



**glh. Hotels**

Bloomsbury Park Hotel

Installation of New Plant at Roof Level

Planning Pack and Design Statement  
May 2016

**Bloomsbury Park Hotel**



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New Rooftop Plant associated with new comfort cooling installation and water boosters

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Photos of Existing Hotel Roof and External  
Façades

## **Project Summary**

### **Overview**

glh Hotels are proposing a full refurbishment of the bedroom floors at Bloomsbury Park Hotel (currently a Thistle Associate Hotel). The refurbishment will include all 95 bedrooms of the hotel and associated corridors, lift lobbies, staircases, housekeeping rooms, stores and back of house areas.

As part of the works new comfort cooling fan coil units will be installed to all bedrooms and external condenser units will be installed at roof level along with new boosters to the domestic water system to improve water pressure.

### **Outline Scope of Work**

Bedrooms will be fully refurbished. Works will comprise:-

- Full strip out of all existing furnishings, fittings and finishes
- Full strip out of existing electrical services and lighting
- Installation of new furnishings, fittings and finishes
- Installation of new electrical services and lighting
- Installation of comfort cooling to all bedrooms

Bathroom will be fully refurbished. Works will comprise:-

- Full strip out of all finishes, sanitaryware and brassware
- Full strip out of existing electrical services and lighting
- Installation of new finishes, sanitaryware and brassware
- Installation of new electrical services and lighting

Corridor, lift lobby and stair works will comprise:-

- Partial strip out of existing finishes
- Full strip out of existing ceilings
- Installation of new finishes, ceilings and lighting

New VRV air conditioning system is to be installed to all hotel bedrooms.

The installation will comprise 11 no Panasonic R410A roof mounted heat recovery condensing units connected to ducted fan coil units in each bedroom. Each bedroom fan coil unit will be complete with supply and return air grilles, rigid duct connection on the supply lined internally with acoustic insulation and room controller.

In addition a new housing containing new water pressure boosters will be installed at roof level.

A planning application will be submitted for the new roof top condenser units and water booster. This Design Statement supports that application.

## **Scope of Works**

It is proposed that a new VRV air conditioning system is installed to all hotel bedrooms.

The installation will comprise 11no Panasonic R410A roof mounted heat recovery condensing units connected to ducted fan coil units in each bedroom. Each bedroom fan coil unit will be complete with supply and return air grilles, rigid duct connection on the supply lined internally with acoustic insulation and simplified room controller.

Air conditioning is also to be installed to the data server rooms on the third floor, the existing Mitsubishi AC split system serving the sixth floor server room is to be retained.

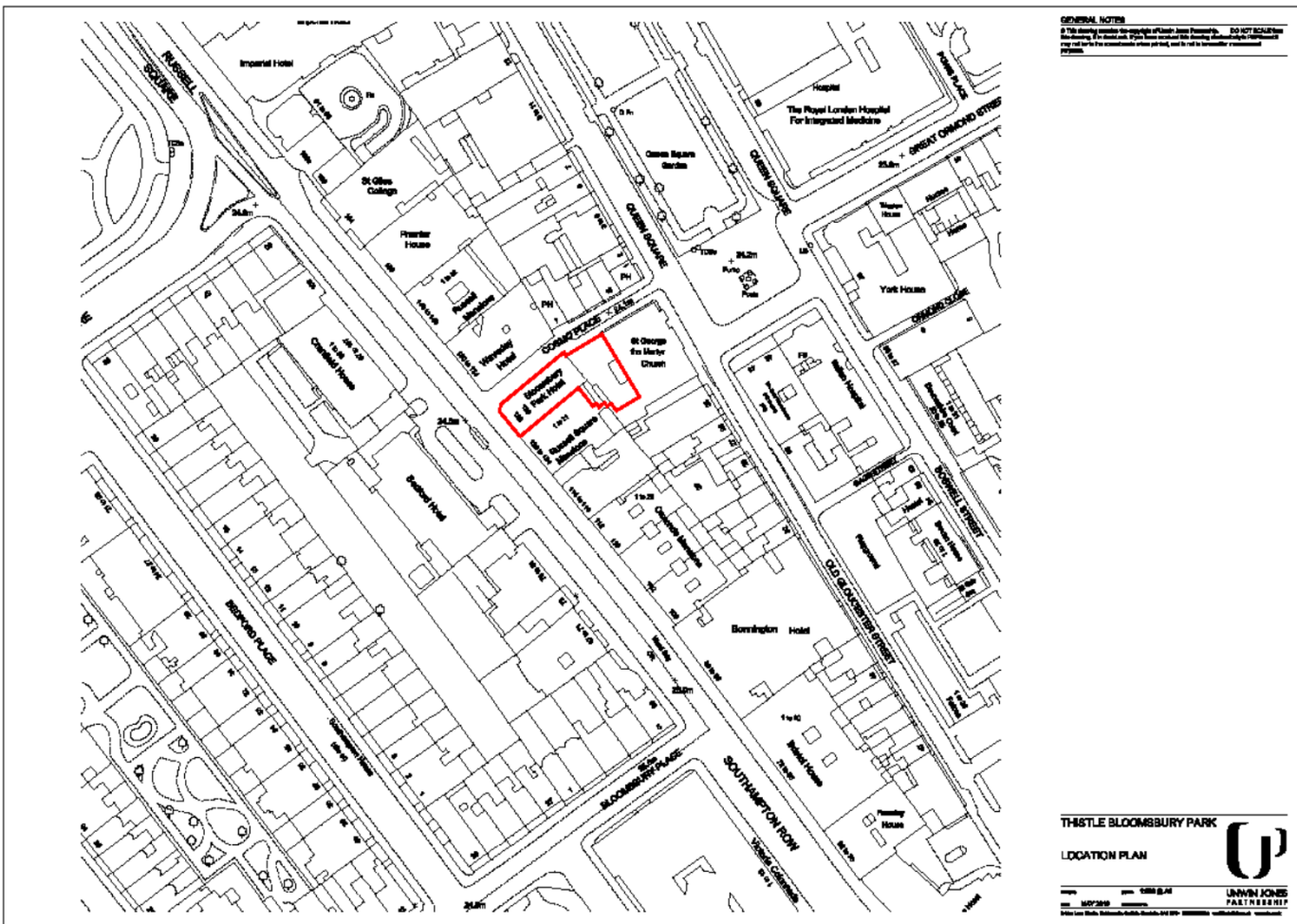
The air conditioning central controls will be located in the reception office on the ground floor.

5no external condensing units will be mounted on the rear building roof (above 4<sup>th</sup> floor).

6no external condensing units will be mounted on the front building roof (above 7<sup>th</sup> floor)

All roof top condenser units are to be mounted on a big foot support system.

A 2.5m high acoustic screen is to be installed around the 6no external condensing units mounted on the front building roof in accordance with the requirements of the External Plant Assessment prepared by Lee Cunningham Partnership and as shown on the drawings



Bloomsbury Park Hotel

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**BLOOMSBURY PARK HOTEL**  
SOUTHAMPTON ROW, LONDON

**GROUND FLOOR**  
AS EXISTING  
SHOWING BEDROOM AREAS



PROJECT: SCALE: 1:100 @ A2

DATE: MAR '16 DRAWING No:

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## BLOOMSBURY PARK HOTEL SOUTHAMPTON ROW, LONDON

### FIRST FLOOR AS EXISTING SHOWING BEDROOM AREAS



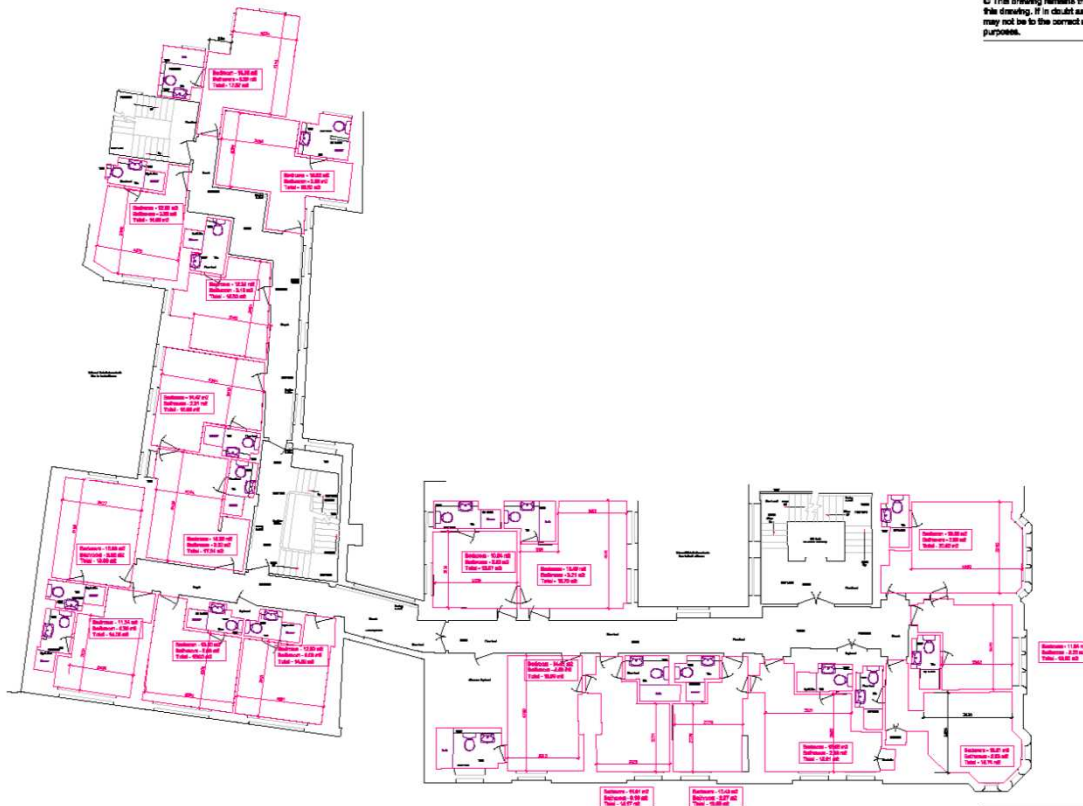
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**SECOND FLOOR  
AS EXISTING  
SHOWING BEDROOM AREAS**

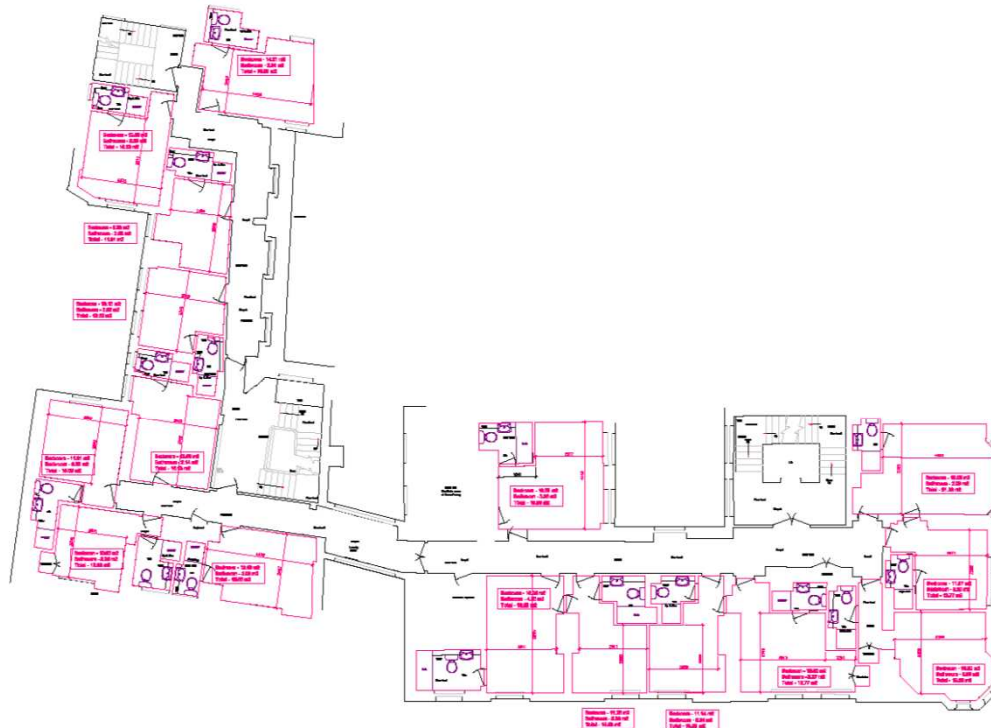


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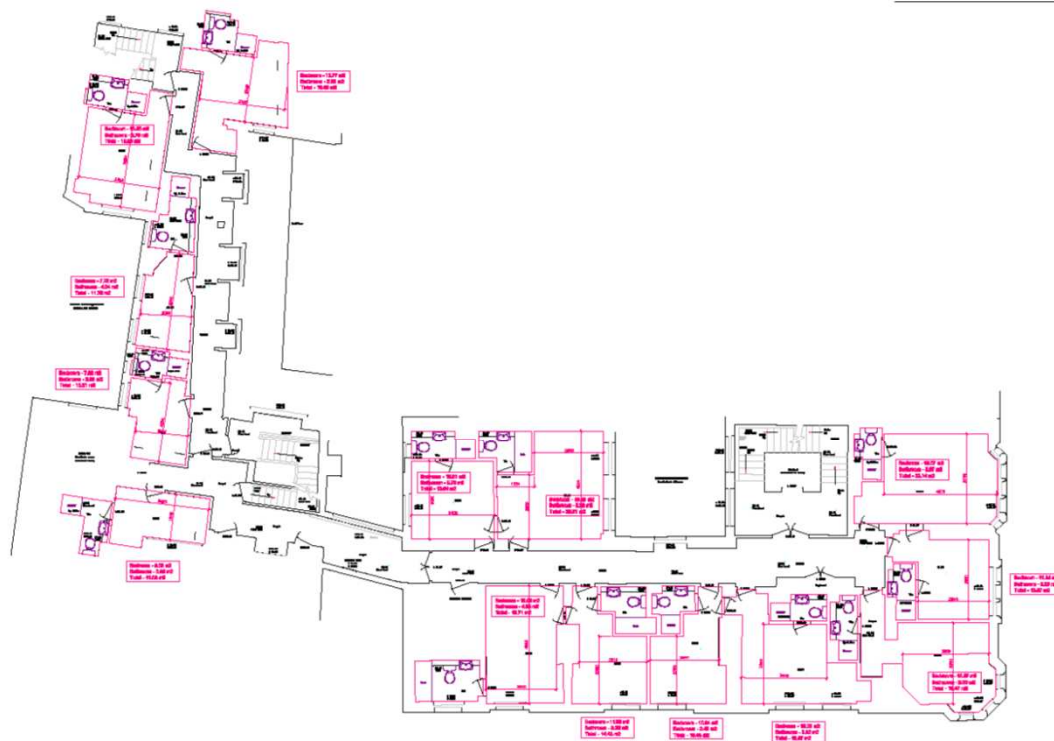


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**BLOOMSBURY PARK HOTEL**  
SOUTHAMPTON ROW, LONDON

**FOURTH FLOOR**  
AS EXISTING  
SHOWING BEDROOM AREAS



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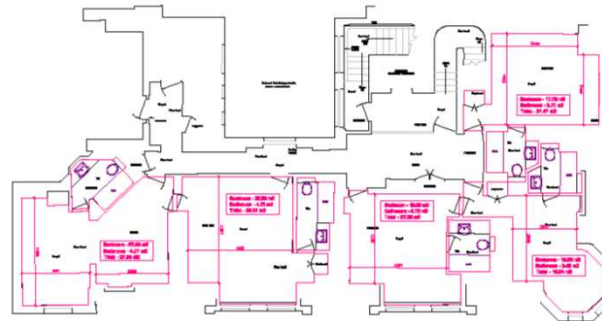


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**BLOOMSBURY PARK HOTEL**  
SOUTHAMPTON ROW, LONDON

**SIXTH FLOOR**  
**AS EXISTING**  
**SHOWING BEDROOM AREAS**

PROJECT: SCALE: 1:100 @ A2

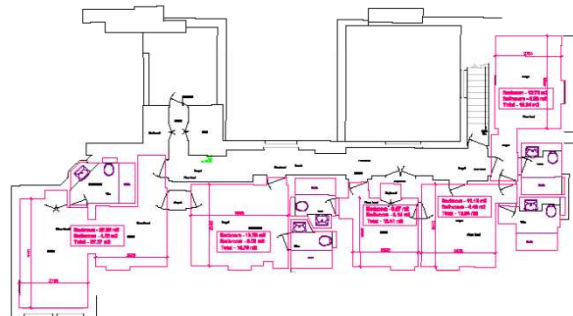
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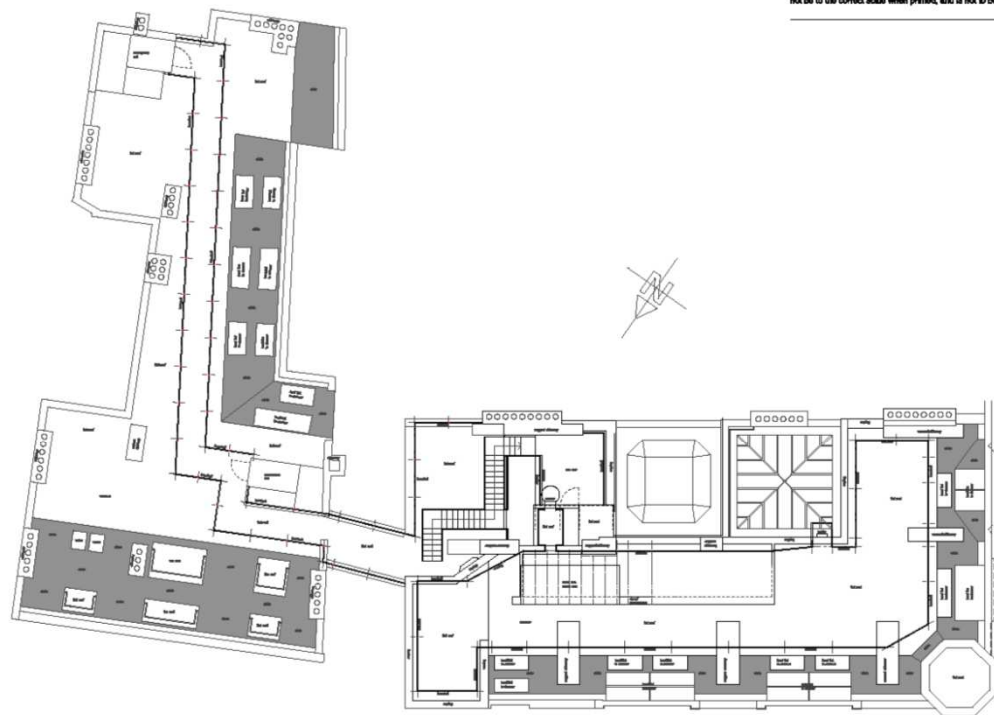
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### ROOF PLAN

UNWIN JONES  
PARTNERSHIP

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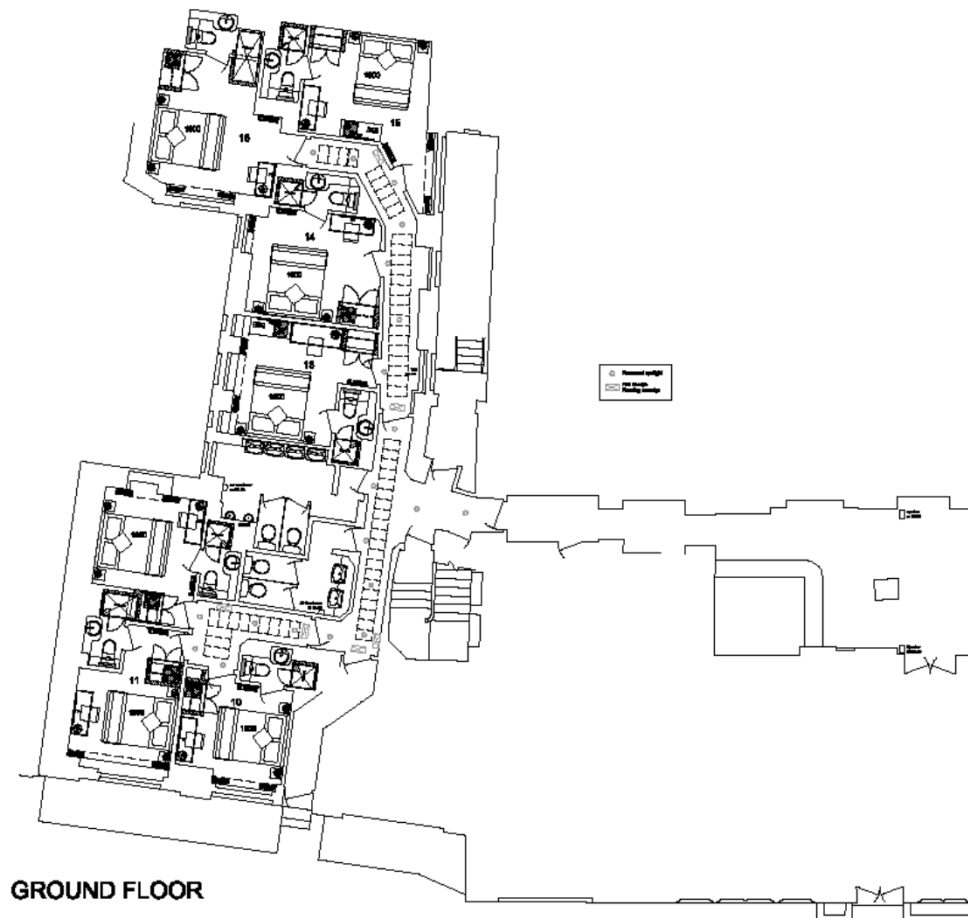


**THRISTLE BLOOMSBURY PARK**  
**ELEVATION TO COSMO PLACE**  
**EXISTING**

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2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258,

**GENERAL NOTES**  
 1. All dimensions are to the face of the wall unless otherwise stated.  
 2. All dimensions are to the face of the wall unless otherwise stated.  
 3. All dimensions are to the face of the wall unless otherwise stated.  
 4. All dimensions are to the face of the wall unless otherwise stated.



GROUND FLOOR

**BLOOMSBURY PARK  
 BEDROOM REFINISHMENT**

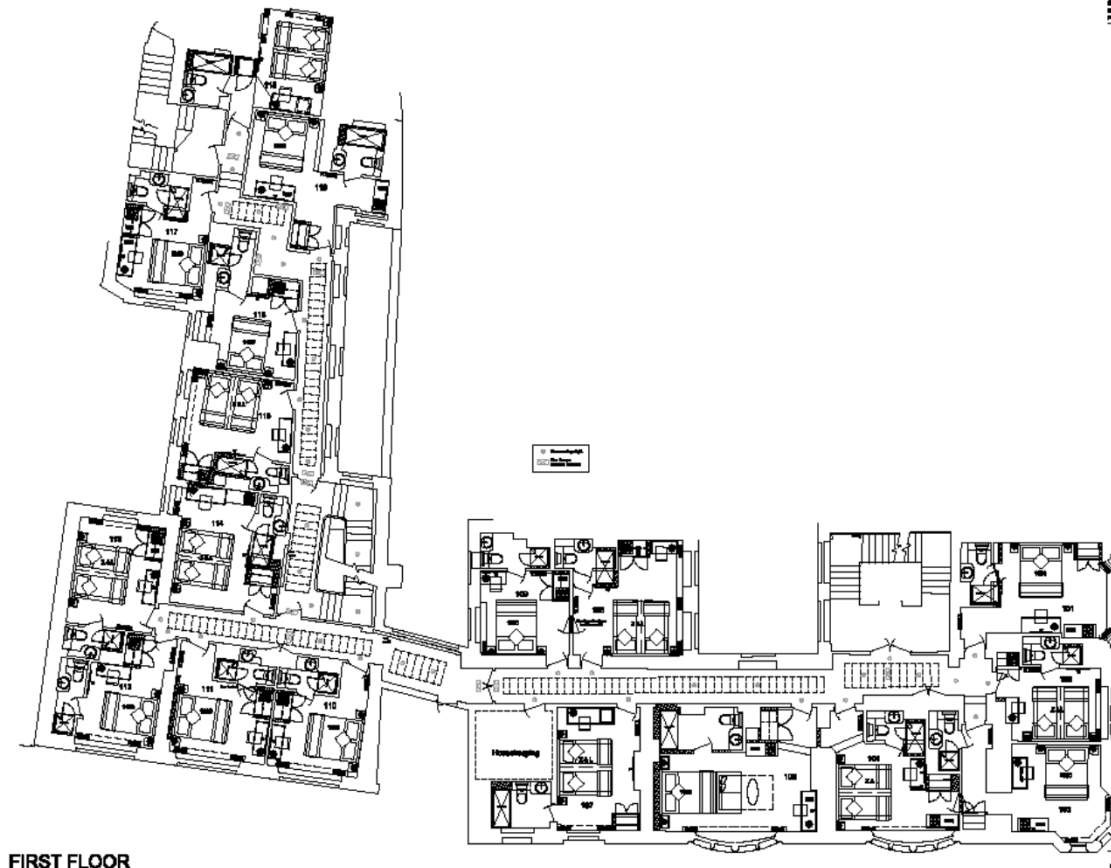
SECTION LAYOUTS AND FURNITURE  
 GROUND FLOOR (Rooms 10-15)

Scale: 1:50  
 Date: 10/10/17  
 Rev: 01/10/17

Architect: LUNN JONES PARTNERSHIP



**GENERAL NOTES**  
 1. All work shall be in accordance with the latest editions of the British Standards Institution (BSI) standards.  
 2. All work shall be in accordance with the latest editions of the British Standards Institution (BSI) standards.  
 3. All work shall be in accordance with the latest editions of the British Standards Institution (BSI) standards.



FIRST FLOOR

**BLOOMSBURY PARK  
 BEDROOM REFURNISHMENT**

ASIAN LAYERS & INTERIORS  
 General First Floor Plan

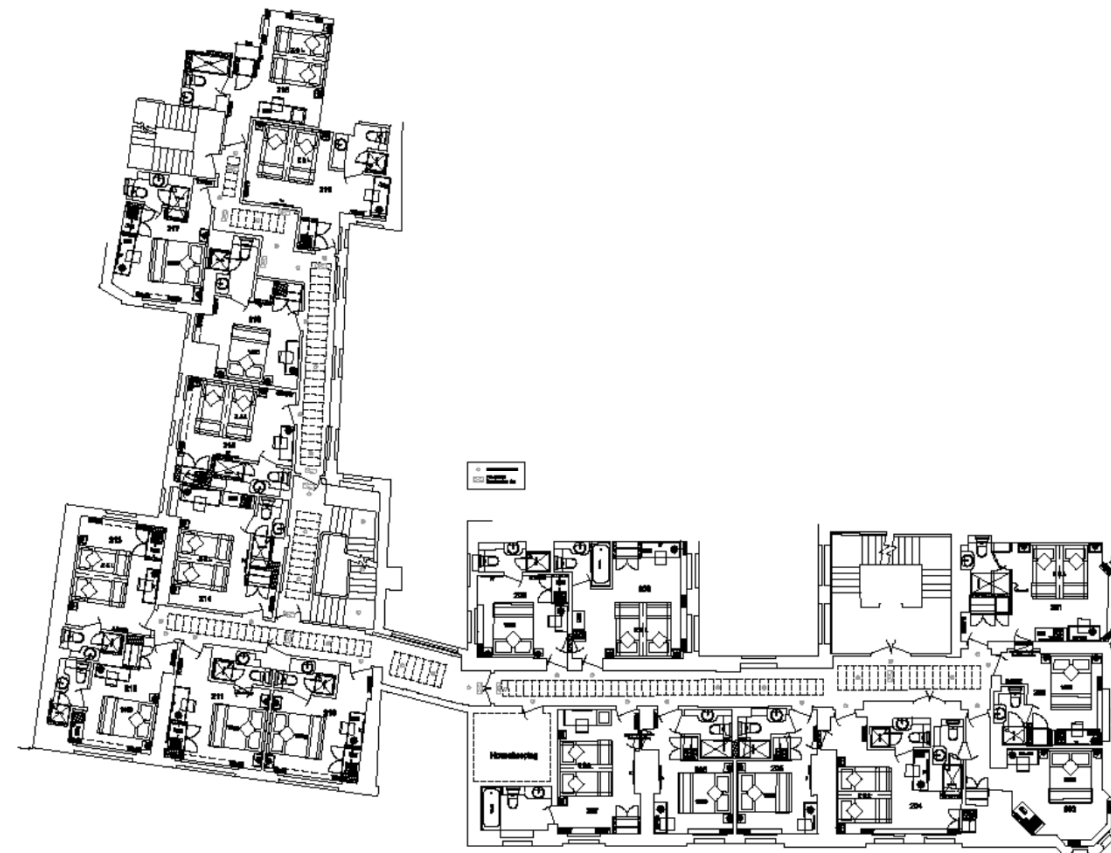
DATE: 2017 2017 2017  
 BY: JPL/12 2017/12 2017/12  
 FOR: 2017/12 2017/12 2017/12



**LAYTON JONES  
 PARTNERSHIP**

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**GENERAL NOTES**  
 1. All work shall be in accordance with the latest edition of the Building Regulations and the relevant parts of the Building Regulations.  
 2. The drawings shall be read in conjunction with the specification and the contract documents.  
 3. The drawings shall be read in conjunction with the specification and the contract documents.  
 4. The drawings shall be read in conjunction with the specification and the contract documents.



SECOND FLOOR

**BLOOMSBURY PARK  
 BEDROOM REFURNISHMENT**

MEASUREMENTS AND FURNITURE  
 Overall Second Floor Plan

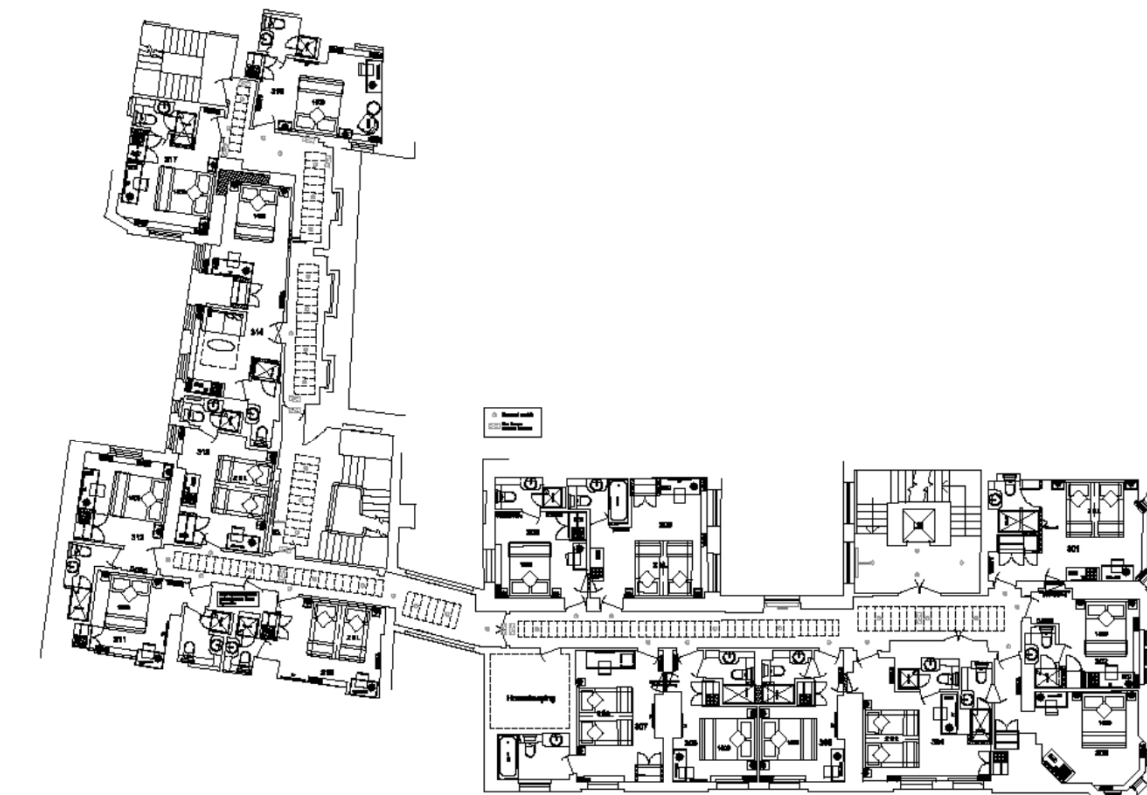
DATE: 2011  
 BY: J. J. J.  
 CHECKED: J. J. J.  
 APPROVED: J. J. J.



**LAVIN JONES  
 PARTNERSHIP**

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

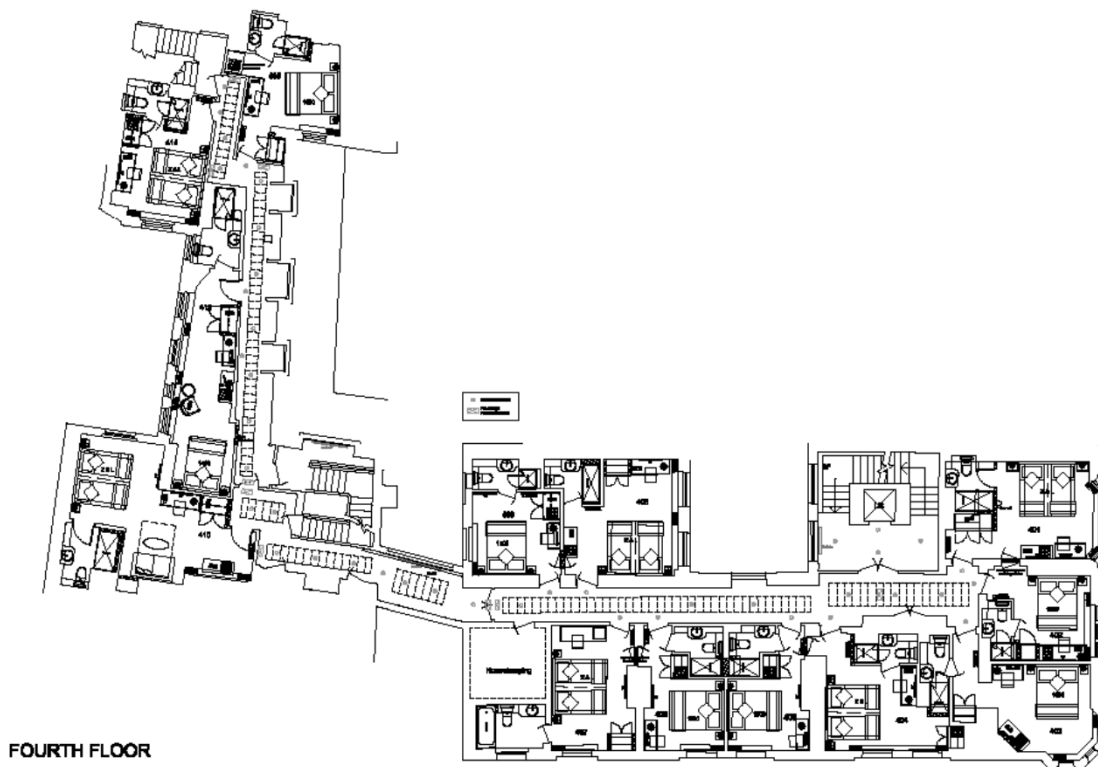
**GENERAL NOTES**  
 1. All dimensions are to the center of the wall unless otherwise noted.  
 2. All dimensions are to the center of the wall unless otherwise noted.  
 3. All dimensions are to the center of the wall unless otherwise noted.  
 4. All dimensions are to the center of the wall unless otherwise noted.  
 5. All dimensions are to the center of the wall unless otherwise noted.



THIRD FLOOR

**BLOOMSBURY PARK**  
 BEDROOM REFINEMENT  
 ROOM LAYOUT AND FURNITURE  
 Overall Third Floor Plan  
 DATE: JAN 2018  
 BY: JPL/TS  
 LAYMAN JONES PARTNERSHIP  
 1000 LEXINGTON AVENUE, SUITE 1000, NEW YORK, NY 10017-1000  
 TEL: 212 512 1000 FAX: 212 512 1001  
 WWW.LJPARTNERSHIP.COM

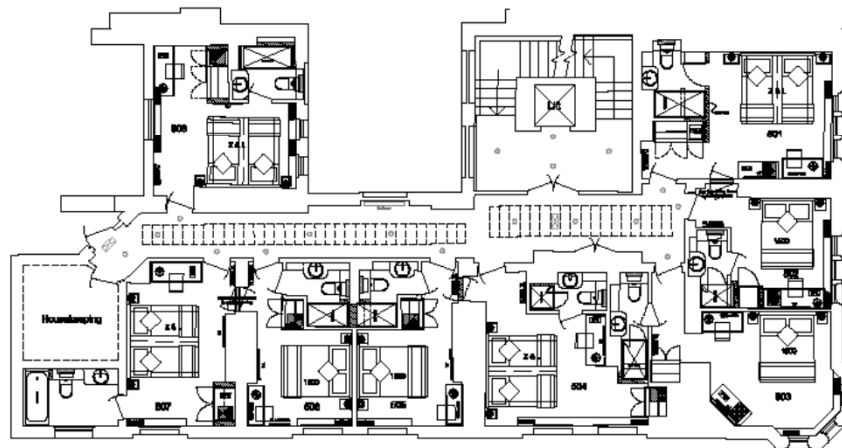
**GENERAL NOTES**  
 1. This drawing is not to be used for construction without the approval of the architect.  
 2. All dimensions are in feet and inches. Dimensions are given in feet and inches. Dimensions are given in feet and inches.  
 3. All dimensions are in feet and inches. Dimensions are given in feet and inches. Dimensions are given in feet and inches.



**BLOOMSBURY PARK**  
 BEDROOM REPAIRS  
 4th Floor  
 Overall Fourth Floor Plan  
 DATE: 10/10/13  
 DRAWN: J. J. J.  
 CHECKED: J. J. J.  
 APPROVED: J. J. J.  
 UNWIN JONES  
 PARTNERSHIP



 Shutterstock



**BLOOMSBURY PARK**  
**BELOW REPAIRMENT**

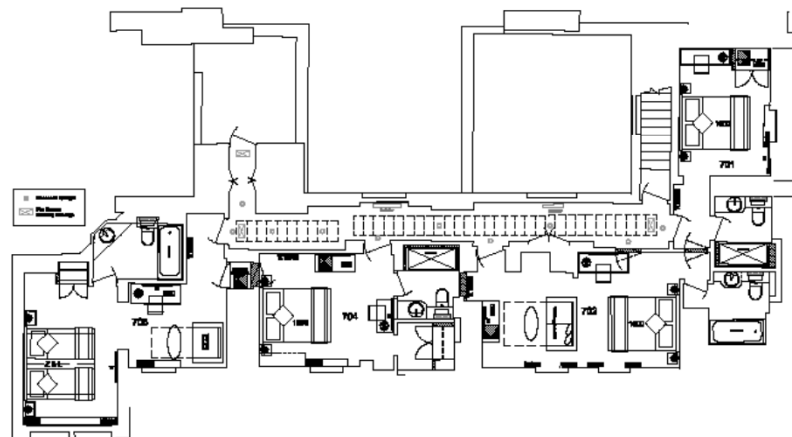
**NOISE LAYOUTS ARE PROPOSED**  
BY THE CITY ENGINEER

NAME: \_\_\_\_\_  
 GRADE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

LUNYEN JONES  
PARTNERSHIP

LIVWEN JONES  
PARTNERSHIP

**GENERAL NOTES**  
 1. All work shall be in accordance with the latest editions of the British Standards Institution (BSI) standards.  
 2. All work shall be in accordance with the latest editions of the British Standards Institution (BSI) standards.  
 3. All work shall be in accordance with the latest editions of the British Standards Institution (BSI) standards.



**SEVENTH FLOOR**

**BLOOMSBURY PARK  
 BEDROOM REFURNISHMENT**

**ROOM LAYOUTS AND FURNITURE  
 7th Floor (Rooms 701 - 705)**

DATE: 2017/12/12  
 DRAWN: 2017/12/12  
 CHECKED: 2017/12/12  
 PROJECT: 2017/12/12



**UNWIN JONES  
 PARTNERSHIP**



**GENERAL NOTES**

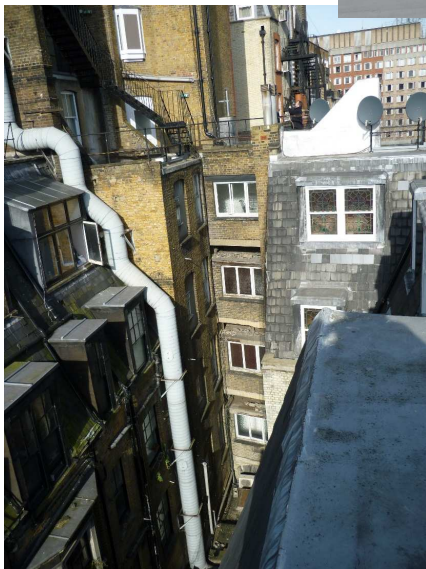
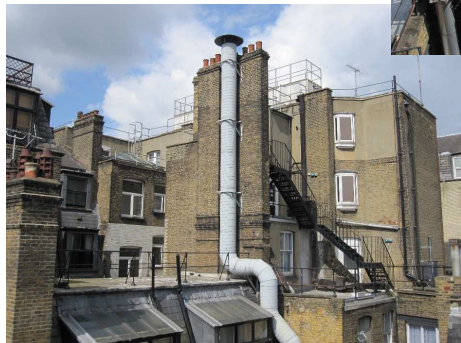
All dimensions are approximate. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

**THISTLE BLOOMSBURY PARK****ELEVATION TO COSMO PLACE  
AS PROPOSED**

DATE: 14/12/2011  
BY: BMT/2011  
CHECKED: BMT/2011  
ONLY USE THIS DRAWING FOR THE PROJECT SPECIFIED IN THE TITLE BLOCK



**UNWIN JONES  
PARTNERSHIP**



Bloomsbury Park Hotel