

Design and Access Statement (Planning Amendment)

10th September 2014

1 Introduction

This Design Statement accompanies the application for an amendment to the Planning Permission for the proposed 177 bedroom hotel at 2-16 Torrington Place, London. Application Reference 2013/2934/P (Planning) and 2013/3040/L (Listed Building Consent).

2 The Reason For Design Amendments

On-going market appraisal and research following the granting of Planning Permission for the hotel on the proposed site has suggested to Whitbread PLC that the provision of a proportion of larger bedrooms within the new hotel would further increase the appeal of the product offer.

3 Larger Room Design

The proposed larger room is 640mm wider than the standard room, allowing for an alternative layout whilst retaining the Hub style. This new layout allows for circulation around both sides of the bed as well as a wider lobby area within the bedroom.

4 The Proposals – Bedroom Floors

As a result of these changes, the total room count will be reduced from 177 (approved) to 168. Within this revised total, there will be 48 larger rooms. The Universally Accessible room provision remains unchanged with 9 UA rooms and 8 Future UA (Adaptable) rooms to be provided.

As shown on the accompanying floor plans, all of the new larger rooms are to be located within the Torrington Place frontage building on floors 1-5. Two runs of 5 larger rooms will replace the 6 standard rooms previously shown in those locations on each floor (one run on floor 1).

There are no amendments to the bedrooms along the Tottenham Court Road frontage, as they are already larger rooms. These already consented oversized rooms will accommodate a central bed position and a new desk will be added. The design of partitions, windows and bathroom layouts will remain unchanged.

5 External Alterations

The proposed changes will not involve any changes to the previously consented elevations, external works or any changes to the proposed 6th floor roof extension.