

Design & Access Statement

Introduction

City Context

Contextual Photographs

Internal Photographs

Existing Building Plans

Design & Access Statement

Use

Amount

Layout

Scale

Landscaping

Appearance

Proposed Building Plans

Street Level Activation

The Brand - Evolution Liverpool

SCH Edinburgh - A unique evolving brand

Ica Architects



The following Design & Access Statement is prepared in support of the Planning Application for a change of use and roof extension for the Kansas Buildings at 50-54 Stanley Street, Liverpool.

The Planning Application is for a change of use to C Class Sui Generis with ancillary restaurant, bar, laundry, storage space and back of house facilities.

This document generally follows the format of the CABE guidance documents interpreted in the context of an existing building.

The scope of the proposals incorporate the existing building and to extend the existing mansard roof construction on the 4th floor over the Victorian half of the Kansas Buildings to accommodate Evolution Liverpool a 5* budget short-stay accommodation, which the client considers apposite for the locality of the building within the Cavern Area.

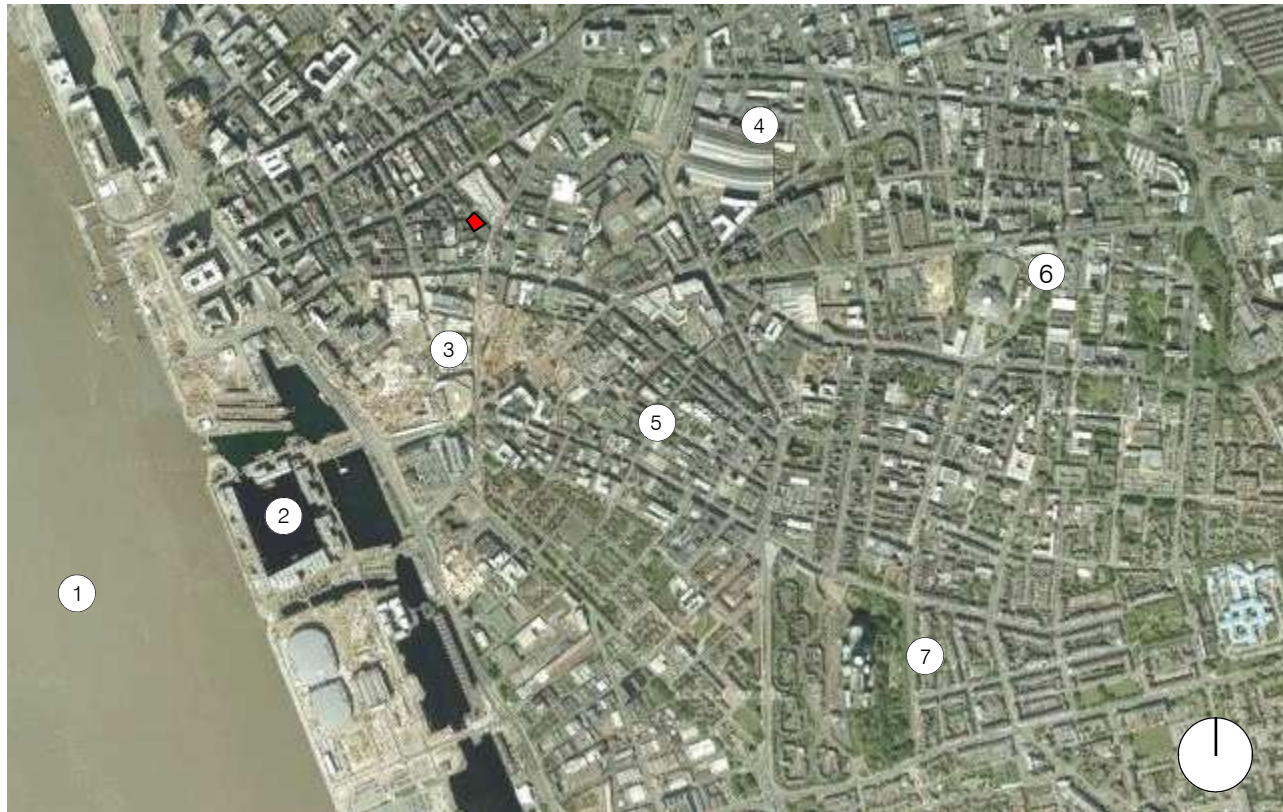
This proposal is separate from the three recent planning applications lodged with Liverpool City Council for a change of use of the Kansas Buildings to varying amounts of C1 use, which were subsequently granted. As the brand offers both rooms and beds for sale on a short term basis the classification is C Class Sui Generis. The Evolution brand is more akin to a budget hotel brand as opposed to the common perception of a hostel.

In general, it is proposed that the redevelopment of the Kansas Buildings would house a reception and bar bistro at the upper ground floor level and on the lower ground floor level with 49 rooms arranged on the four upper floors containing approximately 240 bedspaces within. The basement will be used for other hostel and back of house facilities.

As part of Starboard Hotel's new and innovative approach to providing budget accommodation for a broad range of independent travellers, backpackers and families, the provision of fully-compliant accessible accommodation is a key part of the ethos of Starboard Hotels.

Starboard Hotels currently operate a purpose-built 620 bedspace Smart City Hostel, which is a comfortable and modern five star hostel located just off the Royal Mile in the heart of Edinburgh's Old Town.





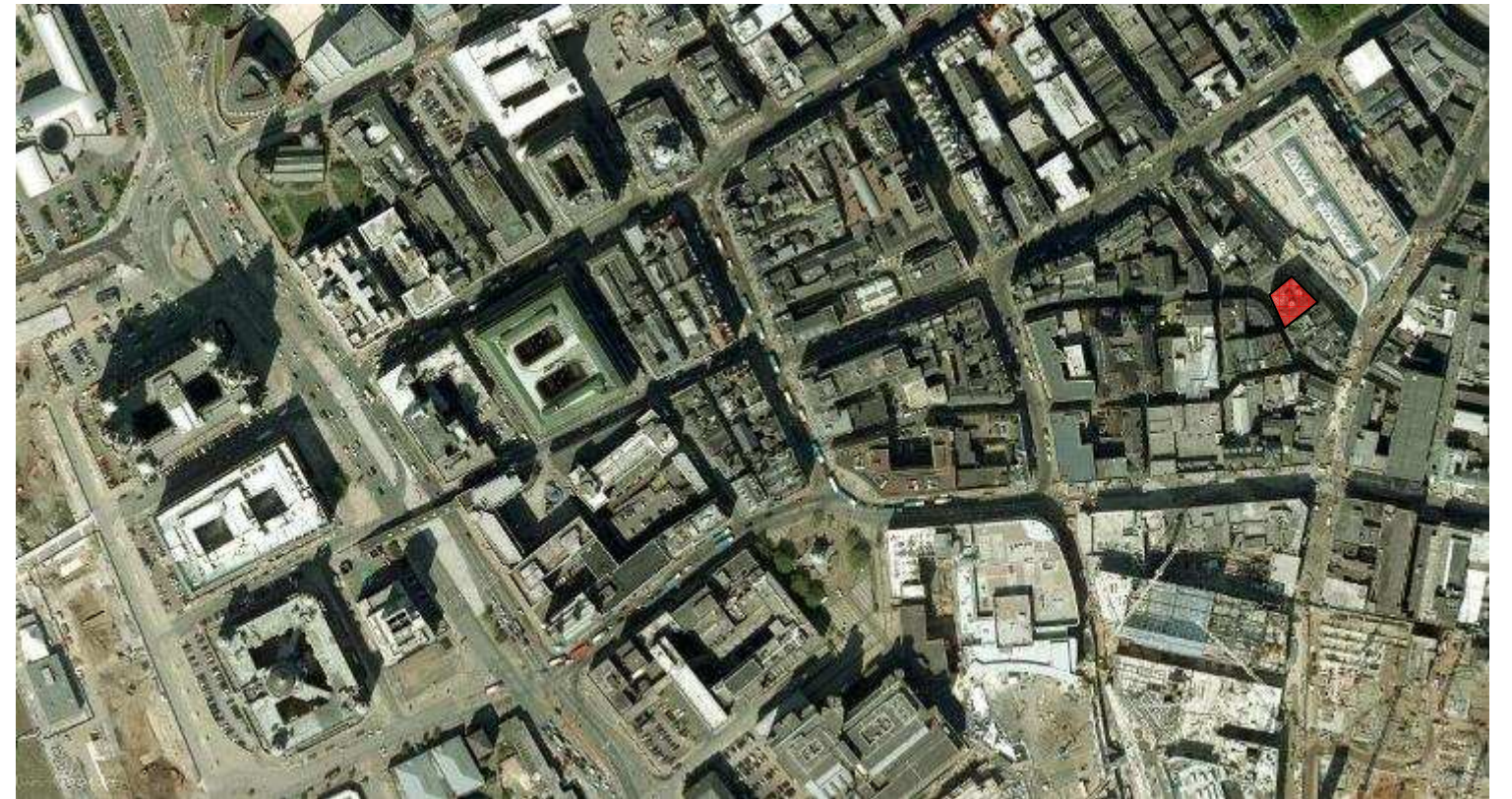
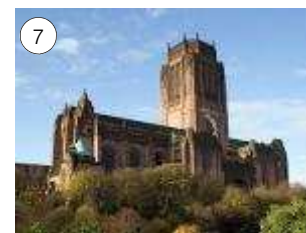
Aerial view of location in relation to Liverpool

0m 200m 1000m

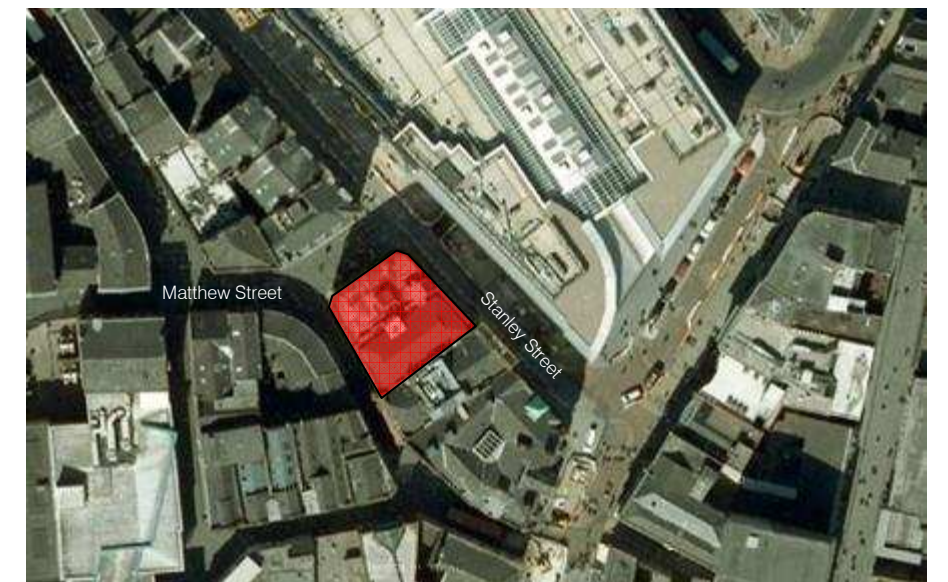
Key to numbers:

1. River Mersey
2. Albert Dock
3. Liverpool 1
4. Lime Street Station
5. Ropewalks District
6. Catholic Cathedral
7. Anglican Cathedral

 Development Site



Aerial view of the Cavern Area



Aerial view of the site of Kansas Buildings

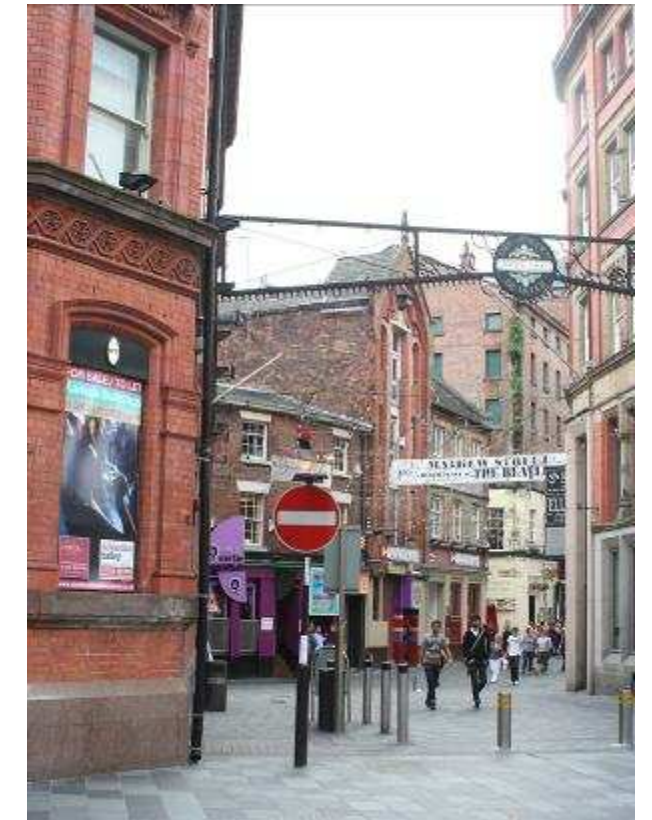




Birds eye view of the Kansas Buildings



View looking up Matthew Street



View looking down Matthew Street



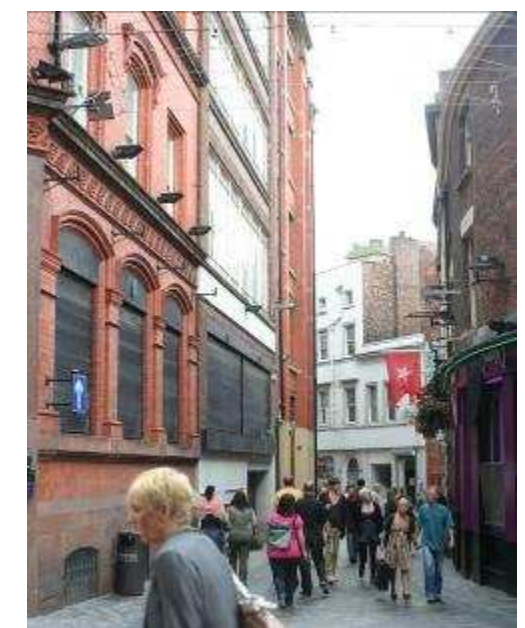
View east along Stanley Street



View west along Stanley Street



View of Kansas Buildings from Matthew Street



View along Rainford Gardens



Contextual Photographs



1960's infill elevation on Stanley Street



Building at corner of Stanley Street/Matthew Street



Building at corner of Matthew Street/Rainford Gardens



Victorian detailing on Stanley Street



Original servicing niche on Matthew Street



Rainford Gardens Levels



External Photographs



Mansard Roof at the 4th floor



Flat roof over the original Victorian building



2nd floor



Upper Ground Floor Level showing original columns



Upper Ground Floor looking out to Stanley Street



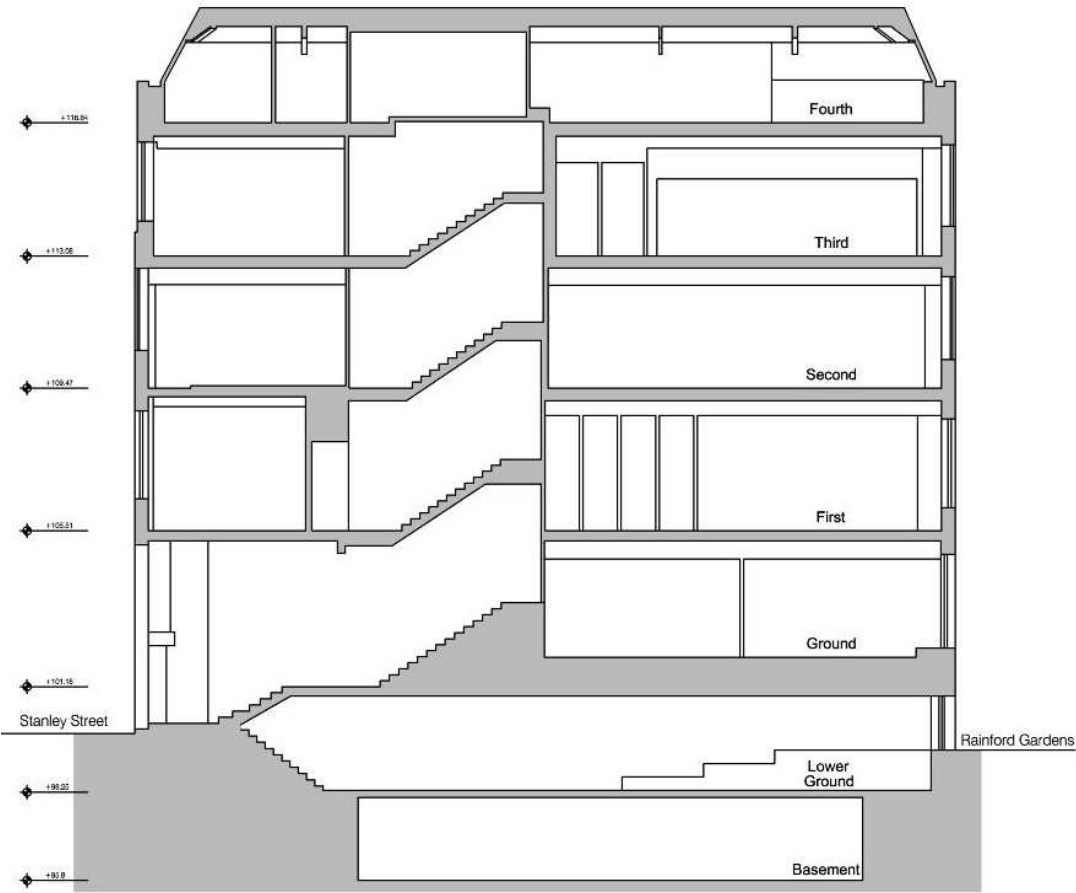
Lower Ground Floor Level



Lower Ground Floor Level

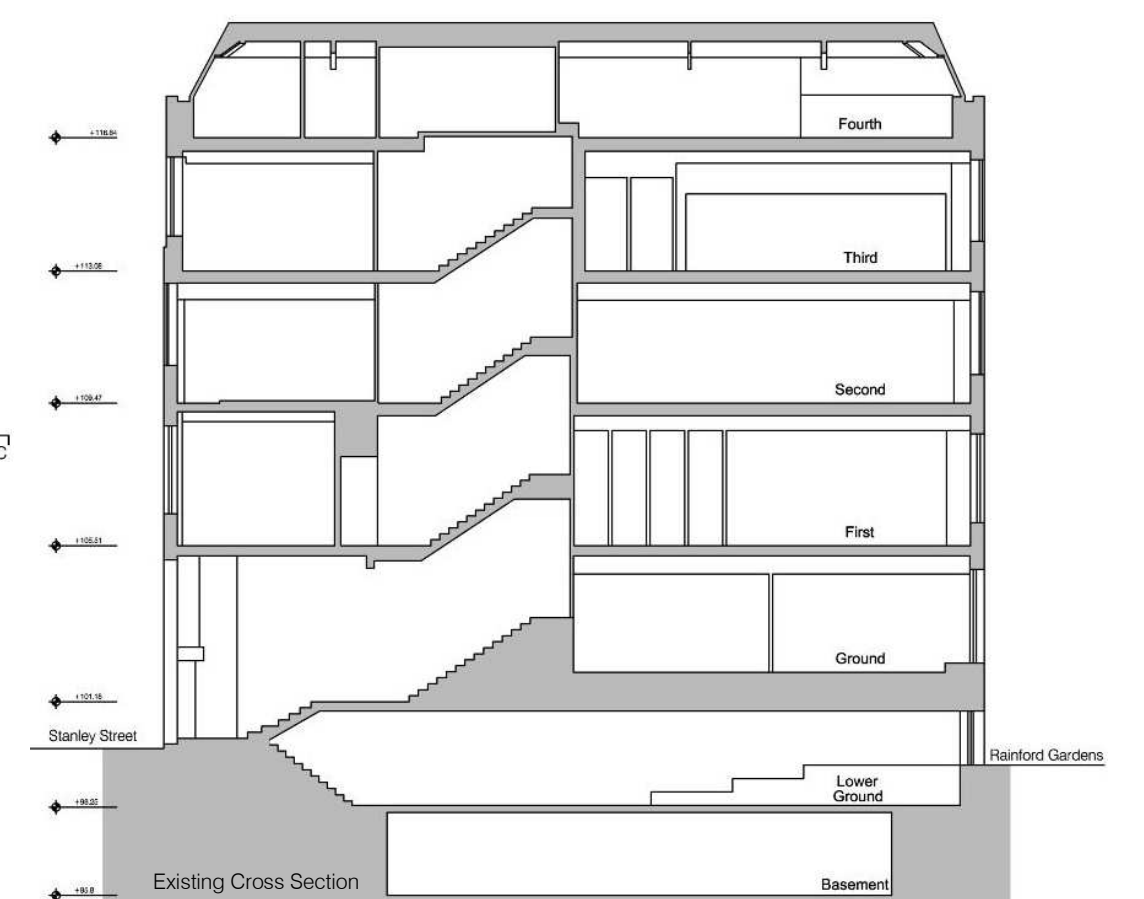
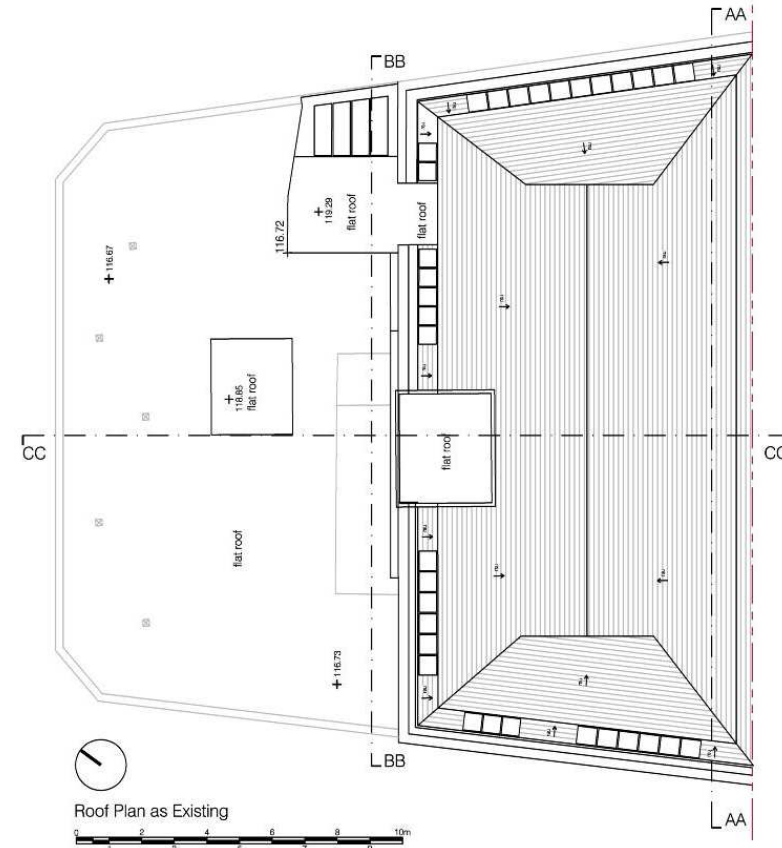
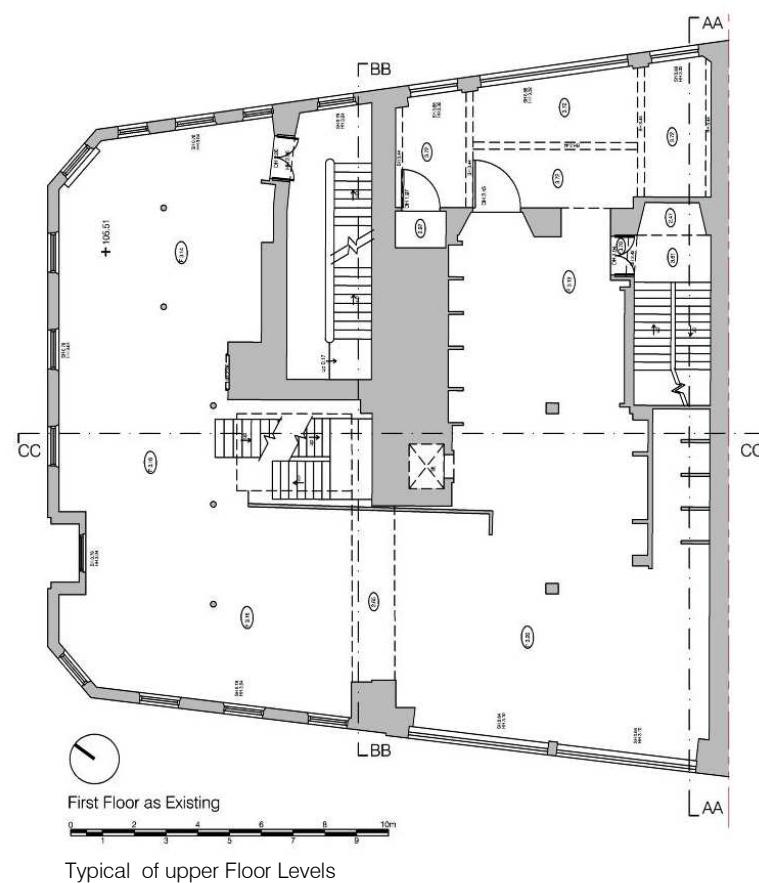
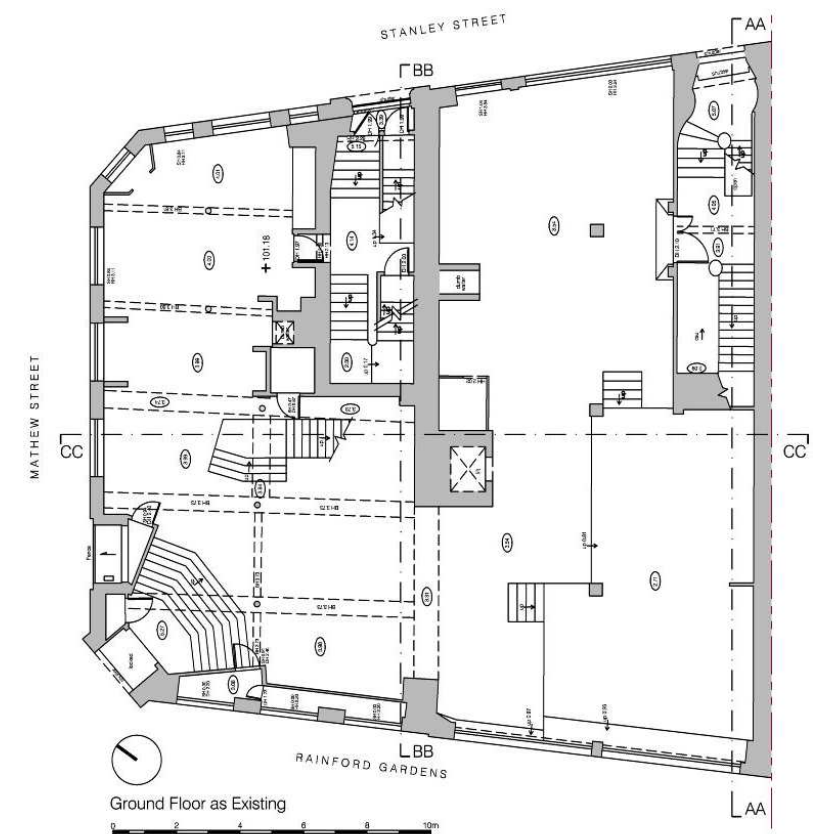
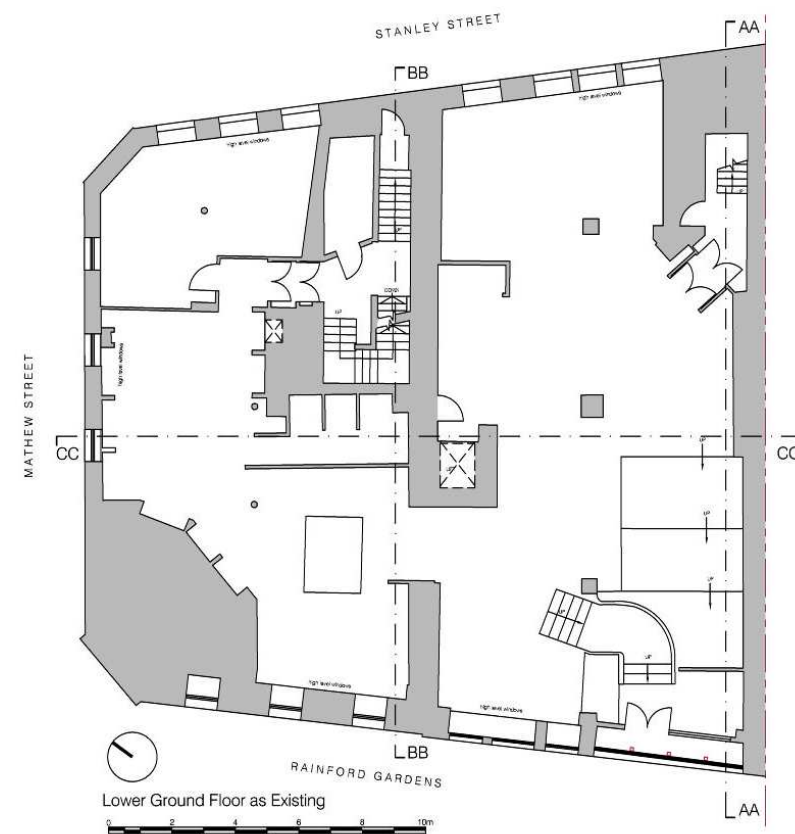
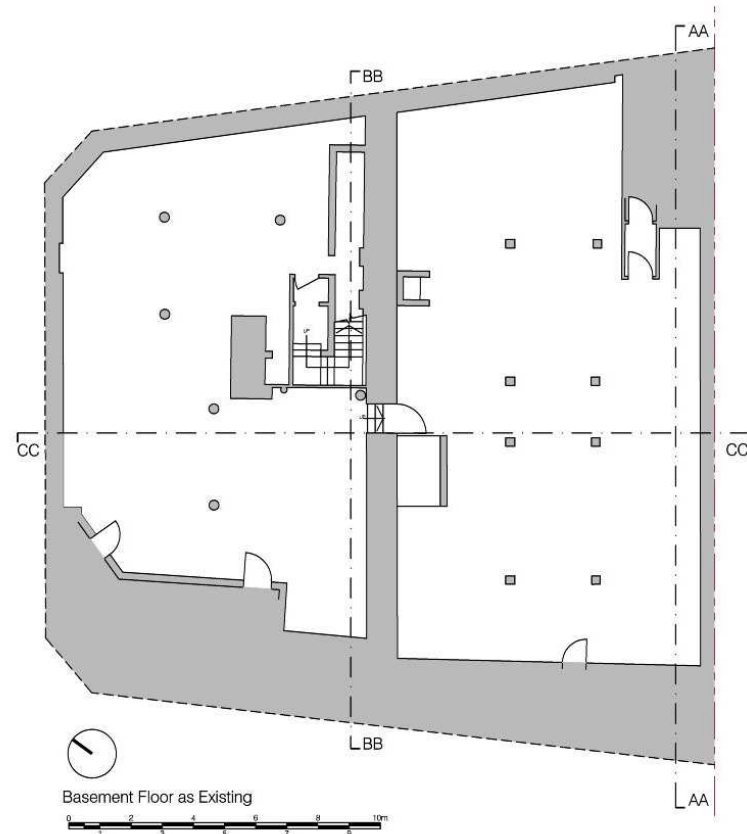


Basement Level



Existing Cross Section





The Existing Building

EXISTING USE

The existing vacant building consists of 7 floor levels inclusive of the rooftop mansard structure, which covers 50% of the roof level. The ground levels are made up of an upper and lower ground together with a basement. There are 3.5 other floor plates on the upper floors including the roof.

PROPOSED USE

The scope of the proposals incorporate the existing building and to extend the existing mansard roof construction on the 4th floor over the Victorian half of the Kansas Buildings

AMOUNT

The accommodation will be for 49 dormitory rooms on the upper 4 floors, which will contain accessible bedrooms and rooms containing a variety of 2 or 3 bunk beds. The lower 2 floors will contain front of house bistro accommodation and the basement will mainly contain back of house accommodation plus hostel facilities. A full breakdown of accommodation is as follows:

BASEMENT

Front of House

Male and Female Toilets
Guest Laundry
Left Luggage

Back of House

Plant
Staff WC & Changing
Staff Kitchen/Dining
Maintenance Office
Storage

LOWER GROUND FLOOR

Front of House

Bistro
Bar Servery
Secure cycle storage
Guest Kitchen/Dining

Back of House

Admin (Lower level)
Kitchen Store
Cleaner’s Store
Refuse Store
Bar Store

UPPER GROUND FLOOR

Front of House

Bistro
Dining
SCH Reception
Internet Area
Accessible WC

Back of House

Kitchen
Kitchen Store
Admin (Upper level)

FIRST FLOOR

5no. X 2 Bunk bedrooms
6no. X 3 Bunk bedrooms
1no. Accessible room (2 bed spaces)
Linen Store

SECOND FLOOR

5no. X 2 Bunk bedrooms
6no. X 3 Bunk bedrooms
1no. Accessible room (2 bed spaces)
Linen Store

THIRD FLOOR

3no. X 2 Bunk bedrooms
8no. X 3 Bunk bedrooms
1no. Accessible room (2 bed spaces)
1no. Double room
Linen Store

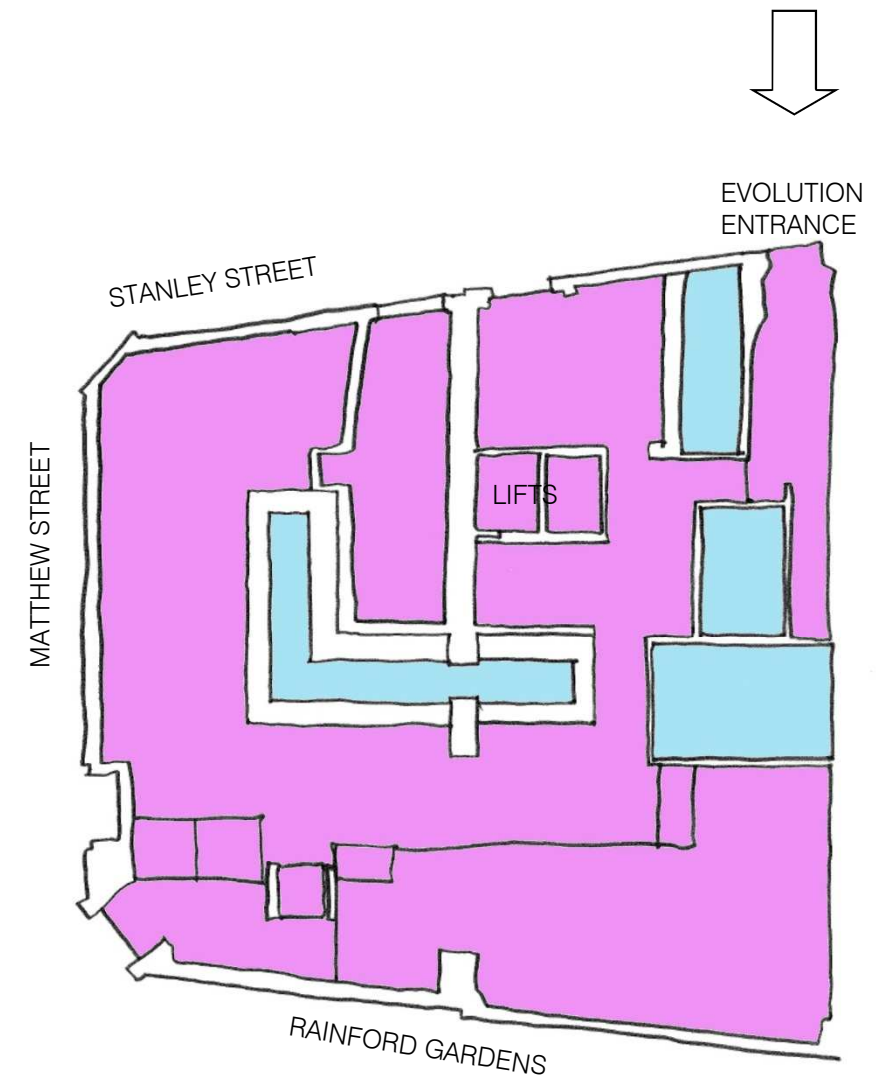
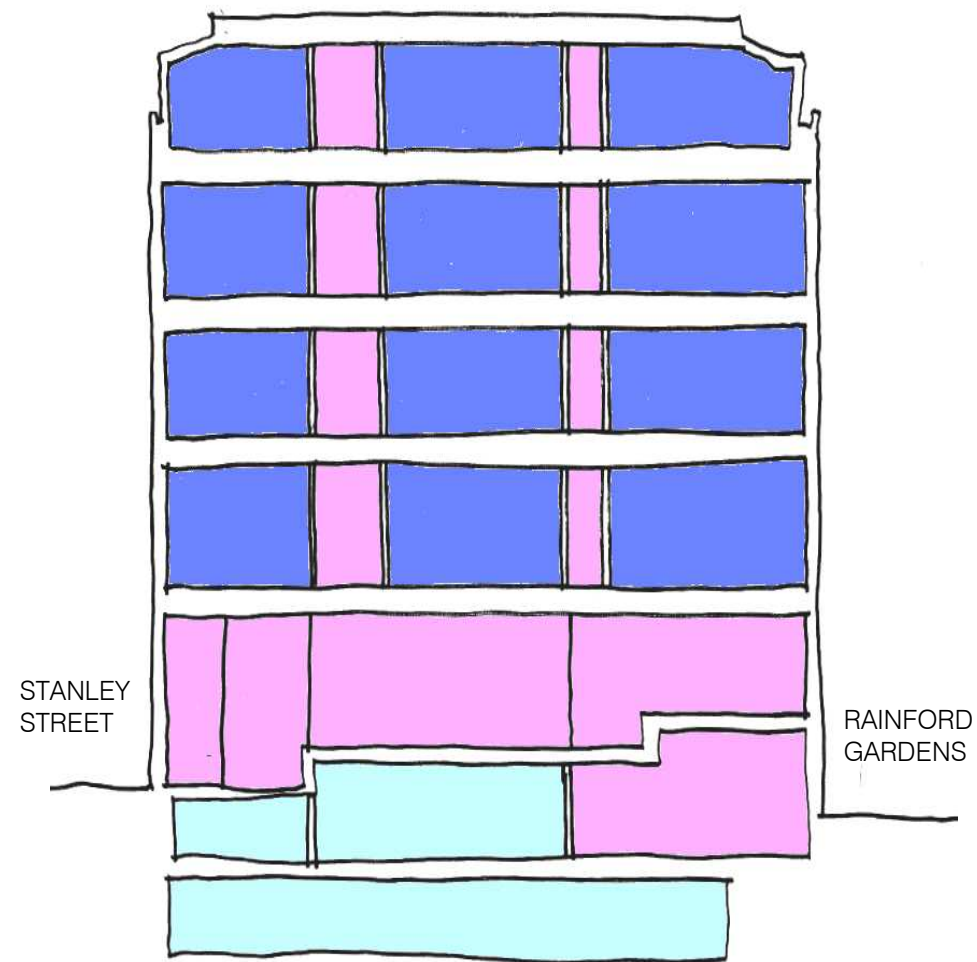
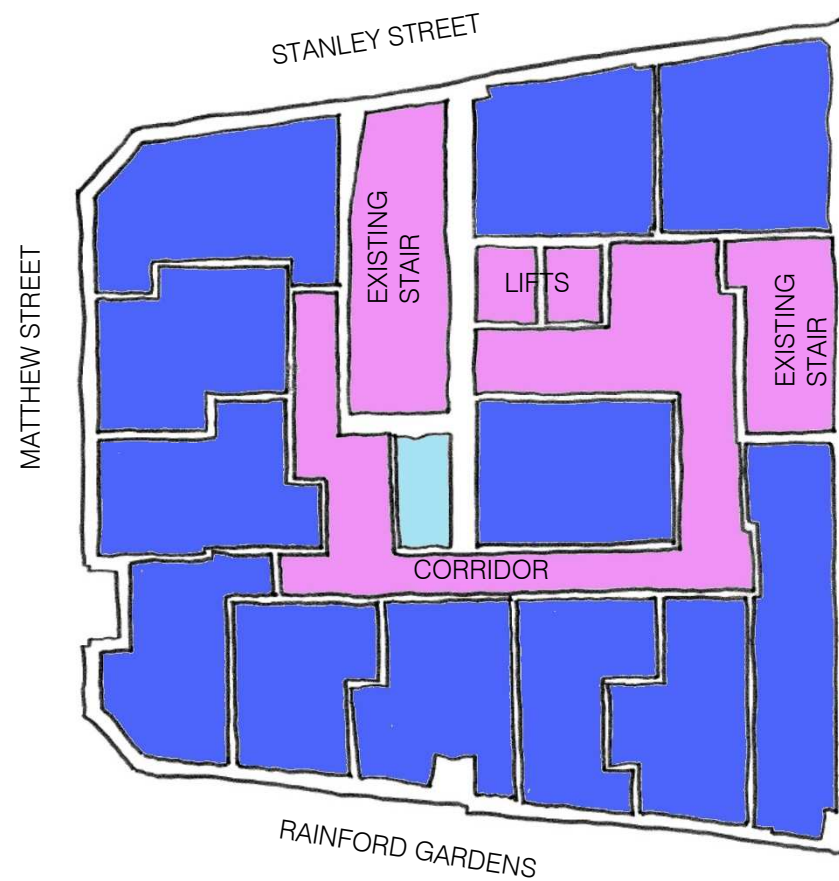
FOURTH FLOOR

6no. X 2 Bunk bedrooms
5no. X 3 Bunk bedrooms
1no. Accessible room (2 bed spaces)
1no. Double room
Store

ROOF

External plant enclosure





LAYOUT

The 12 rooms per floorplate are mainly arranged around the perimeter of the building with windows onto Stanley Street, Matthew Street and Rainford Gardens. There is one internal room. The existing stairs have been retained and a corridor links these 2 stairs for fire escape purposes.

Vertically through the building, the bedrooms are arranged on the top four floors, while the main public spaces are arranged on the upper and lower ground floors. The basement is given over to back of house and other facilities.

Both existing stairs will be retained, together with the main load-bearing division wall and the original cast-iron Victorian columns and modern columns.

For accessibility into the building the existing entrance at Stanley street will be retained and internally a platform lift will be installed to access the reception area.

The upper ground floor of the building sits effectively a half-level up from street level.

The entrance to Evolution Liverpool will be located on Stanley Street. This will enable access to the reception and the lift that will allow direct vertical circulation for wheelchair users to all the upper and lower floors.

A secondary entrance to the building is at the existing entrance on the corner of Matthew Street and Rainford Gardens

All deliveries and servicing would take place from the newly-created services entrance on Rainford Gardens.



LAYOUT

SCALE

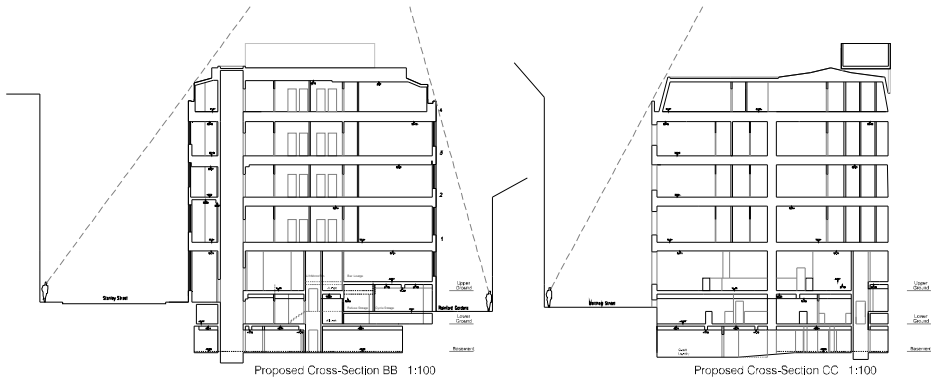
The proposals involve an extension to the existing mansard roof at the fourth floor level. The existing GIFA is approx. 2,410m2. The proposed additional 4th floor area on the roof amounts to 150m2. This represents a minor increase to the GIFA of 6%. There are two minor external changes, which largely relate to the ground floor street frontage.

These alterations comprise:

The formation of a new service entrance and secure cycle storage at Rainford Gardens within the existing entrance opening.

The formation of a new street level main entrance to the building on Stanley Street

There will be a screened steel structure housing external plant condensers and an AHU above the mansard roof level. This will be well set back from all eaves so as to be non-visible from street level



LANDSCAPING

There are no 'landscaping' proposals for this application.

APPEARANCE

The Kansas Buildings are effectively 2 buildings conjoined. At the north end of the buildings is the original red Victorian brick building which is richly detailed with brick and stone string coursing and cor-nicing etc. 'Behind' this building is a contrasting modern 1960's brick building, which has a reinforced concrete frame structure, with large horizontal window openings onto Rainford Gardens and Stanley Street (although these openings are split into 3 sections onto Stanley Street). The horizontality of these openings are balanced by thin steel framed windows with a vertical emphasis.

The existing mansard roof structure at the fourth floor level is presently clad in a felt roof covering. It is proposed to strip back the existing roof membrane to expose the existing steel structure, construct a new steel structure for the additional floor area, then re-clad the entire 4th floor

roof structure to current building standards. It is proposed that the visible finish to the new mansard roof structure would be clad in slate with lead flashings etc. to match the existing roofs of the surrounding area and for the proposed dormer windows to be clad in lead.

The effect of the new mansard roof structure will be to give the current flat-roofed original Victorian part of the buildings an appropriate roof form to visually complete the top of the building and so that the increased height of the building will also present a better visual termination of the vista looking east along Matthew Street towards the Met quarter. This roof would also tie in better with the existing parapet height of the adjacent building

The new mansard roof structure will also perform the function of visually tying together the two buildings so as to allow them to be read as a cohesive entity i.e. one building containing one use.

This new roof structure will also mean the removal of the existing clutter of stair heads, machine rooms and plant on the existing flat roof evidenced by the aerial view.

A new simple centralised steel structure and screening will sit above the mansard roof structure to house the necessary AHU and condensers for the hostel facilities. Access to this plant platform will be via an internal ship's ladder from the existing stairwell head. The plant enclosure will not be visible from street level.

The existing entrance on Stanley Street will be maintained and internally a platform lift will be installed to allow ease of access to the reception area.

All existing roller shutters will be removed to the existing shop fronts on Rainford Gardens and Stanley Street.

It is envisaged that the existing windows will all be retained subject to a condition survey regarding their acoustic and thermal performance. Replacement windows if necessary will be similar to those as existing.

ACCESS

Section 62(5) of the Town and Country Planning Act 1990 as inserted by section 42(1) of the Planning and Compulsory Purchase Act 2004 notes that the requirement for the access component of design and access statements relates only to "access to the development" and therefore does not extend to internal aspects of development proposals. However we have consulted with the council's access officer and have incorporated his comments into the scheme design, which is DDA Compliant.

- Access to the proposal
- Access into the proposal

Access to the proposal

The site is about 5-10 minutes walk from Lime Street railway station. There is a taxi rank on Stanley Street. The site has a high access rating to Public Transport.

A separate transport assessment has been carried out which provides full details of the application site's accessibility.

Access into the proposal

Entrance at Stanley Street

The existing entrance on Stanley St will be maintained, internally a platform lift will be installed to provide access to the main reception area and lift. A new set of fully-automatic glazed doors are proposed within the 1500mm clear opening.

Existing entrance on the corner of Matthew street used to the proposed bistro

A new set of glazed doors are proposed within the existing 1750mm clear opening and level access. Once inside the entrance vestibule, a platform lift will provide access 1500mm up to the main bistro level at the upper ground floor, or down to the lower ground floor bistro area. The platform lift will be visually screened.

Existing side access at Rainford Gardens

Deliveries/Staff Entrance - Entrance doors of 1500mm clear opening will be provided with level access within the existing opening.

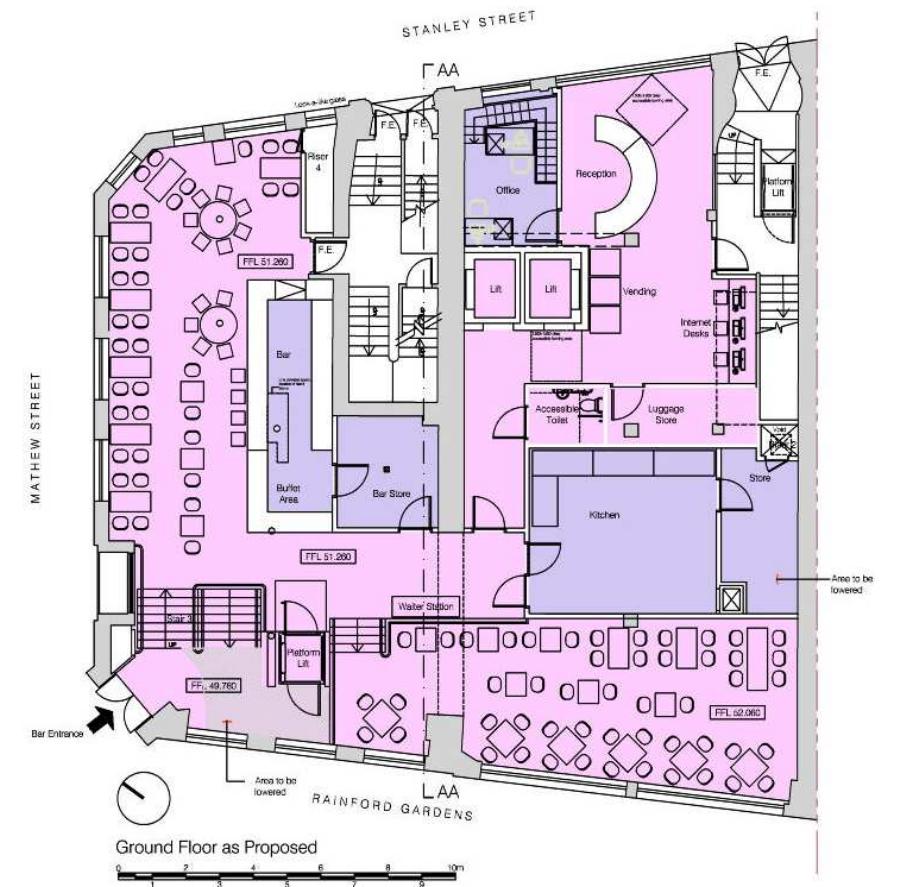
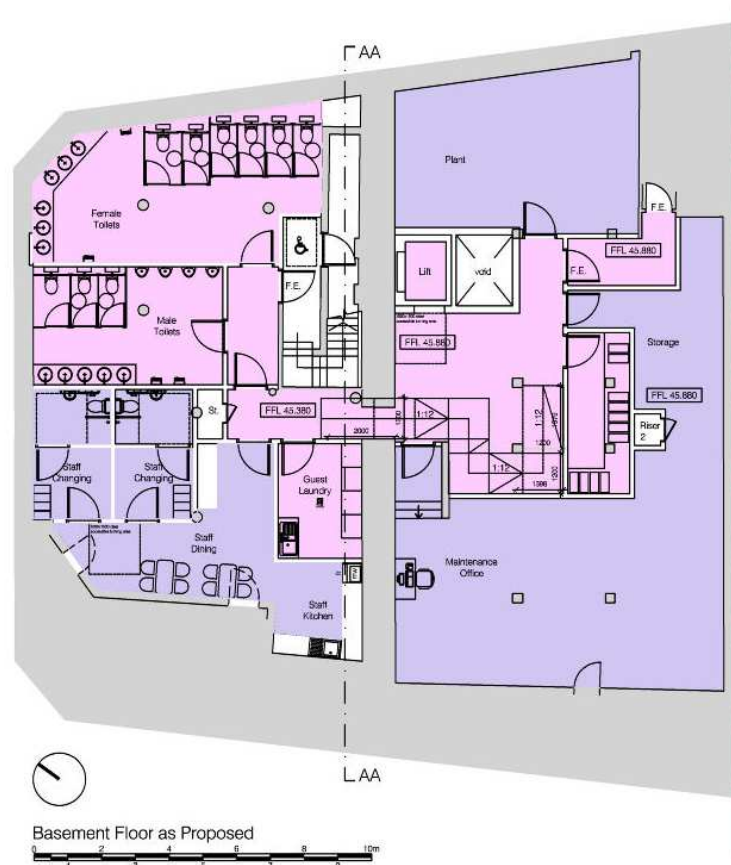
Internal secure cycle storage - Entrance doors of 1500mm clear opening will be provided with level access within the existing opening.

General Disabled provision within the proposal

Fully accessible staff changing rooms/wc's and showers will be provided. 4 Fully accessible disabled compliant bedrooms will be provided with room for a single bed and a carer's bunk bed

All areas of the hotel, public and back of house are fully accessible. Corridor widths, door widths, and opening patterns all comply with Doc M and allow wheelchair access. The lift will provide access to all floors and will be upgraded to be fully accessible with braille controls and audible announcements. Stairs also comply with ambulant disabled standards. All internal circulation is level.





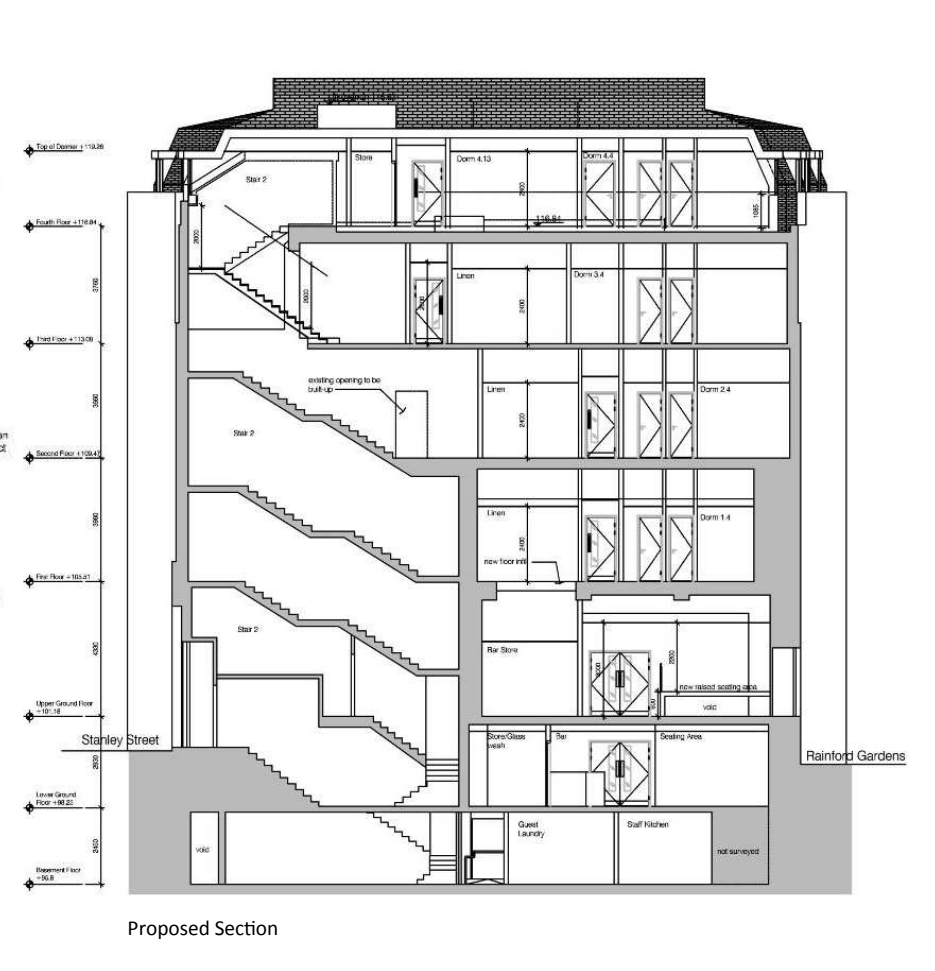
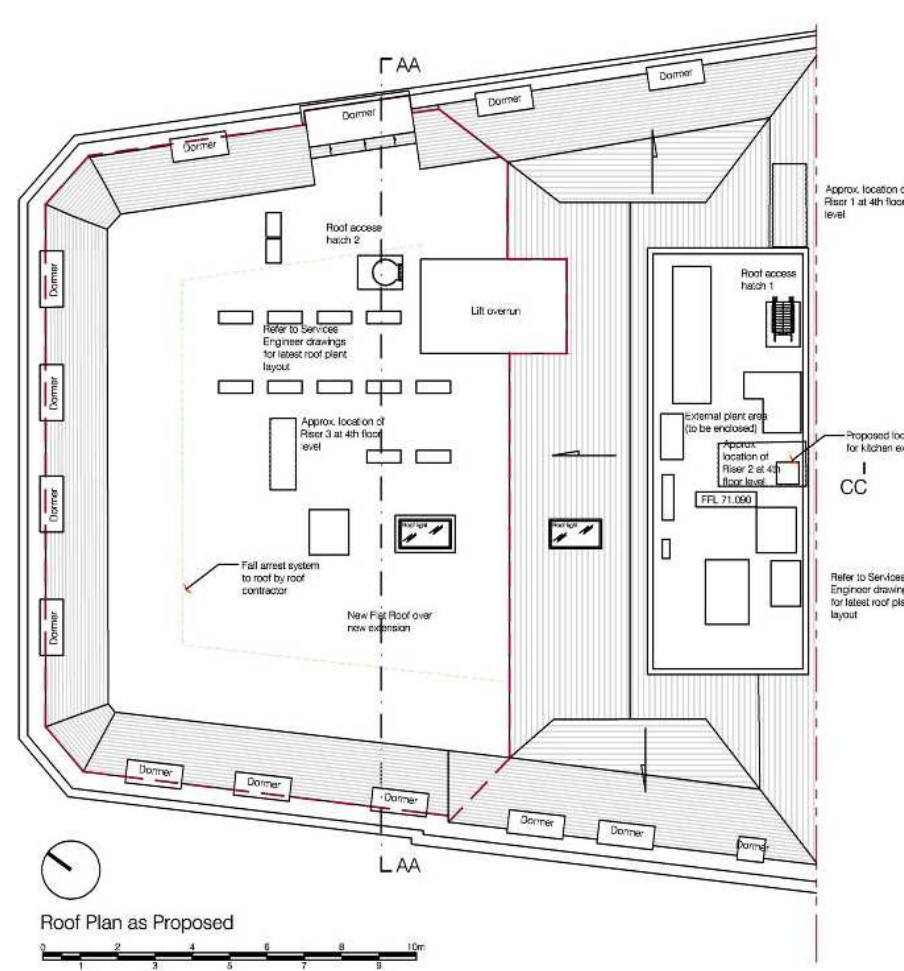
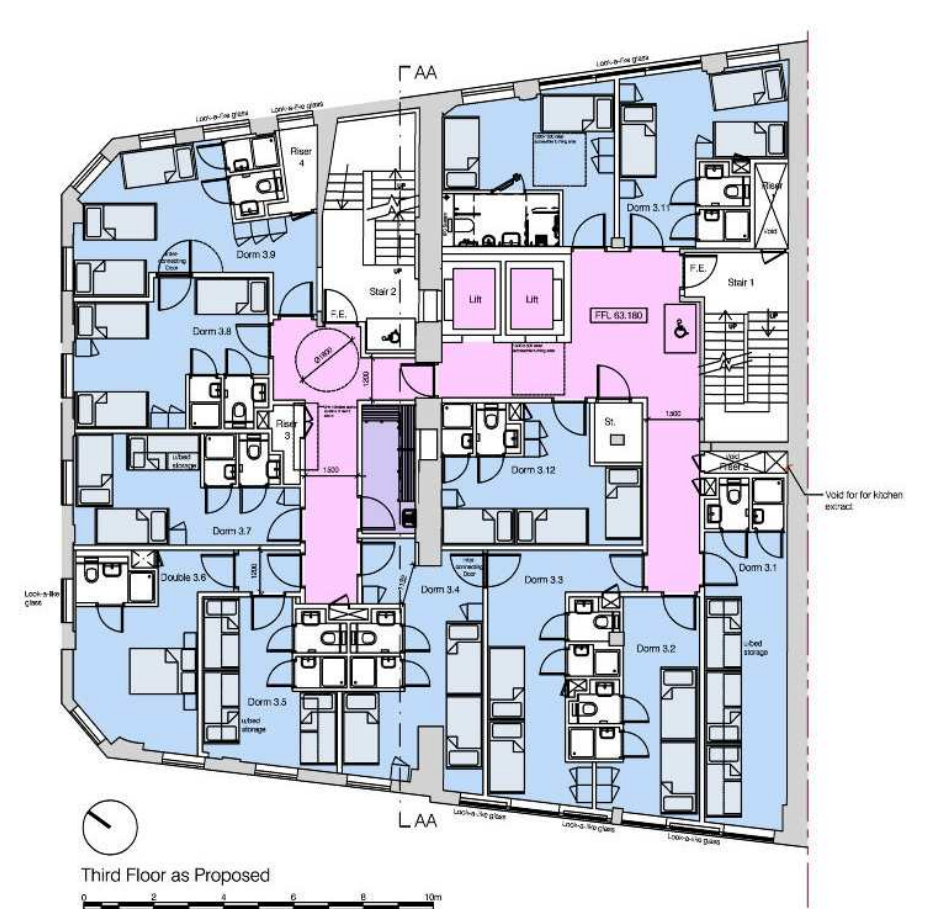
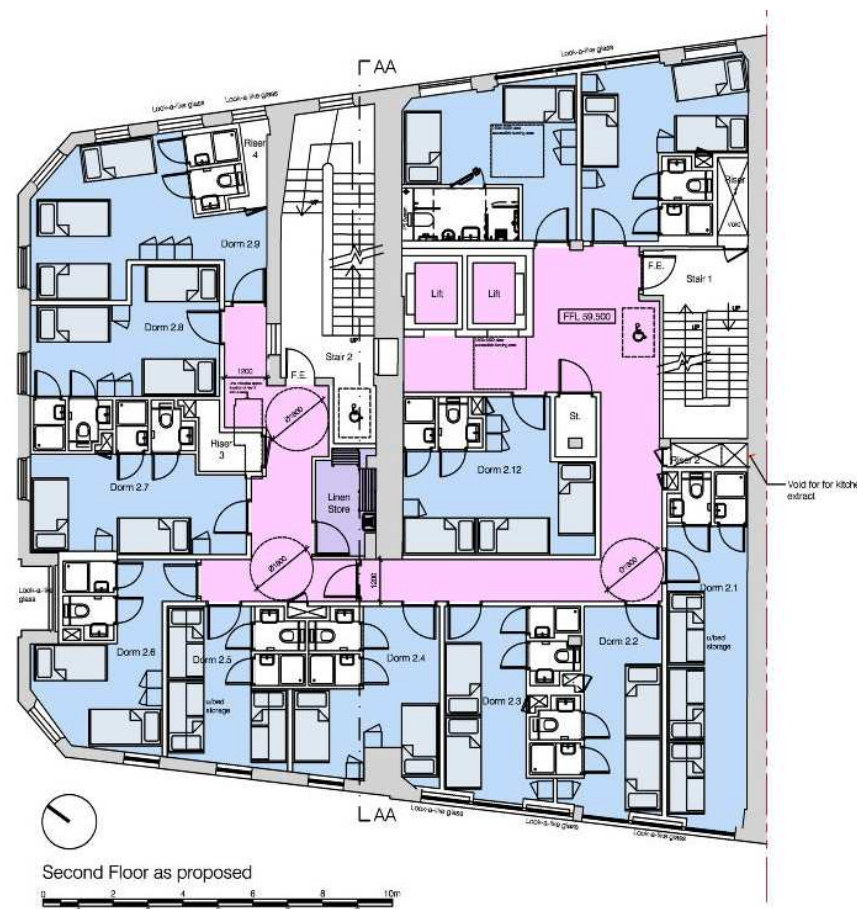
Existing view of Kansas Buildings



Proposed view of Kansas Buildings



Evolution Liverpool - Proposed Plans



Evolution Liverpool - Proposed Plans



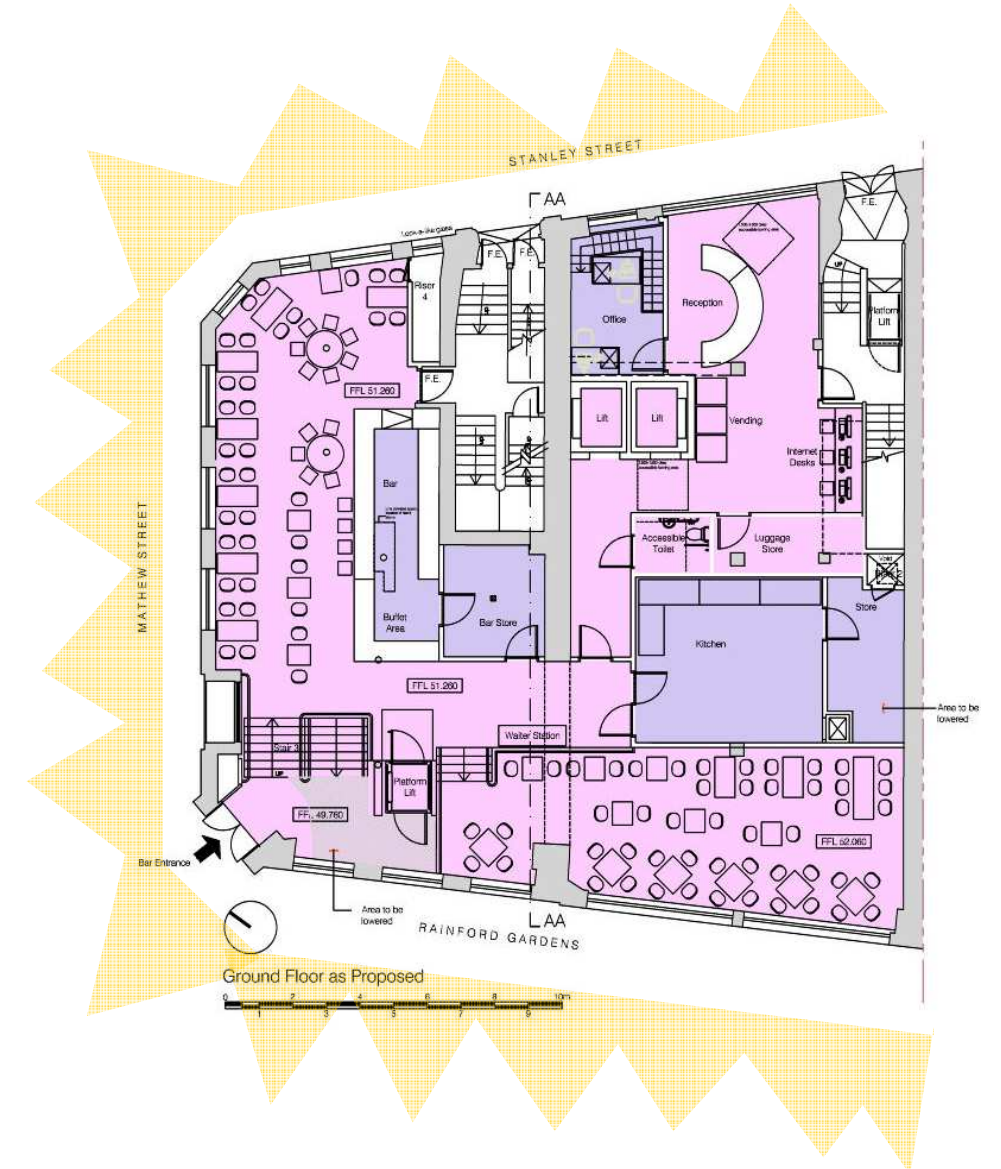
Existing view down Rainford Gardens



Proposed view down Rainford Gardens showing fenestration



Evolution Liverpool - Street Level Activation



Existing & Proposed view down Stanley Street showing fenestration



Existing & Proposed view of Matthew Street elevation showing fenestration



Evolution Liverpool - Street Level Activation

Executive Summary

Starboard Hotels are developing a new, affordable, high quality accommodation concept for the independent and youth traveller.

For too long the multi-bedded budget accommodation sector has not provided the standards of the branded hotels that we are now all used to and expect. Children, travelling with parents, stay in a room that has clean linen, is serviced daily and has its own clean bathroom with a power shower. When they travel with their school or youth group, why should they be treated differently? Independent travellers are no longer teenage backpackers, but regularly mature people who wish to see the world on a budget, at the same time staying somewhere where they have an opportunity to meet like-minded people to explore new cities and countries with.

This travel concept, traditionally known as hostelling is evolving, allowing Starboard to launch **Evolution**, the new budget accommodation brand aimed at bringing hotel standards to the multi-bedded budget accommodation sector.

Starboard's vision is to acquire redundant commercial properties in key city centre locations, to develop 10 new Evolution branded properties by 2014.

Starboard Hotels are an accomplished and nationally recognised branded hotel developer and operator, recognised as Investors In People (IIP) and accredited with ISO 9001 and ISO 14001.

The delivery team is in place, and freehold purchase opportunities are at contract stage in London Kings Cross, Liverpool and Glasgow. Starboard Hotels currently operate Smart City Hostels in Edinburgh, a 5 star award winning hostel, which forms the catalyst for the new brand. Starboard are taking the best elements of this model to create the new product for the market which will deliver strong cash flows and a good return on investment.

Starboard's **Evolution** model sits in the market place at the top end of the hostel sector alongside the standards offered in a budget hotel. Guests can stay from a single night and pay by the bed or by the room, enjoying all en-suite facilities. Guest amenities include a licensed café bar, internet café and Wi-Fi throughout the building, travel desk (for trips and ticketing) and vending. Beds are hotel quality and made up for arrival, all rooms are cleaned daily.

The sector trades comparatively well to the existing hotel sector, and our experience in Edinburgh, along with market intelligence from those operating in this space, suggest the model is a resilient trading entity with broad market appeal. Starboard are bringing their hotel and property development expertise to the team along with branded hotels 'know how'.

Ultimately the team are seeking to create a portfolio of branded **Evolution** properties that throw strong positive cash flows.

Kansas Buildings, Liverpool – Operating Summary

Kansas Buildings will trade as “Evolution Liverpool”, a 5-star up-market budget property offering both rooms and beds for sale on a short term basis. The following sections detail the approach and anticipated trading metrics of the operation.

Development Principles

Starboard Hotels have a proven track record of quality property developments. Starboard's Holiday Inn Express and Days Inn hotels are recognised by the franchisors (InterContinental Hotels Group and Wyndham Worldwide respectively) as the best hotels in the UK. In addition, Starboard's operating excellence sees these hotels being ranked at #1 by guests too. Our Edinburgh operation is ranked #3 in the world by over 1 million hostel users as voted through Hostel World. Starboard Hotels also has Investors In People; reinforcing our commitment to sound HR principles and developing people to allow them to flourish in our business. It is with this passion for excellence in property development, HR and customer service that the Starboard team are approaching the Kansas Buildings project.

Starboard have assembled a team of leading professionals to assist in the design and development of Evolution - Liverpool. The resultant property will appeal to transient leisure travellers seeking good value accommodation in Liverpool and provide the flexibility for guest to meet their needs; securing the private use of dorms or securing a bed in a mixed dorm that they are happy to share. All dorms are en suite and the amenities on hand will provide for a comfortable stay.

It is envisioned that the property will sit in between the budget hotel sector (Travelodge, Ibis, Premier Inn, Holiday Inn Express) and hostel operations (YHA, Hatters and the International) in the market place and draw business from both competitor sets. In addition the operation will be geared towards youth travel groups visiting the area (supervised groups of minors) for language, cultural or sporting activities.

These customer groups are short stay customers who value good quality accommodation at affordable prices. In addition, guest amenities and a sound approach to guest security, will give guests a secure and comfortable experience which will facilitate a premium pricing strategy in the market place.

Dorms

The scheme comprises of 49 rooms with a combined total of 240 beds. All the beds are bunk beds. Starboard's emphasis is on having a larger proportion of smaller dorms. These are more popular for private occupation and command a premium price. The smaller bed dorms are ideal for supervisors who are leading school or similarly supervised groups.

Each dorm has bunk beds with each person having a private reading light,

power supply and charging points and secure storage for their belongings. In addition the en-suite facilities comprise a wet room shower and separate WC and basin. This arrangement allows for the efficient use of the facilities.

Food and Beverage Operation

The Kansas Buildings food and beverage operation will operate over two floors and again mirror the “Bar 50” operation in Edinburgh. The look and feel will be of good quality and the space will appeal to both guests and the transient market in the area. The operation will be open for breakfast and serve food through until c.9pm. This will be a licensed space and will operate as a casual dining pub style operation through lunch and into the evening.

The breakfast offering will be primarily for in-house guests and will comprise of a hot buffet counter style offering. Lunch and dinner food will be plated service similar to traditional pub food/casual dining where orders are placed at the bar. Group food requirements will be met in the lower ground floor area.

Guest Amenities

The guests will also have access to the following amenities:
24 hour reception with travel shop selling tours, tickets and merchandise

High speed internet cafe and Wi-Fi throughout the building

Vending area

Guest laundry

Luggage store

It is anticipated that the operation will be classified as 5-star by Visit England. Starboard will work with this accreditation body to achieve this standard if possible.

Employee Amenities

Based on our experience in Edinburgh a key feature of this style of business is having a vibrant, well trained team who enjoy working in the operation and mixing with the customers. To facilitate this Starboard provide good employee amenities and encourage them to use them. These include good provision of changing and washing facilities, ample and well appointed work space and communal space for team meetings, training and breaks.



Facilities



- Rooms that take from two right up to twelve people
- Special family and smartcitygirl rooms with numerous niceties
- Sensational en-suite showers in every room
- All the towels and bedlinen you'll need at no extra cost
- Lift access to all floors
- First-rate laundry and kitchen facilities
- Top-notch security, such as room keycards and individual lockers, to give you peace of mind
- Smartcitycafé, open all day every day for everything from getting chatty with a latte to grabbing a bargain bite before a night on the town
- Smartcitycafé also serves the best local beers and spirits with a side order of nightly entertainment
- Internet Hub and Wifi
- City centre location
- Key card access to floors and rooms
- Lockers in every room
- Somewhere safe to charge your mobile phone, Ipad, MP3 player or laptop
- CCTV systems
- Security provided by 24-hour management and portering
- Wheelchair Friendly
- Credit Cards Accepted
- Travel Desk/Travel Info
- Lift / Elevator
- Bike Parking
- No smoking
- Padlocks and Phone cards available at reception

Bistro Cafe



You don't have to go far at Evolution Liverpool to get great food and drink. Our Bistro is open all day, every day serving fuss-free gastro pub food. Flexibility is our buzzword. Start the day with our huge all-day breakfast, share a vegetarian platter with friends for lunch or sit down to a full three-course dinner, all at prices that won't break the bank. Quality is key and all our meals are cooked to order by our chefs. We also offer wheat and gluten-free meals and if you have a specific allergy, just let us know in advance.

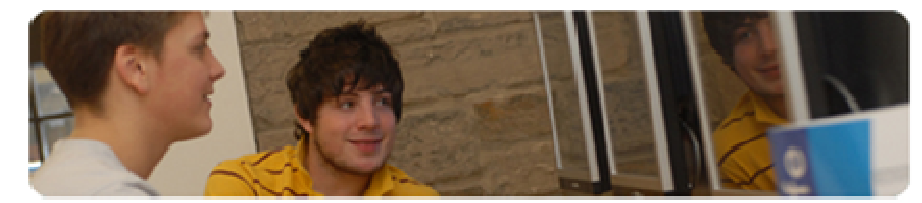
Our Bistro is also a great place to 'veg' out on comfy sofas, grab a beer with friends, reach new levels in the games area or go for a surf in our Evolution internet zone (for a small charge). The whole hangout is set up for Wi-fi and most nights there's something on, from quizzes to karaoke to open mic.

Family Rooms



Our Evolution Family rooms are great value for money. Our family rooms are large and extremely comfortable, with 2 bunk beds, en suite facilities, linen, toiletries and towels supplied. Our rooms are serviced daily. The kids will love our great bunk beds. We've got TV's in the rooms and DVD players are available for hire.

So what's an Evolution room like?



The Biggest and most comfortable beds of course, extra large bunk beds and fantastic showers in every room. You'll sleep even better knowing we've got your best interests at heart. Here's what else you get with Evolution Accommodation:

- all rooms en-suite with shower & toilet
- towels and bedlinen are included
- individual lockers in every room
- laundry rooms available
- key card access to floors and rooms
- somewhere safe to charge your mobile phone
- CCTV systems
- security provided by 24-hour management and portering
- secure baggage and cycle storage
-

Accessible Rooms

Evolution Liverpool is DDA compliant with full wheelchair accessibility. Accessible, wheelchair friendly rooms at Evolution Liverpool have been designed to the highest specifications and include:

- Wide doorways
- Sufficient floor space to manoeuvre
- Fully accessible showerrooms, including roll-in showers, higher sinks and WCs to allow a wheelchair underneath, grab rails and pull cords

Throughout the accommodation, additional accessibility features include:

- Hearing induction loop in reception
- Accessible toilets in public areas
- Lifts/Platform Lifts to all floors
- Refuge zones on stairways





Ica Architects interior design for Edinburgh Front of House spaces



Front of House spaces in Edinburgh Smart City Hostel prior to refurbishment





On the previous pages are extracts from Smart City Hostel's website describing the service that is on offer. It represents an evolving approach to five star hostel accommodation for a variety of users from families and young people to backpack travellers.

The Smart City Hostel is currently in the process of being re-branded as evidenced by the concept visuals by D8 Design Consultants and by the design refurbishment of Smart City Hostel front of house spaces in Edinburgh by Ica Architects.



Views of partially complete Edinburgh Smart City Hostel Public Spaces





Views of partially complete Edinburgh Smart City Hostel Public Spaces





Ica Architects

Ica Architects operate throughout the UK, and provide architectural and interior design services. Most of our projects have a construction value of between £3m and £30m.

Ica are one of the UK's leading hotel design practices, and also cover the full spectrum of commercial development, including residential, education, retail, offices and public buildings.

Recent projects include a number of high profile city centre developments. Key urban regeneration projects have been located in the centre of Newcastle, Birmingham, London, Milton Keynes, Glasgow, Hamilton and Edinburgh. Other projects in contrast to this include sensitive greenbelt and conservation locations.

We strive to ensure our client's priorities lead the approach we take on each project. All our client's have different priorities, but all require the effective use of the resources available. A careful balance of design quality and development cost, incorporating operational and commercial awareness, allows us to offer the client, the contractor, the planners and the environment, the best possible solution for each site.

By partnering with a number of leading experts, we have developed procedures to procure and manage contracts that maximise the development return, maintain control of design quality, and deliver sustainable solutions.

Teamwork is the key foundation to our approach, and is reflected in three main areas :

- Our client's team and priorities
- Our own team's strengths in design, planning, commercial awareness and technical excellence
- Partnering with like minded consultants and contractors

We value our reputation for delivering appropriate information ahead of time, and driving our client's projects with enthusiasm and care.





Ica Architects have successfully designed and completed several hotel projects within rural and city centre conservation areas.

Examples of these projects include:

Edinburgh Royal Mile
Set within a World Heritage site, one of the most sensitive conservation areas in the UK, and adjacent to a listed church, this site presented a significant challenge to the planners and conservation groups. Consent was granted on a sensitive contemporary design using natural stone, and locating back of house areas below ground.

Hammersmith London
Set within a conservation area, and requiring the retention of a listed façade. The listed façade was dismantled and rebuilt in an adjacent location, and the new sections of the hotel sensitively integrated with the original façade.

Nazarene Theological College, Didsbury
As part of the college campus, the 'Emmanuel Centre' provides an exceptional range of facilities: it houses the main library on the ground floor, and a suite of smartboard-equipped classrooms and seminar rooms on upper floors, providing learning space for a growing student body.

Shoreditch
Set within South Shoreditch Conservation Area, London, this 82 br. extended stay hotel and office development, responds to the Victorian warehouse context of the area for which a planning application will be made in march 2008.

hotel experience

Radisson Edwardian Guildford
Qhotels, Westerwood Hotel
Indigo hotel Glasgow
Intercontinental Hotel Group, designers for next generation global brand prototype
Marriott International, designers for EMEA Courtyard brand prototype
Hilton Garden Inn Stirling
Crowne Plaza Bracknell
The Avenue Conference centre
Bush Hall Country House Hotel

Staybridge Suites London City
Staybridge Suites Liverpool
Staybridge Suites Newcastle

Marriott Courtyard Aberdeen
Marriott Courtyard Manchester Airport

Hampton by Hilton Glasgow North
Hampton by Hilton Inverness
Hampton by Hilton Hemel

Holiday Inn Falkirk
Holiday Inn London Wembley

Ramada Encore, London West
Ramada Encore Milton Keynes
Ramada Encore Crewe
Ramada Encore, Glasgow West
Ramada Encore Warrington
Ramada Encore Glasgow East

Ramada Encore Edinburgh
Ramada Encore Birmingham
Ramada Encore Newcastle
Ramada Encore Liverpool
Ramada Encore Edinburgh

Express by Holiday Inn, Cambridge
Express by Holiday Inn, London Luton Extension

Express by Holiday Inn, Bedford
Express by Holiday Inn, Hemel Hempstead

Express by Holiday Inn, London Swiss Cottage

Express by Holiday Inn, Newcastle
Express by Holiday Inn Birmingham South
Express by Holiday Inn, Doncaster
Express by Holiday Inn, London Golders Green North
Express by Holiday Inn, Hamilton
Express by Holiday Inn, consultancy on brand roll out in Holland
Express by Holiday Inn Edinburgh Royal Mile
Express by Holiday Inn Worcester
Express by Holiday Inn Burnley
Express by Holiday Inn Gateshead
Express by Holiday Inn Bracknell
Express by Holiday Inn, Cambridge South
Express by Holiday Inn, Livingston

Ibis hotel Croydon
Ibis hotel Bracknell



Ica Architects

