

# **London St. Regents Park Marriott Hotel**

## **DESIGN AND ACCESS STATEMENT**

### **1.0– Introduction**

The following document has been prepared on behalf of our client so that full planning permission can be obtained for the proposed alterations/modification works to the sixth floor and the removal of existing conservatory on the sixth floor and reinstatement of existing fenestration at the Marriott Hotel, St. Regents Park, London NW3 3ST.

### **2.0– Appraising The Context of The Site & Surrounding Areas**

The St. Regents Park area is predominately residential suburb comprising the northern part of Paddington in North West London, North of The Regents Park and Primrose Hill. The site sits adjacent to the UCL Academy, the Swiss Cottage Central library and other high rise buildings but predominately the character of the area is typically late Victorian houses.

The location of the site (Marriott Hotel) is on the corner at the junction of Harley Road, Adelaide Road and Winchester Road. The area appears to have been developed in recent years with a number of more modern buildings which are evident on Harley Road and Winchester Road. In terms of scale and appearance the Marriott Hotel blends in with the other surrounding block building both in size and with a sympathetic palette of materials of brickwork, white render and white powder coated exposed metal railings.

### **3.0– The Proposed Development**

The proposed works involve minor internal modification works and the removal of the existing conservatory on the sixth floor and the reinstatement of existing fenestration:

#### **Sixth floor**

- The removal of the existing conservatory feature boxing and seating on the sixth floor. A new double glazed sliding door unit and a new double glazed sliding corner unit to be installed both to match existing frame and detail.
- Minor reinstatement of existing fenestration.

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

### **4.0– Access**

The proposed works are limited to a small localised area of the sixth floor, as such the existing access strategy into & around the building remains unaffected by these proposals.