

Dec 2016 | 16G7 | 3D

Revision 00



PLANNING, DESIGN AND ACCESS STATEMENT

for

PROPOSED REPLACEMENT OF SHOPFRONTS

to

GROUND FLOOR COMMERCIAL UNITS

68-72 RUSSELL SQUARE, WC1BN 5BA

ANCILLARY TO THE PRESIDENT HOTEL

On behalf of

IMPERIAL LONDON HOTELS

1 INTRODUCTION

This Design and Access statement has been prepared to accompany an application for the replacement of existing shopfronts to commercial units 68-72 Russell Square, which form part of the President Hotel ground floor accommodations.

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 President Hotel was built in 1962, situated on Russell Square at the corner of Guilford Street and Russell Square.



Figure 1- Site Location

The hotel is set over basement parking and services, ground floor public spaces and 7 upper floors accommodating 523 guest bedrooms. The building is formed of a ground floor detailed in off-shutter concrete panels.

The hotel ground floor lounge, bar and reception overlooking Guildford Street have large picture windows with hardwood timber framing.

The ancillary commercial units are currently fitted with an assorted collection of powder coated frame and frameless shopfronts and signage sizes.

The corner retail unit No 73 (Pret) has recently been upgraded with a tiled stall riser and new full height glazed shopfronts.

3 PROPOSALS

Replacement of all shopfronts to commercial units 68 – 72 Russell square.

New shopfront glazing, framing, tiled stall riser and signage all to match current installation at No 73 Russell Square (Pret).

New signage will be dealt with in separate applications for each commercial unit.

4 SCALE

There is no proposal to increase the existing floor area or for any structural alterations to the building.

External visible changes are restricted to removal of the existing variable shopfront arrangements and to replace with a uniform design of shopfront, stall riser and signage zone.

5 PUBLIC ACCESS

All the units have an existing level step-up into the shops and are therefore not wheelchair accessible.

The design of the proposed new stall riser will allow for the installation of ramped access to all shops and unification of door opening sizes for wheelchair accessibility to comply with current Part M regulations.

6 CONCLUSIONS

The proposals as set out above are necessary to improve and unify the visual appearance of the street-front along the Russell Square elevation of the President Hotel and to provide disability access to all the commercial units.

Imperial London Hotels own and operate seven hotels in the Bloomsbury Area

The works proposed for the President Hotel form part of ongoing upgrade works to their properties in the area.