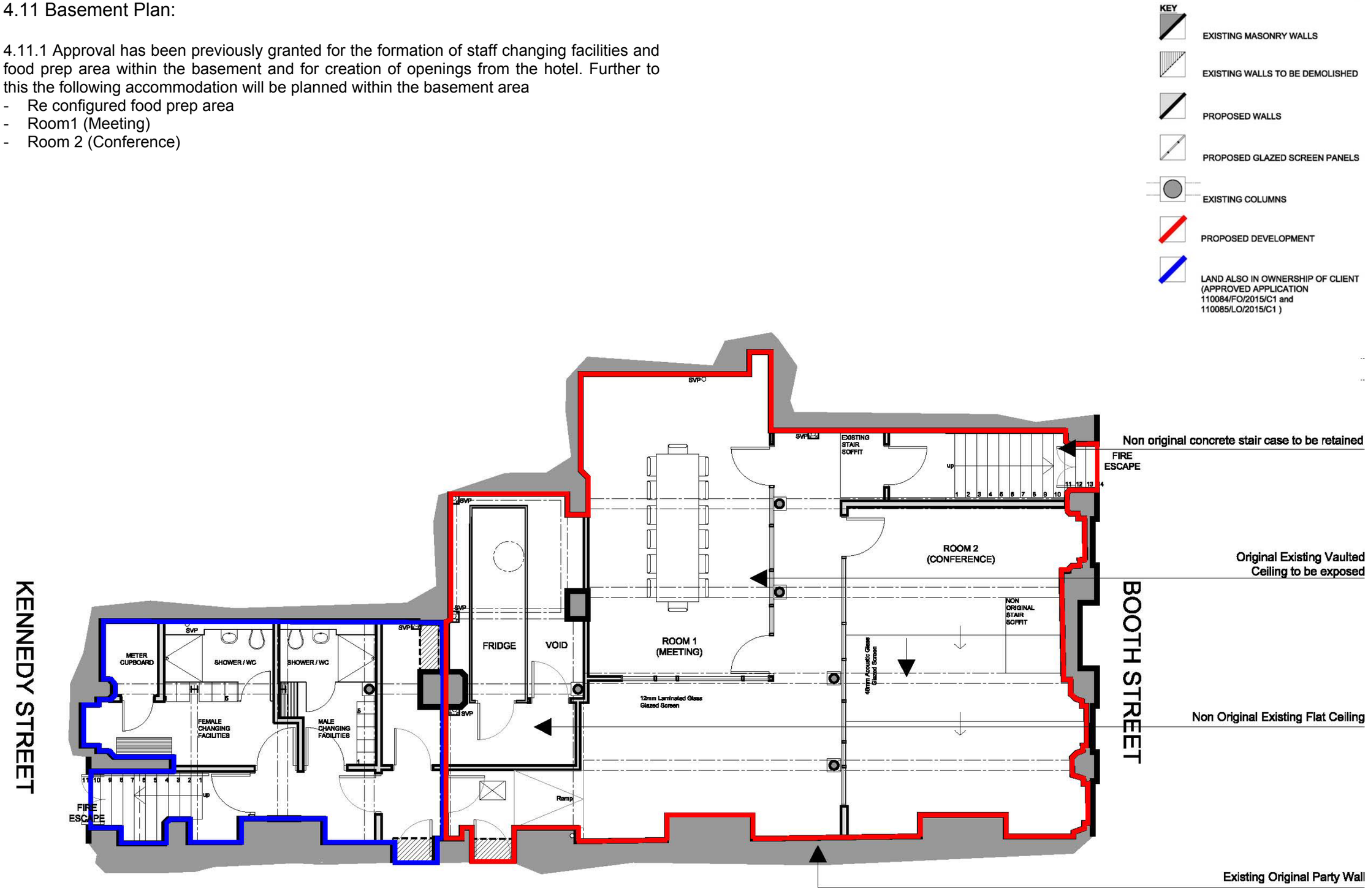
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PROJECT: MASSEY CHAMBERS BASEMENT CONVERSION	DATE: 26.04.16	DRAWN BY: JB	CHECKED BY: SH
DRAWING: WALL DETAIL 2- PROPOSED SCREENS	SCALE: 1/10+50@A3	DRAWING NO: 1413_P_0312	REV:

4.11 Basement Plan:

4.11.1 Approval has been previously granted for the formation of staff changing facilities and food prep area within the basement and for creation of openings from the hotel. Further to this the following accommodation will be planned within the basement area

- Re configured food prep area
- Room1 (Meeting)
- Room 2 (Conference)



5.0 ACCESS

5.1 The previously approved scheme provided the opportunity to link the basement of Massey Chambers with No.8-10 Booth Street, providing an advantage over previously approved applications by providing level access through the hotel via the lift; ensuring compliance with the Equality Act. This has been achieved by two doors (A+B) allowing for separate staff and visitor access points.

5.2 Any independent proposal that is separate from the hotel could not achieve disabled access and would be compromised.

5.3 A Door Access Statement confirms that the principal access for guests will be through the hotel (providing level access), with the other doors principally used by staff and for deliveries.'

5.4 Door A: Previously Approved Access Door to form front of house facility from the main hotel to the basement.

5.4.1 Disabled guests can also use this door to access the public areas of Massey Chambers basement (if required by using the service lift).

5.5 Door B: Previously Approved entrance as a back of house facility from the main hotel to the basement

5.5.1 This will be used by the staff going to and from the changing areas and the respective work areas within the hotel.

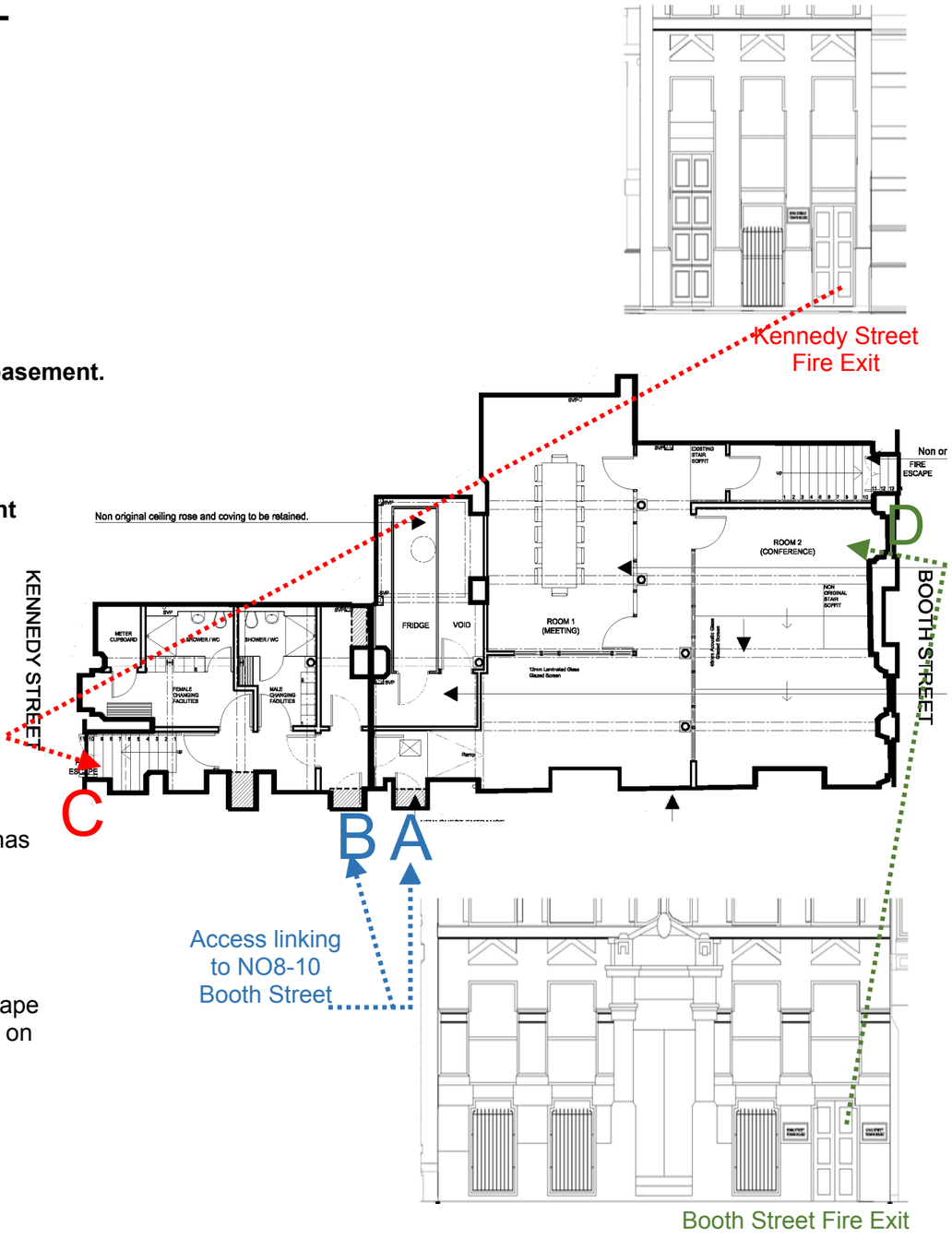
5.5.2 Additionally this will be used to access the cold prep kitchen area.

5.6 Door C: Existing entrance to be retained off Kennedy Street and to include a fire escape facility (as already approved by the building inspector)

5.6.1 This shall be used as an entrance/exit for staff to access the changing rooms, together with a number of deliveries i.e. those that require delivery to the fridge freezer/cold prep area. All other deliveries such as laundry, beer, stationary, food etc. will be delivered to the rear of the main hotel on Kennedy Street, as has already been agreed. Note: there will be security cameras/door access facility on the external area of this door.

5.7 Door D: Existing entrance to be retained off Booth Street and to include a fire escape facility (as already approved by the building inspector)

5.7.1 Other than being available as mentioned in use of Door A above, this door will be mainly used as a fire escape and will be available for use under requested circumstances. Note: there will be no doorbell, intercom or knocker on the external area of Door D for use by the public.



6.0 Technical

6.1 Existing Structure:

6.1.1 The existing structure within the basement area consists of two main items- brick work and cast iron columns; both of which will be retained and exposed.

6.1.2 Where fixings are necessary this will be sensitively done into existing joints and not defacing brick work.

6.2 Fire Strategy:

6.2.1 Three fire exist routes from the basement are available:-

1. Via No8-10 at the Booth Street Hotel
2. Fire Exit on Booth Street
3. Fire exit on Kennedy Street