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Revision 02



**PLANNING, DESIGN AND ACCESS STATEMENT**  
**for**  
**PROPOSED REPLACEMENT OF WINDOWS & FAÇADE CLEAN**  
**to**  
**THE PRESIDENT HOTEL**  
**56-60 GUILFORD STREET, WC1N 1DB**

**On behalf of**  
**IMPERIAL LONDON HOTELS**

## 1 INTRODUCTION

This Design and Access statement has been prepared to accompany an application for the replacement of existing single glazed crittall windows & secondary glazing, replacement of existing roof waterproofing membrane and façade clean.

1.1 This report has been set out under the following headings:

- **Section 2** provides a description of the existing site and the surrounding area;
- **Section 3** provides an outline of the proposals;
- **Section 4** scale of the proposals;
- **Section 5** public access to the proposed facilities;
- **Section 6** conclusions in respect of the proposals.
- **Appendix – A Proposed window installer – FENSA certificate**
- **Appendix – B Proposed window replacement - details and specification.**
- **Appendix – D Proposed roof waterproofing membrane specification.**

## 2 SITE AND SURROUNDINGS

The President Hotel was built in 1962, situated on Russell Square at the corner of Guilford Street and Southampton Row.



Figure 1- Site Location

The hotel is set over basement parking and services, ground floor public spaces and 7 upper floors accommodating 523 guest bedrooms.

The building is formed of a ground floor detailed in off-shutter concrete panels with large picture windows in hardwood timber framing.

The main ground floor entrance areas at street level are clad in full height stone.

The intermediate 5 floors are in medium coloured brown facing brick with concrete box-framed steel crittall windows.

In the middle of each facade from 1<sup>st</sup> to 5<sup>th</sup> floor are a series of projecting saw-tooth bay windows formed from exposed precast concrete panels.

The 6<sup>th</sup> penthouse floor is set-back from the perimeter of the main façade by a shallow balcony with an exposed precast concrete coping. The original flat roof above 6<sup>th</sup> floor level was capped with a low parapet and concrete coping.

In the 1996 an additional 7<sup>th</sup> floor mansard roof structure with slate cladding and a low pitched membrane roof was added.

The current guest bedroom windows 1<sup>st</sup> – 6<sup>th</sup> floor have retained their original single-glazed steel crittall windows, but with later fitted internal secondary glazing.

There is an existing galvanised metal rooftop safety rail at the rear of the building and on the Queen Square return elevation.

### 3 PROPOSALS

#### Windows:

The current arrangement of single glazed crittall windows and internal secondary glazing pose a number of problems.

1. The original crittall windows are difficult to maintain and clean.
2. The single-glazed crittall windows have poor acoustic and thermal performance.
3. The internal secondary glazing frames create an unpleasant shadow/double vision effect when viewed externally and create maintenance difficulties.

The proposal is for all crittall windows and secondary glazing from 1<sup>st</sup> to 6<sup>th</sup> floors to be removed and replaced with new double glazed windows.

The 7<sup>th</sup> floor was added in 1996 and are already of double glazed powder coated aluminium construction.

The visible profile of the replacement window frame sections will match the existing steel crittall windows.

The mullion and transom arrangement of the replacement windows will match the existing crittall windows sub-divisions.

A full scale sample of the proposed new windows is available for viewing on site.

Appendix B to this document provides the full technical detail and specification of the proposed windows.

The proposals are only for replacement of the existing steel crittall windows 1<sup>st</sup> to 6<sup>th</sup> floors. There are no changes proposed to large timber picture windows at ground floor.

## Roof Membrane:

The existing roof waterproof membrane has reached the end of its lifespan and is no longer fit for purpose.

The proposal is to replace the waterproofing membrane on the main mansard roof and all flat roof areas.

The replacement membrane will match existing.

All flat roof areas will be fitted with 100mm rigid roof insulation underlay to improve thermal performance. The insulation will be restricted to flat roof areas behind existing parapet walls and will not be visible.

Appendix C to this document provides detail specification of the proposed roof waterproofing membrane and insulation.

## Façade cleaning and paint removal:

The proposal includes for a general clean of the face on all sides of the building. At the same time the proposed clean will include removal of the existing paint finish to the off-shutter concrete bay windows directly above the main entrance in Guilford Street.

The building was originally designed and finishes in a contrast of facing brickwork and exposed off-shutter concrete detail and bay window panels.

Paint removal will be undertaken by specialist using a 'Domatic' hydro cleaning system. A cleaned sample section has already been prepared on site for approval if required.



Figure 2 – Guilford Street façade – painted off-shutter concrete proposed for removal

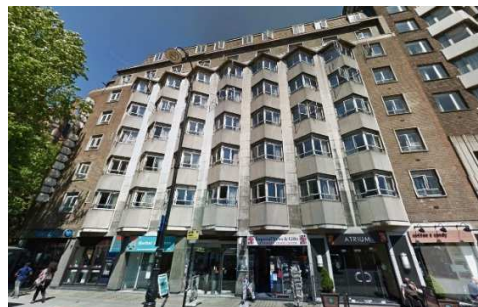


Figure 3 - Russell Square façade - original off shutter concrete panels

## 4 SCALE

There is no proposal to increase the existing floor area or for any structural alterations to the building.

External visible changes are restricted to:

Removal of secondary glazing and replacing existing single-glazed crittall windows with double glazed units to match existing..

Replacement of the roof waterproofing membrane to match existing.

## **5 PUBLIC ACCESS**

There are no changes proposed to public access.  
Current DDA access is by way of level access at the front entrance.  
All floors of the hotel are served by mechanical lifts.

## **6 CONCLUSIONS**

The proposals as set out above are necessary in order to:

- Improve the visual appearance of the building by removing existing unsightly secondary glazing.
- Improve thermal performance by way of new double glazed windows and thermal insulation to the flat roof areas.
- Improve the external appearance of the building by carrying out a complete façade clean and also to restore the façade to its original intended appearance by removing the unsightly paint finish to the off shutter concrete panels.
- Ongoing maintenance requires replacement of the existing roof waterproofing membrane.

Imperial London Hotels is a positive and responsible owner and operator of a number of hotels in the Borough of Camden. The works proposed are essential for the purposes of maintenance and also to improve upon the current facilities on offer to the public.