

PULLMAN HOTEL, ST PANCRAS

DESIGN AND ACCESS STATEMENT FOR REVISED ENTRANCES

Introduction

This is a re-application due to comments received on the initial proposals from the Access Officer for Camden Council. To satisfy these, a number of detailed aspects of the design have been amended.

The hotel, currently trading as a Novotel Hotel on Euston Road adjacent to the British Library and Euston and St Pancras mainline rail terminals, is being refurbished as a new more luxurious hotel brand, Pullman, by Accor the current owners. The refurbishment work is almost entirely internal; however, an application has been made and approved for new signage and the owner also wishes to upgrade the current hotel and restaurant entrances to reflect the upgraded hotel at the principal interfaces with the public domain.

Hotel Entrance

The principal entrance to the hotel is located on the side elevation on Ossulston Street, facing the British Library, very close to the corner with Euston Road. The entrance is recessed into the building but has a large canopy projecting over the pedestrian area behind the public footpath. The ground floor of the hotel is raised above external level and a staircase with six risers links the two levels with a platform lift for any guest unable to utilise the stair. The entrance door at the top of the staircase is a three leaf revolving door with additional side hinged leaves on both sides for those who cannot or prefer not to use the revolving door. In order to increase the prominence of the entrance, it is proposed to extend the lower risers of the staircase beyond the face of the building and into the public realm on the hotel's land forming a new column adjacent to the platform lift and on the projecting stair to draw the eye to the entrance.

The steps are expressed as floating planes, with illumination below each tread. The staircase will be finished in granite. The substantial new columns and the solid element of the façade will be finished in split faced limestone.

The canopy and the new feature columns will each support a high gloss white planar feature containing linear and point downlighting to the staircase. A wall feature has been located adjacent to Euston Road which rises to the underside of the canopy, returns below it and then falls vertically in front of the existing canopy support. This and the feature wall cladding within the recessed opening adjacent to the revolving door are finished in a high gloss, green or yellow. A structural glass balustrade has been located adjacent to the stair beyond the platform lift and a similar screen is located in the opening adjacent to the unguarded side of the new projecting stair.

Since the previous application, the lift area has been amended to ensure that the new cladding does not encroach on the clear area available at the high and low level landings. The new steps have also been amended to include handrails subdividing the stair which project 300mm at both top and bottom of the stair. In addition, the projecting nosings have been reduced to provide a profile in accordance with Part M of the Building Regulations.

Restaurant Entrance

The restaurant entrance is located midway along the Euston Road façade. The floor level difference between the exterior and interior is less in this location and only three risers are required between the levels. In addition to the restaurant entrance, this section of the façade also contains an escape door from the Underground with the doorways separated by a planter with splayed corners. A screen of glass blocks is located above the planter and around the restaurant entrance doors with a small projecting curved canopy above the restaurant doorway.

The proposal is to emphasise the restaurant entrance by constructing a solid freestanding flat topped archway in split faced limestone around the entrance door with a simple planar glass projecting canopy above. The archway finish is also used to form a low level planter on both sides of the restaurant entrance containing an angular beech hedge. The limestone obscure glass blocks are to be over clad in a yellow translucent printed screen, using railway motifs similar to those being used in the restaurant interior design. The screen will be back lit utilising the existing glass blocks.

The two risers of the staircase back from the footpath will be illuminated below the treads and a highly illuminated lining to the archway will be provided adjacent to the doorway.

The stair section has now reverted to that currently provided at the restaurant entrance as a short flight of three risers with appropriate handrails. The entrance doors will also be double acting to allow the door to open inward should the guest prefer not to pull the door toward them and step backward.

Conclusion

Both entrances have been designed to be within the scale of the existing building and access arrangements have been provided in accordance with both Part M of the Building Regulations and to meet the DDA requirements. The appearance of the entrances, however, have been altered radically to both reflect the rebranded interiors and to make them more prominent on the façade of the building.