

Bloomsbury Hotel

DESIGN AND ACCESS STATEMENT

Proposed Terrace

16-22 Great Russell Street is to undergo works in order to extend and enhance the existing outdoor area. This includes the existing stone terrace at upper ground floor level and the back of house area at lower ground floor level within the boundary walls. The proposed design will carry out works to the existing boundary walls, the existing terrace and the low level wall to the existing terrace. Extending the terrace will assert a prominent trade presence to passers-by. The prime setting of The Bloomsbury Hotel terrace will be a hub for local activity, acting as an attraction to residents and visitors alike.

The new terrace will have two entrances, making it very accessible to both hotel guests and the general public. Access from the street will be located just off Great Russell Street. An attractive entrance, retaining the black painted iron gate and railings will entice walk-in trade whilst emphasising the aesthetic connection between the terrace and the local area. A second entrance will be provided by creating an opening in the low level wall from the existing terrace. This will unite the new terrace with the existing one whilst also providing a through way to the hotel itself. This new entrance will be flanked by bespoke planters to the top of the wall and primarily be used by hotel guests and staff.

With dining height furniture the new terrace provides a space that will seat people for both food and drinks. The existing terrace will seat up to 40 people when at maximum capacity and also provide an outdoor space for guests to eat and drink.

A new timber clad aluminium structure with retractable canopy on the existing terrace will provide guests with a protected outdoor space all year round. This new pergola will allow guests to eat and drink outside in any weather conditions. The structure will have a chemical fixing bond to the existing stone pavers. The existing terrace will have bespoke removable planters to the top of the low level wall with further large scale plant pots to the rest of the area creating a relaxing garden feel. The new lower terrace will be lined with removable planters to extend the garden feel created on the existing terrace. All furniture will be removable. The decking will be an anti-slip composite decking which is largely maintenance free.

There will be no wheelchair access to the new terrace. Access from street level requires guests to travel up an existing step. Further to this, the proposed new terrace requires the installation of a new staircase in order to reach the decking level. From the existing terrace

ALEXANDER WATERWORTH INTERIORS

there will be two new steps created down on to the new terrace. A platform into the space must be created at existing terrace level with two steps down to the decking so that the fire exit doors are not interfered with at lower ground level.

The existing terrace is accessible from the hotel using existing wheelchair access ramps.

Further works include the integration of a powder coated metal grille at the top of the new staircase. This grille will match the colour of the decking of the new terrace. There will be a glass balustrade to the new staircase and stairwell. The existing step lights on the boundary wall from street level to basement level are to be replaced like for like.

The terrace will offer both guests and the general public and excellent outdoor space right in the heart of the city. The terrace also benefits from excellent transport links and is a stone's throw from the local theatres, museums and shopping facilities.