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Revision 01



PLANNING, DESIGN AND ACCESS STATEMENT
for
PROPOSED NEW GARDEN MEETING ROOM
to
THE BEDFORD HOTEL
83-95 SOUTHAMPTON ROW, LONDON, WC1B 4HD

On behalf of
IMPERIAL LONDON HOTELS

1 INTRODUCTION

This Design and Access statement has been prepared to accompany an application for the replacement of the existing laundry outbuilding with a new garden meeting room as part of renovations and improvements to the facilities offered at the Bedford hotel.

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.

2 SITE AND SURROUNDINGS

The Bedford Hotel was built in 1962, situated on the West side of Southampton Row midway between Russell Square and Bloomsbury Place.

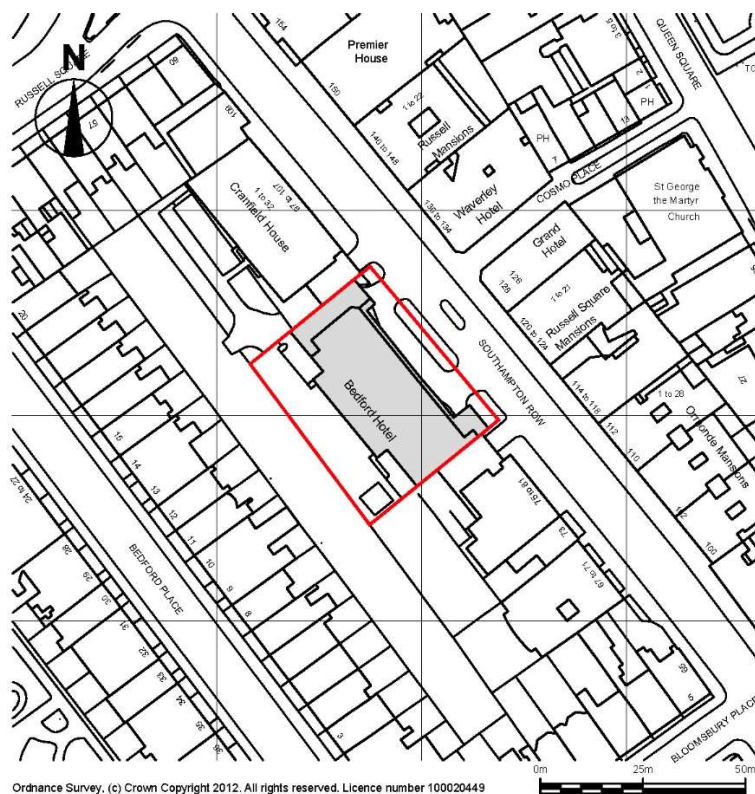


Figure 1- Site Location

The hotel is set over basement parking, ground floor public dining and reception and 6 upper floors accommodating 184 guest bedrooms and a 7th floor housing mechanical plant and water storage tanks.

At ground floor level the building is formed of painted cement render columns and infill with late 1980's lightwood shopfront windows. Floors one to six are in red face brick with diamond shaped projecting Crittall bay windows to half height with glass mosaic tile cladding below cill level.

The 7th floor is set-back from the perimeter of the main façade and is constructed in a dark grey face brick with a further step-back for the services level in similar dark grey face brick finish with flat roof.

The ground floor dining area opens to the rear of the hotel onto a garden court. A basement parking security booth was constructed at the entrance to the basement parking in 1963 and a garden store room was constructed on the south end of the garden courtyard in 1964 and later increased in size to accommodate the hotel laundry.

3 PROPOSALS

Demolish the existing garden store and laundry.

Construct a new stand-alone garden meeting room with attached DDA toilet facility.

The meeting room will be constructed of face brick with rendered fascia to match the detail of the existing hotel.

A living green roof is proposed to improve visual impact from above.

The proposal forms part of an overall upgrade planned for the hotel.

The Bedford Hotel is one of seven hotels operated by Imperial London Hotels in Camden.

The operator has recorded an increase in demand for meeting rooms and corporate facilities across their hotel group.

The hotel does not currently offer any business centre or corporate meeting room facilities on the premises.

Provision of business meeting facilities in the hotel has become necessary to meet public demand and to contribute to the long term viability of the Bedford Hotel.

Being able to offer The additional facility will also be a positive contribution to the

The proposal includes the necessary felling of two sycamore trees in the south-west corner of the property. A full arboriculture report has been prepared by Pegasus Group and is included with this submission.

New tree planting will form part of a landscape renewal program to enhance the existing garden courtyard to the rear the hotel.



Figure 2 – Existing laundry outbuilding – East Elevation



Figure 3 – Existing hotel garden

4 SCALE

The proposal will provide a net increase of 40 sq/m.

The proposed building replaces an existing simple flat roof structure.

The building is not visible from the street.

The building is single storey and will not affect the outlook of any neighbours.

5 PUBLIC ACCESS

There are no changes proposed to public access.

Current DDA access is by way of level access at the front entrance to the hotel and level access to the rear of the hotel into the garden courtyard.

The proposed new meeting room will accommodate a new DDA toilet facility.

6 CONCLUSIONS

Imperial London Hotels is a positive and responsible owner and operator of seven hotels in the Borough of Camden.

The proposal forms part of a long term upgrade of the hotel and will improve the facilities currently on offer at the hotel.

The removal of the existing unsightly service building and construction of the new meeting room with living green roof will be an improvement to the visual appearance in the rear garden courtyard of the hotel.