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Boodles & Patek Philippe
17 King Street & 13-15 King St, Manchester M2 6AW

Design & Access Statement

Boodles occupies an existing unit on 13-15 King Street, and the brand has taken possession of the unit next door – 17 King Street. Patek Philippe will be removed from the 13-15 King Street concessions location and will now occupy two levels of 17 King Street. The main entrance to the two units will be via the existing Boodles Entrance/Exit. This application is in relation to the works to connect the two units physically and visually and applies predominantly to 17 King Street and outlines the 'White Box' works to be undertaken by Boodles in preparation for Patek Philippe to insert their fixtures, fittings and furniture.

The proposal is for the stores to be accessed at ground floor level, via the Boodles entrance with adequate provision for disabled customers. This is supported by an independent Fire Strategy review & Building Control too. We propose to replace the shopfront for number 17, and bring this in line with Boodles aesthetically so it appears as one unit, a set-back Fire Door has been allocated at ground floor level to support escape distances & a safe means of escape.

The property (17 King Street) provides the following accommodation:

Ground Floor	- Retail & Consultation, Back of House Office (Proposed, unit is currently vacant)
Basement Floor	- Consultation & WC (Proposed, unit is currently vacant)

Site Analysis:

The site is located on King Street which is a busy retail area, and sits within a Grade II Listed Mock Tudor building. The public footpath is relatively level throughout the width of the site. The upper floors of the building are mock Tudor and consist of leaded glass to the windows, which have black painted timber frames and detailing. The headers/lintels and columns are painted white with infill panels.

Summary of proposed works:

Shopfront: We are proposing to remove the existing Ground Floor lower section of shopfront and replace with a new shopfront that consists of a large glazed area for window display & a designated Fire Door which is set back. The design, detail and materiality of the new shopfront is to replicate the Boodles Shopfront and visually connect the 2 units at low level, to complement the existing listed architecture at higher level. The set-back Fire Door is in keeping with the details of Boodles & that of King Street shopfronts.

We understand the Shopfront is Grade II Listed, and we have outlined more information on this proposal within the Heritage Statement submitted as part of this application.

Interior: The listed interior of the building will be celebrated and enhanced to bring this in line with the Boodles space, to architecturally and aesthetically connect the two units. Please refer to 'Amount of Development' section for more information & the drawings for details.

Access to Building:

Public access to 17 King Street, will be from Ground Floor level, King Street via the existing Boodles entrance/exit. This is a single leaf door and easily located and recognisable due to its prominence and central location on the street.

To support Boodles being the host and the main entrance/exit of the units, an internal portal is created to access Patek Philippe (17, King Street). Once within the Patek Philippe space, the circulation through the building is unchanged. The single leaf door within the shopfront of Patek Philippe, is a Fire Door and to be used in the event of a Fire only.

During the design process gpstudio has regularly referred to all Statutory Regulations and have ensured that all are complied with where possible, even seeking an independent Fire Strategist to review the site & plans. The documents submitted are in line with the advise given & with their support.

Amount of Development:

Proposed works to the Shopfront – To remove the existing lower section of the shopfront of 17 King Street. We propose to replace this with a large window area for an impactful window display and a single leaf, set back fire door to be used in the event of a fire. We propose to add Patek Philippe Signage in a consistent detail to Boodles external signage, and have submitted an Advertisement Consent Application to this effect.

Proposed works to the Ground Floor Interior – All listed elements to remain intact. New floor finishes throughout, wall linings added to protect the shell, new MF ceiling added with decorative cornicing and mouldings to match the Boodles space. This will allow a cohesive architectural design language between the two spaces, add heritage details in line with the listed status, and also allow the lighting and M&E to be recessed to give the space a high-end finish. A new opening is proposed to be created between the 2 units; there is evidence as can be seen in the photographs submitted as part of this application that there was once an opening – We propose to reinstate this.

Proposed works to the Staircase – It is unknown if the staircase is listed. The existing staircase is in need of repair and attention to bring this in line with the high finish of the ground floor and basement. Permission pending, we propose to replace the staircase with new to provide a grander, wider & beautifully detailed staircase in line with the Patek Philippe finish and aesthetic.

Proposed works to the Basement – We propose to replace the Fire Door to bring this in line with current regulations, the WC's will be upgraded. A new partition will be created to provide a separate back of house space & allow a new luxury consultation space to be created. New flooring, new MF ceiling and new wall linings will be created, adding the heritage details in line with Ground Floor.

Means of Escape:

The means of escape for Boodles will be unchanged. In the event of a fire or the activation of the alarm system within the Patek Philippe unit (number 17), evacuation of the store will be via the main front entrance with direct access on to the pavement of King Street. At basement level the means of escape is unchanged, and can be evacuated via the Fire Exit at basement level, terminating via the building Fire Escape on Police Street, or via the staircase to Ground Floor, and exit via the Fire Escape on Ground Floor to King Street.

Summary:

The proposal seeks to make access possible for all, with the inclusion of the ramped access to the shopfront. The visual impact of the new shopfront and internal additions has been carefully detailed with the listed status and heritage in mind and will be a great addition to the street, architecturally and visually reconnecting the shopfront to Boodles & the upper façade.

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For further information please contact:

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