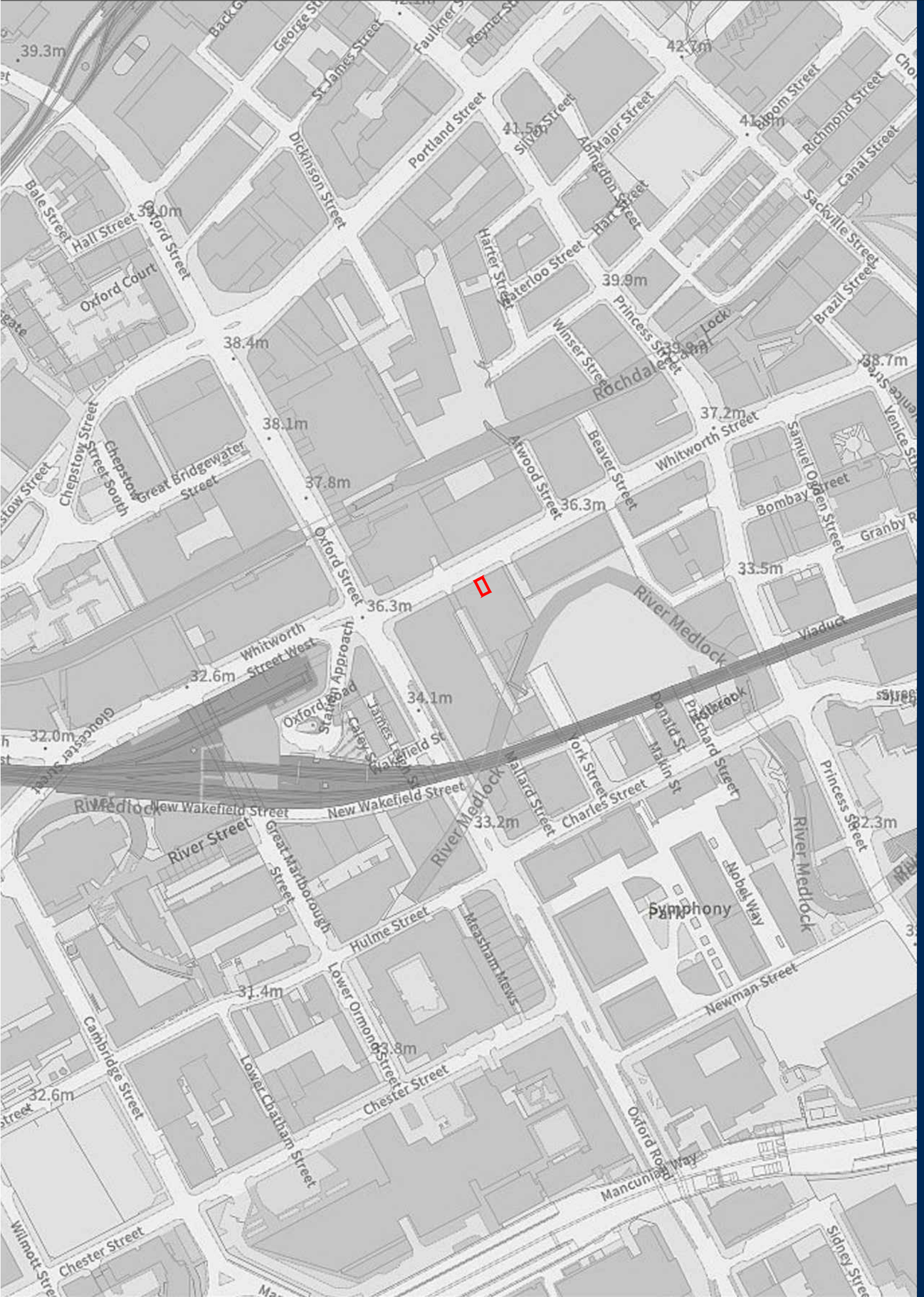


Kimpton Clocktower Hotel
Oxford Street
Manchester
M60 7HA

Stage 3
Developed Design

RevF - 20.11.2025

P4bA

Design & Access Statement

Design & Access Statement

Contents

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1.1 / Application Type

We intend to submit a full planning application for the reinstatement of the Whitworth Street entrance to the Kimpton Clocktower Hotel Ballroom. The works will include the removal of the existing dilapidated canopy, the introduction of new signage, and the refurbishment of the immediate façade.

1.2 / Location of Proposed Development

Kimpton Clocktower Hotel Oxford Street, Manchester, M60 7HA

1.3 / Current Development Description

The Kimpton Clocktower Hotel is a prominent Grade II listed building located on Whitworth Street in Manchester city centre, within the Oxford Road Corridor. Originally constructed in 1891–95 as the Refuge Assurance Company's headquarters, the building is a key landmark in the city's rich industrial and architectural heritage. Its distinctive terracotta façade and striking clock tower contribute significantly to the character of the surrounding conservation area.

Today, the building operates as a luxury hotel providing accommodation, conference facilities, and event spaces, including the grand ballroom. It serves both leisure and business visitors, benefiting from excellent transport links and close proximity to Manchester's cultural, commercial, and academic districts. The venue also plays a role in the local community, hosting public events and supporting the city's hospitality and tourism economy.

1.4 / Proposed Development Description

The proposal seeks to reinstate the historic Whitworth Street entrance to the Kimpton Clocktower Hotel Ballroom, involving the removal of the existing dilapidated canopy, installation of new signage, and refurbishment of the immediate façade to enhance the building's appearance and functionality.

1.5 / Statement Preparation Date

September 2025

1.6 / Statement Amendment Dates

November 2025

1.7 / Applicant

Manchester Oxford Street Hotel Opco Limited

1.8 / Architecture

P4BA, 15 Memorial Road, Worsley, Manchester, M28 3AQ

2.1 / Previous Relevant Applications

- 066451/FO/CITY3/02 – Installation of louvres behind existing grilles at lower ground level to Whitworth St & Oxford St & at basement (river) level to the River Medlock – Approved
- 073063/LO/2004/C3 – External lighting to Whitworth Street and Oxford Street elevations and new sign to corner entrance – Approved

DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout scale, appear ance and landscape of the proposed development are appropriate and in keeping with the context of the area and will enhance the amenity of the site, its surrounds and the local community. The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement. The format of this section follows national planning guidance for Design and Access Statements (DCLG Circular 01/2006 and Article 4 of the Town and Country Planning (Development Management Procedure) (England)(Amendment) Order 2013). It has also been produced within the context of CABE guidance entitled 'Design and Access Statements: How to write, read and use them' (2006).
For the reasons given above the proposed scheme complies with UDP Policies DES1, DES2, DES7, DES8, EN17 and EN19

3.1 / USE & AMOUNT

The use of this entrance will be for exclusive access to the event space on the ground floor and the ballroom event space on Level -2 (basement). The immediate internal area will be used as a reception prior to event start, allowing attendees to grab refreshments and food etc whilst waiting for the events to start.

The quantity of people will be subject to event type and duration. The Ballroom at Kimpton Clocktower Hotel is the largest single event space within a hotel in the North West, accommodating up to 1,000 guests standing or theatre-style and approximately 700 for seated.

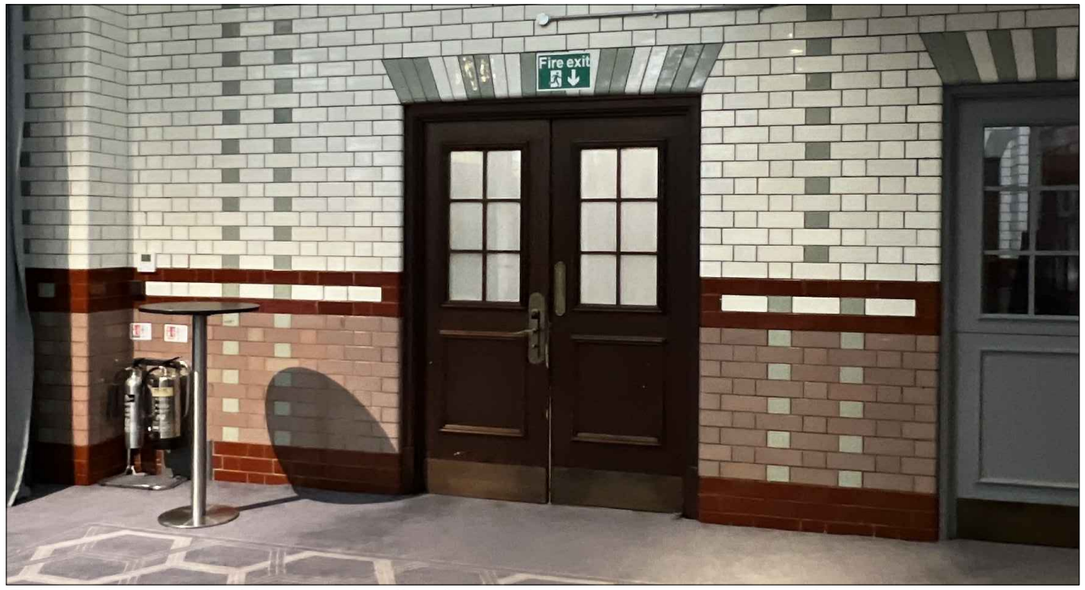
3.2 / ACCESS

As the proposal is to reinstate this entrance, this point of access will eleviate the existing stress of the main entrance, for when events are to be hosted, they are currently having to filter through the hotel reception access. This new entrance will provide an overall better experience for those both staying at the hotel and those attending the events, as there will no longer be a clash between types of people who are at the premises.

This entrance fronts Whitworth Street and is north facing, with Oxford Street approximately 60m away. As indicated on the attached proposed floor plans, there is a highlighted route which is the route the guests will take to get from the entrance down to the ballroom. The access route features a 1.6m minimum clear width at the narrowest point, enabling multiple people to maneuver to and from the ballroom with ease.

3.3 / LAYOUT

The layout and position of the entrance area will remain the same. Once entered, the original fully open plan event space / reception area is to be partially enclosed to enable privacy and separation between the ground floor event space and the access route to the ballroom. This newly constructed wall will be of timber and plasterboard construction and is to match the existing wall it abuts. The new double doors will also be the same style and proportion as the existing internal double doors. (Image below for reference)



Existing internal double doors leading from existing event space to corridor / stair access.

3.4 / SCALE

With the exclusion of the demolition of the existing canopy, the overall scale of the building is to remain the same.

3.5 / APPEARANCE

The appearance of the proposed signage has been carefully considered and designed to best reflect that of the existing building. The existing canopy's position is now being infilled / replaced with red terracotta brickwork with a stone slip detail at the base. The lettering for the signage has been proposed to reflect that of the existing signage on the Clocktower, (KIMPTON) where each letter is individually backlit to enable clear reading of the text at all times, day and night. This element of transparency allows the signage to do its job of informing people where the ballroom entrance is, all whilst allowing the architectural details behind to be seen and appreciated fully.

The overall appearance of the building is to stay the same, with the exclusion of the introduction of the new signage, and overall tidy up of the entrance. It has been left unattended for many years and would benefit from a clean and minor refurbishment, an example of this would be the chipped and damaged step noising. In addition, the area surrounding where the canopy is / was, will be made good and replaced with matching brickwork and stone details.

Consideration has been given regarding the security of the building, surrounding this entrance area. At present there is an existing punched bronze roller shutter, and is to be retained within it's existing position.

3.6 / RELEVANT PLANNING POLICIES

Core Strategy Policy DM1 - Development Management

Core Strategy Policy SP1 - Spatial Principles

Core Strategy Policy EN1 - Design Principles and Strategic Character Areas

Core Strategy Policy EN3 - Heritage

UDP Policy DC19 - Listed Buildings (saved policy)

Guide to Development in Manchester SPD - Supplementary Planning Document

3.7 / DRAINAGE

This development does not have any impacts on existing drainage, therefore, no further consideration is required with regards to drainage.

3.8 / AIR QUALITY

No elements of this development will impact and / or change the air quality in or around the site. Therefore, no further consideration regarding air quality is required.

3.9 / VISUAL AMENITY

The actual aesthetic of the elevation is to change, and this is covered in "3.5 / Appearance", however, the visual amenity is to change, but in a positive way. This has been proven as the canopy was hit a few years ago by a delivery vehicle and in turn has been damaged and left to become in a state of disrepair. The removal of this canopy will not only remove the out of place element of this elevation, but it also removes a potential safety hazard.

3.10 / RESIDENTIAL AMENITY

Residential amenity (guests of the hotel) are not to experience any significant effects in terms of amenity. The work involved and the end proposal will result in a better flowing and accessible entrance area, which will be beneficial for guests staying in the hotel, there will be less likelihood of people having to queue outside, causing noise and disturbance as they will either be in the ground floor event space or the ballroom, which is two levels below ground level.

3.11 / BIODIVERSITY

The proposal does not include any extensions or proposals that would affect the biodiversity of the site.
The proposal therefore, falls under the “de minimis” threshold and affects less than 25m² of on-site habitat. No further consideration regarding biodiversity is required.

3.12 / CRIME IMPACT STATEMENT

A Crime Impact Statement is not required for this proposal because the works are limited to the refurbishment of the entrance to an existing Grade II listed hotel, with no change of use, no creation of new dwellings, and no increase in public access or security risk. The scheme does not introduce features likely to generate or attract crime, nor does it alter the building’s relationship with the surrounding public realm. As such, the proposal does not meet the thresholds set out in local validation requirements for a Crime Impact Statement.

3.13 / ENVIRONMENTAL IMPACT ASSESSMENT

An Environmental Impact Assessment (EIA) is not required for this proposal because the works are confined to the refurbishment of the entrance to an existing Grade II listed hotel and do not constitute major development or fall within any of the categories listed in Schedule 1 or Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The scale and nature of the works mean they will not have significant effects on the environment, either individually or cumulatively, and therefore an EIA screening or full assessment is not necessary.

3.14 / NOISE IMPACT ASSESSMENT

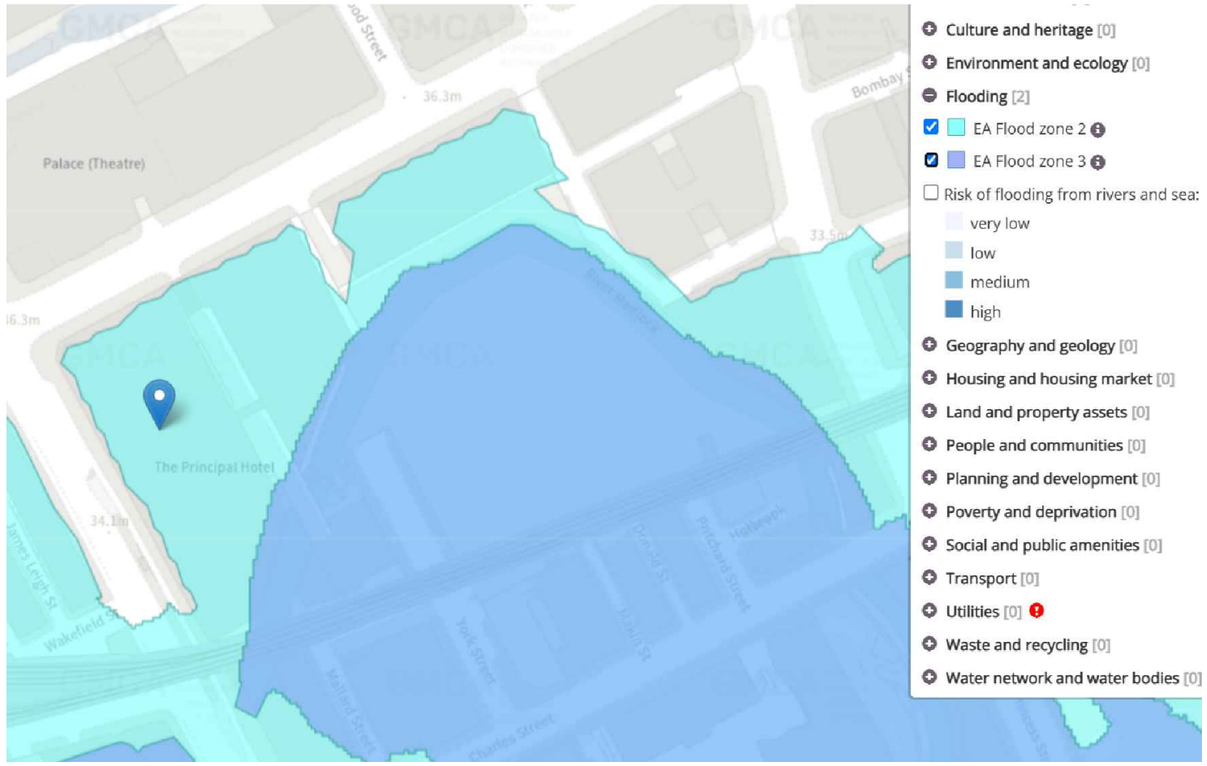
A Noise Impact Assessment is not required for this proposal because the works are limited to the refurbishment of the entrance to an existing Grade II listed hotel. The building, its use, and its associated activity already form part of the established city environment, and the proposal does not introduce any new noise sources or intensify activity. Given this existing condition and the urban context, the scheme does not trigger the need for a formal noise assessment.

3.15 / APPRAISAL

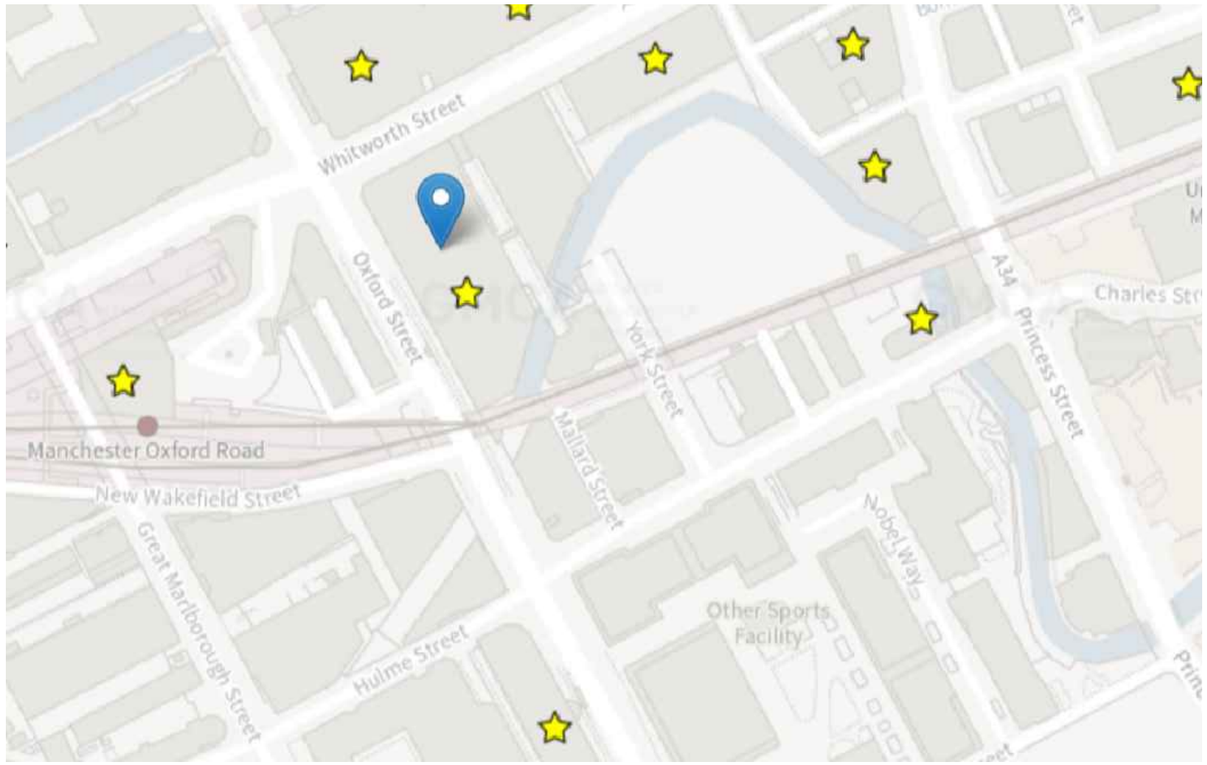
The Kimpton Clocktower Hotel, a landmark Grade II listed building at Oxford Street and Whitworth Street, is an important example of richly detailed Victorian terracotta architecture. The proposal seeks to reinstate the original Whitworth Street entrance to provide direct access to the ballroom, addressing operational issues caused by current internal-only routes.

Works include the careful restoration of the blocked historic doorway, removal of an unauthorised canopy at the council’s request, and installation of sympathetic new signage. The entrance will be repaired with terracotta and stone detailing to match the existing façade. Signage will consist of individually back-lit letters to ensure clear visibility while preserving transparency to the underlying architectural features, complemented by discreet lighting to highlight the entrance without harming the building’s heritage character.

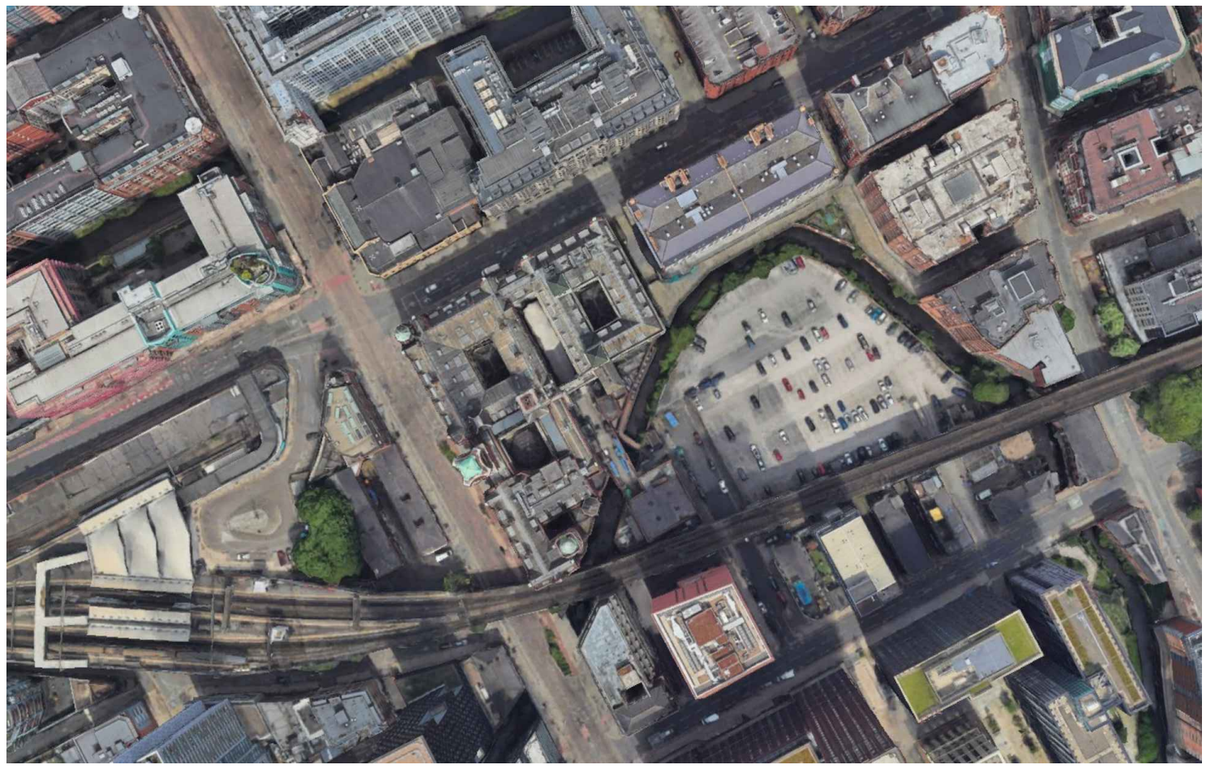
Flood Risk Map



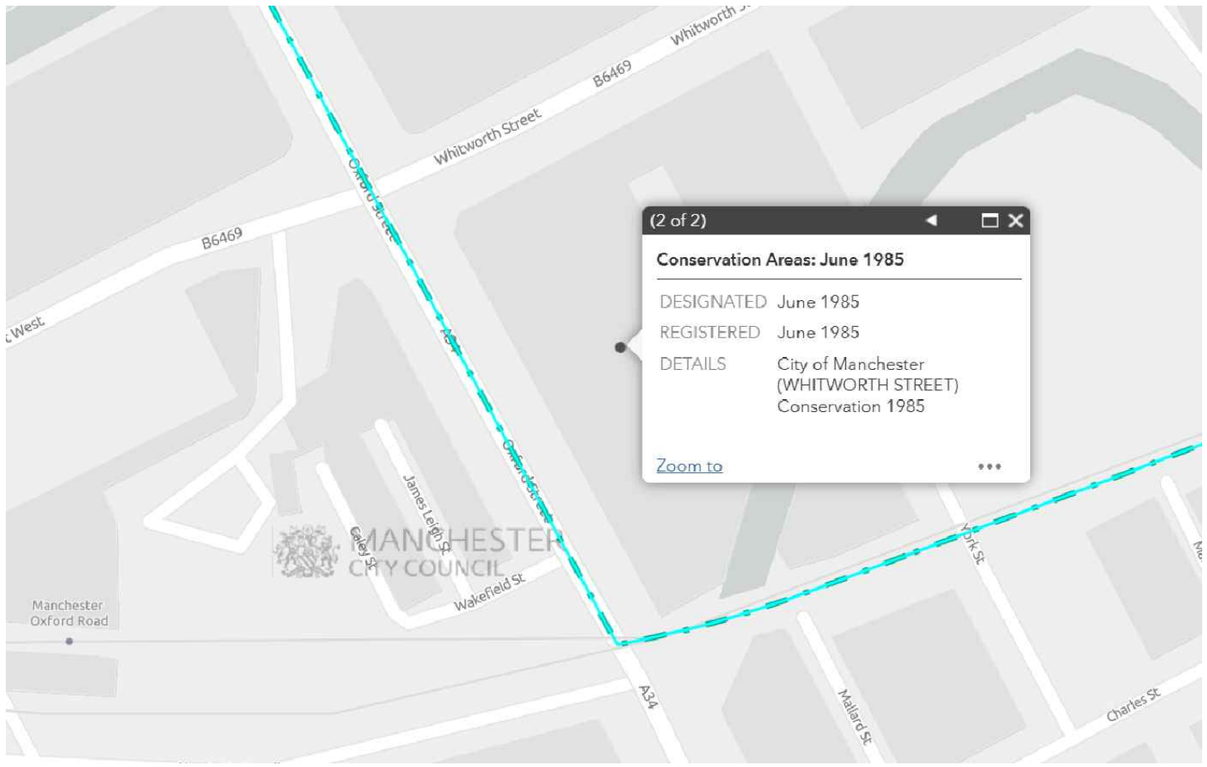
Nationally Listed Buildings Maps



Ariel View of Site



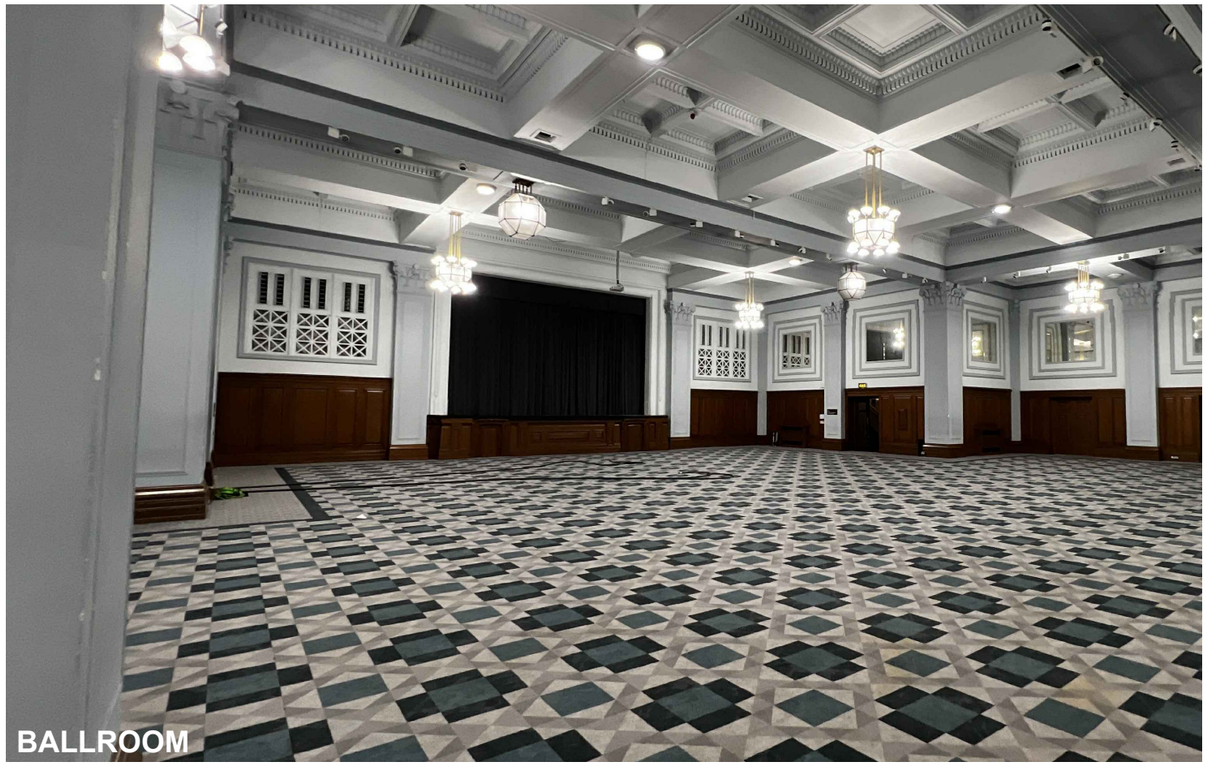
Conservation Area Map



EXISTING SITE PHOTOS



EXISTING WHITWORTH ENTRANCE (17.03.2025)



BALLROOM

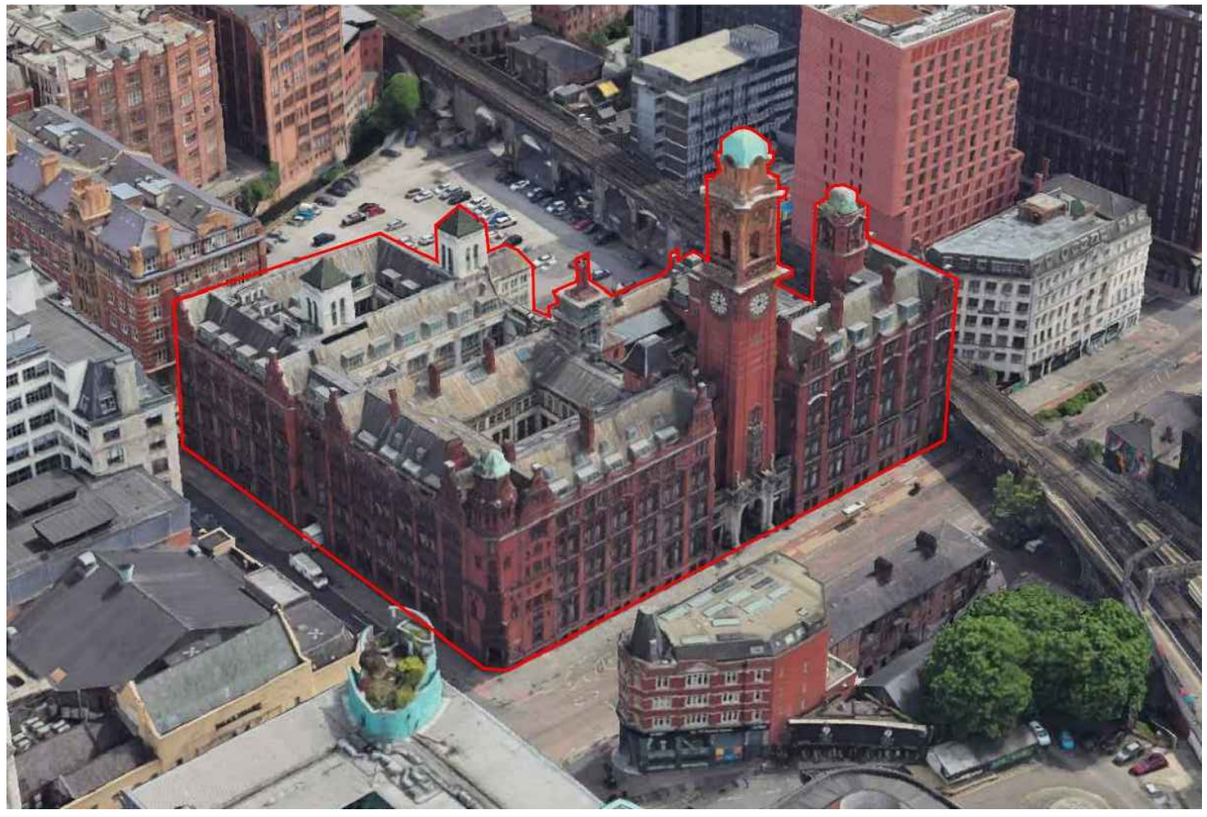


EXISTING WHITWORTH ENTRANCE (17.03.2025)



INTERIOR VIEW OF WHITWORTH ENTRANCE (17.03.2025)

Heritage Statement & Heritage Context



HERITAGE CONTEXT
The Kimpton Clocktower Hotel

The Kimpton ClockTower Hotel is located within the centre of the city of Manchester and consists of a former life assurance company headquarters and office building. The building was constructed in three phases by Alfred Waterhouse in 1891-1905, his son Paul Waterhouse in 1906-12, and Manchester City Architect Stanley Birkett in 1932-4.

Following the closure of the Refuge Assurance Company in the late 1990s, the building has been used as a hotel. It changed ownership from the Palace Hotel in 2015 to become the Principal Hotel. The hotel was then purchased by the IHG group and rebranded as the Kimpton Hotel during 2019.

The building is located on a prominent corner location on the east side of Oxford Street, at the junction of Oxford Street (running north-south) and Whitworth Street (running east-west). Immediately south of the building is the River Medlock which winds itself around the south side of the building.

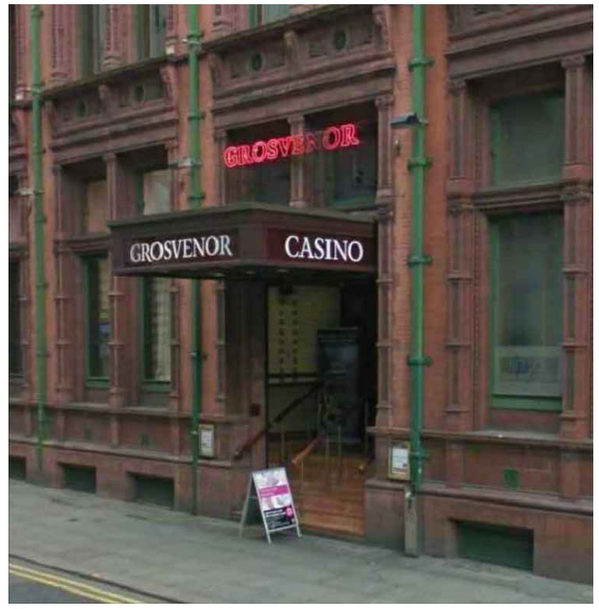
In 1930 the Refuge Company decided again to extend their existing two buildings in order to accommodate for future expansion, doubling the work floors by 50%. For their new building the Refuge chose Manchester City Architect Stanley Birkett; who had undertaken work for them previously.

The need for further expansion had been discussed by Refuge for some time before hand and by March 1931 the site to the east of the building had been cleared. It was during the laying of the foundations that the original lock gates were discovered buried still in-situ where once they lead into the former Eagle Quay on the site, the site today is marked by the service road entrance gates.

By 1934 the four-storey car park and storage block had been completed immediately south of the River Medlock adjoining York Street. This similarly designed building constructed of a steel frame in red brick and red terracotta was reached by a new internal bridge over the Medlock linking the building to the existing and now extended service road over a double-deck bridge. Originally the lower two floors contained the service department and for the storage of records (now used for hotel bedrooms) and was entered at lower ground level by an open roadway at ground floor level which accessed the company car park at ground floor level.



Current Entrance Canopy (May 2025)



Grosvenor Casino Entrance Canopy (2011)

Heritage Statement
Contents

1.1 Summary

1.2 The Site

1.3 The Proposal

1.4 Impact of Proposal

1.5 Local Context

1.6 Conclusion

1.7 Policy Context

1.1 / Summary

This Heritage Statement has been prepared to support the submission of a full planning application for the reinstatement and refurbishment of an existing, currently blocked and unused entrance on Whitworth Street, Manchester, to provide a dedicated and legible point of access to the ballroom within the Grade II listed Kimpton Clocktower Hotel (formerly the Refuge Assurance Building). The proposal also includes the removal of the existing canopy and the introduction of sensitive upgrades to the entrance, including new external signage and lighting, to enhance visibility, wayfinding, and the building's functional performance while respecting its architectural and historic significance. The proposals have been developed with regard to the National Planning Policy Framework (NPPF, 2023), in particular paragraphs 199–208 relating to conserving and enhancing the historic environment, as well as the Manchester Core Strategy (2012) policies EN1 (Design Principles) and EN3 (Heritage). Together these policies require development to sustain or enhance the significance of heritage assets while ensuring high standards of design.

1.2 / The Site

The Kimpton Clocktower Hotel, originally built as the Refuge Assurance Building, occupies a highly prominent corner plot at the junction of Oxford Street and Whitworth Street in Manchester city centre. Constructed in phases between the late 19th and early 20th centuries, the building is listed at Grade II in recognition of its architectural quality and historical importance. Its richly detailed terracotta façades, striking clock tower, and monumental form make it a landmark of Manchester's Victorian commercial development.The ballroom, located at basement level, forms an integral part of the hotel's events and conference offering. Currently, it can only be accessed via internal circulation routes through the main hotel reception, a layout which creates operational challenges during large events and places unnecessary pressure on guest flow through the principal hotel areas. The Whitworth Street elevation contains an original entrance that once provided public access but has since been blocked and rendered inactive. The reinstatement of this entrance would restore a historic point of access, allowing it once again to serve a practical and public-facing function.

1.3 / The Proposal

The proposed works focus on the careful reinstatement of the historic Whitworth Street entrance through the removal of blocking materials and the restoration of the original opening. This will involve conservation-led repairs to the surrounding doorway, including cleaning, repairing architectural detailing, and redecorating where necessary.

In addition, new external signage is proposed, consisting of individual backlit letters fixed directly to the façade. This approach has been selected to ensure legibility while allowing the architectural detailing of the terracotta to remain visible and appreciated. Subtle architectural lighting will further enhance the visibility and legibility of the entrance without detracting from the character of the listed building.

A key component of the proposal is the removal of the existing canopy, which has been confirmed to lack both planning permission and listed building consent. In its place, the opening will be carefully infilled with red terracotta brickwork and a stone slip detail to ensure the reinstated elevation matches the established aesthetic of the historic façade.

1.4 / Impact of Proposal

The works have been designed to ensure they preserve and enhance the character of the listed building. The reinstatement of the entrance represents a positive heritage intervention, reactivating an original opening and restoring the intended legibility of the Whitworth Street elevation.The proposed external signage and lighting are deliberately minimal and sympathetic in design, ensuring they remain secondary to the building's rich terracotta architecture. They are also fully reversible, ensuring no permanent loss of historic fabric. The removal of the existing canopy is considered a significant heritage benefit. Its design and scale are unsympathetic to the listed building and have obscured part of the original architectural composition for over 17 years. Its removal will allow the reinstatement of the façade to its historic appearance, aligning with the conservation-led approach set out in Historic England's guidance on heritage significance (2019).

In accordance with NPPF paragraph 202, the level of harm associated with the proposals is assessed as "less than substantial." Any minor harm arising from the introduction of new signage or lighting is outweighed by the substantial benefits of reinstating the historic entrance, removing an unauthorised and intrusive element, and improving the functional operation of the building in a manner that respects its special interest.

1.5 / Local Context

The Whitworth Street and Oxford Road corridors are characterised by a number of large-scale civic, cultural, and commercial buildings dating from the late 19th and early 20th centuries, many of which are listed. The architectural quality of these buildings contributes to a distinctive townscape where interventions are required to be sympathetic in both scale and design.

The existing canopy on the hotel's Whitworth Street elevation currently appears out of place within this context. Its removal, coupled with reinstatement of the original entrance, will enhance the building's contribution to the streetscape by restoring the rhythm and architectural integrity of the elevation. The restrained design of the proposed signage and lighting ensures that the intervention is entirely consistent with the approach taken across the wider conservation area.

1.6 / Conclusion

The proposed reinstatement of the Whitworth Street entrance at the Kimpton Clocktower Hotel represents a conservation-led scheme that will enhance both the listed building and its contribution to the surrounding historic streetscape. The removal of the unsympathetic and unauthorised canopy, coupled with the restoration of the original façade, constitutes a clear heritage benefit. The proposals are considered to be consistent with the statutory duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, with the NPPF (2023), and with Manchester Core Strategy Policies EN1 and EN3. The scheme sustains and enhances the special interest of the listed building while providing a practical and legible entrance to the ballroom. On this basis, the proposals are considered appropriate, proportionate, and fully compliant with national and local heritage policy.

1.7 / Policy Context

The significance of the canopy lies in its ability to demonstrate the cumulative impact of unsympathetic 20th/21st century interventions on historic buildings. However, in heritage terms, this is considered to be negative significance, as it detracts from the legibility and integrity of the listed building's principal façade. Its removal will therefore enhance the significance of the building by revealing historic fabric and reinstating the original architectural balance of the Whitworth Street elevation.

The reinstatement of the original entrance is a positive heritage intervention, returning a historic access point to active use, thereby restoring an intended architectural and functional relationship between the building and the street. This improves the building's legibility and accessibility, reinforcing its civic character.

The introduction of signage and lighting has been carefully designed to be minimal, sympathetic, and fully reversible, ensuring that any associated impact on historic fabric is negligible. The level of harm arising from these elements is therefore considered to be "less than substantial" harm within the meaning of paragraph 202 of the NPPF.

When weighed in the balance required by NPPF paragraph 202, this limited harm is clearly outweighed by the public benefits, which include:

- Removal of an unauthorised and intrusive canopy,
- Enhancement of the special architectural and historic interest of the listed building,
- Restoration of an original, legible entrance point,
- Improved operational functionality for the hotel and ballroom, supporting the continued viable use of the listed building as a high-quality hotel and events venue,
- Contribution to the wider conservation area by reinstating an appropriate and historically accurate façade composition.

On this basis, the scheme satisfies the heritage balancing exercise set out in Section 16 of the NPPF.

Precedent Buildings

Prudential Assurance, 13 Ivegate

Heritage Category: Listed Building
Grade: II
List Entry Number: 1133642



Similarities between Excalibur Building and Prudential Assurance Building

Both buildings were designed by Alfred Waterhouse or his firm, with later extensions by Paul Waterhouse. They embody the Manchester-style commercial architecture, a late 19th-century approach that combined grandeur with intricate detailing.

In terms of materials and construction, both structures feature a steel frame, which was an advanced building method for their time. They are clad in red brick with extensive terracotta detailing, a hallmark of Waterhouse's work. Additionally, the Excalibur Building incorporates a granite base (grey Dalbeattie granite), creating a strong foundation and visual contrast.

Architecturally, they showcase French Renaissance and Baroque influences, with richly ornamented terracotta detailing, sculpted bands, decorative window surrounds, and carved pediments. Their façades also include shaped gables and turrets, contributing to their distinctive skylines. The large, closely spaced cross-windows and mullioned windows on the upper floors are also characteristic features.

Both buildings hold significant landmark status in their respective cities due to their distinctive designs. They represent late 19th and early 20th-century commercial architecture, reflecting the economic prosperity of Manchester and Bradford during that era.





49 and 51, Dale Street, 30 and 32, Hilton Street

Heritage Category: Listed Building
Grade: II
List Entry Number: 1292485

Similarities between Excalibur Building and 49 and 51 Dale Street

Construction Materials: Both structures utilize red brick and terracotta in their exteriors. The Dale Street and Hilton Street warehouses feature red brick and terracotta cladding, complemented by some sandstone dressings. Similarly, Birkett's extension to the Kimpton Clocktower Hotel employs red brick and terracotta, materials characteristic of Manchester's architectural landscape during that period.

Architectural Style: Both buildings exhibit elements of early 20th-century architectural design. The Dale Street and Hilton Street warehouses, constructed around 1900, display features typical of commercial warehouses from that era. Birkett's 1932 extension to the Kimpton Clocktower Hotel reflects the architectural trends of the early 20th century, incorporating elements that complement the existing structure designed by Alfred and Paul Waterhouse.



49 and 51, Dale Street, 30 and 32, Hilton Street



Keystones and cornices on brackets.

Red brick.

Red molded terracotta detailing.

Red Terracotta.

Alfred Waterhouse's 1889 building on Renfield St for the Prudential Insurance Co.

Grade: B

Summary

Alfred Waterhouse's Prudential Insurance Building on Renfield Street in Glasgow is a striking example of Victorian Gothic Revival architecture. The building is marked by its verticality, ornate terracotta detailing, and pointed arches, all of which emphasize its monumentality and the importance of the Prudential Insurance Company as a financial institution. The central tower or spire, combined with the rich detailing and Gothic-inspired forms, makes this building a standout in Glasgow's architectural heritage. The use of classical motifs adds a layer of sophistication and balance, ensuring the building communicates both strength and elegance.







Lancaster House, Manchester

Heritage Category: Listed Building
Grade: II*
List Entry Number: 1254887

Similarities between Excalibur Building and Lancaster House

The Lancaster House (1905–1910) and Stanley Birkett's expansion on the Kimpton Clocktower Hotel share similarities in their Victorian architectural style, using red brick and terracotta for their construction. Both buildings feature ornate facades, with decorative cornices, sculptural details, and classical elements, common in the late Victorian and Edwardian periods. Their designs emphasize symmetry and balance, with both incorporating grand façades that convey monumentality.

Both buildings also feature Baroque Revival and French Renaissance influences, such as curved detailing and dramatic ornamentation. The focus on verticality is evident in the Lancaster House's tower-like central feature and the Stanley Birkett's expansion's prominent clock tower. Both were designed to be prestigious, contributing significantly to their cityscapes as landmarks.





Red brick.

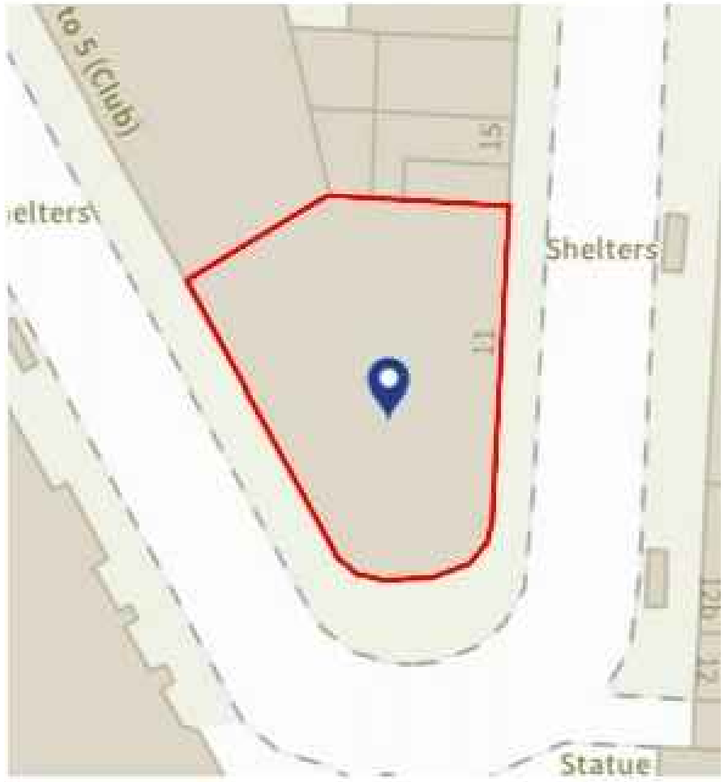
Decorative overhanging stone cornice.

Stone – The lower portion of the entrance, including the archway, decorative elements, and pilasters, is likely made from limestone or sandstone, commonly used for grand architectural detailing.

Brown and buff terracotta.

Prudential Assurance Building, Nottingham

Heritage Category: Listed Building
Grade: II
List Entry Number: 1254668

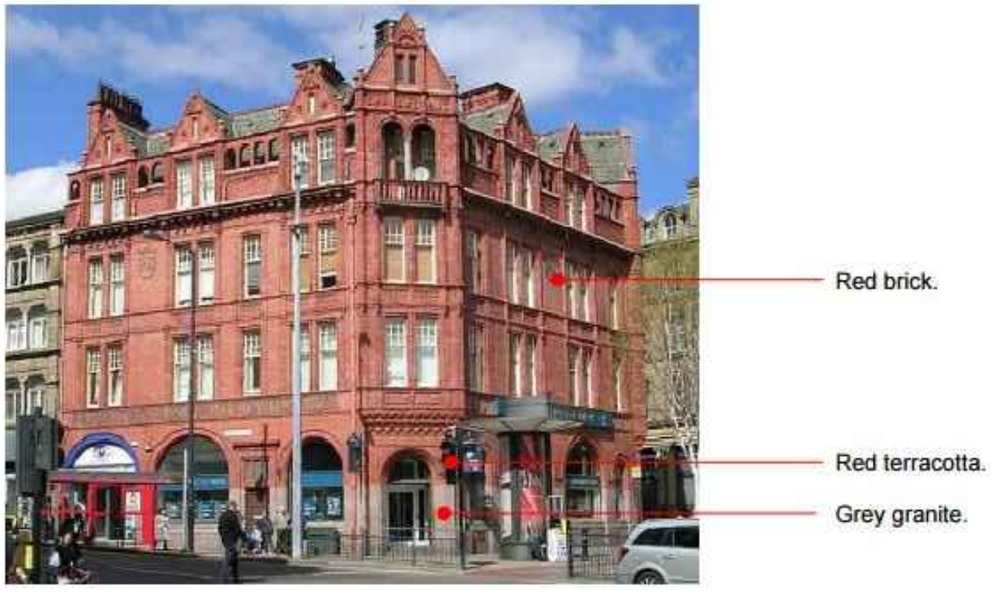


Similarities between Excalibur Building and Prudential Assurance Building

Both buildings incorporate Victorian-era influences, with elements of Baroque Revival and French Renaissance styling. They feature ornate detailing, decorative facades, and monumental designs that contribute to their presence in the cityscape. Both structures utilize red brick with terracotta dressings, a hallmark of late 19th and early 20th-century commercial and institutional architecture. The use of stone elements also enhances their ornamental richness and contributes to their prestigious appearance.

Each building was designed to make an architectural statement. The Prudential Assurance Building at 11 King Street was intended as an imposing financial institution, while Stanley Birkett's expansion on the Kimpton Clocktower Hotel was built to enhance the hotel's grandeur. Both serve as architectural landmarks in Manchester.

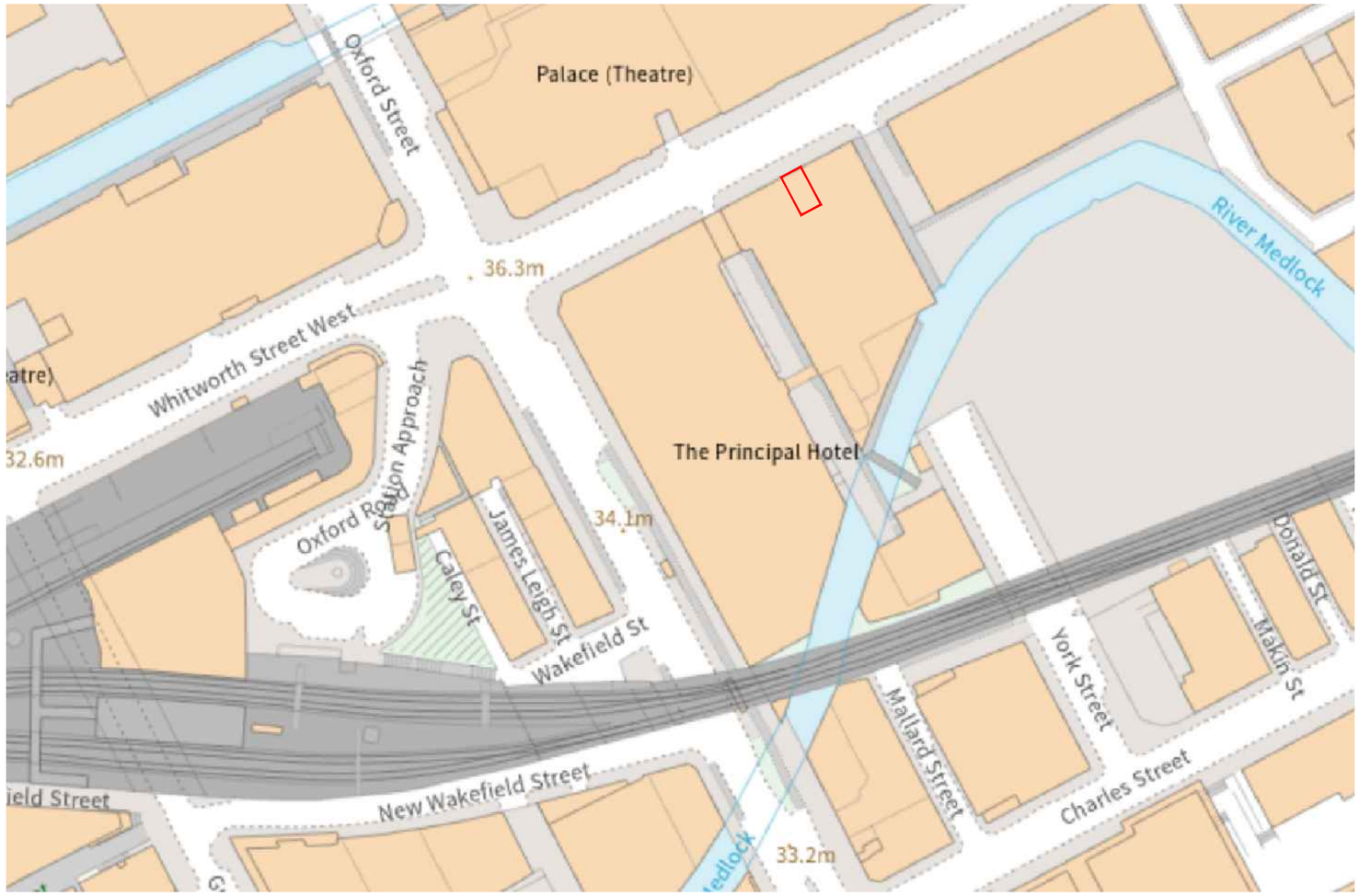
Both buildings feature intricate terracotta detailing, sculptural elements, and decorative cornices, which highlight the craftsmanship of their era. They both reflect the highly decorative and monumental approach to architecture that was popular in prestigious commercial and institutional buildings of the time.





Site Location

N



Location Plan (Scale - 1:1250)

0m 10 20 30 40 50 60m

01A | Location Plan

25012

AS INDICATED @A3

Ballroom Entrance Redesign

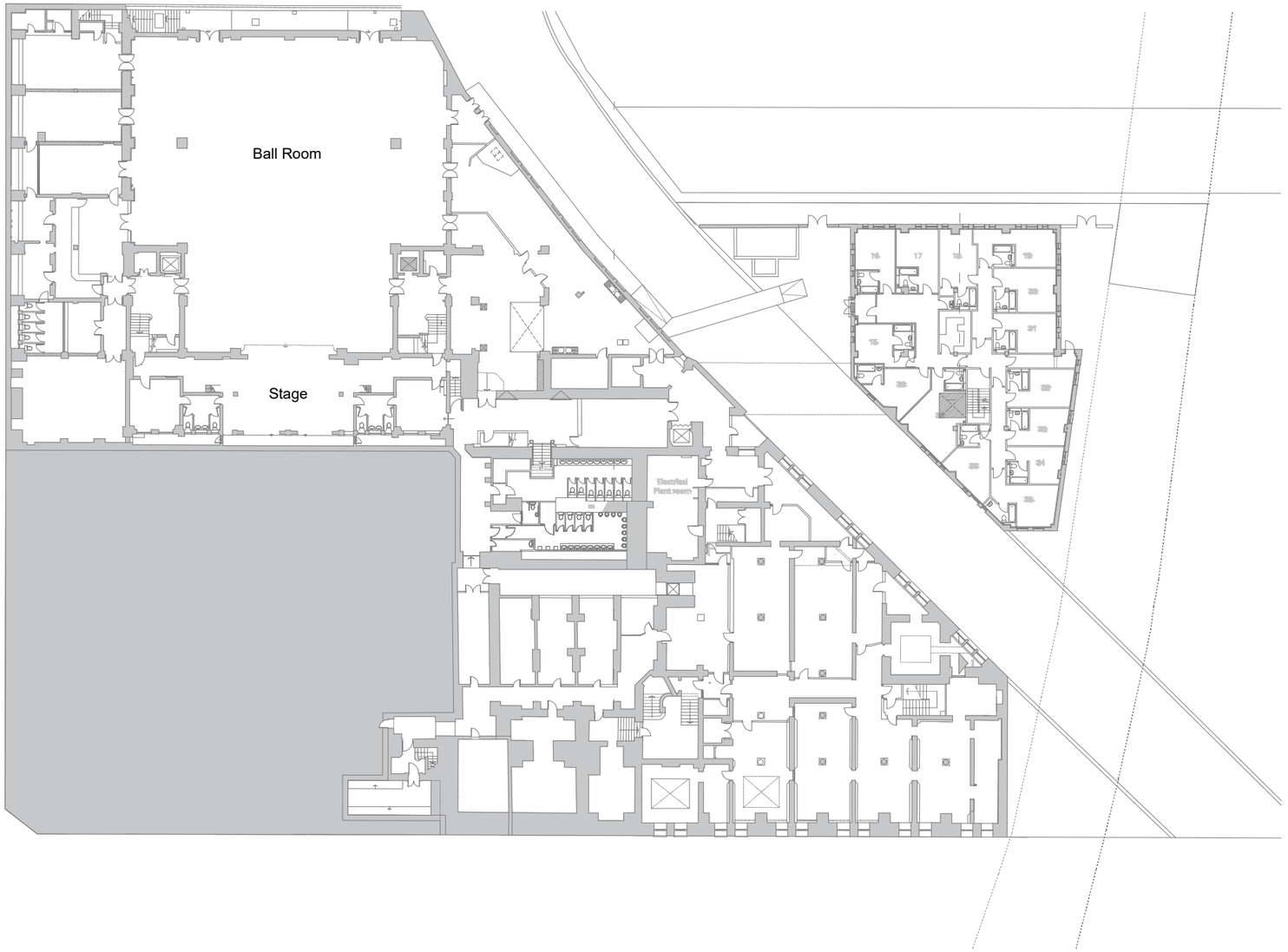
Kimpton Clocktower Hotel Manchester M60 7HA

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15 MEMORIAL ROAD
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Existing Building



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Demolition Note:

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Key:

	Assumed Existing Masonry Wall. Subject to on-site contractor confirmation.

02. | **Existing Floor Plan | Level -2**

25012

0m 10 20 30m

1:500 @A3

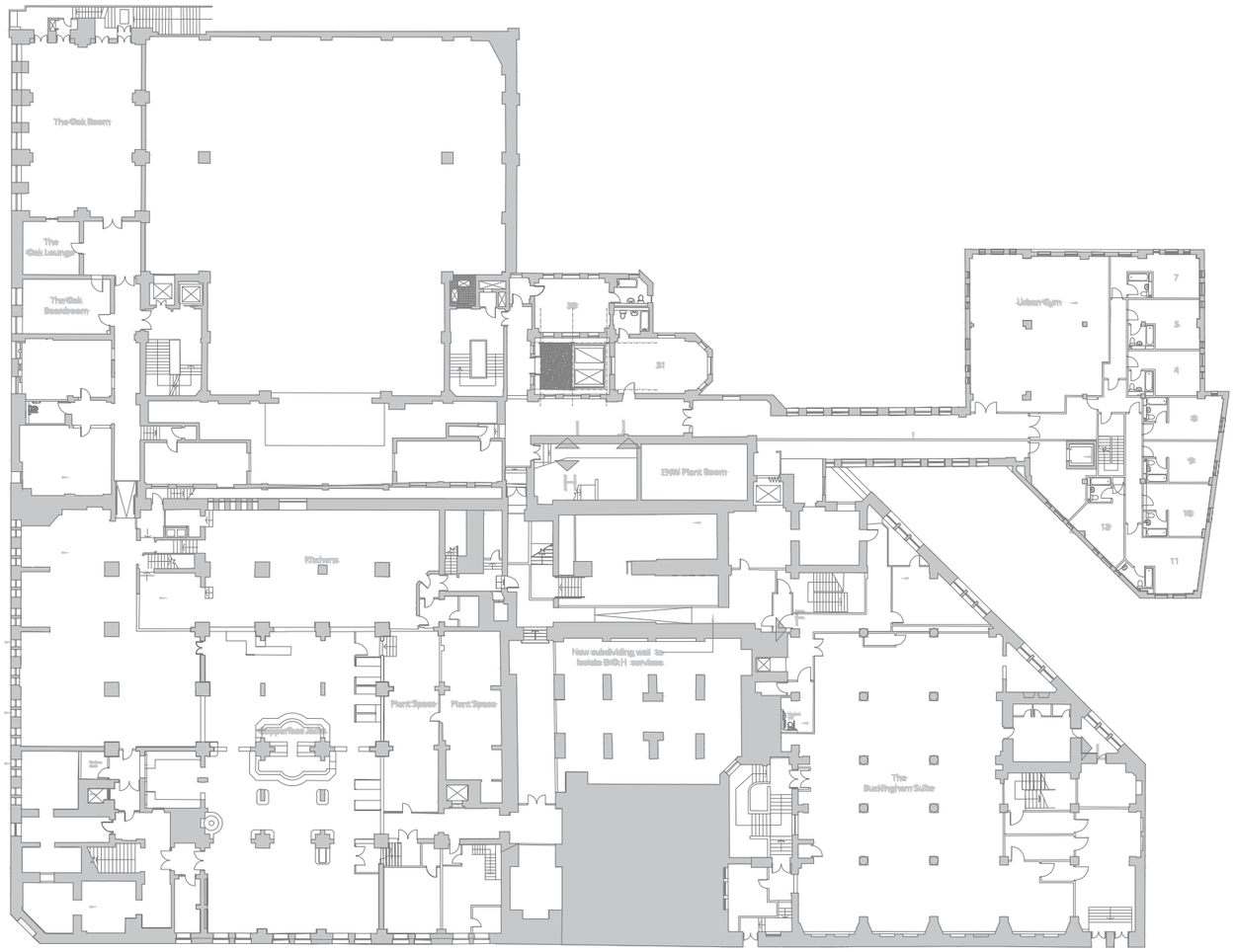
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Key:

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03.
25012

Existing Floor Plan | Level -1

0m 10 20 30m

1:500 @A3

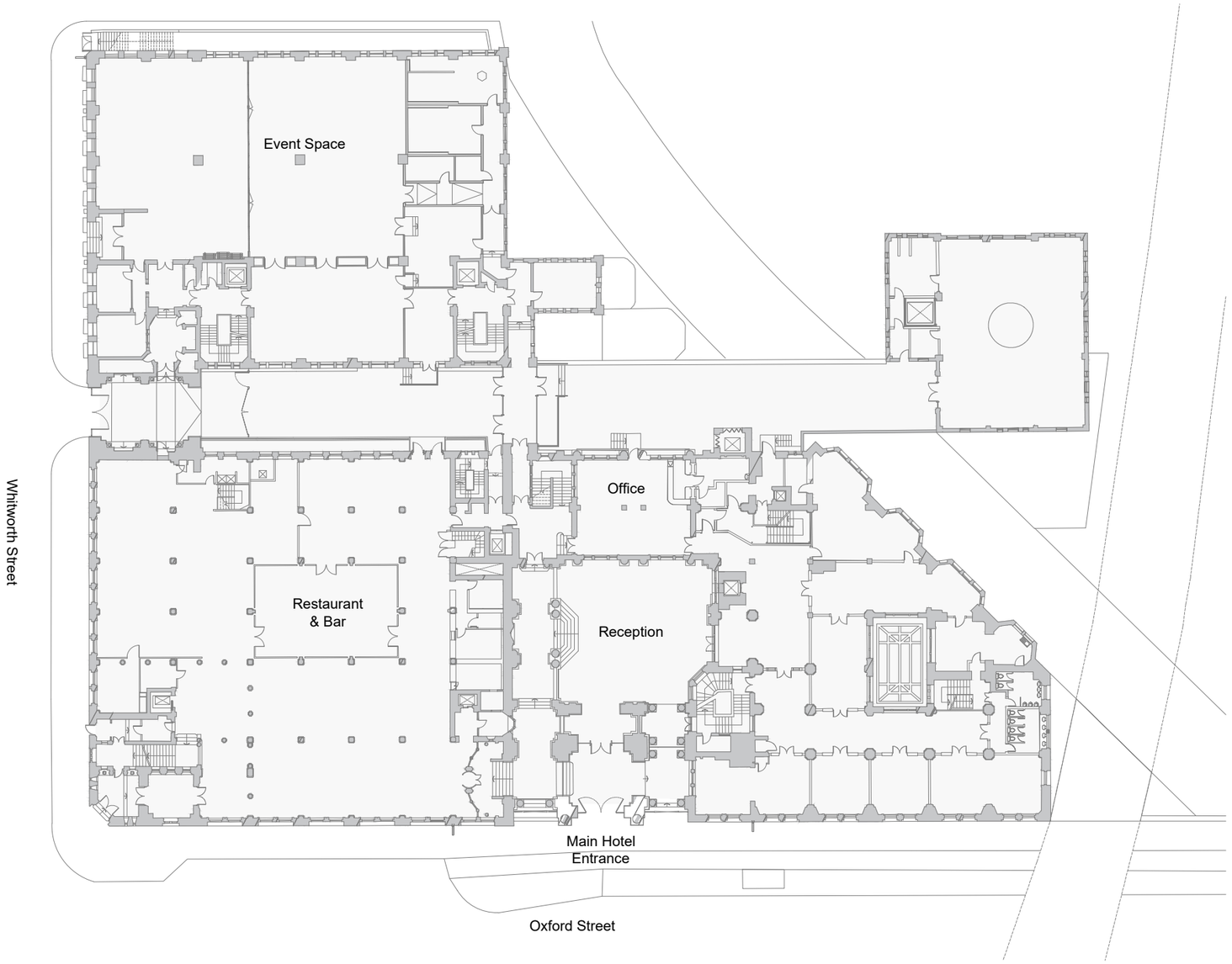
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Key:

	Assumed Existing Masonry Wall. Subject to on-site contractor confirmation.

04. | **Existing Floor Plan | Level -1**

25012

0m 10 20 30m

1:500 @A3

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Refer to next page for part elevation.

05.
25012

Existing Whitworth St Elevation

0m 1 2 3m

1:200 @A3

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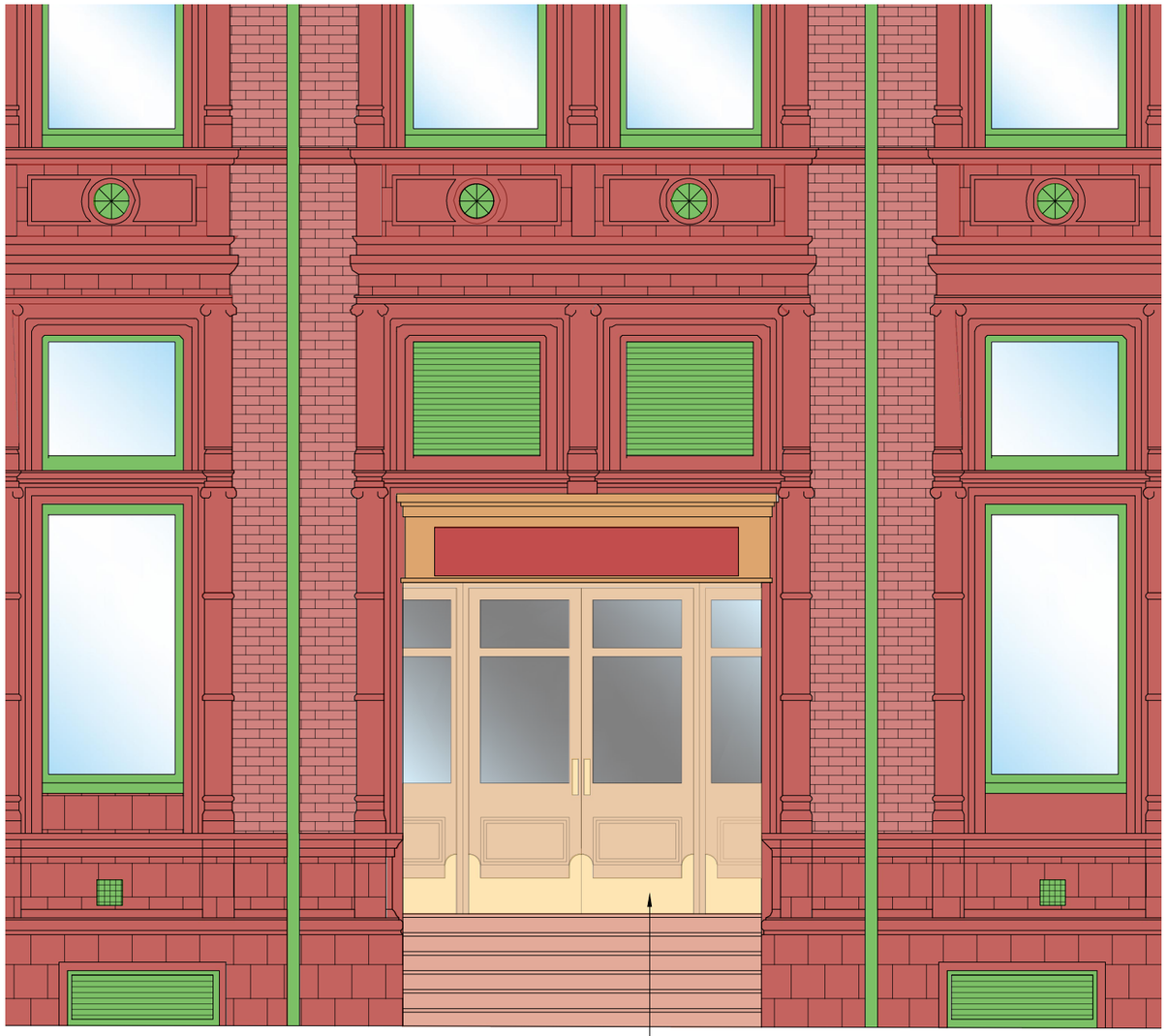
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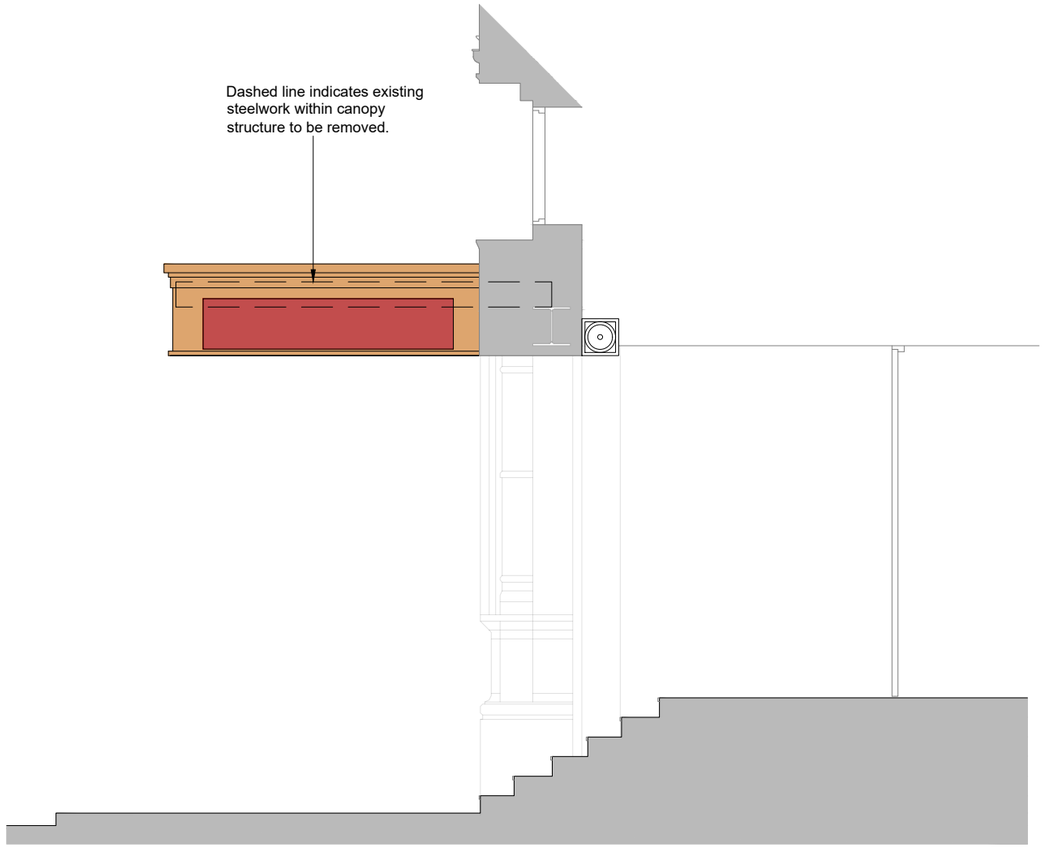
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Elevation Location Plan (Scale - 1:500)



Part Elevation (Scale - 1:50)



Typical Section (Scale - 1:50)

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06.
25012

Existing Whitworth St Elevation

0m 1 2 3m

1:50 @A3

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Proposed Building



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Structural Design

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Furniture, Fixtures & Fittings Disclaimer

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Design Key

	Circulation
	Office
	Smoking Area
	Back of House
	Event Space
	Hotel Area
	Site Boundary Line

07. | **Proposed Floor Plans | Level -2**

25012 | 0m 10 20 30m | 1:500 @A3

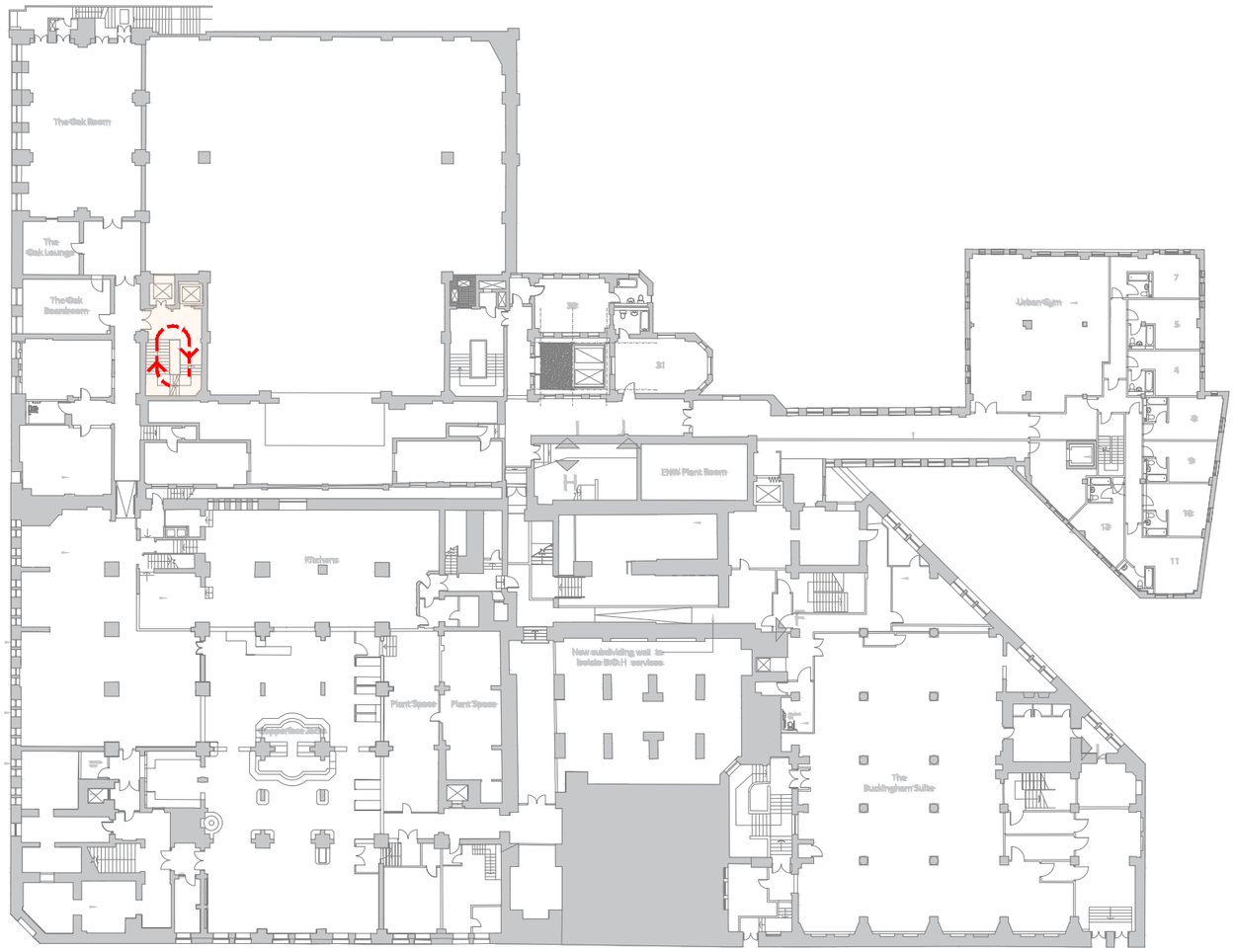
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Design Key	
	Circulation
	Office
	Smoking Area
	Back of House
	Event Space
	Hotel Area
	Site Boundary Line

08.
25012

Proposed Floor Plans | Level -1

0m 10 20 30m

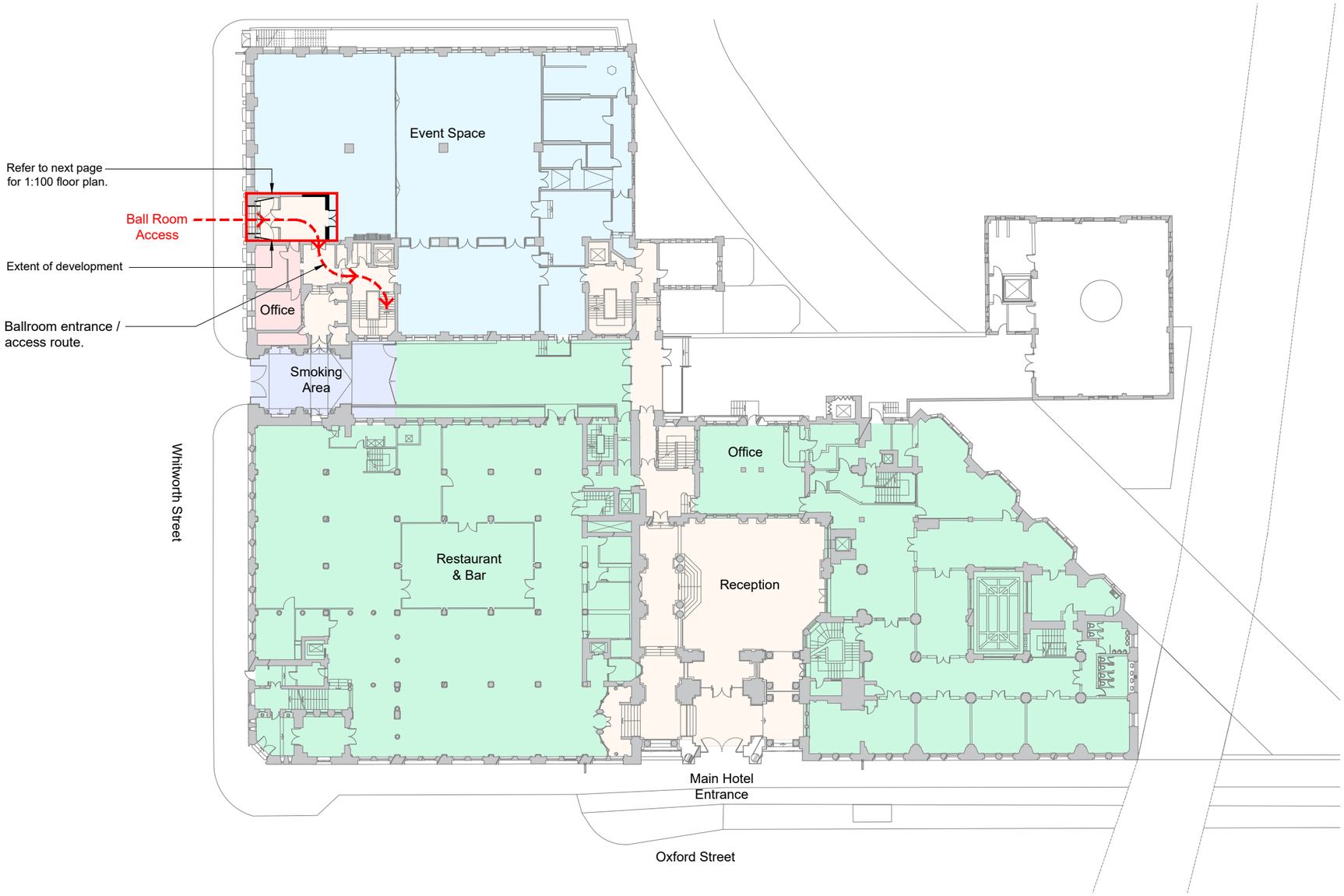
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Design Key

	Circulation
	Office
	Smoking Area
	Back of House
	Event Space
	Hotel Area
	Site Boundary Line

09A | 25012

Proposed Floor Plans | Level 0

0m 10 20 30m

1:500 @A3

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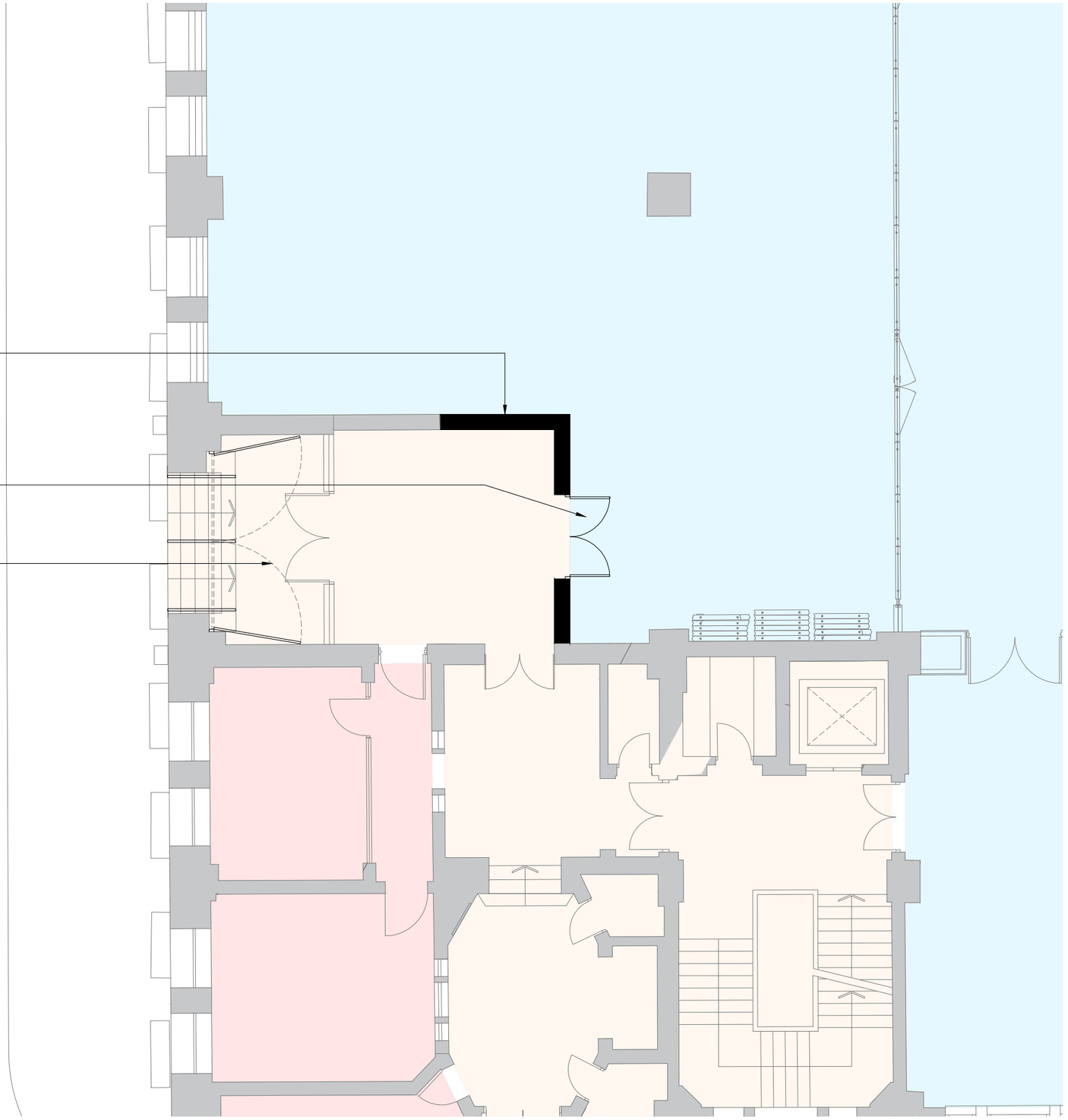
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New internal wall.

New internal double doors to match the existing.

New metal security gate position. Style and pattern to match that of the adjacent existing gate to the delivery entrance.



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Design Key	
	Circulation
	Office
	Smoking Area
	Back of House
	Event Space
	Hotel Area
	Site Boundary Line

10A | 25012

Proposed Floor Plans | Level 0

0m 1 2 3 4 5m

1:100 @A3

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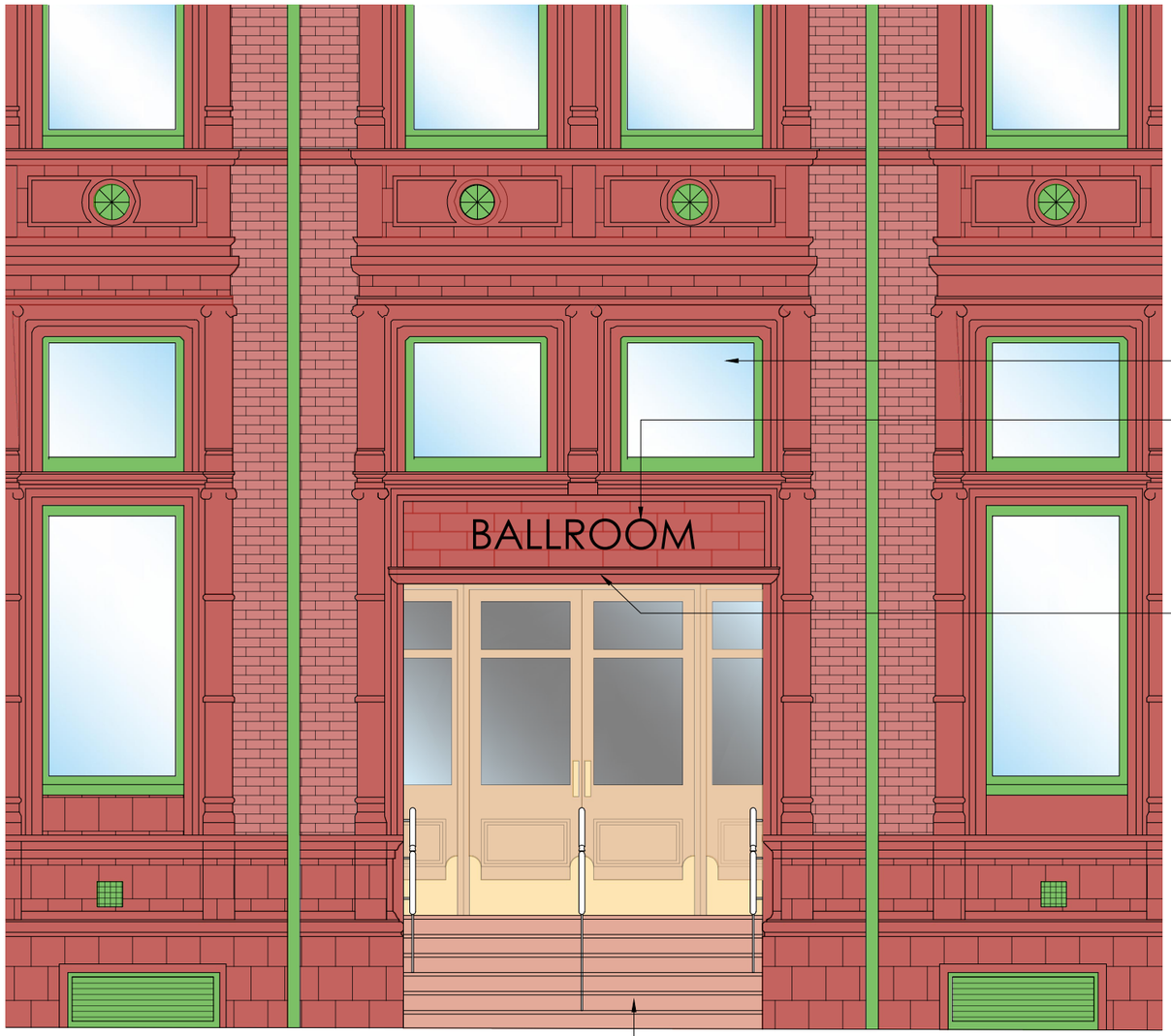
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Elevation Location Plan (Scale - 1:500)



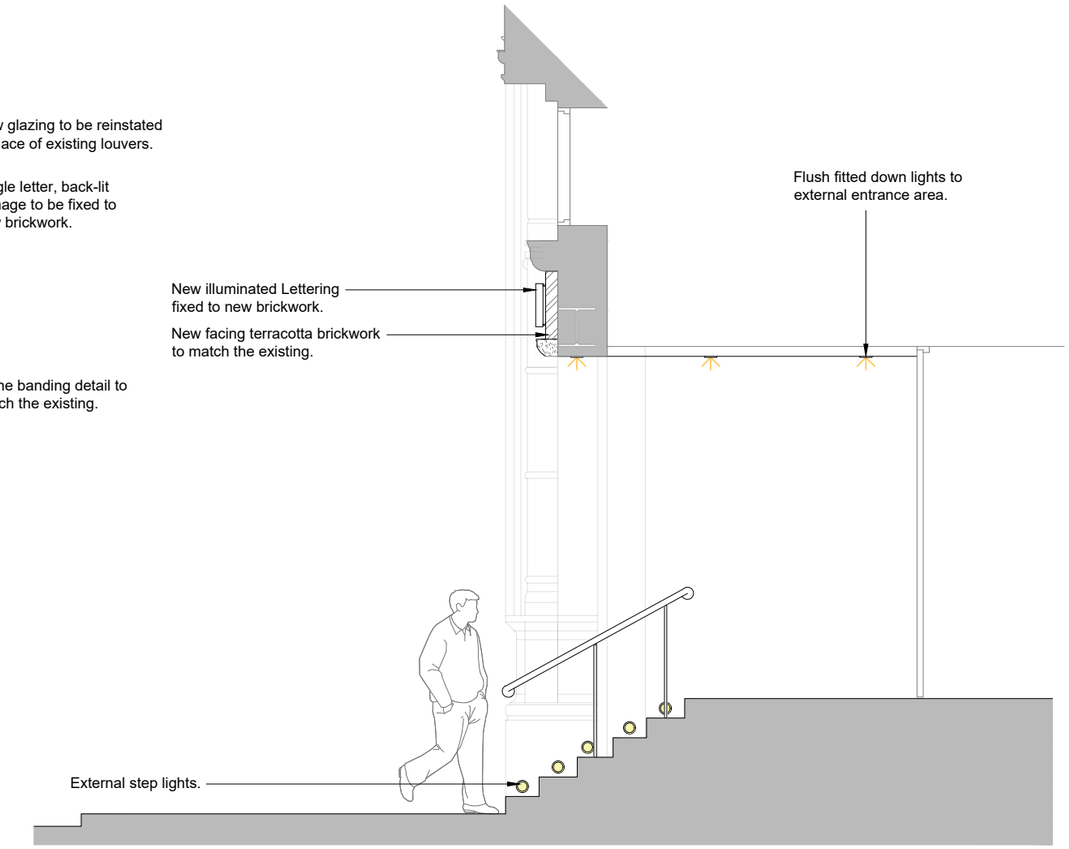
New glazing to be reinstated in place of existing louvers.

Single letter, back-lit signage to be fixed to new brickwork.

Stone banding detail to match the existing.

Steps to be refurbished with material similar to the existing (Terracotta). To client specification and planning/ conservation officer discussion.

Part Elevation (Scale - 1:50)



Flush fitted down lights to external entrance area.

New illuminated Lettering fixed to new brickwork.

New facing terracotta brickwork to match the existing.

External step lights.

Typical Section (Scale - 1:50)

11A | 25012

Proposed Part Elevation

0m 1 2 3 4 5m

1:50 @A3

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13.
25012

CGI | Evening

N/A @A3

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