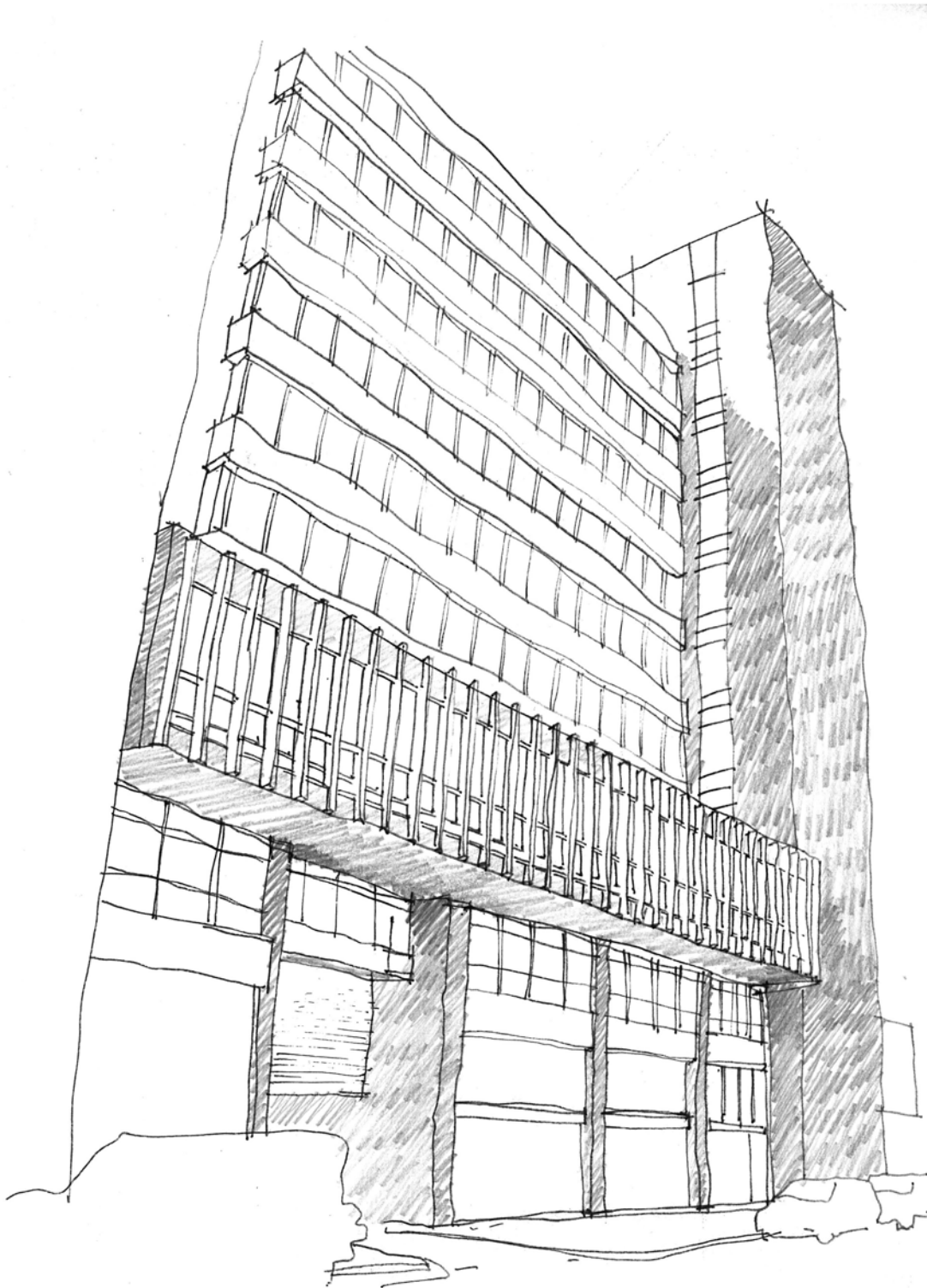


z hotel



Design and Access Statement

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Design and Access Statement

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Z HOTEL

Design and Access Statement

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INTRODUCTION

INTRODUCTION

The State House Building is located on the corner of North John Street and Dale Street, in the business district of Liverpool City Centre.

Purcell Miller Tritton LLP were appointed in August 2010 to take the scheme forward and prepare a planning application. The current building use is Class A1 Retail for the ground floor units and mezzanine level and Class B1 Business use for the remainder of the property, the proposed change of use is for Class C1 Hotel use. The application seeks approval for a 93 room high quality budget hotel.

Z Hotel seeks to provide a new concept of hotel, focused on delivering a high quality product, accessible to all through the efficient use of space. Z Hotels will target service on elements of the hotel that are most needed and appreciated by its guests.

Z Hotel will provide high quality bedroom accommodation at affordable prices, using the latest design concepts and building methodologies to achieve a feeling of comfort and luxury in a limited floor area.

This report accompanies the application from Purcell Miller Tritton on behalf of Z Hotel LBS Limited, and should only be read in conjunction with the drawn and other submitted information.



1

**THE CURRENT CONDITION
OF STATE HOUSE**

1.1 General Condition – Exterior

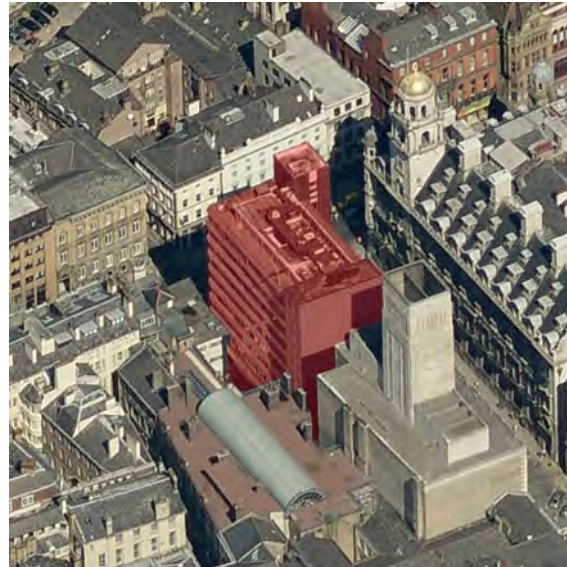
Externally, the cladding of the building is generally in fair condition however the façade has been much affected visually by weathering and pollution.

1.2 General Condition – Interior

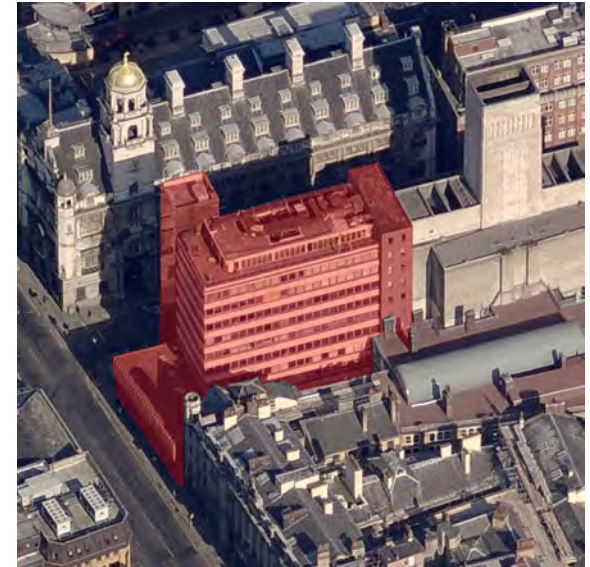
Internally, the building is dated but in a generally fair condition. Currently State House is vacant on the floors discussed in the application. Floors Seven and Eight have recently been stripped, while the sixth floor is sub-divided by semi-permanent partitions remaining from its previous use as a law firm's office.



Z Hotel Aerial Image



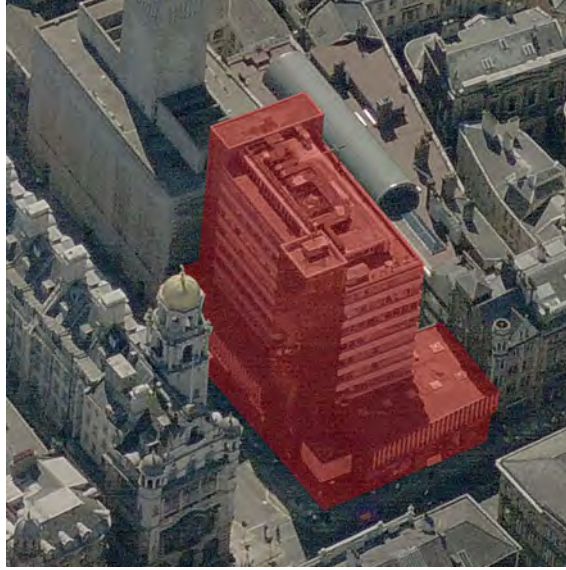
Aerial Image One



Aerial Image Two



Aerial Image Three



Aerial Image Four



**THE PROPOSAL FOR FLOORS
GROUND, MEZZANINE, SIXTH,
SEVENTH, EIGHTH**

2.1 The Client/Applicant

Z Hotels Ltd have acquired a lease on the retail unit adjacent to the reception for State House, the mezzanine level that occupies the area above the retail unit, and the sixth, seventh and eight floors. The lease was undertaken with the aim of operating it as a high quality, concept hotel.

Z Hotels Ltd intends to firmly establish itself in the hotel market. Guests will experience the comfort, luxury and service they really demand, in proven locations at the most competitive price. Z Hotels Ltd, backed by a group of experienced property and hotel investors, is preparing now to seek planning consent for three hotels in Central London, and one in State House, Liverpool. Z Hotels aim to expand its network to other key metropolitan markets in the next 24 months.

Currently the proposals include provision of 93 bedrooms, a coffee shop and 24 hour reception.

2.2 The Proposed - Exterior

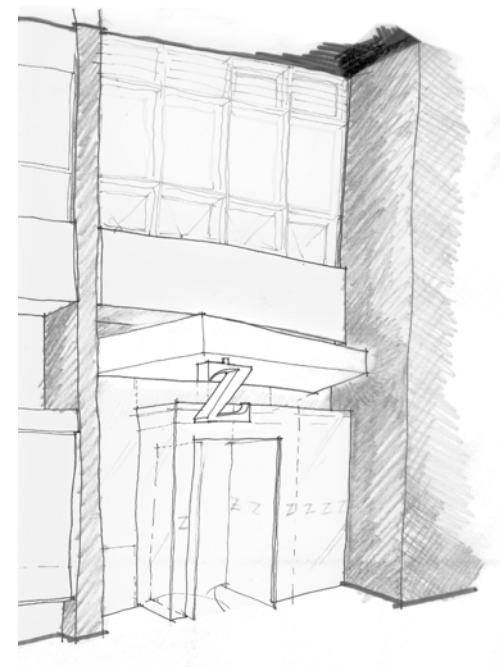
Externally the building is approached via North John Street and Dale Street. The proposal does not intend to alter the pavement or immediate streetscape.

External Envelope

The primary façade of the building will be little altered under the current proposals. It is proposed that the shop front to the retail unit, included in the lease, will form the entrance to the Z Hotel reception and coffee shop.

The alteration will included the addition of double doors, located centrally on the façade and opening into a welcoming 24 hour reception. The glazed facades respects the existing building rhythm.

The only other alterations to the main elevations will be removal of the film on the glazing found at the sixth floor.



Proposed Shop Front Sketch

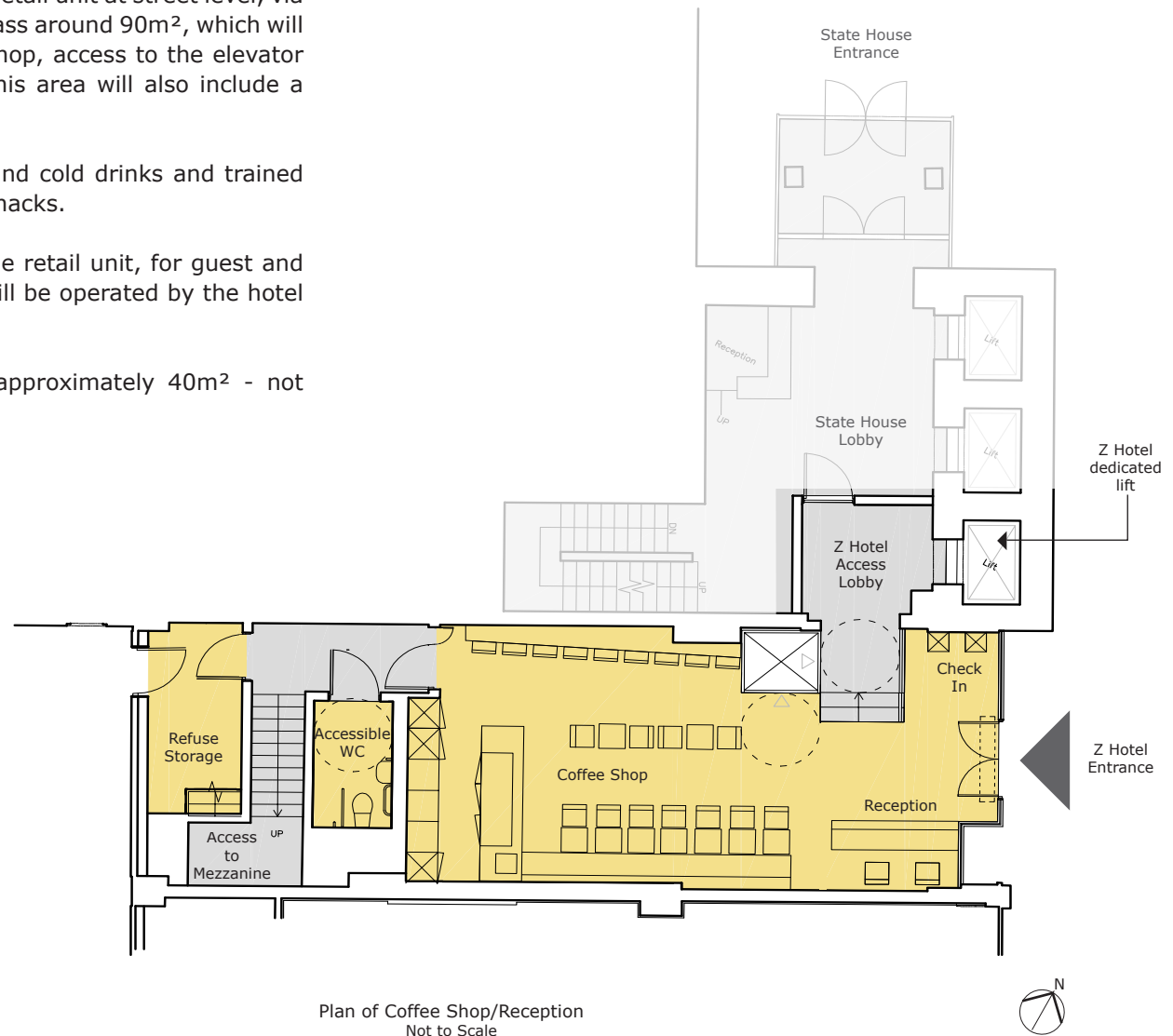
2.3 Proposed Interior - Ground Floor

The Main Entrance to the hotel will be through the retail unit at street level, via double glazed doors. The ground floor will encompass around 90m², which will hold a 24-hour reception with a branded coffee shop, access to the elevator and a stairwell to access the mezzanine level. This area will also include a storage facility and disabled WC.

The coffee shop will offer a full selection of hot and cold drinks and trained baristas and a good variety of hot and cold light snacks.

A small seating area is proposed to the rear of the retail unit, for guest and visitor use. The coffee shop is for the hotel and will be operated by the hotel itself for the use of patrons and their guests.

The coffee shop, including the seating area is approximately 40m² - not including storage and disabled WC.



2.4 Proposed Interior – Typical Bedroom Configurations

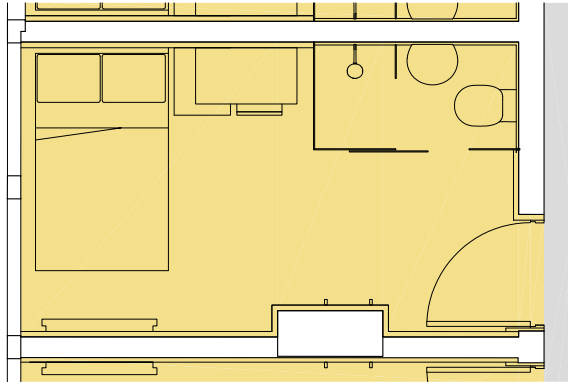
A small range of bedroom configurations are to form the basis of the rooms within the hotel, each adapting to the retro fit of State House. Two principle layouts can be extracted from this range; a double occupancy and single occupancy room. Both offer the following components:

- A quality bed
- Leather panelling around two sides of the bed
- Timber panelling to walls with recessed lighting to top of panelling
- Desk and chair
- LCD tv
- Reading light
- Associated power outlets
- Drawer unit with tea and coffee facilities
- Glass enclosed shower room with hand basin and WC
- Mirror

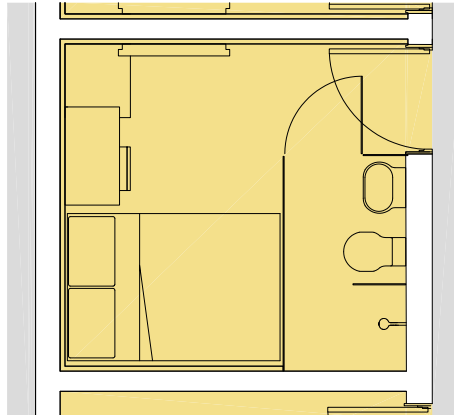
The double occupancy rooms range from 8.6 square meters to 18.7 square meters.

The average room size for the hotel is 11.5 square meters.

These figures do not include Accessible Bedroom Configurations.



Typical Bedroom Layout 1
Not to Scale



Typical Bedroom Layout 2
Not to Scale



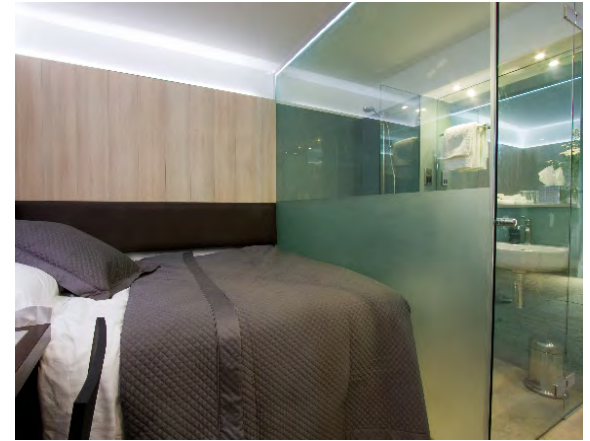
Mock Up Bedroom



Mock Up Bedroom



Mock Up Bedroom



Mock Up Bedroom

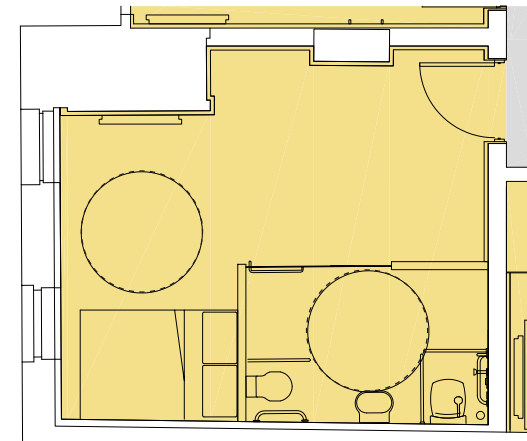
2.5 Proposed Interior - Accessible Bedroom Configuration

Accessible rooms are to be provided at a ratio of 1 of 16 rooms to give a total of 6 rooms. The rooms are dispersed through the sixth, seventh and eighth floors. As none of the lifts in State House service the mezzanine level no accessible rooms are located on this level.

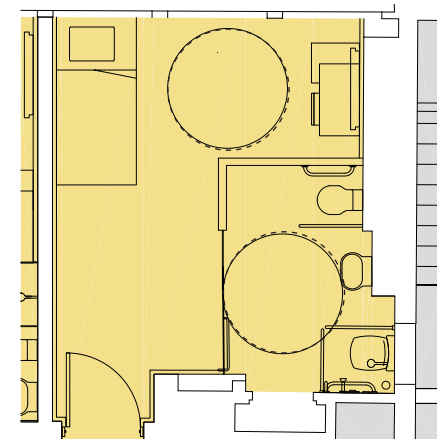
The rooms offer the following components:

- A quality bed
- Visually contrasting finishes
- Leather panelling around two sides of the bed
- Timber panelling to walls with recessed lighting to top of panelling
- Desk and chair
- LCD tv
- Reading light
- Associated power outlets
- Drawer unit with tea and coffee facilities
- Glass-enclosed level access shower room with wash hand basin and WC
- Grab rails
- Mirror

The diagram indicates a typical room configuration which is varied at different locations in the hotel. The accessible bedrooms come in 2 standard room layouts; 19.2 square meters and 23.2 square meters.



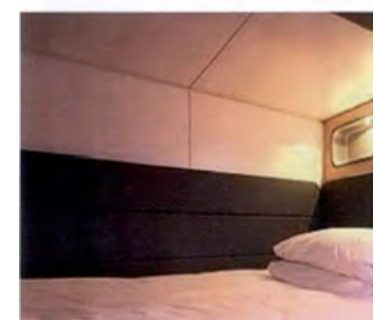
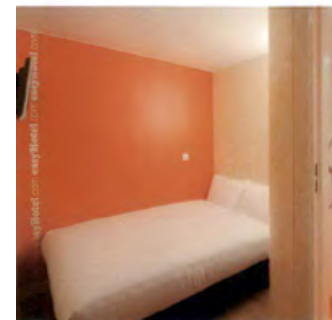
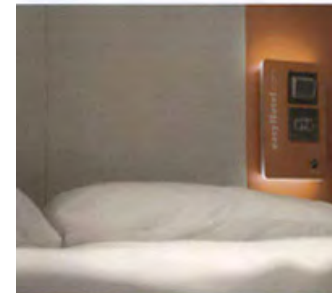
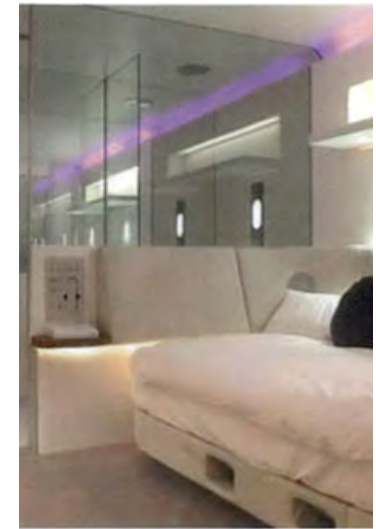
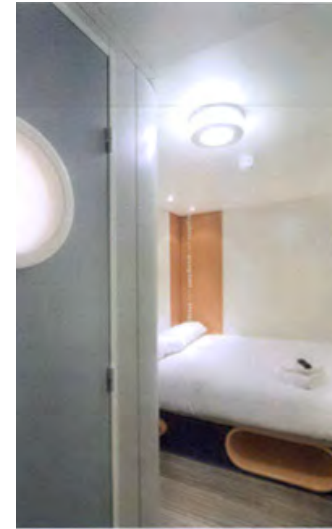
Typical Accessible Bedroom Layout 1



Typical Accessible Bedroom Layout 2

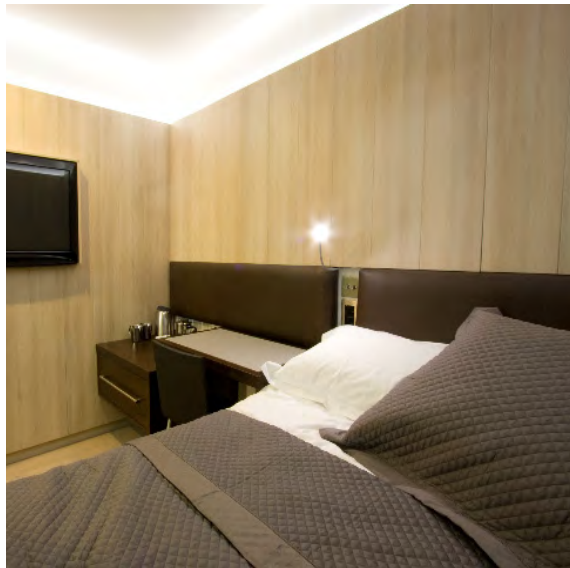
2.6 Precedents

The images depict examples of hotels where rooms have either been built with windowless rooms or currently have planning permission for windowless rooms.



2.7 Mock-up Rooms

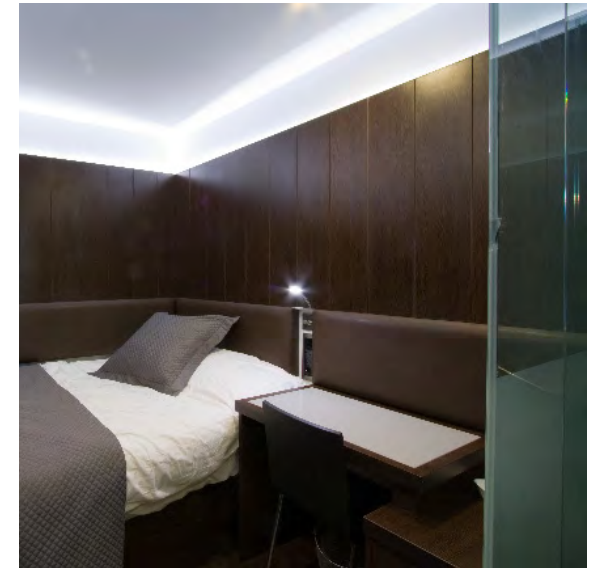
Two mock-up rooms based upon the prototypical rooms configurations have been constructed to show the spatial and qualitative aspect of the proposed rooms. Images from these mock-up rooms are used throughout the document.



Mock Up Bedroom



Mock Up Bedroom



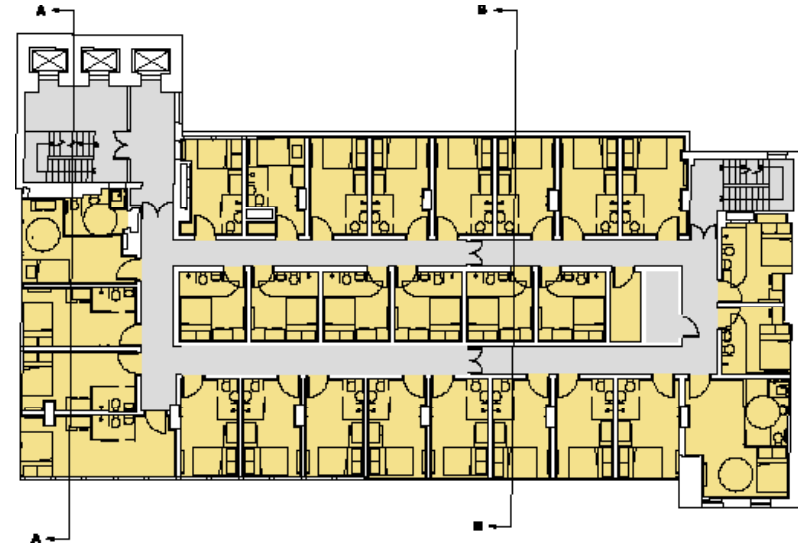
Mock Up Bedroom

2.8 Proposed Interior - Sixth, Seventh & Eighth Floors

The floor layout for the sixth, seventh and eighth floors are identical, with twenty nine rooms found on each floor. Two of the rooms on each floor are accessible bedroom layouts. All accessible bedrooms are located in the same position on each of the floors.

All three floors can be accessed via the lift or staircase, though the lift is to be the primary means of access.

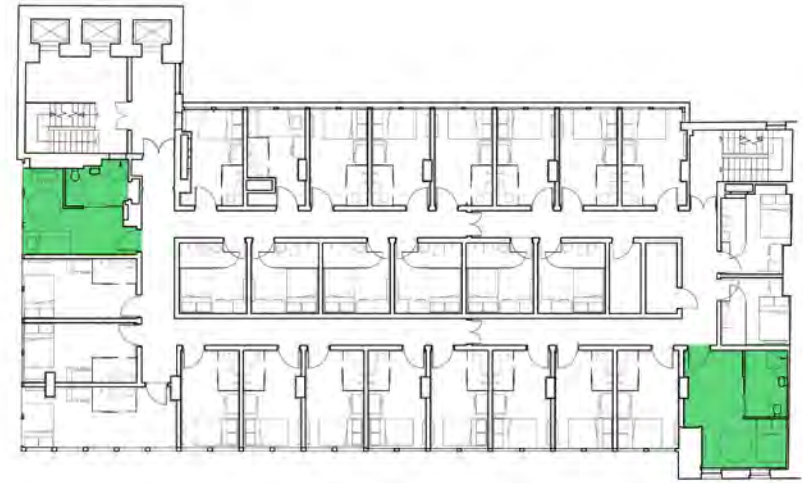
On each of the three floors, eight of the twenty-nine rooms are windowless.
One room on each floor will be a single.



Standard Floor Plan
Not to Scale



Location of Window Rooms
Not to Scale



Location of Accessible Rooms
Not to Scale

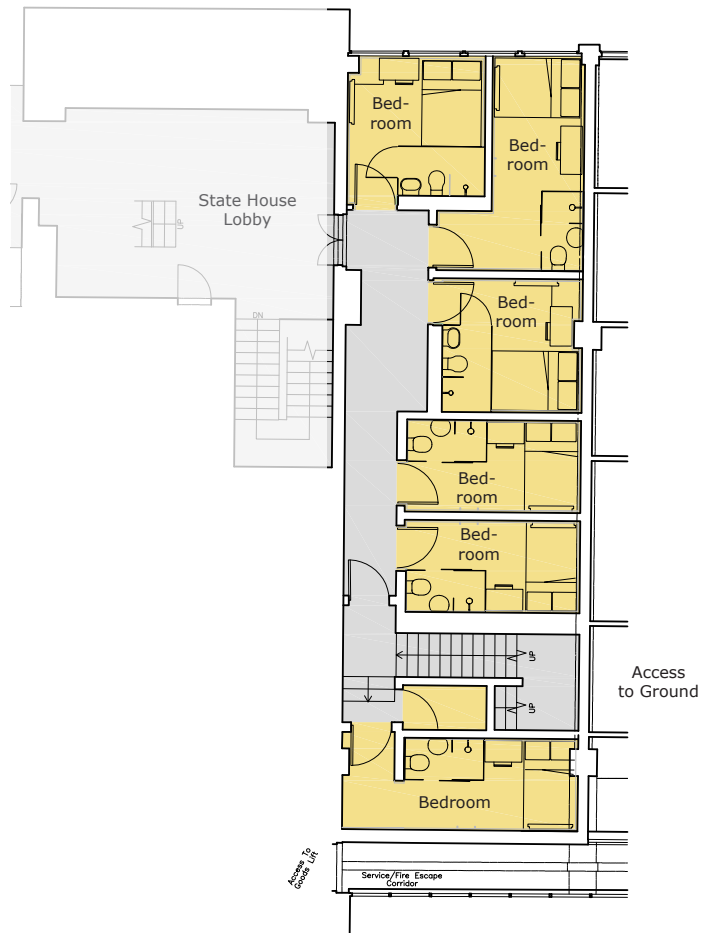
2.9 Proposed Interior - Mezzanine Floor

It is proposed that the Mezzanine Level will hold six rooms; none of these rooms are accessible bedroom configurations due to none of the lifts servicing this floor level.

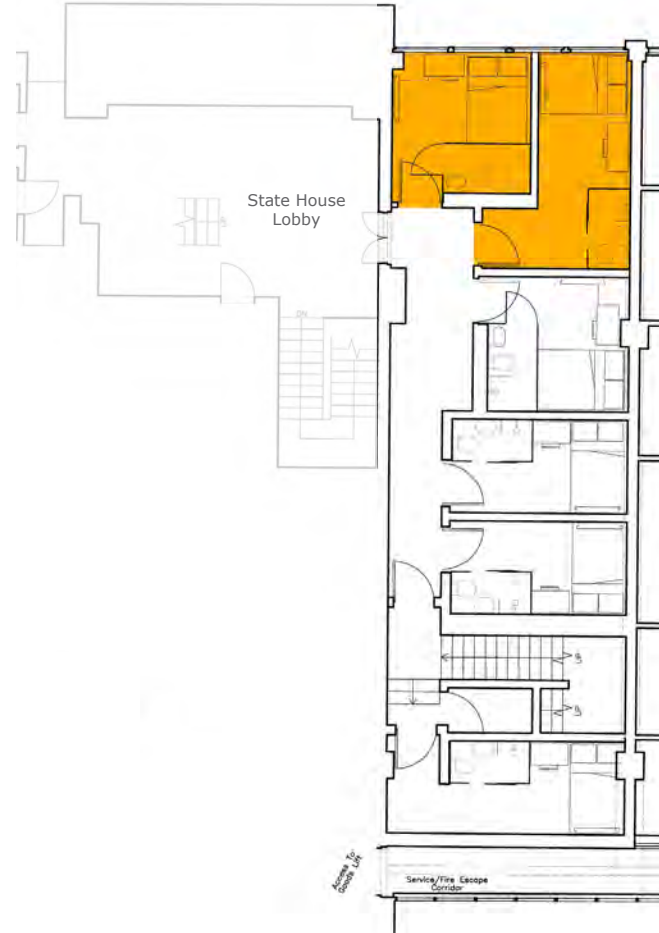
All rooms found at this level are double rooms.

Guests will access this floor via a staircase to the rear of the coffee shop.

The floor has one corridor running adjacent to the rooms, with a small storage room found at next to the staircase. This floor will have two means to emergency escape either end of the corridor, via fire doors.



Mezzanine Floor Layout
Not to Scale



Location of Window Rooms
Not to Scale



2.10 Room Environment – Lighting

The quality and design of the artificial lighting are especially important in creating a successful Z Hotel.

Every effort has been made to create as good a quality of light as possible in the individual rooms and also the common areas, to provide a feeling of daylight and connection to the external environment.

We are considering creating an internal lighting installation within the rooms which tracks and replicates external daylight via a control system combined with seasonal time clock operation.

For the guest room lighting, warm white light is proposed to create a comfortable, convivial atmosphere utilizing LED lighting wherever possible.

LEDs (Light Emitting Diodes) are a 'solid state' light source and are now beginning to compete effectively with compact fluorescent lamps in terms of energy usage, which themselves are up to five times more efficient than incandescent lamps. Other advantages include extremely long life, no UV or IR radiation, virtually no heat gain, high shock resistance, extremely low incident of early failure, very compact design, high colour brilliance and linear dimmability.

2.11 Summary

Overall we consider that the proposal maximises the potential of the building, and enables the aforementioned floors to be occupied once again, with convenient, comfortable and emergency access being thoroughly considered.

3

ACCESS TO THE Z HOTEL

3.1 Access from the Street

The hotel will have a 'One Entrance For All' approach to access, this main entrance will be located on North John Street via double doors in the shop frontage of the existing retail unit, at ground floor.

The entrance will be easily recognisable due to sensitive branding of the unit at ground floor, the space both inside and out will be well lit with clear signage.

3.2 Access through the Building

The reception will be staffed with one manager on duty at all times in the hotel and up to three full time equivalent staff will cover reception and the coffee shop. Z hotel aims to have a brightly lit, warm, welcoming lobby that will be staffed 24hrs a day.

Internally access will be straight forward; a good quality platform lift negotiates the existing level change to the lift lobby. From here level access is available to all the facilities throughout the ground floor and on to the lifts. The lifts will be the primary method of circulation for a building of this height.

From the lifts, the basement and upper floors are all level and accessible. The mezzanine level bedroom corridor is not accessible by lift, thus none of the accessible rooms are located on the mezzanine level.

3.3 Security

The hotel will provide active supervision of the hotel and its surrounding area through its own CCTV system with camera coverage to both entrances to the hotel, (the rear entrance will be controlled on an alarmed, emergency release locking system), as well as other strategically located positions throughout the hotel, the monitoring system for the CCTV will be kept at reception which is to be manned 24 hours a day. All bedrooms will benefit from a sequentially coded state of the art, magnetic strip door entry system such as Vingcard to provide the highest security.

Front office employees will further monitor and control guest movements onto the bedrooms within the hotel. We propose to link the hotels management team into the existing established networks locality, including the Safer Neighbourhood Policing of the Merseyside Police.

3.4 Bedroom Provision

The hotel is to have approximately 93 bedrooms. We propose to provide six accessible rooms, which is over and above the 1:20 ratio recommended in Part M.

3.5 Fire Separation

State House is an existing nine storey office building located in Liverpool city centre, with retail units located at ground and mezzanine floors. Z Hotels propose to occupy a retail unit, which will form the main entrance to the hotel and contain a coffee shop to the rear of the unit at ground floor. Bedrooms will be located on the mezzanine floor together with the sixth, seventh and eighth floors of the building. The remaining floors are expected to be retained as office accommodate, which will be sub-let to various tenants.

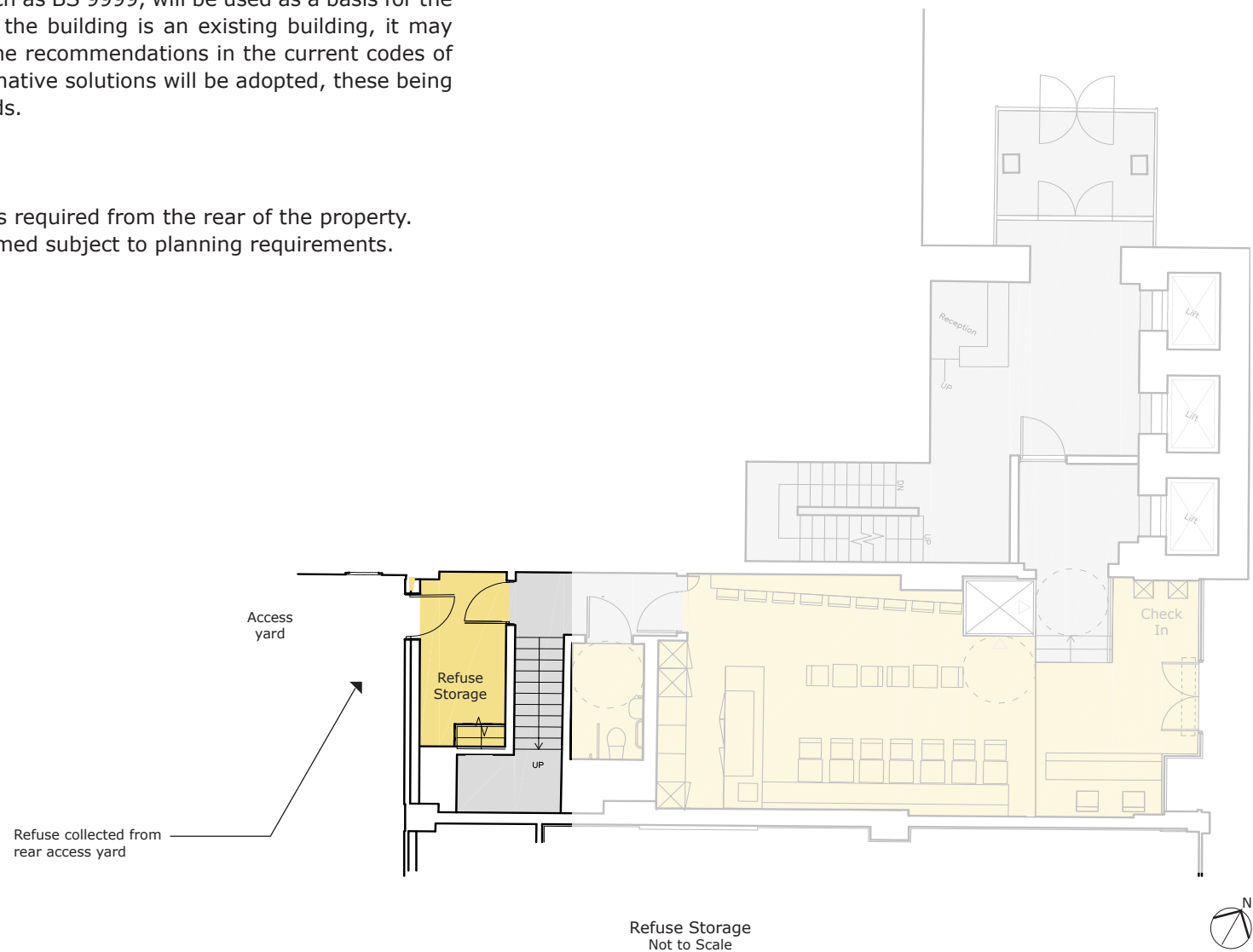
The introduction of hotel accommodation within the building will result in a material change of use for parts of the building and therefore the fire strategy will be developed to satisfy all the requirements of Part B of Schedule 1 of the Building Regulations, namely:

- * Regulation B1 Means of warning and escape,
- * Regulation B2 Internal fire spread (linings),
- * Regulation B3 Internal fire spread (structure),
- * Regulation B4 External fire spread,
- * Regulation B5 Access and facilities for the fire service, and
- * Regulation 16B Fire safety information.

Relevant guidance documents such as BS 9999, will be used as a basis for the fire safety strategy, however, as the building is an existing building, it may not be practicable to satisfy all the recommendations in the current codes of practice and in these cases, alternative solutions will be adopted, these being based on fire engineering methods.

3.6 Refuse Collection

Refuse collections will be made as required from the rear of the property. Times and regularity to be confirmed subject to planning requirements.



4

TRANSPORTATION

4.1 Location

State House is situated on the corner of Dale Street, and North John Street, in central Liverpool. The Z Hotel proposes a primary front entrance onto North John Street, with active supervision being provided by the front desk team.

The site is 5 minutes walk from the primary shopping district and a variety of restaurant and bar facilities are adjoining the site on Dale and Victoria Streets. The majority of the City Centre tourist sites are within easy walking distance of the building.

4.2 Access as Proposed

Whilst there are pay and display parking spaces operational on either side of North John Street, directly opposite the proposed hotel, this will not be advertised and guests will be actively encouraged to arrive and depart the hotel by either public transport or taxi.

It is not proposed that taxis would be permitted to wait at the hotel with such good access to existing facilities located so close. It is envisaged that all guests will be encouraged to walk to the taxi rank at –m, on North John Street (South), or alternatively use the restricted waiting marked area at –m.

Currently there is no vehicular access to the site agreed under the lease conditions. The building has a large yard/courtyard accessed off North John Street and regulated via barrier and roller-shutter, both of which are under the control of the on-site caretaker. It is understood deliveries for services (laundry, food goods, etc) will be made via the yard/courtyard.

4.3 Access as Existing

All hotel marketing will emphasize the locations for each means of existing transport links, particularly the Merseyrail network with

Moorfields station approximately 100m from the building - providing access to the Wirral, Chester, Southport, Liverpool Parkway (for Airport), Ormskirk, Kirkby and Lime Street for connecting rail services. The site is within a few minutes walk of the Bus Station at Queen's Square, the new facilities adjoining Derby Square, and the stops on Castle Street. These link most parts of the City including the stations and the Airport. This will be communicated to all guests on booking confirmation, the hotel website and any other marketing material to be produced.

There are pedestrian crossings to Dale Street and North John Street. The main pedestrian access to State House is located on the corner of Dale Street and North John Street. The Hotel would be solely accessed via the entrance on North John Street.

The pedestrian crossings at both ends of North John Street and Dale Street are under signal control, and there are a high number of pedestrian movements around the perimeter of the site, particularly at the beginning and end of the working day and at lunchtimes.

It is understood that a proposal has been submitted/approved/developed allowing for the widening of North John Street to create a more generous pedestrian environment. Though the proposal does not include the provision of any new car parking, it does encompass a length of drop off only directly opposite, on North John Street - to accommodate a 5* Hotel development in the Royal Insurance Building – this drop off will be under the control of double-yellow lines.

It is anticipated that all staff travelling to work will use public transport, if any employee intends to cycle to work then it is understood that cycle parking is to be provided on Dale Street as part of the future public realm improvement project .

Information provided by Liverpool City Council Highways department December 2007

5

OPERATIONAL STATEMENT

The following Operational Statement has been prepared on behalf of Z Hotel Ltd.

The Statement describes:

- The proposed structure of the Hotel.
- Anticipated level of usage and hours of operation of individual elements of the Hotel over a typical day.
- Proposed staffing levels and management of the building.

The Hotel

Below we set out the proposed facilities of the Hotel.

<i>Proposed facilities</i>	
<i>Facility</i>	<i>Detail</i>
<i>Hotel Rooms</i>	<i>93 rooms</i>
<i>Cafe/Coffee Shop</i>	<i>30 covers</i>
<i>Source: Z Hotel Ltd</i>	

The hotel is envisaged as a high quality limited service budget hotel offering a very high quality of bedroom product but with limited ancillary hotel services.

The building will be staffed 24-hours/day, but we envisage the majority of traffic will be pedestrian activity with most focus during daytime hours. The Cafe/ Coffee shop would provide a limited product range, predominantly for hotels guests only. Additionally the hotel will not provide any other meeting facilities or function spaces.

Operational Statement

Below we set out the projection of daily occupancy for the Hotel, followed by commentary explaining the figures. The projection is based on a typical business day (Monday through Friday) and reflects the maximum daily occupancy we would envisage at the Hotel.

Summary of Daily Occupancy Projection			
Source	Capacity	Projected Occupancy	
Hotel Rooms	93 rooms	(131)	182
Cafe/Coffee Shop	30 covers		
	Breakfast	-	
	Lunch	-	
	Dinner	-	
Staff	Management	4	
	Reception/porter	6	
	Housekeeping	8	
	Food and beverage	4	
	Other administration	2	
		24	
	Approx Average per Day	156	

- Hotel Rooms

The maximum utilisation is two people per room and a residential occupancy of 72% has been applied to calculate projected daily occupancy.

- Cafe/ Coffee Shop

The cafe/coffee shop will operate between the hours of 06:00 to 23:00 providing a facility predominantly for hotel guests only serving a selection of hot and cold snacks, refreshments and light meals. After 23:00, guests may still avail of this facility but the seating area will be closed to prevent disruption to other hotel guests in bedrooms.

Use of the cafe will be predominantly by hotel residents; however non residents will also be allowed to use the facility only between the hours from 08:00 until 21:00. We do not anticipate any need for an off license and take away cafe sales will be fairly limited. Furthermore, as it is anticipated to operate mainly as a coffee shop, although also selling alcohol, it is not anticipated that this will be a drinking venue and therefore any noise impact on the street once the facility closes will be very minimal. We will however provide signage kindly asking patrons to leave and the area quietly and respect the neighbours.

Staff – We have anticipated that one manager will be on duty at all times in the hotel and up to three full time equivalent staff will cover reception and the coffee shop. There will be one principle entrance to the hotel on North John Street, with the hotels elevators located adjacent to the reception desk to provide active supervision to all publicly accessible areas of the hotel at all times.

All front of house employees will be fully trained in all areas of the hotel including fire training, security and first aid as well as naturally in providing the highest level of customer care.

The total staffing level will be 30 people; the staffing level of 24 (shown above) is taken from the average number of staff (including part time) required for a typical day although some of the hours and shifts are staggered. Z hotels expect to operate the hotel with a workforce sourced within the local community.

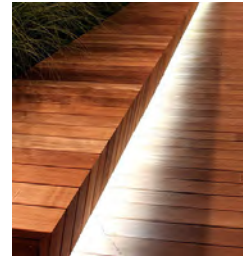
Appendix A

External Lighting Options

Z Hotel, State House



iGuzzini



Lighting Design Options

1.0	Lighting concept	Z Hotel – Feature lighting options	iGuzzini
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Lighting Design Options

Option 1; Glim Cube surface mounted 1W LED luminaire.
Installed onto front nose of the blade. Art: BB08 Spot



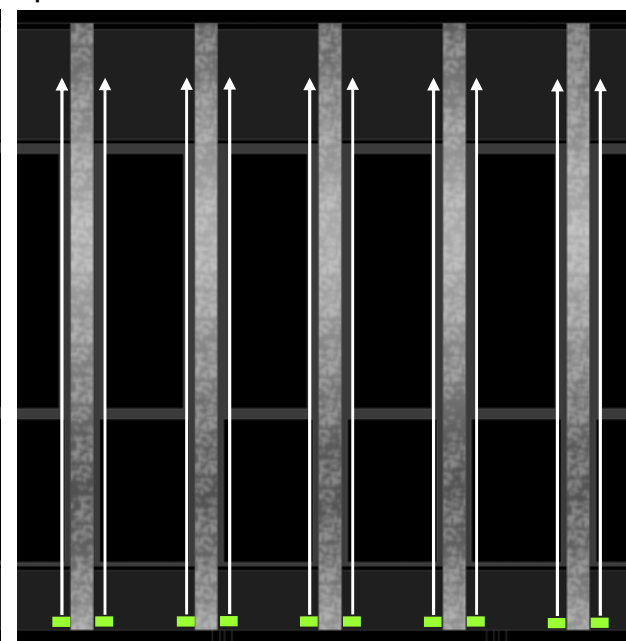
Option 2; Glim Cube surface mounted 1W LED luminaire.
Installed onto rear wall to wash sides of blades. Art: BB08 Spot



Option 1

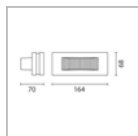
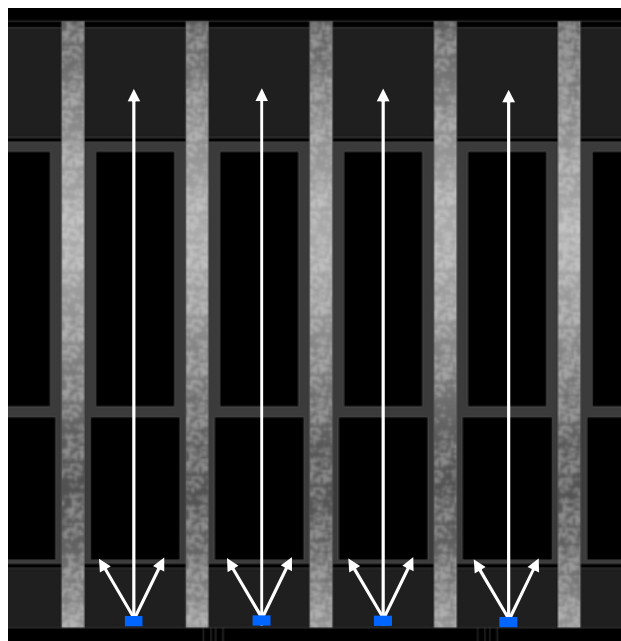


Option 2



Lighting Design Options

Option 3; Glim Cube surface mounted 3W LED luminaire.
Installed onto rear wall to wash inner sides of blades.
Luminaire will require special L bracket for correct mounting.
Driver housed within product. Art: BA99 Flood

**Option 3**

2.0	Lighting concept		
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Clauses for the protection of the property rights and copyright of lighting projects and lighting verifications.

Lighting projects

This Lighting project has been conceived by iGuzzini Illuminazione UK and is based on general discussions with the client concerned.

Any lighting calculations contained within this document should be considered as indicative and where generated based the on information available at the time of documentation. iGuzzini illuminazione UK does not take any responsibility regarding the on-site installation of the lighting project. The positioning of the lighting fittings is indicative only and subject to an on-site verification by a third party.

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Photographic simulation

Any computerised photographic simulations contained within this document should be considered as a guide to the potential, as installed effect. It is recommended that a process of verification is carried out on-site in order to establish the final, as installed design.

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