

CARLUCCIOS RESTAURANT (Marriott Hotel, Maida Vale)

DESIGN & ACCESS STATEMENT

1.0 – Introduction

The following document has been prepared on behalf of our client (Carluccios) so that full planning permission can be obtained for the proposed alterations/modification works to the existing façade at the Marriott Hotel, Plaza Parade, Maida Vale, London, NW6 5RP.

2.0 – Appraising The Context Of The Site & Surrounding Areas

The Maida Vale area is a predominantly residential suburb comprising the northern part of Paddington in West London, West of St Johns Wood and South of Kilburn. Although there are a number of more modern developments evident in the area, the architectural character and make up is typically late Victorian and Edwardian blocks of mansion flats. The location of the site (Marriott Hotel) is on the corner at the junction of Kilburn High Road and Kilburn Priory. A number of small independent businesses and much larger brands are located in close proximity to the hotel, including Starbucks and Tesco Express. The area appears to have been developed in recent years with a number of more modern buildings evident on Kilburn High Road, the Marriott Hotel is one such building. In terms of scale and appearance the site does stand out as a more modern addition to this area of Maida Vale, however a sympathetic palette of materials has been used including fair faced stonework, London brick and powder coated aluminium framed windows and solid infill panels.

3.0 – The Proposed Development

The proposed works involve modification works to the lower areas of façade facing Kilburn High Road and Kilburn Priory, and include the following;

Kilburn High Road – Elevation A

- The removal of a set of double doors (set back from the pavement). A new window/glazing panel is to be installed within the existing frame with the inclusion of a new section of frame at low level which is to match the profile and finish of the existing frames.
- A further two sets of double doors to this elevation facing Kilburn High Road are to be removed and replaced with new fixed glazing panels. The existing aluminium frames will need to be adapted/modified to suit the installation of the new glazing. New stall risers are to be formed below and the outer face to receive a stonework finish to match the existing stonework to the walls and columns.

Main Entrance Corner – Elevation B

- The underside of the existing overhang is to undergo minor modification works. A sheet metal finish fixed to the underside is to be removed and replaced with new cement board with a white external stucco plaster finish.
5no external LED downlights are to be installed to the underside of the overhang to create a warm subtle glow.
- 4no polished brass finish wall mounted up/down lights are to be installed to the columns between the windows.
- LED striplight is to be fitted to the underside of the 3no external step overhangs.

Kilburn Priory – Elevation C

- 3no solid aluminium infill panels and air inlet/outlet grilles are to be removed at high level. New glazing is to be installed to allow more natural light to enter the ground floor restaurant space.

For all details regarding the proposed development please refer to the accompanying drawings.