

DESIGN & ACCESS STATEMENT

Required for

APPLICATION FOR PLANNING PERMISSION

At

**HOLIDAY INN HOTEL
1 KINGS CROSS ROAD
LONDON WC1X 9HX**

For

FIROKA (KINGS CROSS) LTD

**Michael Gallagher Architects
4 Allcroft Road
London NW5 4NE**

February 2014

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1.0 INTRODUCTION

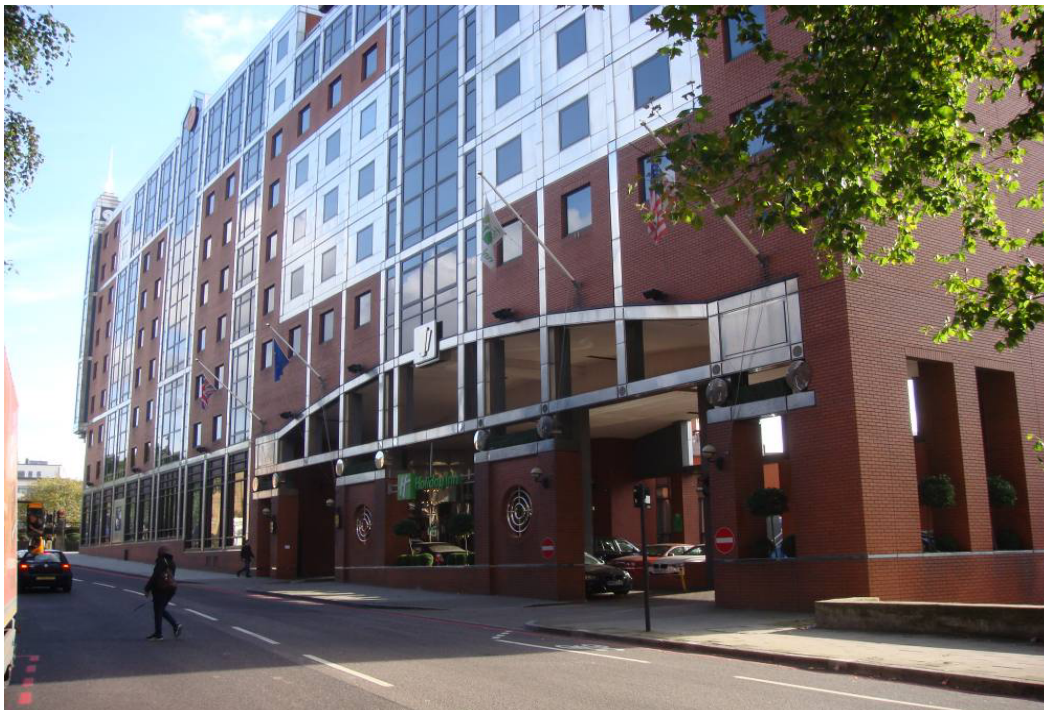
- 1.1 This Building application is made on behalf of Firoka (Kings Cross) Ltd, a company who have developed and run this building as a successful four star leisure and conference hotel since it's inception in 1989 and subsequent opening in March 1993.
- 1.2 The Holiday Inn Kings Cross/Bloomsbury has operated under License since 3 November 1989 to IHG – (InterContinental Hotels Group.) It is a franchised agreement between both companies. Holiday Inn is an IHG Brand. Both companies are aware and in full agreement with this design proposal.
- 1.3 The hotel currently has 404 bedrooms (including doubles and twins). The new proposal is to extend this to include a further 24 new bedrooms, all within the existing building footprint and located in a new extension under the existing entrance porte cochere to the North side.
- 1.4 The scheme also includes new office accommodation on the existing flat roof to the rear (West side) in order to make up for a slight loss deficit of back of house office space due to the newly reclaimed bedrooms at first floor level.
- 1.5.1 The quality and standard of the new bedrooms will follow the exact format of the existing rooms above as shown. The new single storey office spaces will not infringe on the existing building or property boundary, including any possible rights of light issues with adjoining neighbouring properties.



View of the hotel from the South-east on Farringdon Road

2.0 DESIGN

- 2.1 The design seeks to integrate the new bedroom extension as discreetly as possible into the existing building fabric. The new extension floor will require new windows and therefore the existing curved arch features over the entrance and rear facades will have to be removed, however it is intended that the essence of the original design will be kept, to a large degree, intact.
- 2.2 Due to existing structural constraints the floor of the new bedroom extension will have to be lowered below the existing first floor slab level. This will entail seven steps in the new corridor and a slight deviation to the main and rear façade treatments as shown.
- 2.3 The proposed elevation design treatment will be exactly as the existing, i.e. brickwork to match the existing, stainless steel fascia panels and powder coated double glazed aluminium windows.
- 2.3 The new office areas will also be discreet; however M&E plant on the flat roof will need to be relocated and replaced as shown. The existing plant machinery is now old and out of date, so the new design anticipates a new installation for a number of smaller and fewer items, not least for the potential view of the hotel guests from the new bedrooms. The bulk of these items will not interrupt any visual or light source amenity to any surrounding properties.
- 2.4 The new single storey office will be of lightweight construction with a flat roof and clad with Sto or similar self coloured render, to match the existing red brickwork. There will also be powder coated aluminium glazing as shown to match the existing hotel.



View of the hotel main entrance from Kings Cross Road

3.0 ACCESS

- 3.1 The management intend to keep the hotel operational throughout the construction process.
- 3.2 At the present time there is no first floor slab above the existing entrance lobby, so substantial works will be required to fill in and reclaim space for the new bedrooms.
- 3.3 There are two main ideas at the moment, however the most likely solution will be to bring hotel guests to a new entrance into the existing Coffee Bar entrance to the South off Calthorpe Street. Direct access to the lifts and stairs will be available without the need to enter the current hotel lobby.
- 3.4 A management strategy will be in place to deal with any accessibility needs during the course of the internal building contract.
- 3.5 The chosen contractor will ideally be given the external and internal fit-out work. It will be stressed that care and attention must be exercised when working near the adjacent second and first floor bedrooms, including the need to respect local authority time scales for heavy or noisy work.
- 3.5 The chosen contractor will also be instructed to observe all local authority regulations if any works are required next to or on the public footpath. They will also be informed of the need to inform Camden if any public access needs to be modified in any way during the works, for how long and if the requirement for skips are required during any period during the works.
- 3.6 The final intended bedroom corridor design will not be directly accessible to wheelchair users, although the management has confirmed that the situation will be monitored and the existing lift at the North end will be modified to stop at the new first floor level if and when required.
- 3.7 The management have confirmed that the hotel currently has 4 accessible bedrooms and 2 accessible public level WC's. It is intended that two further accessible bedrooms will be created in other areas of the existing hotel.
- 3.8 The general fire strategy for the hotel will not alter in any way. All the escape distances, staircase widths and existing and proposed safety installations, will not be affected in any way.
- 3.9 Firoka (Kings Cross) Ltd and IHG have confirmed that the number of new rooms 24, and the off street parking will continue to meet the needs of these new rooms and guests. No further parking will be required.

4.0 MECHANICAL & ELECTRICAL

- 4.1 The current void above the existing entrance houses a number of mechanical plant installations. The designers are confident that this can be altered, due to the age of the overall assembly, into a more discreet installation in the proposed ceilings and on the adjacent flat roof. See also rear elevation.

- 4.2 The main service runs can take place at low level on the rear façade and behind the existing parapet, out of sight from any surrounding buildings
- 4.3 The design allows for all the new bedrooms to be comfort cooled as per the existing. The public areas affected will be redesigned and reinstated accordingly.
- 4.4 The windows to the rear façade will have extract louvre grilles as shown in powder coated aluminium to match the windows.



View of the rear first floor flat roof

5.0 STRUCTURE

5.1 The structural designers intend a new steel frame within the depth of a new 300mm RC slab. One cross steel will be deeper but this will not be visible from below due to the proposed false ceiling level to the porte cochere as shown.

5.2 The additional loading from the new structure is proved by the existing first floor accommodation, therefore no additional work should, at this time, be required to the existing foundations.

6.0 CONCLUSION

6.1 We understand that these proposals represent our current design aspirations as we approach future tender negotiations. Whilst we are confident that the intended works should not prevent ultimate receipt of Planning consent, we look forward to maintaining contact with Camden planning during this phase and, of course, any future part of this development.



View of the main hotel entrance