



Hoxton Hotel, High Holborn – Design & Access Statement - Exterior Lighting

Norlake Hospitality II Limited

Stride Treglown job no.	20918
Prepared by	Nik Hoggarth
Checked by	Alastair Bell
Date	06.08.2014
Revision	B

Revisions

Revision	Description
A	Updated according to Planning Consultants comments
B	Minor Amendments

Contents

1.	Introduction.....	5
2.	The Site.....	5
3.	Proposal	5
4.	Access	6

1. Introduction

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

1. 9no. External Spot uplighters to Modern Façade
2. 8no. Linear Wash uplighters to ground level window reveals to Listed Facade

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

2. The Site

The site is situated within the Bloomsbury Conservation Area and, part of the site, comprising, nos 199-201 High Holborn, is a Grade II listed building. This was listed in 1973. However since that date it has been entirely demolished behind its façade and the existing building erected in its place following permission for redevelopment of the site in the late 70s. Only the Italianate Renaissance Façade remains, which dates from circa 1870.

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 the elevations that affront High Holborn and the corner of Newton Street. (See Dwgs AP(00)9141 & AP(00)9142).

3. Proposal

Exterior Lighting

The proposal is for the installation of exterior lighting as set out in section 1. The 9no. external spot uplighters provide evening illumination to the modern external façade of the hotel. Their design accentuates the architectural features of the façade which intends to promote a sense of renewed vitality to the building. Located on the public face of the building the exterior lighting will establish a greater presence on High Holborn, fashioning a sense of vibrancy to the evening streetscape in keeping with other buildings frontages along High Holborn.

The 8no. Linear wash uplighters embolden the listed façade, adding depth to the reveals of the ground floor glazing enhancing the architectural features from the street during the evening hours. The 2700K temperature of the uplighters create warmth and the even wash created by the linear luminaires provide a soft uniform light to the window reveals.

These attributes are preferred for the public aspect creating a sense of safety and attraction to passers-by.

4. Access

All uplighters are situated at ground level and are easily accessed without any specialist equipment. For the purposes of maintenance all luminaires can be maintained at low levels in accordance to the manufacturer's maintenance strategy.

Bristol

Promenade House
The Promenade
Clifton Down
Bristol BS8 3NE
T: +44 (0)117 974 3271
F: +44 (0)117 974 5207

Bath

St George's Lodge
33 Oldfield Road
Bath, BA2 3NE
T: +44 (0)1225 466 173
F: +44 (0)1225 428 492

Cardiff

Treglown Court,
Dowlais Road,
Cardiff CF24 5LQ
T: +44 (0)29 2043 5660
F: +44 (0)29 2047 0422

London

3 Cosser Street
London SE1 7BU
T: +44 (0)20 7401 0700
F: +44 (0)20 7401 0701

Manchester

Commercial Wharf
6 Commercial Street
Manchester M15 4PZ
T: +44 (0)161 832 9460
F: +44 (0)161 839 0424

Plymouth

Norbury Court
The Millfields
Plymouth PL1 3LL
T: +44 (0)1752 202088
F: +44 (0)1752 202089

Southampton

58 Portswood Road
Southampton SO17 2FW
T: +44 (0)2380 671991

Truro

55 Lemon Street
Truro TR1 2PE
T: +44 (0)1872 241300
F: +44 (0)1872 275560

Abu Dhabi

AS Business Centre
Al Ain Road
Umm Al Nar
PO Box 129865
Abu Dhabi UAE
T: 00 971 (0) 2 510 2416