

Hotel Russell

London

Planning Application
August 2016

Food and Beverage Areas



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Introduction

1999, 2000, 2001, 2002, 2003

Introduction

1.1 Purpose of Statement

This Design & Access Statement has been prepared by EPR Architects on behalf of Starwood Capital. It accompanies an application for full Planning Permission and Listed Building Consent for the alteration of the building.

The extent of works included within this application involves the reconfiguration of the ground floor reception, lower ground floor and lifts.

This report responds to requirements under Article 4c of the Town & Country Planning (Development Management Procedure) (England) Order 2010 (the "DMPO") for most planning applications to be accompanied by a Design & Access Statement that explains the design principles and concepts that have been applied to the development; and how issues relating to access within the development is dealt with.

Introduction

1.2 Consultation

EPR Architects have been advising on various refurbishment works to the Hotel Russell over a number of months, in conjunction with the wider design team and RPS CgMs Planning and Heritage Consultants.

A number of planning and listed building applications were submitted in 2015 & 2016 as follows:

- **Mock Up Room** - Ref 2014/7634/L Listed Building consent granted Feb 2015 (works completed)
- **Hard Refurbishment of Guestrooms** - Ref 2015/0052/L Listed Building Consent granted March 2015 (works commenced on site)
- **Works to Lower Ground Floor and Lifts** - Ref 2015/1344/L Listed Building Consent granted June 2015 and 2015/1031/P Planning Permission granted June 2015 (works commenced on site)
- **Ground Floor and External Works** – Ref 2015/1673/P Planning Permission granted subject to a Section 106 agreement April 2016. Ref 2015/2013/L Listed Building consent granted April 2016.
- **Amendments to Lifts and Reception Area** - Ref 2016/2177/P Planning Permission granted June 2016. Ref 2016/2182/L Listed Building consent granted June 2016

As a result of various issues, including a new interior designer and food & beverage operator, a number of changes are now proposed including the following material changes;

- new door opening from Stair 3
- widened opening to Palm Court kitchen
- new handrail to Stair 2
- new keg lift to lightwell
- extended opening to vault for new door to Cellar
- removal of high level curved wall with painting to Gullford Room
- updated partition layouts in kitchens
- raised seating area in restaurant
- relocation of chefs office at lower ground floor
- updated roof plant to service new kitchens

This Design and Access Statement has been prepared to cover these changes, and the new interior design scheme by Russell Sage Studio.

Introduction

1.3 Project Team

- Client - Starwood Capital
- Client Representative and Contract Administrator - MHBC
- Project Manager - Tower 8
- Architect - EPR Architects Limited
- Interior Designer (Public Areas) - Tara Bernerd & Partners
- Food & Beverage Consultant - Gorgeous Group
- Interior Designer (Food & Beverage) - Russell Sage Studio
- Planning Consultant - CGMS
- Heritage Consultant - CGMS
- Access Consultant - Jane Simpson Associates
- Structural Engineer - Simpson Associates
- Services Engineer - Elementa Consulting
- Lighting Designer - Lighting Design International
- Facade Specialist - Harrison Goldman
- Landscape Consultant - Viewpoint
- Quantity Surveyor - Arcadis
- Principal Designer - Butler & Young

Introduction

1.4 Character & Continuity

To develop the building respectful of its original design and heritage importance, and in a manner that is in keeping with the surrounding buildings and area.

1.5 Market Demand

The proposal is part of a much needed refurbishment programme initiated by the owner of the hotel with the intention of reinvigorating the already special nature of this building. The aim is to enhance the overall facilities offered by the hotel, as well as the service and operation, to support the current activities in the area.

1.6 Quality

To ensure a high quality design appropriate for a Grade II* Listed Building and high level 4 Star Hotel.

Understanding the Context



Aerial View



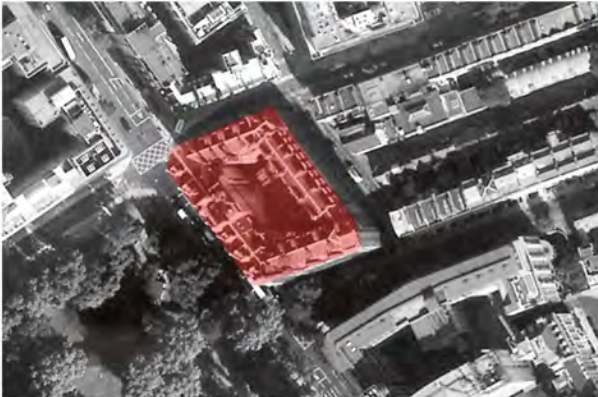
Hotel Russell - Aerial View



Hotel Russell - Aerial View



Hotel Russell - Russell Square Elevation



Understanding the Context

2.1 Urban Context

The Hotel Russell is prominently located on the north-east corner of Russell Square within the Bloomsbury Conservation Area. Its four key external elevations face Russell Square, Bernerd Street, Gullford Street & Herbrand Street.

A diverse mix of architectural styles now exists around the square with a mixed business & residential usage. The prime business usage includes The University of London, a number of other hotels, banks and some supporting retail. It is also close to and overlooks the British Museum,



The Imperial Hotel, Russell Square



The Imperial Hotel, External Seating Area



'Scillon Avenue' Market Entrance,
Southampton Row



Russell Square House



Russell Square Cafe



Russell Square Station



Brunswick Shopping Centre



The British Museum - View from Hotel Russell



Institute of Advanced Legal Studies

Understanding the Context

2.1 Urban Context

Photos of neighbouring buildings, showing diverse mix of architectural styles and functions.



The Hall from the Main Entrance



Arcade Gallery to the Hall, First Floor



Main Entrance



Entrance to the Banqueting Hall from the Winter Garden



Sunken glass-roofed Winter Garden serving as a lounge to the ballroom. Interior Design Journal 1972



Architect Charles Fitzroy Doll



Plaste-moulded female figures in the Entrance Hall

Understanding the Context

2.2 Building Context

The Hotel Russell is a Grade II* Listed Building, designed by the Architect Charles Fitzroy Doll and opened by Frederick Hotels in 1898.

It was one of the first purpose built hotels in London with en-suite bathrooms, and was originally considered to be high-end luxury, although of 'conservative architectural taste'.

The architecture is an adaption of the German renaissance style and a rare example of late renaissance architecture in London. The hotel interior design were replicated by Doll with his work on the RMS Titanic's first class lounge and dining room.

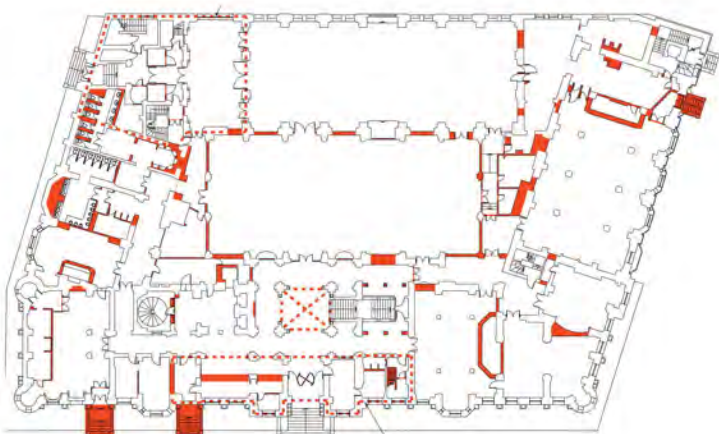
The hotel was damaged during the war and has since undergone several refurbishments, most noticeable in the 1970's and most recently in 2005.

[Refer to CgMs Heritage Assessment for further historical context.]

Analysis



Existing Ground Floor Plan
 - Red outline denotes extent of ground floor contained within this planning application



Existing Ground Floor Plan showing elements added since original construction

Analysis

3.1 Existing Ground Floor

The existing ground floor has undergone a number of significant architectural interventions over the years, but still retains many elements of historical significance that showcase the original Renaissance interior design. It is the most decorative part of the building containing the primary front of house spaces – food & beverage and meeting & banqueting spaces are all focused around a central courtyard occupied by the 'Palm Court'.

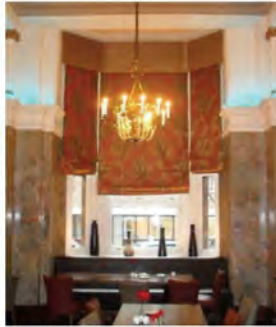
[Reference should be made to the CgMs Heritage Assessment for further detailed description of the ground floor interior]



Existing Library showing fireplace with stained glass window



Existing Restaurant - ceiling detail



Existing Restaurant - window to Guilford Street



Existing Restaurant showing fireplace



Existing Guilford Meeting Room



Existing Temple Bar



Existing Temple Bar

Analysis

3.2 Existing Bar & Restaurant

Tempus Bar, Tempus Restaurant, Library & Guilford Room

The Dining Room is particularly significant as it was supposedly the inspiration for Fitzroy Doll's later interior design on the Titanic. It is a large rectangular space with walls and columns again clad in marble with plaster capitals and friezes.

Architectural intervention has occurred with the shortening of the room to create a ground floor kitchen space beyond.

The 'King's Bar' to the right of the main entrance consists of two spaces now subdivided. Both spaces are timber panelled to frieze height with plaster pilasters above supporting a heavy trabeated ceiling with a variety of different plaster mouldings.

Both the bar and restaurant also feature fireplaces and a stained glass window sits above one in the bar areas. The current fit out and furniture is dated and whilst used by hotel guests, attracts little public attention and again lacks street presence and visibility.

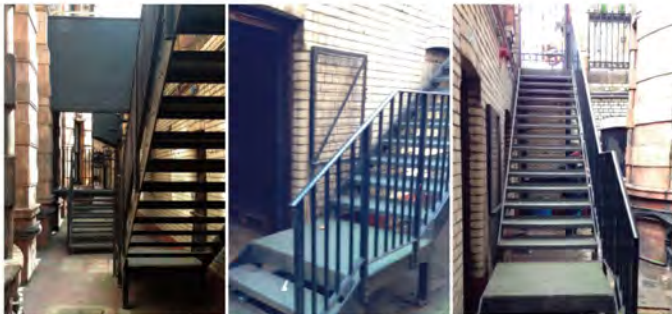
The spaces are also operationally inefficient with no direct link between the bar and restaurant/kitchen area.



Key Plan - existing bar, restaurant & meeting rooms



Existing Perimeter Lightwell, Guilford Street – showing area of infill



Existing Perimeter Lightwell, Russell Square – showing fire escape stair to Bernard Street



Existing Perimeter Lightwell, Russell Square

Analysis

3.3 Existing Lower Ground Floor & Perimeter Lightwell

The existing lower ground floor has been substantially reconfigured over the years and little remains that is considered of historical significance.

Front of house areas consist primarily of meeting space and the remainder is back of house.

The lightwell surrounding the 3 main facades of the hotel has also been substantially reconfigured with an area on Guilford Street infilled for use as additional back of house space.

The vaults under the highway have required strengthening works over the years and have been much adapted primarily for use as plant space. The main finish is white glazed bricks as in the internal lightwell.



Existing Lower Ground Floor Plan
 – red outline denotes extent of lower ground floor contained within this planning application

Proposals



Proposed Ground Floor Plan
 - red outline denotes extent of ground floor contained within this planning application
 - grey shade denotes extent of ground floor works consented under previous application and to remain unchanged



Proposed Ground Floor Strip-out Plan
 - red outline denotes extent of ground floor contained within this planning application
 - blue shade denotes extent of additional demolition contained within this planning application
 - red shade denotes extent of demolition already approved within previous planning consent

4.1 Proposed Ground Floor - General Overview

Previous Planning Permission Ref 2015/1673/P April 2016,
 Previous Listed Building Consent Ref 2015/2013/L April 2016.

The proposal for the Ground Floor is a complete refurbishment and reconfiguration of all front of house and back of house areas, in order to restore some of the building's original grandeur and improve functionality and operation of all spaces.

It has been consented within a previous application to strip out a lot of the more recent additions (including the new mezzanine level), to create new entrances and to increase the food & beverage areas on ground floor. All external works are also retained as previous planning consent.

The area included within this application is the bar, restaurant and associated back of house areas only which have now been reconfigured to suit a new food and beverage operation and new interior design scheme.

The interior design scheme for this area is by Russell Sage Studio. It aims to be sensitive to the historic fabric of the building and to create some destination venues for the public and local community as well as for hotel guests.

The material changes have been kept to a minimum and are generally proposed in order to improve efficiency and operation.

4.1.2 Kitchens

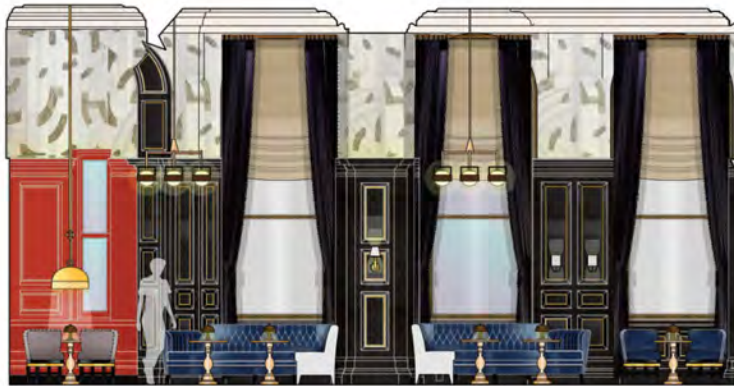
- a new door opening is proposed from Stair 3 - to provide direct access from the service lift to the C&B kitchen
- a reconfiguration of the Accessible WC and an increased opening is proposed from Corridor G10 to the Palm Court kitchen - to provide direct access from the kitchen to service the lounge bar
- an area of slab is proposed to be replaced within C&B kitchen - to enable a level cold store for trolley access to service conference banqueting
- a new layout of internal partitions is proposed in both ground floor kitchens - to suit the new kitchen equipment layout and improve operation

4.1.3 Greeter Area

- the opening to form the access to the bar is proposed to be increased in height to include removal of curved painting above
- a new handrail is proposed to Stair 2 to comply with current building regulations

4.1.4 Restaurant

- a raised seating area is proposed to break down the floor plan and provide a variety of seating options



Russell Sage Studio Concept Elevations
Existing Library Room

4.2 Food and Beverage Concept

The overall concept for all Food & Beverage areas at the Russell Hotel has been developed by the Gorgeous Group. Each area has its own unique identity & personality with an offering to suit varying guest and public demands both in terms of ambience and food & drink.

4.2.2 Concept Design for Bar

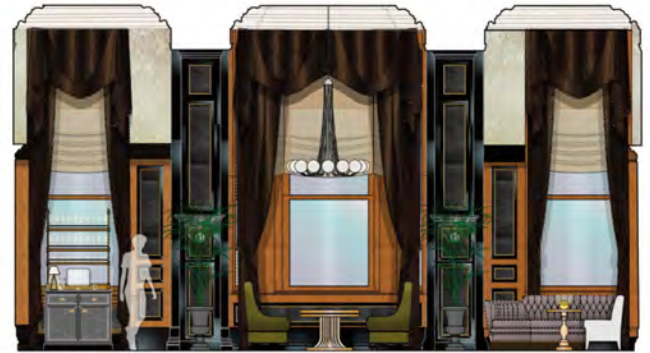
'THE' place for the discerning and stylish to meet, drink and have fun.

The bar needs to work from morning through to late night providing a space for drinking, snacking, meeting, lounging and entertaining. The ambition is to create a fun, accessible, unexpected and highly memorable space that reflects the heart and spirit of Bloomsbury. The design essentially draws inspiration from the history of the Russell Hotel and from F Scott Fitzgerald's Jazz Age. A swanky and stylish bohemian bar that epitomizes the decadence of a lost generation.

4.2.3 Interior Design for Bar

Russell Sage Studio have taken this concept and used a rich variety of exotic finishes and patterns that complement and enhance the form of the existing building.

The floor finish is primarily timber parquet and the existing mouldings and timber panelling are generally retained, adapted where necessary, and redecorated. The existing fireplaces are to be reinstated as working gas fireplaces with an eclectic mix of furniture and fittings around.





4.2.4 Concept Design for Restaurant

All day 'local at heart' dining for local residents, businesses, destination diners and food lovers.

The proposal for the restaurant is to create an instantly iconic dining experience with an eye to furthering a sense of tradition rather than merely replicating it. It aims to be a restaurant with heart and to become an important asset to the local community as well as hotel guests. The desire is to create a sophisticated and gastronomic restaurant, whilst retaining an air of refinement and informality. The design draws inspiration from the independent spirit of the neighbourhood whilst continuing the theme of 'enjoyment' through from the bar. Essentially a restaurant for the long standing Bloomsbury institution (that just happens to be in a hotel).



4.2.5 Interior Design for Restaurant

Russell Sage studio have taken this brief to develop a unique proposal that works alongside the bar with a similar use of decorative patterns and finishes.

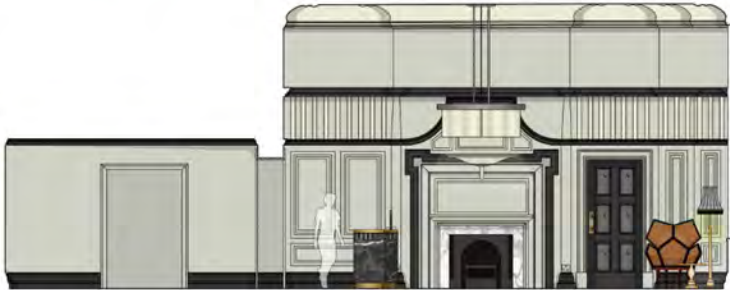
The proposed floor finish is a graphic pattern of timber parquet, whilst walls and columns are generally clad in new timber panelling and antique mirror around the fireplace. Existing mouldings are retained (or overlaid with similar) and redecorated with integrated planting and joinery to suit these mouldings and the new timber panelling.

A raised seating area helps to create a mix of seating styles and ensure seating to the back of the restaurant is not inferior.



It is also to be noted that where timber panelling is proposed, the marble will be retained intact behind and not penetrated by the fixings.

All services throughout the new F&B areas are to be fed from above to omit the current exposed cabling as far as practically possible.



4.2.6 Concept Design for Lobby Area

Situated between the two vibrant spaces proposed for the bar and restaurant is the 'Greeter Area'. The key concept for this space is to provide a functional and inviting entrance space and a smooth transition linking the bar and restaurant and providing circulation to the public WCs via the existing back of house stair.

4.2.7 Interior Design for Lobby Area

The interior design proposals for this area are much more toned down and simplistic with just a decorative tiled floor hinting at the patterns within the adjoining spaces.

The existing back of house stair is upgraded with front of house finishes and a new handrail reflective of the design already proposed for another front of house stair within the hotel.

4.3 Proposed Lower Ground Floor and Perimeter Lightwell - General Overview

*Previous Planning Permission Ref 2015/1673/P April 2016.
Previous Listed Building Consent Ref 2015/2013/L April 2016.*

In order to improve the operation of the proposed food and beverage areas, a few changes are proposed for the lower ground floor back of house area and lightwell.

Back of House:

- relocation of chef's office
- new internal layout of partitions within wash-up area and kitchen

Lightwell:

- new keg lift for deliveries to cellars within the vaults
 - existing window opening to vault increased to create new door opening for vault usage as cellar
- Note. existing vault cellar on Russell Square elevation also retained

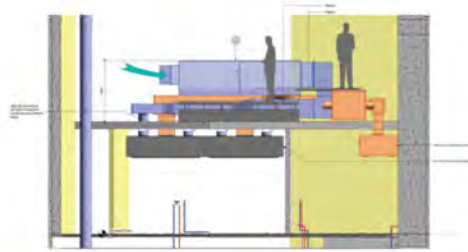
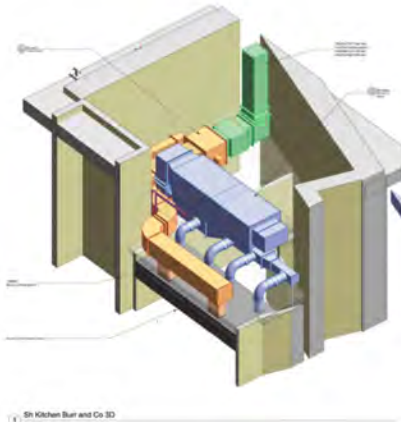
There will be python routes from both cellars to provide draught drinks to both Burr & Co and the main bar.



Proposed Lower Ground Floor Plan
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Proposed Lower Ground Floor Strip-out Plan
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- blue hatching denotes extent of additional demolition contained within this planning application
- red hatching denotes extent of demolition already approved within previous planning consent



4.4 Proposed Roof Plant - General Overview

Previous Planning Permission Ref 2015/1673/P April 2016.
 Previous Listed Building Consent Ref 2015/2013/L April 2016.

In conjunction with the new food and beverage offering and kitchen re-planning, there has also been a change to the mechanical services scheme to suit the new scheme and new kitchen equipment locations and specifications.

Perimeter Lightwell

- 2 no. new louvres within existing lightwell roof area on Guilford Street to service new restaurant air handling units below

Central Lightwell

- additional air handling plant and ductwork to flat roof area over Burr & Co kitchen
 [Previous consent included kitchen extract fan and extract duct to roof]



60 - Hotel Rüssel

Drawing Schedule

Planning Drawings - Lower Ground Floor & Ground Floor

Existing General Arrangement Plans

Drawing Description	Drawing Number	Rev
Existing Lower Ground Floor Plan	10089-T-01-0250-ZB1	02
Existing Ground Floor Plan	10089-T-01-0251-Z00	02

Strip-out Plans

Drawing Description	Drawing Number	Rev
Lower Ground Floor Strip-out Plan	10089-T-01-1450-ZB1	02
Ground Floor Strip-out Plan	10089-T-01-1451-Z00	02

Proposed General Arrangement Plans

Drawing Description	Drawing Number	Rev
Proposed Lower Ground Floor Plan	10089-T-01-0252-ZB1	02
Proposed Ground Floor Plan	10089-T-01-0253-Z00	02

New Keg Lift

Drawing Description	Drawing Number	Rev
Keg Lift to External Stair	10089-T-01-2421-ZB1	01

Combined Strip-out Plans

Drawing Description	Drawing Number	Rev
Combined LG Strip-out Plan	10089-T-01-1452-ZB1	02
Combined GF Strip-out Plan	10089-T-01-1453-Z00	02

Site Location

Drawing Description	Drawing Number
Site Location Plan	10089-T-01-0101-ZXX 03

Elementa Services Information

Drawing Description	Drawing Number
Elementa Roof Plant Drawings (proposed)	P15-260-M57-00-07_tx P15-260-M57-M1-05_tx
Elementa planning sketch march 2015 (previously consented)	

RSS Interior Design Plans

Drawing Description	Drawing Number
Bar & Lobby GA Plan	381A-PL-01-rC
Bar & Lobby Low Level Lighting	381A-PL-03-rB
Bar & Lobby Ceiling Plan	381A-PL-04-rB
Bar & Lobby Floor Finishes Plan	381A-PL-05-rB
Restaurant GA Plan	381A-PL-51-rC
Restaurant Low Level Lighting	381A-PL-53-rB
Restaurant Ceiling Plan	381A-PL-54-rB
Restaurant Floor Finishes Plan	381A-PL-55-rB

RSS Interior Design Elevations

Drawing Description	Drawing Number
Fitz Bar Sections	381A-SE-01-rB
Fitz Bar Sections	381A-SE-02-rB
Reading Room Bar Sections	381A-SE-03-rB
Reading Room Bar Sections	381A-SE-04-rB
Lobby Sections	381A-SE-05-rA
Lobby Sections	381A-SE-06-rA
Stair 2 Section	381A-SE-07 (1 of 2)
Stair 2 Section	381A-SE-07 (2 of 2)
Restaurant Section	381A-SE-51-rB
Restaurant Section	381A-SE-52-rB
Restaurant Section	381A-SE-53-rB
Restaurant Section	381A-SE-54-rB