

**DESIGN STATEMENT
FOR
Avalon Hotel
46-47 Cartwright Gardens
London WC1H 9EL**



**On behalf of
Crescent Projects**

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1.0 INTRODUCTION

1.1 This statement is prepared on behalf of the owner of the Avalon Hotel, in support of a listed planning application for the revised bedroom arrangement of a previously consented application for 11 additional bedrooms. Previous consented application was achieved 22/09/09 via officers Elaine Quigley & Alan Wito. The purpose of this application is in accordance with Alan Wito's request to gain listed consent for revised room layouts & also to deal with condition no.4 which requires discharging relevant to the previous consented application (reference above 2009/3212/L). This condition requests details for new doors, floor levelling & vertical service duct runs. Mr. Alan Wito has been sought for advice on this particular application & has requested that it be dealt with in this manner.

2.0 THE SITE

2.1 The site, outlined in red & blue on the relevant Plan is owned by Crescent Projects.

2.2 Avalon Hotel comprises of no's 46-47 Cartwright Gardens & forms the end terrace of 18 houses to the southern half of a crescent, now occupied mostly as hotels. The development was designed & built by James Burton 1809 - 1811 & is grade II listed. The site falls within the Bloomsbury Conservation Area & is a corner property located on the corner of Cartwright Gardens & Burton Place; it comprises a four storey building with basement.



View of the building as seen from Cartwright Gardens



View of end elevation as seen from Burton Place

3.0 THE CONTEXT

- 3.1 The town houses have gone through extensive internal alterations throughout the 20th century, with the ground floor employing most of what remains of the original features, these being the door frames, architraves, & cornices. Elsewhere from 1st to 3rd floor, most of the spaces have been altered with replacement partitions in order to create further bedrooms. Much of the building's original features on these levels have been lost. A photographic schedule is appended with this application for reference.



Rear wall behind which ground floor bedroom G07 will be housed

4.0 THE PROPOSAL

- 4.1 The overall proposed works to the property (externally of which already has consent, however this application relates only to internal layouts) involves the following:
- Alterations & upgrade of the hotel both internally & externally
 - Provision of breakfast room at lower ground floor within existing rear courtyard

- c) Extension at the rear building adjoining courtyard at ground floor level within the existing boundary wall area
- d) Demolition of internal partitions & works as set out in accompanying document



Proposed location for new breakfast room, lower ground.



Proposed location for air conditioning condensers, lower ground.



Existing features within reception lobby at ground floor



Existing gr. floor door frame & architrave

4.2 This application addresses the following policies:

- SD1 Design quality
- D4 Site setting, context, character, access & movement
- D7 Design & contribution to the public realm
- EP25 Noise & vibration

4.3 Building use will remain unchanged; the proposed works are linked to the general upgrading of the hotel & its facilities together with essential repairs to the fabric.

There will be no adverse effects on residential amenity & no loss of permanent residential accommodation.

- 4.4 A list has been compiled of elements of the building that are proposed to be removed (no change from previous consented Listed Building application):
- i) removal of existing disused chimney & stack adjoining rear boundary wall
 - ii) removal of small two storey extension adjoining courtyard
 - iii) removal of existing corrugated roof to single storey extension at lower ground floor to allow for ground floor bedroom extension
 - iv) installation of new conservation timber sash windows & doors to courtyards at rear lower ground & ground floor.
 - v) replace existing metal casement windows at 3rd floor with new timber 6 pane conservation sash windows
 - vi) removal of majority external soil stacks to rear & front elevation, to remain are 2 no. soil stacks & 2 no. rain water pipes
 - vii) removal of existing large signage fixed to 1st floor balcony railings
 - viii) replacement of majority internal partitions for new acoustically insulated partitions
 - ix) formation of new structural opening in existing party wall between the two buildings at 2nd floor level
 - x) installation of new lift with self - supporting shaft internally at no. 47.
 - xi) re-introducing new conservation timber sash window into existing bricked up opening at 3rd floor to front elevation
 - xii) formation of new reception desk at ground floor level
- 4.5 Please refer to the 'Brief Outline Specification' document appended with this application for general proposed finishes, this document remains unchanged from the previous attempted submission.
- 4.6 The proposed en-suites to the bedrooms are designed to stop short of the ceilings, therefore exposing the existing original cornices. Details can be found on the submitted drawings.
- 4.7 The general layout of the hotel is arranged such that all rooms have a window fronting the front or rear elevation, with stair circulation located central & bedrooms surrounding the core. At lower ground level a new light well is created to allow natural daylight into bedrooms LG04 LG08 & LG09. , LG07 gains light from the external corridor adjacent. Bedroom G03 at ground floor gains daylight from the same light well.

5.0 THE DESIGN

5.1 Method & Justification

The primary objective of the works is to improve the overall quality of the hotel. The building has suffered from neglect & many of the original features have been manipulated or removed, these include original timber windows, door frames, cornices & skirting, fireplaces, etc. In order that the building does not fall into further neglect the applicant wishes to renovate & rejuvenate the building whilst maintaining a current use which will no doubt improve hotel accommodation in the area & deal with the fast growing tourist trade & major events such as the oncoming Olympics.

In order for the building to properly serve as one united hotel, certain structural alterations are proposed to help ease access from one terrace to the other - the building already employs several breaks through the party wall & the additional are there to aid circulation throughout the structure.

The building works will commence with general site hoarding & a soft strip, whilst maintaining important features such as skirting, door frames etc. Existing floor finishes & wall finishes have already been removed. Once the council has commented on the proposals, the building works will generally progress from 3rd floor downwards, initially by setting up the service runs, (including underground drainage) carrying out structural alterations, followed by setting out walls, & beginning M&E first fix. In tandem with this, the building will also undergo structural repairs to the 3rd floor external wall which shows evidence of having bowed. Once the room layouts have been arranged, services installation will continue, whilst existing windows will be refurbished & repaired, & new windows made where necessary. 2nd fix M&E will follow together with ceiling installation & general wall finishes, erection of air conditioning condensers at the rear & construction of the breakfast room roof at lower ground level.

5.2 **Materials**

All materials are proposed to match existing externally (new windows, doors, external building features). Internally at ground floor exposed door frames, architraves & cornices will be refurbished / repaired or replaced to match where necessary. At first to third floor all existing ceilings will be maintained & a new suspended ceiling introduced below to house down lighters & necessary services.

5.3 **Utilities**

Most mains services are present on the site and will be reutilised. This includes rainwater drainage. Please refer to the appended mechanical & electrical schematic drawings illustrating proposed services & riser locations - the services are generally run out of the bedrooms & into the corridor leading to a service riser at the end of the building. WC extracts will be carried out of each ensuite, into the corridor within the ceiling void & up through a central extract riser to discharge at roof level - this single extract system negates the need for all bedrooms to extract individually out through external walls & so avoids cluttering the external elevations and those at ground floor level and below are all to the rear of the building to the new light well. Two new manholes are proposed at ground floor as illustrated on the drawings.

All services distribution systems are completely renewed, to provide hot and cold water to each bathroom, drainage to each bathroom, air conditioning of heating and comfort cooling of all bedrooms and reception, mechanical ventilation to all bathrooms and the kitchen, and all new electrical services of lighting, power, fire detection and alarm, emergency lighting to corridors and staircases, and communications of TV, telephone and internet.

The above ground drainage is completely redesigned to bring most soil, waste and vent stacks to the inside of the building, leaving just the rainwater to the rear of the building. The two waste stacks to the front elevation can be removed, along with the majority of the existing external drainage to the rear.

The water services plant will be in the existing vaults. The heating and cooling plant will be within an external acoustic enclosure at ground floor level, screened by the retaining wall to Woolf Mews.

5.3 **Air Conditioning Plant**

Two new air conditioning condensers are proposed to be positioned on the flat roof above LG08, housed within an enclosure which will sit 1.5m below the existing external wall. The two units measure 1200mm long x 760mm wide x 1710mm high.

6.0 ACCESS STATEMENT

- 6.1 The design accords with the accessibility standards as set out in the London Plan and reflected in the proposed modification to the Unitary Development Plan (UDP, as expressed in Policy HSG8.

Please refer to the separate Access Statement document.