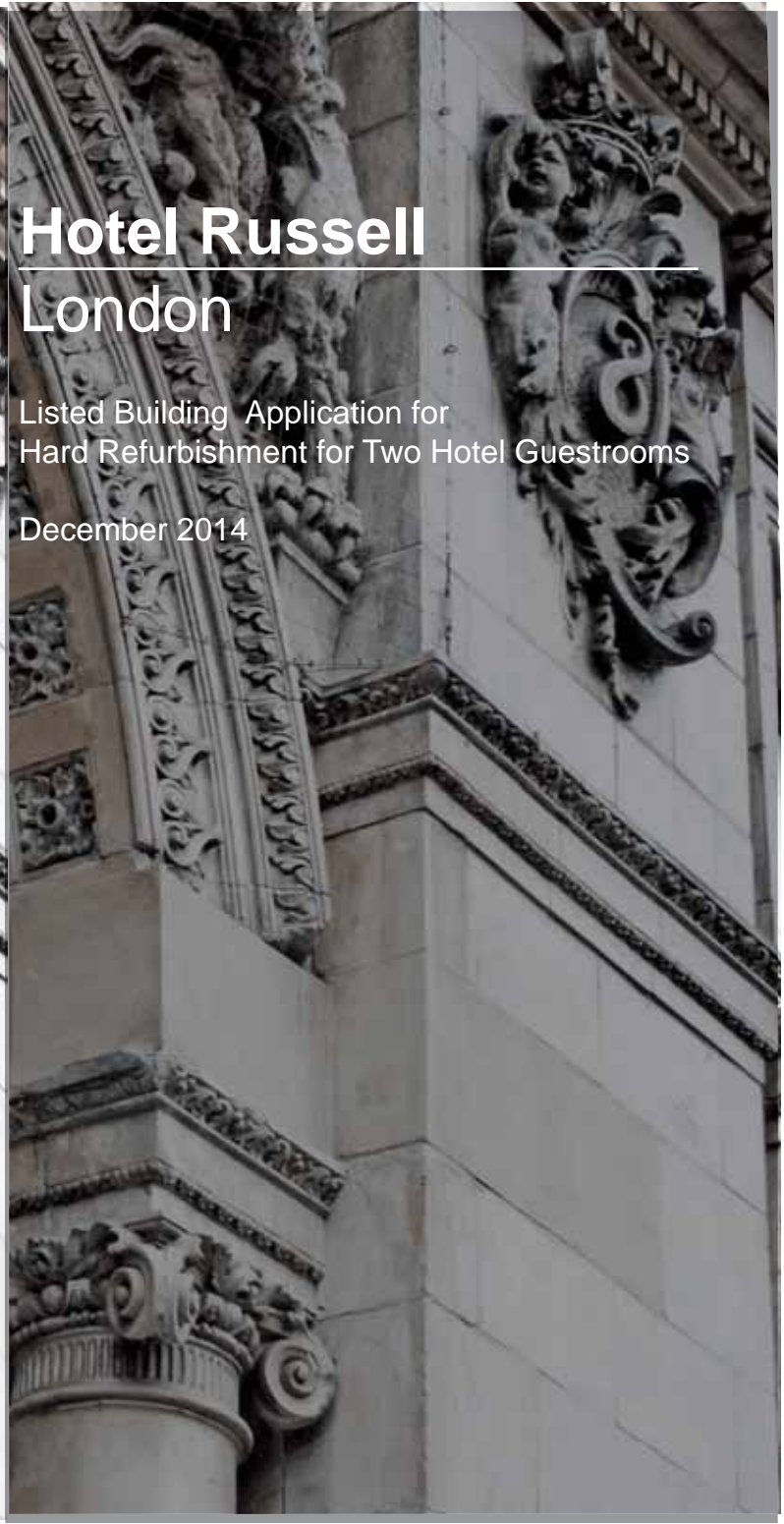


Hotel Russell London

Listed Building Application for
Hard Refurbishment for Two Hotel Guestrooms

December 2014



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- 2.0** Existing Hotel Guestrooms
- 3.0** Proposed Hotel Guestrooms
- 4.0** General Scope of Works
- 5.0** Appendices

Overview of Project & Extent of Application

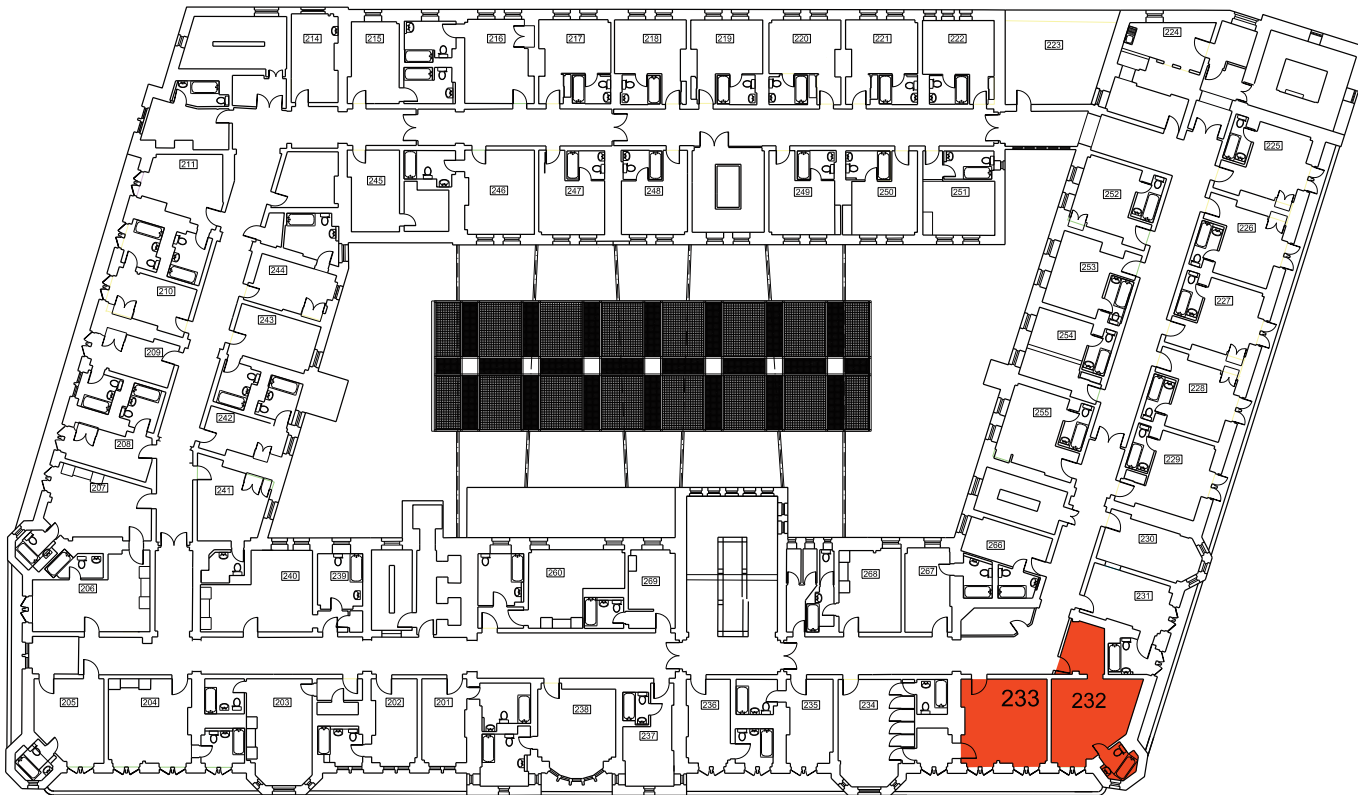
1.0 Overview of Project & Extent of Application

This Document has been prepared by Epr Architects, in association with CgMs, on behalf of the applicant Starwood Capital.

A Pre-Planning Discussion document has previously been issued and discussions have been held with Camden Council and English Heritage surrounding this overall scheme.

This application is for the 'hard refurbishment' of two hotel guestrooms only. It is proposed that three 'model rooms' will be created in order to fully develop and agree the interior scheme. Of these three model rooms, one will require a hard refurbishment meaning a complete strip-out, including demolition of walls and partitions of two existing guestrooms.

Starwood Capital, the owners of Hotel Russell have initiated a much needed refurbishment programme, with the intention of enhancing the overall facilities offered by the hotel, as well as the level of service & operation. The proposed interior scheme for the guestrooms, by Tara Bernerd & Ptnrs, aims to be sensitive to the nature of the building's heritage importance, whilst still providing a quality of finish suited to a high level 4 Star hotel.





Guestroom 232



Guestroom 232



Guestroom Bathroom 232



Guestroom 232



Guestroom 232



Guestroom Bathroom 232



Guestroom 233



Guestroom 233



Guestroom Bathroom 233



Guestroom 233



Guestroom 233



Guestroom Bathroom 233

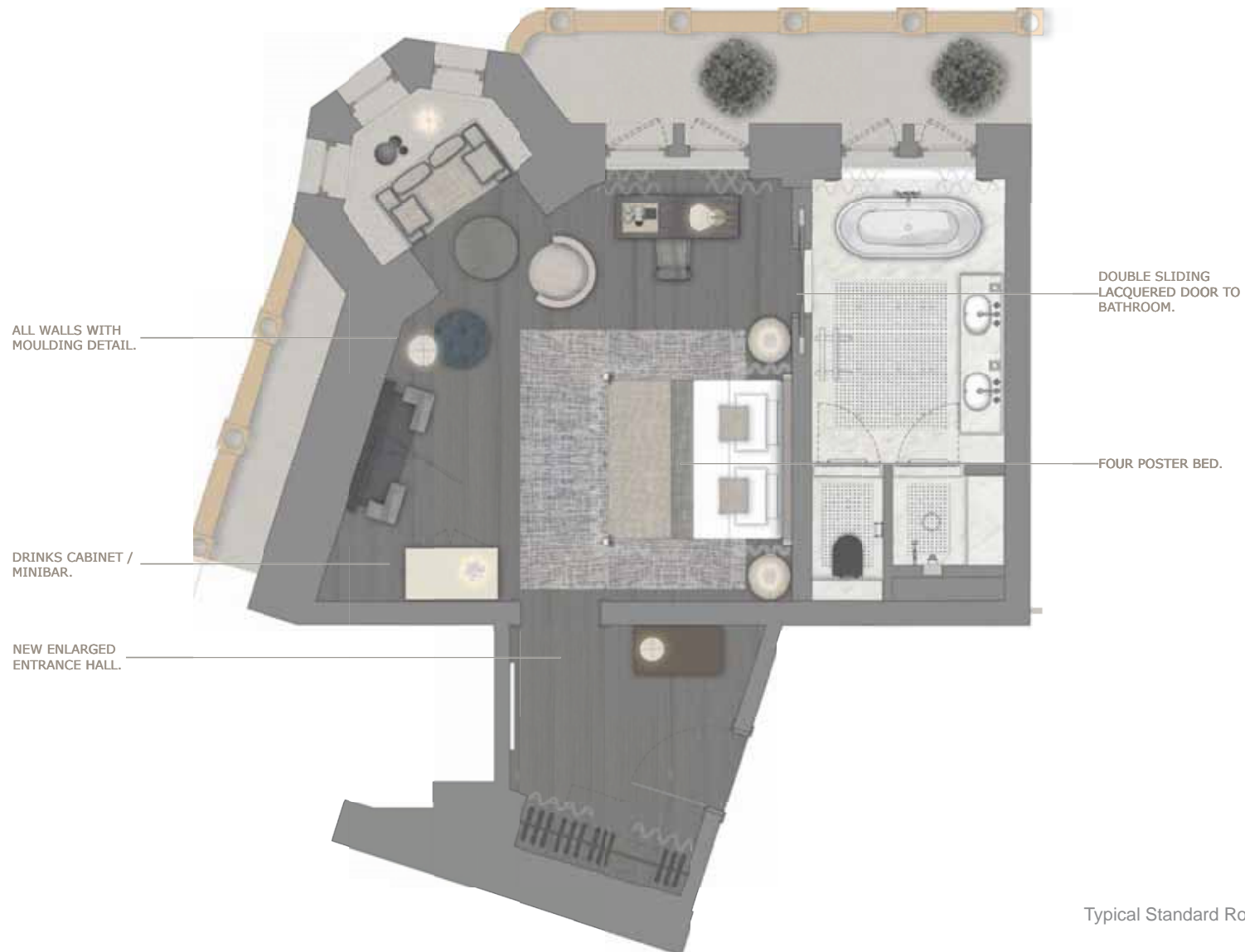
2.0 Existing Hotel Guestrooms

The existing hotel has been subject to a number of refurbishments over the years and there is currently a wide disparity of guestroom styles & amenities, with the most recent being the 'Art & Tech' style guestrooms incorporated in 2003.

A selection of existing guestroom photographs show an interior fit-out that is now considered to be out-dated and not in keeping with a high quality four star hotel brand.

Proposal

4.2 Interior Design Proposals (Tara Bernerd & Partners) Typical Junior Suite, Proposed Floor Plan



Typical Standard Room - Proposed Layout

Proposal

4.2 Interior Design Proposals (Tara Bernerd & Partners) Typical Junior Suite, Proposed Internal Elevations



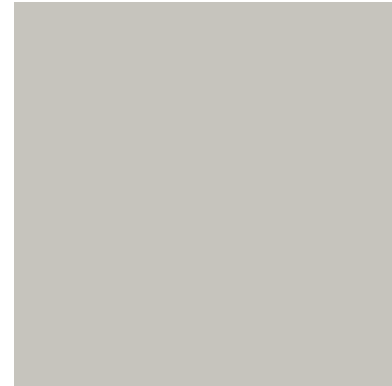
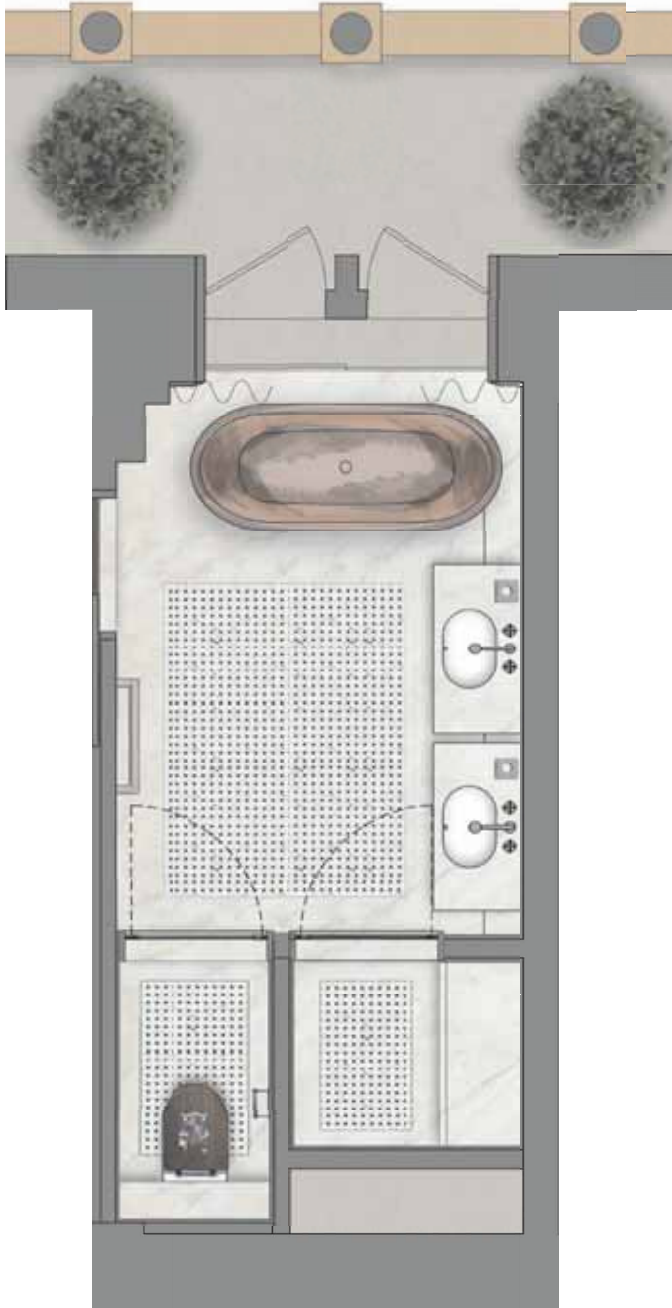
Proposal

4.2 Interior Design Proposals (Tara Bernerd & Partners) Typical Junior Suite, Proposed Internal Elevations



Proposal

4.2 Interior Design Proposals (Tara Bernerd & Partners) Typical Junior Suite, Proposed Bathroom Layout & Finishes



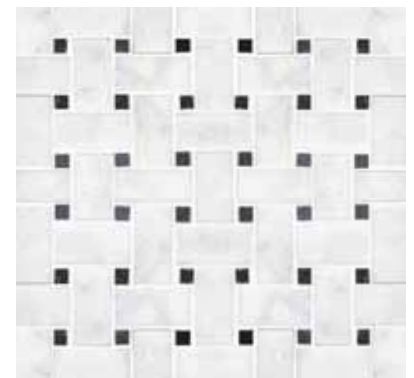
PAINTED CEILINGS AND WALLS



CARRARA MARBLE TILE - WC & SHOWER WALLS



TEMPERED PATTERNED GLASS / GRID SHOWER DOOR



CARRARA & EMPERADOR MARBLE MOSAIC - FLOOR

Proposal

4.2 Interior Design Proposals (Tara Bernerd & Partners)
Typical Junior Suite, Proposed Bathroom Internal Elevations



Proposal

Interior Design Proposals (Tara Bernerd & Partners)
Typical Junior Suite, Proposed Finishes



ENTRANCE HALL WALLPAER



TIMBER FLOOR



BED HEADBOARD

BED CURTAIN



RUG



BEDSPREAD/
BANQUETTE



CURTAIN



OTTOMAN/BANQUETTE PIPING

ANTIQUÉ BRASS
METAL



4.0 General Scope of Works

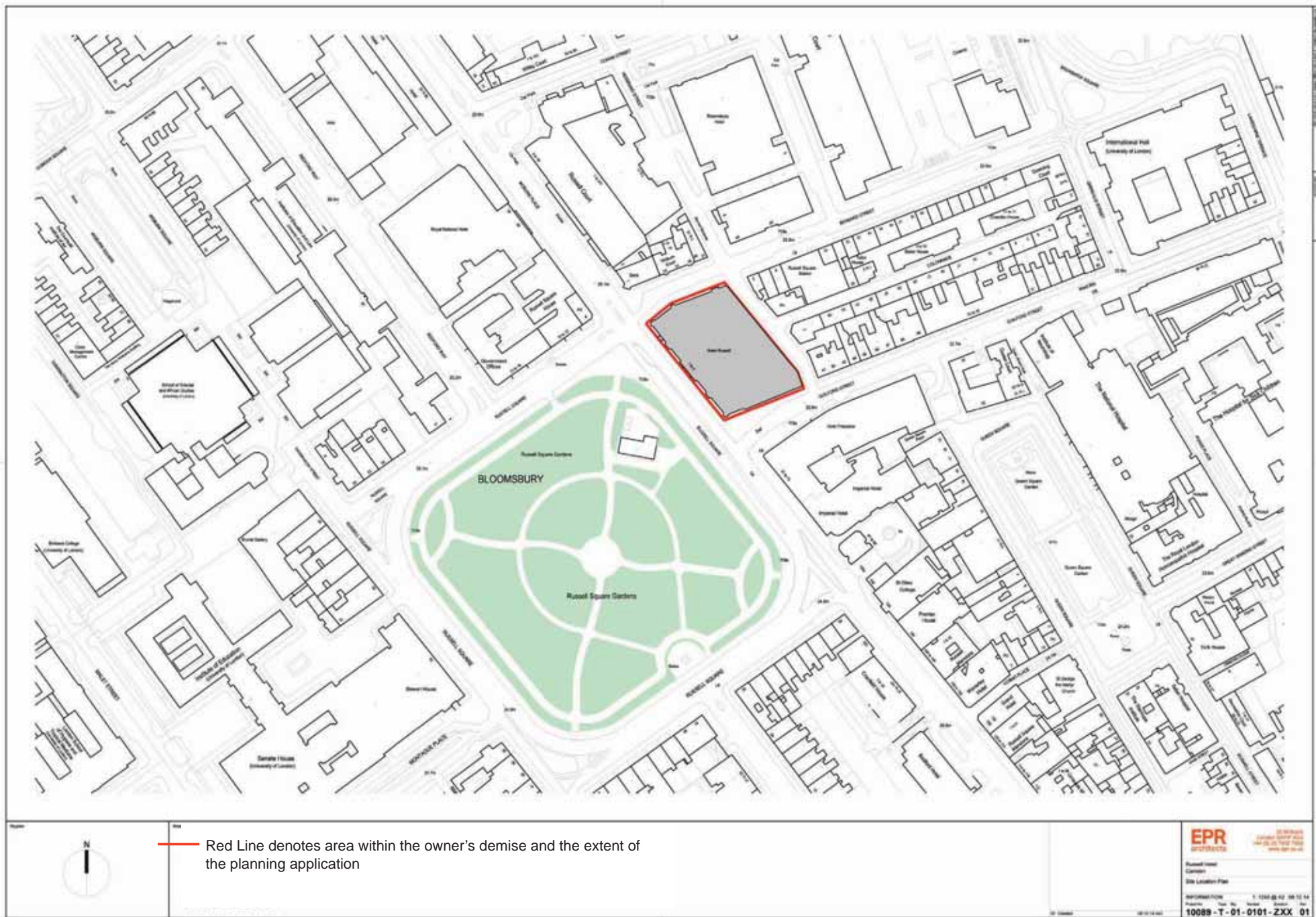
- Demolition of existing walls and partitions and reconfiguration to form new junior suite, with painted plaster mouldings to guestroom, wall paper to lobby and part-tiles to bathroom
- Existing raised bathroom floors to be stripped out and a new level 'wet room' incorporated with new waterproofing to floor and walls and underfloor heating
- All existing floor finishes stripped out and replaced with new acoustic underlay and timber floor to bedroom and tiles to bathroom
- All existing mechanical and electrical services stripped out and replaced with new riser location and new distribution routes to suit
- All existing ceilings stripped out and replaced with new plasterboard ceilings
- All existing mouldings, cornices & skirtings stripped out and replaced with similar
- All existing lighting stripped out and replaced
- All existing sanitaryware and brassware stripped out and replaced
- All existing furniture, fixtures, fittings & artwork stripped out and replaced with upgrade to amenities
- New secondary glazing and window dressing to all external windows & patio doors to replace existing
- Existing guestroom doors & architraves stripped out and reinstated with upgrade to acoustics & new ironmongery – new sliding door to bathroom
- New fireplace incorporated with LED lit wax candles

Appendices

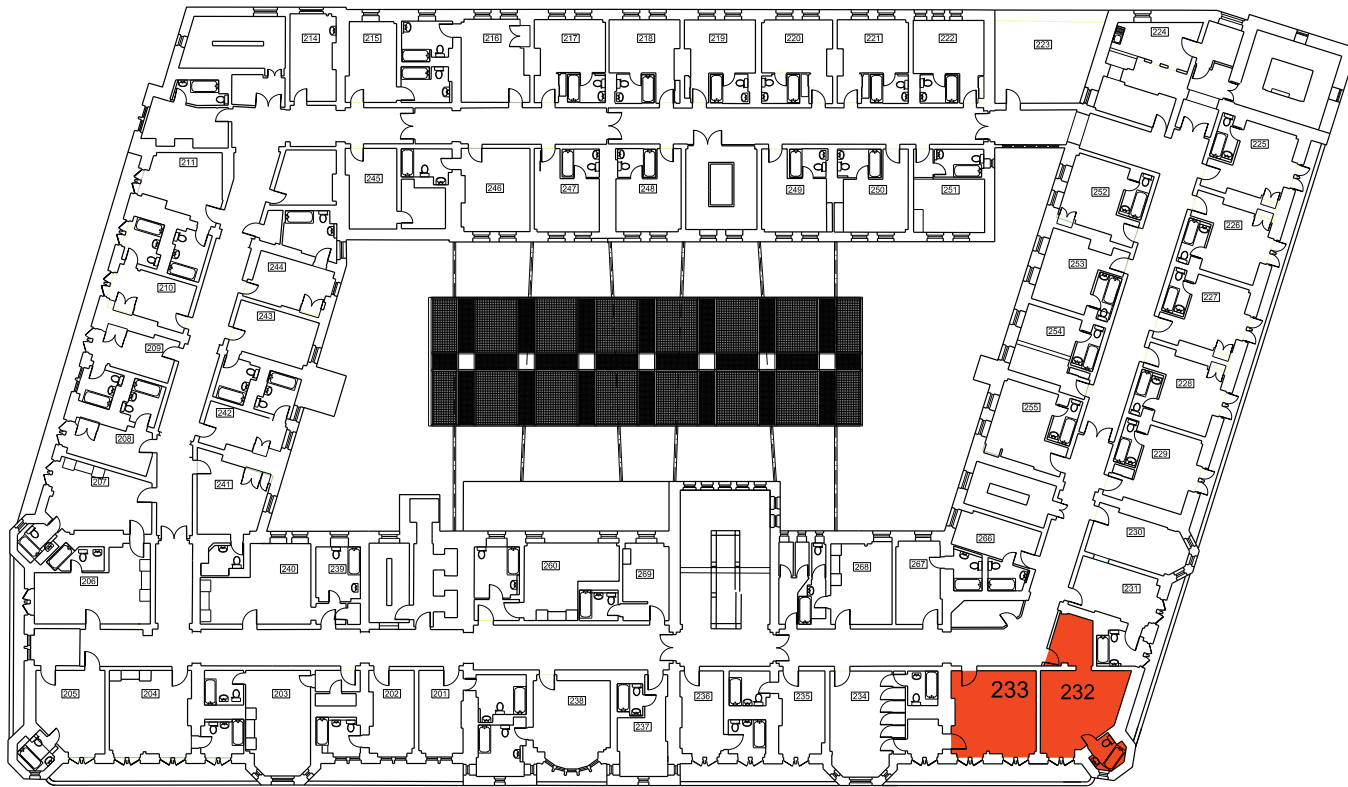
Appendices

Epr Planning Drawings

Existing Drawings:		
Drawing No.	Drawing Title	Revision
10089-T-01-0101-ZXX	Site Location Plan	01
10089-T-01-0214-Z02	Existing Second Floor Plan	02
Stripping-Out Drawings:		
Drawing No.	Drawing Title	Revision
10089-T-01-1414-Z02	Second Floor Strip Out Plan Mock Up Rooms	01
Proposed Drawings:		
Drawing No.	Drawing Title	Revision
10089-T-01-0302-ZXX	Mock Up Room C (Room 232)	02



Red Line denotes area within the owner's demise and the extent of the planning application



North

Notes:

1. Do not scale.
2. Contractor to Check all dimensions and report omissions and errors to the Architect.

07 Planning Application Submission

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Areas highlighted in 'red' indicate location of Mock-Up Rooms undergoing Hard Refurbishment

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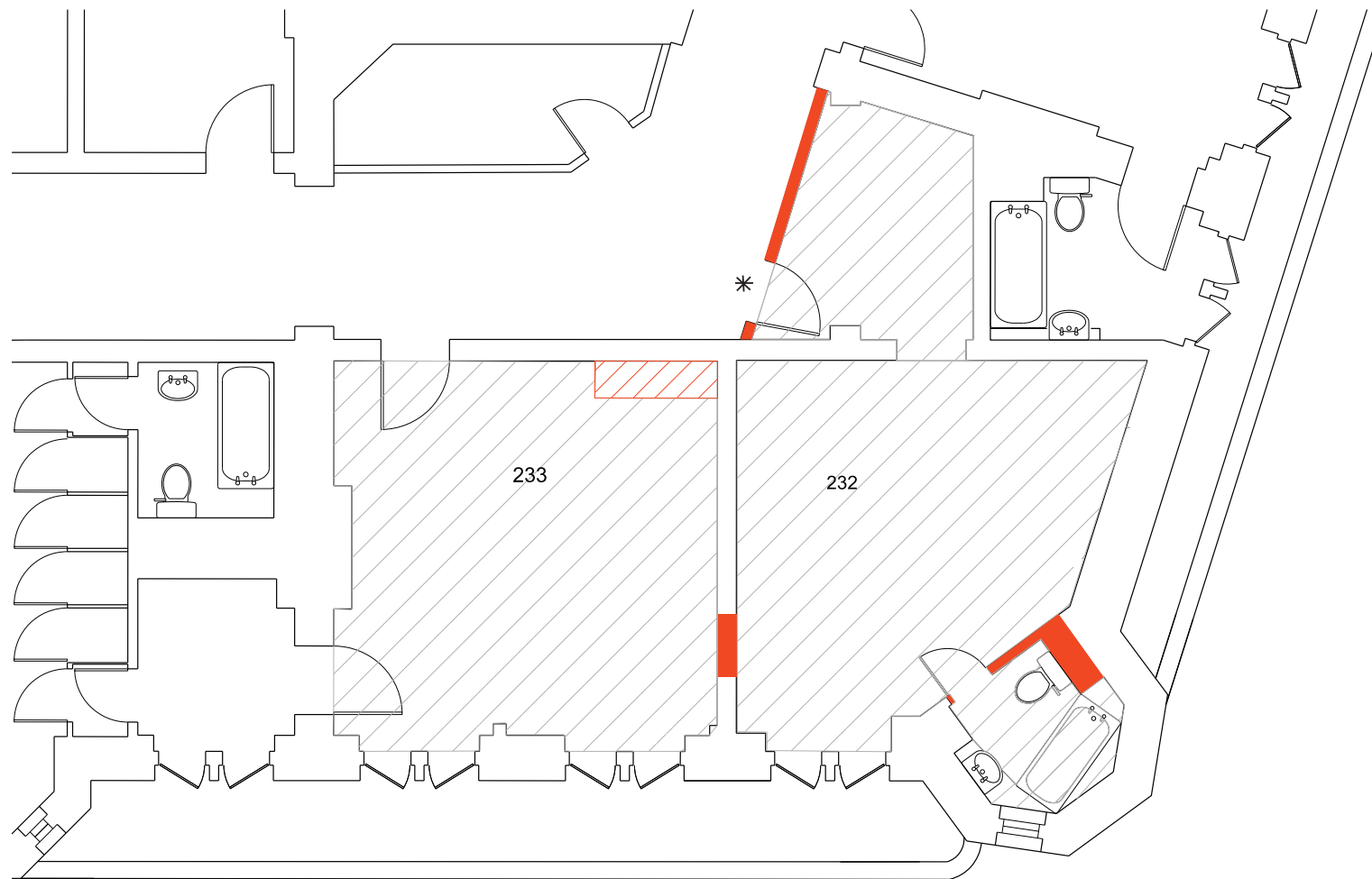
Russell Hotel
Bloomsbury

Existing General Arrangement Plan
Second Floor

PLANNING

1: 100 @ A0 17.11.14

10089 - T - 01-0214 - Z02 02



<p>Notes:</p> <p>1. Do not scale</p> <p>2. Contractor to check all dimensions and report omissions and errors to the Architect</p>	<p>North</p>	<p>Remove Section of Wall (full height)</p> <p>General Principal of shaded area is to remove all finishes and fittings & all floor, wall & ceiling finishes</p> <p>Remove Section of slab/staircase/low-level element</p> <p>* Doors to be removed & re-used where possible</p>	<p>EPR architects</p> <p>30 Millbank London SW1P 4DU +44 (0) 20 7552 7600 www.epr.co.uk</p> <p>Russell Hotel Bloomsbury</p> <p>Planning Application Site Out Plan Motel Up Rooms</p> <p>PLANNING 1: 20 @ A0 02.12.14</p> <p>Project No. 10089 - T - 01 - 1414 - Z02 01</p>
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Schedule of Works

To be read in conjunction with Tara Bennett Partnership (TBP) drawings.

Demolition Works

Remove all sanitary ware and cut back and isolate services as required. Break out existing bath and temporary bits of drain. Remove wall tiles from bath enclosure, remove lining material (plasterboard assumed). Take out bedroom door and frame and set aside for reuse. Take up floor tiles within bathroom and clean substrate ready to receive new floor finish. Architect to advise if any remedial work is required to substrate. Take out bathroom door and frame and set aside for reuse. Break out enclosure around ensuite wc cubicle, demolish bathroom walls. Break out existing bookings around shower, remove redundant services and blank off open ends. Remove all wallpaper from bedroom. Take down bathroom and lobby ceiling and support framing. Take down bulkhead in bedroom containing AHU. Preserve cornice moulding for possible re-use. It is assumed that the cornice is intact within bulkhead. If it is not there then a media moulding will be required. Break out cornice to external wall where it steps into the room. Break out booking to lower where currently 1 no window is located. Ascertain if OP with booking is now redundant to enable it to be removed. Take down wall between Rooms 232 and 233 and rebuild, but try to maintain cornice at top of partition wall. See below for details of new partitions. Investigate floor in existing lobby to see if it can be removed.

Floor Preparation Works to Bedroom 232

Existing carpet and underlay to be removed. Clean existing substrate so that it is free from any remaining residue from stuck down underlay. Architect to inspect substrate in case any further remedial work is required prior to laying new floor covering. New engineered timber floor to be specified by TBP. It is assumed that this floor is 20mm thick and is to be laid over 4mm Reggipol 4515 Multi Acoustic layer.

Floor Preparation Works to Bedroom 233

Existing carpet and underlay to be removed. Clean existing substrate so that it is free from any remaining residue from stuck down underlay. Architect to inspect substrate in case any further remedial work is required prior to laying new floor covering. Existing carpet and underlay to be retained in remaining part of Room 233.

Schluter Ditra 25 underlayment matting to be laid over existing floor boarding. Remove any protrusions or bumps in substrate prior to laying Ditra matting. Ditra matting to be laid in a bed of bonding adhesive compatible with substrate. Adhesive laid in accordance with Schluter recommendations. Any joints in Ditra 25 to be covered with Schluter Kerdi-Klebeband seal. This product to be bedded in Schluter Kerdi-Coll adhesive. Ditra 25 matting to be linked to the wall waterproof membrane using Kerdi-Klebe for straight line junctions. For internal and external corners use Schluter Kerdi-Klebe preformed corners. Fix junction strips with Kerdi-Fix adhesive. Allow for underfloor heating wires within bathroom floor construction to be specified by electrical engineer. Shower to be formed from Marmos Showerlay Path, cut to slope to wall shower enclosure cut out for drainage pipe. Lay Marmos Showerlay with offset drain. Install Dalfener Deluxe Stainless Steel grating to drain the gully.

Floor tiles adhesive to be BAL Single part fast fix, flexible adhesive. Grout to be BAL Micromax 2 with BAL Admix GT1. Specification of tiles and grout colour to be by TBP.

Floor Preparation Works to Lobby Area

Existing carpet and underlay to be removed. Existing floor lining and backing to be removed. Clean existing substrate so that it is free from any remaining residue from stuck down underlay or the substrate. Architect to inspect substrate in case any further remedial work is required prior to laying new floor covering. New engineered timber floor to be specified by TBP. It is assumed that this floor is 20mm thick and is to be laid over 4mm Reggipol 4515 Multi Acoustic layer.

New Partition Wall and Lining Systems

See table on RH side for partition and lining specifications. Refer to plan for setting out dimensions.

Wall Preparation Works to Bedroom

Rub down skirting ready to receive new decoration. Paint finish to be Eggshell, colour to be advised by TBP. Rub down walls and make good any defects prior to redecoration. Electrical engineer to confirm location of electrical services and advise if any additional ones or relocations are required. Make good any resulting damage to wall surfaces. Walls to be filled and prepared to take emulsion paint finish. Supply and fit new mill mouldings to walls to form panels, all in accordance with interior designers drawings. Emulsion paint finish to consist of 1 no. mist coat followed by 2 no. full coats. Colour to be advised by TBP. Skirtings to be modified to allow timber floor to go underneath to allow for expansion. New partition walls to receive new skirtings and blocks under architraves to match existing details elsewhere in the suite or adjacent rooms.

Wall Preparation Works to Lobby

Rub down skirting ready to receive new decoration. Rub down walls and make good any defects prior to redecoration. Electrical engineer to confirm location of electrical services and advise if any additional ones or relocations are required. Make good any resulting damage to wall surfaces. Walls to be filled and prepared to take wallpaper finish. Wallpaper specification to be advised by TBP. Skirtings to be modified to allow timber floor to go underneath to allow for expansion. New partition walls to receive new skirtings and blocks under architraves to match existing details elsewhere in the suite or adjacent rooms.

Wall Preparation Works to Bathroom

Schluter Kerdi-Klebeband to be used to line fully tiled areas of bathroom, 10mm Kerdi-Klebeband to be fixed back to stud partitions with studs at max. 300mm c/c. In tiled areas. New partitions to be formed from Gyproc Classic metal stud partition system with Kerdi-Klebeband lining to outside of partition, and moisture resistant plasterboard to bedroom side. All joints in Kerdi-Klebeband to be sealed with Kerdi-Klebe joint seals. Kerdi-Klebe collars to be used where pipe penetrations pass through Kerdi-Klebeband. Half height lining to be applied on moisture resistant plasterboard fixed back to Gyproc partition system, with studs at max 300mm c/c. Above this plasterboard joints to be taped and filled and softened mouldings applied to form panels as shown on interior designers drawings. Allow for plywood battens with partitions to support mouldings, mirrors and fittings.

Walls to be fixed with BAL White Star acrylic adhesive. Grout to be BAL Microflex for narrow tile joints. TBP to specify tiles and grout colour.

Ceiling Works to Bedroom

Ceiling to be filled and prepared to take emulsion paint finish, 1 no. mist coat and 2 no. full coats. Colour to be advised by TBP. Rub down cornice and ensure that detail of cornice is not masked by multiple layers of paint. Prepare a 1 metre long sample of cornice with 1 no. emulsion coat applied, seek architects comments prior to carrying out all cornice works. Refurbish existing ceiling cornice where bulkhead has been removed. New lighting positions are to be modified locations to be advised by electrical engineer and interior designer. Refurbish cornice around all sides of the bedroom, at lower form new lower bulkhead and refrains bottom portion of cornice.

Ceiling Works to Lobby

Form new lower metal lining plasterboard ceiling system. Ceiling to be formed of plasterboard, with skim finish. Accommodate electrical fittings within ceiling construction. Provide plasterboard faced access panel size to be advised by mechanical engineer. (Assume 1200 x 600mm). Prepare ceiling for paint finish, provide new cornice to perimeter of ceiling, design as TBP details.

Ceiling Works to Bathroom

Ceiling to be filled and prepared to take emulsion paint finish, 1 no. mist coat and 2 no. full coats. Colour to be advised by TBP. Provide new cornice to higher level ceiling, design to suit TBP interior design drawings. Form new lower metal lining plasterboard ceiling system. Ceiling to be formed of moisture resistant plasterboard, with skim finish. Accommodate electrical and shower fittings within ceiling construction.

Demolish existing bathroom, remove ceiling all sanitary fittings, pipework, and electrical services. Strip out floor finish and any backing materials. Prepare floor to receive new timber floor boarding to match bedroom floor.

Provide new moisture resistant plasterboard ceiling on MIP grid. Perimeter to have cornice to TBP design. Ceiling to contain access panel to serve fancoil unit.

Dry Lining Partition Specifications

Type 1	Delivered to site as follows: 1. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 1) 2. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 2) 3. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 3) 4. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 4) 5. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 5) 6. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 6) 7. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 7) 8. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 8) 9. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 9) 10. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 10) 11. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 11) 12. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 12) 13. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 13) 14. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 14) 15. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 15) 16. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 16) 17. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 17) 18. 1200mm x 2400mm x 12.5mm Gypsum Board (Type 18) 19. 1200mm x 2400mm x 12.5mm Gypsum Board 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