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Revision 00



PLANNING, DESIGN AND ACCESS STATEMENT

for

ROYAL NATIONAL HOTEL

38-51 BEDFORD WAY

WC1H 0JX

PROPOSED REPLACEMENT OF

CONSERVATORIES

BEFORD WAY ELEVATION

On behalf of

IMPERIAL LONDON HOTELS

1 INTRODUCTION

This Design and Access statement has been prepared to accompany an application for the removal of the existing ground floor glass conservatory on Bedford Way elevation and replacement with flat roof structure and glazing.

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 Royal National Hotel was constructed in the 1960's in a succession of 4 phases. The hotel occupies the greater part of a city block bounded by Bedford Way, Woburn Place, Tavistock Square and Russell Square.



Figure 1- Site Location

The hotel is set over basement parking, ground floor public dining and reception, mezzanine admin level and 7 upper floors accommodating 1630 guest bedrooms. The hotel is formed around three courtyards. The North and South courtyards are both service areas and the central courtyard

¹ Camden Planning Application Ref: 2011/5733/P

accommodates couch drop-off, hotel entry and reception and entry to the basement public parking.

Two existing large single storey glass conservatories facing onto Bedford Way extend the ground floor hotel dining and breakfast areas either side of the central courtyard entry point.

3 PROPOSALS

This application is for the replacement of the existing glass conservatories with new flat roof glazed extensions of matching size.

The height of the new extensions will be lower than the existing glass conservatories, which will allow for re-exposing the mezzanine level windows above the flat roof.

The new roof level will align with the existing ground-mezzanine fascia delineation.

The replacement structure will be powder coated aluminium windows and infill panels.

The corner retail unit shopfront will be extended out in alignment along the pavement boundary line.

Two basement light wells will be incorporated into the structure with aluminium perforated panels at street level.

The reasons for the proposals are:

- Improve thermal performance of the dining and breakfast areas. Currently cold in winter and hot in summer due to the poor performance of the glass structure and west façade location.
- Reinstate and improve natural light to the mezzanine level offices above.
- Prevent litter being thrown into the light wells.

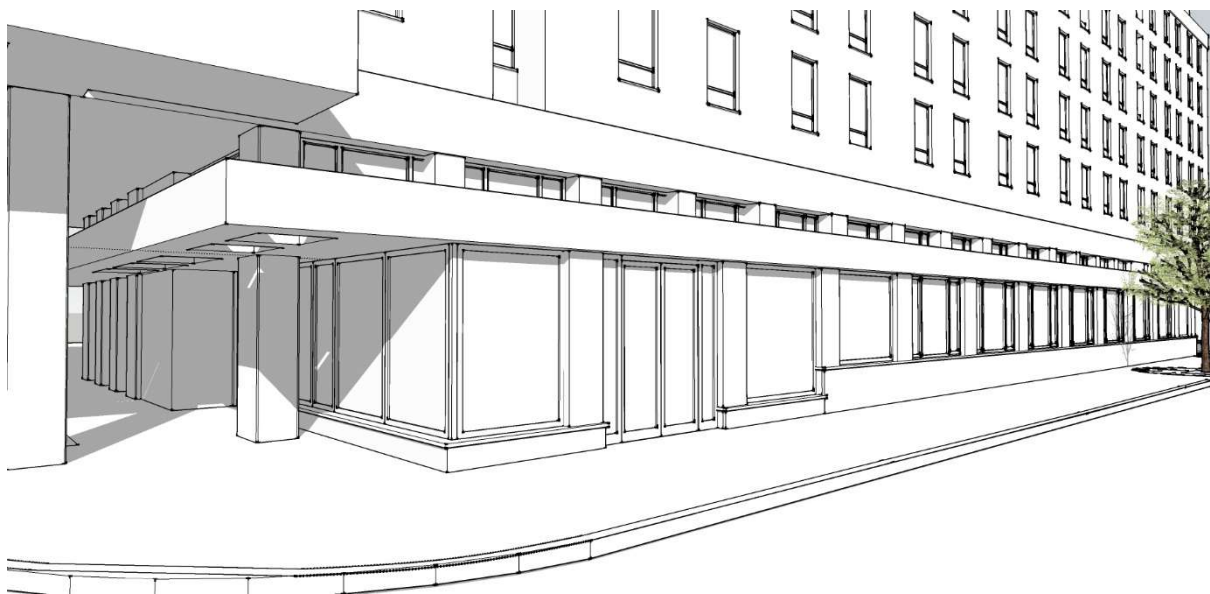


Figure 2 - CGI view of proposal

4 SCALE

The proposal will increase the existing floor area by 25 sq/m.

External visible changes are restricted to:

Lowering of the conservatory roof line in line with the current ground-mezzanine delineation fascia.

Re-installment of mezzanine windows.

The proposal will also tidy up the current arrangement of refuse storage area adjacent to the Blooms café.

5 PUBLIC ACCESS

There are no changes proposed to public access.

Existing ramped entry and escape exits will be maintained.

6 CONCLUSIONS

The existing sloping glass conservatory is out of character with the original hotel architecture.

The proposals reinstate the original fascia delineation the length of the Bedford Way façade.

The thermal performance of the dining and breakfast areas will be significantly improved.