

2 February 2024

By Planning Portal (ref. PP-12773868)

London Brough of Camden
Planning – Development Control
Camden Town Hall
London
WC1H 8ND

Our ref. 1271

Dear Sir

Planning application for:

“Erection of two storey extension forming new step free entrance at street level; works to car parking area and addition of new floor to create 55 new hotel bedrooms at levels 1&2; infilling of undercroft at level 3 and new flat roof link to extend existing hotel bar/restaurant”

Travelodge Hotel, 10 Drury Lane, WC2B 5RE

On behalf of our client, Travelodge Hotels Ltd and Falkerstone Ltd and, we enclose a planning application for the above development.

The application comprises:

- Completed planning application forms, including Certificate B
- CIL Additional Information Requirement Form
- 18x drawings as listed on Drawing Schedule
- Design and Access Statement
- Heritage Statement
- Crime Impact Statement
- Transport Statement and Travel Plan
- Energy Statement
- Sustainability Statement (incorporating BREEAM Pre-Assessment Report)
- London Plan Fire Statement
- Level 1 FRA and Drainage Strategy
- Plant Noise Assessment
- Air Quality Assessment
- Construction Phase (SHEQ) Management Plan
- Planning Statement

This application is a resubmission of an application that was registered in May 2023 and later withdrawn in July 2023 (ref. 2023/1021/P). The Applicant remains the same as does the application site and development. Therefore no application fee is payable for this resubmission.

The application was withdrawn to enable design discussions to take place in respect of the new entrance to Drury Lane. The design of this element of the scheme is the only change in the application; the works to the car parking area to create new hotel bedrooms and the infilling of the undercroft and link extension to extend the hotel bar/restaurant facilities remain exactly the same.

The application site comprises the Travelodge Hotel on Drury Lane, which is also referred to as Travelodge Covent Garden. The hotel fronts onto Drury Lane to the east, Shorts Gardens to the south, and High Holborn to the north. The hotel currently accommodates 465 bedrooms. Pedestrian access is provided from two flights of steps from Drury Lane and with an accessible ramp from Shorts Gardens. Vehicle access for servicing and car parking is from High Holborn with the egress onto Shorts Gardens.

The hotel has evolved over time with the linked buildings making up the hotel originally occupied by others, in hotel use (Drury Lane Moat House Hotel) and office use (St Giles House, the former BT building). The building rises up to eleven stories and sits above a car park, plant and back of house services at level 1, level 2 accommodates hotel bedrooms, and some void areas creating double height space above parking and plant areas. There are also three shops at this level fronting Drury Lane that are independent to the hotel but within the same ownership. Level 3 is the ground floor to the hotel that accommodates its entrance, reception, bar/restaurant facilities and hotel bedrooms. Level 3 is at a higher level than Drury Lane and Shorts Gardens but sits at the same level as Drury Lane. This requires the stepped and ramped access to the hotel reception.

The purpose of the submitted application is twofold. Firstly, it proposes to overcome the current access constraints by replacing the northern flight of steps from Drury Lane with a new step free (accessible) entrance accommodated within a single and set back two storey entrance lobby building incorporating a lift. This will provide an inclusive entrance to the hotel. The existing access ramp from Shorts Gardens will be retained but will very much become a secondary accessible entrance in the event of lift failure; new security railing will also be added to this ramp to prevent misuse and vagrancy. The entrance structure design has been refined through pre-application discussions and is in similar location to a new entrance that was granted in 2008 for a new entrance to the St Giles House office building that has subsequently become part of the hotel. The new entrance building will be modern in appearance, but also reflecting the existing hotel design, will incorporate a blue/green roof on both roof levels, and extends to 88sqm GIA (97sqm GEA). A blue/green roof is also proposed to adjacent flat roof above the shops fronting Drury Lane following local resident consultation.

The second purpose of the application is to make the best and most sustainable use of the site by infilling the car parking area that is located at levels 1 and 2 with new hotel bedrooms. The car parking area is underutilised and its retention does not accord with Travelodge's new sustainability plan 'Better Future'. The car park occupies a double height space and its re-use will be maximised through firstly constructing hotel bedrooms on the current surface of the car park and then also adding another floor of bedrooms above at level 2. The new level 2 bedrooms floorspace is 688sqm GIA (710sqm GEA). All bedrooms will be windowless as they will be accommodated within an enclosed area. A new bedroom concept has been developed by Travelodge for these rooms. 22 car parking spaces will be removed from the site as a result of the scheme, with two accessible spaces re-provided for on site.

As a consequence of the extra bedrooms proposed, the hotel's reception and bar/restaurant facilities need to be extended. As part of this the current space will be reorganised and will be extended predominantly into a double height undercroft space at level 3 to the rear of the hotel and adjacent to Shorts Gardens. This space is open to the elements to the north east sitting behind the current bar/restaurant building. The space is underutilised with its use limited to a temporary luggage store in one corner. On its southwest elevation there is a section of double height glazing set within aluminium framing; this will be replaced as part of the development. The bar/restaurant extension extends to 241sqm GIA (248sqm GEA).

The submitted Planning Statement describes the site, its planning history and the proposed development in more detail. It also summarises all specialist reports submitted with the application and assesses the proposal against relevant planning policy. The Design and Access Statement (DAS) of

course provides further details on the scheme's design (and access) and includes details of its massing and materials. Sketch and CGI views of the proposed scheme are also included within the DAS supplementing the submitted plans.

Overall, the proposals represent sustainable development, will make the best use of underutilised areas of the site, will considerably improve the accessibility of the hotel, will remove car parking from central London, and will improve the quality of facilities for hotel guests as well as contributing to hotel provision generally within the area.

We look forward to discussing the application with you in due course. In the meantime should you have any queries or require any further information, please do not hesitate to contact Nick Jenkins

Yours faithfully

A handwritten signature in black ink, appearing to be 'Nick Jenkins', written in a cursive style.

Nick Jenkins MRICS
Director
Smith Jenkins Ltd