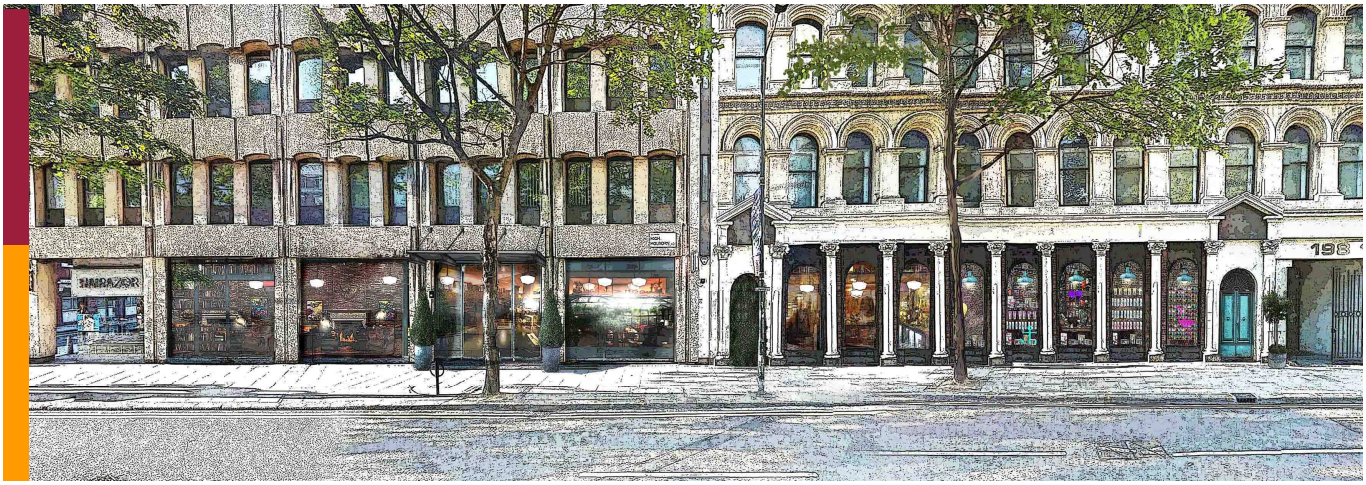
Stride Treglown



Hoxton Hotel, High Holborn – Desgin & Access Statement

Norlake Hopitality II Limited

Stride Treglown job no.	**20918**
Prepared by	**Nik Hoggarth**
Checked by	**Alastair Bell**
Date	**24.06.2014**
Revision	**B**

Revisions

Revision	Description
Rev A	Amended according to comments
Rev B	Amended according to planning consultants comments

Contents

1. Introduction

This Design & Access Statement sets out the key design principles for the proposals comprising the installation of;

1. 8 no. cold room outdoor condenser units;
2. 6 no. air conditioning units;
3. 2 no. heat dump units; and material change to a portion of the ground floor extension conservatory roof within the service yard to the rear of the Hoxton Hotel.

The addition plant will be concealed with plant screens on the sub-station flat roof, located in the service yard to the rear of Hoxton Hotel 199-206 High Holborn.

This proposal relates to the recently approved full planning application 2011/4914/P.

2. The Site

The building is located on the south side of High Holborn at its junction with New Oxford Street, occupying a corner site with frontages onto High Holborn to the north and Newton Street to the east. The area pertinent to this application is located within the service yard to the rear of the building accessed along Newton Street, as indicated on drawing AP(00)9127 – SITE PLAN.

3. Proposal

PLANT

The proposal is for the installation of additional plant equipment, as set out in section 1. The 8nos larger cold room condenser units (Toshiba SHRM-i) will be concealed behind a louvred plant screen in keeping with the plant screen on the roof of the main building.

The larger room condenser units (Toshiba SHRM-i) are part of the hotel wide mechanical ventilation package and have always been a requirement based on the design of the hotel.

The location of these appliances on the sub-station roof is a result of insufficient space at roof level of the main hotel block fronting High Holborn. The necessity of this plant is imperative for the ventilation of the hotel. Other locations were explored, however given the associated operational features of the plant equipment, accommodating these facilities within the service yard and away from residential properties was the most appropriate space.

The smaller air conditioning condensers and heat dump units proposed for the sub-station roof (Fusion JEH88M1 & heat dump units) serve the back of house areas for Soho House. This equipment is required as a consequence of the supplementary information and detail associated with the fit out since Soho House Group (The Clients' Partners) have taken hand over for the lower floors of the site.

CONSERVATORY ROOF

In addition to this, it is proposed to alter the material of part of the glazed conservatory roof, revising the materials from an all glass roof (Double Glazed Pilkington Optiphon laminated glass with Aluminium Frame RAL Colour 180 40 05) to a half-glazed/half-insulated panel roof (Kingspan insulated panels RAL colour 7006). The design of the roof lights have been revised from the initial all glass roof design, incorporating insulated panels along the south facing aspect instead. There are two reasons for this change of material;

a.) Insulated panels perform better as an acoustic insulator than glass and the material change was chosen to help further mitigate the transmission of sound from the restaurant area of the hotel to the surrounding area.

b.) Reduction in the amount of light emitted from the restaurant during evening hours mitigating light pollution from the restaurant. The retention of the northerly aspect windows only allow diffuse light to enter into the restaurant during the day reducing glare within the restaurant and improving comfort for users. The remaining windows will still provide adequate natural daylighting to the dining area and will help to reduce levels of solar gain.

4. Access

Access to the plant equipment will be achieved using a mobile elevated platform for the purposes of maintenance only. Access to the conservatory roof will also be for the purposes of maintenance only and the strategy of access will remain unchanged from the previously approved application.

5. Appendix

DETAIL OF EXACT TYPE OF MACHINERY

2 Nos. HEAT DUMP UNITS
DIMENSIONS: (WxDxH)
600mm x 360mm x 310mm
WEIGHT (PER UNIT):
8.6kg
HEAT OUTPUT:
1-1.5kW
1100 watts / hr or 3753 btu's / hr
SOUND PRESSURE:
<54 dB at 1m.
AIR CIRCULATION:
800m^3/hr.
AIR FLOW RATE:
600 m^3/hr

6 Nos. AIR CONDITIONING CONDENSERS
MANUFACTURER:
J & E Hall FUSION Commercial Condensing Units
PRODUCT REF:
JEH88M1
DIMENSIONS: (WxDxH)
887mm x 489mm x 430MM
WEIGHT:
38kg (PER UNIT)
HEAT OUTPUT
2.45kW
SOUND PRESSURE:
28dB AT 10m
AIR FLOW:
1910m^3 /hr

8Nos. VRF OUTDOR ROOM CONDENSER UNITS
MANUFACTURER:
TOSHIBA
PRODUCT REF:
SHRM-i
DIMENSIONS: (WxDxH)
990mm X 780mm X 1830mm
WEIGHT:
259kg (PER UNIT)
HEAT OUTPUT:
VARIES
SOUND PRESSURE
57~68dB

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