

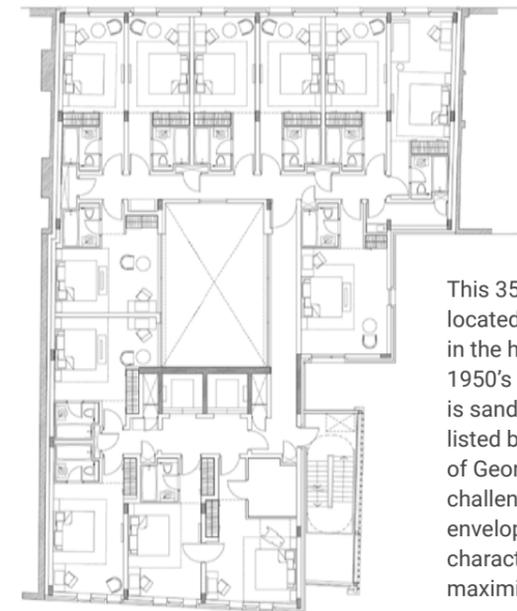
# The Ellington Hotel 4\*

PROJECT PROFILE



Client City Retreats Group  
Location Leeds, UK  
Size / Cost 35 bedrooms / £8 Million  
Team Structures - Arup  
MEP - Furness Green  
Cost - Mangan & Co.  
PM - FYR Projects  
Contractor - Ennis Construction  
Fit-Out - OEP Raterad Ltd

Awards Leeds Architecture Awards 2008



This 35 bedroom boutique hotel is located within a conservation area in the heart of Leeds, replacing a 1950's concrete warehouse. The site is sandwiched between a Grade 2 listed building and a continuous row of Georgian brick façades. The design challenge was to develop a building envelope which was sensitive to the character of the existing context whilst maximising internal space innovatively.

## Challenges & Value Added

A key technical challenge was meeting Building Regulation requirements for two protected stairs within the limited footprint of the site. By creating a semi-external, naturally ventilated stair and using the atrium for smoke-extraction we demonstrated a compliant fire-engineered solution. This allowed us to gain valuable internal space to provide more generous accommodation and extra bedrooms around the light-filled atrium.

Architecturally, the main challenge was developing a design which respected the existing Georgian streetscape. We recreated a lightwell at the front to provide independent and accessible entrances for both the hotel and the basement restaurant. Above, we reinstated the original fenestration pattern of the front elevation using matching brick coursing. We successfully

reconciled the given sill heights with required internal levels and ceilings that had to accommodate modern mechanical services. Contemporary construction details and windows added a modern twist. The use of in-line frames maximized natural light to the bedrooms.

The context to the rear of the building was a mix of adaptations and new builds, not constrained by the same heritage concerns. A bolder approach was possible, using black roman format bricks and regular fenestration for the bedrooms. Timber slats enable ventilation to the stair, and the seamless integration of escape and delivery doors. Insulated aluminium panels oversail the recessed third floor and terrace to shade and reduce cooling loads to the south-facing roof-top rooms.

**“This type of architecture is extremely close to our hearts and is exactly the kind of honest and understated architecture that every town needs much more of.”**

Keith Bradley, Leeds City Architecture Awards

To conceal the required ventilation to the basement plant at the rear, we added a unique and artistic touch with the use of bespoke laser cut aluminium panels.

Lead Consultancy  
Planning

ARCHITECTURE