

0514.111114

Langland Hotel Refurbishment Gower Street London

Listed Building Supporting Statement for Revisions to Approved Application Ref. 2008/4163/L dated 06 November 2008.

Introduction

This document has been prepared by Buchanan Associates Architects (BAA) in support of an application for approval of client requested amendments to listed building application no. 2008/4163/L for works to the Langland Hotel, 29-31 Gower Street, London WC1E 6HG, which was granted approval on 06 November 2008.

Client Brief Amendments

The owner's wish is to incorporate into the approved scheme for refurbishment a number of amendments to the building's interior.

These comprise:

1. The provision of secondary internal glazing to Bedrooms and Public Space Rooms to existing windows on the front and rear elevations.

The secondary windows will comprise double hung sashes aligned with the sash and glazing lines of the existing windows. They will be installed in such manner as to retain the existing moulded timber reveal linings, surrounds and architraves, as appropriate to the various locations.
2. The removal of a section of Corridor wall to the new Reception Area at Ground Floor Level and it's replacement with a timber framed fire-resisting glazed screen to provide a visual link between the new main entrance door and the Reception Area. This proposal will involve the removal of existing skirtings for a length of 1600 mm, but existing cornices and picture rails will be retained intact.
3. The installation of new plain plasterboard suspended ceilings to all Bathrooms, and part of the area on the Basement Dining Room and Ground Floor reception Area. The previously approved application included such provision to Bedrooms and Bathrooms at Levels 1 and 2 only. New ceilings will be installed below the level of existing cornices and will be supported on a metal suspension system hung from the floor construction above.

In addition to the above internal amendments it is also proposed to install 2 no. VRV air cooling units in the rear gardens of the hotel adjacent to the dividing wall between the 2 garden areas. These units will be screened full height by white painted timber trellises on all sides. They will be silent in operation and will be installed at such height that they do not extend higher than the adjacent existing garden walls.

Other Provisions

.All other details of the proposal remain as described in the BAA Supporting Statement dated 19.08.2008 included within the Approved Application.