



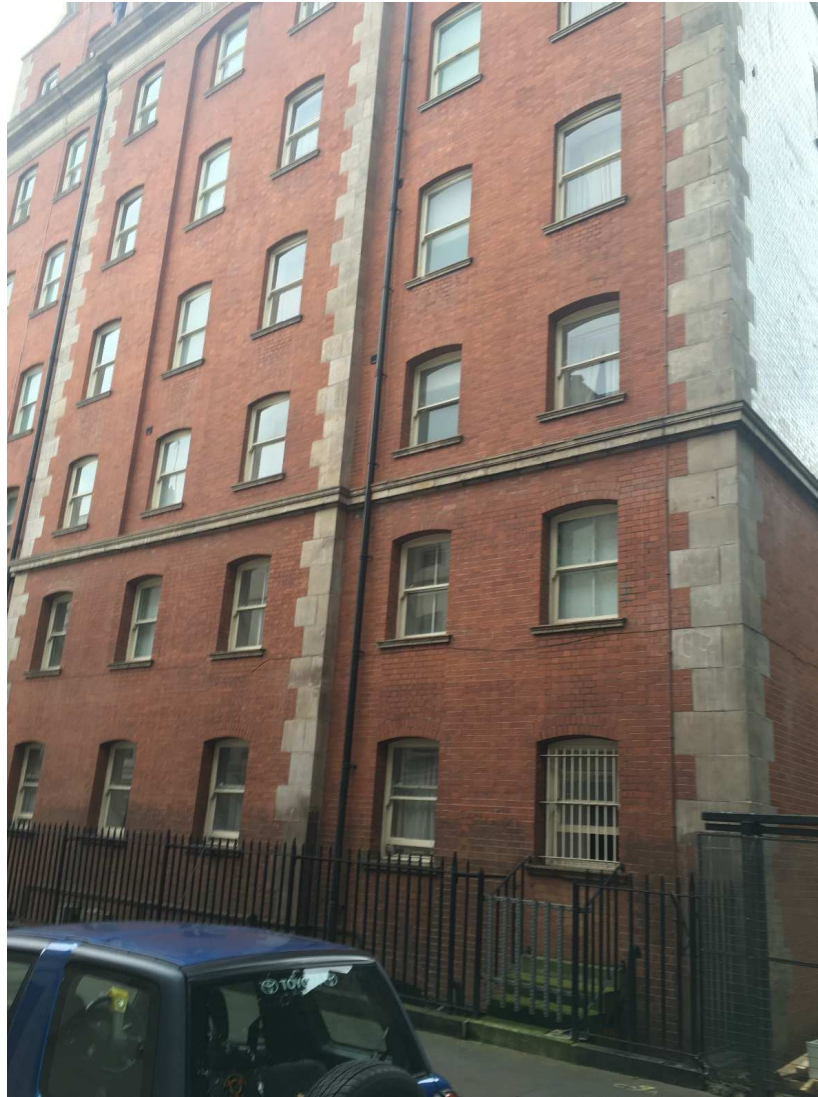
**glh. Hotels**

**Thistle Holborn, The Kingsley**

Installation of 3no External Condenser Units associated with  
Conversion of Staff Annexe to 3no Serviced Suites

Planning Pack and Design Statement  
September 2016

**Thistle Holborn, The Kingsley**



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## **Project Summary**

### **Overview**

Thistle Holborn, The Kingsley is a 129 bedroom hotel operated by glh Hotels under the thistle hotels brand.

glh Hotels are proposing the conversion of an existing 6 bedroom staff annexe on the ground floor at the rear of the building to provide 3no serviced hotel suites.

To allow comfort cooling to be provided to these suites glh Hotels are proposing to install 3no external condenser units within an existing lightwell.

### **Location**

The hotel is located at Bloomsbury Way London WC1A 2SD

### **The Existing Hotel**

The Kingsley is an Edwardian hotel that was built in 1898. Facilities include:-

- 129no en-suite bedrooms and suites
- 7no function and meeting rooms and 6no syndicate rooms
- The Kingsley Bar
- The Kingsley Two Restaurant
- Reception and Lounge areas
- Offices, kitchen, stores and ancillary back of house areas
- Staff bedroom annexe

### **Scope of Work**

The staff annexe currently comprises 6no bedrooms, kitchen, bathroom, WC and lounge areas which will be removed and 3no new hotel suites will be formed.

Internal fan coil units will be installed in the lobby ceilings of each suite connected to an external condenser unit in the lightwell.

A new steel platform will be constructed to support the 3no external condenser units.

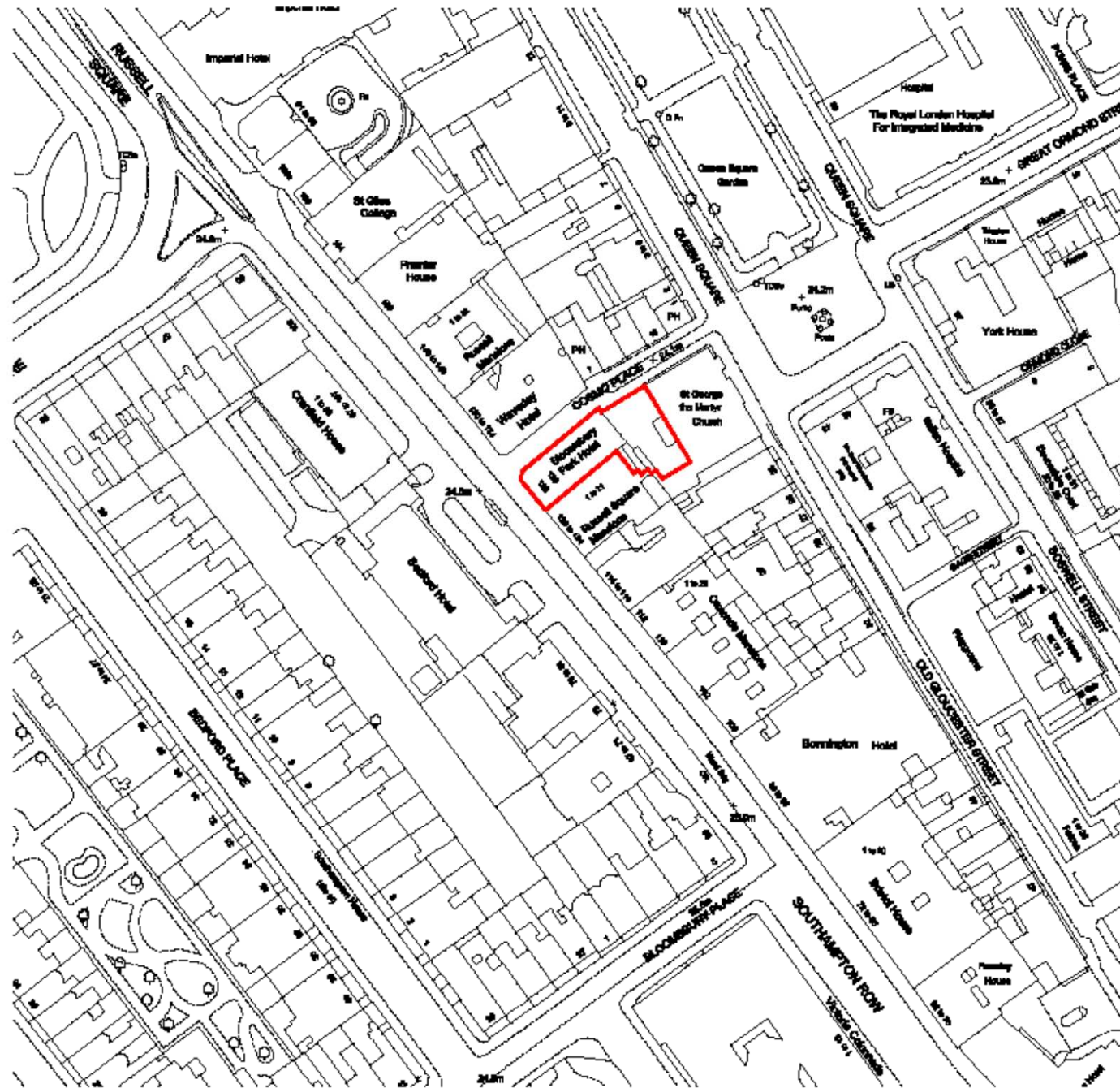
This Design Statement supports the application.

### **External Plant Assessment**

An external plant assessment has been prepared by Lee Cunningham Partnership (LCP) which is appended to the application




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**THISTLE BLOOMSBURY PARK**

LOCATION PLAN

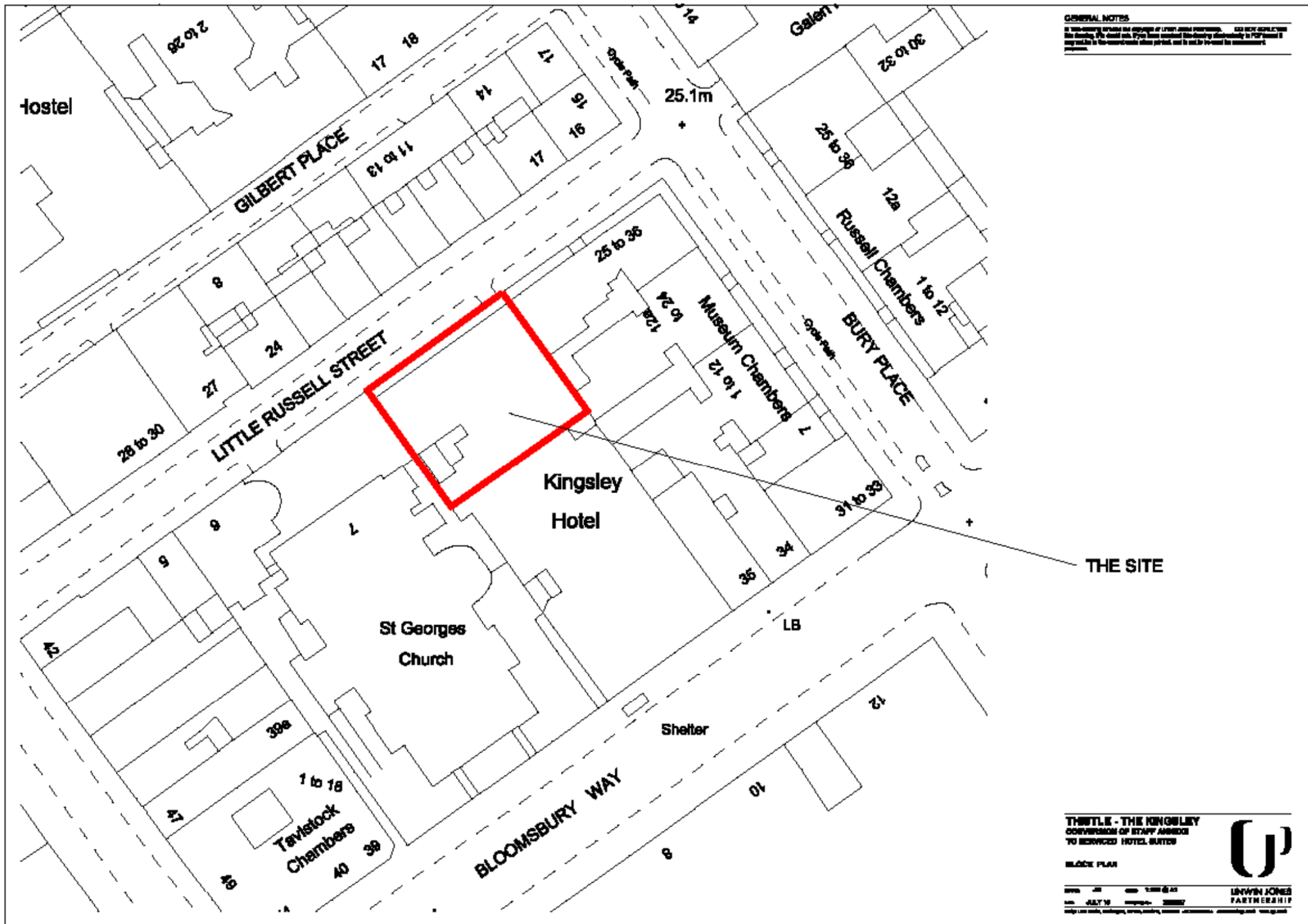


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PARTNERSHIP

Scale: 1:500  
 Date: 10/2010

Thistle Holborn, The Kingsley

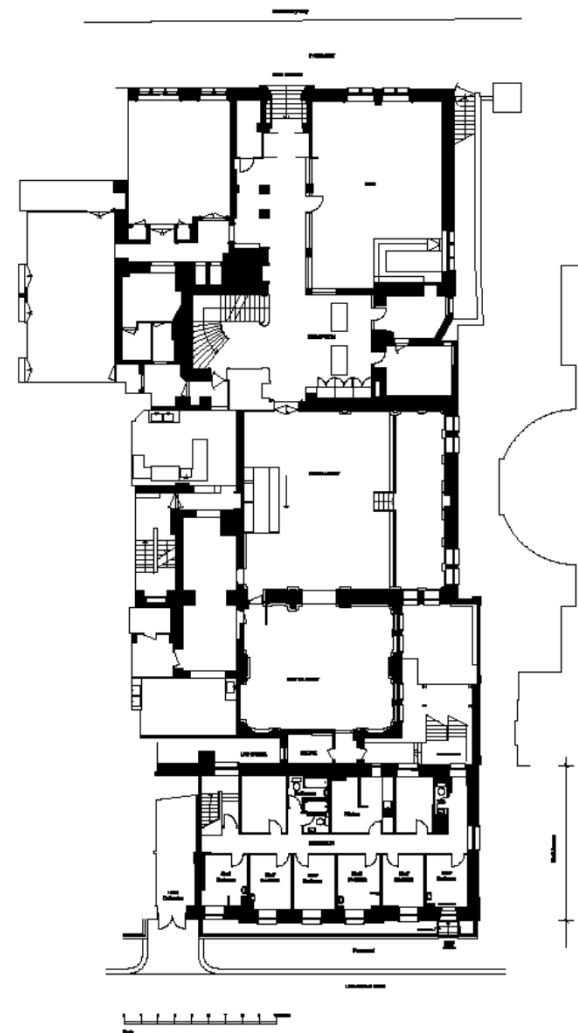
Appendix A – Existing and Proposed Drawings  
 Location Plan



Thistle Holborn, The Kingsley

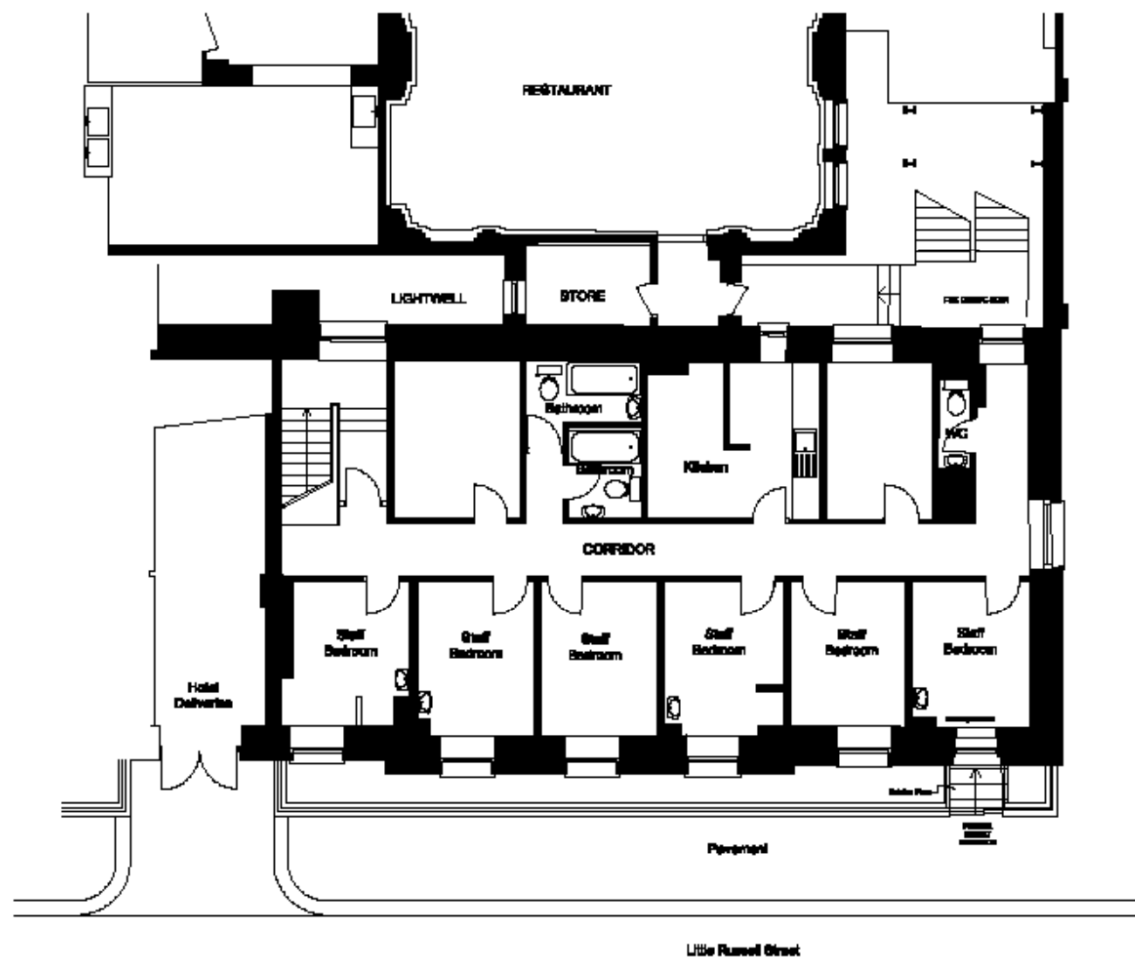
Appendix A - Existing and Proposed Drawings  
 Block Plan

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**THISTLE - THE KINGSLEY**  
CONVERSION OF EXISTING BUILDING  
TO RESIDENTIAL HOTEL, SUITES  
**GROUND FLOOR PLAN**  
AS EXISTING  
DATE: 02/11/2011  
DRAWN BY: J. V. SMITH  
CHECKED BY: M. J. SMITH  
UNWIN JONES  
PARTNERSHIP  
100, Abchurch Lane, London, EC4N 3DF

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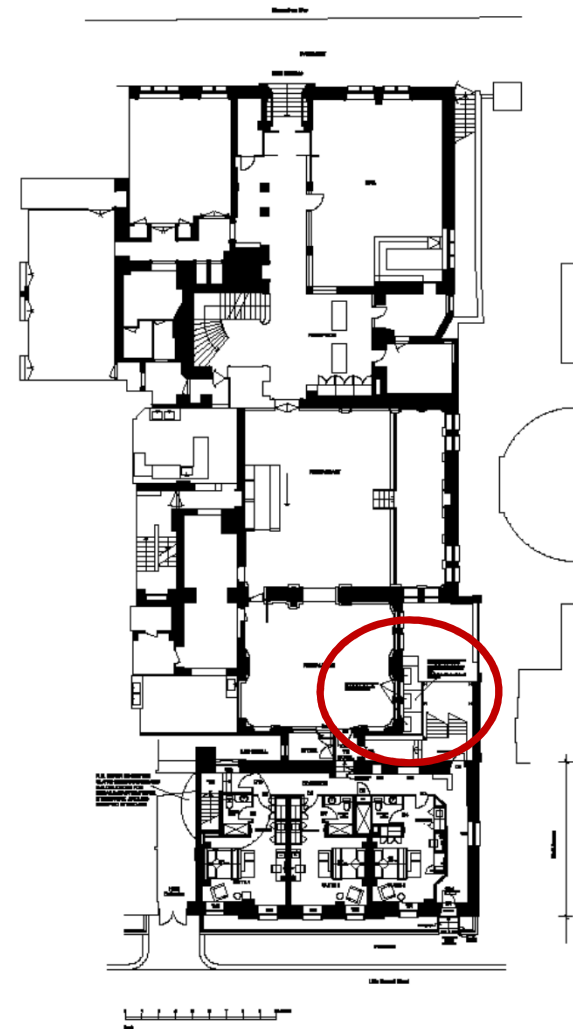


**THISTLE - THE KINGSLEY**  
 CONVERSION OF STAFF BEDROOM  
 TO SERVICED HOTEL SUITES

**EXISTING FLOOR PLAN (PART)**  
 AS EXISTING

DATE: 01/10/2010  
 DRAWN BY: JAY W  
 CHECKED BY: JAY W

**LINWEN JONES PARTNERSHIP**



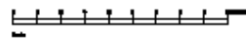




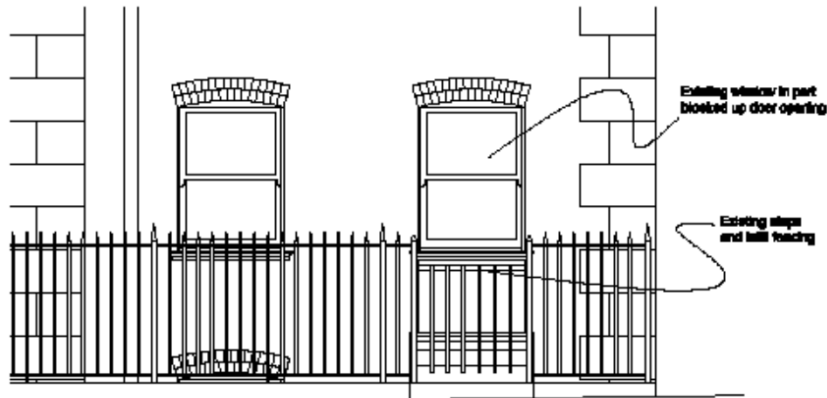
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**Elevation to Little Russell Street  
As Existing 1:100**



**Elevation to Little Russell Street  
As Proposed 1:100**



**Elevation of Blocked up Door Opening  
As Existing 1:25**



**Elevation of Reinstated Door Opening  
As Proposed 1:25**

**THISTLE - THE KINGSLEY**  
 CONVERSION OF STAFF QUARTERS  
 TO SERVICE HOTEL SUITES



ELEVATIONS TO LITTLE RUSSELL STREET  
 AS EXISTING AND PROPOSED

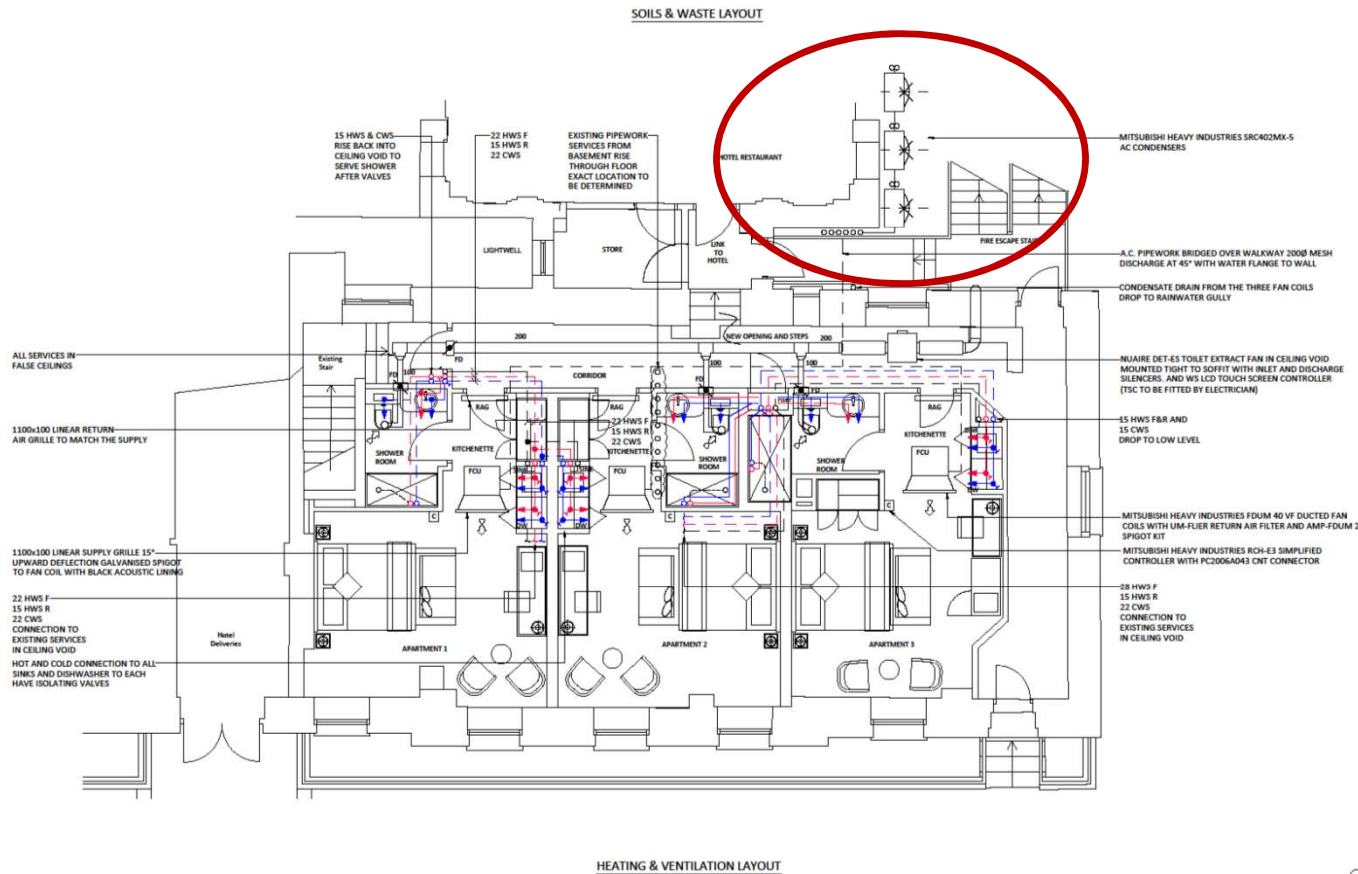
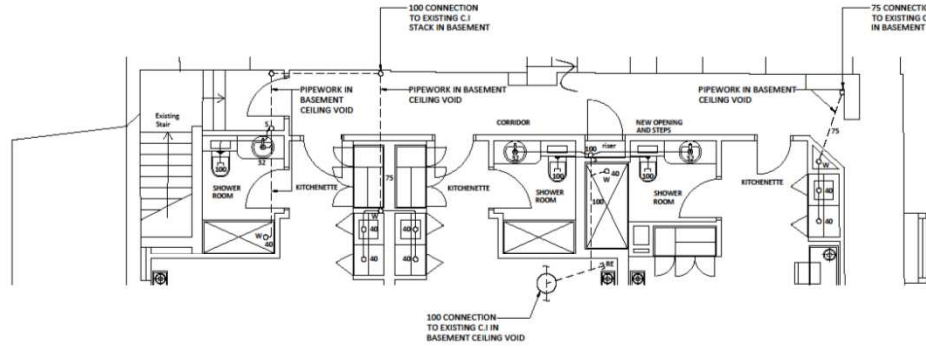
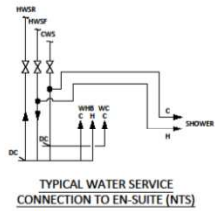
DATE: 01/11/11  
 DRAWN: J. H. / 11/11/11  
 CHECKED: J. H. / 11/11/11  
 APPROVED: J. H. / 11/11/11  
 LINWEN JONES PARTNERSHIP

**NOTES:**

1. ALL CONNECTIONS TO SANITARYWARE SHALL HAVE FULL BORE BALLOFFIX VALVE SHOWER SUPPLY VALVES TO BE MOUNTED IN SERVICES RISERS.
2. ALL WATER SERVICE PIPEWORK TO BE INSULATION THROUGHOUT.
3. ALL SOIL AND WASTE RISERS FROM BASEMENT TO BE FITTED WITH FIRE COLLAR AND AIR ADMITTANCE VALVE.
4. SEE SPECIFICATION FOR PIPEWORK DETAILS AND TRAPS.

**NOTES:**

1. ALL EXISTING LPHW HEATING PIPEWORK AND RADIATORS SHALL BE ISOLATED, DRAINED DOWN AND REMOVED.
2. ALL EXISTING HOT AND COLD WATER SERVICES AND DRAINAGE SHALL BE ISOLATED, DRAINED DOWN AND REMOVED.
3. ALL EXISTING VENTILATION SHALL BE REMOVED.



Rev	Description	Drawn	Checked
1	ISSUED FOR TENDER		

Client: GLH

Project: THE KINGSLEY SERVICED APARTMENTS

Drawing Title: MECHANICAL SERVICES PROPOSALS

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Date: SEPT. 16	Scale: 1:50 @ A1 1:100 @ A3	Eng: PJD CAD: EJV
Sheet: T	Proj No: 16099/M1	Rev: -

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