



REGENTS PARK HOTEL
Proposed Seventh Floor Glazing Replacement

Design & Access Statement
May 2024





View from seventh floor lift lobby.

Introduction

The application covers the existing seventh floor glazing with the NE corner block of the Marriot Hotel complex at Regents Park in London.



Bedroom interior showing restricted internal height to glazing.



Discolouration & repairs to glazing panels



Discolouration to glazing panels



Liquid membrane repairs



Impact damage to glazing panel

Context

The original glazed curtain wall installation (circa 1986) utilised a curved profile and sloping glass top face to create a feature within the top floor penthouse bedrooms and maximise views out over the city in all four directions.

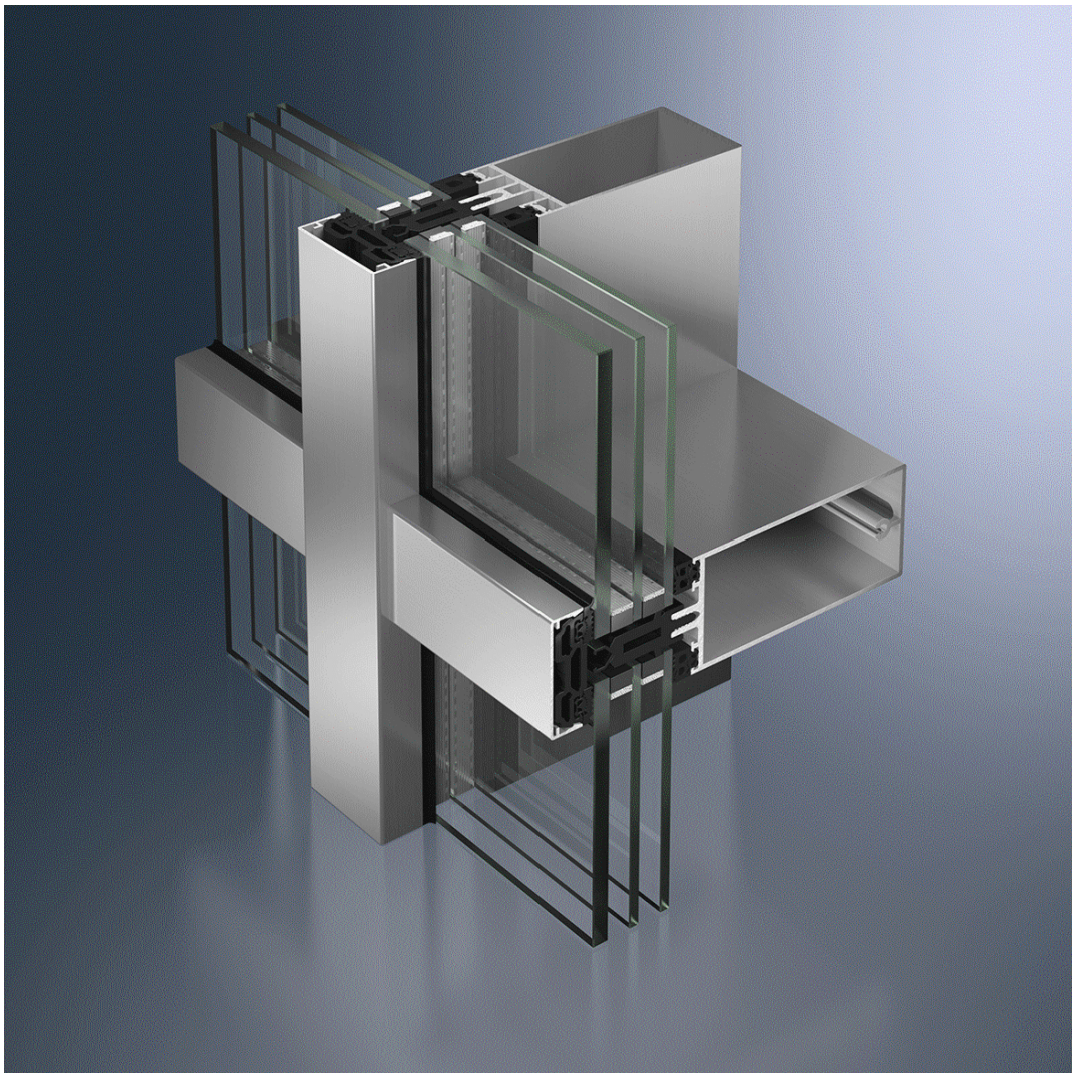
In practice this proved problematic due to solar gain in summer and heat loss / condensation in winter months, with an internal soffit lining subsequently being retrofitted in an attempt to alleviate this problem. The glazing has suffered further issues with water leakage and external damage to some of the sloping glass elements, and various attempts at remedial works made via flashband taping, liquid membranes, and localised replacement of flashings.

In addition, the internal ceiling installation replicating the curved profile allied to an existing transom being located at standing eye level has resulted in a rather oppressive internal space which negates the original design intent of offering unobstructed views out to guests (see photo on previous page).

The glazing system has exceeded its design life expectancy of 25 years and given the amount of modifications carried out since installation further refurbishment of the original system is not possible.



Contemporary 'stick frame' assembly replacement curtain wall system using 50mm mullions and transoms (appearance to match existing).



Thermally broken aluminium curtain wall system



Typical internal appearance. Colour match to be confirmed - see notes.



Proposals

The application proposal is to replace the existing seventh floor glazing with a new curtain wall system utilising glass vertical elements and insulated spandrel panels to the sloping top faces as shown on our enclosed drawings.

This will replicate the original both in terms of height and vertical mullion spacing while providing improved insulation performance in compliance with Part L of the current Building Regulations.

The existing curved eaves has been replaced with a more contemporary angled transition to increase the internal soffit height. This allows for the provision of a new external gutter and downpipes to remove the current issue of rainwater streaking and dirtying the vertical glazing. The curtain walling will include integrated opening windows to provide natural ventilation to hotel guests.

The proposed installation of powder coated aluminium framing and spandrels will be colour matched to the existing curtain walling being retained elsewhere within the building. (Note colour sample to be sourced from an area of the framing which has not been exposed to sunlight and weathering.)

Access

As the proposed installation covers replacement of an element of the external envelope there is no change to existing access both to and within the hotel.

All floors of the hotel are served by a bank of three passenger lifts, and the ground floor entrance level has previously been adapted to provide barrier free access via ramps in accordance with the Disability Discrimination Act of 1995 (subsequently superseded by the Equality Act 2010.)



Sustainability

As noted previously, the planned works are in response to historic issues of thermal gain and heat loss through the original glazed enclosure. The proposals exceed the current U-Value insulation requirements as defined in Building Regulations and will utilise thermally broken construction to prevent heat loss and alleviate any risk of condensation.

In addition to improving performance of the external fabric, the planned provision of natural ventilation within the glazing will further reduce demand on the existing air conditioning system, thereby improving the overall energy efficiency of the building.

The modular curtain wall system being used can be easily dismantled for future replacement or the eventual demolition of the building, and the primary materials (aluminium, stone wool insulation and plasterboard) are all fully recyclable.



Fire Safety

Given the location of works on the seventh floor of the building we recognise the need for the new installation to provide robust fire performance in line with current Building Regulations. This acknowledges both that hotel guests may be disoriented if woken by alarm and unfamiliar with exit routes, and that the height of the building will preclude external firefighting access using fire tenders at ground level.

All works will utilise fire resistant materials to both prevent the spread and avoid any propagation of fire. All insulation within the new construction will comprise Rockwool non-combustible stone wool slabs rather than the foamed plastic alternatives associated with Grenfell.

In addition to the passive fire protection measures being implemented in the new works the hotel is fitted with a comprehensive smoke and heat detection system linked to a fire alarm and automatic sprinkler system to quickly suppress any outbreak. This forms part of a wider Fire Plan Strategy for the hotel, including regular testing, maintenance, and review.