



## **BLOOMSBURY STREET HOTEL**

9-13 Bloomsbury Street  
London  
Holborn  
WC1B 3QD

## **DESIGN & ACCESS STATEMENT**

Proposed alterations to entrances and ground  
floor glazing

December 2014

## THE EXISTING BUILDING

The existing building is a 4-star hotel owned and operated by Radisson Blu Edwardian. The hotel has 174 rooms and suites and a business centre. There is a large dining room and hotel bar on the ground floor, as well as meeting rooms. The hotel occupies the ground and upper floors of an entire block facing on to Bloomsbury Street on the east, extending to Great Russell Street to the north and Streatham Street to the south. The frontage to Bloomsbury Street consists of the main hotel entrance, and the restaurant entrance.

The building is within the Bloomsbury conservation area, and it is not listed.

## APPLICATION PROPOSALS

The application is for alterations to three existing shop fronts at the south end of the Bloomsbury Street façade, the restaurant entrance and the main hotel entrance at the north end of the building. The application is for permission to modify the frames and glazing, doors, fascias and stall risers. The restaurant user, Steak & Lobster is retained, therefore signage is likely to remain as existing.

The alterations are associated with the need to improve accessibility into the hotel- both via the main entrance to the Reception and into the restaurant area. The latter will be served by an additional door adjacent to the outdoor seating area to facilitate and improve the service and build on the success of the existing dining facilities.

Refer to existing and proposed plans and elevations.

## LAND USE

The application site is in Hotel C1 use.

## EXISTING BUILDING.

### Restaurant area

The restaurant façade is modern with timber framed glazing and timber panelled stall risers. There is only one entrance door used both as access to the public and for staff serving the outdoor seating area. There is no draught lobby and both doors and glazing height is dictated by the low ceiling internally. The fascia boards are plain, painted timber to conceal the lower suspended ceiling internally.



### **Main Entrance door**

The entrance is dominated by a semi-circular canopy, a modern addition which reduces natural light in the main reception area.

Step-free access is limited to a narrow ramp to one side of the main stepped entrance. This layout is hazardous and inconvenient both to wheelchair users and to people wheeling luggage. There is no draught lobby but the central doors are revolving thus offering some protection from draught. The doors either side are timber framed, glazed, side hung single doors.



### **DESCRIPTION OF PROPOSALS**

The application consists of alterations to front glazing and doors limited to the ground floor of the building facing Bloomsbury Street.

#### **Restaurant area**

The proposals in this area to the south end of the building consist of replacing the glazing, stall risers, fascia boards and entrance door and screen. The new glazing would be framed in metal with minimal sightlines, so existing masonry detailing will be much enhanced. The interior spaces will benefit from increased natural lighting.

A new door centrally positioned will facilitate serving the outdoor seating area and reduce congestion through the existing restaurant door. The latter will be replaced with metal framed door and screen to match adjacent, and would lead into a draught lobby.

#### **Main Entrance door**

The proposals consist of the removal of the semi-circular canopy, replacement of the door screen and extension of the ramp to the full width of the entrance screen.

Removing the canopy will restore the arched opening to its original design, and the tympanum will become more visible.

It is proposed to apply glazed panel externally within a minimal metal framing in the arched tympanum. Below, the glazed entrance screen will match detailing of the proposed restaurant screens. New glazed double doors would lead into a new draught lobby and a wide single door would be for wheelchair users.

The extended ramp to the full width of the entrance opening will greatly improve access for all.

#### **IMPACT ON THE CONSERVATION AREA**

The design of the new doors and glazing with minimal metal frames will enhance the visibility of the existing large-scale masonry features and will make a positive impact on the appearance of the building.

It is considered that the proposed alterations will have no negative impact on the conservation area.

#### **ACCESS STATEMENT**

The addition of a door to serve the pavement seating area will reduce congestion in the main restaurant entrance door. Due to existing floor levels, this will be a stepped access but it will greatly benefit accessibility for staff. In addition it will mitigate risk of accidents that can occur when serving hot food and drinks through the same route as the main ingress and egress to the restaurant. Wheelchair users will be able to access the restaurant via the main entrance to the hotel.

Access to this main entrance will be improved with a wider ramp to be used by all and wider entrance door for wheelchair users.

#### **PLANNING APPLICATION DRAWINGS**

The following drawings are submitted with this application :

Location plan 1:1250 scale (see attached) and context plan (A3)

J926 – AS 001 Existing floor plan

J926 – AS 002 Existing elevation to Bloomsbury Street

J926 – PL001 Proposals.