Great John Street Hotel, Manchester

Design & Access Statement - Rev A

April 2024

EPR ARCHITECTS

Design & Access Statement
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Introduction

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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 modern roof structure which is currently used as a rooftop bar in association with the hotel.

The intention is to refurbish the existing hotel, resulting in 21 hotel guest rooms (30 guest rooms currently) with refurbishment of ground floor areas, to create signature bar.

• Refurbishment of guest room/bathrooms.

• Remodelling of existing guestrooms of Level 02 to create a larger 'supersuite'

• New ground floor 'glasshouse' extension

• New side extension to the approved rooftop extension to provide 'destination' rooftop bar', external roof terrace and improved toilet facilities

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 is part 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 been 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

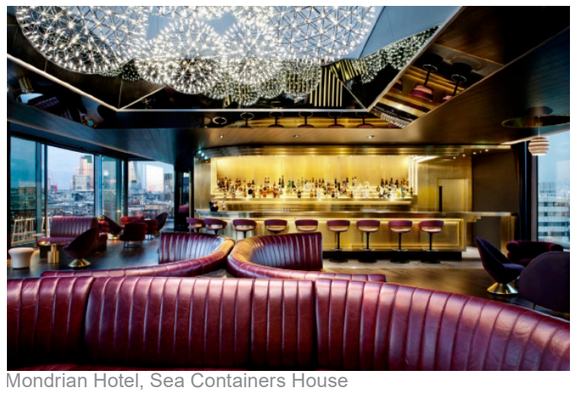
Belgraves, Belgravia



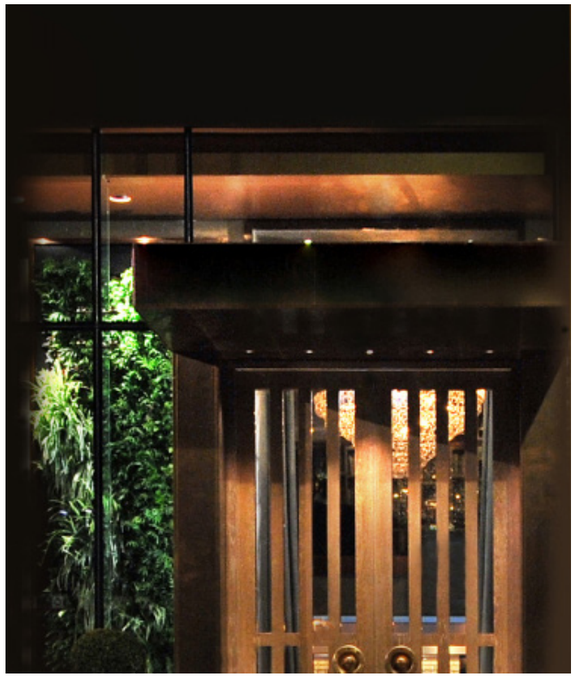


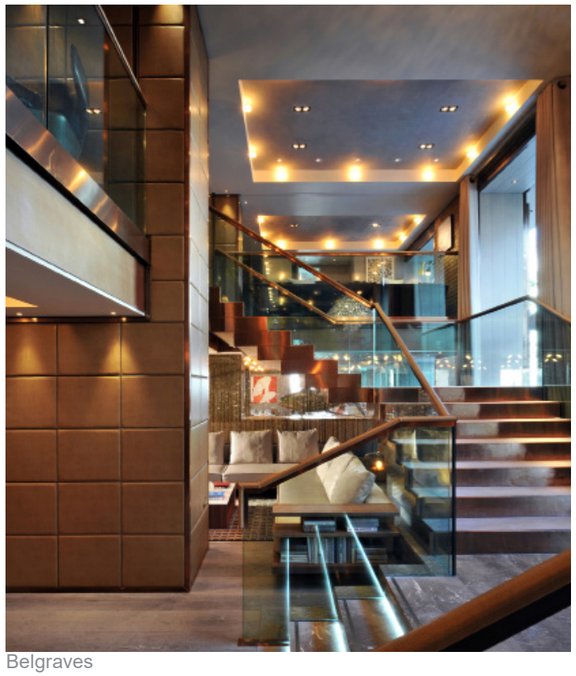
Ace Hotel, Shoreditch





Mondrian Hotel, Sea Containers House



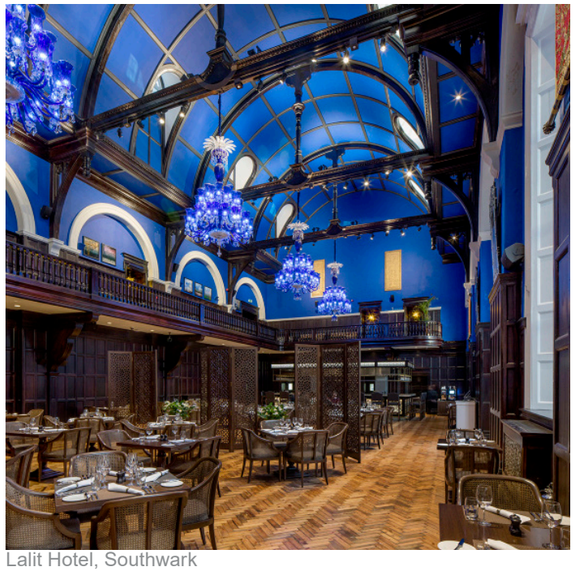


Belgraves



Rosewood Hotel, High Holborn





Lalit Hotel, Southwark

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.

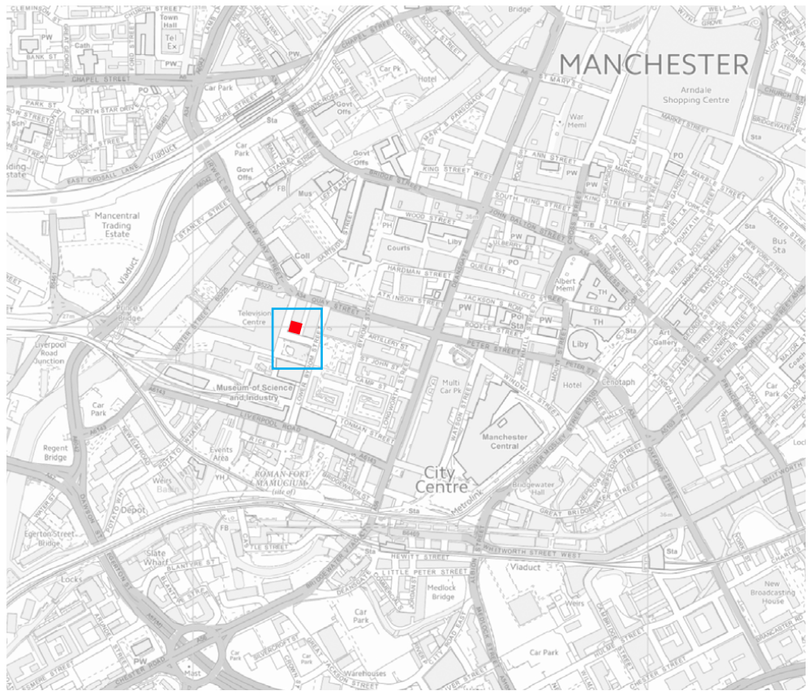
Ref No: 137430/LO/2023 Listed Building Consent for the above works

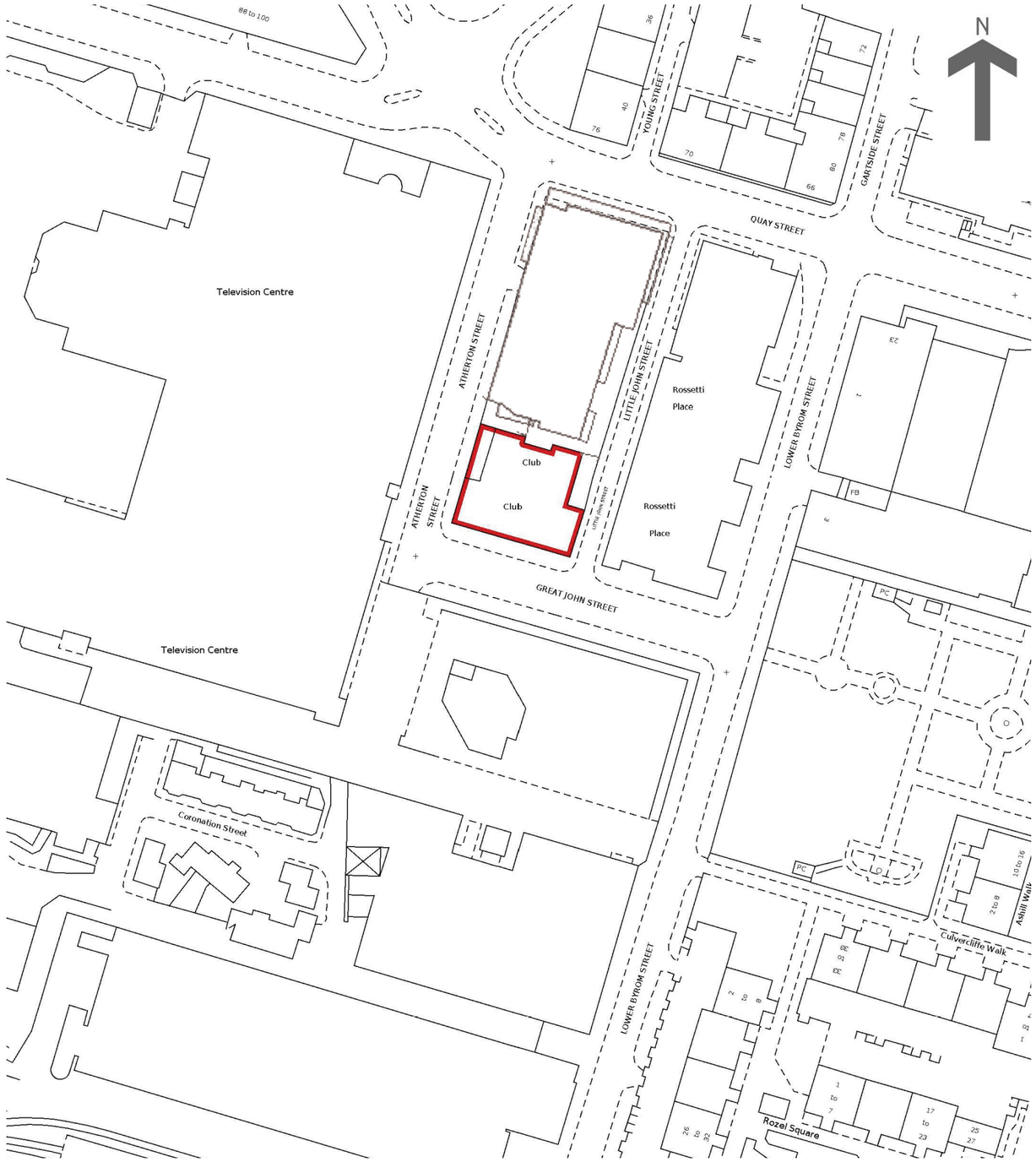


The Site & Planning Context
2.2 The Site

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)

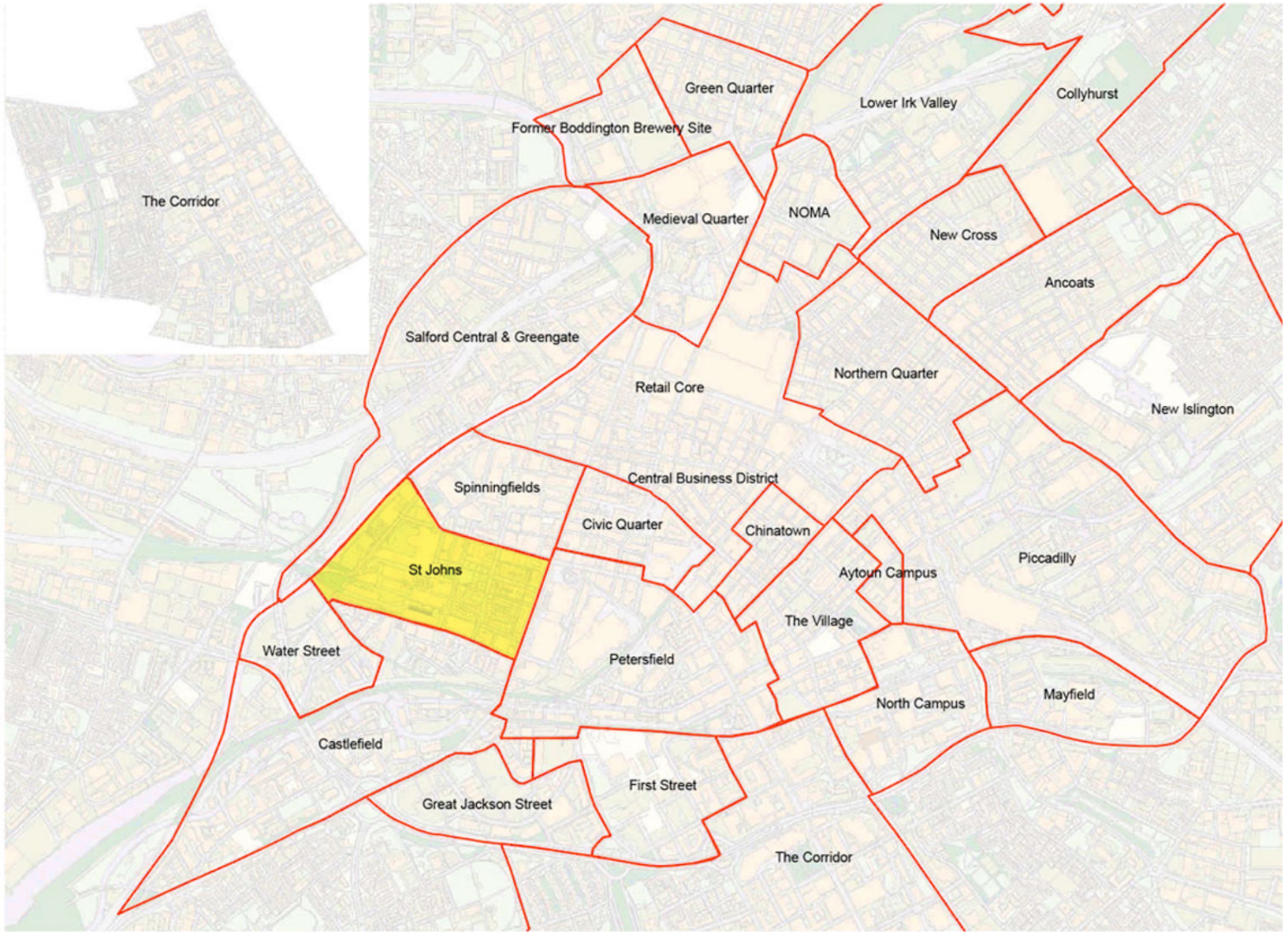


Image Credit: http://manchesterplace.org.uk/market-data/

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

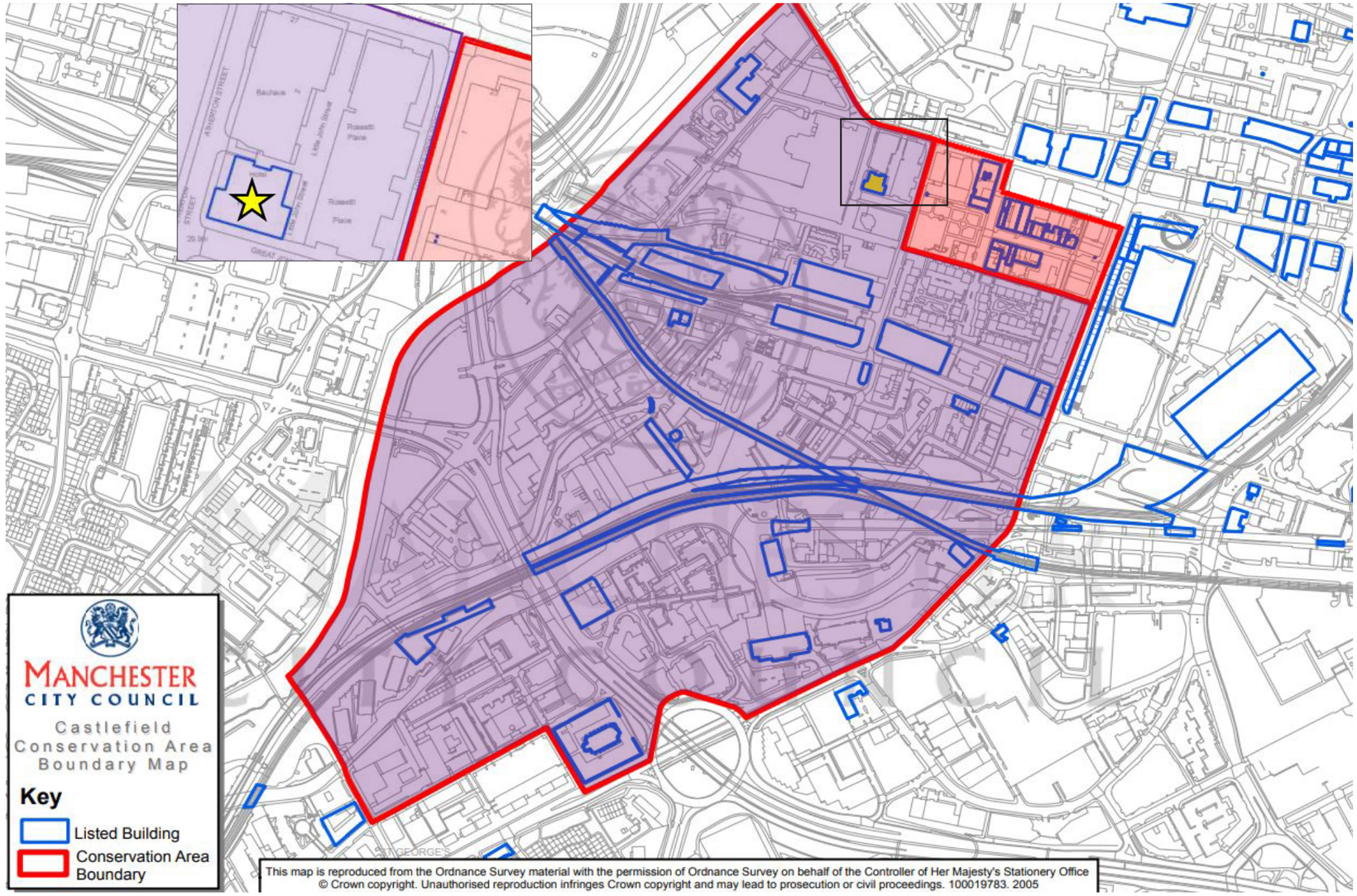
The Area derived its name from the Roman fort i.e. 'castle in the field'.

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

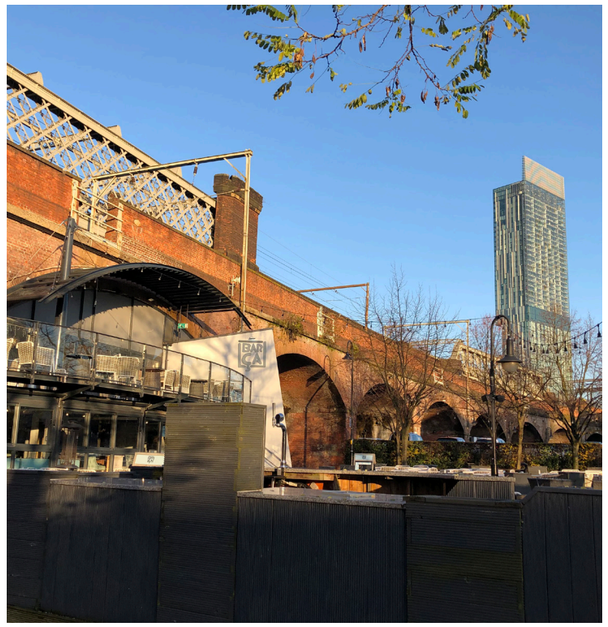


Manchester City Counci Castlefield Conservation Area Map

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.



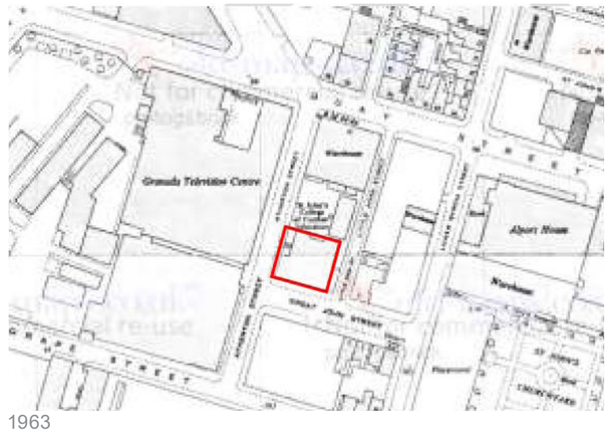
1770



1922



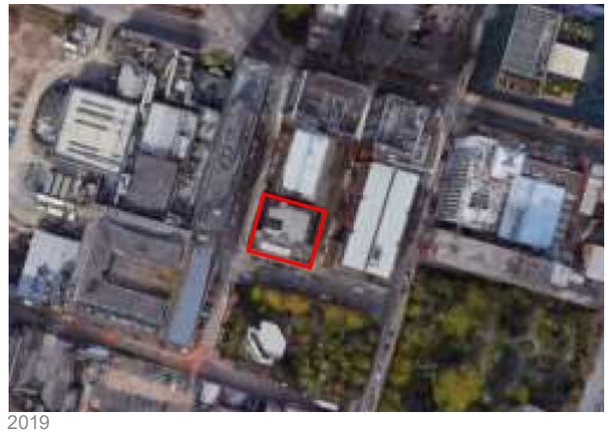
1821



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.

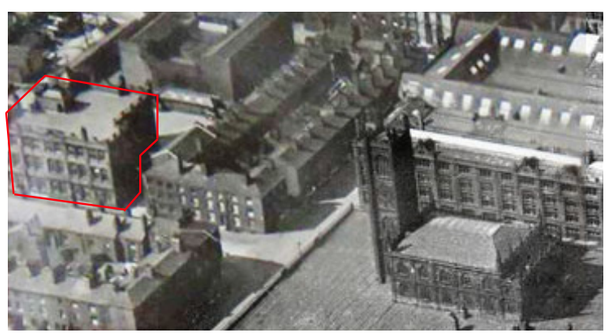
Extract from Heritage Statement - prepared by Stephen Levrant Heritage Architecture Ltd



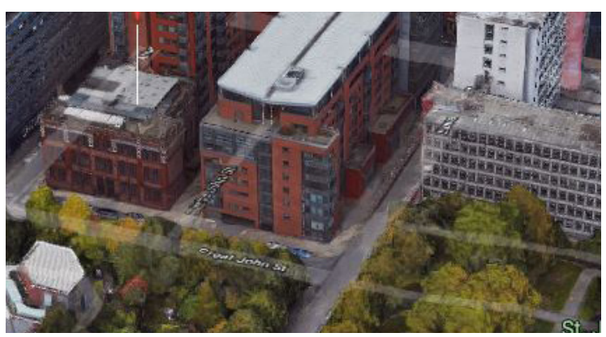
1910 - Proposed Elevation Plan of the Atherton Street School (the Site).







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



2019 - Aerial image of the Site

The aerial photos above 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.



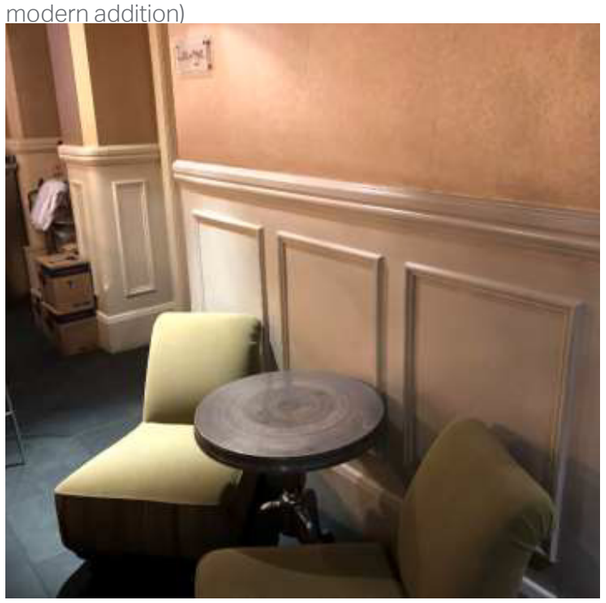
Original double height space at Ground Floor, formally the infant's central hall (the mezzanine balcony is a modern addition)



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)

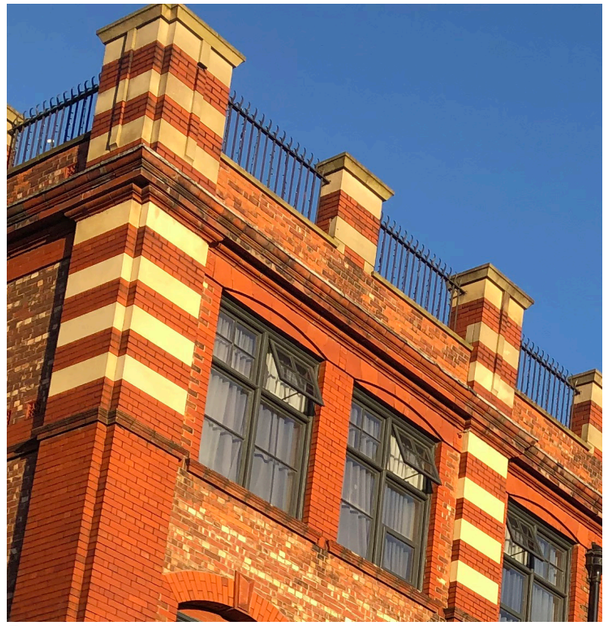


Original brick wall (overpainted) in the corridors and the original openings to classrooms are visible in areas

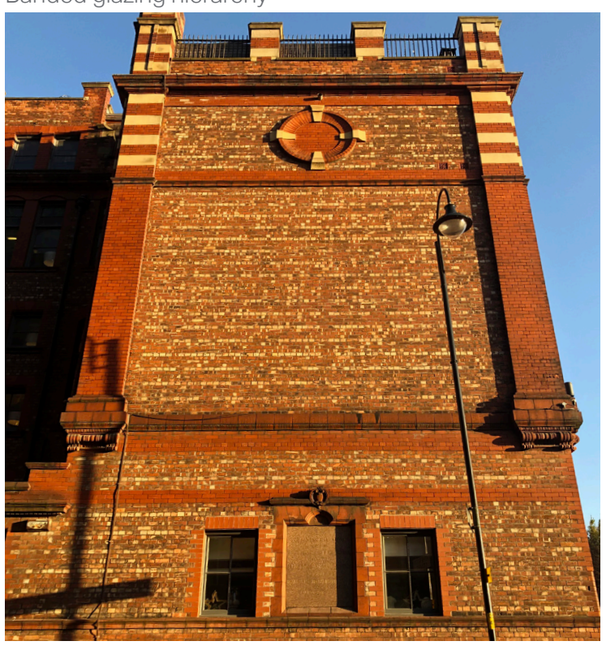
The Site & Planning Context
2.9 Key Heritage Elements - External


Banded glazing hierarchy

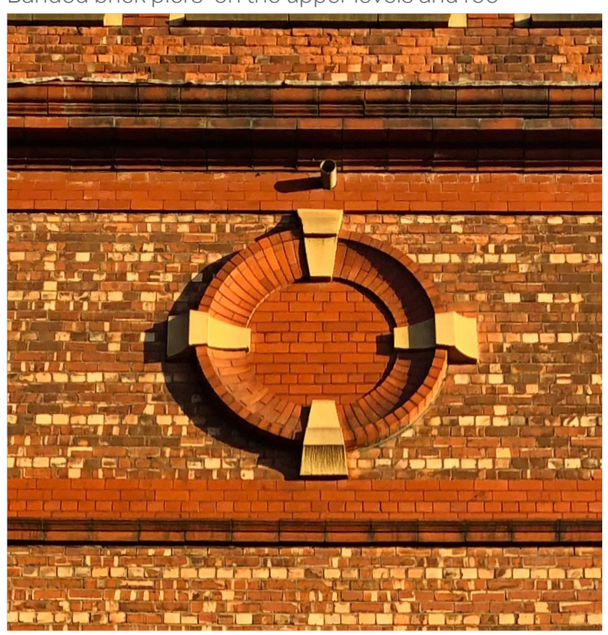

Decorative brick arches with keystone above windows


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

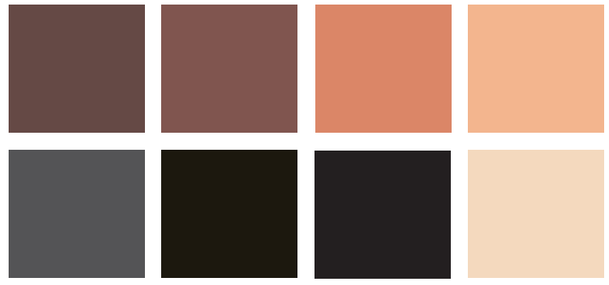
Black painted iron railings

Grey painted window and door frames

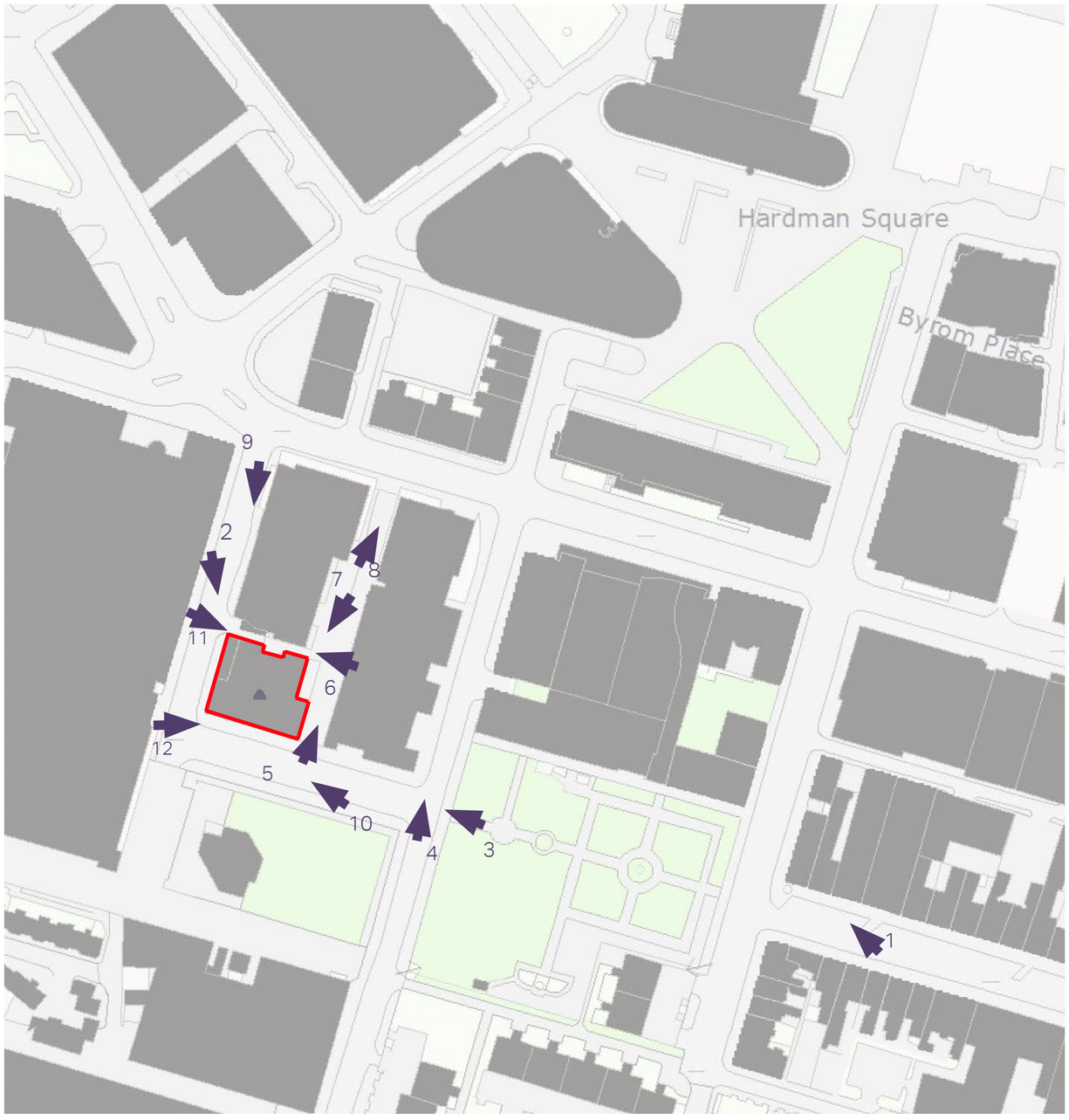








The Site & Planning Context
2.11 Site Context



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

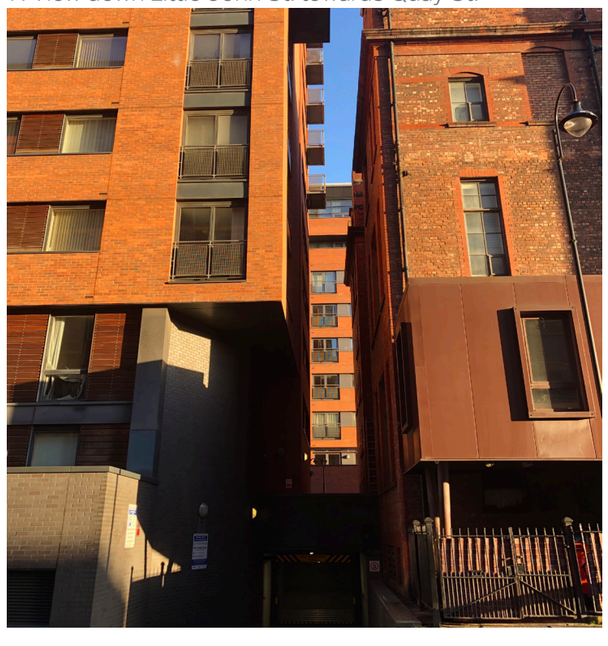

7. View down Little John St. towards Quay St.



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



Existing Elevations
2.14 Elevations prior to implementation of consent



Existing South Elevation



Existing West Elevation



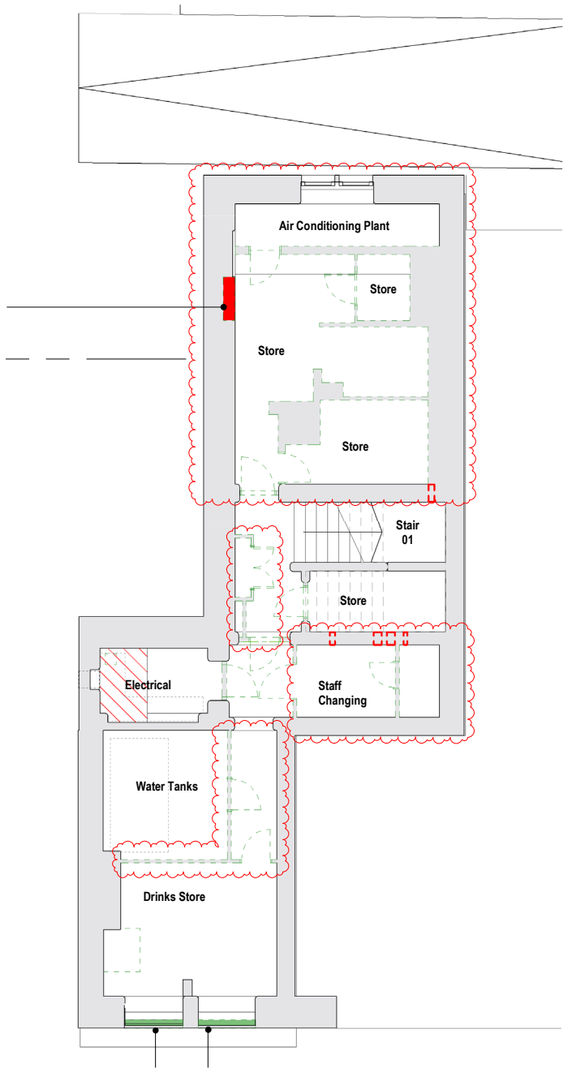
Existing North Elevation



Existing East Elevation

Existing Plans with implemented demolition
2.15 Basement

The relevant conditions associated with planning permission 137429/FO/2023 and Listed Building Consent 126751/LO/2020 were discharged and works had commenced. During which the following demolition (in line with the consented plans) took place.



Basement Plan

DEMOLITION KEY

- Existing structure to be retained
- Existing heritage wall/fabric to be demolished
- Existing heritage floor/ roof to be demolished
- Existing non-heritage wall/ fabric to be demolished
- Existing non-heritage floor/ roof to be demolished
- Drylining to be removed from brick wall
- Drylining to be removed from blockwork
- Tiling to be removed

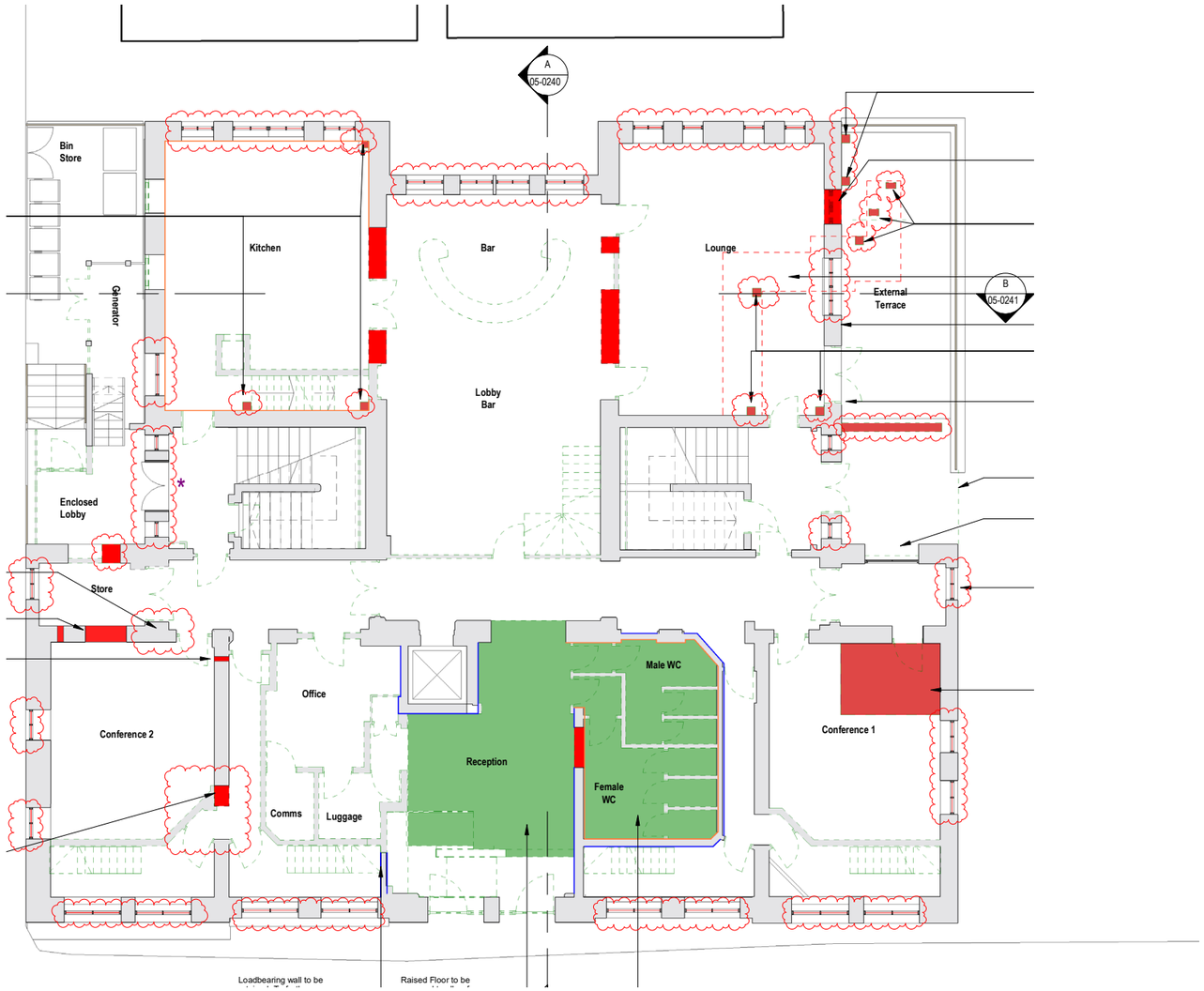
Please note the existing demolition have already been conmmenced inline with the consented scheme and therefore are implemented demolition works.

Existing Plans with implemented demolition
2.16 Ground Floor & Mezzanine

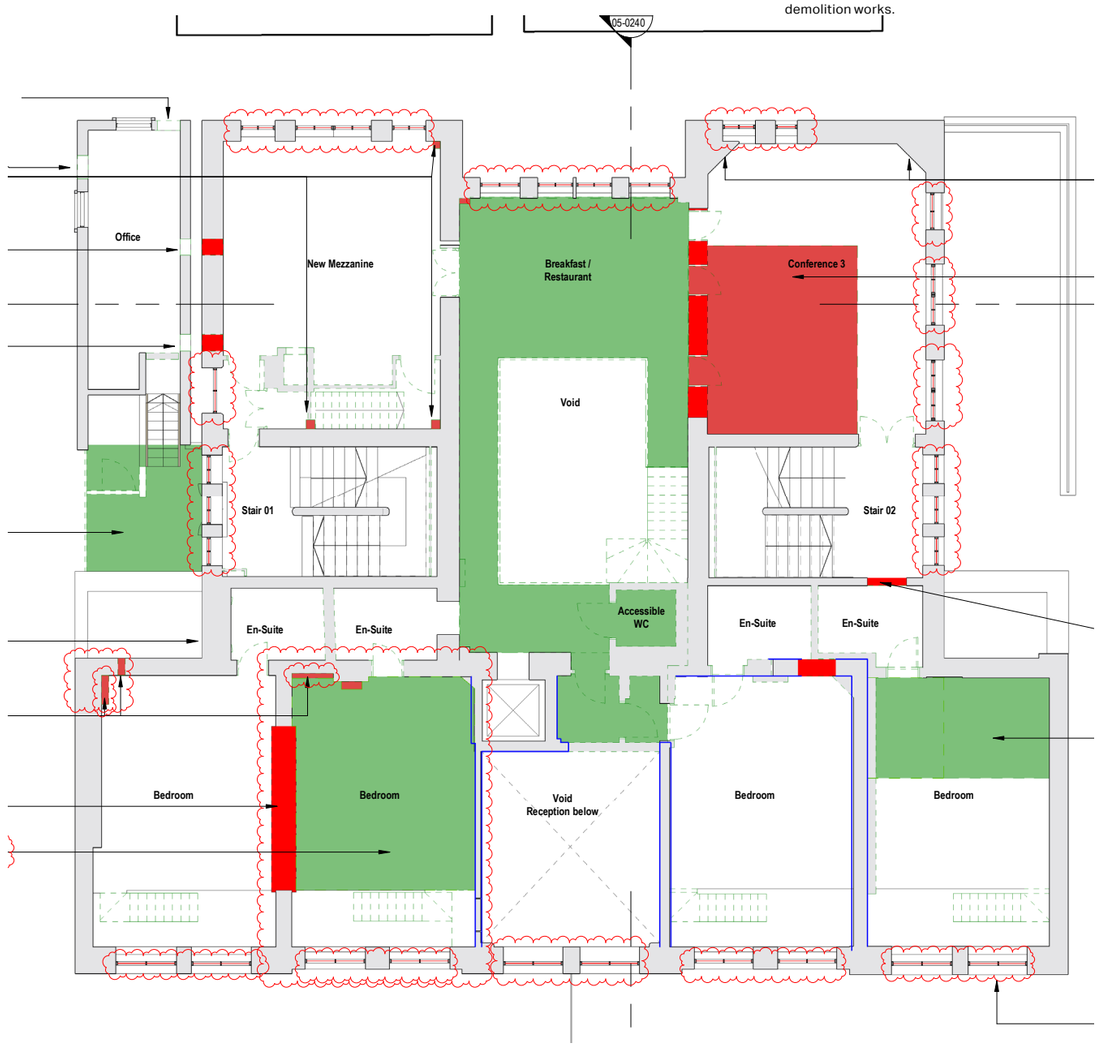
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- Drylining to be removed from brick wall
- Drylining to be removed from blockwork
- Tiling to be removed

Please note the existing demolition has already been conmmenced inline with the consented scheme and therefore are implemented demolition works.



Ground Plan



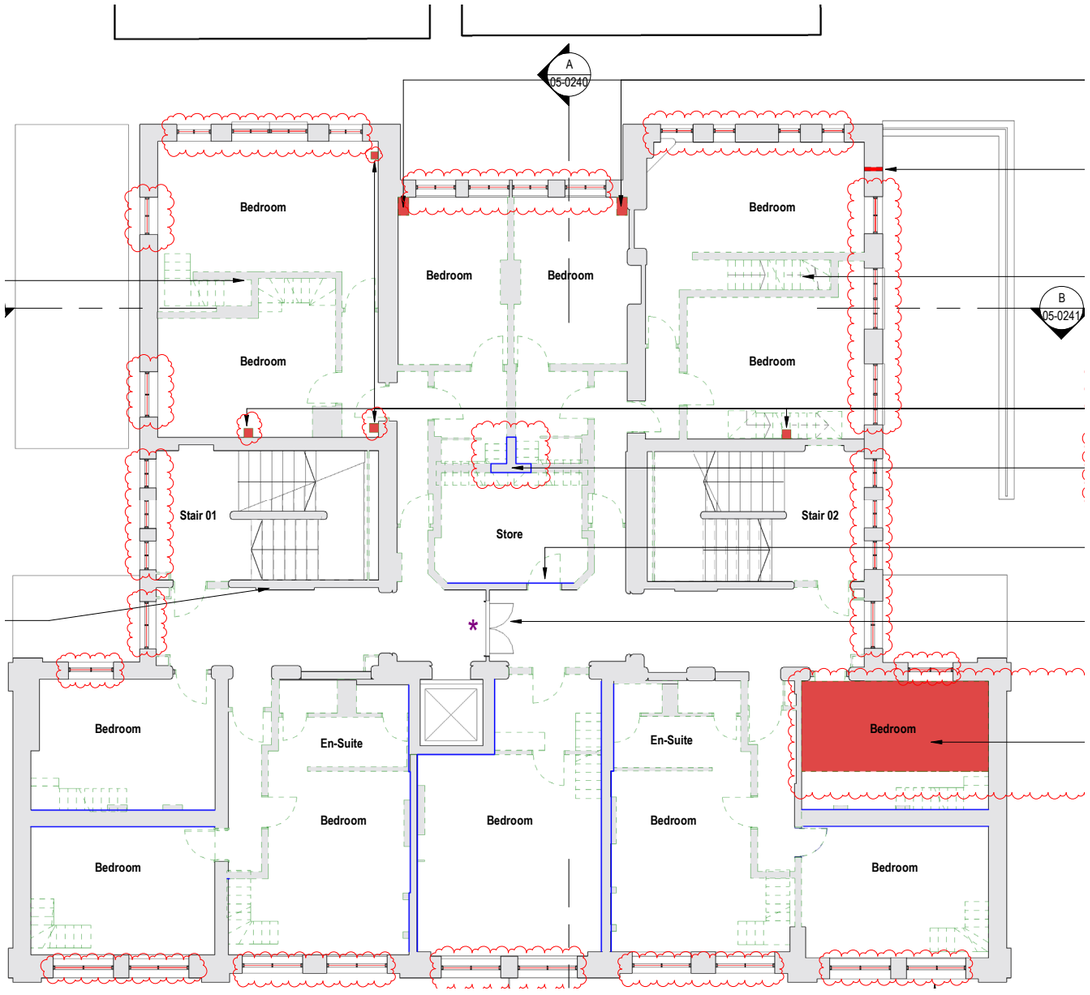
Ground Mezzanine Plan

Existing Plans with implemented demolition
2.17 Level 01 & Mezzanine

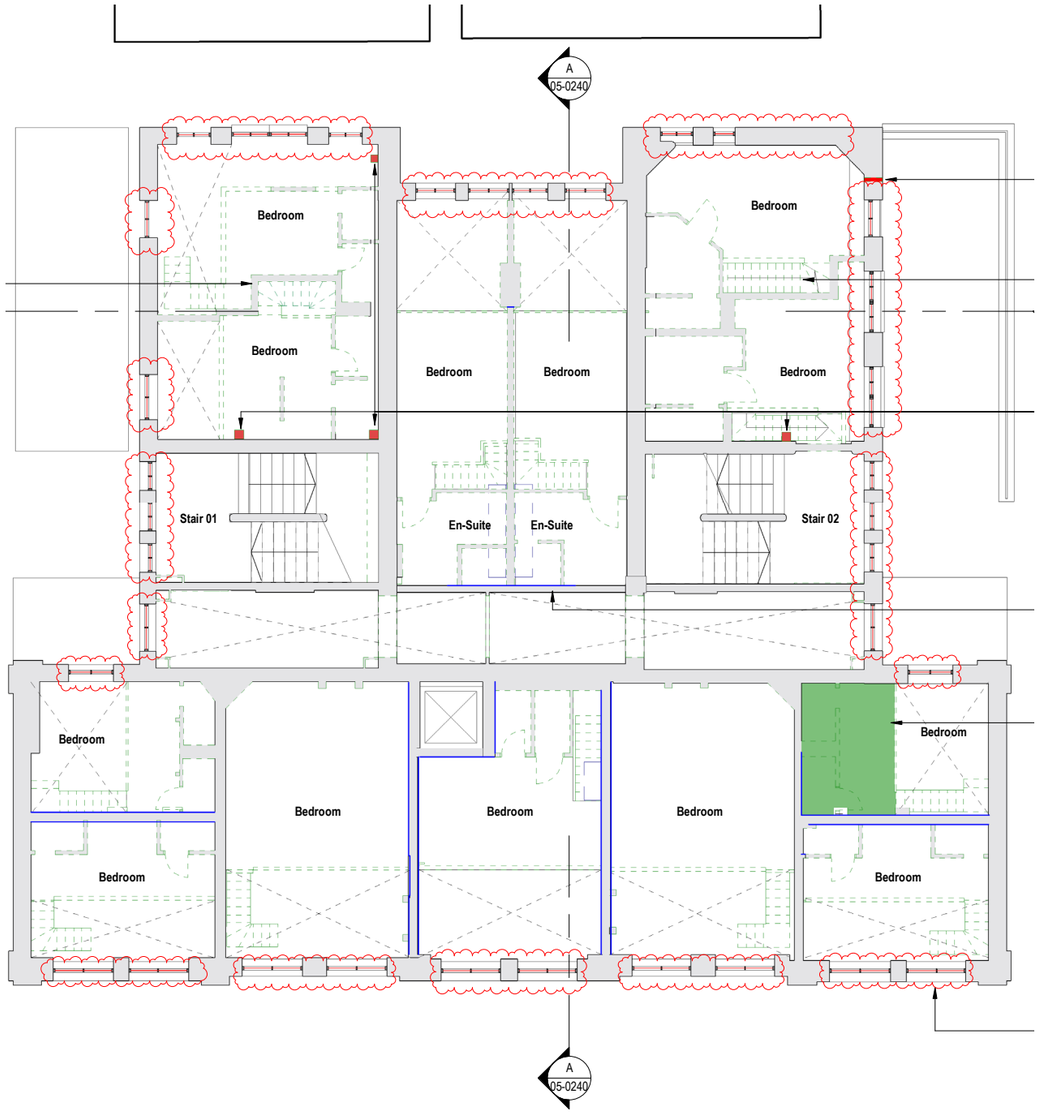
DEMOLITION KEY

- Existing structure to be retained
- Existing heritage wall/fabric to be demolished
- Existing heritage floor/ roof to be demolished
- Existing non-heritage wall/ fabric to be demolished
- Existing non-heritage floor/ roof to be demolished
- Drylining to be removed from brick wall
- Drylining to be removed from blockwork
- Tiling to be removed

Please note the existing demolition has already been conmmenced inline with the consented scheme and therefore are implemented demolition works.



01 Plan



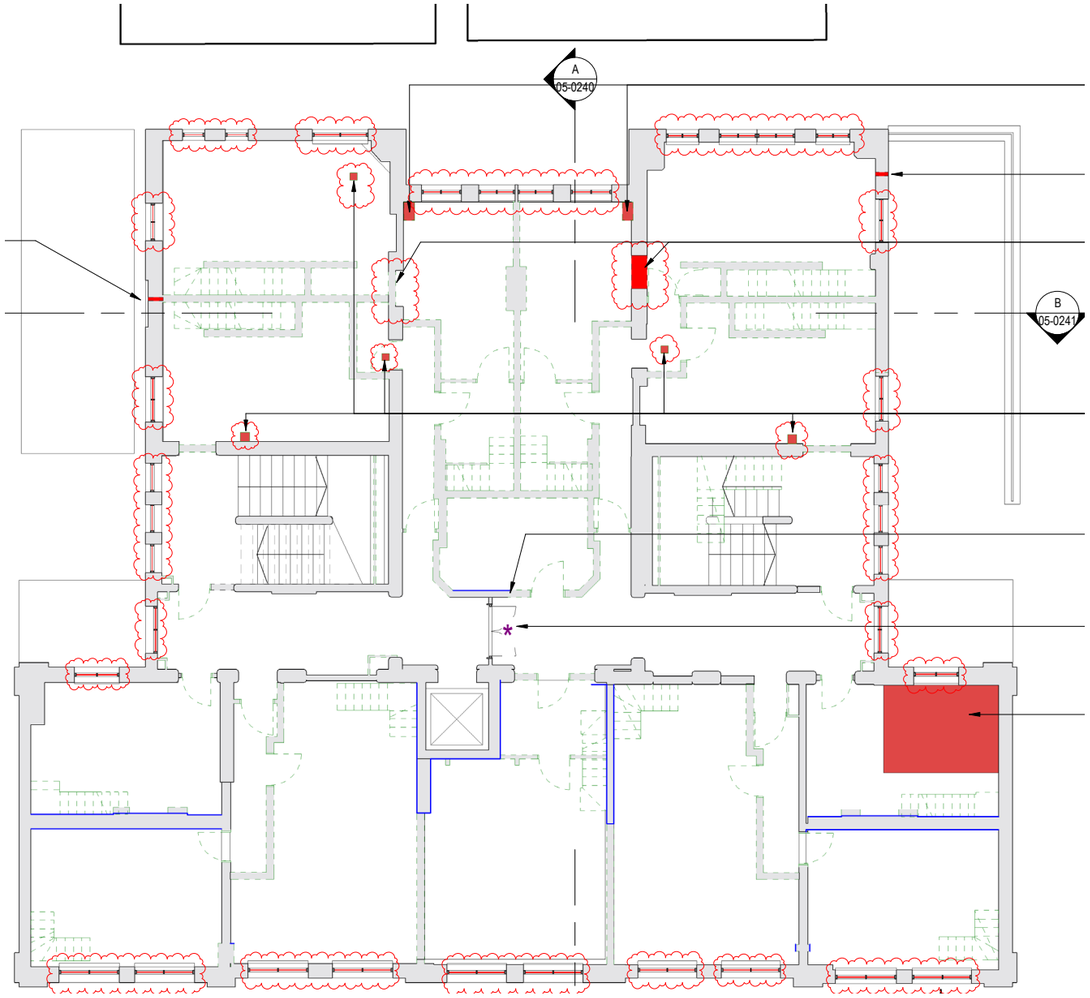
01 Mezzanine Plan

Existing Plans with implemented demolition
2.18 Level 02 & Mezzanine

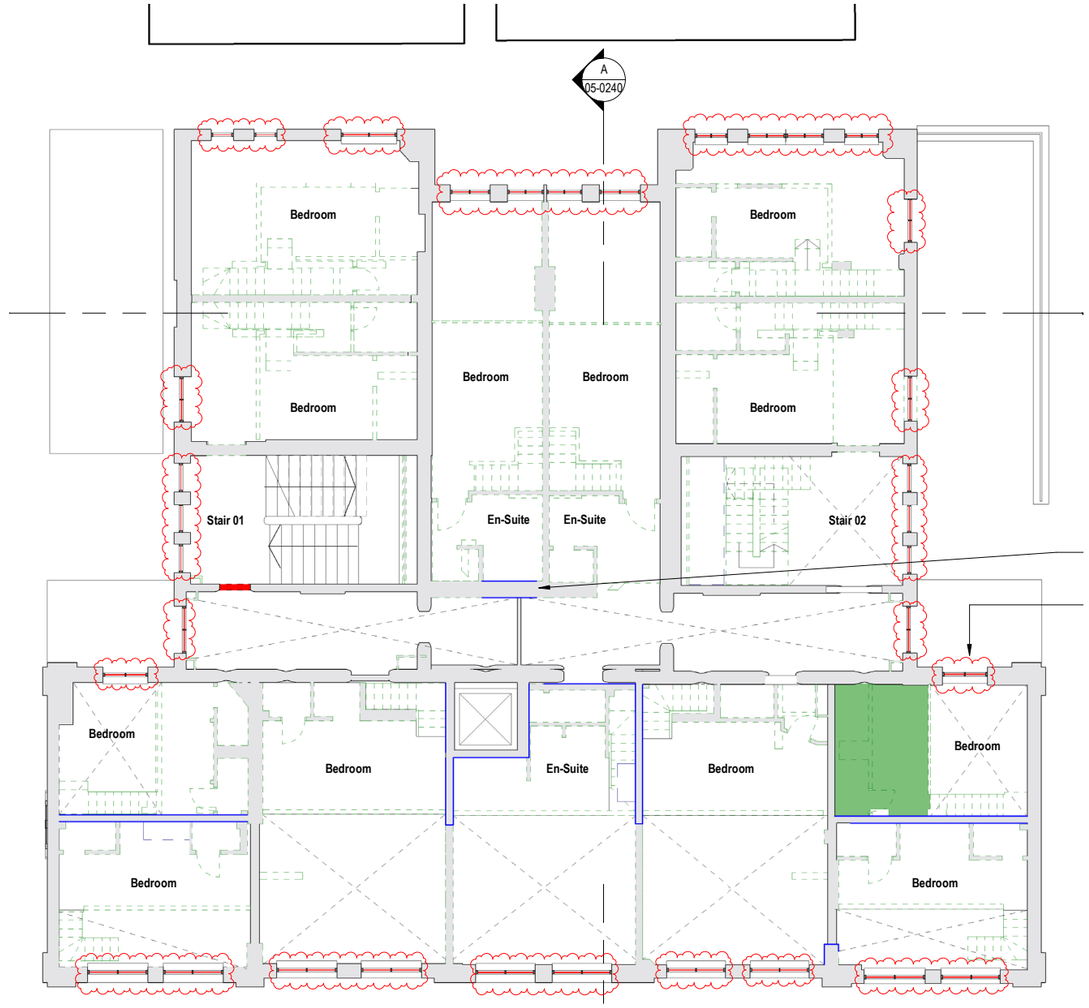
DEMOLITION KEY

- Existing structure to be retained
- Existing heritage wall/fabric to be demolished
- Existing heritage floor/ roof to be demolished
- Existing non-heritage wall/ fabric to be demolished
- Existing non-heritage floor/ roof to be demolished
- Drylining to be removed from brick wall
- Drylining to be removed from blockwork
- Tiling to be removed

Please note the existing demolition has already been conmmenced inline with the consented scheme and therefore are implemented demolition works.



02 Plan



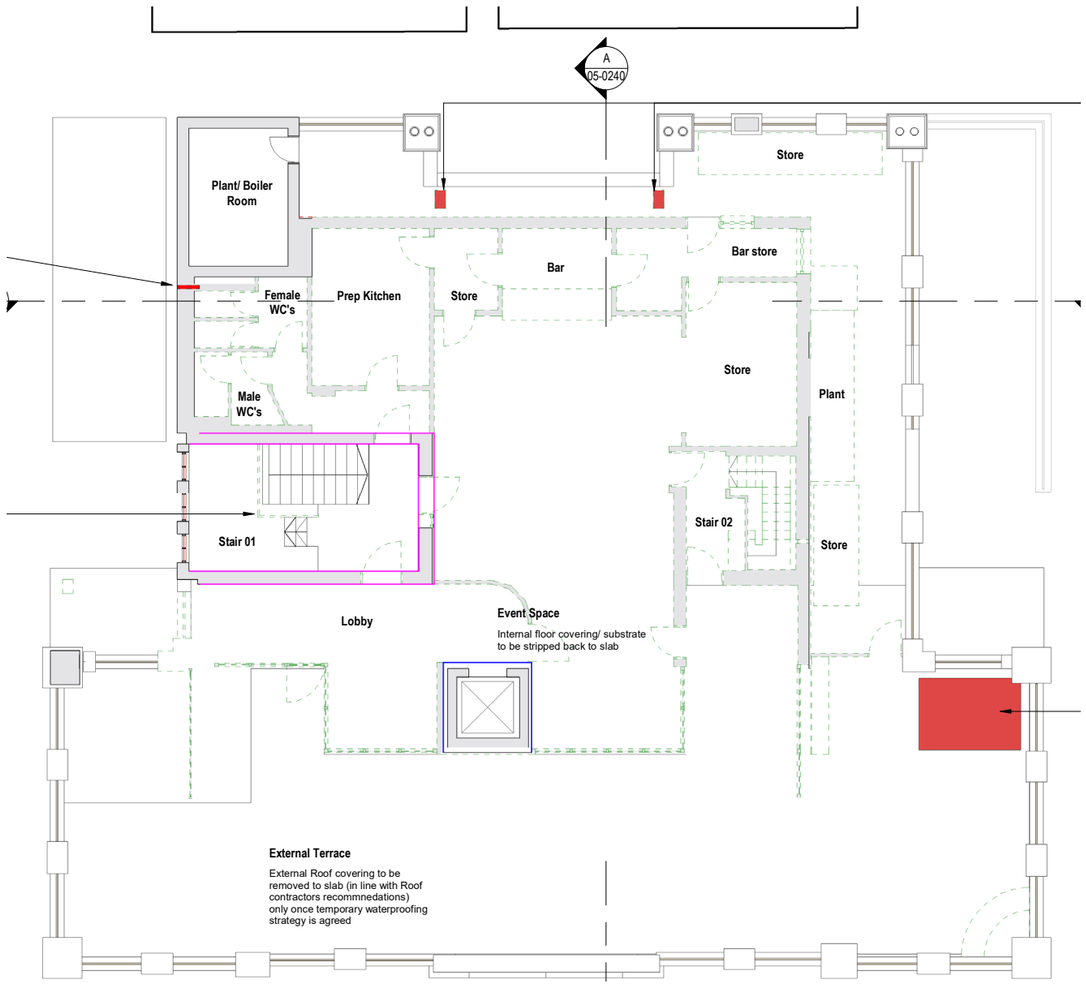
02 Mezanine Plan

Existing Plans with implemented demolition
2.19 Level 03 & Roof

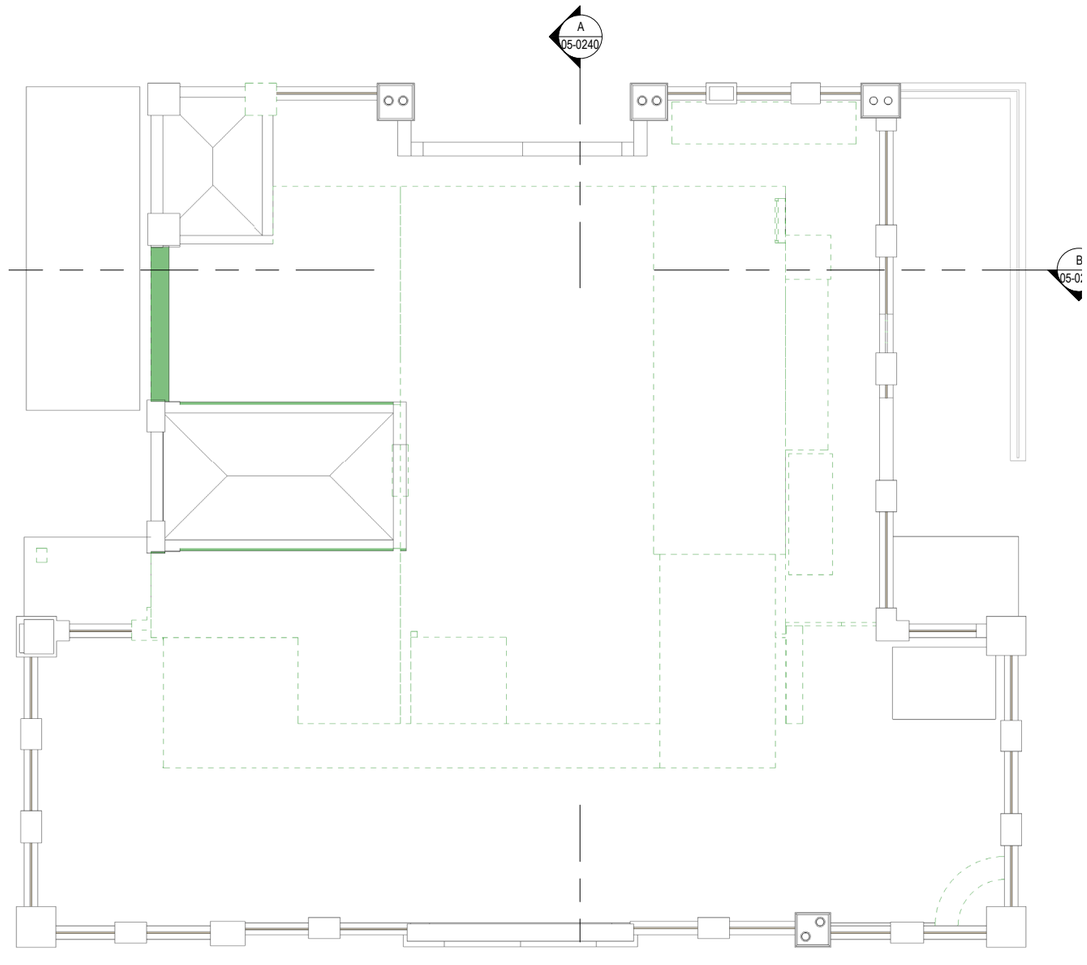
DEMOLITION KEY

- Existing structure to be retained
- Existing heritage wall/fabric to be demolished
- Existing heritage floor/ roof to be demolished
- Existing non-heritage wall/ fabric to be demolished
- Existing non-heritage floor/ roof to be demolished
- Drylining to be removed from brick wall
- Drylining to be removed from blockwork
- Tiling to be removed

Please note the existing demolition has already been conmmenced inline with the consented scheme and therefore are implemented demolition works.



03 Plan



Roof Plan

3.0
The Proposal

3.1 Proposal for Reconfiguration
3.2 The consented scheme
3.3 Overview of changes
3.4 Basement
3.5 Ground Floor
3.6 Ground Floor Mezzanine
3.7 Level 01
3.8 Level 01 Mezzanine
3.9 Level 02
3.10 Level 02 Mezzanine
3.11 Level 03
3.12 Roof
3.13 South (Front) Elevation
3.14 West Elevation
3.15 North Elevation
3.16 East Elevation

The Proposal
3.1 Proposal for Reconfiguration

Summary

The proposal is for the full refurbishment of Great John Street Hotel, currently operating as a 30-room hotel, to create a new 21-room luxury, boutique hotel.

The loss of overall bedrooms is a product of increasing the front of house area at Ground floor and the variety of guest room types available by creating a larger supersuite on the second floor.

The client brief is to upgrade the current offering of the hotel to create destination spaces to attract guests, and the local public alike, with an improved food and beverage offering, in line with the aspirations of the new venue.

As outlined in this section most of the elements to be stripped out internally, are contemporary additions to the original existing fabric of the building (when it served as a school).

In addition to the internal work, there will be new external additions to the East elevation (to Little John Street), namely a glasshouse extension to the bar at ground floor and an additional lift proposed to improve access within the hotel.

Externally, works will seek to holistically upgrade the thermal, acoustic qualities of the existing heritage and modern glazing. All existing timber framing is to be retained and carefully restored. This aims to improve guest user experience, celebrate original fabric through the removal of modern secondary glazing and significantly reduce the operational carbon footprint.

The proposal seeks to add a new side extension to the approved rooftop extension to provide 'destination' rooftop bar', external roof terrace and improved toilet facilities.

All of the proposed works result in what promises to be a unique destination hotel within the city and asset to the St John's neighbourhood area and the Manchester's hotel scene.

The Proposal
3.2 The consented Scheme

Basement, Ground Floor and Ground Floor Mezzanine

The consented scheme is for the full refurbishment of the ground floor area and removal of sections of the ground floor mezzanine balcony floor, including the spiral staircase which was added as part of the 2005 conversion of the building into a hotel and is considered of no historical significance.These changes create a generous double-height space in the bar/ loung area returning this space to its original proportions.

At Ground Floor Mezzanine Level, the slab within the original Principal's Room floor has been partially removed to create a double height space to maintain a free-flowing, open plan, double-height space across the ground floor, in area which is currently compromised by low ceilings and confined space. An area of this slab retained to create an L-shaped mezzanine, preserving the existing fire places to become feature points within the bar space.

The existing Ground floor Mezzanine condition is also compromised in terms of accessibility, ie there's no level access available due to the step up from the Principals room to the rest of the floor, which is remedied by the removal of this floor providing a fully accessible ground floor mezzanine in the consented scheme.

The front of house fit-out has been designed by EPR with an upgrade to furniture, finishes and amenities.

The existing food offering in the hotel is limited by the size of the kitchen and in order to provide a food and drink service commensurate with that expected of a five star luxury hotel, the kitchen is required to be relocated and expanded, including the addition of the associated kitchen plant. Two new dumb waiters are proposed between ground and ground floor mezzanine to improve service operation to the main dining and bar/lounge area.

In the consented scheme the basement contains the BOH facilities including stores, plant and staff welfare facilities, these are retained in their current location and upgraded as part of the proposal.

Guest room floors (Levels 01, 01M)

Within the consented scheme on levels 01 and 01Mezzanine, the existing guestrooms will be refurbished, including the replacement of the existing staircases to the mezzanine levels. One guestroom has been lost due to the proposed new Lift location.

The only exception to this will be where 2 no. current guestrooms will be remodeled and combined to create one Part M compliant accessible suite on both level 01 and a single level guestroom on level 01 mezzanine. There's a further Part M compliant accessible suite on ground Floor mezz directly opposite the new lift.

Guest room floors (Levels 02 & 02M)

On levels 02 and 02 Mezzanine in the consented scheme, the existing seven guestrooms at the front of the building will be refurbished, including the replacement of the existing staircases to the mezzanine levels. One guestroom has been lost due to the proposed new Lift location.

The existing guestrooms on the floor are to be remodelled. 6 no. existing guestrooms are to be combined to create a large 'supersuite' which includes a main lounge with two level access suites linked, offering the flexibility of being able to be let out as a single supersuite or separate guestrooms.

Level 03 (Rooftop Bar)

The consented scheme sees the existing rooftop bar reconfigured - including the existing main roof over the bar and lounge removed, and replaced with a new curved roof with glazed infill rooflights. The main front elevation to the external roof terrace will be fully glazed to take advantage of views over the City skyline.

The glazed elements will create a feeling of openness, and take advantage of additional natural light.

The rest of the rooftop area is reconfigured with an extension to accomodate the relocation of the WC's, in order to provide larger kitchen facilities, more appropriate to the hotel offering. The current bar is replaced with a new feature bar, a key piece of the signature interior design of the space.

The new proposed lift provides a point of entry to this level and improves general accessibilty as the existing hotel relies on one modest size lift.

Glazing Replacement

The proposal seeks to replace all of the existing primary glazing with heritage style Histoglass double glazing. This will remove the existing modern glazing and replace with an external layer of hand drawn heritage style glazing and internal layer of float glass.

The omission of the modern, secondary glazing then allows the blind box to fit within the window reveals, curtains, improve stair safety and maintain the existing window reveals chamfer edge detail. The interventionist will also allow for substantial thermal, acoustic and operational carbon reduction benefits

The Proposal
3.3 Overview of the changes

THG have undertaken a comprehensive review of the proposals with Hotel Operation / Management Company on-board, with a view to re-starting the development. As a result of this review, a number of changes are proposed to the original scheme to ensure the Hotel once completed, provides a 5 star experience for guests and functions well operationally.

All glazing in existing window frames to be replaced with heritage style glazing.

Basement

Updates to the consented internal walls to improve the storage provision, comms room and keg storage.

Ground & Ground Mezzanine

Kitchen moved to the ground floor and plant moved to the ground floor mezzanine. Updates to the consented internal walls and retaining a section of the existing fabric to improve the kitchen provision.

Comms room moved to the basement, reconfigure of the redundant room to create a private dining room. Updates to the consented internal walls and retaining the existing fireplace to this space.

01 & 01 Mezzanine

No additional changes from the consented scheme.

02 & 02 Mezzanine

Corridors to the supersuite bedrooms removed. Consented internal walls reconfigured to create a larger bedroom. Two door openings created from the supersuite lounge, 1 new and 1 in the position of a historic opening.

03

Infill extension to the third floor to create additional floor space to house extra WC's and storage. Updates to the consented new walls to facilitate the reconfiguration and 2 new windows to the east elevation to maximise natural light.

The Proposal
3.4 Basement

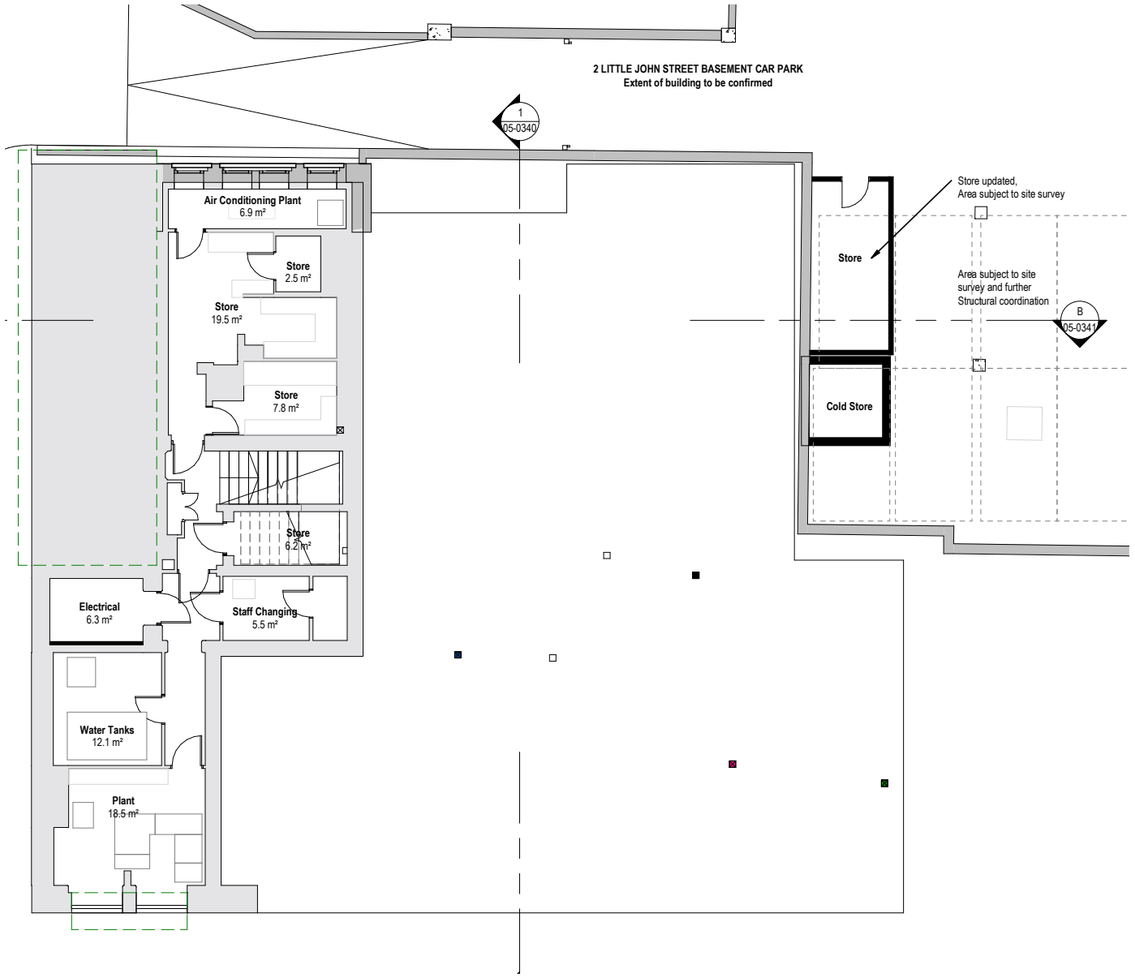
1 Internal walls from previous consent reduced and new door added
2 Existing section of wall removed
3 Internal walls from previous consent updated and new doors added
4 Internal walls from previous consent updated and new doors added

Heritage fabric removed

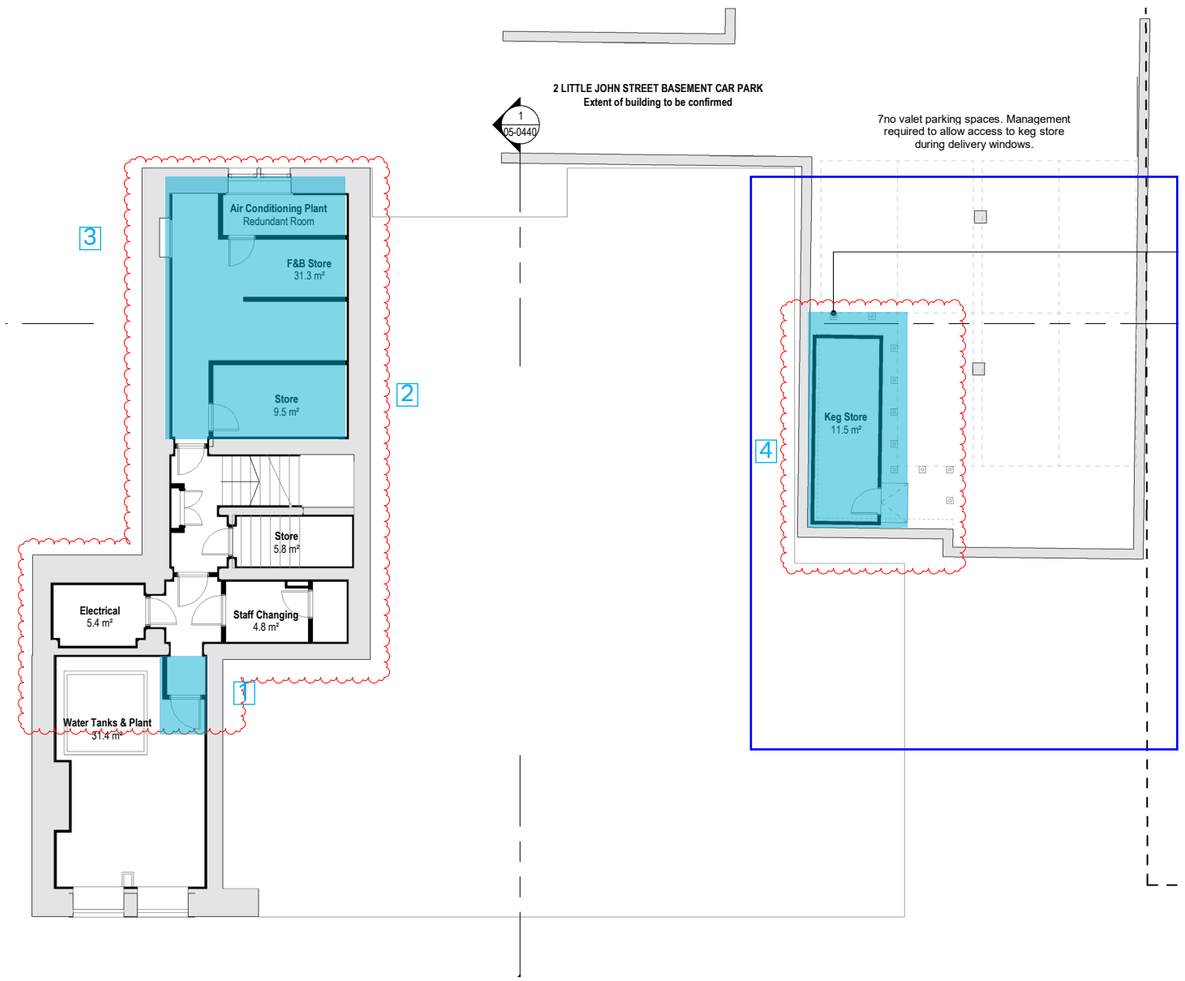
Glass replaced with heritage style glazing (Histoglass or similar)

Heritage fabric retained

Update to new fabric in previous consent



Consented Basement Plan



Proposed Basement Plan

The Proposal
3.5 Ground Floor

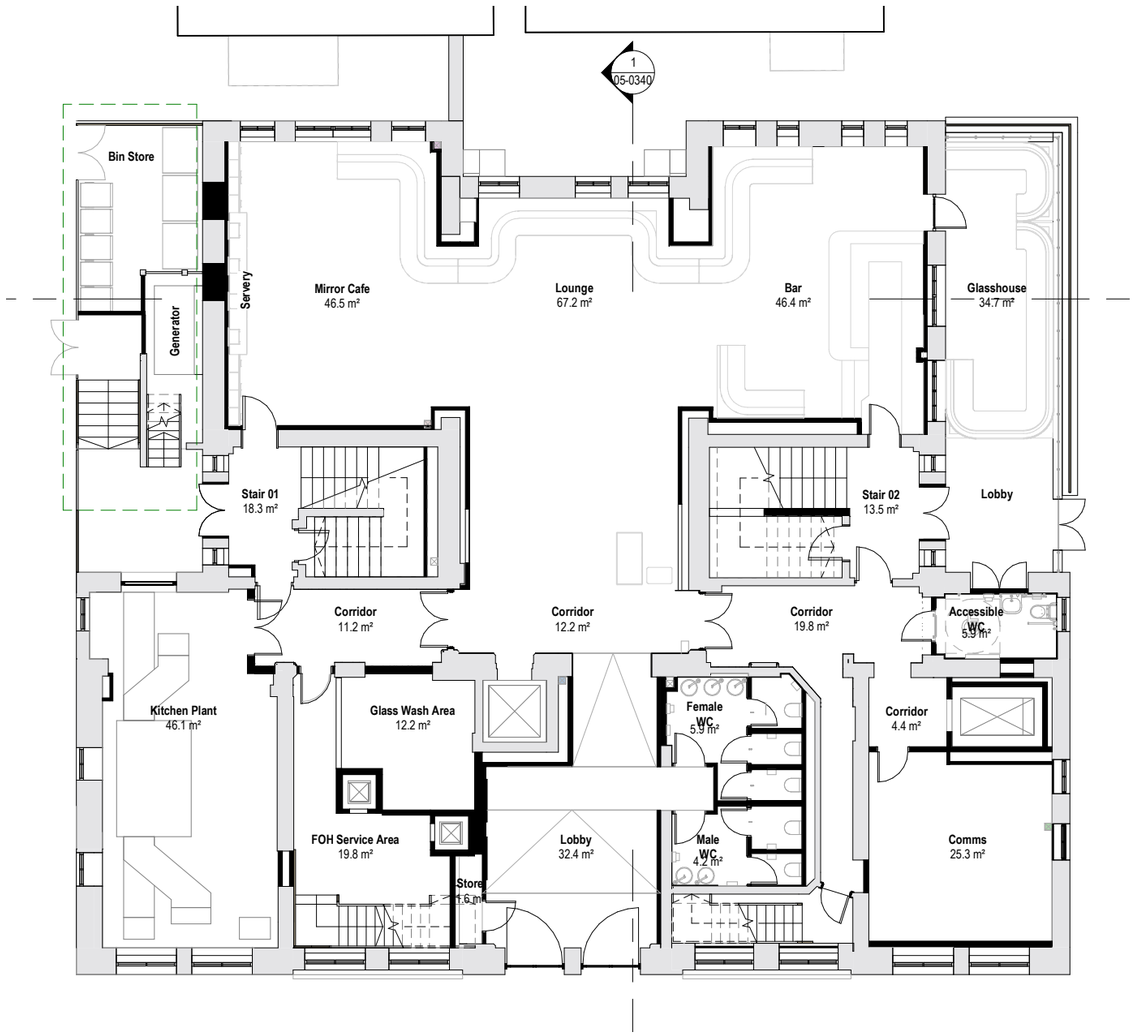
1 Section of existing heritage wall retained
2 Internal wall/door from consented scheme updated
3 Additional section of heritage fabric removed
4 Internal walls from consented scheme updated and dumbwaiters removed
5 Internal wall/door from consented scheme updated
6 Existing heritage fireplace retained
7 Glazing replacement

Heritage fabric removed

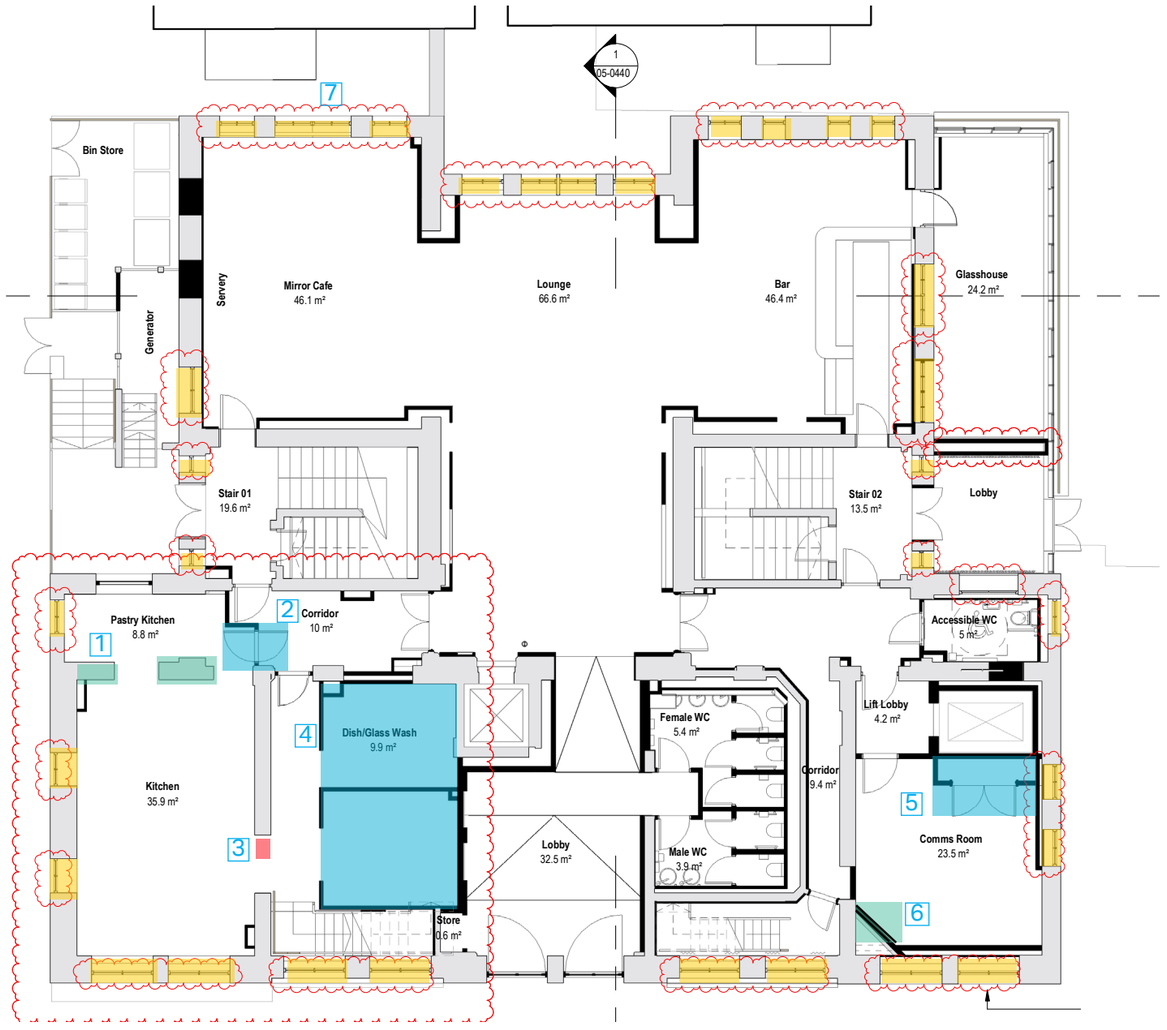
Glass replaced with heritage style glazing (Histoglass or similar)

Heritage fabric retained

Update to new fabric in previous consent



Consented Ground Plan



Proposed Ground Plan

The Proposal
3.6 Ground Floor Mezzanine

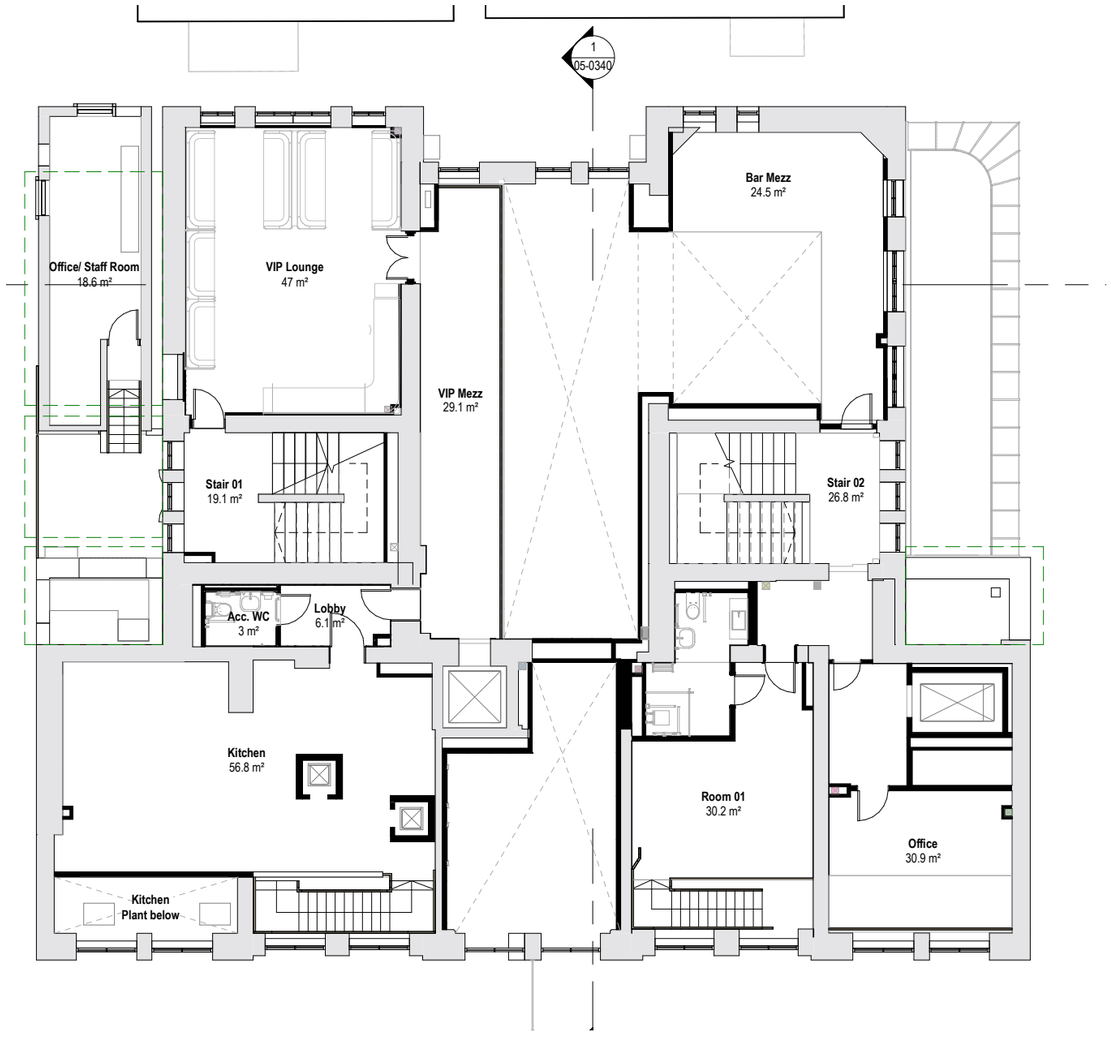
1 Existing void in slab infilled
2 Internal walls from consented scheme updated and dumbwaiters removed
3 Internal wall/door from consented scheme updated
4 Glazing replacement

Heritage fabric removed

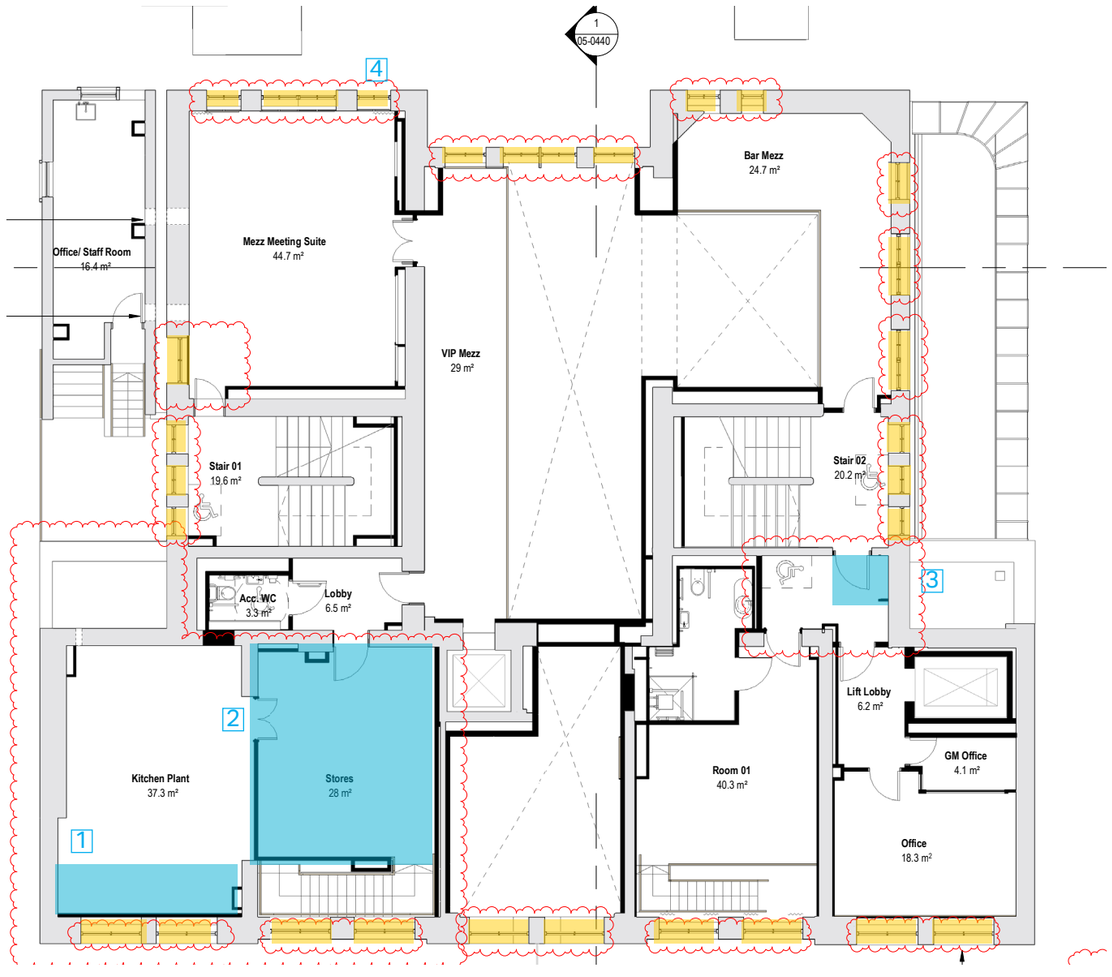
Glass replaced with heritage style glazing (Histoglass or similar)

Heritage fabric retained

Update to new fabric in previous consent



Consented Ground Mezanine Plan



Proposed Ground Mezanine Plan

The Proposal
3.7 Level 01

1 Glazing replacement

Heritage fabric removed

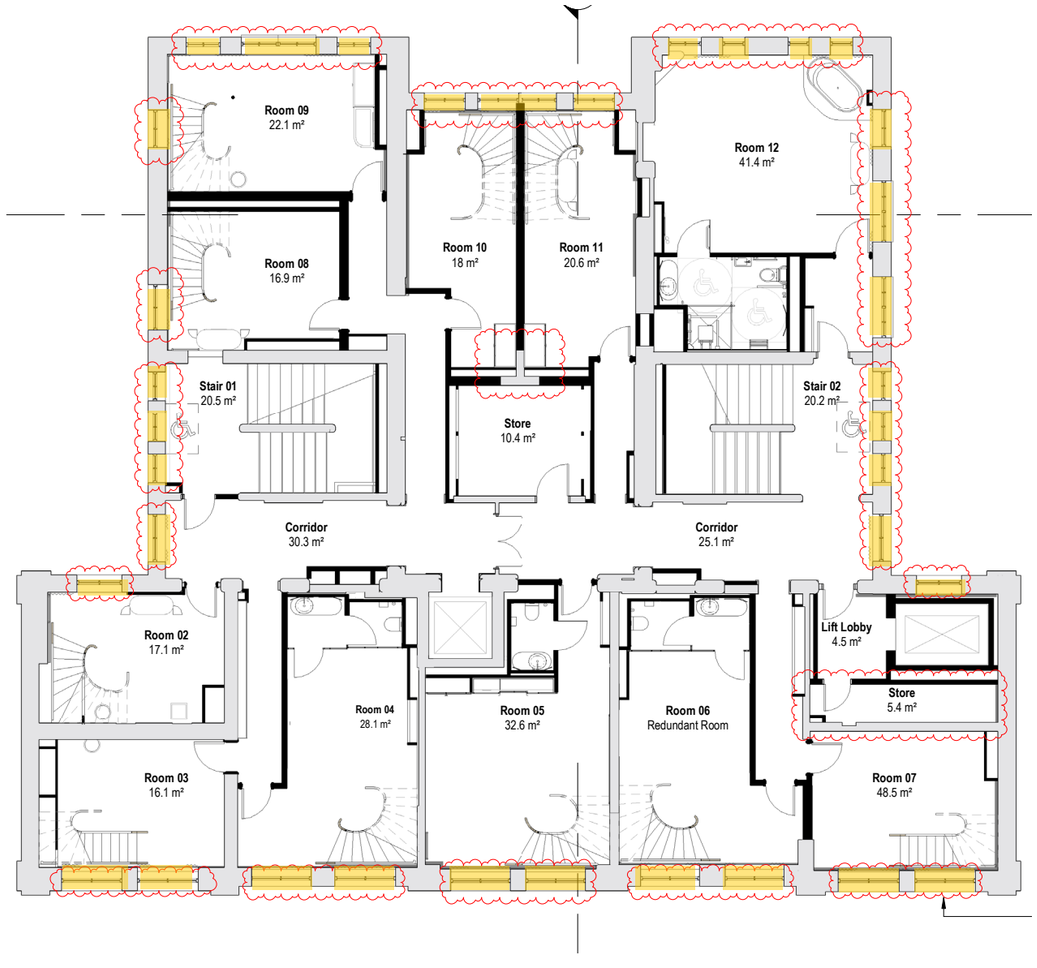
Glass replaced with heritage style glazing (Histoglass or similar)

Heritage fabric retained

Update to new fabric in previous consent



Consented 01 Plan



Proposed 01 Plan

The Proposal
3.8 Level 01 Mezzanine

1 Glazing replacement

Heritage fabric removed

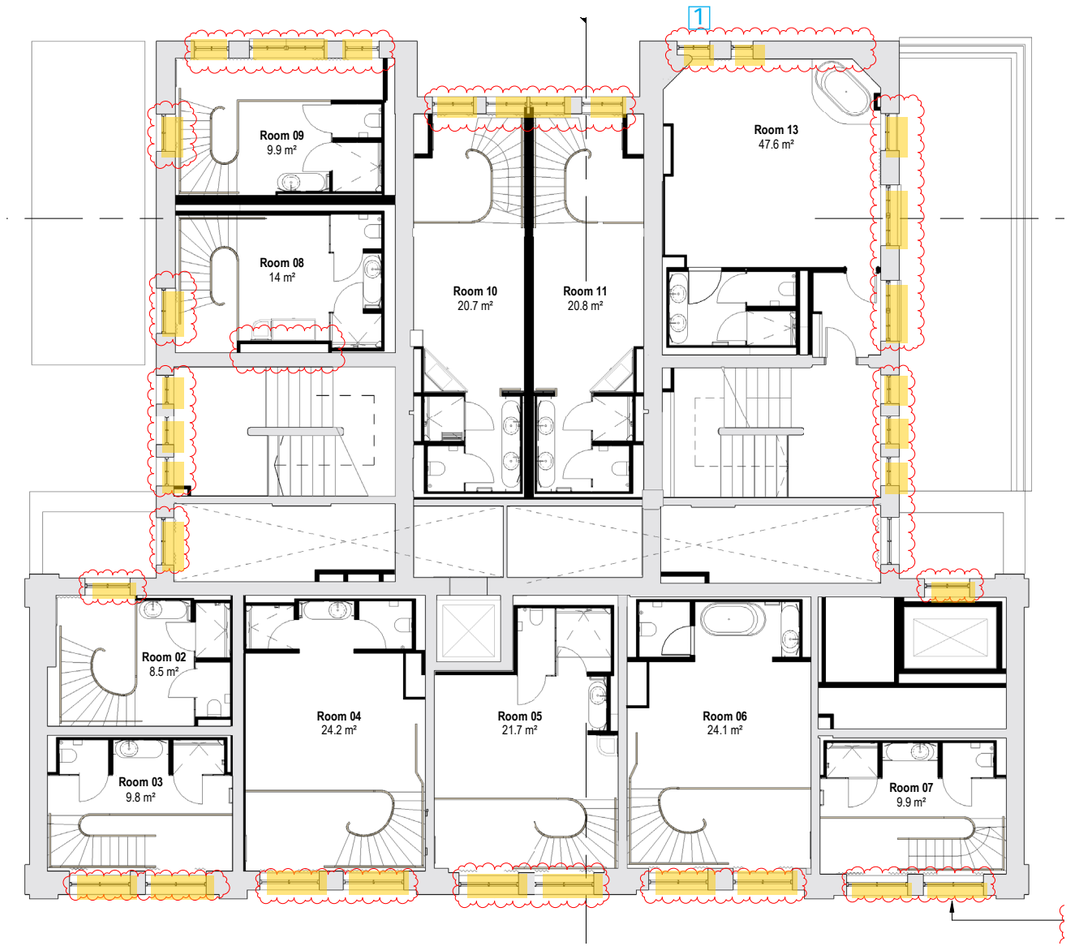
Glass replaced with heritage style glazing (Histoglass or similar)

Heritage fabric retained

Update to new fabric in previous consent



Consented 01 Mezzanine Plan



Proposed 01 Mezzanine Plan

The Proposal
3.9 Level 02

1 Heritage door opening reinstated
2 New door opening in existing wall
3 Internal walls/doors from consented scheme updated
4 Internal walls/doors from consented scheme updated
5 Glazing replacement

Heritage fabric removed

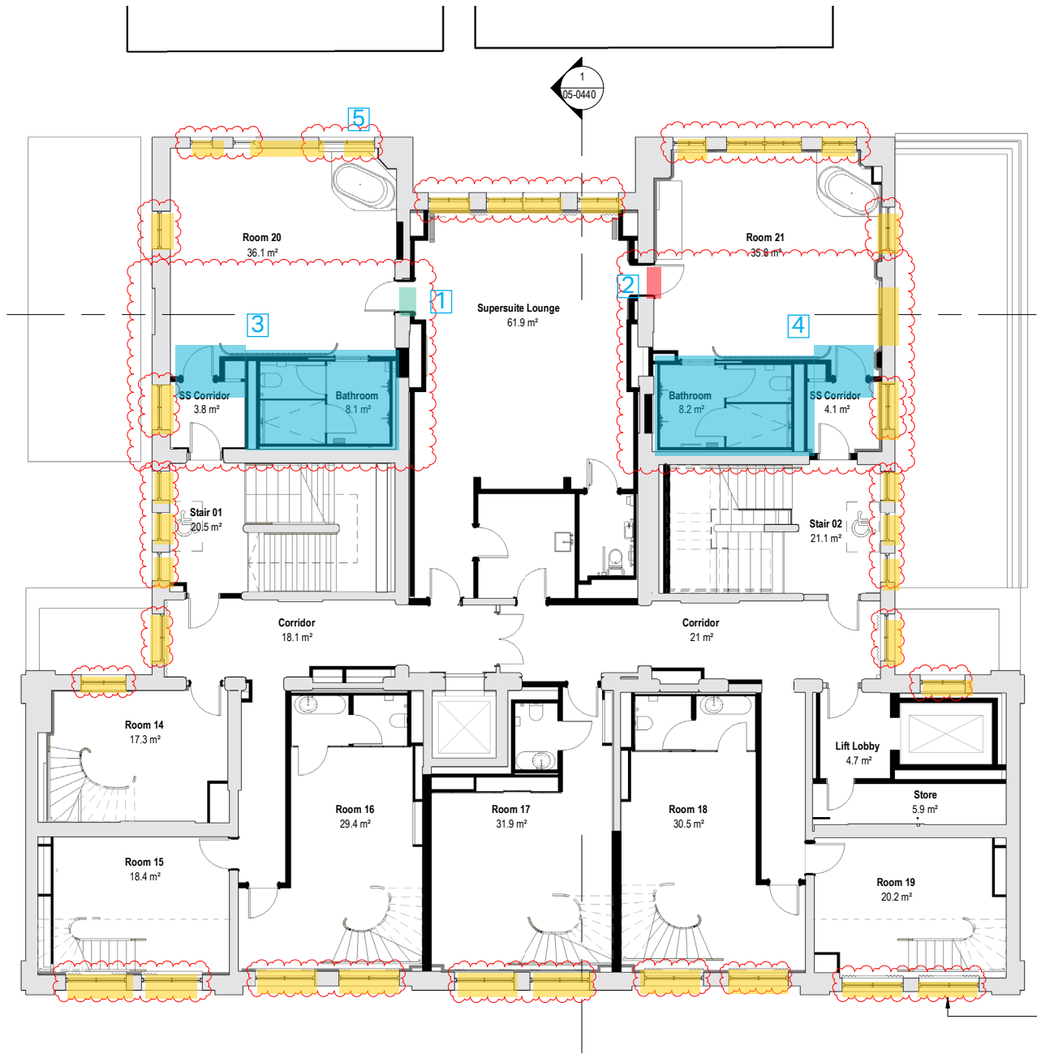
Glass replaced with heritage style glazing (Histoglass or similar)

Heritage fabric retained

Update to new fabric in previous consent



Consented 02 Plan



Proposed 02 Plan

The Proposal
3.10 Level 02 Mezzanine

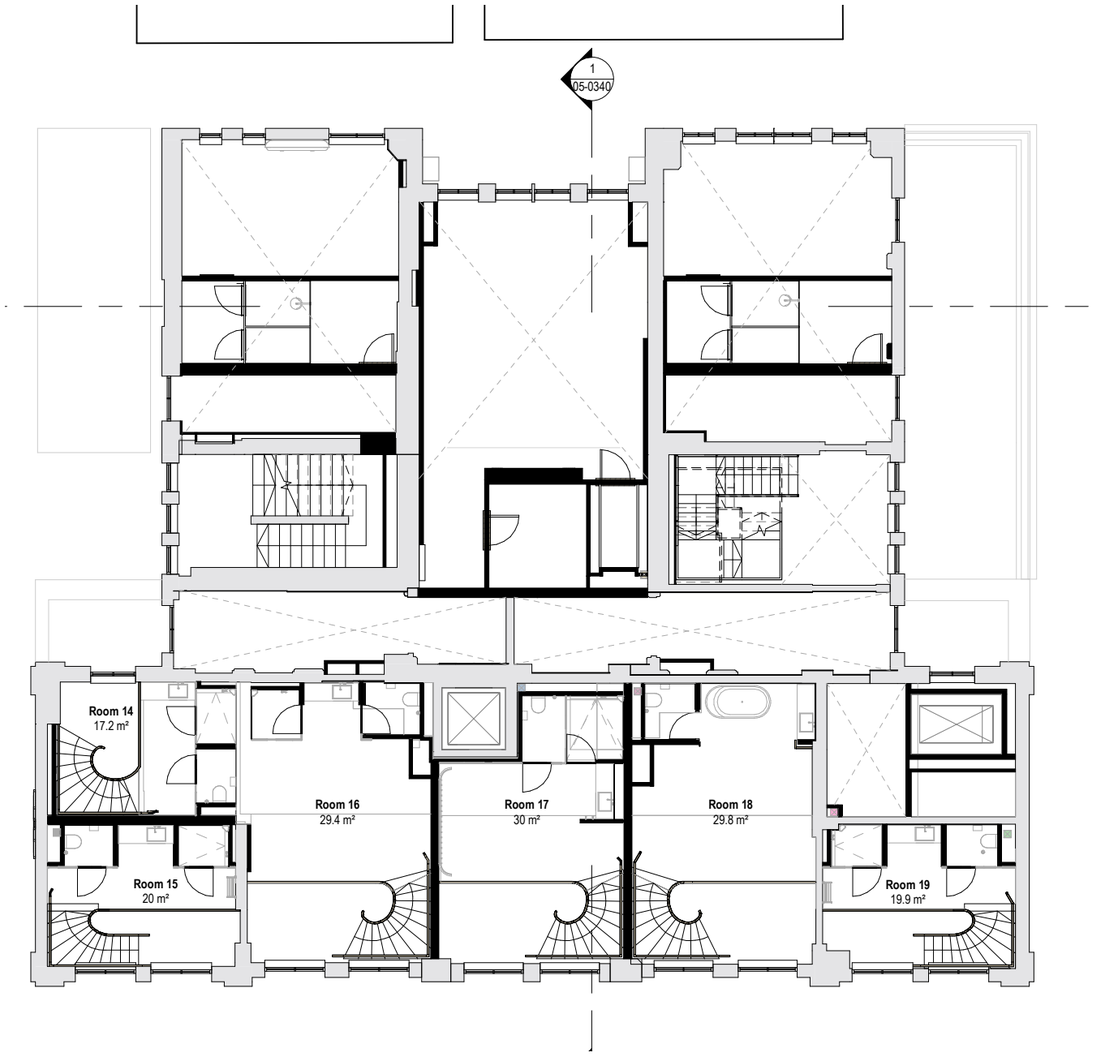
1 Internal walls/doors from consented scheme updated on level below
2 Internal walls/doors from consented scheme updated on level below
3 Glazing replacement

Heritage fabric removed

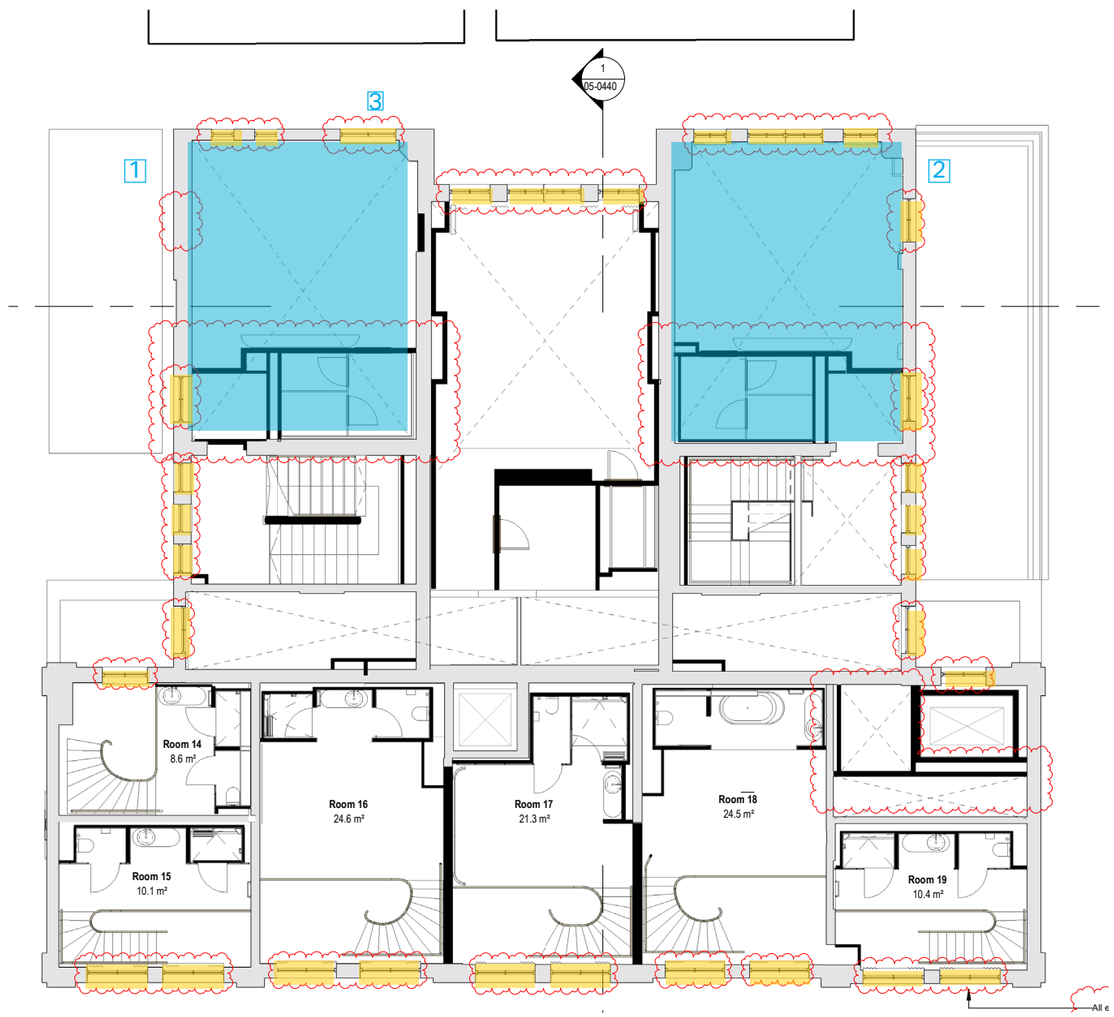
Glass replaced with heritage style glazing (Histoglass or similar)

Heritage fabric retained

Update to new fabric in previous consent



Consented 02 Mezzanine Plan



Proposed 02 Mezzanine Plan

The Proposal
3.11 Level 03 Floor

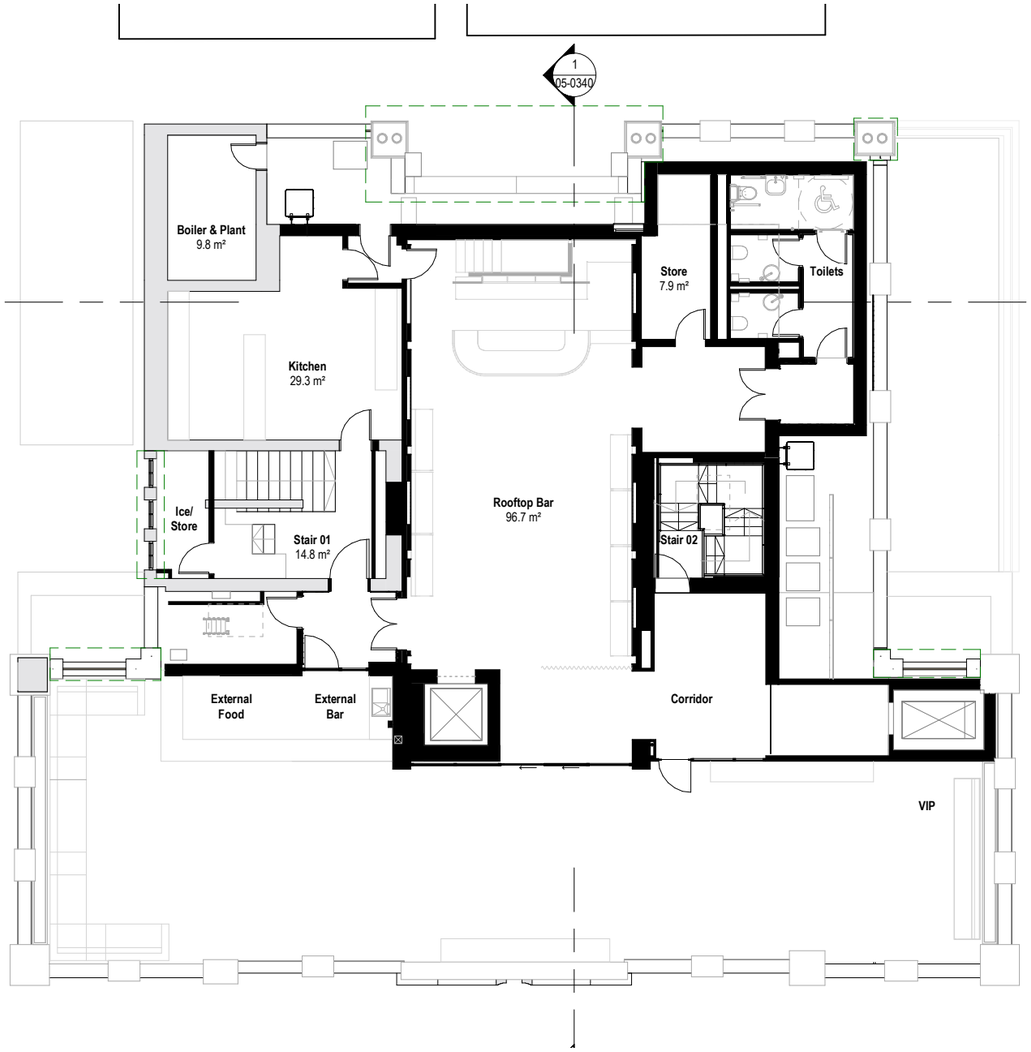
1 Internal walls/doors from consented scheme updated
2 New window added to new consented wall
3 New window added to consented external wall
4 Internal walls/doors from consented scheme updated
5 Infil extension to new fabric

Heritage fabric removed

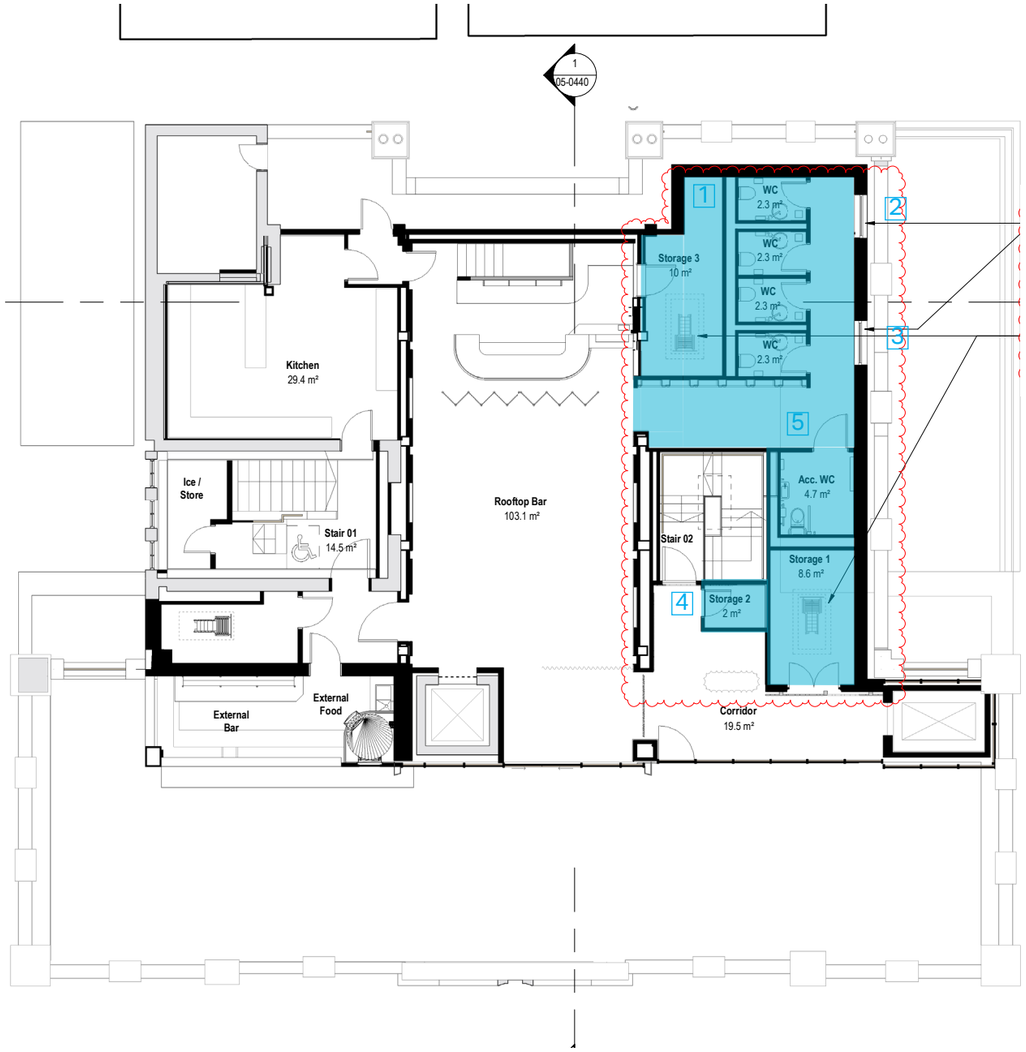
Glass replaced with heritage style glazing (Histoglass or similar)

Heritage fabric retained

Update to new fabric in previous consent



Consented 03 Plan



Proposed 03 Plan

The Proposal
3.12 Roof

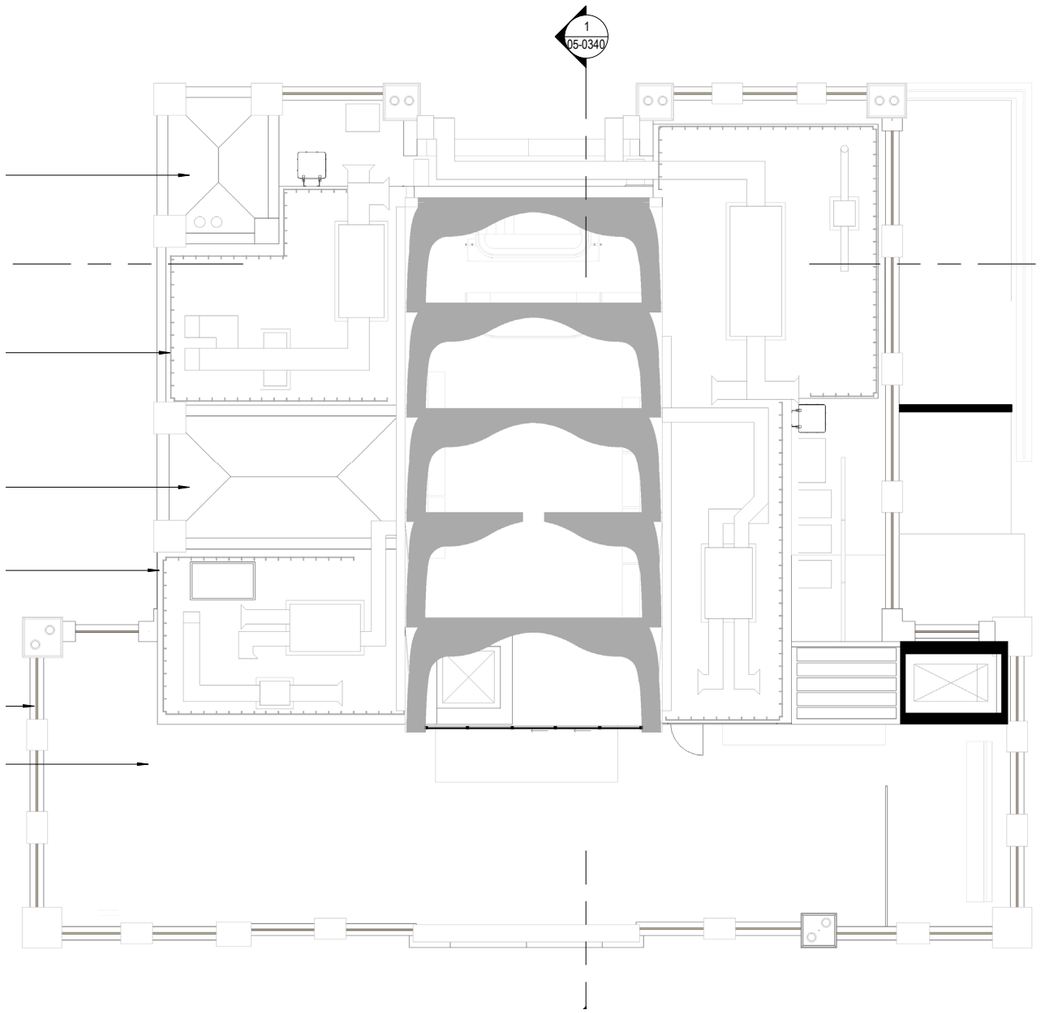
1 Roof ladder position in new roof updated
2 Infil extension to new fabric

Heritage fabric removed

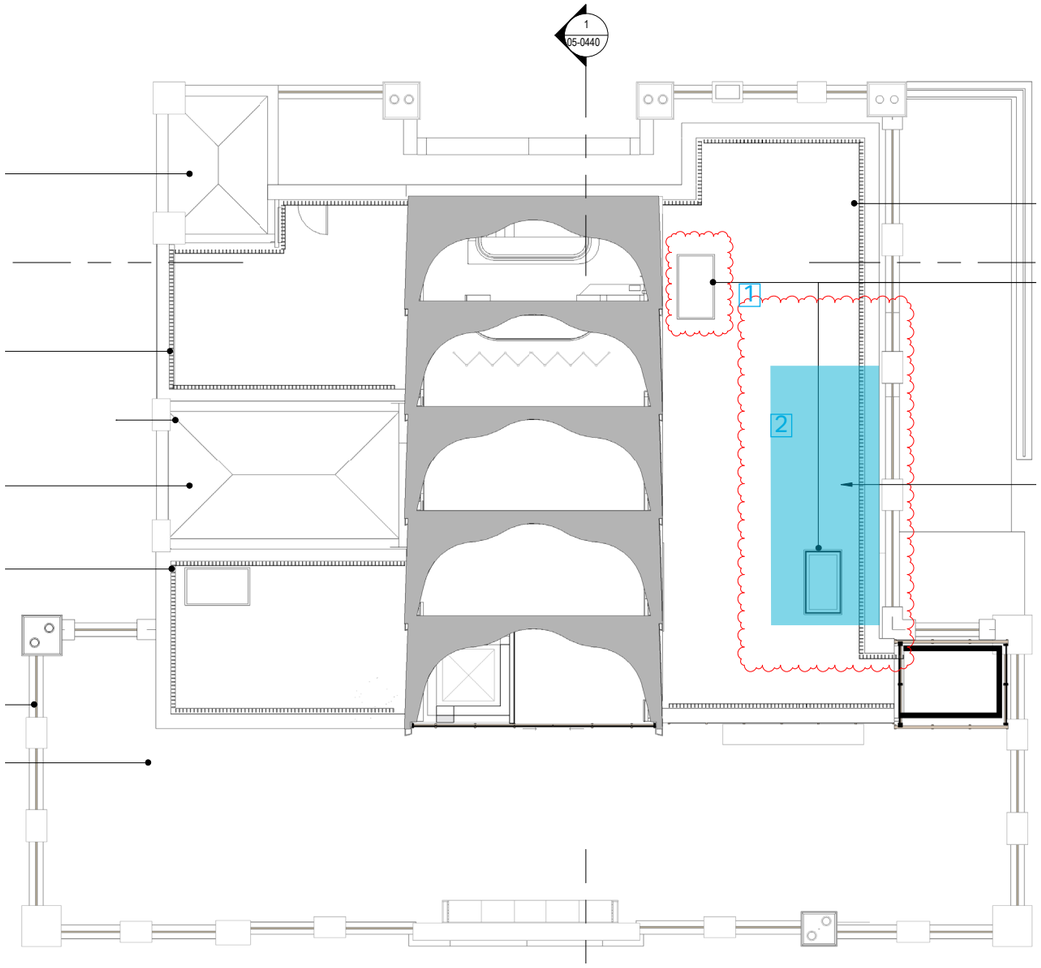
Glass replaced with heritage style glazing (Histoglass or similar)

Heritage fabric retained

Update to new fabric in previous consent



Consented Roof Plan



Proposed Roof Plan

The Proposal
3.13 South (Front) Elevation

[1] Glazing replacement

Heritage fabric removed

Glass replaced with heritage style glazing (Histoglass or similar)

Heritage fabric retained

Update to new fabric in previous consent



Consented South Elevation



Proposed South Elevation

The Proposal
3.14 West Elevation

1 Glazing replacement

Heritage fabric removed

Glass replaced with heritage style glazing (Histoglass or similar)

Heritage fabric retained

Update to new fabric in previous consent



Consented West Elevation



Proposed West Elevation

The Proposal
3.15 North Elevation

1 Glazing replacement

Heritage fabric removed

Glass replaced with heritage style glazing (Histoglass or similar)

Heritage fabric retained

Update to new fabric in previous consent



Consented North Elevation



Proposed North Elevation

The Proposal
3.16 East Elevation

1 Infil extension to new fabric
2 New window added to consented external wall
3 New window added to consented external wall
4 Glazing replacement

Heritage fabric removed

Glass replaced with heritage style glazing (Histoglass or similar)

Heritage fabric retained

Update to new fabric in previous consent



Consented East Elevation



Proposed East Elevation

4.0
Existing Glazing Replacement

4.1 Existing Glazing Scenario
4.2 Heritage Glazing Survey
4.3 Overview of Glazing Proposal
4.4 Proposed Glazing Replacement Diagram

Proposed Glazing Replacement
4.1 Existing Glazing Scenerio

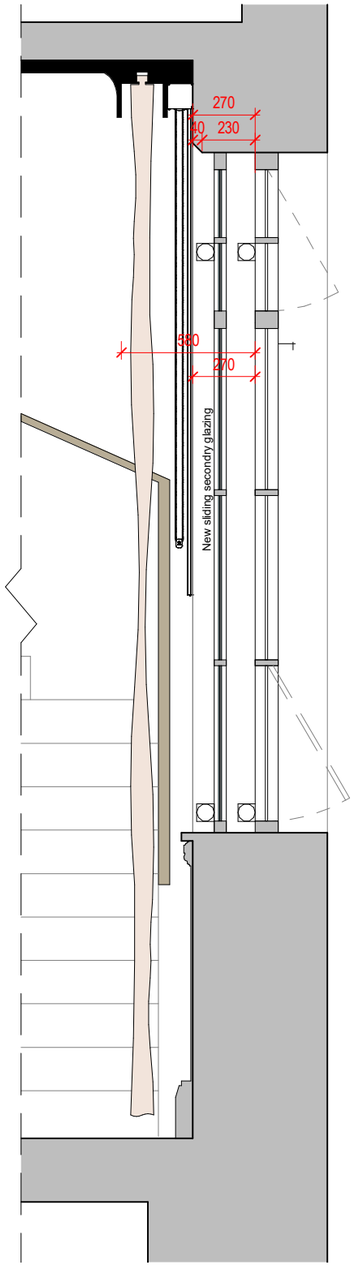
Existing scenerio

Great John street has a myriad of window, frame arrangements, sizes and opening lights across it's four distinctively varying elevations. To allow for a sensitive design approach, detailed window surveys have been underaken to review each window individually. The heritage survey conducted by Stephen Levrant Heritage Architecture aimed to review which elements of the windows are original fabric, partially modern fabric and fully modern to aid concept design.

Opportunities

Most of the guestrooms are two storey with mezzanine levels with the vast majority double height windows. Some have existing secondry glazing but there's an opportunity to review this modern intervention as it's causing mulitple operational issues.

- Currently to access some of the secondry glazing in the duplex guestrooms, guests have to partially climb the staircase, turn and reach across a gap to access the opening clips. This isn't user friendly, accessible or safe.
- Each group of typical windows has a unique window reveal. The secondry glazing fits inside some window reveals, but where windows have smaller window reveals, the secondry glazing protrudes into the rooms, impacting circulation areas.
- The existing secondary glazing also complicates the natural ventilation system with part manual and part electrical hybrid operations. Alongside this, it also makes cleaning between the glazing layers more difficult.









Existing windows - Varying existing conditions including sporadic modern panes, modern glazing elements etc.



Staircase safety, spatial issue and visually hidden primary glazing etc.



Damaged framing, cill and glazing alognside compromised waterproofing

Proposed Glazing Replacement
4.2 Heritage Glazing Survey

Second World War - Bomb Damage

The map was drawn up in 1941 using the 1934 OS map to show the location and damage caused by each of the enemy bombs dropped on Manchester during the Second World War. This map shows that Great John Street Hotel was hit by a high explosive bomb on the 12th June 1941 (denoted by the blue circle), which is shown to have caused damage to all elevations of the building (marked by the red outline). The blast damage from this bomb will have resulted in widespread glass replacement in 1941, helping to explain the high level of new glass seen on the South elevation.

Great John Street Hotel - Manchester Map - Bomb Drop Point



Proposed Glazing Replacement
4.2 Heritage Glazing Survey

Existing glass - modern

M Existing glass - modern with modern frame

Existing glass - historic



SLHA glazing survey

Existing modern glass - 42%

Existing historic glass - 6%

Inaccessible glass - 52%

Heritage Glazing Survey - South Elevation

Proposed Glazing Replacement
4.2 Heritage Glazing Survey

Existing glass - modern

M Existing glass - modern with modern frame

Existing glass - historic



Heritage Glazing Survey - West Elevation

SLHA glazing survey

Existing modern glass - 40%

Existing historic glass - 21%

Inaccessible glass - 39%

Proposed Glazing Replacement
4.2 Heritage Glazing Survey

Existing glass - modern

M Existing glass - modern with modern frame

Existing glass - historic



Heritage Glazing Survey - South Elevation

SLHA glazing survey

Existing modern glass - 17%

Existing historic glass - 13%

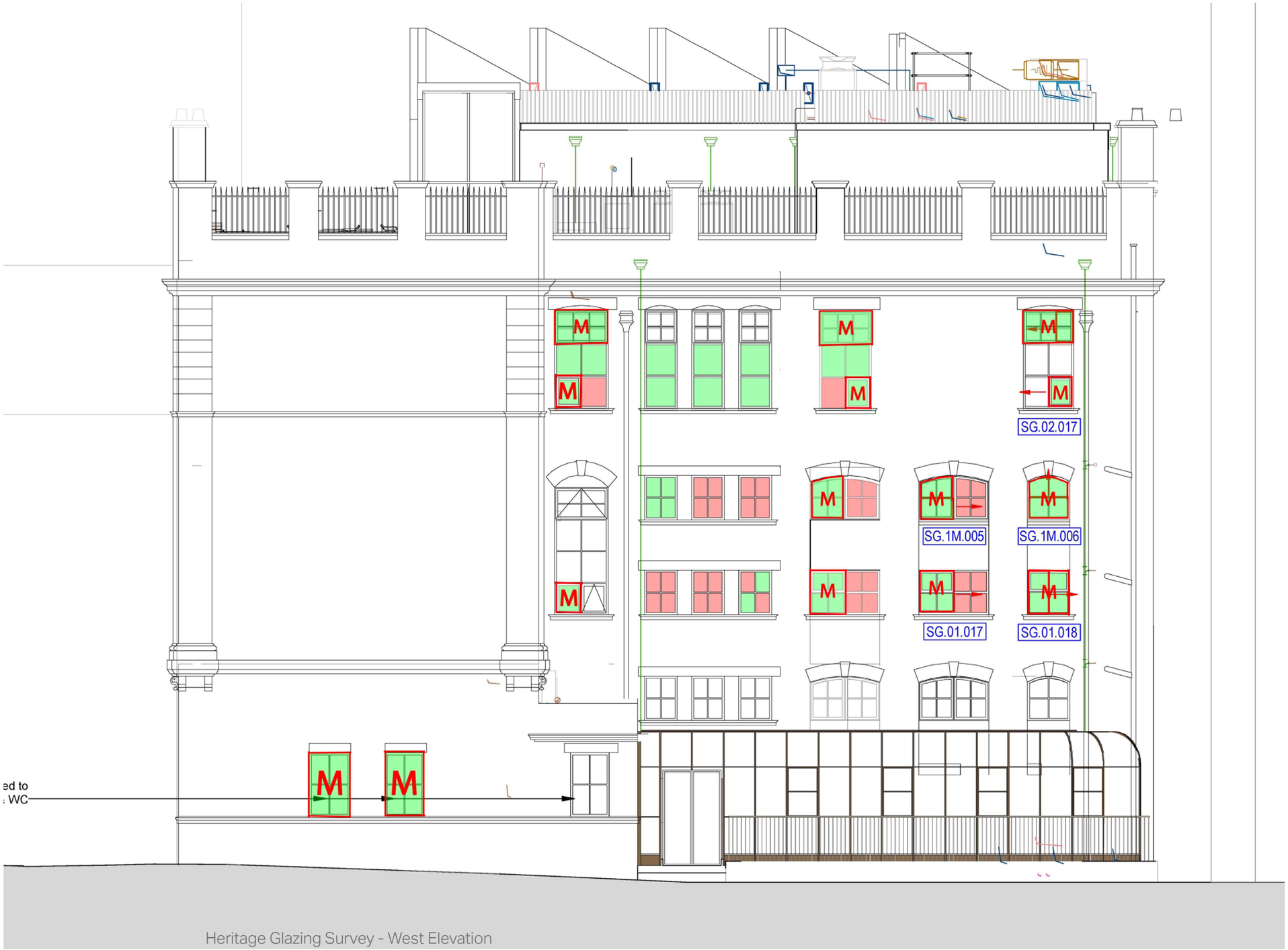
Inaccessible glass - 70%

Proposed Glazing Replacement
4.2 Heritage Glazing Survey

Existing glass - modern

M Existing glass - modern with modern frame

Existing glass - historic



Heritage Glazing Survey - West Elevation

SLHA glazing survey

Existing modern glass - 36%

Existing historic glass - 13%

Inaccessible glass - 51%

Proposed Glazing Replacement
4.3 Overview of Glazing Proposal

Proposal

The proposal seeks to replace all of the existing primary glazing with heritage style Histoglass double glazing. This will remove the existing modern glazing and replace with an external layer of hand drawn heritage style glazing and internal layer of float glass.

The omission of the modern, secondry glazing then allows the blind box to fit within the window reveals, curtains, improve stair saftey and maintain the existing window reveals chamfer edge detail.

Thermal, Acoustic and Carbon reduction benefits

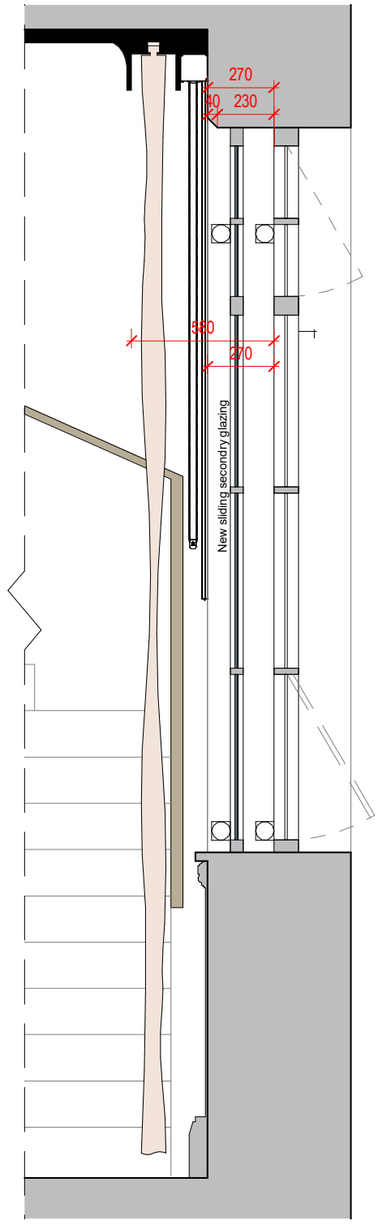
The replacement Histoglass will upgrade the envelope thermally, acoustically and reduce the operational carbon footprint of the hotel.

Thermal U Value drastically improve from 2.88w/mk2 to 1.4w/mk2

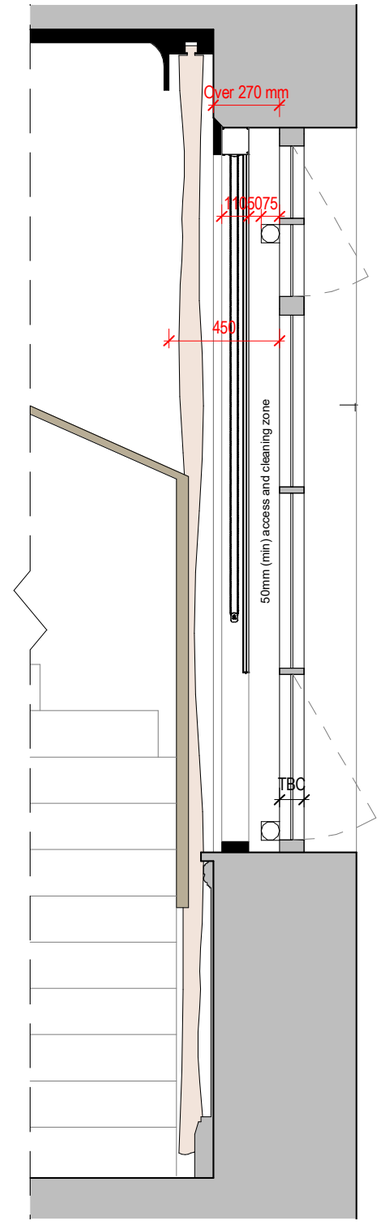
Estimated carbon saving of 8,447kgCO2/year (Representing a total hotel reduction of circa 8%) This represent a huge carbon saving that will help drive towards both THG's and Manchester City Council's sustainability targets.

		Room 09							Restoration req.					
WD.01.028			2120	3020	230	300	Yes	No	Yes	N/A	Yes	Original glazing to one panes			N/A
WD.01.029			2120	3020	230	300	Yes	No	Yes	N/A	Yes	Four modern glazing panes			N/A
WD.01.030			980	3020	220	280	Yes	BL	Yes + MI	N/A	Yes	Four modern glazing panes	One modern opening light unit to bottom		N/A
WD.01.031			1020	3020	240	290	Yes	BL	Yes + MI	N/A	No	Modern glazing	Modern window		Yes
WD.01.032		Room 08	1300	3020	210	270	Yes	BL + T	Yes + MI	N/A	Yes	Original glazing to one pane	Modern upper opening		Yes
WD.01.033			900	1200	170	230	No	No	Yes	N/A	Yes	Original glazing			N/A
WD.01.034		Stair 01	900	1200	170	230	No	No	Yes	N/A	Yes	Original glazing			N/A
WD.01.035			900	1200	170	230	No	No	Yes	N/A	Yes	Original glazing			N/A
WD.01.036		Corridor	1350	3020	175	235	No	BL	Yes	N/A	Yes	Original glazing to two panes			N/A
WD.01.037		Room 02	1300	3020	210	270	Yes	BL + T	Yes + MI	N/A	Yes	Modern glazing tomodern lower optning light	Restricted access - Modern upper opening light unit and modern		N/A
WD.1M.001			920	1100	170	230	No	No	Yes	N/A	Yes	Modern glazing			N/A
WD.1M.002		Stair 02	920	1100	170	230	No	No	Yes	N/A	Yes	Original glazing			N/A
WD.1M.003			920	1100	170	230	No	No	Yes	N/A	Yes	Original glazing to two out of four panes			N/A
WD.1M.004			1800	1170	55	112	No	BR	Yes + MI	Arched Header	Yes	Original glazing to four out of eight panes	Half of window is a modern timber unit		N/A
WD.1M.005	L1 Mezz	Room 13	1750	11470	115	175	Yes	BR	Yes + MI	Arched Header	Yes	Original glazing to four out of eight panes	Half of window is a modern timber unit		N/A
WD.1M.006			1090	1170	11	170	Yes	Bottom	Yes + MI	Arched Header	No	Modern glazing	Modern window unit		N/A
WD.1M.007			690	1140	190	270	Yes	Bottom	Yes + MI	Arched Header	No	Modern glazing	Modern window unit		N/A
WD.1M.008			960	1140	190	270	Yes	No	Yes	Arched Header + Fireplace protrudes into window reveal	Yes	Original glazing to three out of four panes			N/A
WD.1M.009			900	1120	180	240	No	No	Yes	Lower section of window has original glazed brick finish	Yes	Original glazing			N/A
WD.1M.010		Stair 01	900	1120	180	240	No	No	Yes		Yes	Original glazing			N/A
WD.1M.011			900	1120	180	240	No	No	Yes		Yes	Original glazing			Yes
WD.02.001		Room 15	1680	2450	100	160	Yes	TL	Yes + MI	Timber frame in poor condition. Restoration works required.	Yes	Original glazing to four panes and one of two opening upper lights			Yes
WD.02.002			1680	2450	100	60	Yes	T + BL	Yes + MI	N/A	Yes	Original glazing to three panesand one of two opening upper lights	One modern upper opening light		Yes
WD.02.003		Room 16	1680	2450	95	160	Yes	BR	Yes + MI	N/A	Yes	Original glazing to two panesand one of two opening upper lights	One modern upper opening light		Yes
WD.02.004			1680	2450	95	160	Yes	TL	Yes + MI	N/A	Yes	Original glazing to one paneand one of two opening upper lights			Yes

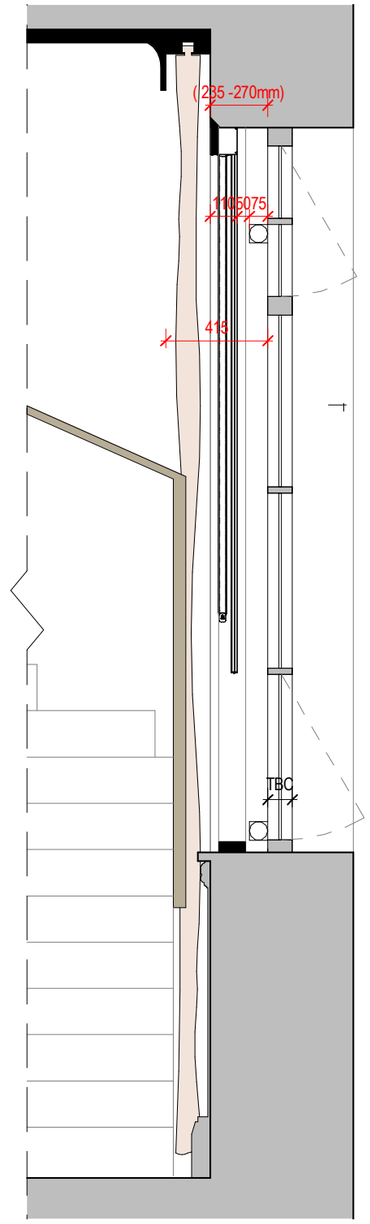
An extract from the Architectural and Heritage glazing survey. The full document is available on request as an supplementary appendix.



Existing safety and spatial issue
Compramised stair safety



Proposal for typical scenrio A
Window reveals on more than 270mm

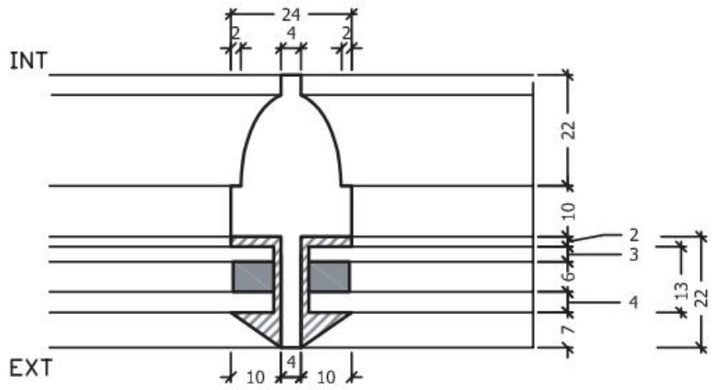


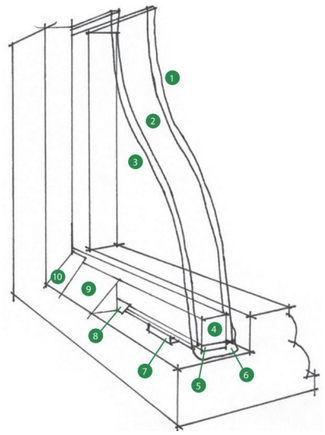
Proposal for typical scenrio B
Window reveals between 235-270mm

Proposed Glazing Replacement
4.3 Overview of Glazing Proposal

Histoglass Proposal

The proposals seeks to utilise the Histoglass HD13 system. A heritage style slimline double glazing unit, that'll fit within the existing timber window framing. The HD13 product range is designed to fit well within hertiage assets and period buidlings and yet it offers many of the benefits of double glazing. Visually, it's hard to tell the difference from the original single-glazed panes. The outer pane will be Hand Drawn glazing with the inner pane consisting of float glass. Details shown below.





System sketch

1. Low E float glass inner pane
2. Gas filled cavity
3. Hand drawn outer pane
4. Aluminimum spacer bar
5. Perimeter seals (To match existing)
6. Bedding compound (To match existing)
7. Hardwood spacer (To match existing)
8. Sprig
9. Putty line (To match existing)

10 Paint (To match existing)

External Pane Proposal



Hand Drawn Glass

Approx. 1860-1920

In the early 1860s a method was developed to produce cylinder glass more quickly and easily. Molten glass was poured into a large bowl (or crucible) and a hot metal bait was dipped into this molten glass. Then the bait was drawn slowly in an upward motion, drawing a large glass cylinder after it. It has fewer imperfections than the preceding cylinder glass, but the upward draw gives it a wavy character. Most Victorian properties would have a version of this glass.

Internal Pane Proposal



Float Glass

Late 1950s onwards (also in toughened and laminated)

This type of glass is most commonly seen in buildings constructed from the 1960s onwards. With modern production techniques, float glass can easily be turned into safety glass. There are two main types: toughened (or tempered) and laminated.

The Old War Office (London)

Grade II listed Building that employed Histoglass - Recently completed by EPR Architects



Proposed Glazing Replacement
4.3 Overview of Glazing Proposal

Existing Great John Street Hotel - Glazing



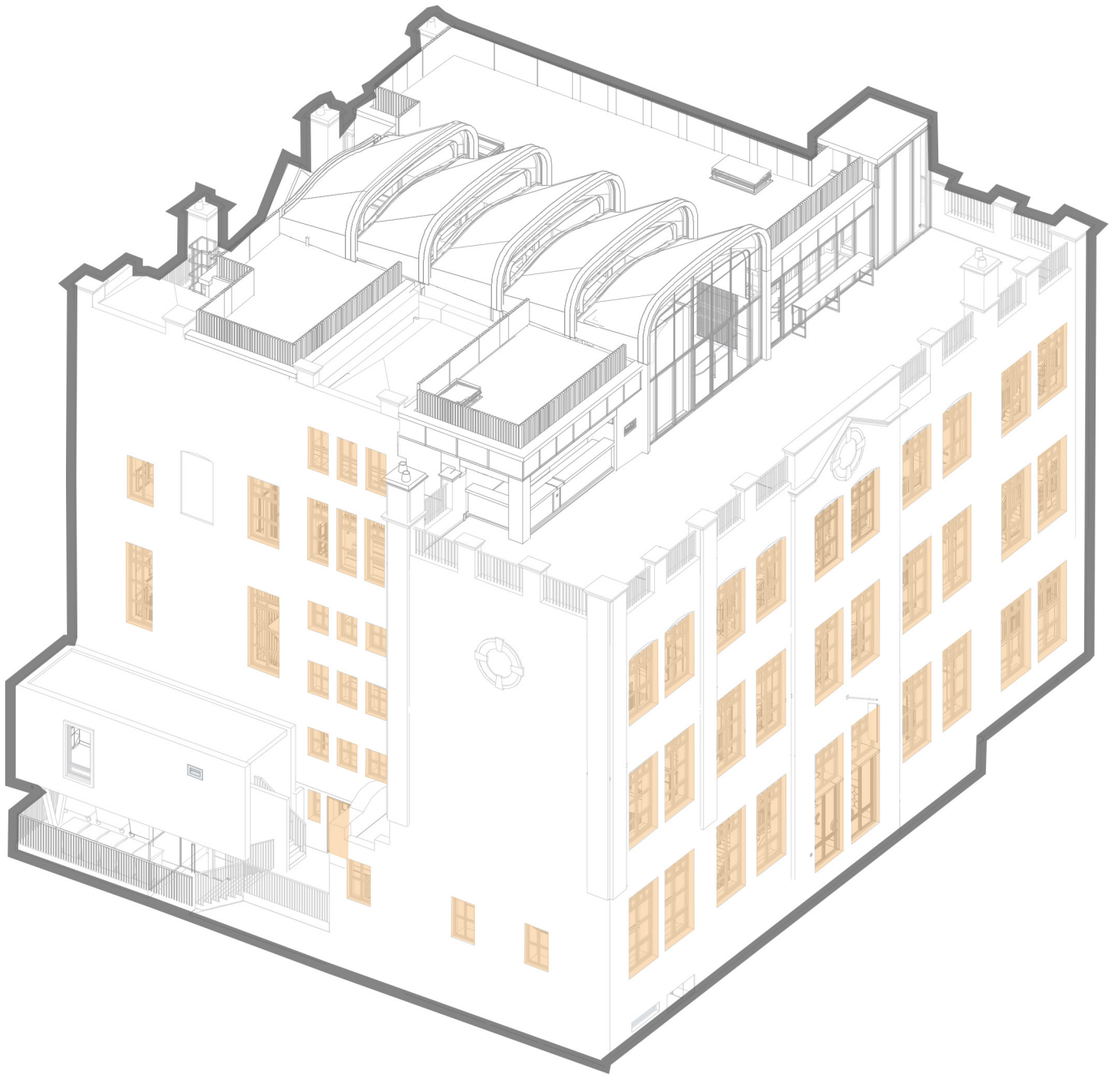
South Elevation from Great John Street

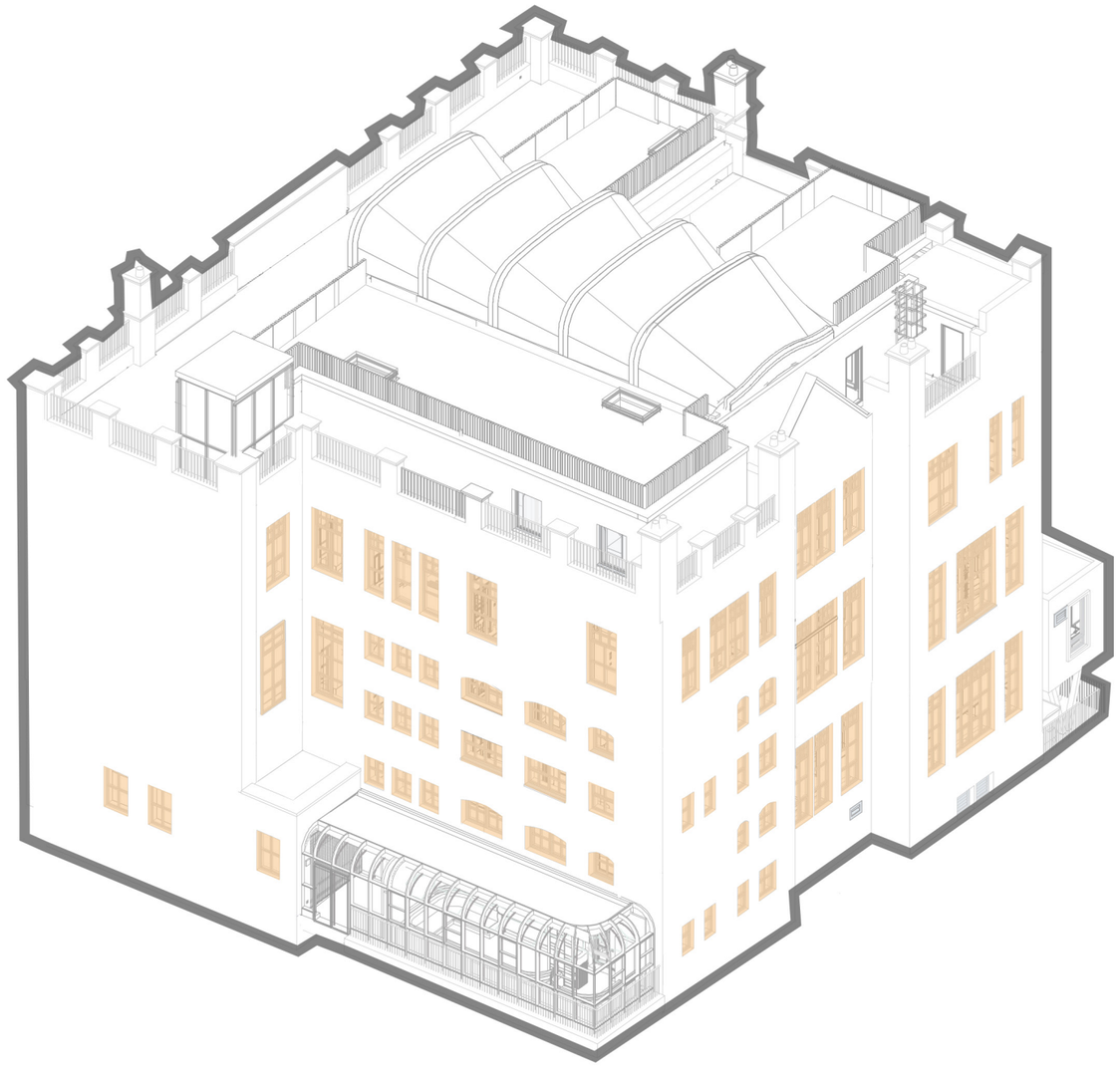


East Elevation from Little John Street

Proposed Glazing Replacement
4.4 Proposed Glazing Replacement Diagram

Glass replaced with heritage style glazing (Histoglass or similar)





5.0
Townscape / Views

5.1 Proposed Views from Great John Street
5.2 Proposed Views from Byrom Street
5.3 Proposed Views from Great John Street
5.4 Proposed Views from Atherton Street
5.5 Proposed Views from St John's Gardens
5.6 Proposed Views from Atherton Street (adjacent to Breeze Gardens)

Townscape/ Views
5.1 Proposed Views

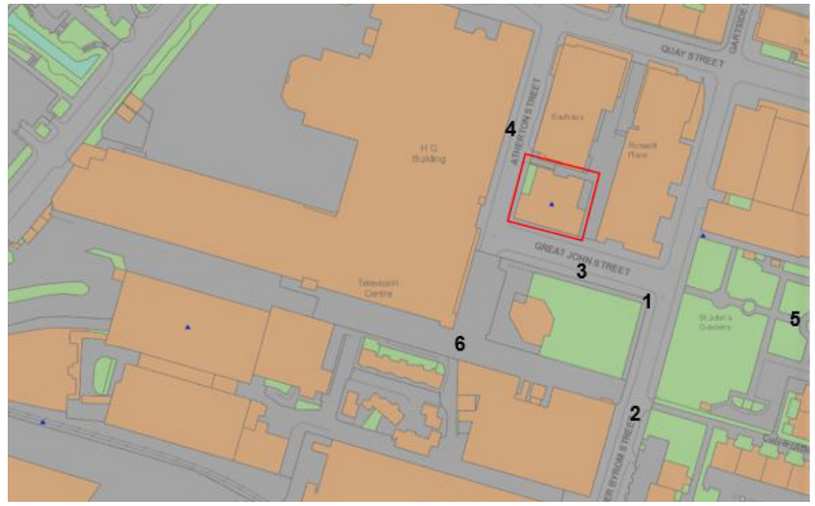
These images have not been updated since the previous application because the proposed updates in this application are imperceptible from street.



View 1
Existing view from Great John St



View
Proposed view from Great John St



These townscape views were agreed with MCC and illustrate how the proposed changes will be visible, or not visible, as massing is viewed from key viewpoints in the locality.

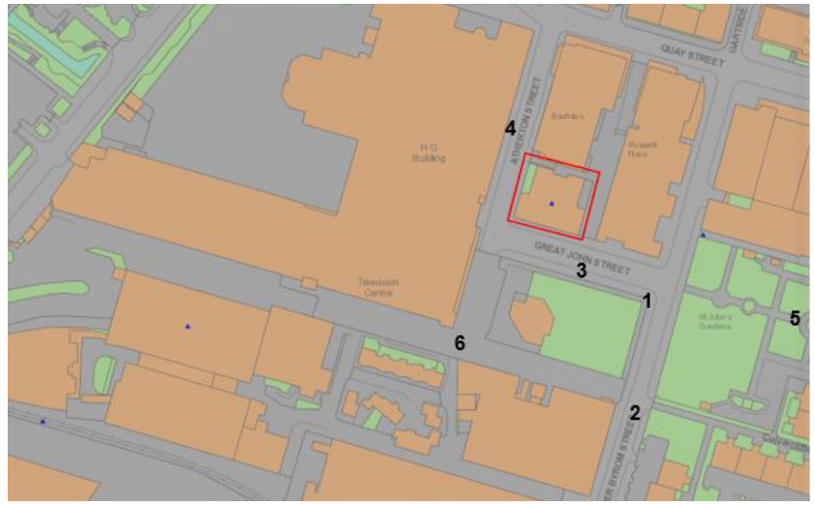
As can be seen from the views, the visual impact of the new roof structure is minimal in most of the views with the new roof set back from the building facade.

The proposed new glasshouse extension isn't visible in any of the selected views.

Townscape/ Views
5.2 Proposed Views

These images have not been updated since the previous application because the proposed updates in this application are imperceptible from street.





View 2
Existing view from Byrom St



View 2
Proposed view from Byrom St

Townscape/ Views
5.3 Proposed Views

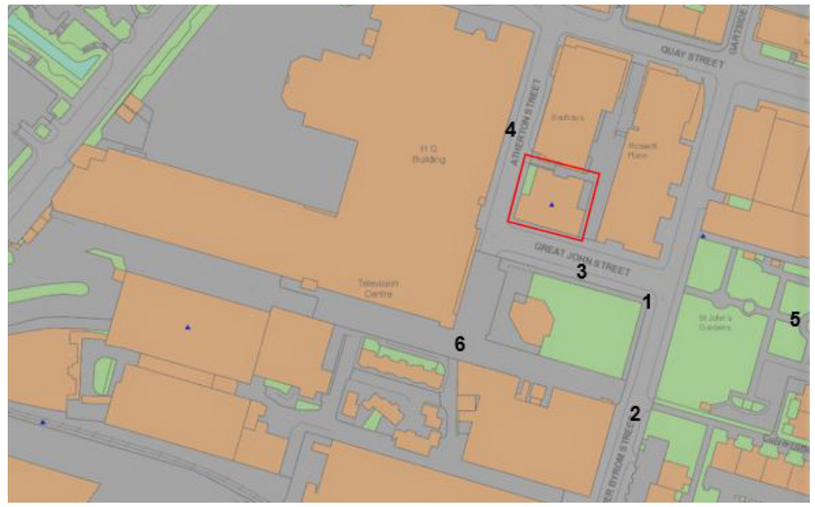
These images have not been updated since the previous application because the proposed updates in this application are imperceptible from street.



View 3
Existing view from Great John St



View 3
Proposed view from Great John St



Townscape/ Views
5.4 Proposed Views

These images have not been updated since the previous application because the proposed updates in this application are imperceptible from street.



View 4
Existing view from Atherton St



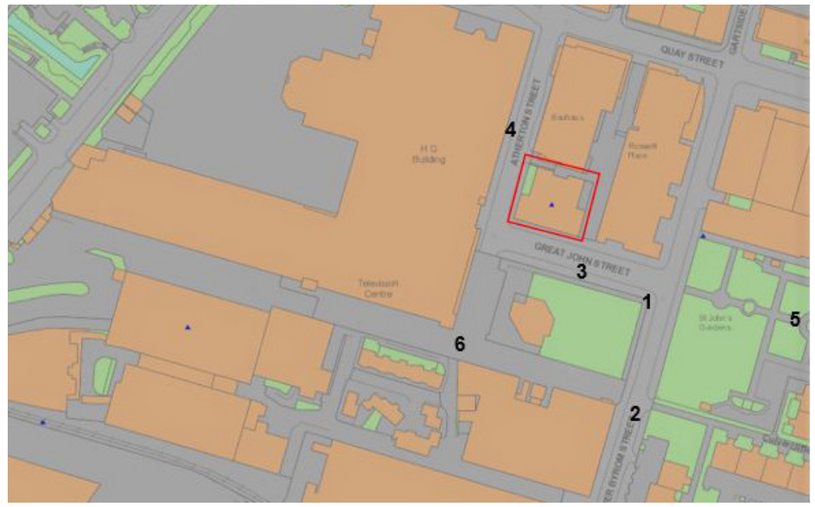
View 4
Proposed view from Atherton St



Townscape/ Views
5.5 Proposed Views

These images have not been updated since the previous application because the proposed updates in this application are imperceptible from street.





View 5
Existing view from St John's Gardens

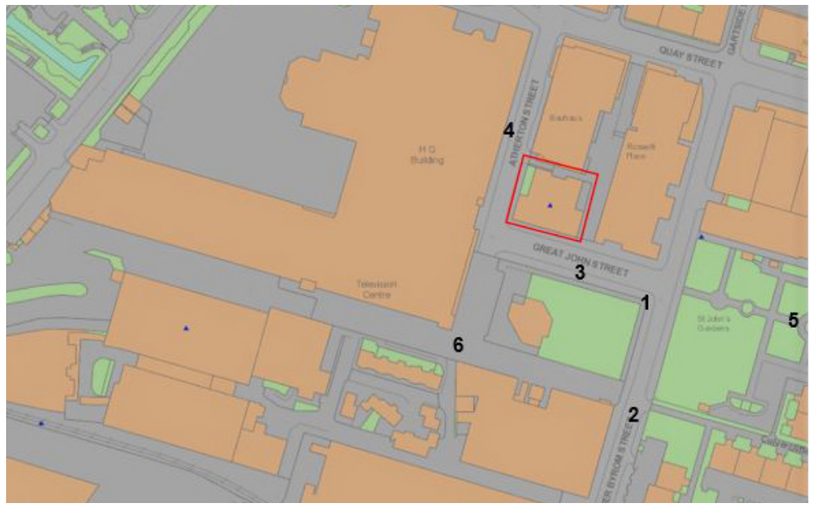


View 5
Proposed view from St John's Gardens

Townscape/ Views
5.6 Proposed Views

These images have not been updated since the previous application because the proposed updates in this application are imperceptible from street.





View 6
Existing view from Atherton Street (adjacent to Breeze Gardens)

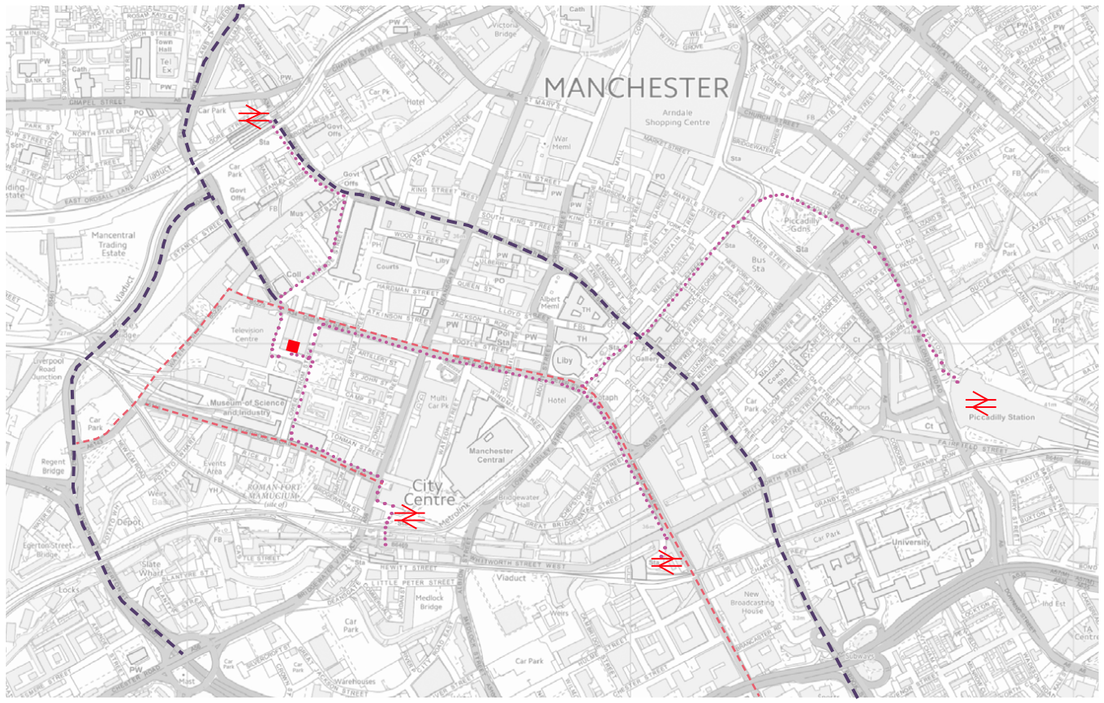


View 6
Proposed view ffom Atherton Street (adjacent to Breeze Gardens)

6.0
Servicing & Access

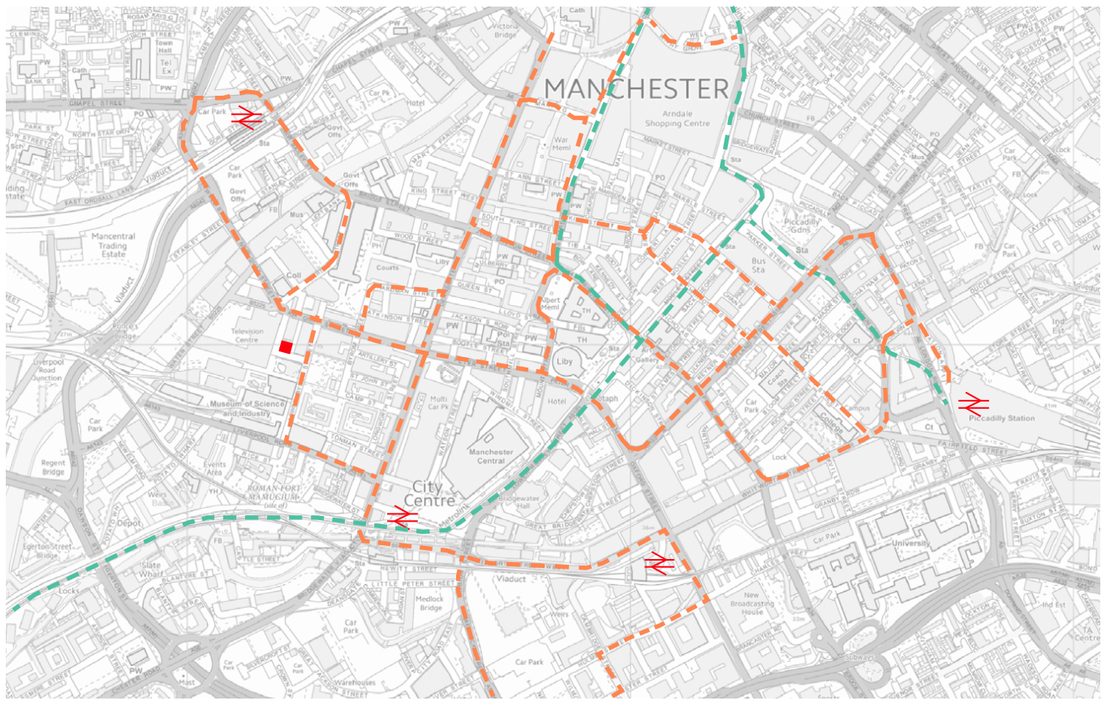
6.1 Transport and Movement
6.2 Servicing
6.3 Inclusive Access
6.4 Fire Strategy
6.5 Cleaning and Maintenance
6.6 Crime and Security

The Site & Planning Context
6.1 Transport and movement



Train Stations
Primary vehicle routes
Secondary vehicle routes
Pedestrian routes from Railway stations

Pedestrian and Vehicular movement map



Train Stations
Bus routes
Tram routes

Transport network map

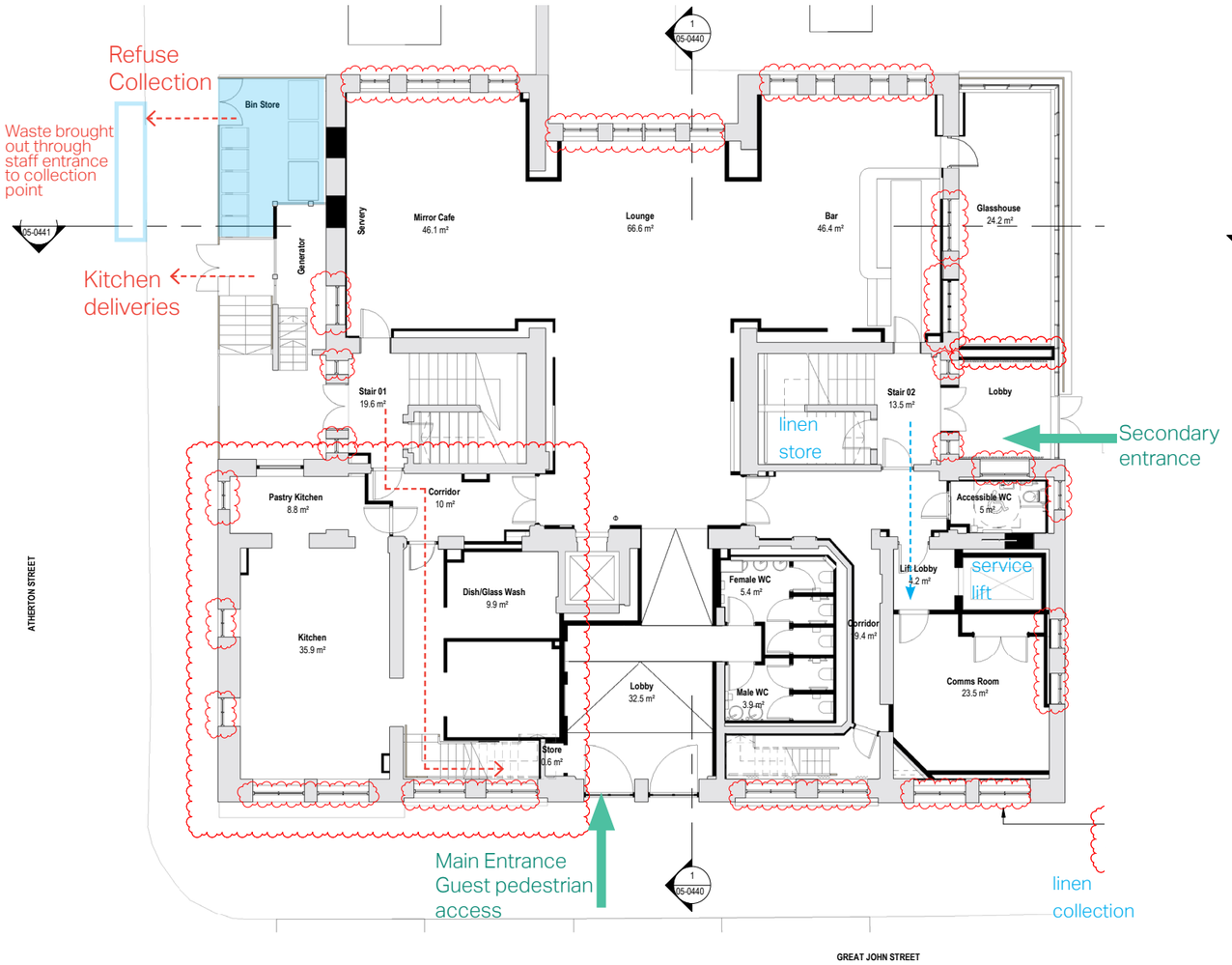
Servicing & Access
6.2 Servicing

The current Bin Store location will be maintained with 3 no. 1100litre Eurobins and five 360litre wheelie bins will be positioned in the store on the Atherton Street side of the building.

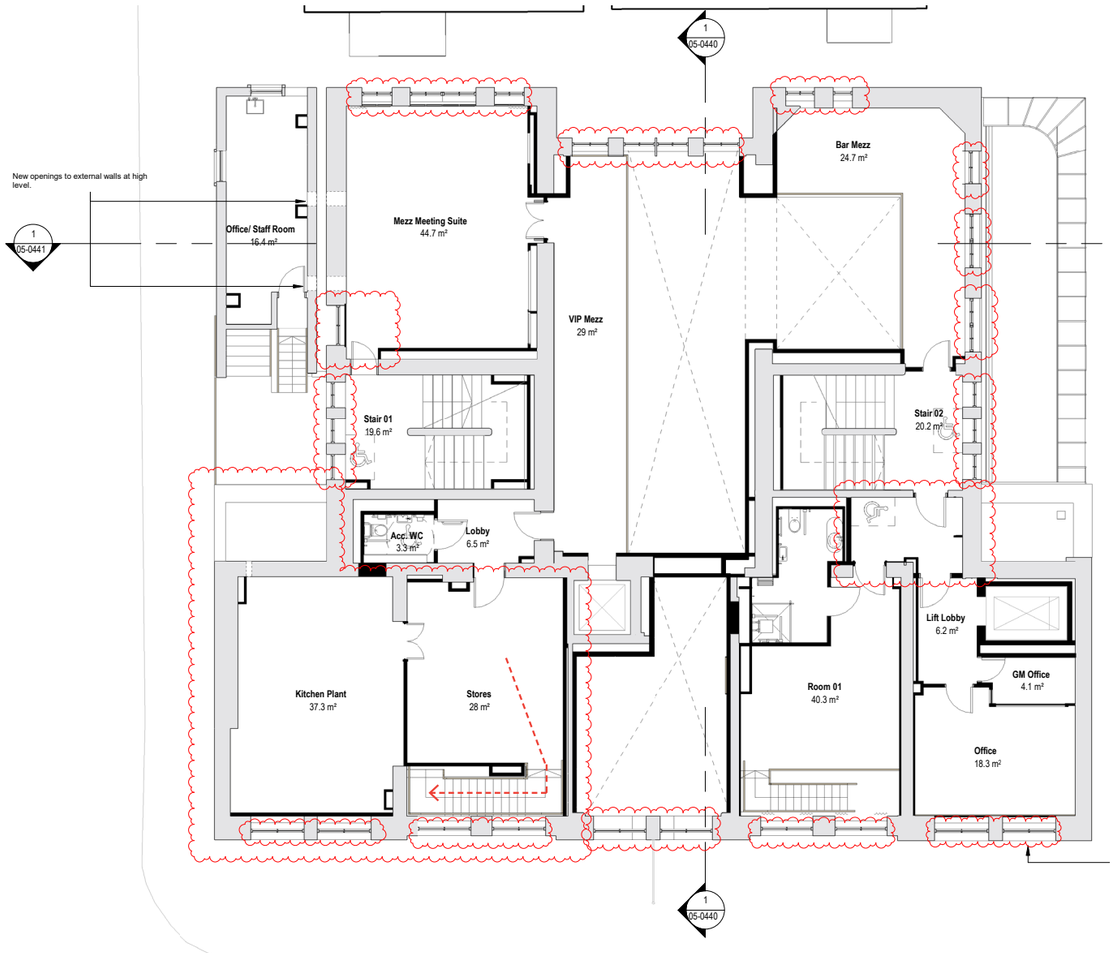
These bins will be clearly identified for the recycling of glass, cardboard and general refuse. Additional bins will be added as required.

Collection will take place 6 times a week by a private refuse collection company.

Linen delivery and collection will take place at the front, to the east of the building where the new lift will be utilised to avoid the conflict of the use of the main lift (by the lobby) being used by guests.



Proposed Ground Floor Plan Servicing Plan



Proposed Ground Floor Mezzanine Plan Servicing Plan

Servicing & Access
6.3 Inclusive Access

There is no change to the inclusive access with the proposed updates in this application.

General principles

Working within the limitations of the existing building fabric, the development has been designed to incorporate the following principles:

• To maximise access to all parts of the building, its facilities and services for all future hotel guests, visitors and members of staff in the development

• To meet local, regional and national access and inclusive design policies

• To ensure that appropriate access standards are met at the outset and as part of the mainstream, inclusive design wherever possible

• To design inclusively, which means designing beyond the minimum requirements

of the Building Regulations Part M to ensure that all people, regardless of age, sex or ability can use and enjoy the built environment

• To meet the aims of the Equality Act, where applicable

• To follow design guidance given in the relevant British Standards and other currently published good practice guidance about meeting the needs of disabled people

Entrances

The main entrance to the building into the entrance lobby via ramped access designed to comply with Building Regulations Approved Document M.

Hotel

Horizontal circulation within the building is very good with no changes in level on any one floor. Corridor widths are wide enough to accommodate wheelchair users, and doors are designed to comply with Building Regulations Approved Document M.

Vertical circulation

The hotel will provide two dedicated passenger lifts, these are designed to be compliant with British Standard requirements for disabled users, and are easily accessible from all floors.

There are two main staircases within the building. All staircases are designed to meet the relevant requirements in Approved Document K for general access stairs and utility stairs respectively.

Back of House

The back of house facilities are generally located at basement level, containing plant areas, and staff change and WC provisions.

The kitchen on ground floor mezzanine kitchen will serve the main restaurant at ground floor.

Access between the two is is via a dedicated, Approved Document K compliant, back-of-house staircase.

Dedicated linen stores are located are to be provided off the guestroom corridor.

Hotel Bedrooms

Hotel Bedrooms are provided on ground floor mezzanine up to second floor. Lift access is provided to all floors.

Two of the 21 total keys are accessible rooms which is 10.5% of the total bedroom count. The Accessible guest rooms are on level 01 and level 01 mezzanine. A further 2 level access guest rooms will be available for further adaptation.

Sanitary Accommodation

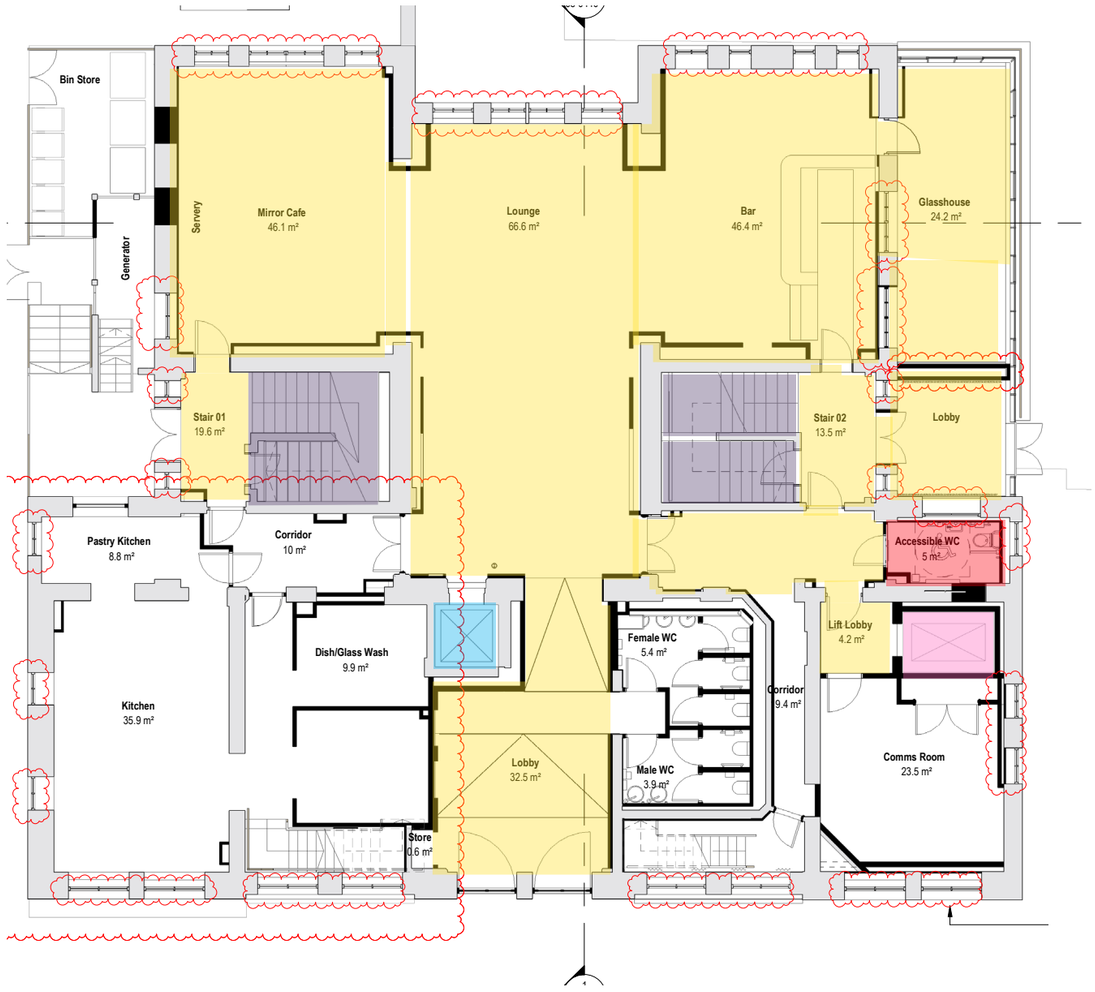
An accessible WC is provided at ground floor within easy reach with a direct route from the lifts/foyer and bar at ground floor. All new accessible toilets will be designed in accordance with Building Regulations Approved Document M.

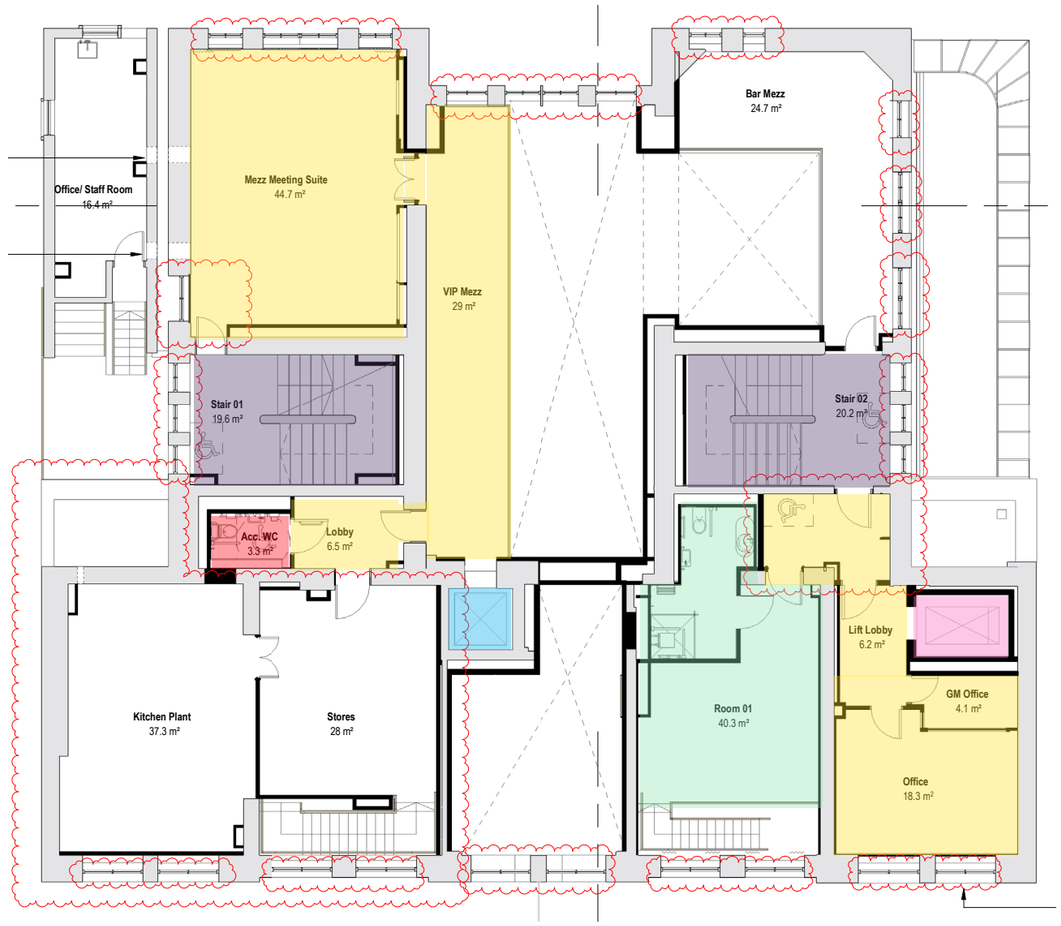
Management Issues

The Equality Act obligations go beyond the built environment to ensure that management policies and procedures do not allow discrimination to occur. Upon completion of the project, Building Managers should evaluate operational matters to ensure their ongoing responsibilities are met.

Servicing & Access
6.3 Inclusive Access

There is no change to the servicing and access arrangements as proposed however the plans have been updated to reflect the proposed changes outlined in this document





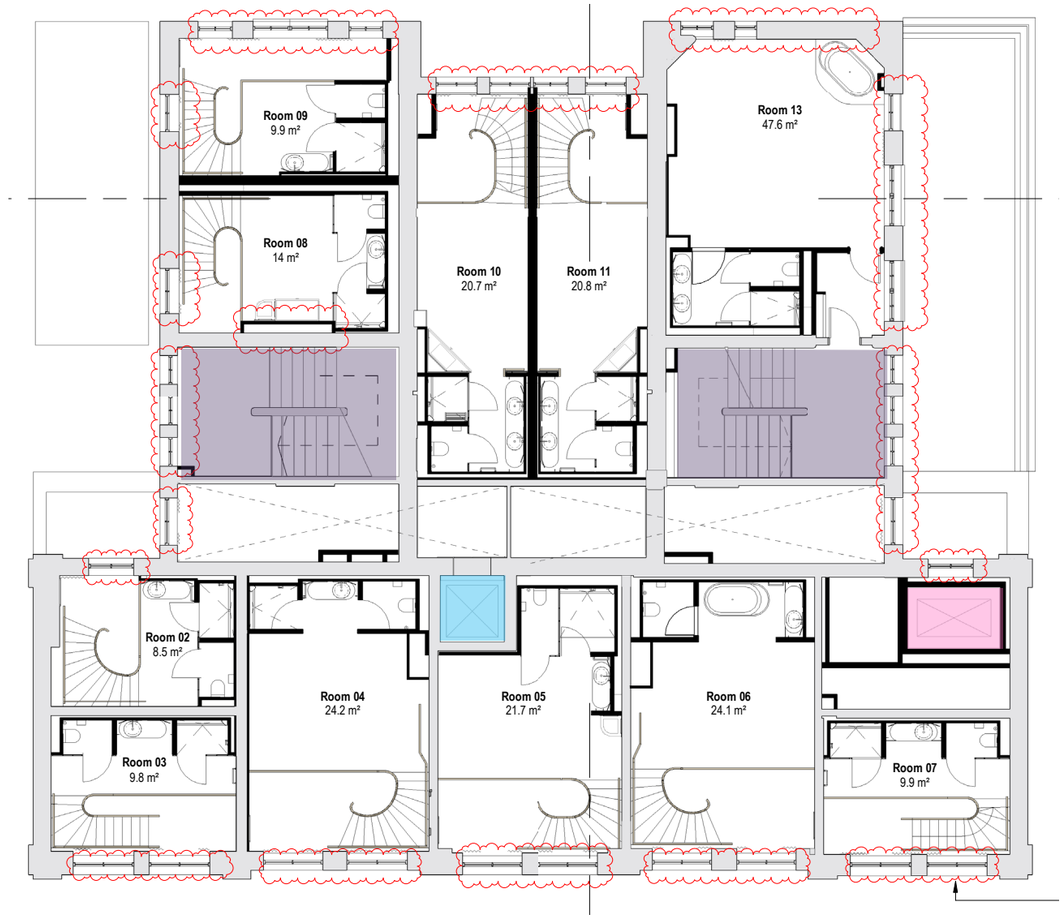
- Wheelchair Accessible route
- Accessible WC
- Accessible Shower and changing
- Accessible Guestroom
- Future Adaptable Guestroom
- Passenger Lift
- Goods/ Passenger Lift
- Fire Escape

Ground Floor Plan

Ground Floor Mezzanine Plan

Servicing & Access
6.3 Inclusive Access





- Wheelchair Accessible route
- Accessible WC
- Accessible Shower and changing
- Accessible Guestroom
- Future Adaptable Guestroom
- Passenger Lift
- Goods/ Passenger Lift
- Fire Escape

Level 01 Plan

Level 01 Mezzanine Plan

Servicing & Access
6.3 Inclusive Access



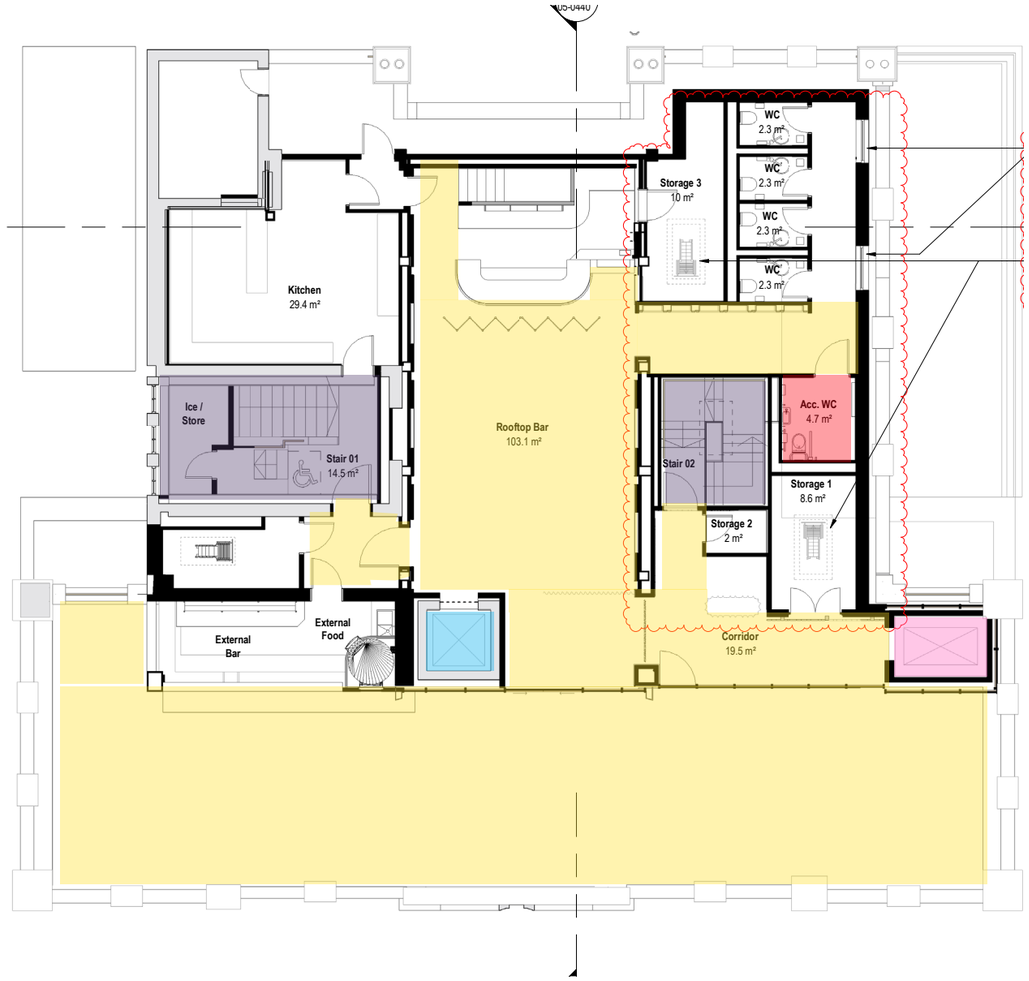


- Wheelchair Accessible route
- Accessible WC
- Accessible Shower and changing
- Accessible Guestroom
- Future Adaptable level access guestroom
- Passenger Lift
- Goods/ Passenger Lift
- Fire Escape

Level 02 Plan

Level 02 Mezzanine Plan

Servicing & Access
6.3 Inclusive Access



Wheelchair Accessible route
Accessible WC
Accessible Shower and changing
Accessible Guestroom
Future Adaptable Guestroom
Passenger Lift
Goods/ Passenger Lift
Fire Escape

Level 03 Plan

Servicing & Access

There is no change to the servicing & access with the proposed updates in this application.

5.4 Fire Strategy

The full extent of the front elevation of the building will be accessible from the street for firefighting purposes. Firefighting cores, smoke/heat detectors, fire alarm system, emergency lighting and illuminated fire exit signage will be included within the scheme.

Please refer to the Fire Strategy provided by WSP as part off this application.

5.5 Cleaning & Maintenance

On each of the elevations, the windows in the existing building can be cleaned externally using a telescopic water-fed pole from street level.

On the rooftop level, the primary elevation is to be cleaned from the rooftop terrace using a telescoping water-fed pole. The high-level infill rooflights will be cleaned from the rooftop areas with operatives using a mansafe system.

Details to be developed as part of Cleaning & Maintenance Strategy

A regular maintenance programme will be in place to retain condition and general appearance of the building fabric.

5.6 Crime and Security

Security measures have been incorporated into the design to reduce the risk of criminality or other threat.

The security measures have been kept subtle in order to remain in keeping with the heritage and high-end boutique feel of the hotel and without visibly announcing the fear of crime.

It is worthy of note that THG are members of the Manchester City Co and ultimately Manchester Business Crime Reduction Partnership (MBCRP)

Please refer to the Security Strategy produced by THG as part of this application.

7.0
Summary & Conclusion

7.1 Concluding Statement

Summary & Conclusions
7.1 Concluding Statement

The proposals for Great John Street Hotel have been designed to be sensitive to the grade II listed building and seek to enhance and invest in the building to ensure its long term preservation.

Great John Street Hotel has been designed to provide Manchester with a high quality lifestyle hotel in the heart of the up and coming, dynamic, vibrant St john's neighbourhood. A hotel with architectural character, bespoke high-class interiors and multiple guest and patron experiences including a vibrant ground floor lobby, bar & restaurant and a rooftop bar with exceptional views over the Manchester skyline.

The vision is to provide a 5 star offer with added flair through well curated guest stay and accessible food & beverage offerings. An elevated lifestyle hotel offer supporting the bustling cultural, social and residential aspects of the area.

The hotel will be operated by the current owners, THG - the global technology & online consumer brand group, pre-eminent in Beauty and Wellness, looking to make their mark in the hospitality sector with a unique offering with an emphasis on comfortable, luxurious, creatively designed guest bedrooms and stylish, expertly operated front of house areas.

The quality of the hotel operationally and the design of its spaces are key to our ambition for the hotel to establish and reinvigorate the existing building. Equally important is the retention and enhancement of the existing heritage, ensuring the key spaces are informed by the materiality and spatial quality characterised by the former school building.

The updates to the consented scheme are to enhance the overall customer experience, accessibilty and servicing in order to create a hotel that will become a new social destination and the preferred place to stay when visiting Manchester.