



January 2024
Ref: 0492-20240129-KC-SDS - PL02

Knowsley House, Charley Wood Road, L33 7SG
Cladding and Extension for Hotel Conversion
Supplementary Design Statement
January 2024



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1.0 Introduction

1.1 General

This statement has been prepared to support a Section 73 Application relating to Planning Consent Ref: APP/V4305/W/21/3272780 (application ref: 20/0020/FUL)

The principal characteristics of the scheme to convert the existing 8 storey office building into a 140 bedroom hotel were set out in the Design And Access Statement for that application. The basis for the main characteristics of the development have been established. The Section 73 Application has emerged from the design development of the scheme and relates to:

- Recladding of the existing building envelope, reducing glazed area and remodelling elements of the elevations.
- New entrance canopy and side canopy above the Ground Floor Accommodation.
- Plantroom extension to the rear of the site.
- Small infill extension behind the main entrance foyer.
- Amendments to car park layout.

1.2 Purpose of this document

This document has been prepared by Indigo Architects to set out the requirements which have generated the amendments to the original consented scheme, and provide descriptions of the design rational which has generated the amendments.

1.3 Scope of this document

This document provides written descriptions of the proposed development and some images to explain the design constraints and proposed solutions.



Figure 1 – Modelling study for the Reclad Building

2.0 Context

2.1 Site Description

The site is located at the heart of the Knowsley Industrial Park. The adjacent buildings are generally, large footprint storage, distribution and factory buildings. Knowsley House stands out as an eight storey building, originally an office. The new hotel will retain the quality of being a distinct landmark building.

The nature of an industrial park is to prioritise functionality, conceding that the quality of the urban environment will be secondary to economic efficiency. There is no strong architectural context to respond to.

2.2 Response to the Environment

The height of the building in itself, will ensure that it remains a landmark within the Industrial Park. Whilst the context does not impose any specific architectural style, material or other constraint, it is important that the refurbished building should project an image of economic vitality, with a contemporary and forward looking style.

The approach to the site, established in the Planning Consent, is to create the quality of an oasis, within the surrounding industrial environment, with dense planting to the perimeter of the site. This will provide a distinct sympathetic environment within the site boundary. The form of the re-clad building is intended to complement this approach and is described further in section 3.



Figure 2 – Photo of existing building from South East – November 2023

3.0 Practical Considerations

3.1 Building Function

Further to the planning consent, the input of hotel operators has established a more precise requirement for the hotel accommodation.

It is highly desirable to keep all of the public areas and the main back of house areas servicing the hotels function, at the ground floor. If distributed over more than one level there are significant functional issues, which will affect, amongst other things, the staffing levels required to operate the hotel. This can impact the viability of the business. A single floor out of a total of eight, provides 12.5% of the total area. The requirement for the ground floor, including plant areas, exceeds the 12.5% available. This is in part due to the demand for plant area, with the existing roof area being unavailable for reason described in more detail in 3.2.

3.2 Mechanical and Electrical Services

The existing roof of the building is occupied by telecommunication equipment with this area given over on a long term lease to the telecom companies. Consequently, this area is not available for air-conditioning and ventilation plant.

It would not be possible to accommodate all of the plant requirement within the ground floor area, and this has generated the proposal to create a separate extension building to accommodate all of the plant, leaving the existing ground floor free for public and back of house accommodation.

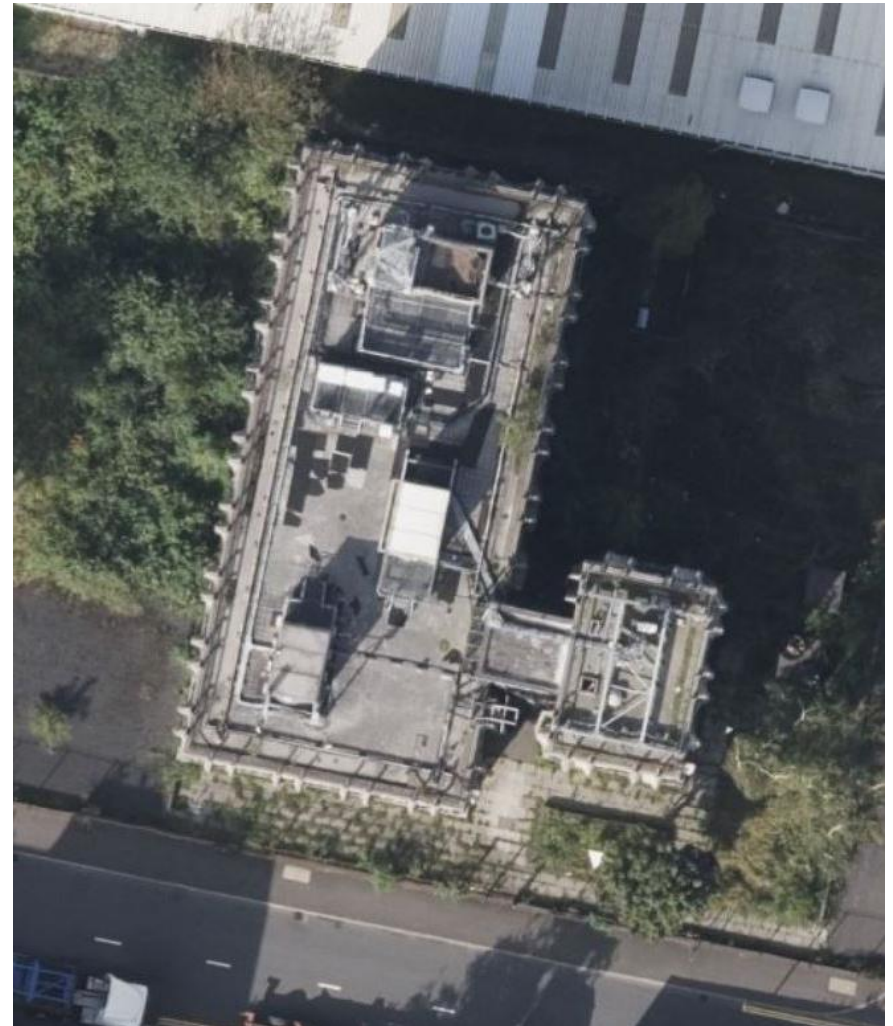


Figure 3 – Aerial view of roof top occupied by telecom equipment.

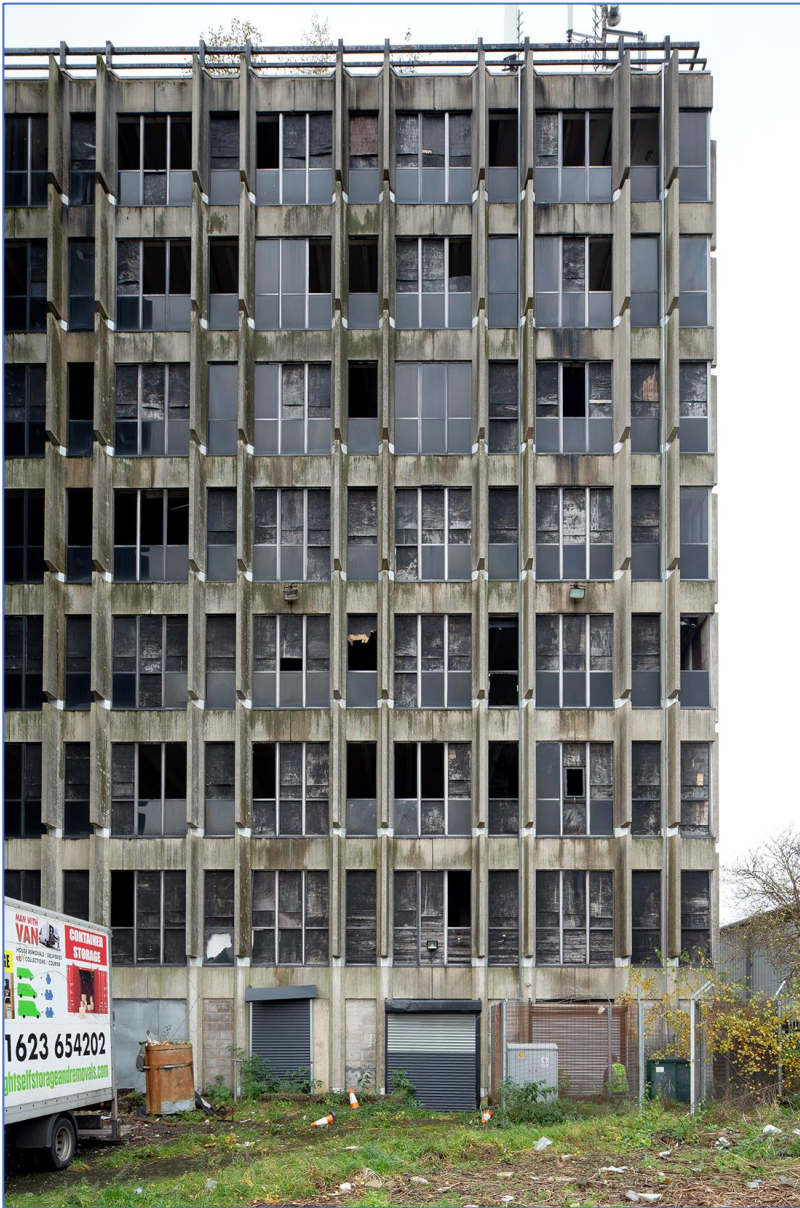


Figure 4 – Photo from East – November 2023

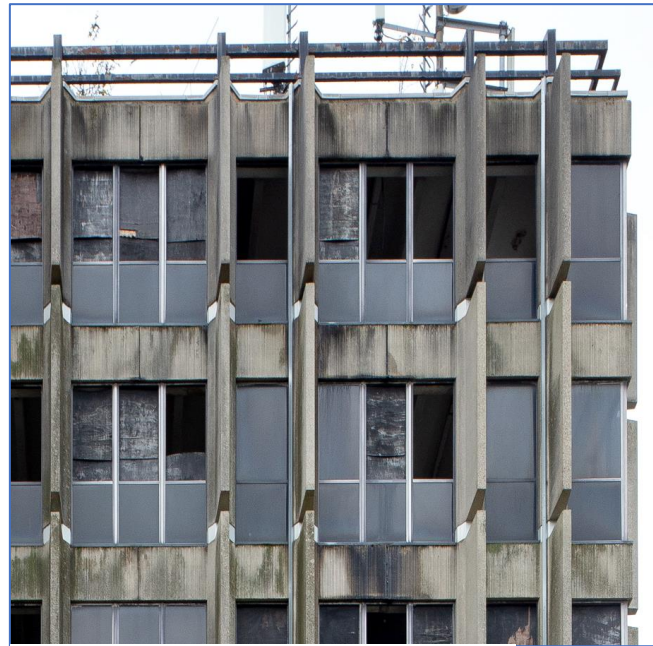


Figure 5 – Photo of Detail to Elevation



Figure 6 – Photo of Inside of Windows

3.3 Energy Conservation

The existing elevations comprise structural concrete piers and concrete facing perimeter beams, with glazed curtain walling infill panels. As illustrated by the photographs, the building has been subject to significant vandalism, rendering it unfeasible to refurbish the existing curtain walling.

The projecting concrete fins are integral with the structural piers. There is no insulation to the external fabric.

A significant upgrade of the external building envelope is required to bring it up to an acceptable modern standard. In addition, the change of use from office building to hotel, means that a much smaller area of glazing is required to the elevations

3.3.1 Existing Construction

The existing construction is highly thermally inefficient. The high areas of glazing allow significant heat loss. Even high performance insulated glazing panels have significantly lower insulation values than typical wall constructions.

The concrete piers project half a metre from the façade and provide a continuous conduit for heat loss from the inside of the building to the exterior.

The floor slab perimeter is also a significant point of heat loss.

3.3.2 Proposed Construction

The proposed design will wrap the exterior of the building with insulated cladding. The design creates framed bays running down the length of the building. These are formed from cladding panels coated with a high performance acrylic render to provide a continuous finish. The vertical elements to the frame absorb half of the projecting concrete fins. The intermediate fins are to be clad in a more slender insulated render. Within the frames there is a coloured cement board cladding with windows included as required. Most of the windows will serve bedrooms. A small number of “lookalike” windows, are included for aesthetic consistency.



Figure 7 – Part Elevation Existing

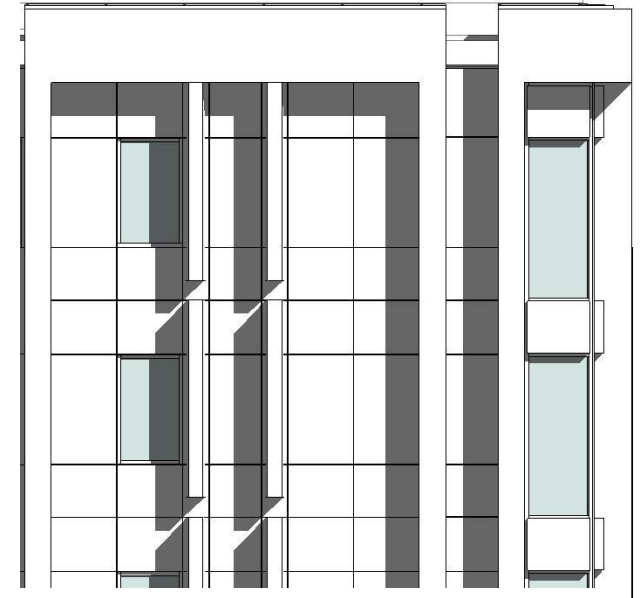


Figure 8 – Part Elevation Proposed

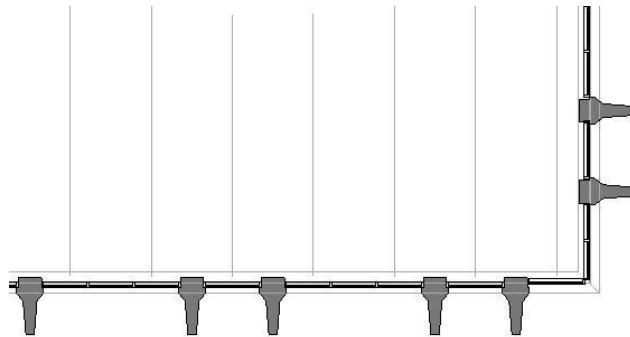


Figure 9 – Part Plan Existing

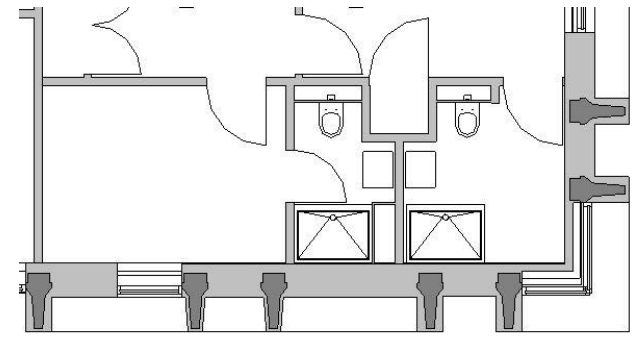


Figure 10 – Part Plan Proposed

4.0 Design

4.1 Elevational Subdivision and Structural module

The projecting concrete fins which form a prominent feature of the existing elevations, are integral with the structural piers supporting the building. Because the fins have significant depth, it is necessary to structure the recladding of the elevations in relation to the setting out of these fins.

The piers are set out on a staggered grid with an alternate spacing of 1.2m and 2.4m. This does not naturally coordinate with the width module of a typical hotel bedroom. Given the floor span of the building, the efficient subdivision for conversion to hotel bedrooms has been set at 3m widths of rooms.

The scheme to reclad the building has been developed to reconcile the existing structural layout to the converted building bedroom layout. Key aspect of the design solution are:

- Creation of framed bays, which absorb rows of the projecting piers into the vertical element of the frame.
- The bay frame elements are to be a rendered cladding board system, to give them a homogeneous quality.
- The infill cladding is to be a coloured fibre cement board with expressed shadow gap joints. The windows are to be integrated into the module of the infill cladding.
- The concrete fins within the individual bays are to have an slender insulated render system applied.

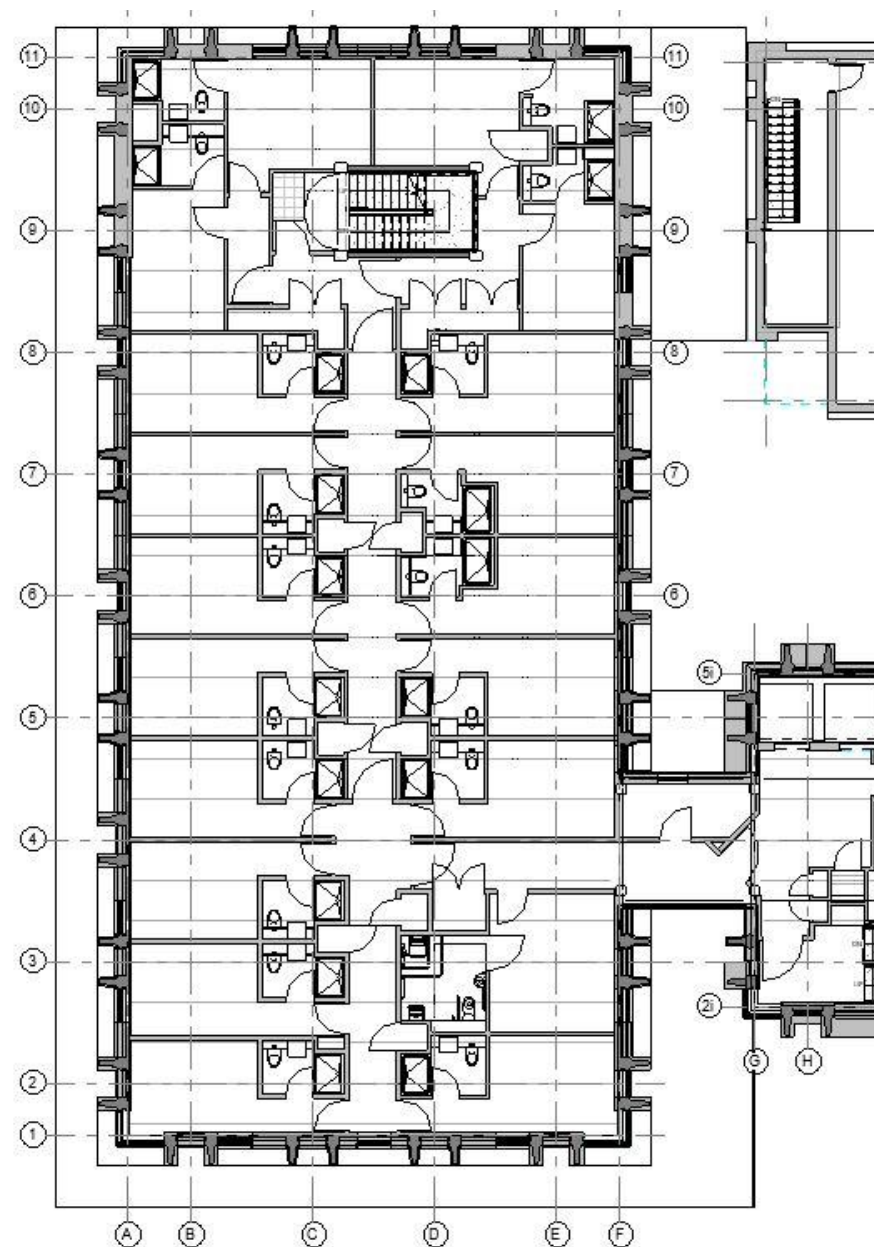


Figure 11 – Part Plan Showing Bay Module Overlaid to Existing Structure

4.2 Entrance & Side Canopy

The Entrance and side canopy has been added to achieve the following objectives:

- Provide shelter to approach to the building and adjacent to the entrance.
- Provide solar shading to the large glazed areas to the restaurant and bar.
- Give separation between the external bar and restaurant seating and the bedrooms above.
- Create visual delineation between the distinct elevational treatments at ground floor and the bedroom floors above.

4.3 Colours & Branding

An indicative colour scheme has been developed to illustrate how the distinct elements comprising the elevations are to be harmonised and contrasted. However, the final proposal for the colours is to be agreed with the hotel operator, to coordinate with their branding.

The tall clear element to the façade to the front of the circulation tower, has been developed to accommodate the hotel operators signage.

4.4 Parapet

The recladding design proposes to mask the roof perimeter barrier by raising the parapet marginally, so the cladding sits in front of the railings.



Figure 12 – East Elevation Showing Bay Module as ordering element to the Elevation



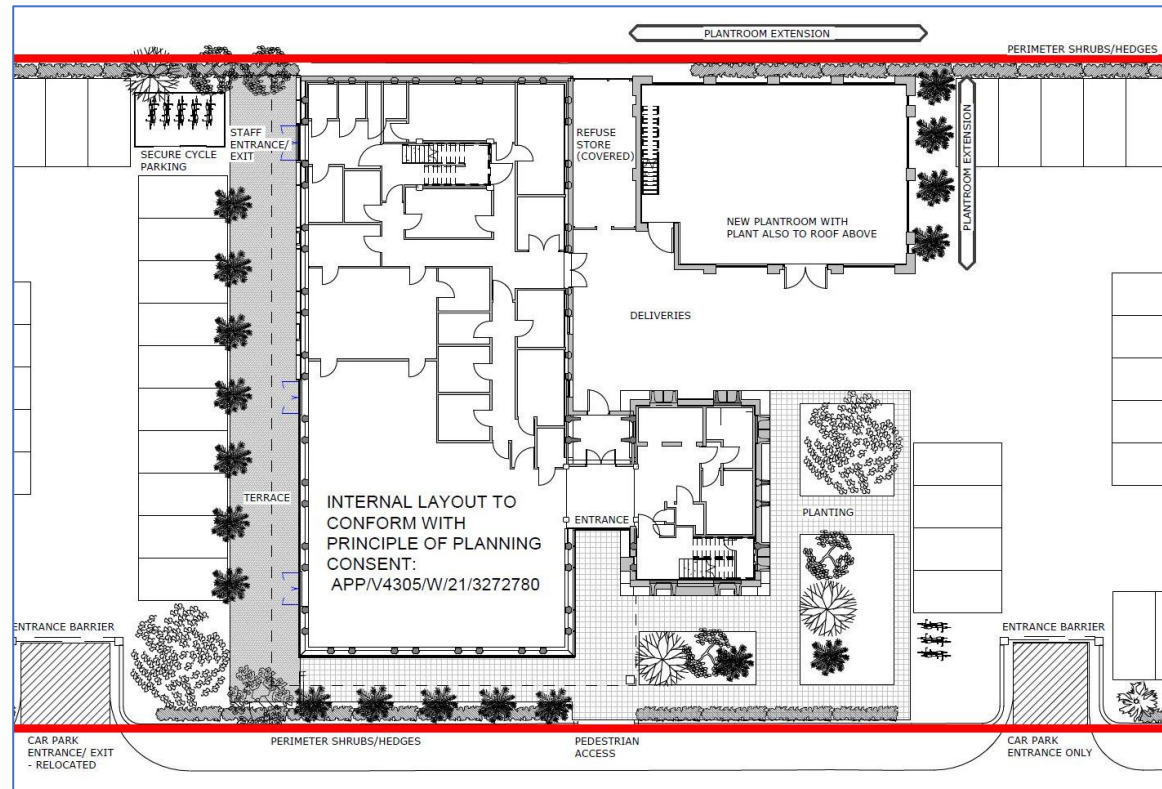
Figure 13– South Elevation Showing Canopy

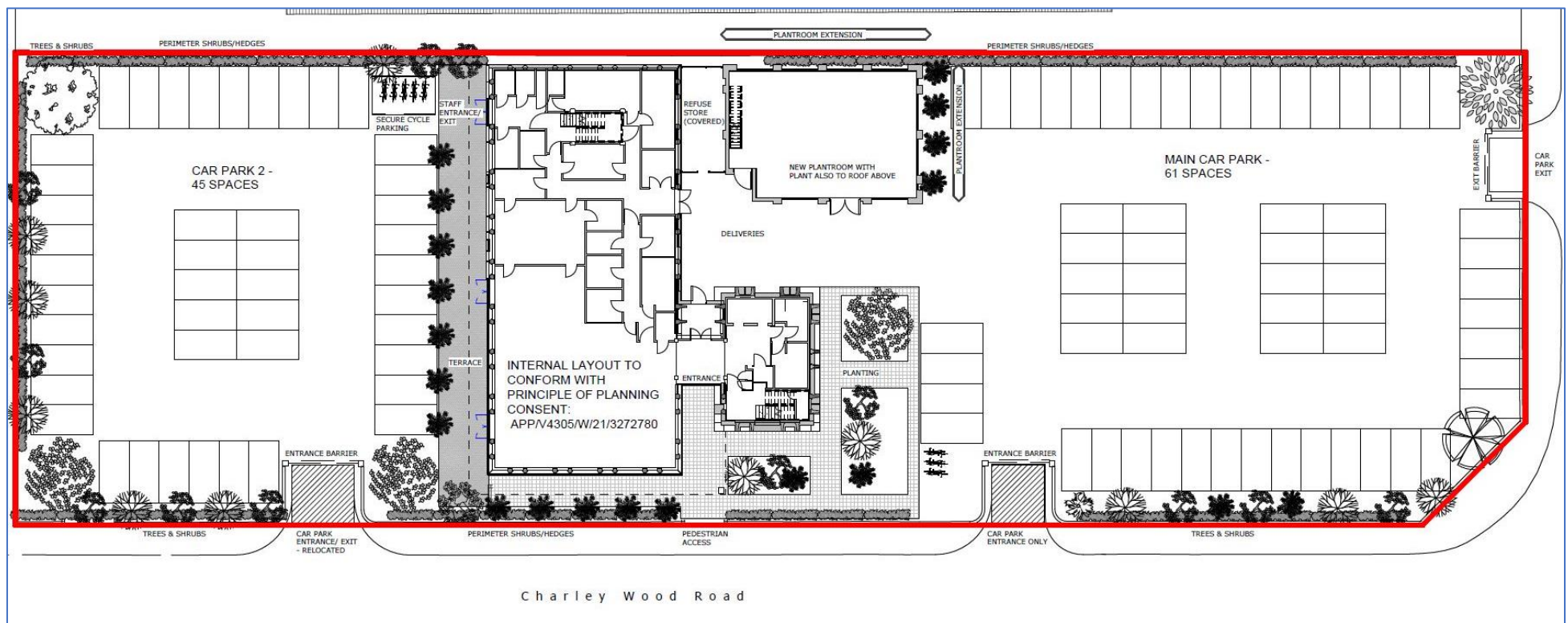
4.5 Plantroom Extension

The plantroom extension will contain plant at ground floor and also accommodate ventilation plant to its roof level. The building has been designed with a tall parapet to screen the roof level plant.

The extension is located to the rear of the site partially screened by the circulation tower. Relative to the eight storey hotel building the plant room will be inobtrusive at the back of the site.

The elevations to the extension have been developed with a simple bay module with expressed piers and infill panels. The materials are from the same pallet as the cladding for the main building. This will sit harmoniously against the design of the main building





4.6 Car Park Layout

The site and car park layout has been kept to the principles of the planning consent. The primary difference relates to the site area made available for the plantroom extension, and a wider paved terrace area to the West of the building.

The car parking has been reconfigured to give maximum efficiency, retaining the numbers set out in the Planning Consent, despite the area made over for the extension and widened terrace.

The one way entrance and exit to the main car park has been maintained, so that service vehicles will not need to turn around within the site.

The entrance point to the West car park has been moved as part of the more efficient layout.

The secure cycle storage has been moved to the new location for the staff entrance. The access to the rear of the building has been removed, having established that there is insufficient width to the rear boundary for this access route.

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