

MOUNTBATTEN HOTEL

J695

**20 MONMOUTH STREET
COVENT GARDEN
LONDON WC2 H 9HD**

JUNE 2010.

DESIGN AND ACCESS STATEMENT

Planning application for consent to relocate the main entrance and restaurant entrance, alter one fire exit and provide retractable awnings on the Monmouth Street façade, and replace existing window frames on upper storeys with new windows to match existing.

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Applicants

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1. THE SITE & BACKGROUND INFORMATION.

The application site is a large Edwardian hotel at Seven Dials in Covent Garden, with a frontage on Monmouth Street and Mercer Street. The hotel includes 151 bedrooms, a bar and restaurant and a variety of meeting rooms situated mainly in the basement. The hotel is one of the tallest buildings in the vicinity and has a total of eight floors, including the ground floor. The street frontage consists mainly of uniform bays of traditional glazed windows with glazed fanlights and stall risers. The hotel entrance on Monmouth Street includes a large solid entrance canopy with a projecting cornice, added later, and the bar occupies the triangular corner at the Seven Dials intersection.

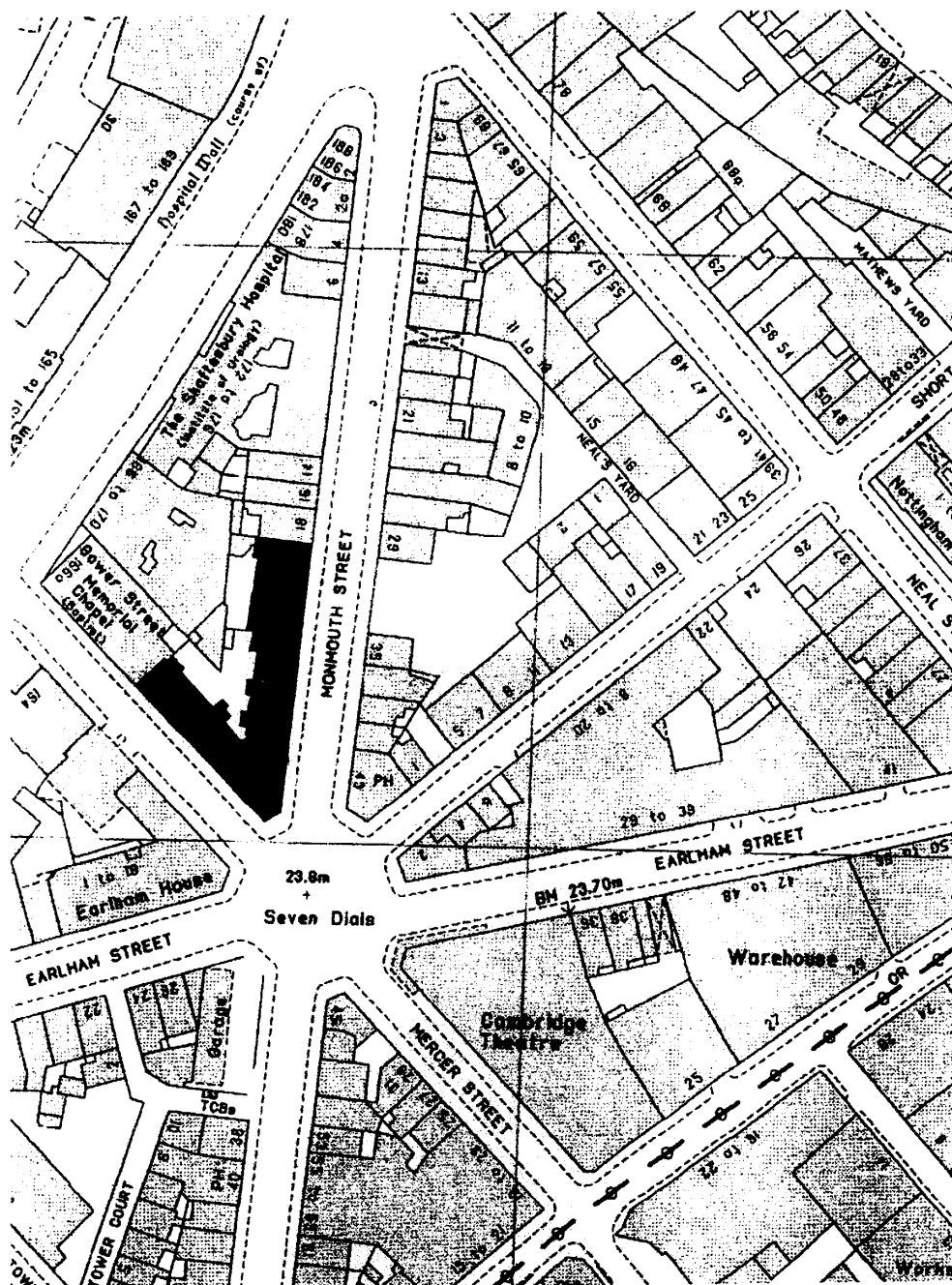
The site is within the Seven Dials Conservation Area. The distinctive street layout at this intersection was laid out by Thomas Neale in the late 17th century and included a Doric column at its centre, rebuilt in 1989. The building is not listed.

The applicants are about to make improvements to the interior of this 4* hotel, with work starting in late 2010. The internal alterations will consist of :

- upgrading bedrooms and forming larger rooms, thus reducing the total number of bedrooms from 151 to 137.
- replacing sash windows on the upper storeys of all facades to the front and rear, with new matching sash windows- see section 4.
- alterations to basement meeting rooms and back of house areas
- a new service lift and linen chute.
- alterations to the ground floor layout whereby the hotel reception will move from the Monmouth Street frontage to the corner at seven Dials (where the existing bar is located), and the ground floor meeting room, The Broadlands Suite, will move to the Mercer Street end. A restaurant and bar will occupy the Monmouth Street frontage, using the existing hotel entrance. The new hotel entrance will provide level access off the footway.
- fire escape and servicing arrangements will remain generally unchanged.
- a disabled WC will be provided on the ground floor.

2. EXISTING ENTRANCES.

Currently, pedestrian access to the hotel reception is from Monmouth Street only. This includes one external step up and a narrow revolving door. The restaurant caters for non-hotel guests and a separate entrance is located on Mercer Street, involving 3 steps up to the ground floor. Service access is



Mountbatten Hotel 20 Monmouth Street WC1
LOCATION PLAN
SCALE 1:1250

provided at the extremities of the building where the fire escape stairs are located. Refer to the **Access Statement** in Section 6 below.

None of the public entrances comply with current requirements for accessibility.

3. THE APPLICATION PROPOSALS.

This planning application seeks planning permission for the following works :

- a. Relocation of the hotel entrance to the Seven Dials corner.
- b. Relocation of the restaurant entrance to Monmouth Street
- c. Alterations to one fire exit on Monmouth Street.
- d. Addition of 6 retractable canopies on Monmouth Street.
- e. Replacement of all sliding sash windows with new matching sash windows.

Alterations are fully described in the attached application drawings.

A separate application for advertisement consent will be submitted in due course.

4. REPLACEMENT WINDOW FRAMES.

This application includes the replacement of existing window frames on the upper floors of the hotel, on the front and rear facades. Replacement is considered necessary due to the poor condition of the frames, operating parts, and window cills . Also the window performance falls short of the noise insulation standards current required by the applicants for a 4 star hotel in this busy location.

The replacement windows will be bespoke traditional manufacture designed to replicate the window subframe casements, sliding sash appearance, glazing and cills of the existing windows. The sashes will be hardwood and will operate with a dual swing pivot system for safe cleaning and maintenance.

As the building is air-conditioned, hotel guest are not permitted to open windows, and operation is normally for maintenance only.

The frame finish will be white gloss paint. Glazing will be double-glazed with soft-coat Low E glass and a 12mm cavity.

This type of replacement window has been recently permitted and installed to replace decayed sliding sash windows on the 5 star May Fair hotel in Westminster, which is also situated in a conservation area, and is owned by the applicant,

Glazing frames on the ground floor facades will not be altered except where the new hotel entrance is formed.

Typical details for replacement window frames are shown on the following pages.

Note :

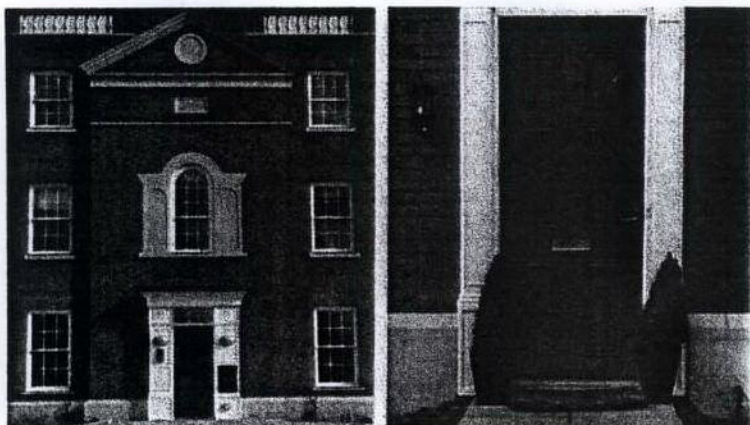
Stone cills to remain and repaired as necessary

Hardwood cills to include extensions.

Upper sashes to include wings at end of bottom rails.



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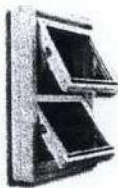
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Dual Swing

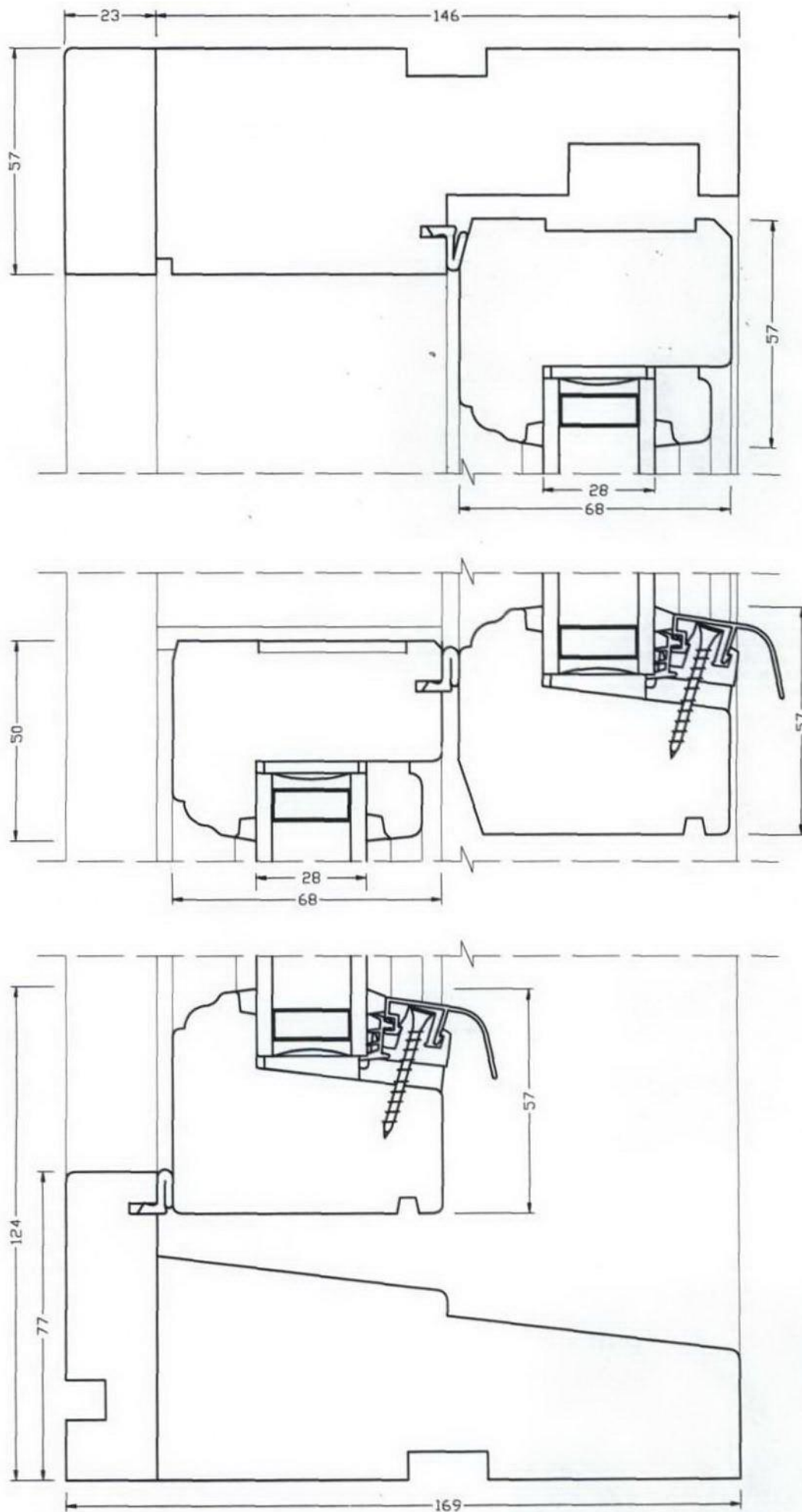
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Dual Swing

Vertical Section

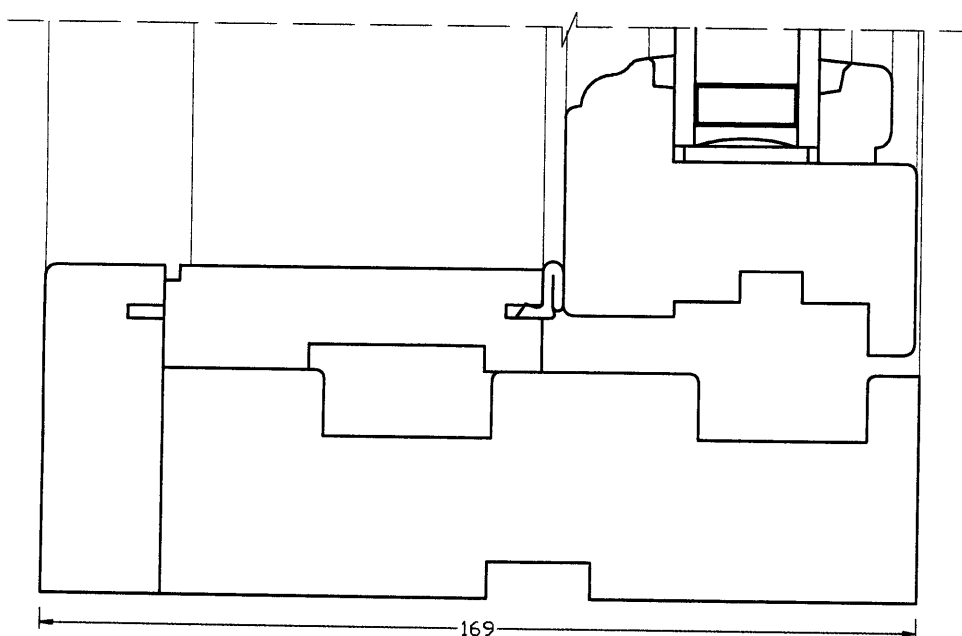
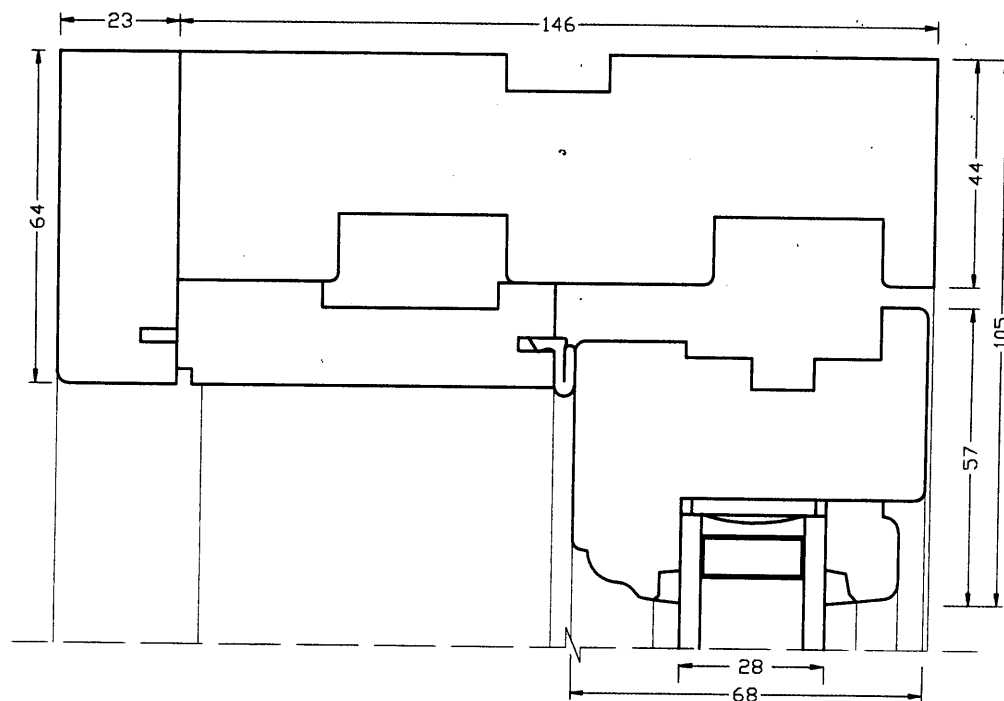
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Drawn By	RV



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Dual Swing

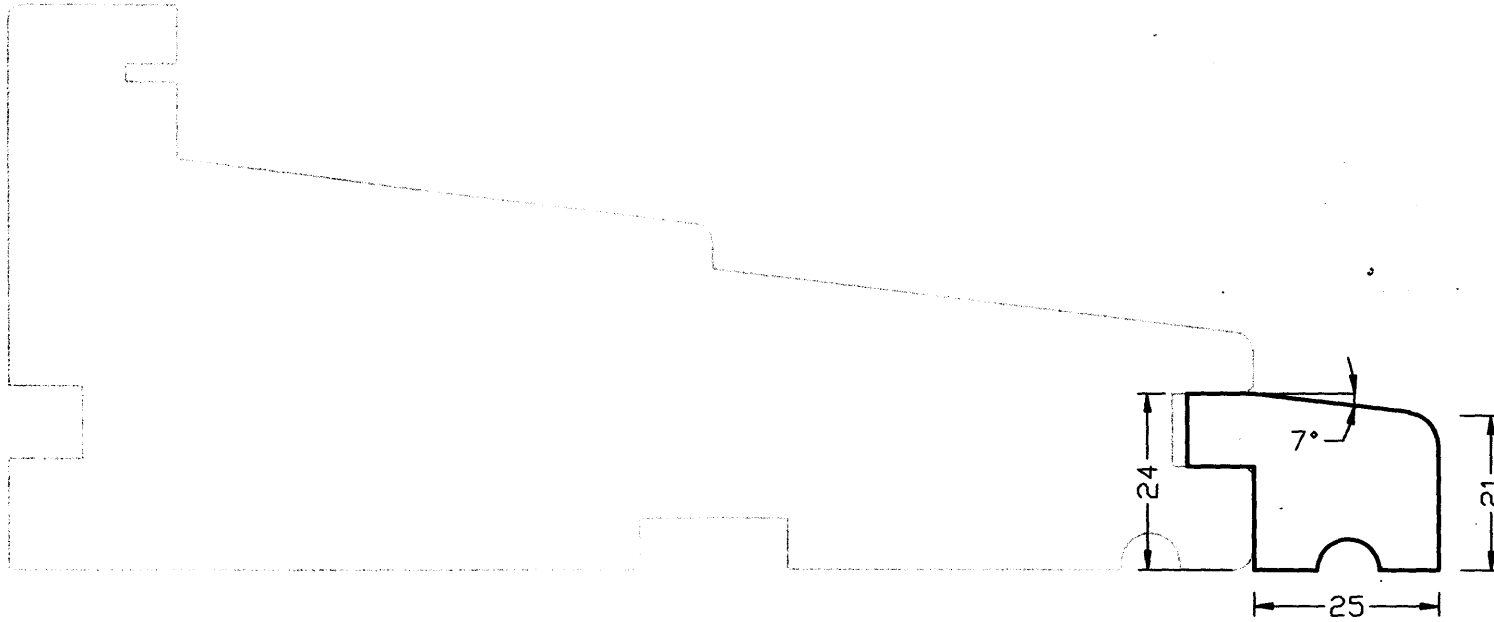
Horizontal Section

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Drawings are for illustrative purposes only and are subject to change without notice.



5. IMPACT ASSESSMENT

The new hotel entrance.

There are seven buildings with similar narrow frontages to this distinctive street intersection. This includes retail, a public house, the Cambridge Theatre as well as this hotel. Each of these buildings have entrances on the narrow frontages, and this proposal will restore the traditional location for a public entrance.

The streets here have been improved by introducing traffic calming measures and are all one-way traffic streets. This has induced a reduction in road traffic and a sense of shared vehicular and pedestrian space. A lay by on the east side of Monmouth Street provides a stopping bay, and this is linked to the hotel side of the street by a pedestrian crossing.

The hotel entrance will create more visual impact and more identity at the Seven Dials frontage, without diminishing the character of the conservation area.

The hotel entrance will provided level access for wheelchair users and other less able users.

The new restaurant entrance on Monmouth St. will be located where the current hotel entrance is situated. The entrance canopy, which is not original to this building, and the revolving door will be removed and the wall, glazing, fascia and cornice will be restored. The new entrance door screen will be set back slightly further than existing to permit a short 1:12 ramp up to the doors from the level of the pavement. The removal of this heavy canopy will improve the appearance of the building and the street environment.

The fire exit on Monmouth Street is to be relocated by a short distance in order to facilitate a new luggage storage room behind the new hotel reception. This alteration involves no structural work and only an alteration to the joinery screen and doors. This will have a neutral impact on the building.

The introduction of retractable awnings will not have a negative impact on the building or the surrounding area. These are a common traditional feature in the streets of this area of London and can enliven the street environment in summertime.

5. ACCESS STATEMENT.

This hotel has not been upgraded for some time, and the application proposals are part of an overall refurbishment and re-arrangement of the interior public spaces, conference rooms and guest bedrooms.

Current access to the building.

The main hotel entrance is on Monmouth Street which forms the main frontage for the hotel. A separate entrance is situated on Mercer Street and this is used as access to the hotel restaurant and bar.

The existing hotel entrance is on the building line and a single step is provided at the entrance doors and revolving doors. The step level is about 30 mm below the hotel ground floor level.

The Mercer Street entrance to the existing restaurant includes three steps up from the footway, and this is due to the falling gradient of the footway along this street. This entrance is unsuitable for wheelchair users.

Current facilities in the hotel.

The ground floor contains the main reception, conference room and bar-restaurant. There are lifts serving all floors from the reception area. There is no accessible wc on the ground floor. The only disabled facility is in the basement conference room area. Main public wcs are also in the basement. There will be 137 guest bedrooms in the hotel (reduced from 151) and 14 guest bedrooms will be made suitable for accessible use. It is intended to adapt these rooms to comply with current standards given in Part M Building Regulations, Approved Document 2004, and with BS8300 (2009)

Proposed access to the building.

The principal change to the ground floor layout is the relocation of the hotel reception to the current bar location at the apex of the street corner. This will provide level access via new entrance doors on the short façade facing Seven Dials.

The bar and restaurant will be move to the Monmouth St. side of the building, and the entrance will be formed by modifying the existing hotel entrance. These modifications will include the removal of the small revolving doors and screen, the removal of the external step, and the formation of a double door entrance with a short ramped apron up to the doors from the footway level.

The existing bar-restaurant entrance on Mercer St. will remain but only as a subsidiary entrance to the hotel reception area and as a designated fire exit.

Fire escape provisions within the building and the final exits will not be altered.

6. APPLICATION DRAWINGS.

DRAWING SCHEDULE

695 –

- PL 00 Existing basement plan**
- PL 01 Proposed basement plan**
- PL 02 Existing ground floor plan**
- PL 03 Proposed ground floor plan**
- PL 04 Existing Street elevations and Location Plan**
- PL 05 Proposed Monmouth Street elevation.**
- PL 06 Proposed Mercer Street and Seven Dials elevation.**
- PL 07 Detail elevation 1:20 – entrance on Seven Dials façade.**

7. SITE PHOTOGRAPHS

The following pages contain recent photographs of the hotel building from street level, and also the retractable canopies used on the Covent Garden Hotel which is located a few doors away from the application site.







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