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Revision 00



PLANNING, DESIGN AND ACCESS STATEMENT

for

BEDFORD HOTEL

83-98 SOUTHAMPTON ROW

WC1B 4HD

PROPOSED REPLACEMENT OF REAR ELEVATION WINDOWS

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 rear elevation windows 1st floor to 6th floor at the Bedford Hotel, 85-98 Southampton Row.

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.

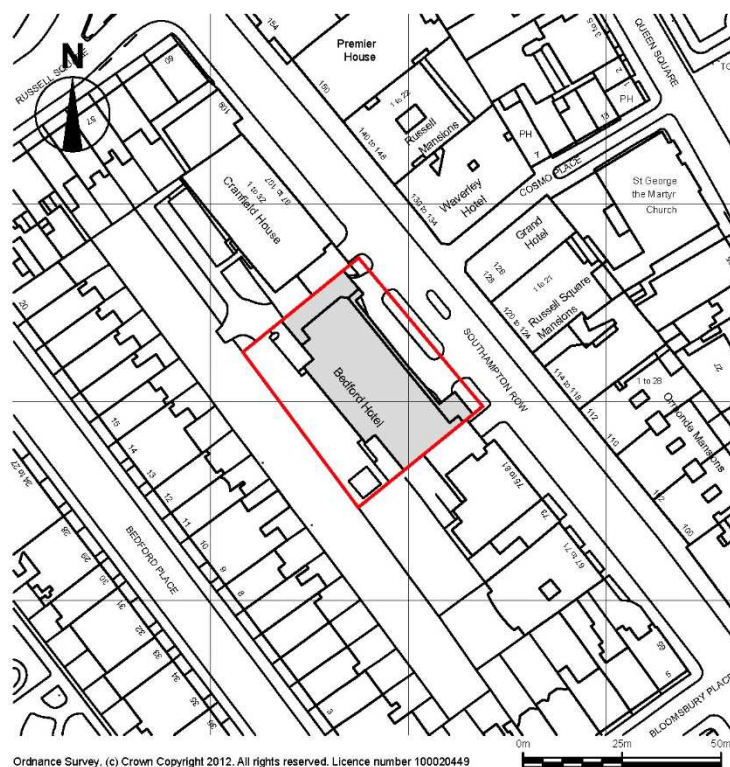


Figure 1- Site Location

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

The old Crittall windows to the front façade of the hotel were upgraded to powder coated aluminum in 2011 ¹

¹ Camden Planning Application Ref: 2011/5733/P

Permission was recently granted for major upgrade work to the forecourt of the hotel and also for changes to the ground floor shopfronts and signage ²

3 PROPOSALS

This application is for the replacement of 158 Crittall windows located at the rear west elevation of the hotel. These are single glazed windows and have been maintained beyond their expected life. They do not meet current Building Regulation requirements, or the expectations of hotel guests. The existing steel Crittall windows will be replaced with a thermally insulated, double glazed powder-coated aluminium windows.

The proposed new window will be a Smart Systems Ltd – Altitherm Heritage W20 range window with a powder coated white finish. The frame section is slim and has been designed as a standard replacement for steel windows where the original slimline Crittall window appearance is required to satisfy conservation, but still meets all current building regulations.

The existing window configuration will be maintained. The window will comprise of two opening sections and two rectangular fixed lights top and bottom. On the bay windows this is repeated on each face.

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 secondary glazing and replacing existing single-glazed crittall windows with double glazed units to match existing.

5 PUBLIC ACCESS

There are no changes proposed to public access.

Current DDA access is by way of level access at the front entrance.

All floors of the hotel are served by mechanical lifts.

6 CONCLUSIONS

The existing single glazed windows have been maintained beyond their expected life. They do not meet current Building Regulations.

The proposals as set out above are necessary to:

Improve the visual appearance of the building by upgrading the windows.

Improve thermal and acoustic performance by way of new double glazed windows.

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

The works proposed for the Bedford Hotel form part of current upgrade work at the hotel.

²Camden Planning Application Ref: **2016/4542/P & 2016/4814/A**