

**23051 Holiday Inn Bloomsbury,
Coram Street,
London WC1N 1HT.**

Proposed Alterations to Existing Bar Windows and Entrance

1.0 Photo Montage of the Existing Area.



Photo 01. Looking south. Showing the existing bar entrance doors (outer pair of the lobby are open) and structure, dressed in timber. Paint finish. Polished stone cladding elsewhere. Decorative tiles to the entrance area. Area in front set out with astroturf and seating, for compliance with public area smoking. Signage above the doors and windows.



Photo 02, the same area. Existing bar entrance doors, planter, and windows. Timber, paint finish. The planter is in polished stone. The doors have no lower vision panel, contrary to current wheelchair access requirements.



Photo 03 left, detail of the planter. Polished stone facings.



Photo 04, looking east, of the sunken garden area. Metal guarding painted black. The metal box structure in the background is the access point for the basement gym. This structure is also metal framed.



Photo 05 looking south at the main hotel entrance which is adjacent to the bar entrance. Note the use of metal frame for the doors and the windows, and polished stone cladding.

2.0 Design Process.

2.1 These proposals for the bar area form part of a wider renovation to the site which includes the hotel reception, the guestrooms and the restaurant.

2.2 The intent of these proposals is to form a greater connection between the internal space of the bar and the external seated area. Access will be improved by means of wheelchair compliant doors.

2.3 The greater connection will be achieved by the full height folding doors. This will convert the element of the window, currently a barrier by its sill height into a perceived connection. However, the proposed balustrade will force access, and therefore control, via the existing entrance lobby. There is also a slight change in ground level at this point so this balustrade will also form the function of guarding.

2.4 The proposed entrance doors will contain vision panels for compliant wheelchair access.

2.5 The client wishes to retain the fixed planting beds. These will be re-formed to a lower level.

2.6 The proposed materials were chosen to compliment and harmonise with the existing materials as seen in the photographs above: Metal framed windows and doors, polished stone, and metal cladding. Thus, the change from the existing painted timber removes a material slightly at odds with the remainder.

2.7 The existing external decorative tiling seen in photos 01, 02, 03 and 05, plus the below 06 are proposed to be replaced within the existing areas. (No additional area is proposed).



Photo 06 looking northeast, indicating the decorative tiling proposed to be replaced. The proposal is simply to provide better quality of impression to the guest upon arrival, reinforcing the internal enhancements they will encounter within the building.

3.0 Planning Limits

3.1 The building is not statutory listed, not locally listed. It is surrounded by Camden Council's Bloomsbury Conservation Area, sub-areas nos 11, 12 and 13 but referring to the conservation area map the site itself is excluded from the conservation area. Extract from the map below:



Holiday Inn Bloomsbury.

End.