Great John Street Hotel, Manchester

Canopy Design & Access Statement

August 2024

EPR ARCHITECTS

Design & Access Statement
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Introduction

1.1 The Vision

Great John Street Hotel is a former School built in 1912 which was renovated in 2005 to a 4* deluxe hotel becoming Manchester's first 'boutique' hotel. It is a grade II listed, four storey high building with a planning consented modern roof structure under construction as of summer of 2024.

Alongside the consented application to to refurbish the existing hotel (1399994/JO/2024), this proposal and vision seeks to upgrade the rooftop facilities with the inclusion of the canterlevering canopy.

The propsed canopy will seek to shelter rooftop guests from Manchester's tempemental weather and improve the all year round weather protection. This improved shelter will allow hotel guests can enjoy and celebrate Great John Street Hotel and it's unique location heritage setting and city centre park views.

1.2 Character and Continuity

It is intended that the proposals are respectful of the original design and heritage importance of the building and in a manner that is in keeping with the surrounding buildings and area.

1.3 Market Demand

The proposal makrs the continuation of a much needed refurbishment programme initiated by the owner of the hotel with the intention of reinvigorating the already special nature of this building. The aim is to enhance the overall facilities offered by the hotel, as well as the service and operation, to support the current activities in the area.

1.4 Quality

To ensure a high quality design appropriate for a Grade II Listed Building and 5 Star Hotel which will provide a unique offering in the Manchester hospitality scene, becoming a new social destination within the city.



Great John Street Hotel

Introduction
1.5 The Client

THG is a vertically integrated, digital-first consumer brands group that operates three distinct businesses in Beauty, Nutrition and Ingenuity, each scaled from the UK to hold global leading positions in their respective sectors.

Founded in 2004 and headquartered in Manchester, THG employs 7,000 people globally. In the year to 31 December 2023, the Group delivered significant profit growth, despite recent global economic challenges.

In 2019, THG acquired the Eclectic Hotel Group, comprising two of the UK's most prestigious boutique hotels: King Street Townhouse and Great John Street. The acquisition complemented the Group's existing ownership of the exclusive Hale Country Club & Spa, which was acquired in 2016. Together, the properties form part of THG Experience, which provides deeply experiential brand building environments.

THG Experience is primed to create an escape from the everyday, with each property championing the individuality and well-being of each member, guest, and customer. Maximising on the Group's expertise in beauty, fitness, and lifestyle, and combining this with its pioneering approach to online and in-person experiences, THG Experience is bringing life back to the experiential market.

Great John Street Hotel is renowned for being a historic luxury hotel in the heart of Manchester's city centre. It's bespoke heritage, period architectural features, combined with boutique double level guestrooms help provide an unforgettable experience ideal for celebrations, private dinners, corporate events, weddings, and city escapes. The hotel also boasts exceedingly rare undisturbed city centre views out over Old Granada Studio and St John's gardens. This ensures guests are inspired with extraordinary and unique gardens views set to a backdrop of a dynamic ever changing Manchester skyline.

Whilst THG continues to expand its international presence, as a Manchester-founded business it is committed to investing in the North-West.



THG ICON, Manchester Airport



THG Warehouse, Poland

Introduction
1.6 The Team

Client: THG

Project Manager - Gardiner & Theobald

Quantity Surveyor - Gardiner & Theobald

Planning Consultant - Euan Kellie

Heritage Consultant - Heritage Architecture

Architect - EPR Architects

Interior Designer - EPR Architects

Services Engineer - WSP

Structural Engineer - WSP

Principal Designer - Gardiner & Theobald

Acoustics – WSP

Fire - WSP

Lighting - BDP

Building Control – Assent

Catering – Tricon

Introduction
1.7 Relevant EPR Architects Experience

EPR Architects Ltd have over 30 year experience in the hotel sector, ranging from limited service hotels to award winning luxury hotels. We like to work for innovative cutting edge developers / operators who are pushing the boundaries of hospitality; dining experiences and guest experience.

Recent award winning projects include:-

Rosewood Hotel, Holborn

The Mondrian, Sea Containers House, Southwark

The Ace Hotel, Shoreditch High Street

The Lalit Hotel, Southwark

The Hub Hotel, Brick Lane

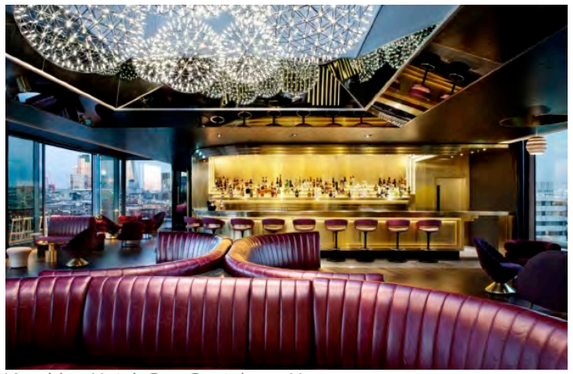
Belgraves, Belgravia

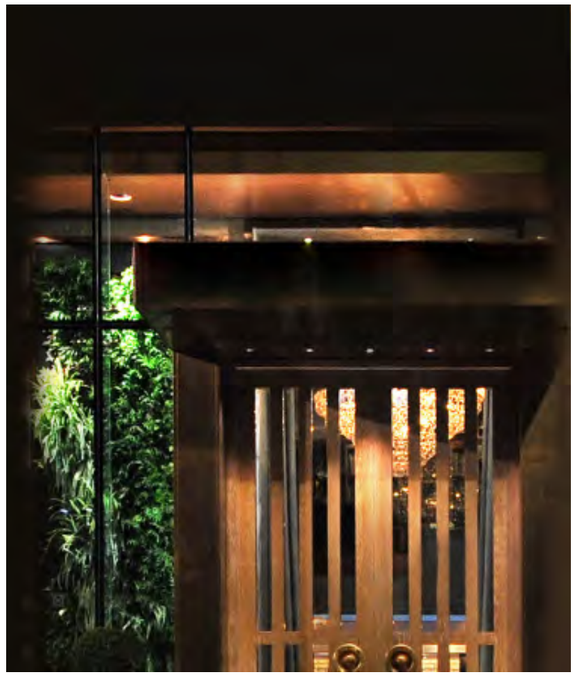


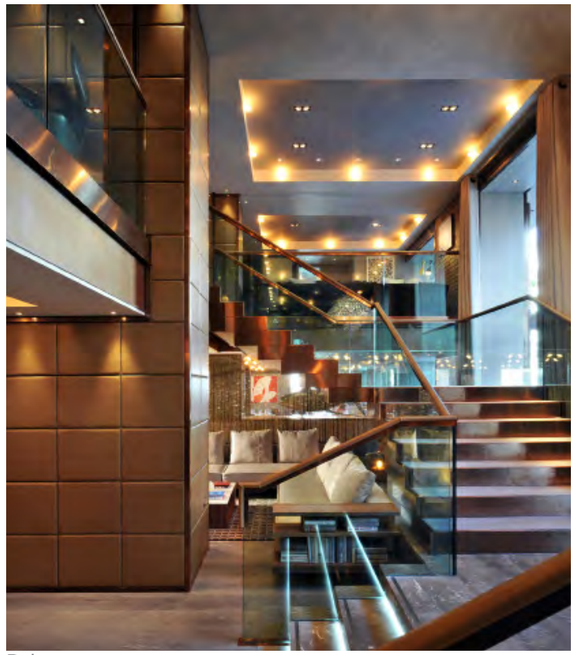


Ace Hotel, Shoreditch



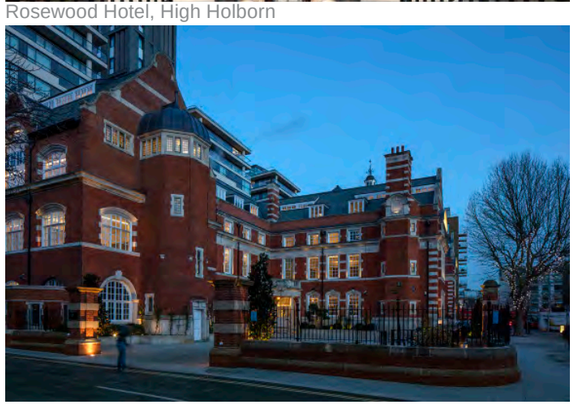


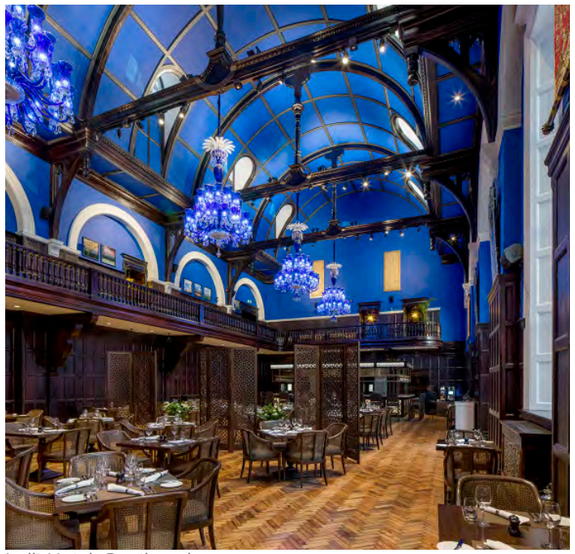






Rosewood Hotel, High Holborn





2.0
The Site & Planning Context

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Introduction
2.1 Planning History

Previous Applications

Ref. No: 070790/LO/2004/C1

Planning Application fror the Conversion of the building to 30 bedroom boutique hotel granted in February 2004.

Ref. No: 090623/FO/2009/C1

The construction of an extension at roof level and a side extension on the Atherton Street elevation, granted in January 2010.

090657/LO/2009/C1 Listed Building Consent for the above works

Ref. No: 092637/FO/2010/C1

Creation of an external seating area within an existing external area on Little John Street to be used in association with the existing bar and lounge area and external alterations comprising the creation of a new door opening and the installation of planters, a canopy and fixed seating granted in June 2010.

Ref. No: 114263/LO/2016

Listed Builing Consent for the installation of internal slim line secondary glazing to the bedrooms of the hotel granted in November 2016.

Ref. No: 114398/FO/2016

Erection of a single storey glass extension to existing hotel to form ancillary accommodation following removal of existing awning and lighting, **granted in 2010 but not constructed**.

114399/LO/2016 Listed Building Consent for the above works

Ref. No: 114952/LO/2017

Listed Building Consent for the installation of 2 canopies to infill corners of existing canopy to external roof space granted in January 2017

Ref. No: 114952/LO/2017 Listed Building Consent for the above works

Ref. No: 126750/FO/2020

Single storey, glazed ground floor extension; external lighting; replacement rooftop extension, with associated rooftop plant and other associated works. Granted in December 2020.

REF NO: 126751/LO/2020

Listed Building Consent for external works comprising a single storey, glazed ground floor extension; external lighting; replacement rooftop extension, with associated rooftop plant; associated internal refurbishment works; and other associated works. Granted in December 2020.

Ref. No: 137429/FO/2023

Removal of existing satellite equipment and installation of replacement satellite dish and antenna on hotel roof top. Granted in September 2023.

Ref No: 137430/LO/2023 Listed Building Consent for the above works

Ref. No: 1399994/JO/2024

Variation of Condition 2 of Planning Permission 126750/FO/2020. Alterations to roof plant deck, roof extension, and removal of secondary glazing and replacement of window glass with Histo-glass.

Ref No: 139980/JO/2024 Listed Building Consent for the above works

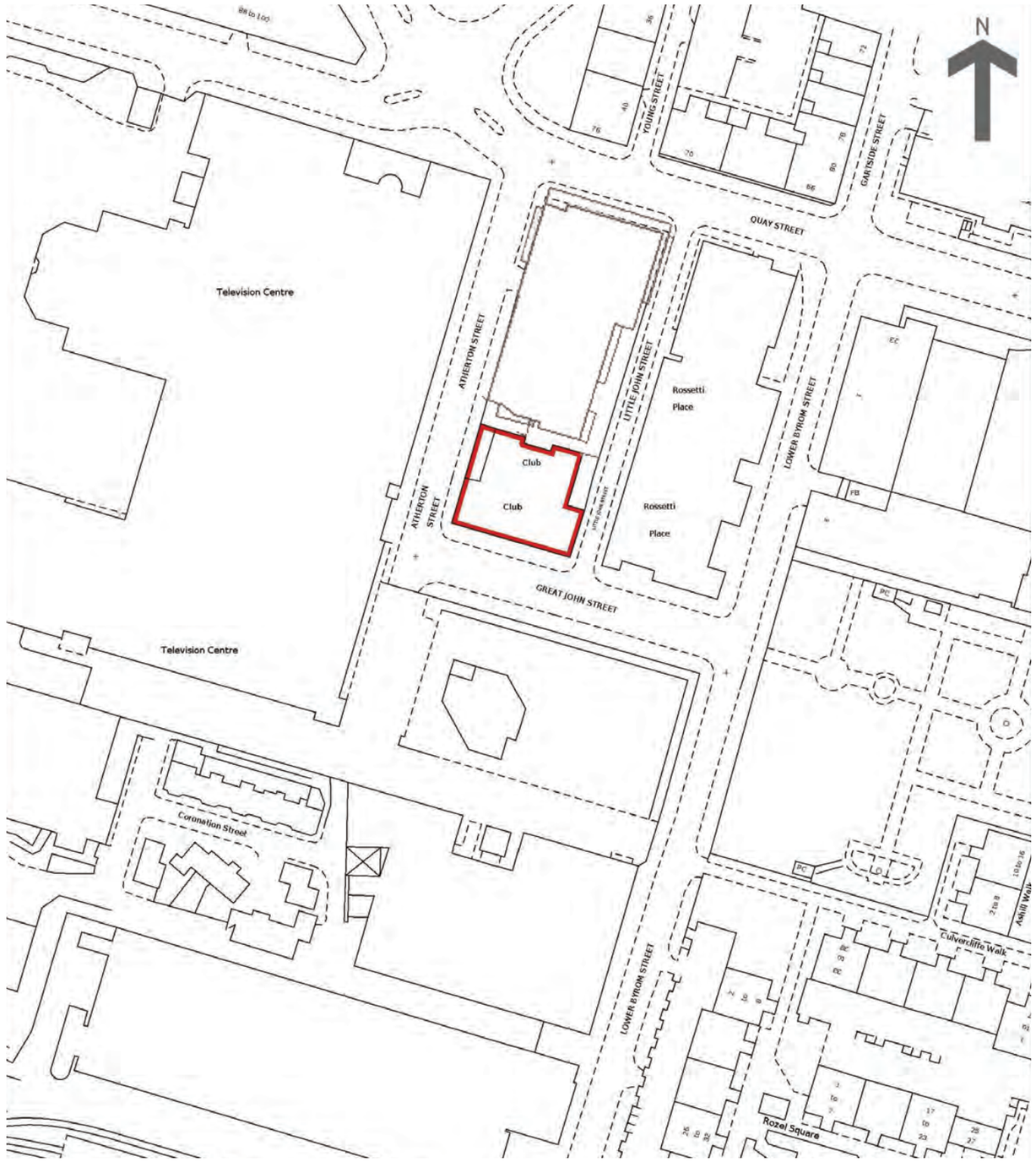


The Site & Planning Context
2.2 The Site

The Site is in Central Manchester, located within the Castlefield Conservation Area and adjacent to the St. John's Street Conservation Area.

The site is bounded by Great John Street to the South, Atherton Street to the West and pedestrianised 'Little John Street' to the East. To the North of the site, there's a modern residential building, constructed in 2005.





The Site & Planning Context
2.3 Site Location

The Great John Street Hotel is located within the St John's Strategic Regeneration Framework (SRF). This scheme involves creating a new neighbourhood centred on the Old Granada Studios complex, comprising of one million sq ft of residential, commercial as well as mixed-use space.

The history, location, natural and heritage assets of the study area lend themselves to the development of a new creative neighbourhood that adeptly combines high quality residential development and cultural uses.

The following are a few of the development and urban design principles that will lie at the heart of the proposals:

• To identify development options that will enhance, or where that is not possible, minimise the impact on heritage assets or their settings in delivering the substantial public benefits and comprehensive regeneration that the St John's masterplan proposals will deliver.

• Support for active streets will be encouraged by developing active frontages on the ground floor of buildings, allowing for a vibrant and varied street scene with a complementary mix of uses across both the day and night time economy.

• A form of development that will take every opportunity to preserve and enhance the designated heritage assets within the vicinity of the site – a design developed in response to a deep understanding of these assets.

(Deloitte: November 2016 St John's Strategic Regeneration Framework Update)

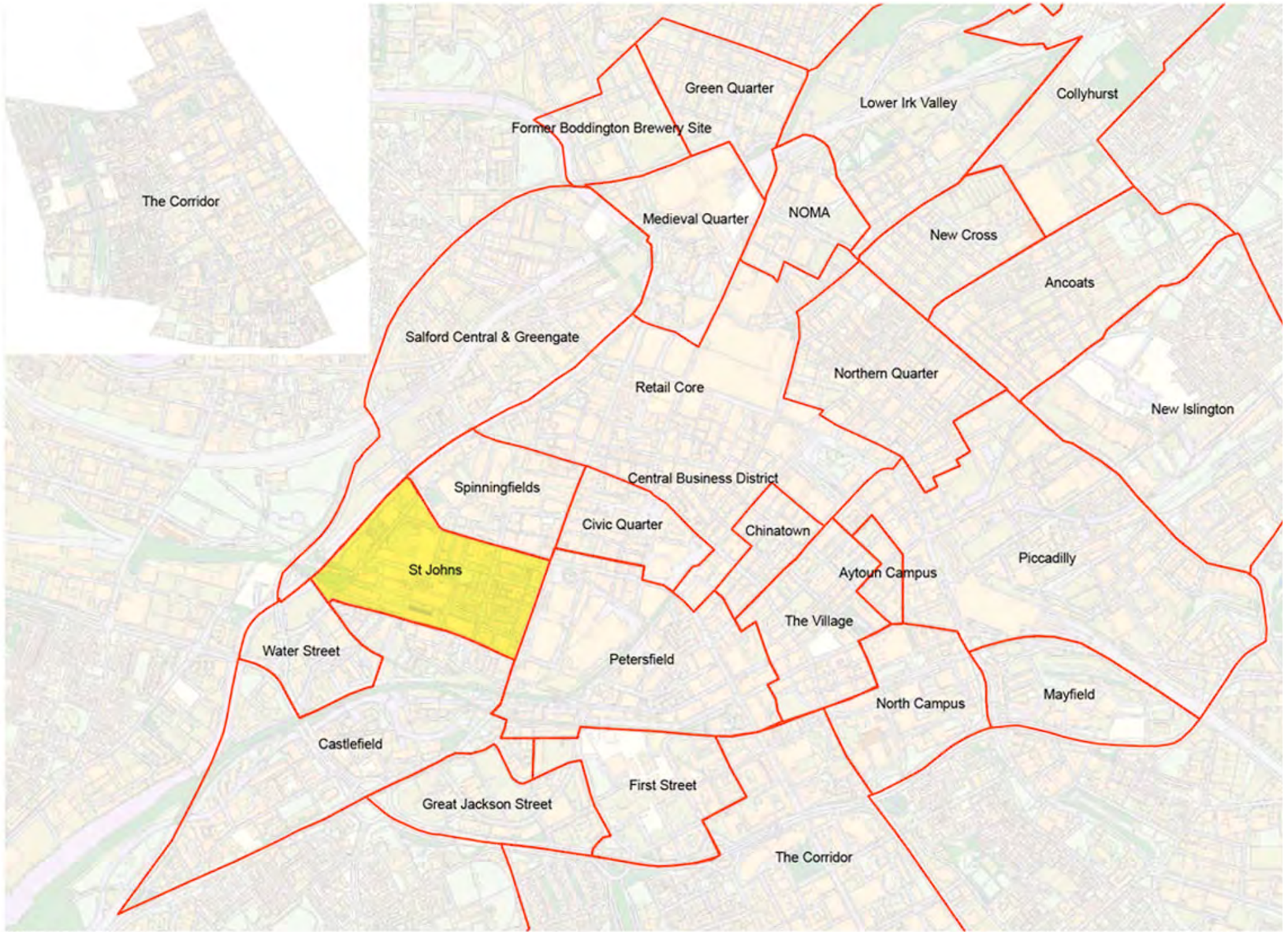


Image Credit: http://manchesterplace.org.uk/market-data/

The Site & Planning Context
2.4 Conservation Area

Castlefield Conservation Area

•Situated on the south-west side of the city centre, Castlefield is one of the largest conservation areas in Manchester

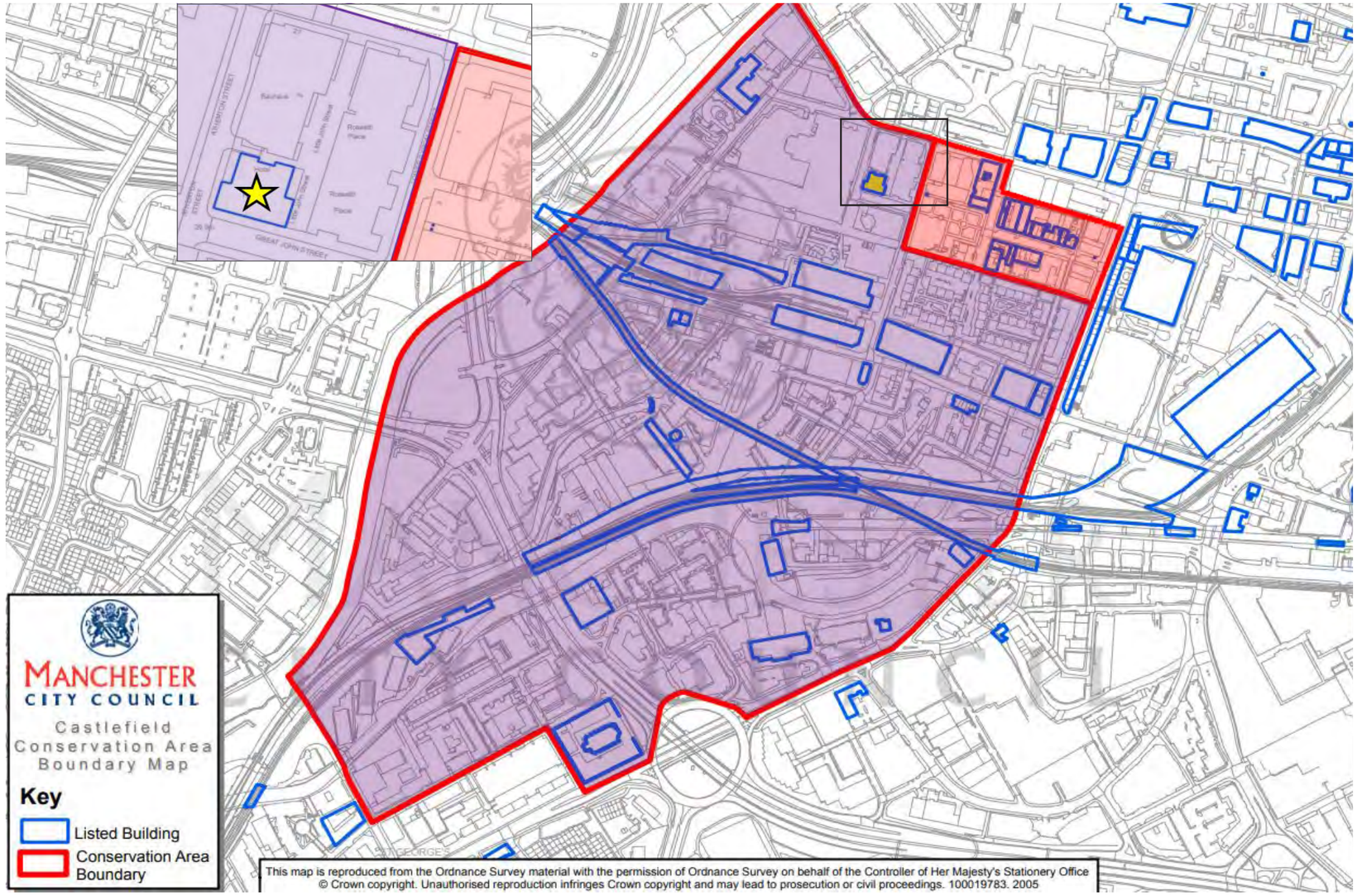
The Area derived its name from the Roman fort i.e. 'castle in the field'.

The conservation area was originally designated on 13 October 1979. On 26 June 1985 the area was extended by the addition of land bounded by Ellesmere Street, Hulme Hall Road and the River Irwell. Castlefield, Britain's first Urban Heritage Park, is the place where industrial innovation occurred, particularly in the area of transport.

Present uses in Castlefield are mainly directed towards tourism and recreation, and this is likely to remain the case for the foreseeable future.

Castlefield Conservation Area Boundary

St John Street Conservation Area Boundary

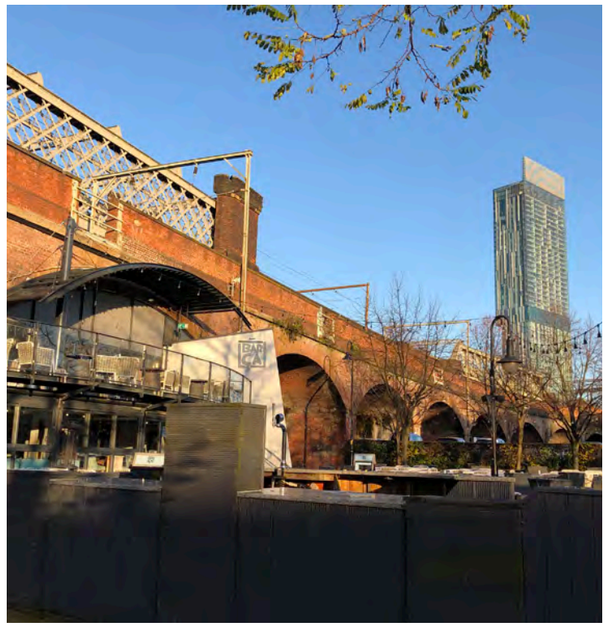


Manchester City Counci Castlefield Conservation Area Map

The Site & Planning Context
2.5 Castlefield Conservation Area

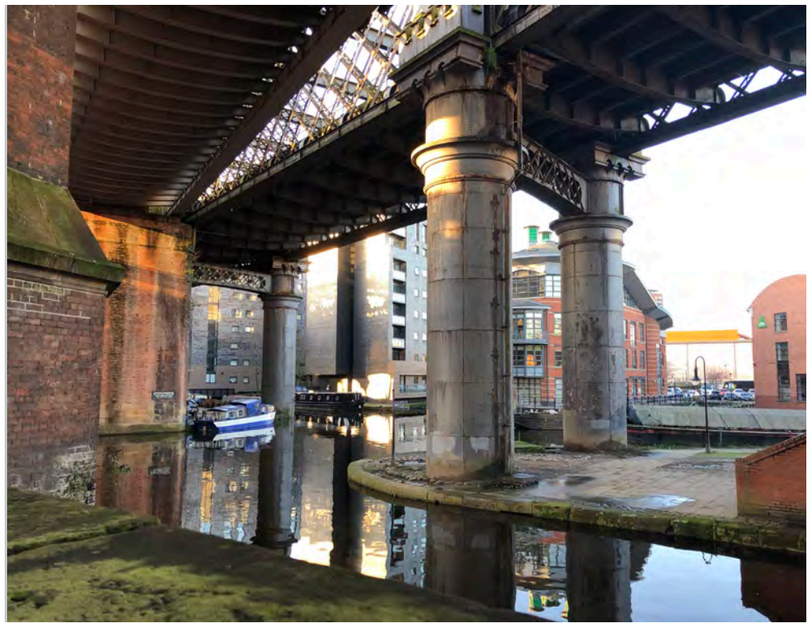
There are a great variety of building materials present in Castlefield.

The area is very much industrial in character, reflected both in the buildings and the urban fabric and materiality of the area. Brick, stone and slate are commonly used, alongside the monumental cast-iron columns supporting bridges and railway viaducts and iron lattice beams.











The Site & Planning Context
2.6 Site History

Historical Development

1770 - Great John Street is shown to have been laid out by the mid-late 18th century but remains undeveloped.

1821 - The first evidence of built form on the Site.

1908 - The Site continued to be occupied by dwellings immediately before the construction of the present school.

1922 - The early 19th century dwellings, which had previously occupied the Site, were cleared and the current building erected in their place.

1963 - During the mid-20th century, St John's College of Further Education', seems to have replaced the school. Due to the mass clearance of housing in the area and the nearby development of Granada Studios, the school became obsolete and the building was used for storage and set design by Granada Studios between 1960s – 1990s.

2019 - The image shows the site to be dwarfed by the Granada Studios development to the west and further enclosed by towering residential / office blocks. The girls/infant playground to the rear is shown to have been built over. The boy's playground at roof level was converted into a rooftop bar during the 2004 hotel conversion.



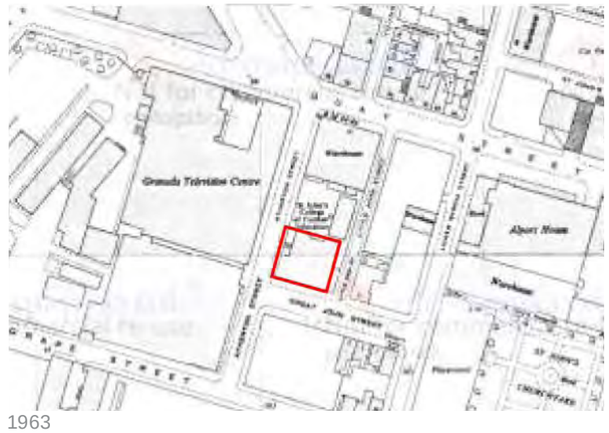
1770



1922



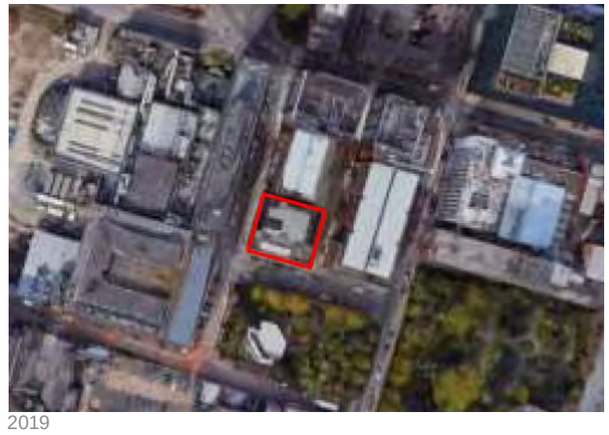
1821



1963



1890


2019

The Site & Planning Context
2.7 Building History

The present Site at Great John Street was designed in 1910 and opened in 1912 as 'The Atherton Street Council School'.

The proposed plans of the building illustrate that the school was constructed using a 'T-shaped' plan at the corner of Atherton Street, Great John Street and Little John Street.

The school was built of brick with red terracotta dressings and comprised three storeys with a playground to the roof. It was designed with a mezzanine level to the east side at both ground floor and first floor, allowing for teacher's accommodation.

An article published in the Manchester Guardian on the 18th of January 1912 denotes the Site was the 'fifty-first school erected by the Manchester Education Authority and was intended to replace three old schools which has ceased to meet the requirements of the Board of Education'.

The school was opened on 17th January 1912 by Margret Ashton, a member of the Manchester Education Committee. A pink granite stone was laid in to commemorate the event and continues to embellish the Atherton Street elevation to this day.

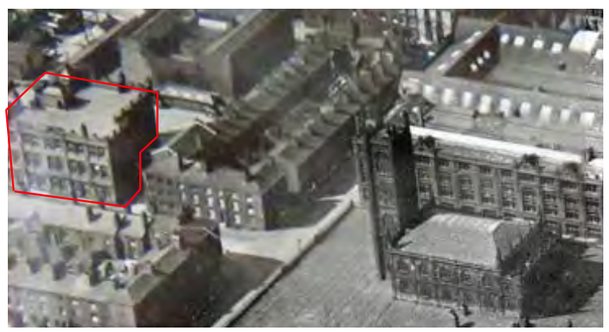
Extract from Heritage Statement - prepared by Stephen Levrant Heritage Architecture Ltd



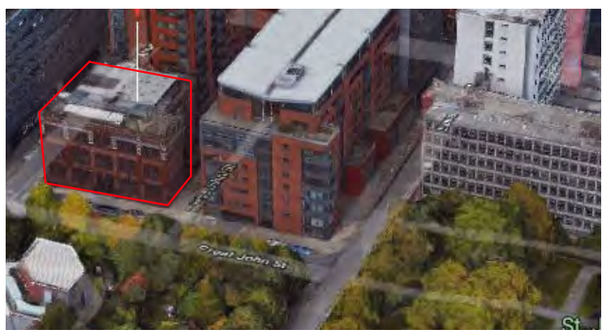
1910 - Proposed Elevation Plan of the Atherton Street School (the Site).







1930 - Aerial image of the Site, looking North-West.



2019 - Aerial image of the Site

The aerial photos to the left show how the 19th century terraces have been lost and replaced with contemporary residential/ office developements meaning that the site has been left as the solitary historic building in the area.

The Site & Planning Context
2.8 Key Heritage Elements - Internal

Internal Features

Despite the extensive internal alterations and addition of mezzanine floors over the years, the building retains a number of original architectural details which enable its special interest to be appreciated.

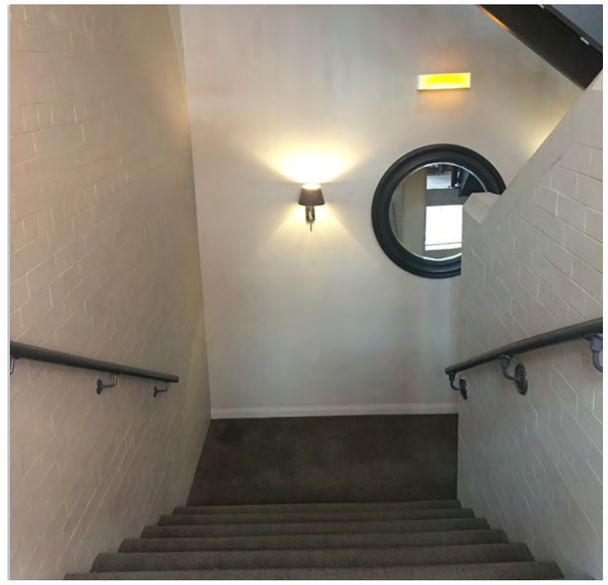
These have been documented in more detail in the Heritage Statement produced by Stephen Levrant Heritage Architecture Ltd.



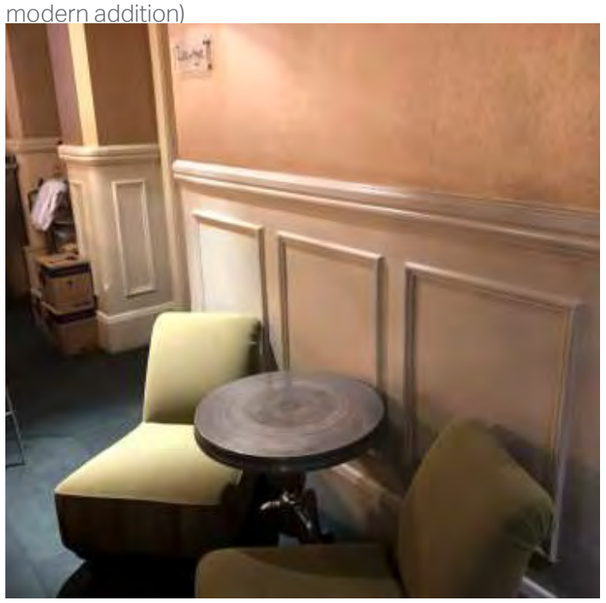
Original double height space at Ground Floor, formally the infant's central hall (the mezzanine balcony is a modern addition)



An original fireplace is situated in the corner of the 'Princpals room' on the ground floor mezzanine level



Original brick wall (overpainted) to the one of the two original staircases (seperated for boys and girls)



Original moulded dado at ground floor



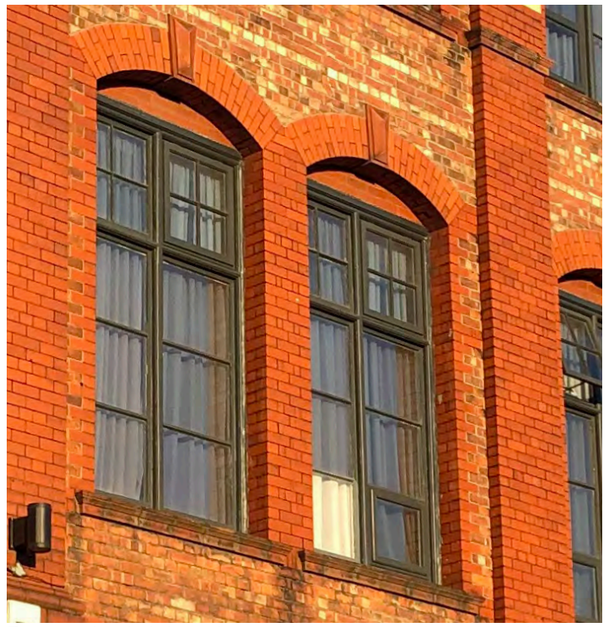
Original large windows to a former classroom (now a hotel guestroom suite)

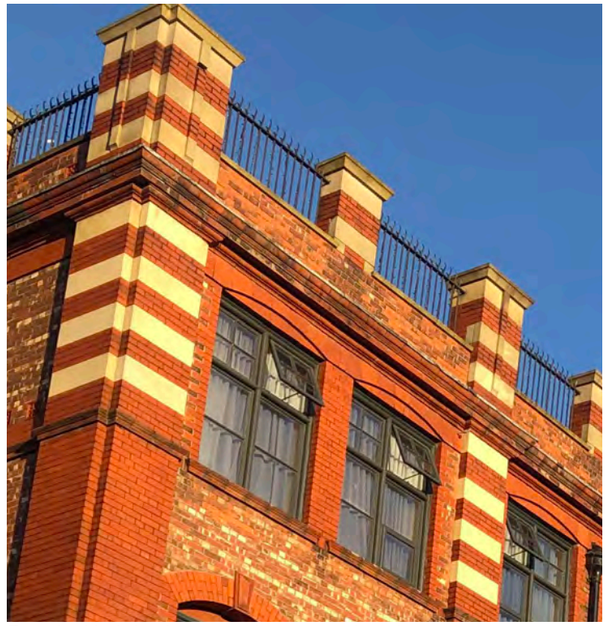


Original brick wall (overpainted) in the corridors and the original openings to classrooms are visible in areas

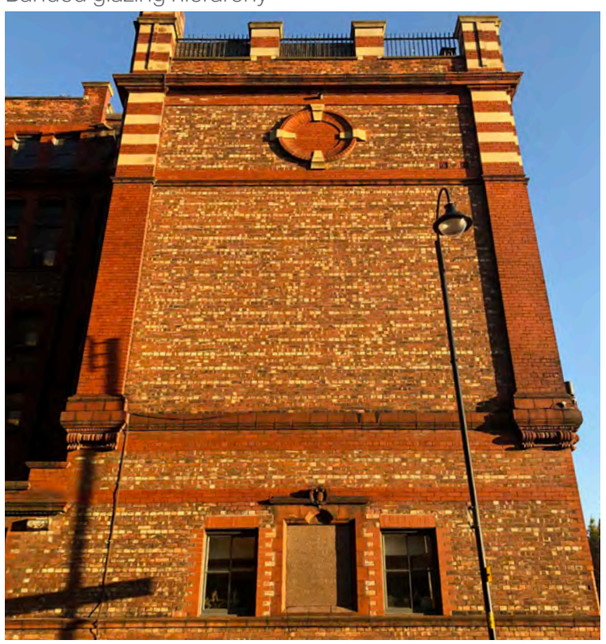
The Site & Planning Context
2.9 Key Heritage Elements - External


Banded glazing hierarchy

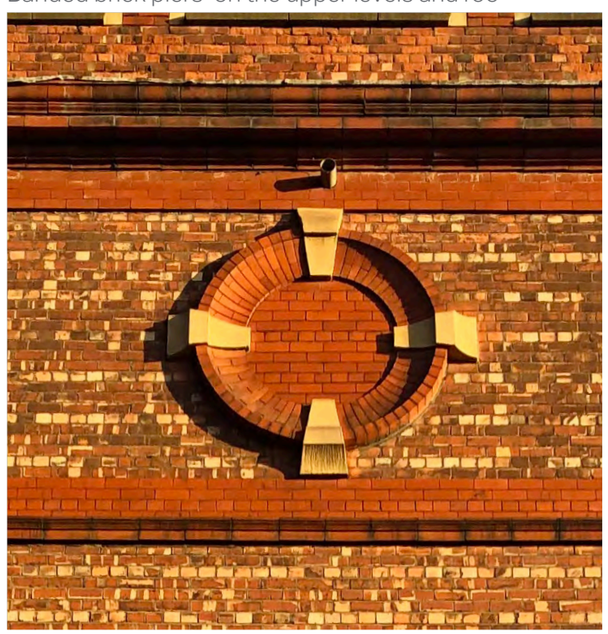

Decorative brick arches with keystone above windows

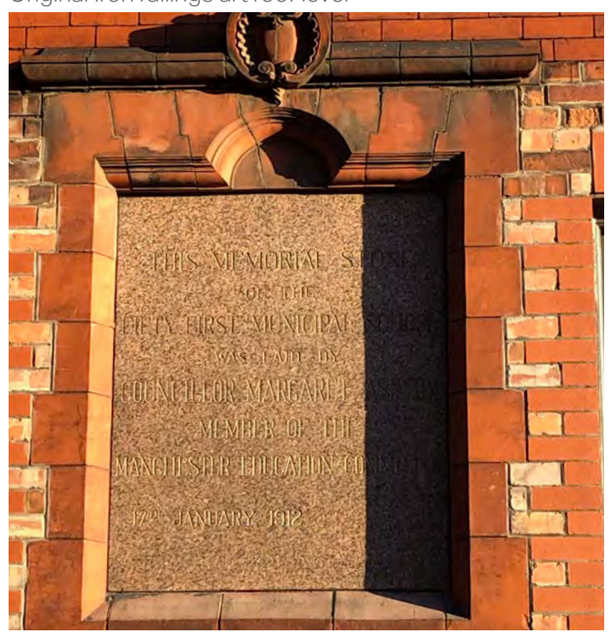

Banded brick piers on the upper levels and roo


Original Iron railings art roof level


Symmetry around facade features


Ornate brick pilaster details


Blind keyed oculus to Great John St. and Atherton St.



Foundation Stone laid in 1912

The Site & Planning Context
2.10 Materials

















Existing Material Palette

Stock Red brick

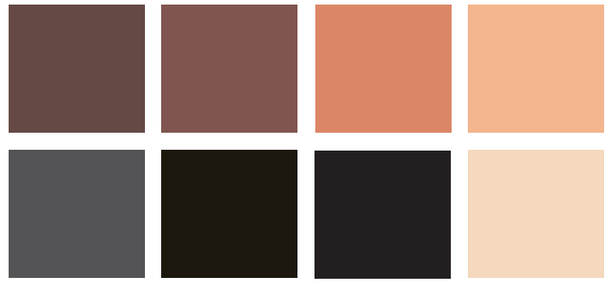
Red Brick

Red terracotta dressing

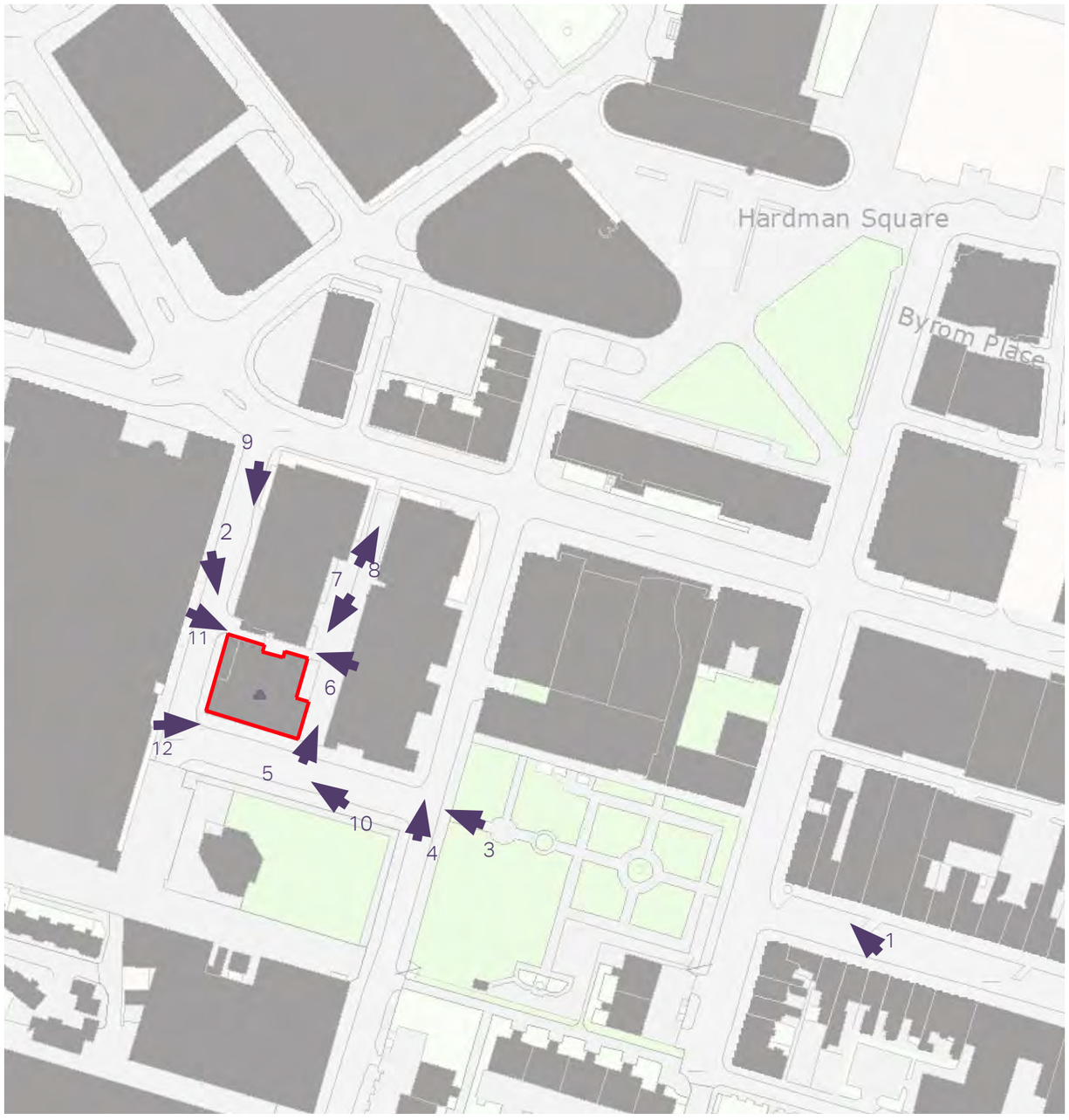
Sandstone banding and coping

Black painted iron railings

Grey painted window and door frames



The Site & Planning Context
2.11 Site Context



Location Map



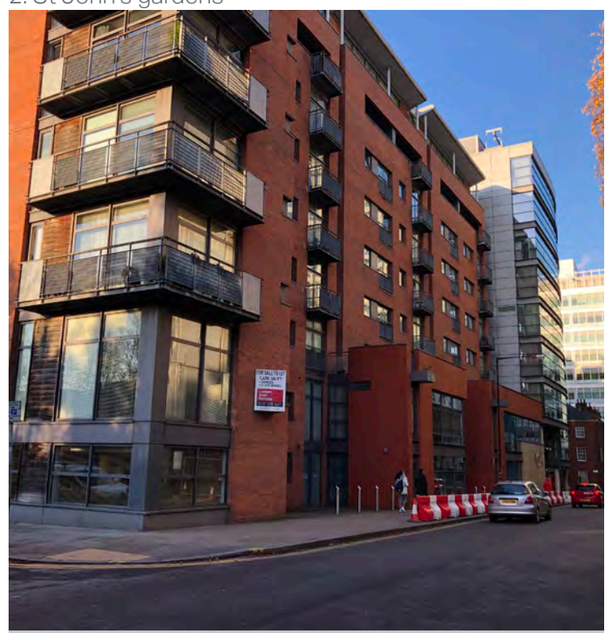
1. View down St John Street.



2. St John's gardens

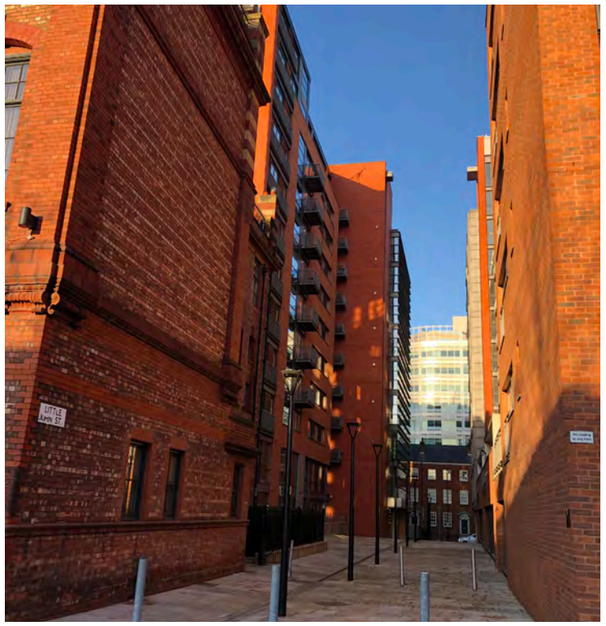


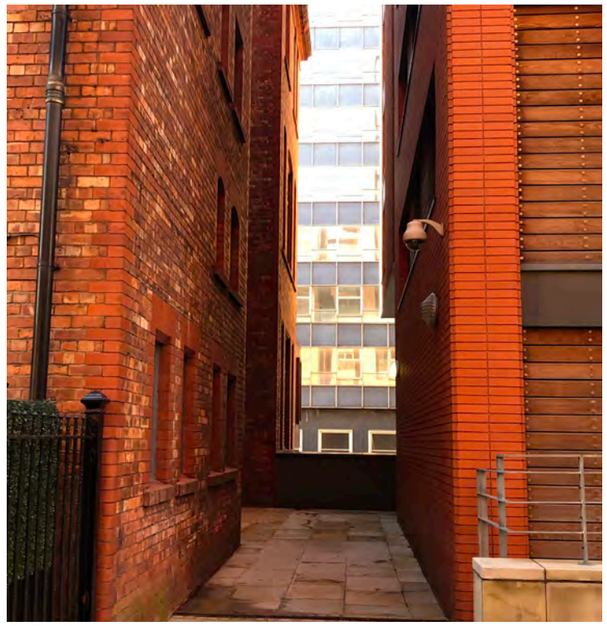
3. View along Great John St. from St John's Gardens



4. View down Lower Byrom Street

The Site & Planning Context
2.12 Site Context


5. View down Little John St.


6. Paving area at site boundary

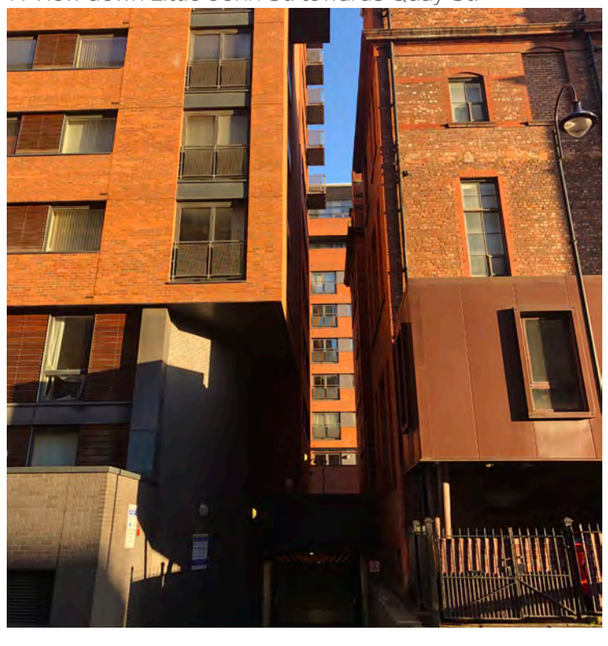

7. View down Little John St. towards Quay St.

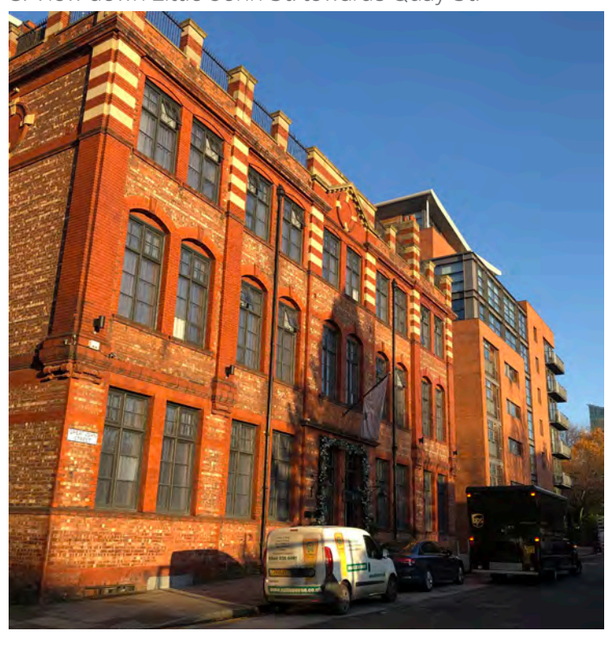


8. View down Little John St. towards Quay St.


9. View along Great John St. from St John's Gardens


10. View along Great John St.


11. View down Little John St.


12. View along Great John St.

The Site & Planning Context
2.13 Site Context - Granada Studios

The Old Granada Studios is a Manchester landmark. The studios were the headquarters for regional TV franchise Granada Television between 1956 and 2013. Up until it's closure, these were the oldest operating purpose-built television studios in the United Kingdom.

The site is now part of Allied London's St. John's masterplan and received revised planning consent from Manchester City Council on 21 May 2018 and is currently under construction.

The re-invention of this famous building is creating a place where people come together to live, work, stay and play. It will be a new cultural destination for the city, anchored with an exclusive 200 bed hotel at its heart, alongside contemporary city apartments, bespoke workspaces, event spaces, production and recording studios, and carefully curated bars, cafes and restaurants.



Old Granada Studio Site

Great John Street Hotel



Image above: Street view, Credit: Levitt Bernstein Architects
Image below: View from above, Credit: Levitt Bernstein Architects



3.0
The Proposal

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3.13 East Elevation
3.14 Rooftop Terrace Scenario Comparison: Existing and Proposed

Rooftop Terrace Canopies
3.1 Existing Hotel Rooftop Terrace Scenario

Existing Rooftop Canopy:

- The existing rooftop has 3 different types of existing canopy; heavy dark grey steel and glass, semi-transparent polycarbonate and lightweight fabric on metallic umbrella structures. Each canopy has different architectural style, materials and heights. Together they have a visual mismatch, restrict views and leave patchy weather protection across the rooftop terrace.
- The materiality clash with the surroundings suggests an almost retrospective addition or a forgotten add-on.
- Alone, the static canopy doesn't project enough to provide significant beneficial weather protection or have the programmatic versatility to open/close based on variable Manchester weather.
- The portable umbrella's are unstable during medium/higher winds. Visually, they employ a distracting web of metal arms with bolt on hanging lighting and heating which looks cluttered and detracts from the views.
- The portable umbrella's/parasols central posts visually and spatially disrupt the open rooftop space.
- The canopy sheltering the rooftop kitchen is a poor quality, static form, visible from street level and represents further disjointed materials and styles.



Existing View
Existing static metal-glass canopy with adjacent fabric parasols canopies.



Existing View
Gaps showing between canopy types reducing overall weather protection.



Existing View
Existing Rooftop Parasols



Existing View
Existing Rooftop Polycarbonate roofing above external cooking station.

The Proposal
3.2 Proposal for Reconfiguration

Summary

The proposal is for the addition of two new commercial-scale retractable fabric canopies to be integrated in the modern architectural intervention.

The canopies would facilitate improved weather protection, allowing for a more all-year-round experience for hotel guests to share in the the excellent external rooftop terrace space, with views out over St John's Garden and Old Granada studio gardens.

The canopies will have a static metallic lightweight frame that hosts a mechanically operable retractable fabric shading system. The frame and fabric canopy will seamlessly blend in the modern architecture through the continuous use of the bronze metal. Through the consistent use of a similar modern material palette, it will help maintain the carefully deliberate juxta-position between Heritage and modem fabric. This in turn ensures the canopy proposal remains in-keeping with the Listed Heritage fabric and currently consented modern design proposals.

The sculpted canopy arms have a slight fall away from the building line to ensure ample headroom for terrace users whilst improving weather protection from driving winds/rains and direct any rainfall away from the building.

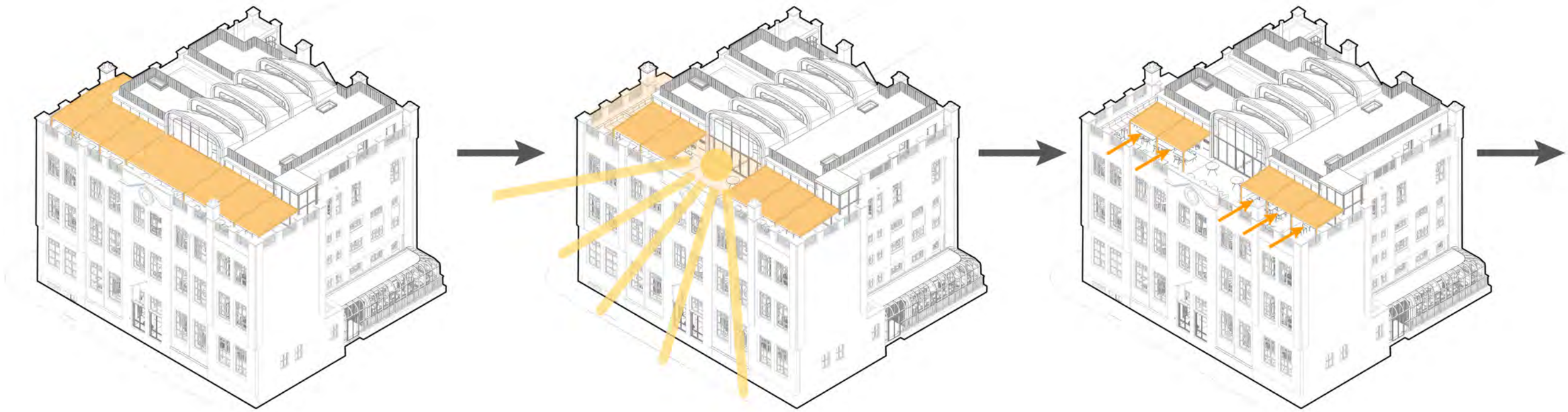
The slight fall also results in the overall massing of the canopy reducing towards the front of the Great John Street castellations.

The inclusion of two new canopies and their programmatic versatility will also improve guest privacy on the terrace due to the recently developed and larger Granada Studio adjacent site.



Internal view from L3 out towards rooftop terrace
Proposed view towards St John gardens and Granada gardens

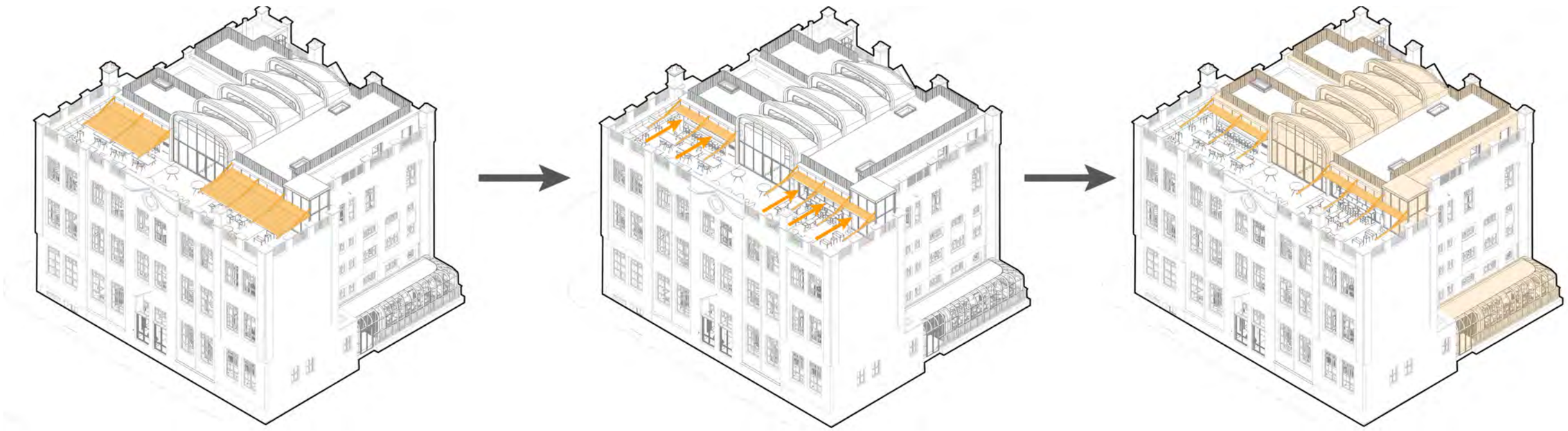
Rooftop Terrace Canopies
3.3 Canopy Concept Development



Full Roof Terrace Coverage

Maintaining Key Rooftop Views

Stepback of projection



Colums and front beam removal

Allowing for flexibility and canopy full retraction

Materiality Continuity of All Contemporary Extensions

Rooftop Terrace Canopies
3.4 Rooftop User Experience Development



Full Roof Terrace Coverage

Pros:
- Improved weather protection.
- Improved hotel amenity provision throughout year.

Cons:
- High visual impact and visibility from streetscape.
- High structural impact on existing building fabric. (10 post connections)
- Historic open playground place spatially compromised by structure
- Dominant coverage which distracts attention from historic building
- Heavy look & feel
- Non flexible solution
- Permanent intervention



Maintaining Key Rooftop Views

Pros:
- Improved weather protection.
- Improved hotel amenity provision throughout year.

Cons:
- High visual impact and visibility from streetscape.
- High structural impact on existing building fabric. (7 post connections)
- Historic open playground place spatially compromised by structure
- Permanent intervention

Rooftop Terrace Canopies
3.4 Rooftop User Experience Development



Stepback of projection

Pros:
- Improved weather protection.
- Improved hotel amenity provision throughout year.
- Lighter look & feel
- Reduced visibility from street scape

Cons:
- High structural impact on existing building fabric. (7 post connections)
- Historic open playground place spatially compromised by structure
- Permanent intervention

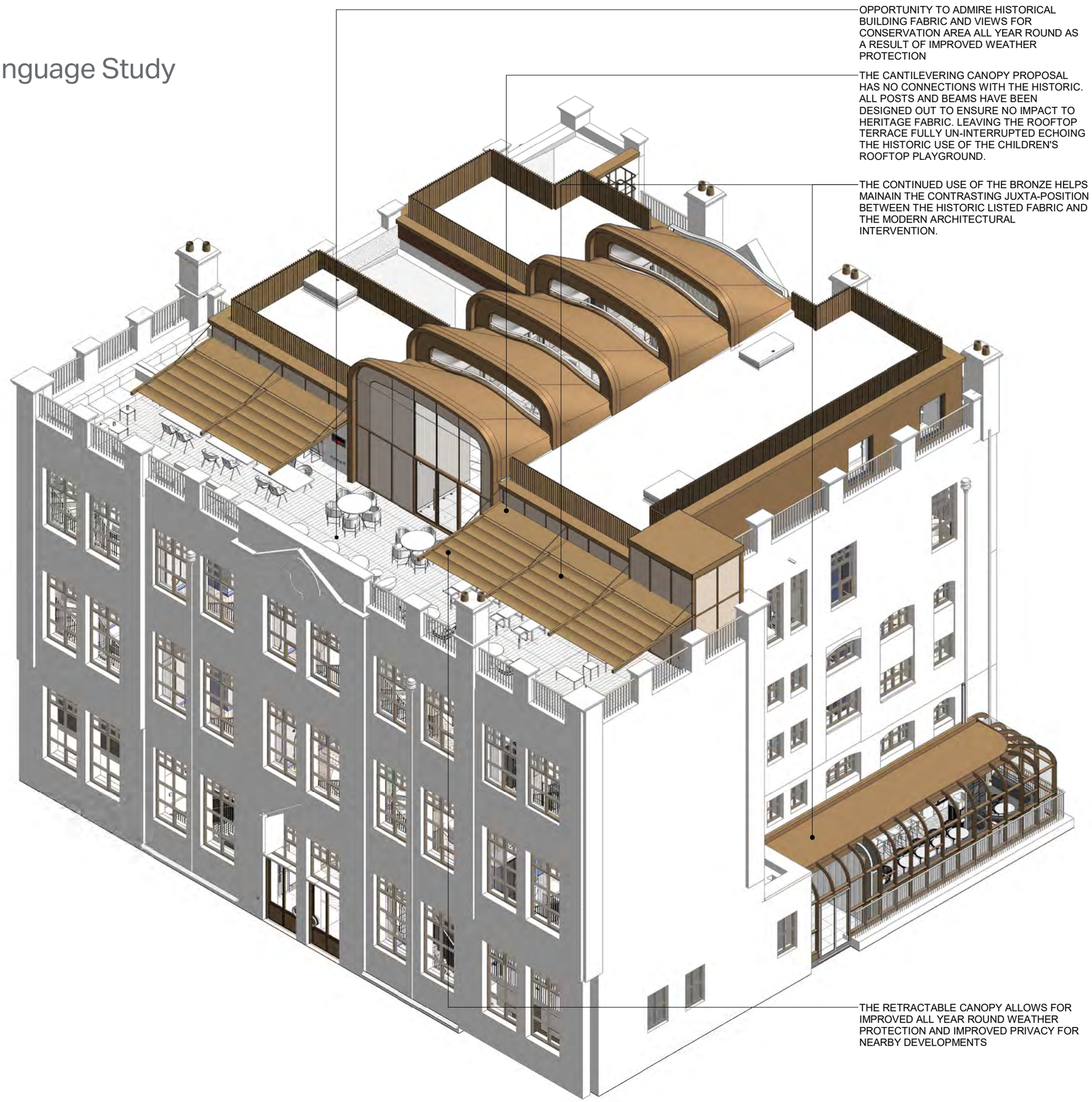


Columns and front beam removal

Pros:
- Improved weather protection.
- Improved hotel amenity provision throughout year.
- Lighter look & feel
- Increased open space echoing the historic open playground function
- Reduced visibility from street scape
- Low structural impact - no invervention in historic fabric
- Flexible and retractable solution

Cons:
- Bespoke solution may cost more

Rooftop Terrace Canopies
3.5 Materiality of Architectural Language Study



Canopy 3D Concept
Proposed view

Rooftop Terrace Canopies
3.6 Canopy Design



Proposed Views from left corner Roof Terrace
Canopy Closed



Proposed Views from left corner Roof Terrace
Canopy Open

Rooftop Terrace Canopies
3.6 Canopy Design



Proposed Views from right corner Roof Terrace
Canopy Closed



Proposed Views from right corner Roof Terrace
Canopy Open

Rooftop Terrace Canopies
3.7 Canopy Architectural Drawings

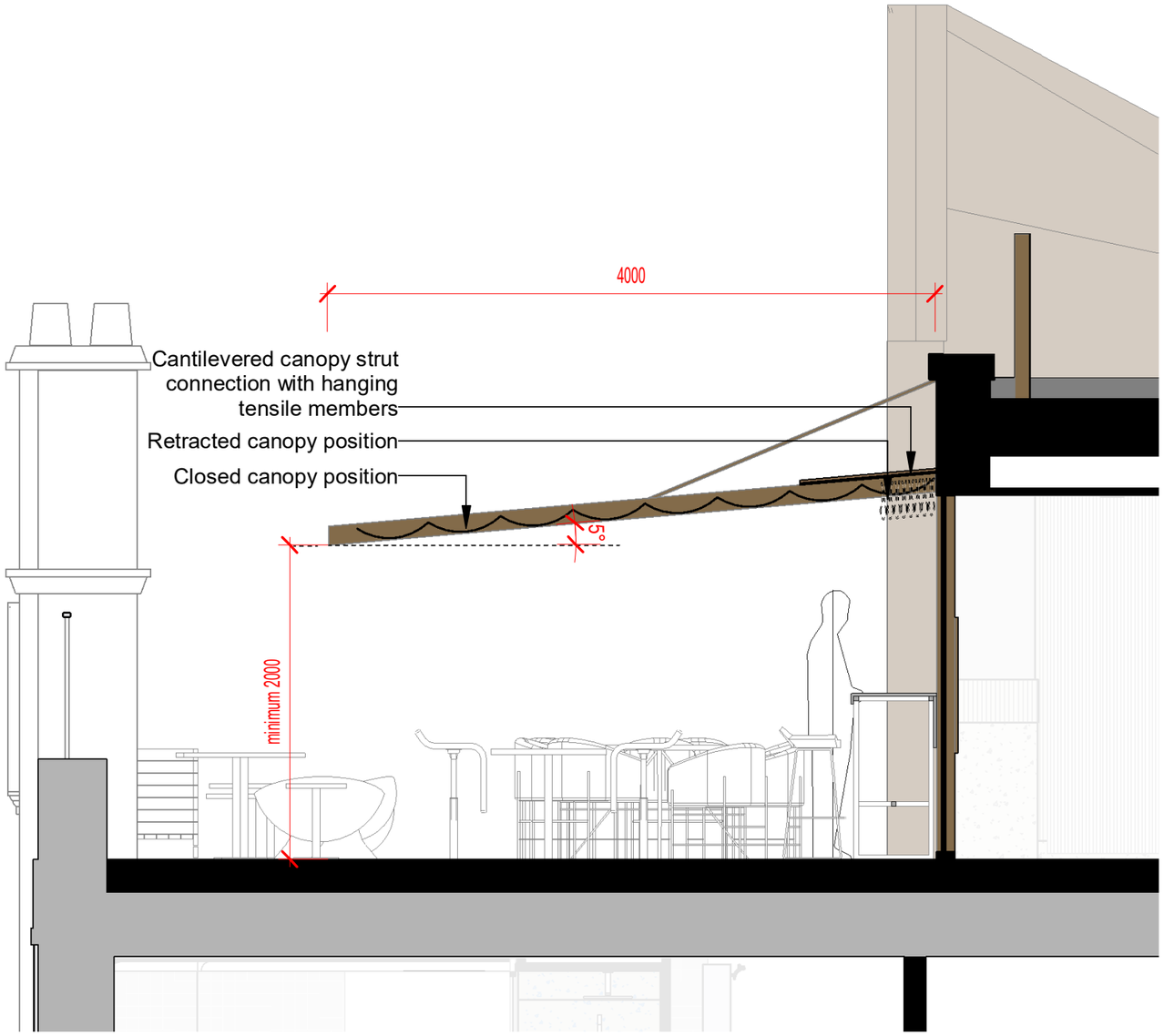


Canopy Plan
Scale 1:100

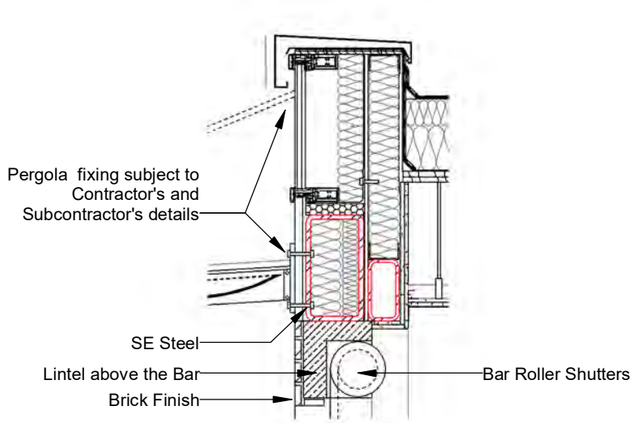


Canopy South Elevation
Scale 1:100

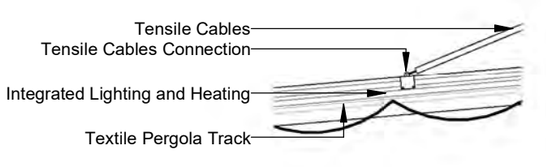
Rooftop Terrace Canopies
3.7 Canopy Architectural Drawings



Canopy Elevation
Scale 1:50



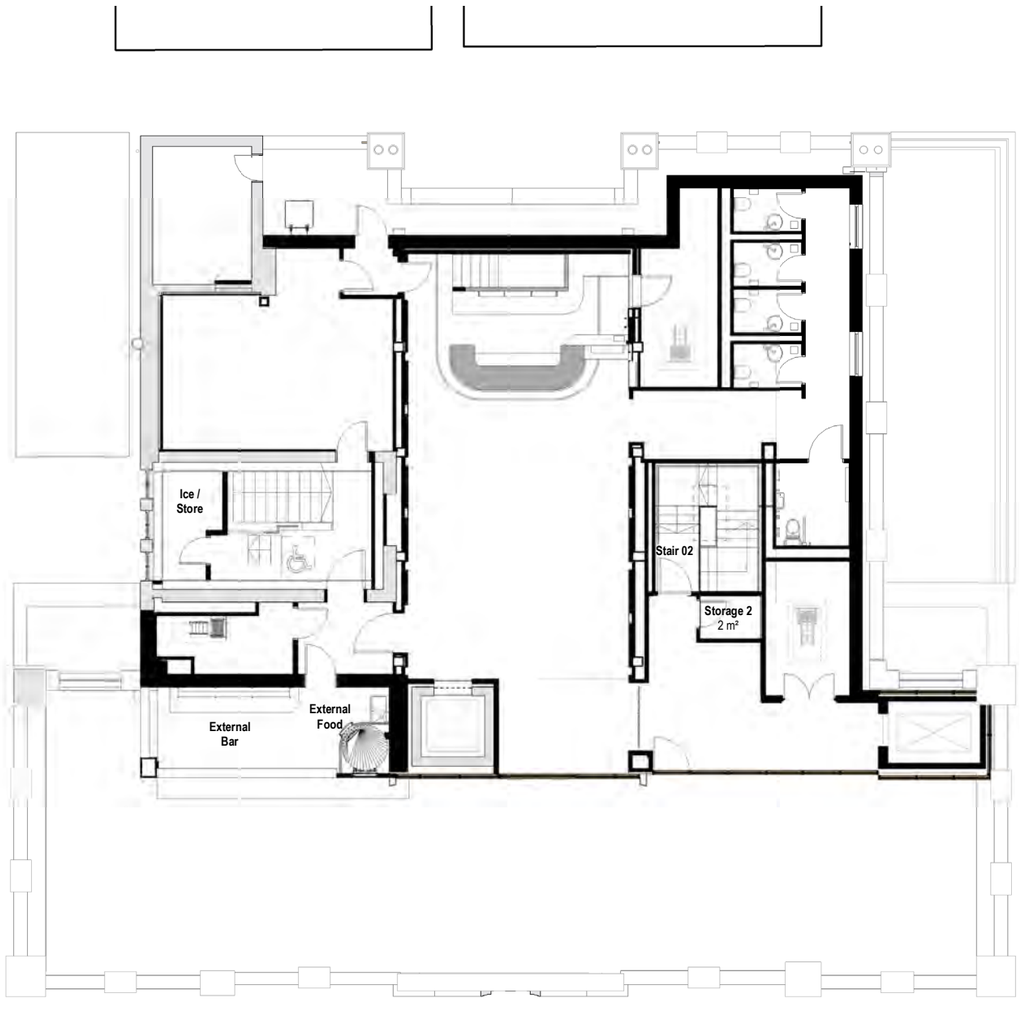
Canopy Connection to New Consented Wall Steel
Scale 1:20



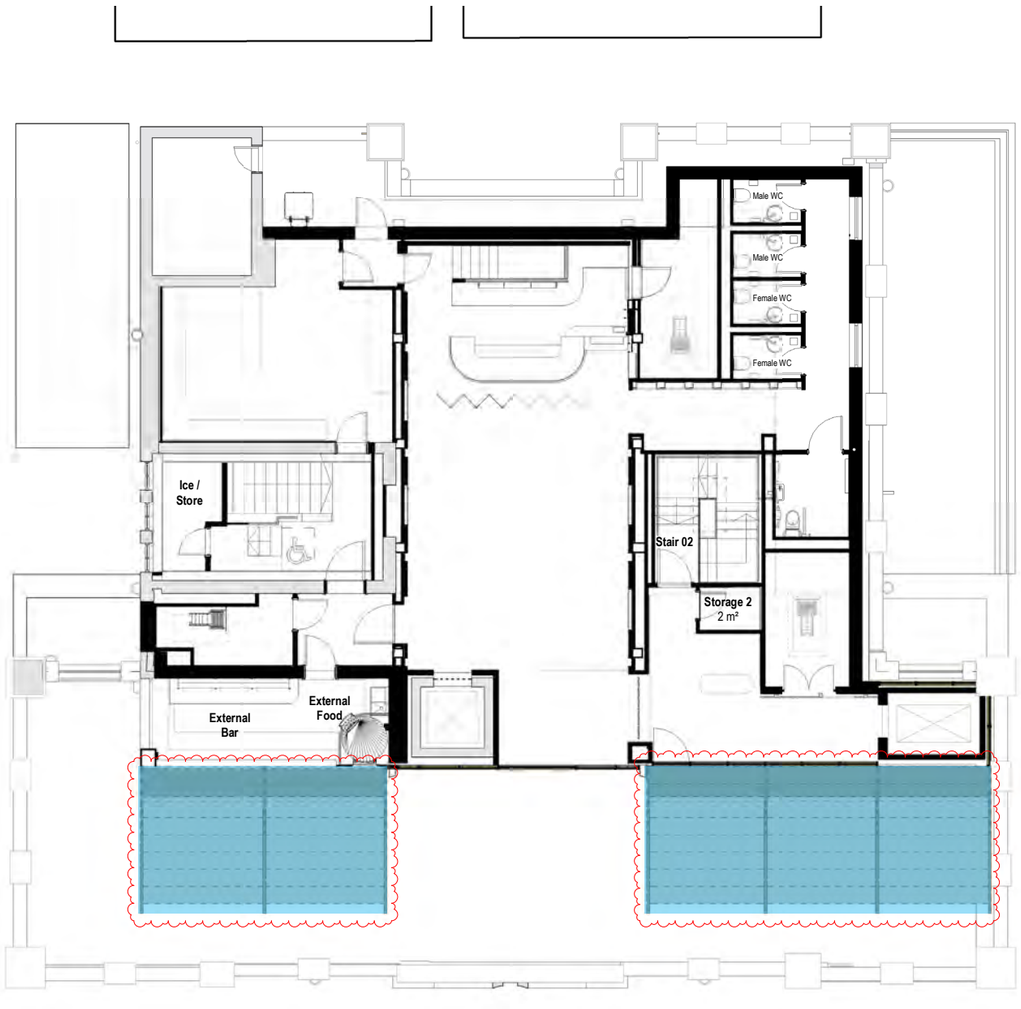
Tensile Cable connection to Pergola Beam
Scale 1:20

The Proposal
3.8 Level 03 Floor

Addition of external grade retractable pergola



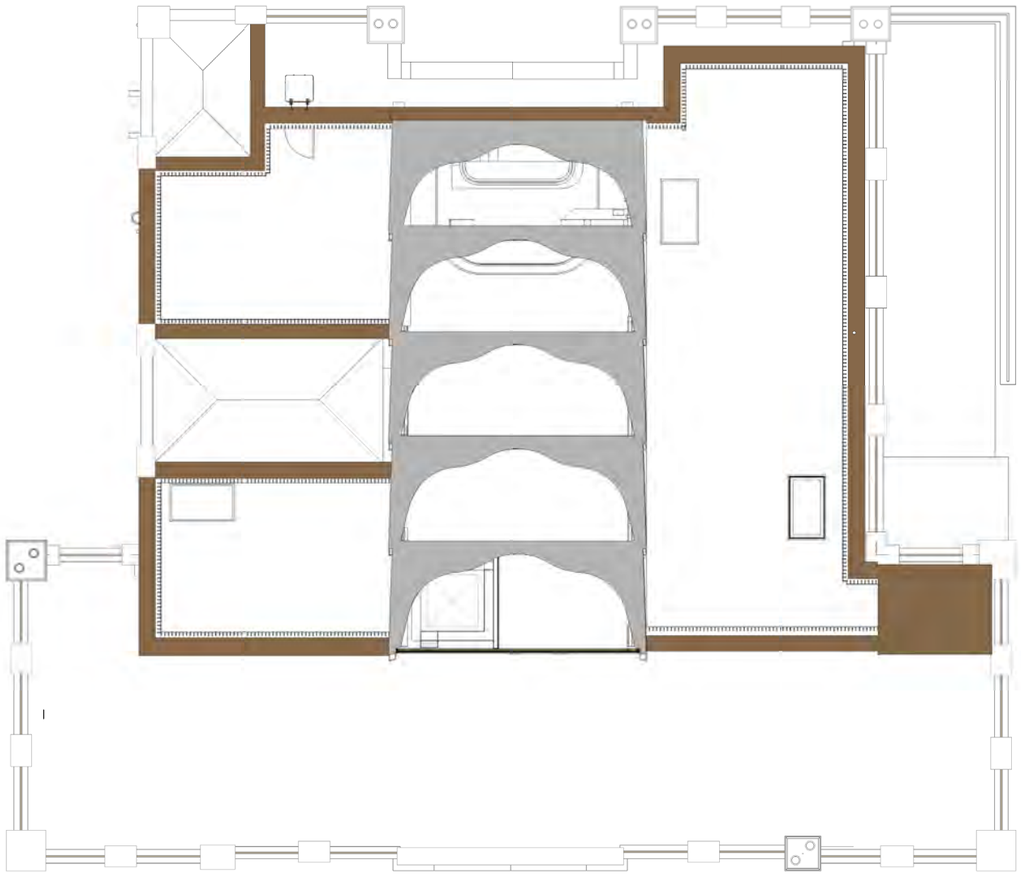
Consented 03 Plan



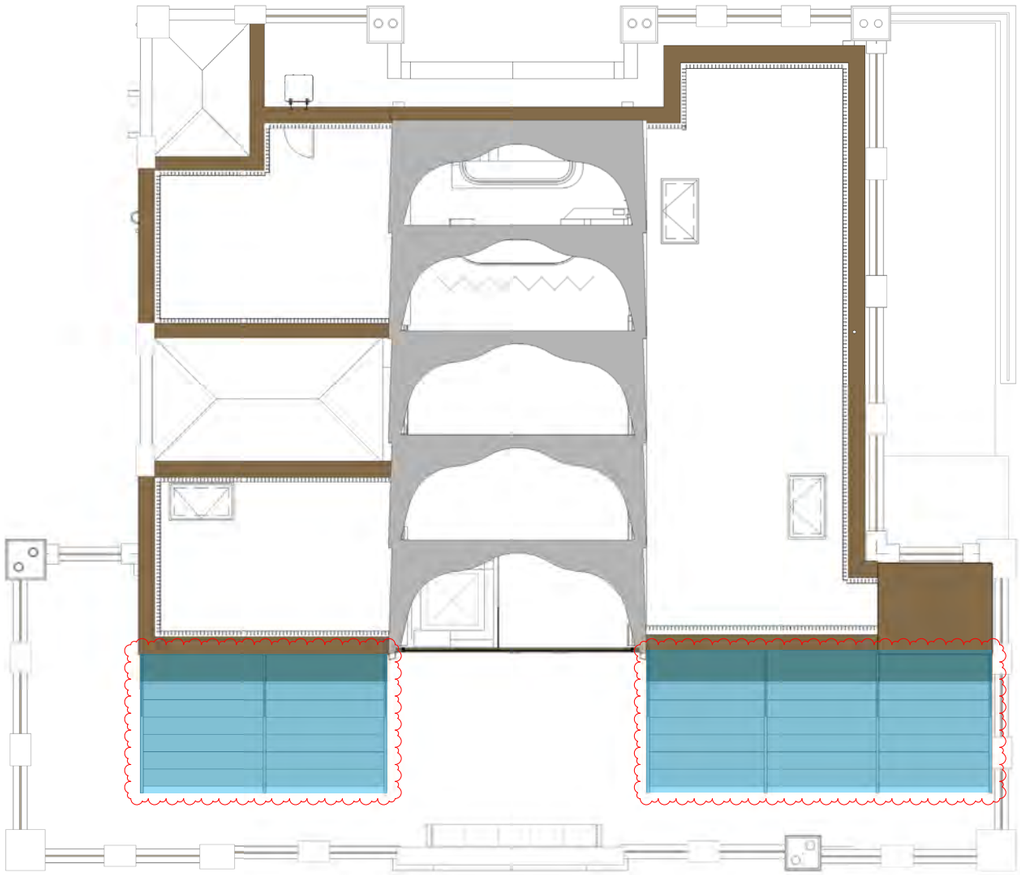
Proposed 03 Plan

The Proposal
3.9 Roof

Addition of external grade retractable pergola



Consented Roof Plan



Proposed Roof Plan

The Proposal
3.10 South (Front) Elevation

Addition of external grade retractable pergola



Consented South Elevation



Proposed South Elevation