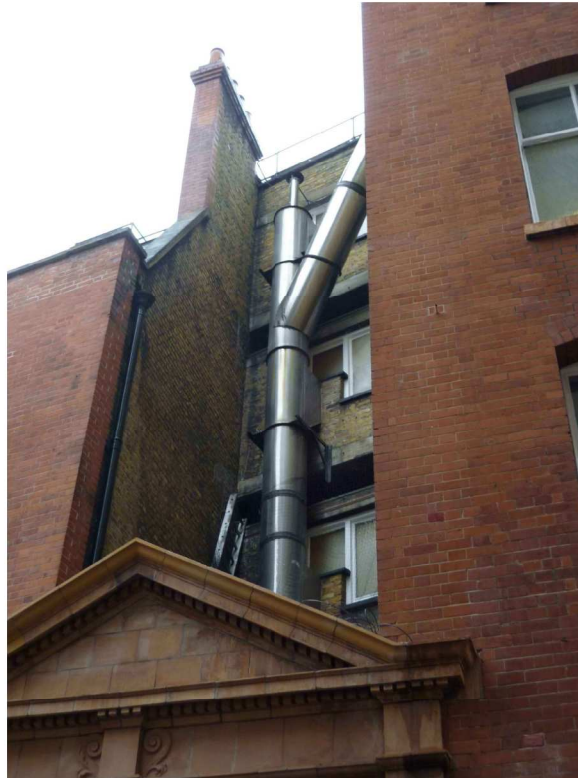


# **REPLACEMENT OF EXISTING BRIDGE LINKS BETWEEN MAIN BUILDING AND REAR WING**

**BLOOMSBURY PARK HOTEL  
126 SOUTHAMPTON ROW  
LONDON  
WC1B 5AD**



## **DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT**

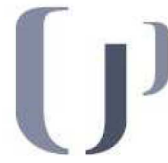
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# **DESIGN AND ACCESS STATEMENT**



## **CONTENTS**

**1.00 Introduction**

**2.00 Site Location**

**3.00 The Hotel**

**4.00 Existing Hotel Buildings**

**5.00 Existing Bridge Links**

**6.00 Proposed Replacement Bridge Links**

**7.00 Access Statement**

**8.00 Heritage Statement**

**Appendix A Photographs of Existing Bridge Links**

## **1.00 INTRODUCTION**

glh Hotels, the operator of Bloomsbury Park Hotel, wish to submit a planning application for the replacement of 4no bridge links between the main hotel building fronting Southampton Row and the rear wing on Cosmo Place.

The bridge links, each around 3.5m long, are located at 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors of the buildings. They provide guest access between the two buildings and form one of the fire escape routes from each floor.

The date of construction of the links is not known but they have are now in very poor condition. They have recently been closed to guest access and are only being used for fire escape purposes.

A structural inspection has been carried out which has confirmed that the links cannot be repaired.

An existing stainless steel laundry chute is fixed to the bridge links on the Cosmo Place elevation. As part of the proposed project this laundry chute will be relocated at the rear of the link in an existing lightwell so it is not seen from Cosmo Place.

## **2.00 SITE LOCATION (Refer to Location Plan)**

The hotel is located on the corner of Southampton Row and Cosmo Place and lies within the Bloomsbury Conservation Area.

The bridge links face Cosmo Place.

## **3.00 THE HOTEL**

Bloomsbury Park Hotel is a Thistle Associate Hotel operated by glh Hotels.

The 95 bedroom hotel comprises two linked buildings. The western section which fronts onto Southampton Row is 8 storeys high.

The rear building to the east is 5 storeys high.

## **4.00 EXISTING HOTEL BUILDINGS**

The hotel contains the following:-

Basement	Cellar Bar, Meeting Room, offices, plantrooms, laundry, stores and back of house areas
Ground floor	Main Entrance, Reception and waiting area, office, Restaurant, WCs, guest bedrooms
1 <sup>st</sup> – 7 <sup>th</sup> Floors	95no hotel bedrooms in two linked buildings

There is lift access to all floors.

The hotel is not a Listed Building.

## **5.00 EXISTING BRIDGE LINKS**

The existing bridge links are of concrete and steel construction with brickwork infill panels to the walls. There are windows to both sides of the link.

The links are of a very “utilitarian” design and of poor quality. The laundry chute attached to the links is also unsightly.

The concrete and steel slabs forming the bridges are badly damaged. The concrete is spalling and the steel is corroding. The bridges are poorly detailed and this has allowed water and weather to affect the bridge structure over the years.

There are large voids between each bridge. Not only do these allow water to penetrate the structures they also provide an ideal roost for pigeons. To prevent this netting has been installed over the voids – this netting is also very unsightly.

A structural survey has been undertaken. This has shown that it would not be possible to repair the bridges and they must therefore be replaced.

## **6.00 PROPOSED REPLACEMENT BRIDGE LINKS**

Although the replacement of the bridge links is essential due to the poor condition glh Hotels do not want to simply replace on a like for like basis.

glh Hotels see their replacement as an opportunity for improving the visual appearance, detailing and weatherproofing of the links.

The footprint area and height of the proposed links will be identical to the existing bridges. The bridge structures will be formed using a combination of steel beams, Holorib decking and concrete slabs.

The main elevation to Cosmo Place, however, will be slightly different to the existing with larger window openings. These will echo the Georgian proportions of the windows on the adjacent buildings

The new windows will have aluminium frames with relatively traditional fenestration in a mid grey colour. The windows will be fabricated from the Smart Systems Alitherm 47 Heritage range which is similar to steel windows in appearance and will maximise the sightlines (and minimise frame thickness).

To the rear of the bridge solid, lightweight cladding panels are proposed so that only one side of the links are glazed. The new laundry chute will be located on the rear of the link.

The new links will be internally illuminated using LED lighting.

The new facades continue up the full height of the links to eliminate and voids where water can penetrate and pigeons can roost.

The top of the bridge links provides fire escape and maintenance access across the roofs. It will be surfaced in asphalt to match the existing roof. Metal balustrading matching the existing will be fixed to the top of small parapets either side of the bridge.

## **7.00 ACCESS STATEMENT**

The link bridges provide guest and staff access between the two buildings and allow guests in the rear building to access the hotel lift which is situated in the main building fronting Southampton Row.

The links are essential for providing access throughout the building for wheelchair users or guest unable to use stairs.

The replacement bridge links will provide level access between the two buildings for all guest and staff members.

The links are wide enough for wheelchair access.

## **8.00 HERITAGE STATEMENT**

The hotel comprises two buildings with link bridges connecting the two at first, second, third and fourth floors. The buildings are also linked at ground and basement.

Neither buildings are listed but they are located within the Bloomsbury Conservation Area.

The front elevation to Southampton Row is of high quality and adds significantly to the streetscape. As one would expect the elevations to Cosmo Place are simpler and are generally facing brickwork.

The triangular stone pediment which fronts the flat roof of the single storey area at ground floor is of "interest" but appears slightly incongruous.

The bridge links themselves are of concrete and brick infill construction is of very poor quality. The fenestration does not relate to the main building and the existing laundry chute compounds the visually cluttered appearance.

The removal of the chute and replacement of the existing links with a new link will significantly improve the appearance of the building.

The front elevation to Southampton Row will be unaffected.

We believe that the proposal will be of significant benefit to the conservation area.



## APPENDIX A Photographs of Existing Bridge Links



Photo 1 View of Bridge Links and Laundry Chute facing Cosmo Place



Photo 2      4th Floor Bridge Link and Laundry Chute



Photo 3      Void between links showing spalling of concrete and bird netting





Photo 4 View of ground floor kitchen elevation – No changes are proposed.

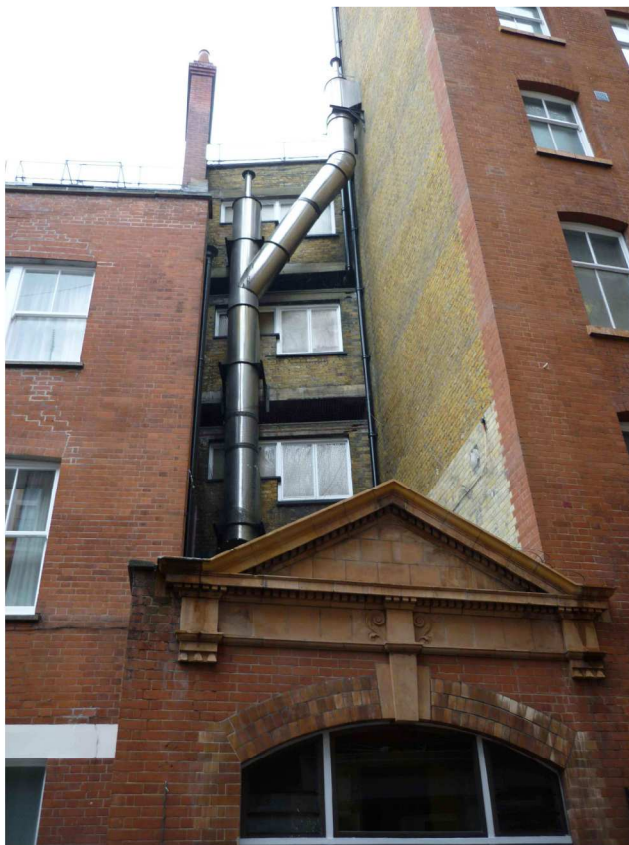


Photo 5 View of links and ground floor kitchen elevation



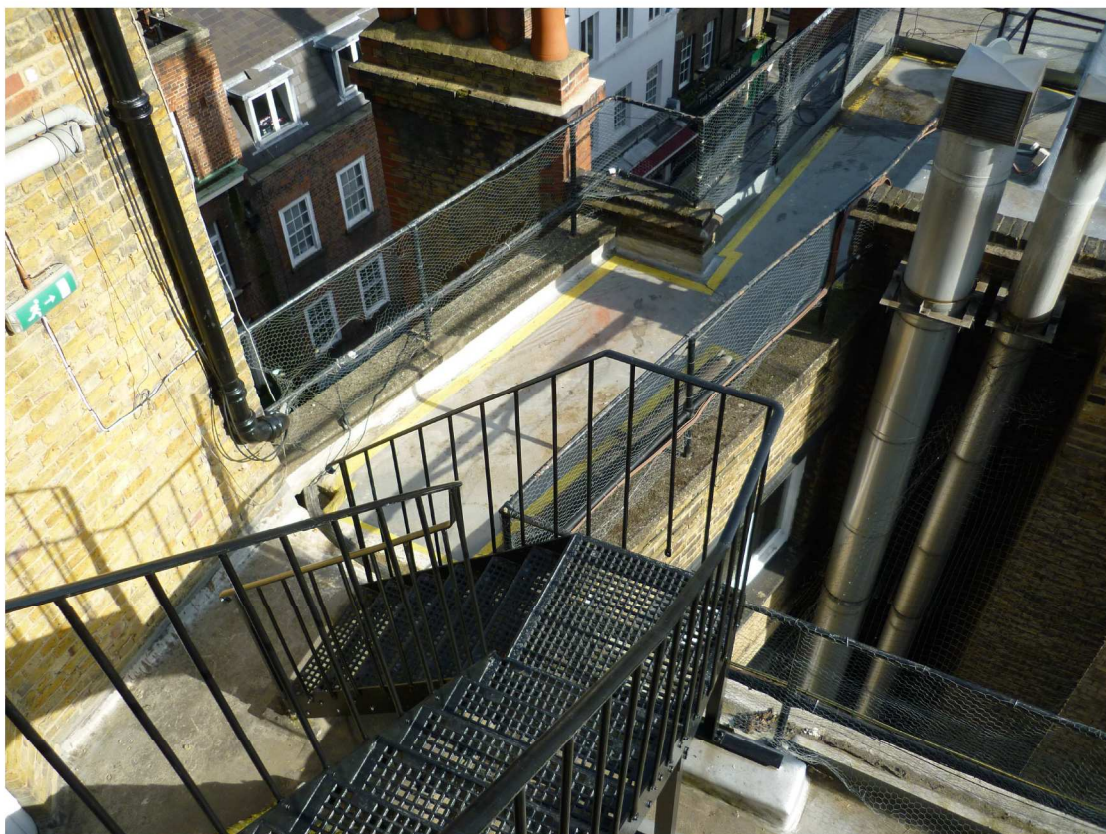


Photo 6 View of top of existing link bridges

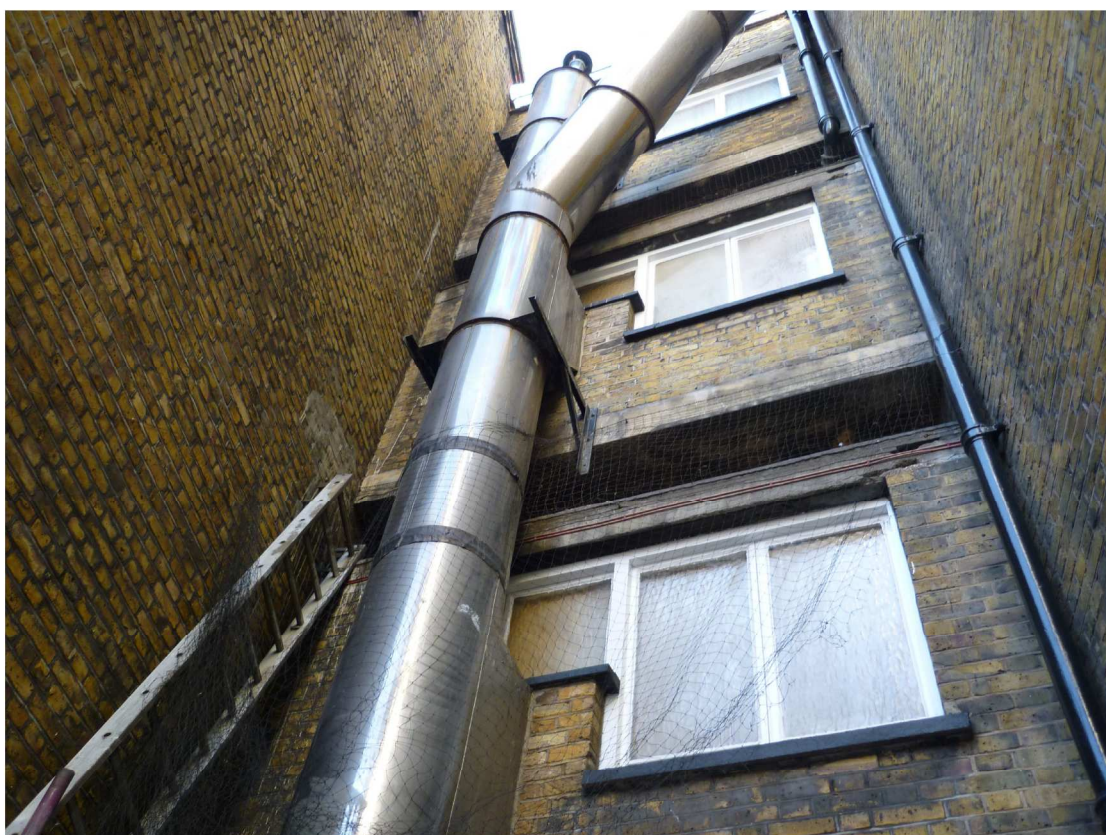


Photo 7 Link bridges and laundry chute



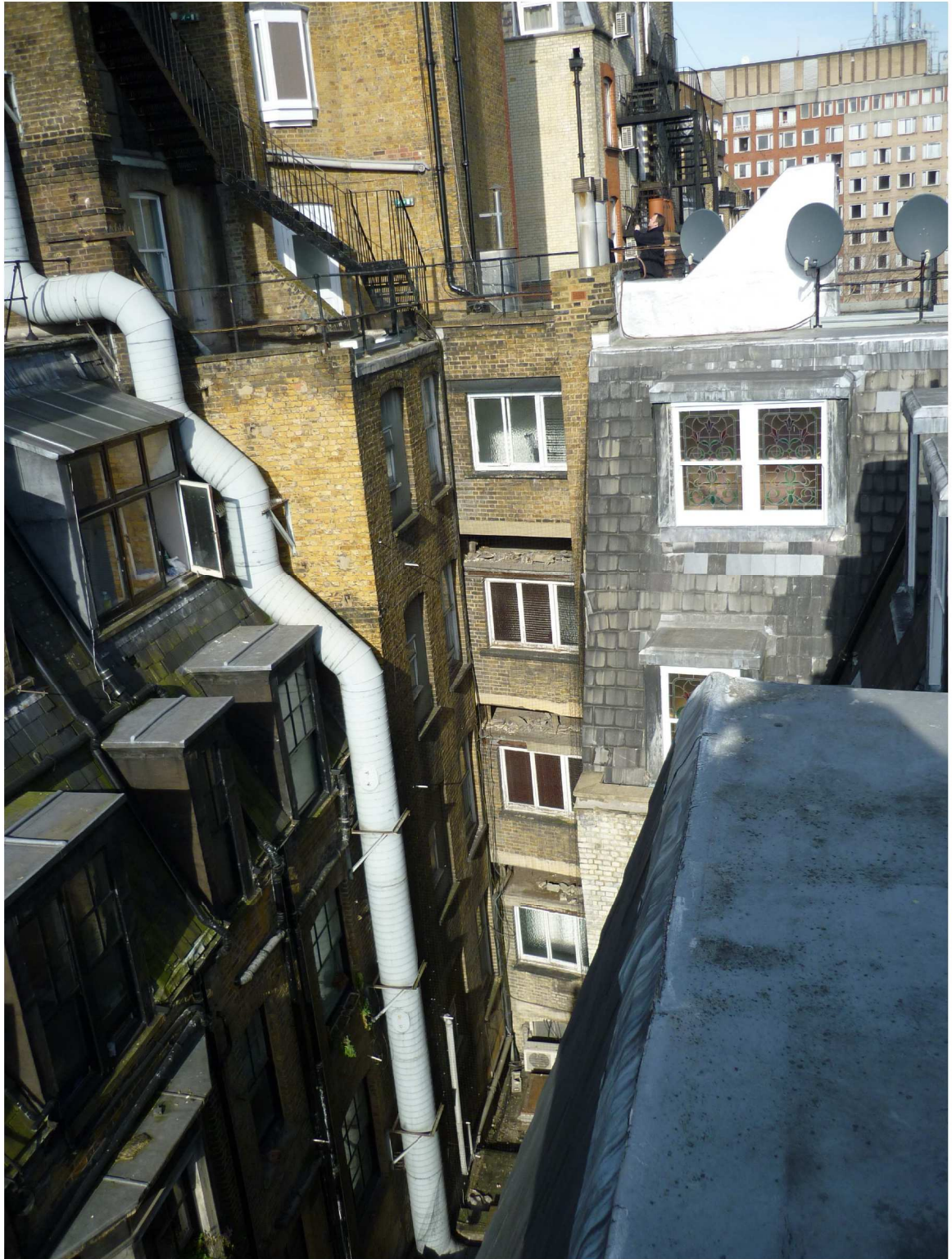


Photo 8      View of rear of existing link bridges facing rear lightwell