

## Planning Statement

Application for the use of part of the basement (levels B2 and B3) as hotel accommodation to include guestrooms/workspaces, meeting room and storage at 61 - 62 Lincolns Inn Fields and 36 - 38 Kingsway

1.1 This planning application comprises:

- Planning application forms
- Planning fee of £385
- Planning Statement
- Drawing 15001-GA-000 Site and Location Plan
- Drawing GA-001 Proposed Level B3;
- Drawing GA-002 Proposed level B2;
- Drawing GA-030 proposed Section D;
- Drawing 676-GA-097 A B3 Basement level (approved 2010/3759/P)
- Drawing 676-GA-098 A B2 Basement level (approved 2010/3759/P)
- Drawing 676-GA-301 C Section D - East West Looking South (approved 2010/3759/P)

1.2 No. 61 - 62 Lincolns Inn Fields, 36 - 38 Kingsway and 40 - 42 Kingsway is a large building formerly occupied by Cancer Research UK as an office within Class B1 with ancillary laboratory. On 6 October 2010 planning permission 2010/3759/P was granted for:

**Change of use from office and erection of extensions at 61 - 62 Lincolns Inn Fields, 36 - 38 Kingsway and 40 - 42 Kingsway to form a hotel, residential, conference facilities, restaurant, bar and retail uses; roof alterations and extensions with roof plant to 5th -9th floors of 36 - 38 Kingsway; rear extensions and facade alterations at all levels within internal lightwell between Kingsway and Lincoln Inn Fields blocks; roof extension, terraces and plant.**

1.3 The building has now been redeveloped and is used as a successful hotel at 61 - 62 Lincolns Inn Fields and 36-38 Kingsway, with residential apartments at 40 - 42 Kingsway. The ground floor units facing Kingsway are in use as Bill's restaurant, Paul's bakery and Rocket restaurant. Rocket restaurant extends down to basement level B1.

- 1.4 Beneath the hotel at 61 - 62 Lincolns Inn Fields and 36 - 38 Kingsway there were originally two basement levels: level B1 with a ceiling height of 3.7m (now Rocket restaurant) and level B2 with a double height ceiling of 5m. Level B2 level had been further subdivided in part by a demountable mezzanine floor. During Cancer Research UK's occupation, the level B2 (and mezzanine) was used as ancillary laboratory space. On the re-use of the building as a hotel (and other uses) the primary Class B1 Business use ended and, as a consequence, so too did all its ancillary uses.
- 1.5 Planning permission 2010/3759/P authorised the use of the basement level B2, a double height space measuring 20m x 8.7m, for retail purposes as is shown on approved drawings 676-GA-097A and 676-GA-098A. This became known as the "Retail Box".
- 1.6 Within the Retail Box the mezzanine structure was removed and, subsequent to the grant of planning permission 2010/3759/P and its implementation, the space was divided horizontally to provide two floors. These floors are now known as basement levels B2 and B3 and provide a total floor area of 348sqm (3,746sqft).
- 1.7 Marketing of this subterranean retail space, which has no ground floor presence, has been undertaken but in the four years since the grant of planning permission there has been no retailer interest. It has therefore never been used for retail purposes and has little or no prospect of being so used.
- 1.8 In January 2013 an area measuring 52 sqm (564 sqft) of the Retail Box on level B3, immediately adjoining the Conference Room was put to use as a hotel meeting room. That meeting room, with a partition removed, could extend the hotel's Conference Room (which remains double height).
- 1.9 With no interest in the Retail Box for retail purposes the Applicant wishes to use that space for hotel purposes as follows:
  - basement level B2: Six guestrooms/workspaces, store room and store cupboard all with corridor access; and

- basement level B3: Four guestrooms/workspaces, store room and store cupboards in addition to the newly formed meeting room, all with corridor access.

1.10 Being sub-basement levels, Levels B2 and B3 have no natural light. However with advancements in lighting and ventilating this is not an issue for hotel rooms. In London, for example, Z Hotel, Shoreditch; Tune Hotel, Liverpool Street and Hub by Premier Inn London, Covent Garden all have basement guest rooms without natural light.

1.11 This application is for guestrooms/workspaces. This concept utilises the room during the day as a guest's workspace (office/meeting room) and at night the room is "flipped" to become the guest's bedroom. Typical room layouts for day and night usage are shown on the application plans. Such rooms are consistent with the hotel orientation as a business hotel and the very successful business networking environment called Connections the Applicant has created which allows small companies and under visuals to have a meeting and working environment in central London. The ten extra rooms is likely to generate the need for one extra hotel staff member.

1.12 The proposed use will not generate any additional hotel servicing requirement and indeed would be a reduction in servicing to the site when assessed against the authorised retail use of the lower basements.