

**PROPOSED HOTEL  
112A GREAT RUSSELL STREET  
LONDON  
WC1B 3NP**



**DESIGN AND ACCESS STATEMENT  
IN SUPPORT OF  
APPLICATION FOR PLANNING PERMISSION**

**Revision C**

**13<sup>th</sup> August 2015**

**PROUN**

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## I. INTRODUCTION

This Design and Access Statement has been prepared to support the planning application for change of use of the 2 storey car park at basement levels -4 and -5, including its access ramps, stairs and lifts into a hotel.

The existing car park is under used, and it is intended to make more efficient use of this highly sustainable and accessible site through a change to an alternative employment use.

The design has been developed in response to the client brief and previous engagement with London Borough of Camden. This document should be read in conjunction with all other consultant documentation.



Aerial view from west



Aerial view from east



Location plan



## 2. CONTEXT, HISTORY AND ENVIRONMENT

### Historic context

Prior to commencing design, analysis was undertaken of the history of the site, its immediate surroundings and the wider local area. This analysis included:

- Walking the area and compiling a photographic database to gain a greater knowledge and understanding of the character of the area and its setting.
- Review of the National Planning Policy Framework, the London Plan, Core Strategy (Adopted January 2011), Unitary Development Plan (Adopted January 2007), Supplementary Planning Guidance and other relevant planning policy guidance.
- Research of council records relating to the site and its context.
- Assessing local views into and out of the site.

### Location

The site occupies the entire street block bounded by Bedford Avenue to the north, Adeline Place to the east, Great Russell Street to the south and Tottenham Court Road to the west. The site is not within a conservation area, but Bloomsbury Conservation Area lies to the north, east and south, and Hanway Conservation Area lies to the west.



View from corner of Great Russell Street and Adeline Place



View from corner of Bedford Avenue and Adeline Place



View from corner of Tottenham Court Road and Bedford Avenue



View from corner of Tottenham Court Road and Great Russell Street

## The site

The site is located at basement levels -4 and -5 which are the 2 lowest floors of the existing 18 storey and 5 basement level building. The existing building is in mixed use. The ground floor is predominantly occupied by a number of smaller commercial units facing Tottenham Court Road, entrances to other uses, and the St Giles Casino which extends to the first floor. Basement levels -1, -2 and -3 are occupied by YMCA health club with its entrance and reception located on Great Russell Street.

The existing car park vehicle entrance is located on Adeline Place with the pedestrian entrance on Great Russell Street adjacent to the YMCA entrance.

As the site is located below ground, the only visible areas are the vehicle and pedestrian entrances on Adeline Place and Great Russell Street. The car park has a total of 140 car spaces and operates 24 hours a day, 365 days per year.



Car park pedestrian entrance on Great Russell Street from south-east



Car park pedestrian entrance on Great Russell Street from north-east



Car park vehicle entrance on Adeline Place



Car park vehicle exit on Adeline Place



Fire exit and vehicle exit on Adeline Place



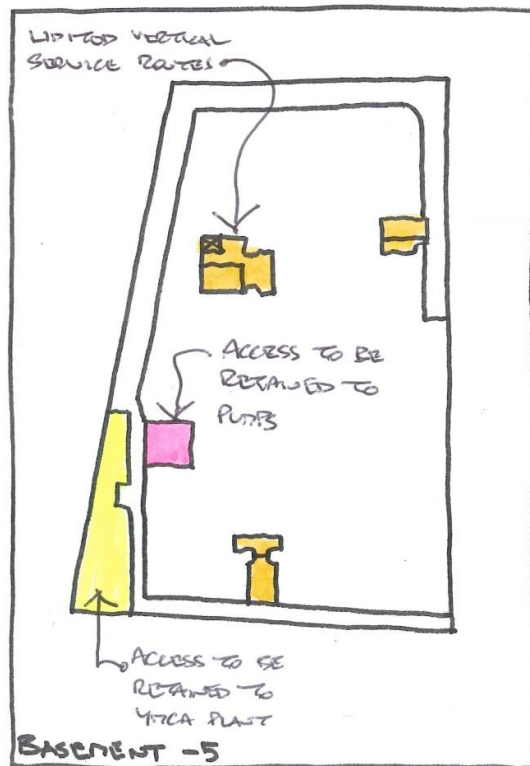
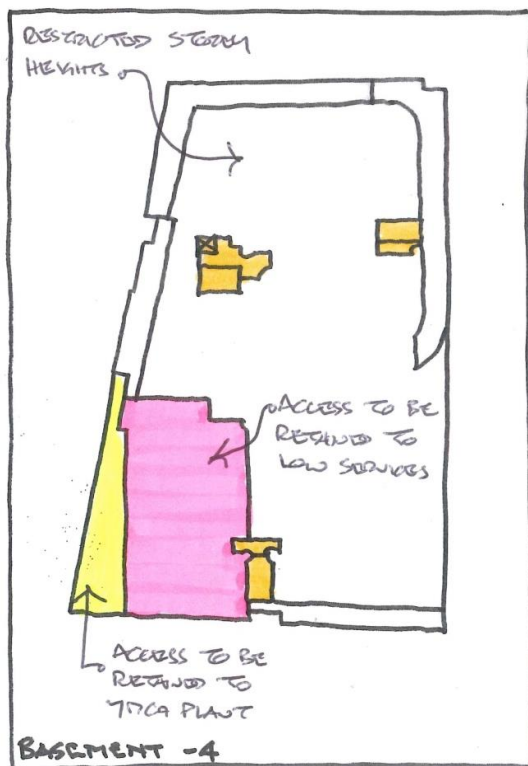
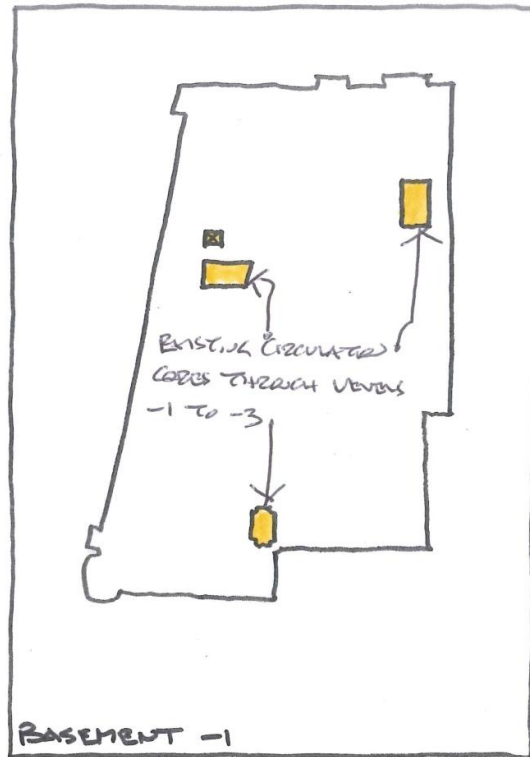
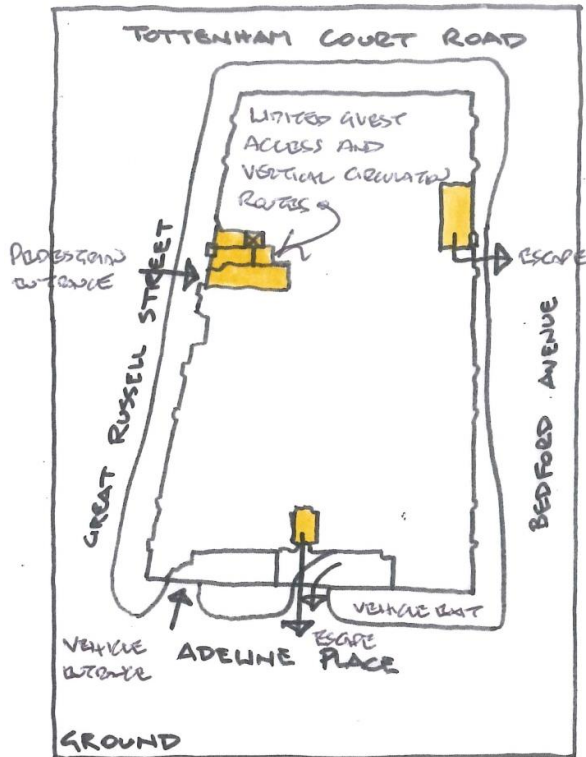
Car park interior



## Existing constraints

The existing car park has a number of constraints which influence the design for conversion to hotel use.

- Limited pedestrian access and vertical circulation
- Limited vertical services routes
- Restricted storey heights
- Access to be maintained to plant and services of other building occupants
- Insufficient electrical supply capacity

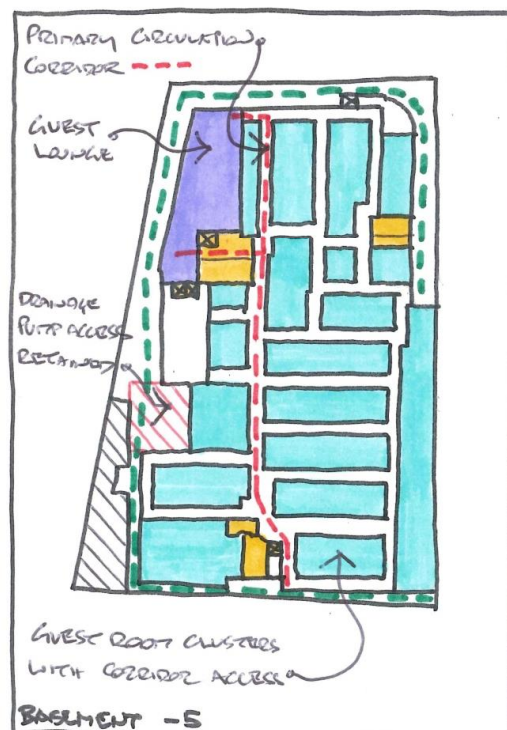
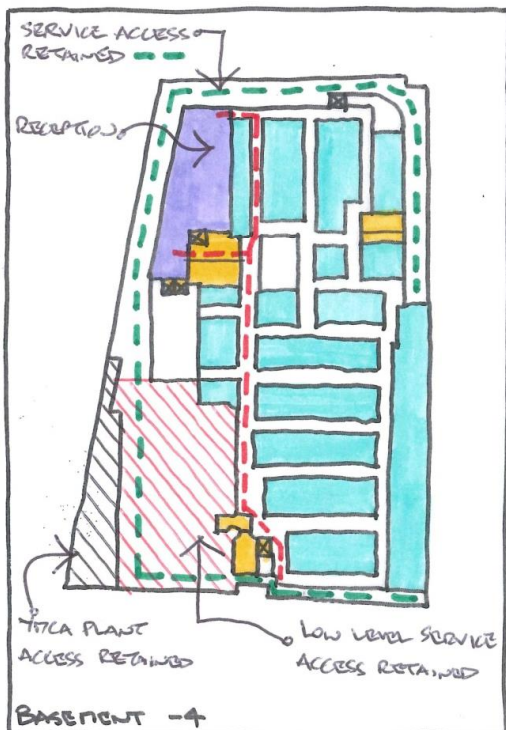
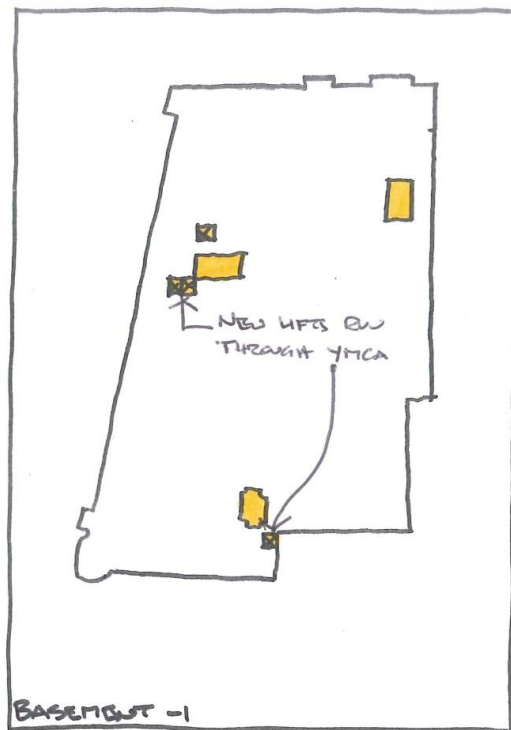
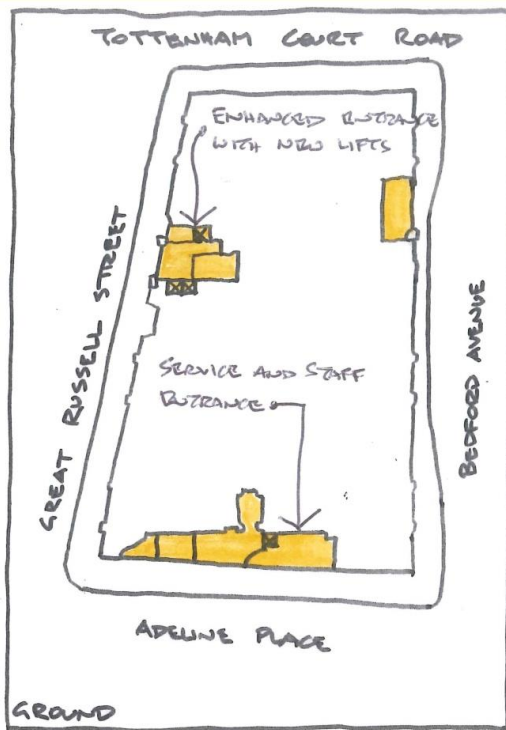


### 3. DESIGN

#### Design concept

The existing building constraints have been addressed as follows in the design for conversion to hotel use.

- 2 new pedestrian access lifts and 2 new goods lifts
- Existing ramps used as services route between hotel and ground floor
- Services to run between structural beams with vacuum drainage system to maximise ceiling heights
- Perimeter access maintained to plant and services of other building occupants
- New electrical substation provided at ground floor level



## Design principles

The following principles have been considered and have informed the proposals;

- Existing pedestrian entrance maintained on Great Russell Street and 2 new passenger lifts installed
- Existing means of escape routes maintained on Adeline Place and Bedford Avenue
- Service and staff access provided from Adeline Place entrance with new goods and fire fighting lift
- Existing public vehicle entrance and exit to Adeline Place removed, but service access retained to hotel premises and retained plant serving other uses via exit ramp
- New electrical substation, plant and refuse areas provided in place of vehicle access on Adeline Place
- On street public and visitor cycle parking provided on Adeline Place
- Staff cycle parking provided internally with access via goods lift
- Service access retained to perimeter of basement levels -4 and -5 for maintenance access to retained plant serving other uses



Room elevations

## Design evolution

Through consultation with London Borough of Camden and YMCA the design has been revised to include the following:

- Total number of rooms to be 166
- Minimum standard room size to be 10m<sup>2</sup>
- Minimum accessible room size to be 14m<sup>2</sup>
- Location of new passenger lifts in entrance from Great Russell Street revised
- Communal guest reception and lounge areas to be increased
- Staff and service access from entrance on Adeline Place
- Services strategy and distribution within hotel coordinated with consultant team
- Maintenance access to be retained to YMCA and services



Corridor interior concept



Bed



Dresser



## Design proposal

The existing car park will be converted into a windowless hotel including ancillary lounge, staff and servicing accommodation. A total of 166 guest rooms will be provided, including 17 wheelchair accessible rooms. All rooms will have private shower and toilet facilities.

The existing entrance on Great Russell Street will be refurbished to provide a comfortable welcoming entrance with a concierge. The external glazing will be replaced within the existing structural opening and new signage will be provided. The entry area is of limited size and will only provide the entry and exit route for guests with the main reception located at level -4. Access to levels -4 and -5 is provided by 3 wheelchair accessible 8 person lifts and the existing stair.

The existing public vehicle entrance and exit to Adeline Place are removed, but service access is retained to the hotel premises and retained plant serving other uses via the exit ramp. The area is reconfigured to accommodate a new electrical substation, plant equipment, staff cycle parking, goods access and refuse storage. On street public and visitor cycle parking is provided on Adeline Place.

The external materials to the alterations at the ground floor entrance areas on Great Russell Street and Adeline Place will all be to match existing including the following:

- Concrete
- Polyester powdercoated metal framed windows, external doors and ventilation louvres

The reception area at level -4 will contain the main check in desk with a guest lounge area. The back of house areas adjacent to the reception will include the management suite and luggage storage facilities. An additional guest lounge is provided at level -5. Both guest lounge areas will contain a range of comfortable seating, local information, internet access, television and vending facilities.

The staff changing and relaxation area is located at level -5 adjacent to the access stair and lift from Adeline Place, and will include a secure staff cycle parking area. The central storage area for linen and consumables is located at level -5 adjacent to the reception area, and maid rooms are spread throughout the premises at each level. An additional service lift is provided for staff use towards the north-west corner.

Access to the hotel rooms from the reception areas at each level is through generous corridors with integrated wayfinding. All guest rooms, lounge areas and circulation spaces will be finished to high standard using good quality durable finishes.



Guest bedroom interior concept



Guest shower room interior concept

## Security

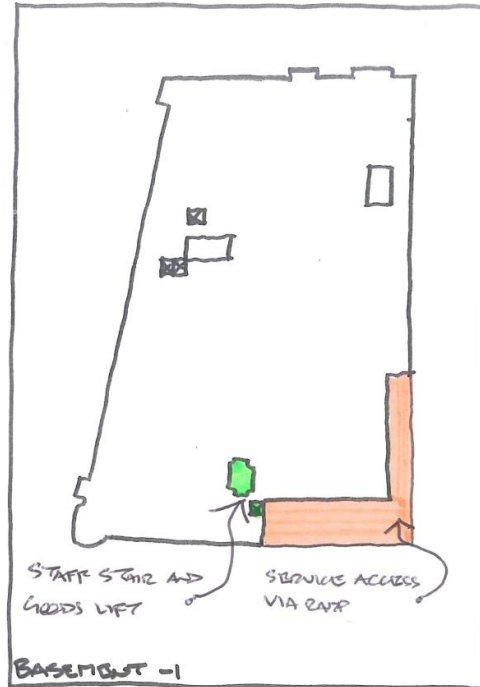
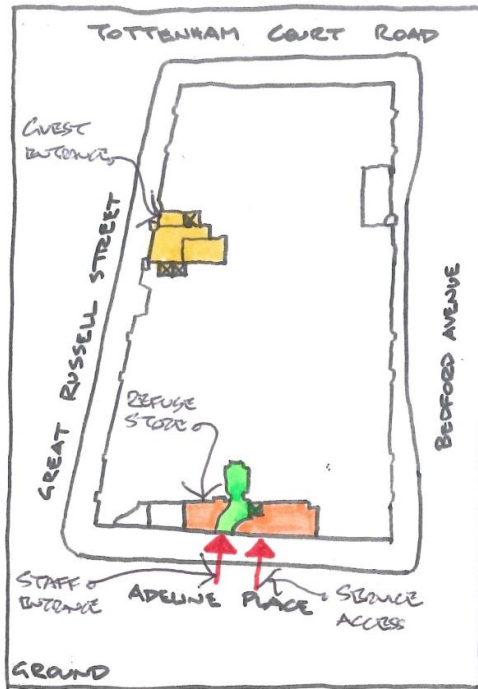
Security of hotel guests, staff and property is a key consideration and the following measures are intended:

- Manned concierge at ground floor level
- CCTV throughout premises in key locations
- Electronic key card entry to rooms and staff areas

## Access and servicing

Access and servicing has been a key consideration in the design process and is summarised as follows:

- Existing pedestrian entrance maintained on Great Russell Street and 2 new passenger lifts installed alongside existing stair and lift
- Existing means of escape routes maintained on Adeline Place and Bedford Avenue
- Service and staff access provided from Adeline Place entrance with new goods and fire fighting lift
- Service access retained to hotel premises and retained plant serving other uses via exit ramp
- Service access retained to perimeter of basement levels -4 and -5 for maintenance access to retained plant serving other uses
- Internal servicing is via the corridor network with maids rooms spread across both hotel floors and an additional service lift is provided in the north-west corner



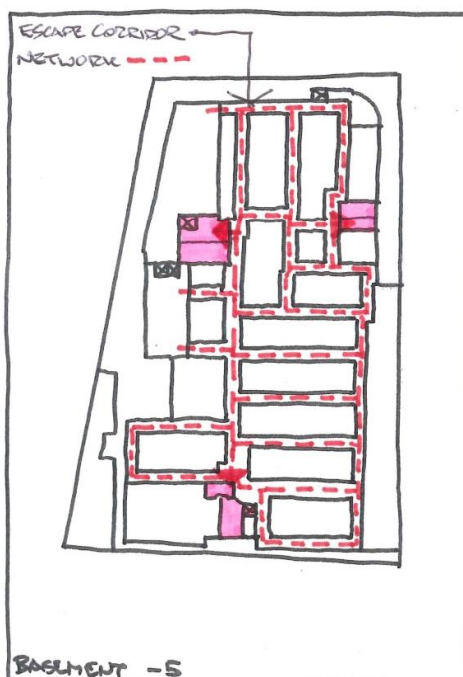
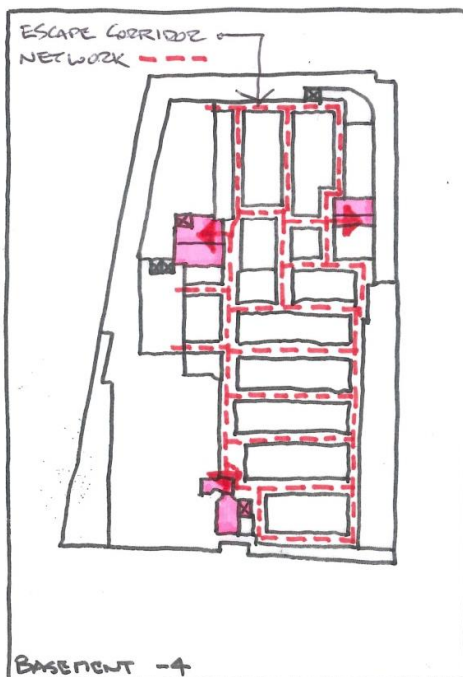
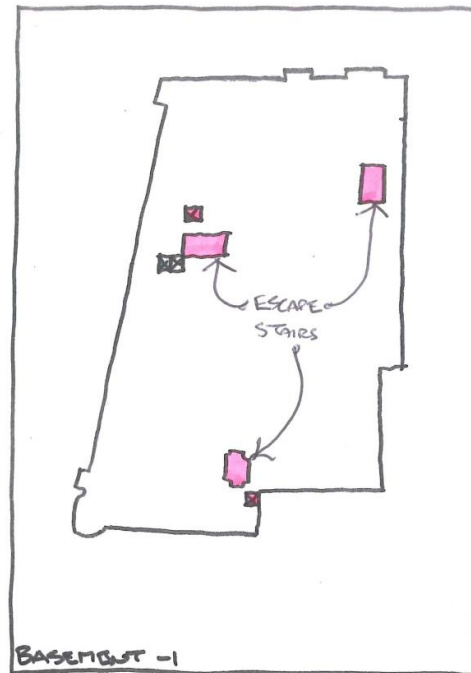
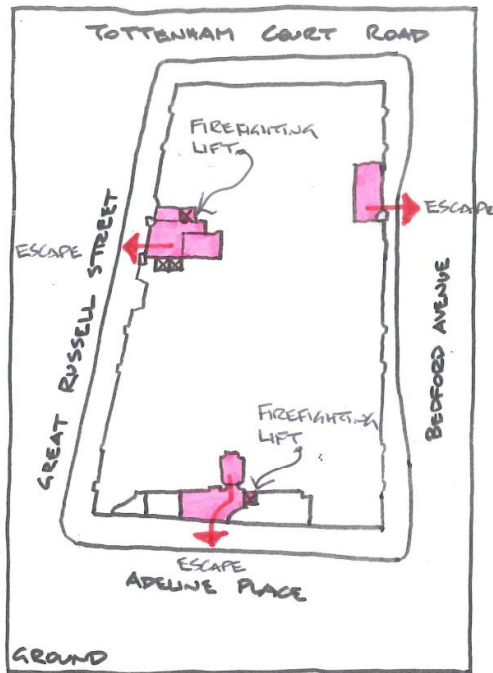


## Fire strategy

The hotel fire strategy has been carefully considered in conjunction with a fire consultant and includes the following measures:

- Suitable travel distances with escape in alternative directions
- 3 existing fire escape stairs to Great Russell Street, Adeline Place and Bedford Avenue
- Wheelchair accessible disabled refuge areas within each stair lobby
- 2 fire fighting lifts to Great Russell Street and Adeline Place
- Existing natural smoke vents retained
- Automatic smoke detection and alarm system
- Fire separation and compartmentation

Refer to the specialist consultant report for further information.

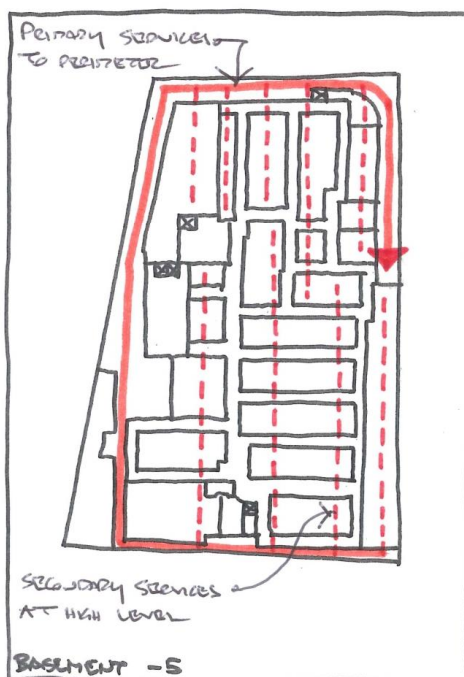
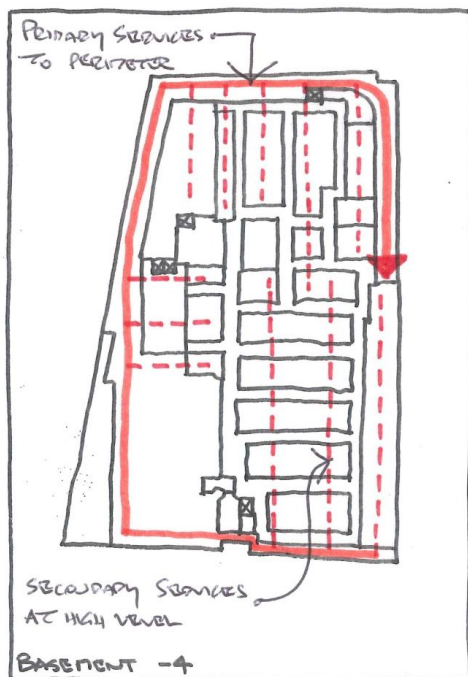
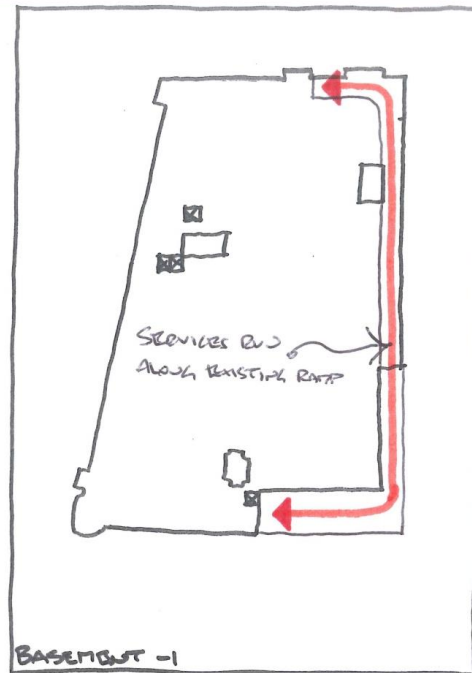
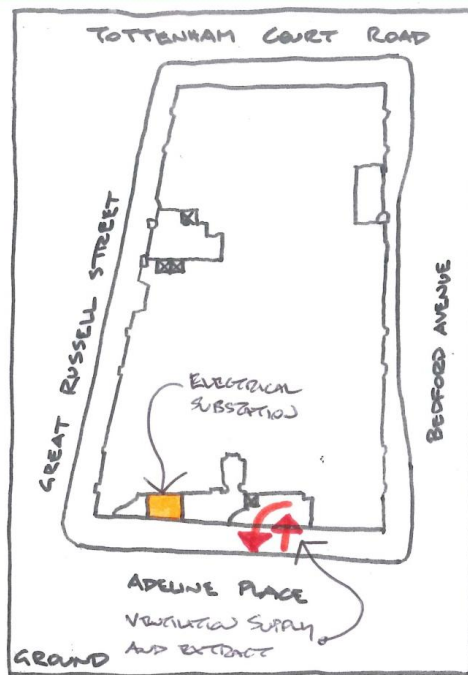


## Services distribution

The hotel services distribution strategy has been carefully considered in conjunction with the mechanical, electrical and drainage consultants, and includes the following measures:

- Existing vehicle ramps used for vertical services route to ground floor
- Supply and extract ventilation located at ground floor level within modified frontage to Adeline Place
- Primary services located to perimeter within dedicated services zones
- Services distribution to rooms to run parallel to deep structural beams within bulkheads to maximise ceiling height
- Vacuum drainage system adopted to minimise structural intervention

Refer to the specialist consultant reports for further information.





## Area schedule

The following areas relate to the areas affected by the application only and exclude other areas or uses.

### Existing gross internal areas

Use	G	-1	-2	-3	-4	-5	Total
Car park	163.1	26.8	26.8	26.8	3158.8	3197.8	6600.1
YMCA	6.1	7.9	7.9	7.9			29.8
YMCA plant					144.5	129.5	274.0
Communal escape stairs	70.2	36.4	55.2	38.4			200.2
Total	239.4	71.1	89.9	73.1	3303.3	3327.3	7104.1

### Proposed gross internal areas

Use	G	-1	-2	-3	-4	-5	Total
Hotel	149.2	39.1	39.1	39.1	3158.8	3197.8	6623.1
Electricity substation	20.0						20.0
YMCA plant					144.5	129.5	274.0
Communal escape stairs	70.2	36.4	55.2	38.4			200.2
Total	239.4	75.5	94.3	77.5	3303.3	3327.3	7117.3

## 4. ACCESS STATEMENT

The applicant is aware of their responsibility encompassing the principles and practices that form the basis for The Equality Act. The applicant has appointed design staff and will appoint contractors who are familiar with the principles and practices of The Equality Act.

This team will encompass these principles and practices whenever reasonably practical, within the proposals during both the design and construction phases. The design team will adopt performance indicators where possible from BS 8300 or Part M of the Building Regulations.

The application proposes change of use of the 2 storey car park at basement levels -4 and -5, including its access ramps, stairs and lifts into a hotel

The proposal includes a range of improvements to the existing building and provides full accessibility to both hotel floors and incorporates the following:

- Level access at street level
- 3 wheelchair accessible 8 person passenger lifts for guests
- Wheelchair accessible lift for staff
- Disabled refuges in escape stairs
- Generous corridor areas for ease of circulation
- Generous reception areas with low level section of counter for wheelchair accessibility
- 17 wheelchair accessible guest bedrooms
- Accessible toilet facilities to guest lounge areas
- Accessible accommodation for staff

There are no principle departures from the requirements of the Equality Act, BS 8300 or Part M of the Building Regulations.

## 5. CRIME IMPACT ASSESSMENT

The proposed design has been assessed in relation to the 7 attributes of safer sustainable places described in Safer places, The planning System and Crime Prevention published by the Office of the Deputy Prime Minister. The assessment against the 7 attributes is summarised below.

1. Access and movement: places with well defined routes, spaces and entrances that provide for convenient movement without compromising security.
  - The entrances are approached along well defined and illuminated public streets which provide convenient movement on comfortable public footways without compromising security.
  - The design maintains and enhances the existing pedestrian entrance at street level on Great Russell Street. This is improved with new secure glazed entrance doors, signage and lighting, and the entrance foyer is opened up to remove internal divisions with 2 new passenger lifts being provided for guests to travel to the hotel accommodation at basement levels -4 and -5.
  - The staff and service entrance on Adeline Place is enhanced by bringing the entrance doors out to the building line to remove the recessed entrance areas. The existing recessed and open vehicle and exit ramps on Adeline Place are secured with new shutters and doors on the building line. The entire frontage onto Adeline Place is secure and removes the open access of the car park which currently allows unauthorised access.
2. Structure: places that are structured so that different uses do not cause conflict.
  - The hotel has an independent guest entrance on Great Russell Street to avoid conflict with other uses.
  - The staff and service entrance is located on Adeline Place to replace the existing car park vehicle access, avoiding conflict with the guest entrance and other uses.
  - The underground location of the hotel avoids any conflict with other uses.
3. Surveillance: places where all publicly accessible spaces are overlooked.
  - The entrance areas are located at street level on the building line in a central urban location overlooked by publicly accessible streets, surrounding buildings and neighbouring uses within the property to ensure a high level of natural surveillance.
4. Ownership: places that promote a sense of ownership, respect, territorial responsibility and community.
  - The provision of separate entrance areas clearly defines ownership of the premises, territorial responsibility and community presence.
5. Physical protection: places that include necessary, well-designed security features.
  - The entrance areas into the premises at street level are secured from the public realm by secure doors and screens which meet Secure by Design standards.
  - The guest entrance is provided with glazed doors and screens to allow visibility between internal and external areas.
  - The hotel premises is located underground with external presence limited to the 3 secure entrance and escape routes at street level ensuring a high level of security.



6. Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
  - The entrance areas are located at street level on the building line in a central urban location overlooked by publicly accessible streets, surrounding buildings and neighbouring uses within the property to ensure a high level of natural surveillance.
  - The property is within London's Central Activities Zone local area and contains a diverse range of uses which operate 24 hours a day, 7 days a week with continual human activity at all times.
7. Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.
  - The secure entrance areas at street level are designed in a robust secure manner to discourage crime and ensure minimal maintenance.
  - The hotel management plan will include inspection and maintenance routines to discourage crime and ensure that any required maintenance is promptly undertaken.
  - All external areas of the premises are located at ground floor level accessible from the street allowing easy access for cleaning or maintenance.

## **6. CONCLUSION**

The proposed hotel use is consistent with the town centre location. The proposal to convert the 2 basement levels from an underused car park into an alternative employment use is a highly sustainable use of the existing building. The design has been carefully considered in response to the site constraints and consultation to create a high quality hotel.