

# KONCEPT

I N T E R I O R   D E S I G N



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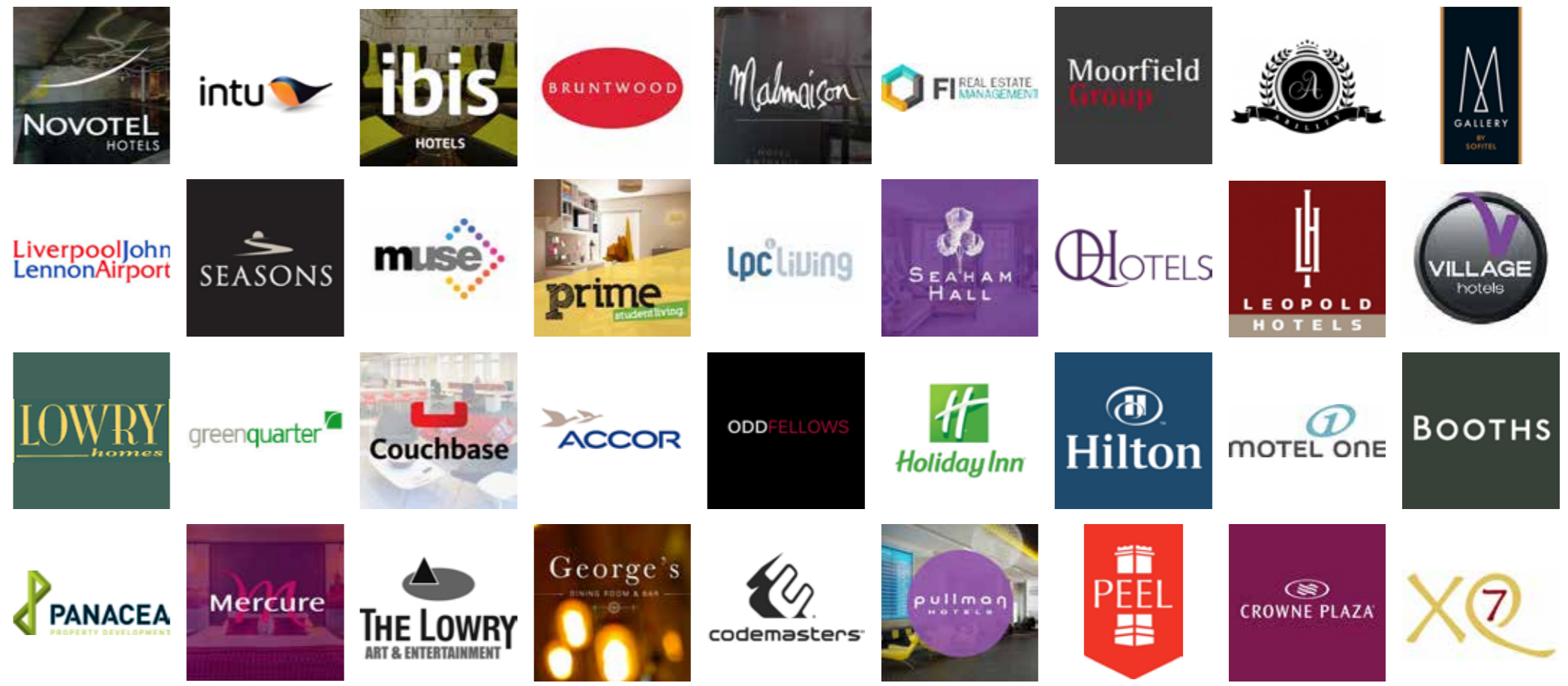


# WE ARE KONCEPT

Ready for a challenge we aim to establish a complete understanding of our client's needs. We ask, listen & learn, then create, inspire and deliver.

We also have a breadth of cross-sector experience which enables our team to turn our design skills to any project type.

## SOME OF OUR CLIENTS



# THE TEAM



**SIMON SCOTT**  
[Director]

Simon has been responsible for the provision of commercial Interior Design services within the practice for the last thirty years. In that time he has worked in most commercial sectors including Leisure (Hotels), Retail (shopping centres), Commercial (HQ, offices and Airports), Residential (apartments and private houses)

Simon has a great wealth of technical construction experience including on-site contractor liaison, construction detailing and specialist joinery and furniture design.



**JENNY DENTON**  
[Director]

**BA (Hons) Interior Design**

Jenny is a creative & highly experienced interior designer accountable for leading a wide range of interior design projects over the last eighteen years in the UK and Internationally.

Trend aware, personable & passionate about design she has worked in the leisure, retail, commercial and residential sectors, pushing the boundaries of design to create the ultimate solutions for clients.

Specialising extensively in the hospitality sector she has worked with international brands such as Accor, Hilton, IHG & Malmaison.



**PAUL SCOTT**  
[Associate Designer]

**BA (Hons) Interior Design**

Paul has been working across a range of sectors since graduating in Interior Design in 2009. His main area of expertise has come in the retail and experiential markets, working for flagship brands such as Sony and Microsoft.

Paul's last six years have been spent in a multi disciplinary background enabling him to challenge any conventional design perceptions and create lasting solutions for all aspects of design.



**SARAH DUFTON**  
[Designer]  
**BA (Hons) Interior Design**

Sarah has four years experience in full time employment and a year of part time employment during university.

Sarah's portfolio stretches from residential to hospitality to commercial. During the course of her career, she has played a part in all stages of the design process with a lot of experience dealing in planning applications and visualisation. Her strengths lie in the more technical side of interior design with a focus on construction drawing packages. She is able to use a number of specialist software packages including photoshop, 3D Studio Max and AutoCAD. Currently running several commercial projects on site.



**ELIA BONAMINIO**  
[Designer]  
**BA (Hons) Interior Design**

Elia has worked on a wide variety of projects in the hospitality sector. Ranging from independent bars and restaurants to the refurbishments of well established hotel chains, Elia has had involvement from concept to completion.

Her strengths are 3D modelling, visualisations and conceptually lead designs. She likes to undertake research and regularly meet with suppliers in order to be aware of the latest products and trends within design.



**CLAIRE LONG**  
[Designer]  
**BA (Hons) Interior Design**

Claire joined KONCEPT in 2015 straight from university and is a very diligent, hard working and flexible member of our team. Claire has a strong interest in branding and conceptual design and enjoys thinking creatively.

She has been working on a range of projects including Lime Street high end offices in London, Novotel Canary Wharf, Ibis Cambridge, Pier Eight at the Lowry Theatre and luxury lodge accommodation in the Lake District. Most recently bedroom refurbishment at the prestigious Midland Hotel in Manchester.



**JANE NEMIROVSKA**  
[Designer]  
**BA (Hons) Interior Architecture & Design**

Jane is one of our newest members of the KONCEPT team. Jane has been assisting on lots of projects within the office gaining a wide range of experience on a variety of project types.

We think Jane has a bright future with KONCEPT and is rapidly becoming a very capable designer.



**ANNA MULLINS**  
[Designer]  
**BA (Hons) Design: Interior & Furniture**

Anna recently completed a 4 year BA (Hons) degree in Interior and Furniture and has since joined us over from Dublin as our newest member of the team. Assisting on lots of projects, we believe Anna has a bright future with KONCEPT and is rapidly becoming very capable designers.

# HOW WE WORK

We are... trend aware, innovative & adaptive, led by design and always budget conscious!

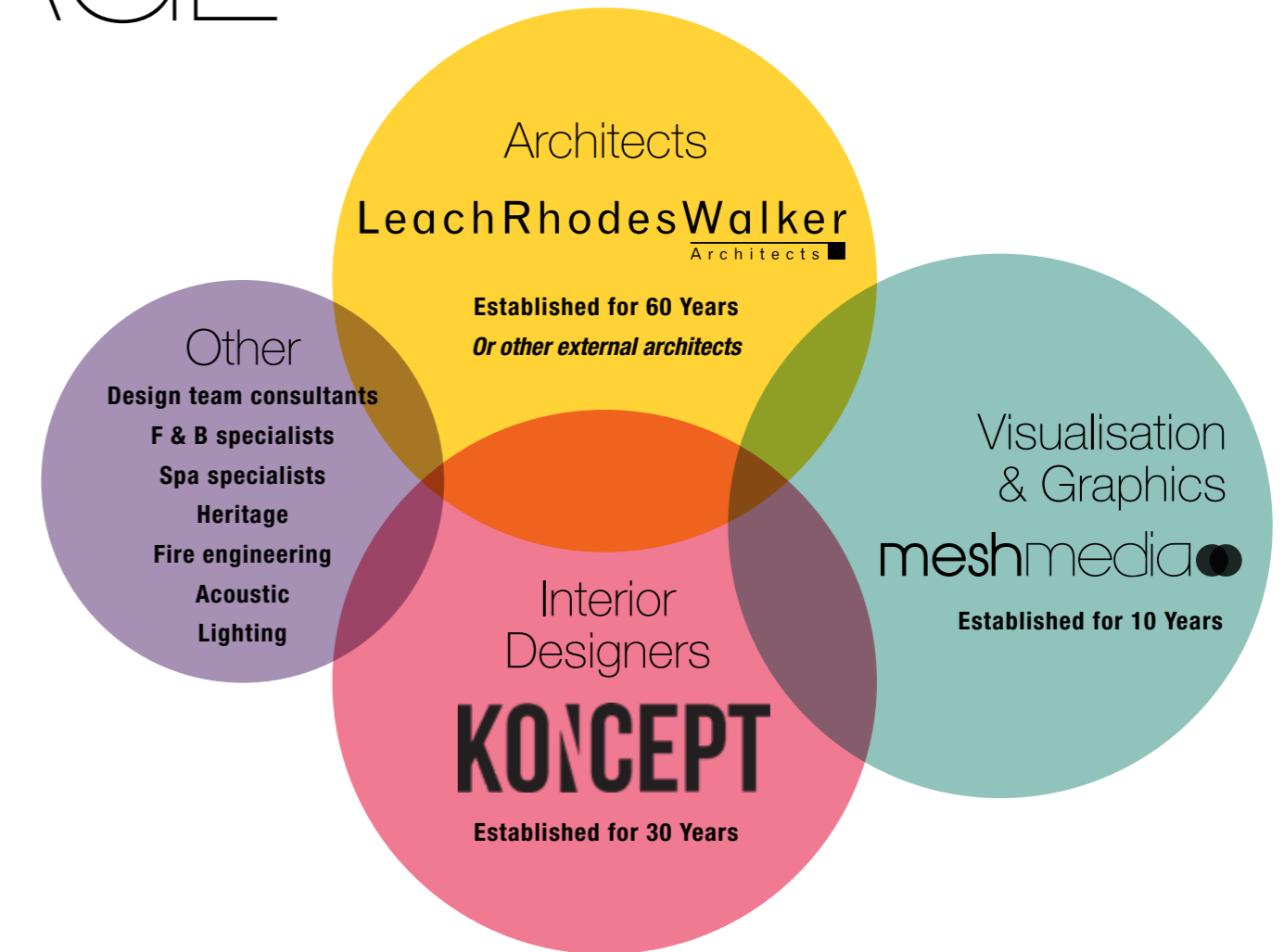
Koncept pride ourselves in our pragmatic and pro-active approach to the design and construction process. With no particular 'house style' we diversify design to every clients needs and budget to produce bespoke interiors.

We offer a comprehensive interior design service, taking initial ideas from paper through planning, to the last day on site and beyond. Our comprehensive service eliminates misinterpretation of design to ensure the result is exactly on target.

- **Specialists in hospitality sector**  
Great understanding of the guest and operational requirements.
- **Established working relationships with International operators**  
We regularly work with Accor, Hilton, IHG, Malmaison, Q Hotels to name but a few along with independent boutique hoteliers.
- **Understanding of UK market**
- **Listed building experience**

KONCEPT has been established for 30 years (in our previous guise as LRW Interior Design) and has experienced continuous growth over this period. When required by the client we have access to resources such as three dimensional imaging or project control systems without recourse to independent consultants.

# WE ARE THE *FULL* PACKAGE



# KONCEPT HOTELS



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## NOVOTEL CANARY WHARF

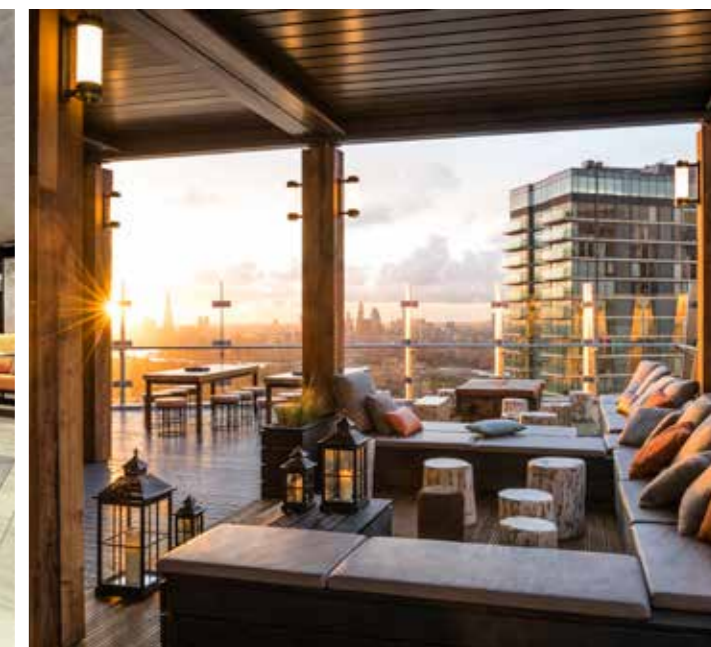
**Category :** 4 Star Hotel  
**Client :** Novotel  
**Location:** Canary Wharf, London  
**Date :** Complete 2017

### The Project:

Leach Rhodes Walker Architects delivered the new UK Flagship Novotel for Accor Hotels at Canary Wharf. KONCEPT were awarded concept design and implementation of the first phase of the public areas to the value of circa £1.5m. Novotel Canary Wharf is a KONCEPT designed, stylish, 39 storey hotel which comprises a state of the art gym and pool, 9 fully equipped meeting rooms, a contemporary restaurant, bar and roof terrace with panoramic views across London.

### The Design:

Novotel London Canary Wharf is a Hotel inspired by the industrial Maritime age and Canary Islands. Throughout the building there are references to the ports rich heritage. From the use of authentic materials, patterns and textures coupled with the bespoke contemporary furniture, a truly unique interior has been created which is true to its roots, delighting the senses and bringing the industrial past in to the present.



## NOVOTEL BRENTFORD

**Category :** Hotel – New build  
**Client :** Accor  
**Contract :** D&B  
**Date :** Complete 2013

### The Project:

Working closely with the operator we have developed the new brand Novotel, embracing their new hospitality concept of 'living heart lobby', the spatial design was integral to ensure it flowed as one space, with multiuse pockets for dining, drinking, relaxing or working.

Cutting edge technology also offers the guest a new check-in experience; now wireless and not anchored to a reception desk, the interaction is done by tablet in any area.

### The Design:

Rural in the city – links nature and 'tree of life' concepts offering guests an urban retreat, with the use of pattern, materials and fabrics, this has been fused with a minimal undertone of the building backdrop: seamless concrete floors and floor to ceiling windows offer daylight & spatial awareness.

\* finalist for northern design  
 awards 2014



## HAMPTON BY HILTON LIVERPOOL JOHN LENNON AIRPORT

**Category :** Hotel  
**Client :** Peel  
**Contract :** Design

**Developer :** Peel Developments  
**Operator :** Accor uk ltd  
**Avg Net Area per Guestroom :** 24 m<sup>2</sup>  
**Gross Area per Guestroom :** 55.6 m<sup>2</sup>

The 160 guestroom hotel has been located at high level above the new multi-storey car park directly facing the terminal building.

A high level bridge links the hotel to the terminal. The location allows for great views over the runway and river beyond from all rooms in the hotel.



## MERCURE VARIOUS UK

**Category :** Mid-Range Hotel's  
**Client :** Accor  
**Contract :** Traditional  
**Date :** Ongoing

### The Project:

Working closely with Accor to refurbish a number of Mercure Hotels all across the UK including Mercure Oxford, Mercure Bristol and most recently Mercure Haydock to name a few. We have taken dated public areas and bedrooms and made them into inviting, sophisticated spaces for guests to enjoy.

### The Design:

The ethos of Mercure Hotels is based on local inspirations, we capture these themes to produce modern and stylish interiors where every hotel becomes unique.



## HILTON TRAFFORD

**Category :** 4 Star Hotel  
**Client :** Peel  
**Contract :** Design

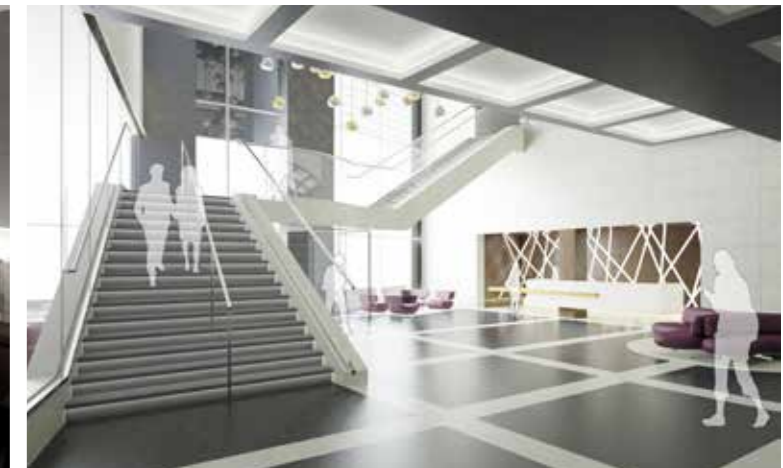
### The Project:

KONCEPT are appointed to design a luxury interior design proposal for a new core brand Hilton hotel adjacent to the intu Trafford Centre in Manchester. The appointment includes the design of all internal spaces including bedrooms, public areas and the spa facilities.

### The Design:

Having considered several design ideas, the scheme was developed with a luxury fashion concept at its centre. This focused on the use of luxury tactile materials alongside cool colours and clean lined spaces.

The scheme is developed to tender stage and is currently awaiting instruction to progress to detailed design.



# CROWNE PLAZA'S MANCHESTER

**MANCHESTER BUSINESS SCHOOL**  
(Manchester University)  
Developer : Bruntwood  
Operator : IHG - Staybridge Apartments & Crowne Plaza  
Avg Net Area per Guestroom :  
Crowne Plaza 25.2 m²  
Staybridge Apartments 34 m²  
Gross Area per Guestroom : 55 m²

The Crowne Plaza provides 210 bedrooms whilst the Staybridge apartments provides 116 suites with fantastic views across the city.

**SHUDEHILL, MANCHESTER**  
Category : Hotel  
Client : Ician Developments  
Value : £1m Public Areas  
Contract : Design & Build  
Date : 2008

The wedge-shaped site dictated that much of the architectural language was angular and asymmetrical. This complimented the desire to reflect the dynamic attitude and cutting edge culture of this neighbourhood. The design intent is to:

- Be a hotel of its time and of its place
- Make reference to the cultural and industrial heritage of the city through materials and imagery
- Use bold, monolithic forms and dynamic angles to create exciting spaces
- Exercise restraint in the bedroom areas to allow the coloured glass facade to feature prominently.



# MALMAISON MANCHESTER & LIVERPOOL

**MANCHESTER**  
Category : Luxury Hotel  
Contract : Traditional / D&B  
Date : 1997/2002

The Grade II listed Joshua Hoyle Building was built by architect Charles Heathcote in 1906 as a textile warehouse. It is of considerable historical interest as an early example of steel-frame construction. LRW were first appointed in 1997 as architects working in collaboration with Amanda Rosa on the first contemporary extension which allowed the previously disused building to become a destination boutique hotel. Another appointment followed in 2002 for joint architecture and interior design for the second sensitive extension of the building and the refurbishment of the reception, bar and bedrooms of the existing hotel. Originally 120 bedrooms, the extensions added 65 rooms over 5 levels.

**LIVERPOOL**  
Category : Luxury Hotel  
Contract : Design & Build  
Date : December 2006

Liverpool was Malmaison's first purpose built hotel and is situated on the regenerated Princess Dock close to the iconic Liver Building. It provides 150 bedrooms, a double height reception space, bar, brasserie, and meeting rooms in a classic Malmaison style. The hotel opened at the end of 2006 and was subsequently nominated for – Best Architecture (Newbuild) and Best Interior Design (Suite)- at the Sleep European Hotel Design Awards 2007.



MALMAISON MANCHESTER



MALMAISON LIVERPOOL

# PULLMAN HOTEL LONDON

Category : Luxury 5 Star Hotel  
 Client : Accor  
 Value : £12 m refurbishment  
 Contract : traditional  
 Date : 2010-2013

The Project:  
 A vibrant refurbishment to transform all the public areas, bedrooms & bathrooms.

The Design:  
 The public areas are inspired by british tailoring, we implemented a design concept developed by proof, of stripes, herringbone & bowler hats which reinforced the compliment the London look.  
 The bedrooms are modern & spacious, with a large crisp white bedding with plush accessories, the bathroom focuses on an walk-in rain shower experience.



# LEOPOLD HOTELS VARIOUS LOCATIONS

Category : Boutique Hotel  
 Client : Prem Group  
 Value : Circa £5 M  
 Contract : Traditional  
 Date : 2006 - Present

The Project:  
 LRW have developed a close relationship with Prem group working on a wide variety of hotel refurbishments, the first being Leopold Sheffield, a former grade II listed boys school which we sensitively restored into the only 4 star boutique hotel in Sheffield, offering 90 uniquely styled bedrooms. The hotel is now part of the 'small luxury hotels of the world' consortium.

The Design:  
 We took great care to retain as many of the buildings original features as possible, also adding quirky links back to the boys school. Since developing the boutique brand for Prem hotels we have gone on to design further hotel concepts throughout Belgium such as Liege, Antwerp and Oudenaarde.



# IBIS HOTELS VARIOUS UK

**Category :** Hotel  
**Client :** Accor  
**Value :** £100-£800 K  
**Contract :** traditional  
**Date :** ongoing

We have worked closely with the client to stay ahead of the competition by developing a budget brand which is stylish & funky, Key brand identifiers such as feature ceilings, digital artwork and overscaled designer pieces of furniture & lighting are repeated through the schemes which give the public areas a current twist.

Hints of locality are introduced in the artwork, be it the train track design at ibis Euston or the cobbled street & graffiti at ibis City linking it to the famous Brick Lane, these subtle hints give the interiors an urban edge. We have developed multifunctional spaces: Reception & bar combined gives good use of small public area space, plus staff can service both areas. Breakfast servery becomes high poseur tables for cocktails, the evening bar becomes a coffee shop throughout the day. Connectivity areas are easily identifiable by the suggestion of a modern library – white books.

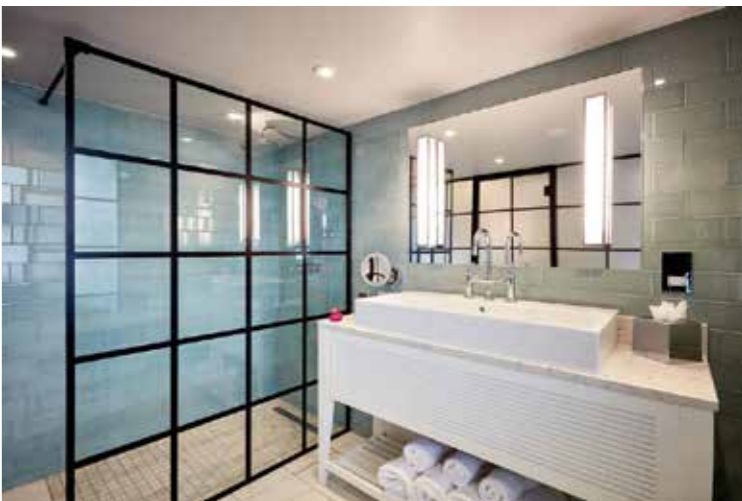


# SEAHAM HALL NORTHUMBERLAND

**Category :** Hotel Refurbishment  
**Client :** Seaham Hall  
**Contract :** Traditional  
**Date :** On-Site

In the newly refurbished suite 5 we wanted to really enhance the sea view and maximise the natural coastal light through the beautiful Georgian windows. The suite's fresh and bright interior takes its inspiration from artists that have long been drawn to the drama and energy of the sea and the tactility of the coastline. Flying seagull wallpaper, cracked paint effects and weathered timber is lifted with smatterings of vibrant colour. Cushions feature reproduction paintings by renowned artist Jessica Zoob, a oversized mirror is displayed on a paint-splattered easel and the headboard resembles a painter's palette, daubed with multicoloured paint.

The next phase of room refurbishments will make a slightly bolder statement. The first Garden Room will be light, and vibrant with colourful butterflies, birds and plant life providing the back drop to a luxurious lounge, elevated bedroom and private terrace complete with hot tub. Meanwhile, the first Suite will reflect the flamboyant and romantic personality of Lord Byron featuring lots of colourful artworks, poetry and more references to nature and the sea.



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# MIDLAND HOTEL MANCHESTER

Category : Luxury 4 Star Hotel  
Client : Q Hotels  
Value : £15 m  
Contract : Traditional  
Date : 2005

The Project:  
One of the most prestigious buildings in Manchester was brought back to its former glory with a lavish £15 million, top to toe refurbishment, the grand hotel is steeped in history and has played host to Kings, Queens, Presidents, Prime Ministers and rock stars, not to mention where Mr Rolls met Mr Royce.

The Design:  
335 sumptuous bedrooms provide an opulent retreat, the impressive yet inviting public areas offer an inspiring and sophisticated environment to relax in, whilst the grand conference and banqueting facilities are supported by two fabulous restaurants including 'the French'.



# HOTEL FUTURE OLDHAM

Client: Oldham Metropolitan Borough  
Council  
Status: In Design

The Project:  
Hotel Future seeks to deliver a high-quality hotel and conferencing venue in the heart of the town centre.



PRINCIPAL  
BEAUMONT ESTATE  
**WINDSOR**

Category : Luxury 4 Star Hotel  
Client : Principal Hayley  
Date : 2016

The Project:  
Concept design for implementation of an elegant new bar and restaurant within a listed building.



MALMAISON  
**LEEDS**

Category : 4 Star Hotel  
Client : Malmaison  
Location: Leeds  
Date : Complete 2017

**The Project:**  
Offering flexibility, personality and style, Work + Play puts the needs of today's dynamic new entrepreneurs, businesses and start-ups at its heart. Gone are the greys of traditional corporate hospitality, replaced with edgy artwork, sleek glass walls which give the space a brightness and an openness and breakout spaces which create an inspiring spot for collaboration and idea creation.

**The Design:**  
Malmaison Leeds is the fourth Malmaison to open a Work + Play outlet, following in the footsteps of Malmaison Manchester, Malmaison Birmingham and Malmaison Brighton.

Work + Play at Malmaison Leeds comprises four air-conditioned meeting rooms and two soundproof glass pods that can each be used individually or merged for larger events.

Every room is equipped with the latest technology with a built-in media centre and wireless TV screen – making it simple for users to plug in and play.



# HAMPTON BY HILTON STANSTED

Category : Hotel - New Build  
Client : Terrace Hill  
Date : Complete 2017

The hotel is located in close proximity to the terminal adjacent to enterprise House on Bassingbourn Road. The Hotel has 350 rooms and accommodation for an independent restaurant facility facing the main pedestrian route to the terminal building.

As a Hampton by Hilton hotel there is the standard facilities with an 'open layout' design for the public areas together with the associated meeting rooms, gymnasium accessed at ground level.



# NOVOTEL BATH ROAD HEATHROW

Category : Hotel  
Client : Accor  
Date : 2017-2018

**The Project:**  
Novotel Hotel, Bath Road, Heathrow is a 168 bedroom hotel conversion from the old CAA offices adjacent to the main terminal buildings.

The hotel sports a fourth floor enclosed terrace bar overlooking the main runway. It also houses unique 'Sky Pods' raised feature lounge structures located in the central atrium.

This hotel is due to open in January 2018 and will be another Novotel flag-ship hotel for the Accor Brand.



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# SOUTH PLACE LONDON

**Category :** Luxury Boutique Hotel  
**Client :** Frogmore / D&D London  
**Value :** £22M  
**Contract :** DESIGN & BUILD  
**Date :** 2012

South Place is a brand new, 80-bedroom, luxury hotel in the City of London, just minutes away from Moorgate and Liverpool Street stations. The first hotel from restaurateurs D&D London, was intended to have a sense of energy and connection to local London neighbourhoods, including Silicon Roundabout at Old Street; the creative communities of Spitalfields, Shoreditch and Hoxton; as well as to business travellers in the Square Mile. The scheme is designed to achieve a BREEAM rating of Excellent and provide CO2 savings of 40% below Part L 2006 requirements. The green agenda is being taken seriously - both in the selection of materials as well as the management strategy.

This is a hotel for a new generation of business people: well travelled, media-savvy, free from the restrictions of 9-5 or the traditional separation of business and leisure. Spilling out into the hotel lobby is an 80-cover all-day brasserie along with a lively Library bar area creating a welcoming communal area at ground floor level. The first floor offers events spaces and private dining rooms, a games room, a gym with wellness area and a seven-storey, open air light well lounge. Atop the hotel rooms a destination restaurant with bar and terrace promise to be one of the places to do business or unwind after a busy day. Louise James worked on the scheme whilst at Conran & Partners. Her responsibilities included:

- Liaison with client.
- Concept design of public areas as part of a team.
- Space planning of key areas.
- Production of concept design document.
- Production of detail design manual.
- Coordination with other appointed consultants
- Including architect, M&E, sustainability



# THE MAJESTIC HARROGATE

**Category :** Hotel  
**Client :** The Cairn Group  
**Date :** 2018

**The Project:**  
The Majestic is one of the most prestigious hotels in the beautiful spa town of Harrogate.

Built in 1899, the hotel is steeped with history and this is particularly reflected in the opulent materials that adorn its public areas.



HUNTON PARK HOTEL  
HERTFORDSHIRE

Status: in Design



HOTEL

Status: in Design



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# KONCEPT IMPLEMENTATION



## MOTEL ONE CROSS ST MANCHESTER

**Developer :** Property Alliance  
**Operator :** Motel One  
**Avg Net Area per Guestroom :** 15.4 m<sup>2</sup>

Leach Rhodes Walker have been appointed as design guardians for the motel One Brand in the UK. Due to the success of our role in managing delivery of the brand we have been successful in securing the design and delivery of two projects in the UK, one of which is Cross St, Manchester.

The scheme provides 298 beds within a city centre context. It includes the retention of a historic facade to the Cross St frontage. This project will be the 2nd motel One completed in Manchester.



Photographs taken from Motel One

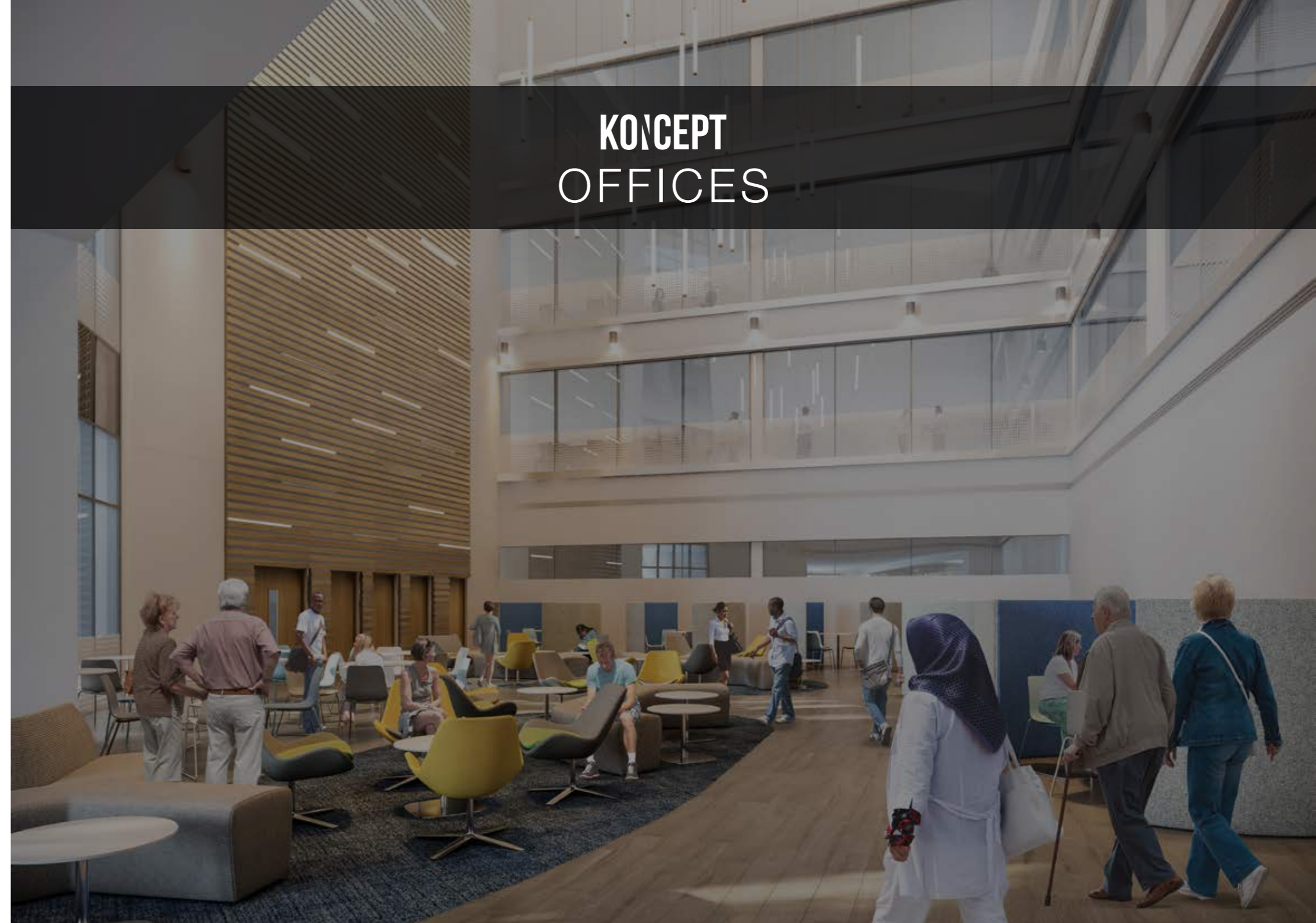


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VILLAGE HOTELS  
VARIOUS, UK



KO'CEPT  
OFFICES



## LOUIS GROUP HQ STRATFORD- UPON-AVON

Category : **Offices**  
Client : **Louis Group**  
Value : **£2.8 Million**  
Contract : **New Build**  
Status : **Complete**

A new 18,000 sq ft nett headquarters for the Louis Group, an international banking and development company, with 52 car spaces adjacent to Stratford Upon Avon.

The Group wanted an iconic building, but balanced so that it could be a commercially speculative office as an investment property, with the ability to sub let and split on a floor by floor, or wing by wing basis. The building incorporates render, stone and brick work, with large overhanging eaves, with the main entrance on a vista seen from the roads approaching the site, to create a dynamic entry point into Stratford from the M40.



## NORTHMINSTER HOUSE LONDON

Category : **OFFICES**  
Client : **FI Real Estate**  
Status : **Complete**

The Brief:  
To improve external street presence - look at over cladding canopy, introducing a new balustrade, new lighting system and new planting.  
Improve reception and core areas.  
Let second floor as 3 separate offices.

KONCEPT completed the refurbishment, improving the entrance as stated above. Also designing the brand for the office to flow from signage through to the lobby.



# ICON MILTON KEYNES

Category : OFFICES  
Client : FI Real Estate  
Status : Complete

KONCEPT designed a diverse office space suitable for a variety of potential tenants taking into account all styles of working and collaborating.  
Improving the external visualisation of the building, both architecture and landscape, to create a unique selling point to attract potential tenants.



# COUCHBASE MANCHESTER

Category – Offices  
Client – Couchbase Inc.  
Value - £125,000  
Contract - Design & build  
Date – Complete 2015

Californian based Software Company Couchbase was in need of a quick turnaround for their northern UK office. In 3 months we went from initial brief to completion, integrating Couchbase's cutting edge technological needs into a Sevendale House in Manchester, Grade 2 listed warehouse which has just undergone a stunning renovation.

The high-end finishes and furniture were combined with a few quirky touches such as a gaming breakout area with a 'Manchester Album Cover Wall' a nod to Manchester's long and varied musical history, standing work benches, a tasteful red brick clad wall innovatively combined with Write-On wallpaper, an etched boardroom glass wall which cleverly fuses the birth of the first computer, the worker bee & the inspirational Tony Wilson quote "this is Manchester – we do things differently here"



## ACCOR OFFICES LONDON

**Category :** OFFICES  
**Client :** ACCOR  
**Status :** COMPLETE

We worked closely with the Accor team to help their relocation from existing office in Hammersmith into their new UK Headquarters open plan office run as smoothly as possible. We developed an inspiring working environment with break out zones, hot desking, interactive giant ipad, working seat pods & purpose made carpet containing inspirational words and phrases.



## BIRCHWOOD BUSINESS PARK WARRINGTON

**Category :** Office  
**Type :** Refurbishment  
**Value :** Circa £500,000

Birchwood Park is an established business park with a collection of buildings which vary in age and standard of office accommodation. MEPC are undergoing a rolling programme to continually upgrade their buildings to maintain the consistently high standard of business facilities available to their customers. 104 Dalton Avenue is a shared office building over 2 levels offering four separately let-able open plan floor plates. The brief was to upgrade the common core entrance area and shared WC accommodation to a Grade A office specification.

We made three key recommendations for the space: Quality of materials, texture and natural light. The approach was to provide a neutral but warm, tactile palette which could be adapted to suit a variety of end users. To this end we used natural materials such as oak timber which was laid on the floor and wrapped up onto the wall, and solid oak timber blocks which formed the reception desk top and a feature curved wall to the stair. We installed glazed doors leading to the office accommodation and extended the natural slate flooring beyond to enhance the feeling of space. Lighting and air conditioning was upgraded. The space was dressed with colourful and humorous furniture and artwork to make visitors smile but could be very easily be removed for the incoming tenants to make way for company specific branding. Louise James worked on the scheme whilst at Fuse Studios. The client was very happy with the overall result and are happy to provide a reference for the service they received. They went on to appoint Louise for two further projects which are due to start on site in 2013.



# COUNCIL OFFICE WARRINGTON

**Developer:** Muse/Warrington Borough Council

**Status:** In Precontract

**Value:** £16 Million

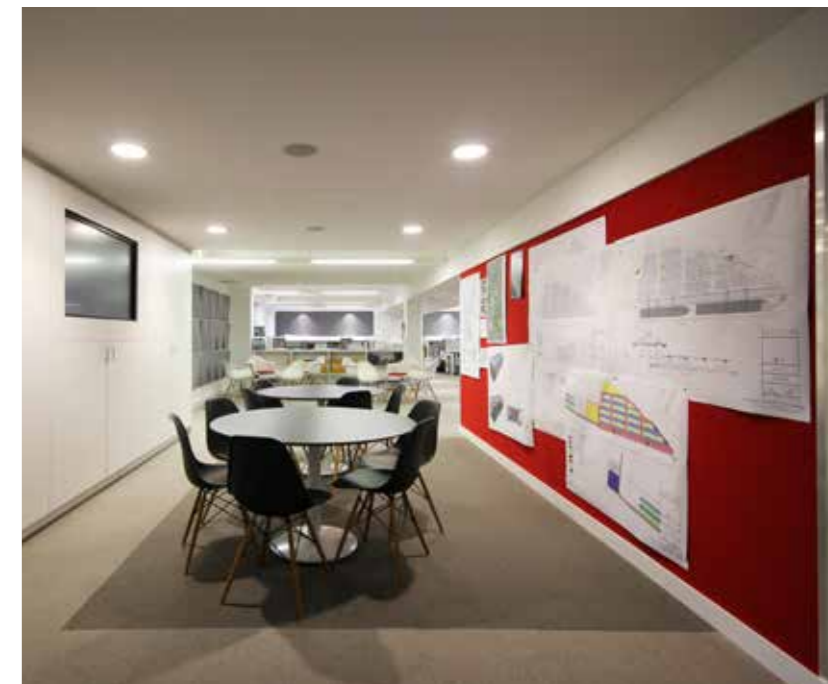
A 100,000 sq ft grade A BCO compliant office for Warrington Borough Council.



# NG BAILEY OFFICES SALFORD

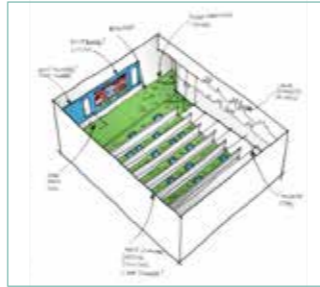
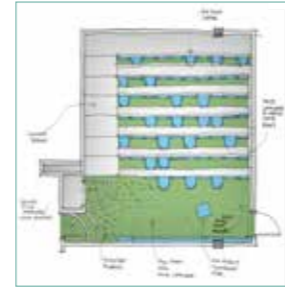
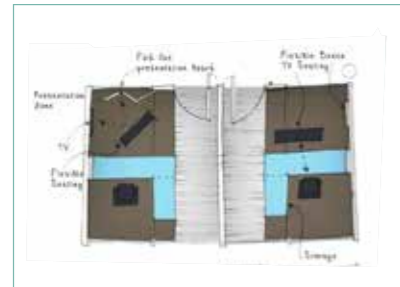
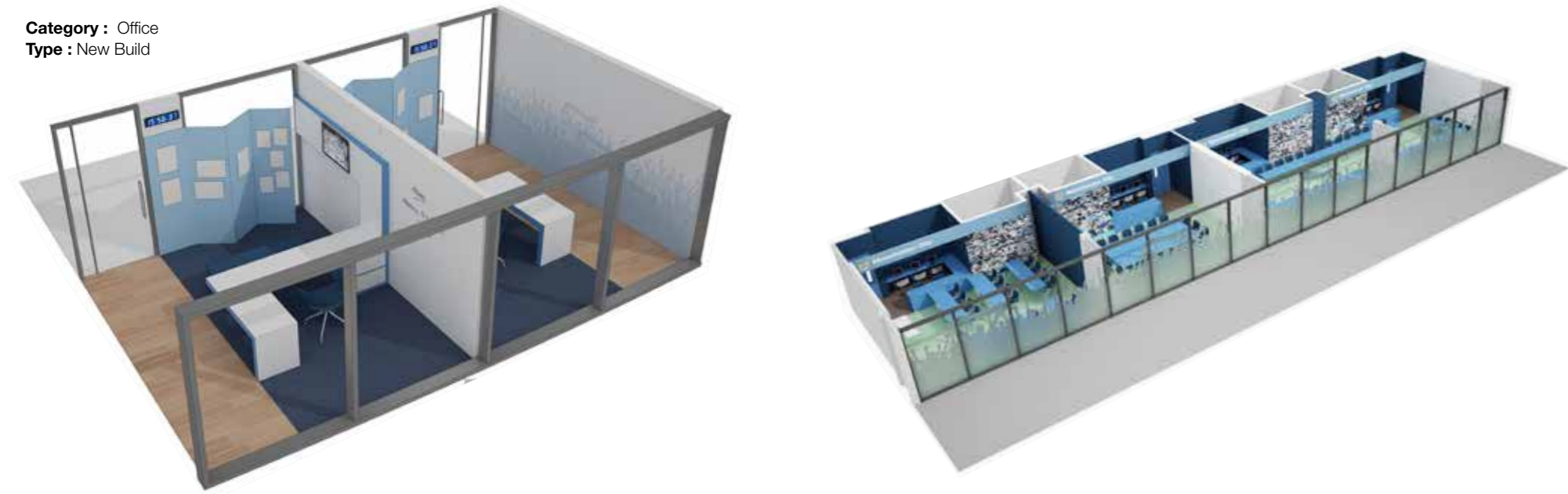
Following a successful implementation of their flagship office in London, engineering company NG Bailey are undergoing a rolling programme to upgrade their existing office accommodation across the UK. In Salford their H-shaped building required total reconfiguration to deliver a complete change in working culture. Traditional cellular offices were to be removed with a fully openplan and modern approach being introduced. This required lots of sensitive discussions with staff at different levels to incorporate all requirements into one clear vision to suit all users. The works also had to be phased so that the building could remain fully operational during the refurbishment.

Louise worked on the scheme whilst at Fuse Studios. Central to the new scheme was the relocation of the entrance to create a dramatic two storey reception lobby. This required the relevant planning applications, new landscaped amenity space and parking strategy as well as hot desk and break out space, meeting rooms, WC and shower facilities and central shared cafe. A key proposal for the phase one open plan working area was the central 'smart wall' which was to act as 'mission control' for the sales team. The strategically placed wall was wrapped in red felt so that drawings can be pinned to it with a multifunctional rail system installed to one side which allows white boards to be hooked on and off the wall as required. Louise worked closely with NG Bailey's in house team on the lighting and energy strategy. The main challenge for the first phase workspace area was the distinct lack of ceiling height. Our solution was to strip out the existing suspended ceiling tiles to expose the cast concrete soffit above. The exposed slab became a key part of the natural cooling strategy developed for the space by NG Bailey and will result in lower running costs. A series of considered bulkheads were introduced to conceal the main service routes running through the space.



# TEACHING ROOMS & AUDITORIUM MCFC ACADEMY

Category : Office  
Type : New Build



# THE TOWERS DIDSBURY MANCHESTER

The Towers is an extensive bluechip business park in the South Manchester area. Set in over 20 acres of landscaped gardens the park was originally designed and implemented by Leach Rhodes Walker in the early 1990's.

In 2012 Leach Rhodes Walker were approached by the new owners to refresh the masterplan and undertake an extensive refurbishment program on several of the individual buildings.

To date, Leach Rhodes Walker have completed the refurbishment of Spectrum House and are currently implementing the design for three other buildings. In addition Leach Rhodes Walker have designed an amenity complex to provide change and shower facilities for cyclists, as well as a series of individual shelters for bin, smoking and cycling storage.

Leach Rhodes Walker have also been appointed to redesign the signage and wayfinding around the site via our graphic design department to provide a cohesive and striking visual setting for the buildings.

The final phases of the masterplan and building refurbishments are due to be completed in 2015.



## ADDITIONAL OFFICE WORK EXPERIENCE

- Waters HQ, Cheshire
- Kelloggs UK HQ, Trafford
- Shell, Chester
- Inland Revenue, Manchester
- United Utilities
- Wragg & Co
- Abbey National
- Fast Hosts
- Ministry Of Defense, Hull
- Accor UK HQ, London
- MFL, Manchester
- BASF, Cheshire
- Cheshire Police Head Quarters
- Codemasters



## OFFICES STATUS: IN DESIGN



## 125 DEANS\_GATE MANCHESTER

**Developer:** Worthington Properties  
**Status:** On Site  
**Status:** £20 Million

120,000 sq ft Grade A offices based in a highly prominent location, positioned next to the Central Business District, Spinningfields and the Civic Quarter. With the office's luxury location, full height glazing and panoramic roof top views, the office is set to be one of "Manchester's most recognisable office buildings".

In keeping with the first class development, KONCEPT have designed the public areas with luxury materials and elegant finishes of the highest standard. Champagne tones, with the hint of rich evergreen chairs and brass inlaid through the floor to create fluidity through the lobby.



## CLIENT TESTIMONIALS

“

I have worked with LRW Interior Design for over 10 years on **high end office development (Lime Street in London)** and on six Leopold Hotel refurbishment projects throughout Europe,

during which time, their concept interior design, project dedication & budget awareness has **exceeded** both my and my clients expectations. I would **thoroughly recommend** them as a loyal and friendly interior design practice.

Liam Hayes  
Managing Director  
**FT Squared**  
– Project Managers

”

“

We had heard lots of positive feedback about this company so didn't hesitate to engage them when we wanted to open an office for our support and development team based in Manchester. This team aren't

client facing so we wanted to blend a comfortable space with a relaxed home from home feel with a productive office environment. It was also important for us that there was a generic feel to all of the Couchbase offices but each office was individualised to that team and the area the office was located in. Koncept ID 'got it' straight away. They kept us informed, chewed over ideas with us and came up with some fantastic ideas all of which we went along with. We had a strict budget and timescale within which we had to complete, this was kept to. In fact the job was finished earlier than expected. We are a fast growing company and wouldn't hesitate in engaging Koncept ID for our next office and we will certainly be recommending them

Cherry Morel, Office Manager  
**Couchbase**

”

# KO'NCEPT RESIDENTIAL



KO'NCEPT

## ASK DEVELOPMENTS

Category : RESIDENTIAL  
Client : ASK DEVELOPMENTS  
TYPE : BRAND CONCEPT  
STATUS : DESIGN



## PRIME STUDENT LIVING MANCHESTER

**Category :** Student Residential

**Location:** UK-wide

**Client :** Crosslane

**Status :** Ongoing

We are working with Crosslane to develop brand standards for their student developments throughout the UK and Europe. We undertook a full interior design review of their existing interior scheme and produced a report which assisted the client to formulate a direction and design brief in order to stand out in a competitive market. We are continuing to develop a set of brand guidelines to make the Prime Student Living brand instantly recognisable whilst being adaptable to different locations and markets.



## APARTMENTS BY ODDFELLOWS CHESTER

**Category :** Residential/Hotel

**Location:** Chester

**Client :** Oddfellows Hotel

**Contract :** Traditional

**Status :** Complete

The newly launched coach house offers a two bedroomed apartment in the city for Oddfellows hotel guests wishing to stay longer, with all the style and amenities they could expect in the hotel itself. Being situated in a former coach house building the new Apartments by Oddfellows were inspired by an idea of whimsical travel. The bedrooms feature stacked suitcase wallpaper, antique map lampshades, stable-door wardrobes and vintage balloon flight posters.



# GEORGIAN FARMHOUSE WHITBARROW

Luxury Apartments



## XQ7 SALFORD

Status : Complete  
Value : £26 Million

This apartment scheme creates 262 apartments in a 12 storey development for Amstone Developments and Lowry Homes. The building has been phased with 3 phases and all units have been sold. The scheme provides 255 cars over 2 levels and has a pedestrian link directly to the tram station platform.

The scheme creates a contemporary building, in render, timber and panels, with large balconies, framing the end of Ordsall Lane, and providing a transition between a Capital Ventures site and the lower accommodation on the old Salford Quays Campus site (of which planning consent was originally gained by LRW but passed onto David Mcleans who implemented a different scheme).



## RECEPTION

STATUS: IN DESIGN



## GREENQUARTER

### MANCHESTER

Category : **Residential**  
 Value : **£130 Million**  
 Status : **Complete**

Greenquarter is made up of seven separate buildings each individually designed by one architects practice.

Buildings 2 and 3 were won in competition, competing with 5 other architects, and the intention was to attempt to move on from the rather heavy style buildings set by phase 1, and to start to lighten and refresh the buildings as one moved around the site.

This phase saw the development of what we described as the 'Crosby perfect apartment'. This met all their criteria but made apartments smaller but with the same overall internal spaces (by minimising circulation) and drove gross to netts to 84%.

As part of the concept for these buildings, these blocks and the others in the masterplan, were reorientated to maximise light between the buildings and to create a usable courtyard between the buildings. The block 2 and 3 courtyard became a private courtyard garden, with the emergence of the central linear park between blocks 2 and 4 being a public space. Blocks 2 and 3 built as one phase created 327 apartments in two 10 storey buildings, with car parking set below the buildings.

Block 4 represented the largest single phase building on the site with over 330 apartments. This building was also the tallest at over 21 storeys at its highest point. It was a challenge to make this linear block interesting and deal with pedestrian and vehicular access's into the site and into the building.



## PRS PUBLIC AREA COMMISSIONS

We are carrying out several commissions for public areas/hub facilities for PRS projects, undertaken by our interiors business 'Koncept' direct with the end purchasers, these includes schemes for Moorefield, Grainger Trust and a private operator. Our interiors team bring a specialist hospitality experience through their hotels expertise to make these PRS area special and unique in their quality of service and branding.

We can also offer Feng Shui services to complement this service.

## CLIPPERS QUAY SALFORD



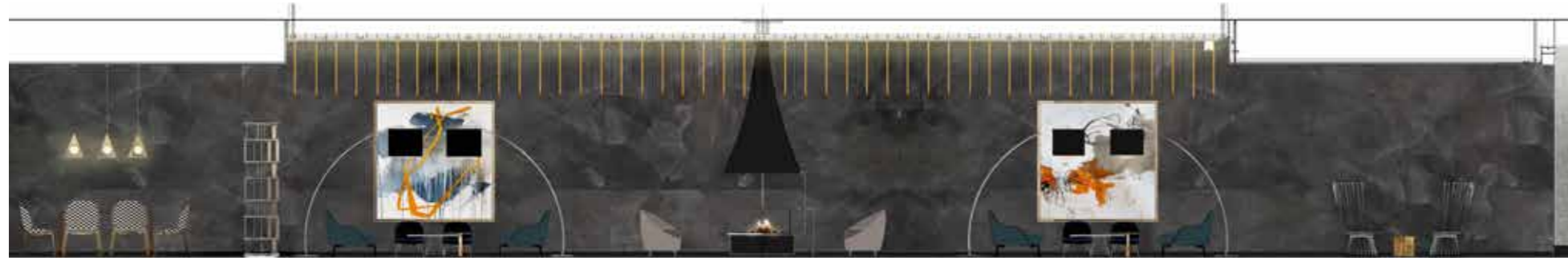
## DOWNTOWN MANCHESTER

**Client:** McGoff & Byrne  
**Status :** On site. **Completion** 2020  
**Category :** Residential

A smart, crisp and tailored accommodation offering an urban edge that is more polished, glamorous version with a grown up feel. Our proposals are designed to help set the Downtown brand apart from the surrounding competition our aim was to create character and flare with an urban touch. Statement finishes including the living wall, suspended chain feature and lighting.



## 21 STRAND ST LIVERPOOL



## THE FORGE NEWCASTLE

**Client :** Moorfield  
**Category :** Residential  
**Status :** On Site

Full design of the public areas for this purpose designed, 284 apartment scheme in the vibrant heart of Newcastle. With KONCEPT's specialist hospitality experience through their hotels expertise, they make these PRS areas bespoke and unique in their quality of service and branding. Incorporating mood lighting to give residence a space they can use around the clock, for multiple purposes from lounging, studying to entertaining. The ground floor comprises of the reception lobby, communal lounge, meeting room, postal room and gym.



# KONCEPT SHOPPING CENTRES



KONCEPT

## LAKESIDE SHOPPING CENTRE ESSEX

Client : Intu  
Contract : TBC  
Status: In design



# METROCENTRE GATESHEAD

Status : On site  
Value : £26 Million

Working along side architects Leach Rhodes Walker, KONCEPT secured the commission for a phased refurbishment of this early generation regional out of town shiopping centre. The scheme is to refurbish all landlords mall areas, and create a new identity for the centre, making the centre more of a leisure destination in the way that the Trafford Centre operates. The first mall refurbishment is complete and works are ongoing as letting progress within the refurbished malls.



# BARTON SQUARE INTU TRAFFORD CENTRE

Client : Intu  
Contract : TBC  
Status: In design



# KONCEPT RESTAURANT & BAR



KONCEPT

## PIER 8 LOWRY RESTAURANT SALFORD

The Lowry's 2020 Vision proposed a masterplan for the re-development of its iconic building and setting that will put the organisation in the strongest position to sustain its mission and maximise the artistic, partnership and financial opportunities presented by its role at the heart of MediaCityUK.

KONCEPT has provided interior design services in the re-development of The Lowry's hospitality and catering facilities, providing spaces which both physically connect with MediaCityUK and creating an environment and commercial offer attractive to this new and arriving customer-base. KONCEPT id have created a larger dining space, seating 450 pre-theatre goers to wine and dine.

The key interior elements are as follows:

- Larger and More Flexible Terrace Bar space to allow The Lowry to develop their offer and increase income
- Strong Visual Connection from The Lowry entrance to the restaurant & bar
- Embrace And Respect the dynamic and iconic architecture of the building
- Atmospheric Lighting providing 'scene setting' mood lighting and decorative light fittings to add interest and intimacy from day to evening
- Connection Between Spaces creating flexibility with greater staffing circulation and customer circulation
- Softer Finishes by the introduction of fabrics, natural materials such as timber, rattan and upholstered banquettes/booths
- Connecting the Inside and Outside through spatial planning and design, including use of greenery
- Statement Bar to be a major feature and attraction within the space
- Bar covers - 150 internal
- Intimate Dining Experience with a choice of dining seating (cosy corners/ chef table etc.)
- Restaurant covers - Aspiration to create 150 capacity or 250 covers at peak times
- Multi Functional and flexible event spaces



# BOOTHS CAFE HALE BARNES

Category: Retail  
Client : Booths

We have been working with Booths supermarkets to develop café concepts for their stores. Hale Barnes is the first café due to open in April 2015 with work ongoing at Poulton-Le-Fylde and Lytham St Annes. At Hale Barnes the Booths core brand values have been interpreted into a relaxing and comfortable space with tactile materials, warm lighting and a feeling of authenticity. Three high sharing tables with feature frames create a sociable heart to the café and Booths heritage is proudly displayed in the form of old photographs and artefacts on a rustic timber-clad wall. Throughout the space comfort of customers is paramount and lighting has been carefully considered to bring intimacy and ambience, whilst a large bespoke chandelier inspired by machine cogs provides a dramatic feature to a double height space drawing attention from the road outside.



# BOOTHS CAFE LYTHAM ST ANNS

Category: Retail  
Client : Booths



# GEORGES BAR & RESTAURANT WORSLEY

**Category :** Restaurant & Bar  
**Client :** George's Dining Room & Bar  
**Date :** Complete

Working with Formroom Architects Louise was commissioned to totally reinvent and rebrand the former Milan Restaurant in Worsley owned by friends Ryan Giggs, Kelvin Gregory and Bernie Taylor. The brief was to create a high quality, but understated and comfortable drinking and dining environment where new chef Andrew Parker's modern English cuisine could take centre stage.

The former Milan restaurant suffered from low ceiling heights, poor lighting and awkward corners. To solve this the building interior was taken back to shell, maximising ceiling heights where possible, rearranging the internal spaces, re-routing staff and customer flows, and opening up the front facade to a new front terrace bringing in natural light and reinvigorating the space. The interior is centred on a dramatic double height bar space featuring a fluted glass screen illuminated from behind with filament bulb lighting and a bespoke floor mosaic signature George's 'G'. In a bold move, a back of house stair was rotated into the restaurant to give access to the new private dining and party space on the first floor and also allow a picture window to the kitchen to be inserted behind the bar. The entrance was relocated to create a more convivial and welcoming bar space and a more intimate cocktail lounge. There was also a marked transformation of the restaurant area where a disabled WC was relocated and the ceiling opened up to create a high pitched ceiling with feature wine racking with ladders.

The client was especially keen to have a talking point in the loos. Here we had a bit fun with gold basins which reference the gold Albert Memorial in Kensington Gardens designed by the restaurant's namesake Sir George Gilbert Scott.

The restaurant was very well received by the client and the critics in the restaurant press.



# ODDFELLOWS GROWN UP BAR BY TAITTINGER CHESTER

**Category :** Bar  
**Location:** Chester  
**Client :** Oddfellows Hotel  
**Contract :** Traditional  
**Status :** Complete

Award winning boutique hotel, Oddfellows continues to evolve its unique signature style. The first floor events space known affectionately as 'The Grown Up Bar' has been refurbished to enhance the space and reflect the sophisticated but quirky hotel brand values. It combines humour with all the comfort and great service you would expect from a world class boutique hotel. We wanted to extend the link to the outdoors and nature but with a feeling of seclusion more suited to a private bar. It led to the idea of the glade – protected by a circle of trees with a clearing where the woodland's best dressed residents meet! The space features a new back bar installation inspired by a Georgian break-front bookcase, silver birch and log wallpaper, specially selected artwork, floral fabrics and accent cushions featuring flora, fauna and insect life. A dramatic boxing hares willow sculpture was commissioned to form the centrepiece to the room and provide a great talking point.

Sarah Dougherty, manager of Oddfellows said: "We are truly delighted with the work that Louise has recently completed on our new Grown Up Bar. She has managed to bring to life the tongue-in-cheek humour and fun style that makes Oddfellows so unique to our customers."



## WHY KONCEPT?

Experienced team to design & implement  
Reputation for delivery  
Design flair & innovation  
Projects on-site nationally

# THANK YOU

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