

Design and Access Statement

December 2015
P327-NA-750

Extension to Bedrooms

**Britannia Hotel
Primrose Hill Road
Hampstead
London
NW3 3NA**



Prestwich Design Group

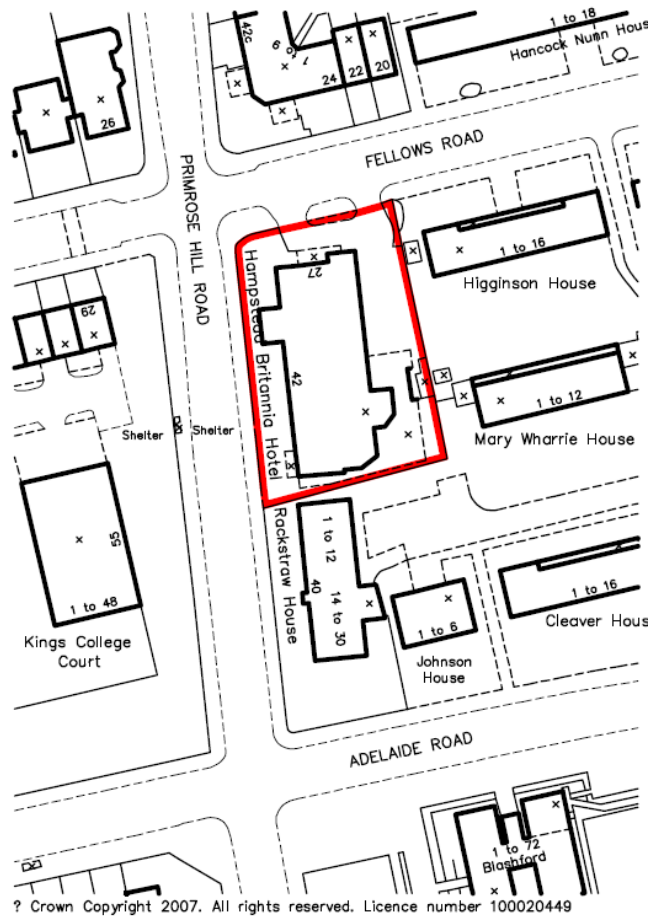
Halecroft, 253 Hale Road, Hale, Altrincham, Cheshire WA15 8RE
Tel: 0161 904 8686

INTRODUCTION

The Britannia Hotel Hampstead was purpose built in around 1960 and currently has about 125 rooms on seven storeys, and is situated on a sloping urban site in North London.

LOCATION

Britannia Hotel Hampstead (also known through past usage as Clive Hotel)
 Primrose Hill Road
 Hampstead
 London
 NW3 3NA



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EXISTING BUILDING

The hotel is a framed construction with red brick masonry and white concrete panel cladding. The ground is lower at the back corner than at the front, so there is a Lower Ground floor that is cut into the ground as a basement at the front end, and the main entrance comes in on the floor above. There are narrow strips of land all around the hotel. Those on the two rear sides are used for parking and service access.

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A section of Upper Ground floor extends over part of the car park.



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PROPOSAL

The proposal is to extend the hotel at Lower and Upper ground floor levels, leaving a small service strip, providing an additional twenty one hotel rooms.

The total new floor area will be approximately 492m².

The appearance and finishes to the extension will be the same red brick masonry and white concrete cladding as those used on the existing building, as will the general construction where it is reasonable and feasible to do so. The extension will be serviced by extending the existing systems where this is possible.

The Lower Ground Floor extension will be partly excavated into the ground at the front end of the site.

RELEVANT PLANNING HISTORY

2007/5802/P - Minor elevational alterations in connection with the conversion of the lower ground floor level (currently used as function and conference rooms, bar areas and ancillary facilities) to provide 18 additional hotel bedrooms with en-suite facilities. Granted 08/01/2008.

PEX0000324 – Erection of an extension at rear ground floor level to create 4 additional bedrooms for hotel use and erection of a sun awning over existing patio area to front of hotel. Granted 12/06/2000 (not implemented).

LAYOUT

The proposed plan will consist of 14 new rooms on the lower ground floor and 7 new rooms on the ground floor.

See drawings:

P327-B1-002 – Lower Ground Floor Plan Existing
P327-00-002 – Ground Floor Plan Existing
P327-B1-102 – Lower Ground Floor Plan Proposed
P327-00-102 – Ground Floor Plan Proposed
P327-NA-003 – Elevations Existing
P327-NA-004 – Elevations & Section Existing
P327-NA-005 – Elevations Existing
P327-NA-006 – Elevations Existing
P327-NA-103 – Elevations Proposed
P327-NA-104 – Elevations & Section Proposed
P327-NA-105 – Elevations Proposed
P327-NA-106 – Elevations Proposed

TRANSPORT

Planning Policies DP16, DP17, DP18 & DP19 have been covered in the Transport Assessment prepared by SCP, Ref: EF/15824/TA/1

SERVICES

Please see Energy Assessment prepared by SDA, Ref: 2667 LZC

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