

0143 - Russell Hotel: Listed Building Application for Hoists and Associated Works

Introduction

Russell Hotel refurbishment project comprises the adaptation, upgrade and refurbishment of all guestrooms, corridors, public areas, part back of house, façade and external works.

The Hotel sits prominently on Russell Square, was constructed in 1898 and currently carries a Grade II * Listed status.

Description of Hoists and Associated Works

Listed Building Planning Applications for alterations and refurbishment of the Russell Hotel have been made by EPR Architects to Camden Council and approval decision notices received (references: 2014/7634, 2015/0052, 2015/1031, 2015/1344, 2015/1673 (in draft)). As the Main Contractor on the project we are working with EPR and the client team on enabling works to facilitate the permitted refurbishment.

The unloading and logistics strategy has been informed by the key factors below:

- The client has requirements for the hotel to continue operation during part of the works therefore careful planning, phasing, sectional completion and physical separation is required.
- We have previously spoken with Camden Council Highways regarding unloading and a preference for unloading on Guilford Street was expressed (see Logistics Plan 0143-RUSS-SK1).

The unloading and logistics strategy for the works necessitates the use of two 2-tonne caged goods hoists. One located on Guilford Street on the South Elevation of the hotel and the other located on Bernard Street on the North Elevation (see Logistics Plan 0143-RUSS-SK1).

In order to facilitate access from the hoist into the hoist access plot and rest of building, the following works to the existing listed façade must be undertaken (see Details 0143-RUSS-SK8 & 9):

- Careful removal of all existing windows and frames to hoist plots on levels 1 through 7. This is to protect the windows from damage and allow maximum clear access into the hoist plot. These are to be securely stored and reinstated towards the end of the construction works.
- Careful removal of central terracotta window mullion in window apertures to hoist plots on levels 1 through 5. The apertures will be propped/supported as required during construction works. The terracotta mullions will be re-instated and re-built to match existing towards the end of the construction works.
- Careful removal of the section of terracotta parapet/balustrading directly in front of the hoist plot on levels 1 and 5. Balustrading to be re-built to match existing towards the end of the construction works.
- Careful removal of the section of metal balustrading directly in front of the hoist plot on levels 2, 3 and 4. Iron balustrading to be re-built to match existing towards the end of the construction works.
- Careful removal of section of mansard roof below windows on levels 6 and 7. Sections of mansard roof will be rebuilt towards end of construction works.

As can be seen from the two precedents included (see 0143-RUSS-SK10 & 11) several members of the S & T project team for the Russell Hotel have successfully completed similar works to listed facades of other prestigious central London hotel restoration projects.

As can be seen from the Harrison Goldman documents included in this application (External Façade Condition Survey) there are a number of existing façade issues that require attention including cracks, stains, holes and damaged terracotta. Repairing these issues and cleaning and restoring the iconic façade as a whole is a central objective of this project and one that we are confident of achieving.