



Hotel Russell

Bloomsbury, London

Listed Building Application
November 2017

Ground Floor Interior Amendments to Palm Court

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Introduction

Introduction

1.1 Purpose of Statement

This Design & Access Statement has been prepared by EPR Architects on behalf of Starwood Capital. It accompanies an application for full Listed Building Consent for the alteration of the building.

The extent of works included within this application involves the reconfiguration of the ground floor Palm Court area only.

This report responds to requirements under Article 4c of the Town & Country Planning (Development Management Procedure) (England) Order 2010 (the "DMPO") for most planning applications to be accompanied by a Design & Access Statement that explains the design principles and concepts that have been applied to the development; and how issues relating to access within the development is dealt with.

Introduction

1.2 Consultation

EPR Architects have been advising on various refurbishment works to the Hotel Russell over a number of years, in conjunction with the wider design team and RPS CgMs Planning and Heritage Consultants.

A number of planning and listed building applications were submitted in 2015, 2016 & 2017 as follows:

- **Mock Up Room** - Ref 2014/7634/L Listed Building consent granted Feb 2015 (works completed)
- **Hard Refurbishment of Guestrooms** - Ref 2015/0052/L Listed Building Consent granted March 2015
- **Works to Lower Ground Floor and Lifts** - Ref 2015/1344/L Listed Building Consent granted June 2015 and 2015/1031/P Planning Permission granted June 2015
- **Ground Floor and External Works** – Ref 2015/1673/P Planning Permission granted subject to a Section 106 agreement April 2016. Ref 2015/2013/L Listed Building consent granted April 2016
- **Amendments to Lifts and Reception Area** - Ref 2016/2177/P Planning Permission granted June 2016. Ref 2016/2182/L Listed Building Consent granted June 2016
- **Amendments to Food & Beverage Areas** - Ref 2016/4951/P Planning Permission granted February 2017. Ref 2016/4981/L Listed Building Consent granted February 2016
- **Canopy to Restaurant Entrance** - Ref 2017/3323/P Planning Permission granted August 2017. Ref 2017/3330/L Listed Building Consent granted August 2017

All works are currently in progress on site.

Following strip out and viewing of the original volume of the Palm Court area, changes are now proposed with the intention to reinstate some of the historic nature of a 'sunken' Palm Court.

In order to address accessibility issues the lowering is not possible throughout and a number of ancillary changes are required to enable this. These include;

- new door to replace window between lobby and garden courtyard
- accessible platform lift between palm court and winter garden

This Design and Access Statement has been prepared to cover these changes and the new design scheme by Box Architects.

The Interior Design concept and finishes remain as consented scheme by Tara Bernerd & Partners.

Introduction

1.3 Project Team

- Client - Starwood Capital
- Client Representative, Project Manager and Contract Administrator - MHBC
- Architect & Lead Designer - EPR Architects Limited
- Palm Court Architect - Box Architects
- Interior Designer (Public Areas) - Tara Bernerd & Partners
- Food & Beverage Consultant - Gorgeous Group
- Interior Designer (Food & Beverage) - Russell Sage Studio
- Planning & Heritage Consultant - CGMS
- Access Consultant - Jane Simpson Associates
- Structural Engineer - Simpson Associates
- Services Engineer - Elementa Consulting
- Lighting Designer - Lighting Design International
- Facade Specialist - Harrison Goldman
- Landscape Consultant - Viewpoint
- Quantity Surveyor - Arcadis
- Principal Designer - Butler & Young

Introduction

1.4 Character & Continuity

To develop the building respectful of its original design and heritage importance, and in a manner that is in keeping with the surrounding buildings and area.

1.5 Market Demand

The proposal is part of a much needed refurbishment programme initiated by the owner of the hotel with the intention of reinvigorating the already special nature of this building. The aim is to enhance the overall facilities offered by the hotel, as well as the service and operation, to support the current activities in the area.

1.6 Quality

To ensure a high quality design appropriate for a Grade II* Listed Building and high level 4 Star Hotel.

Understanding the Context



Aerial View



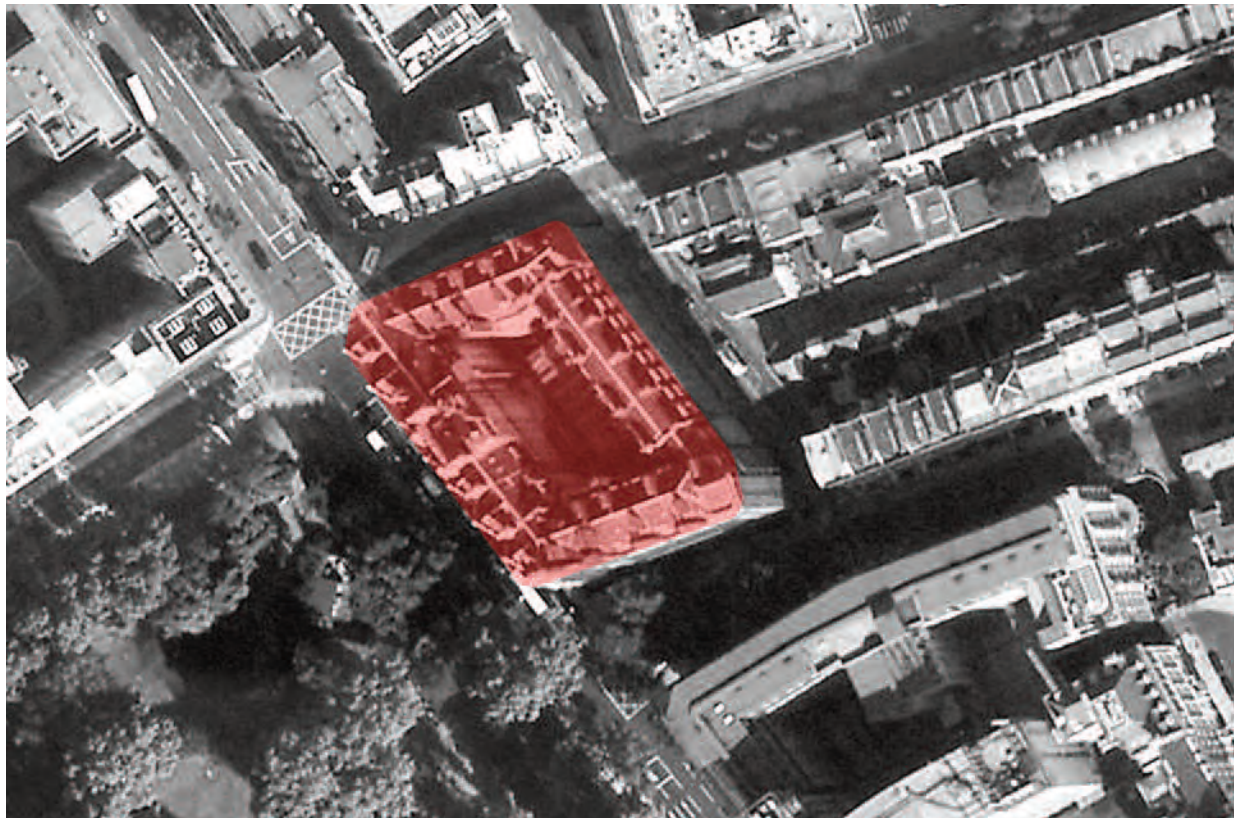
Hotel Russell - Aerial View



Hotell Russel - Aerial View



Hotel Russell - Russell Square Elevaton



Understanding the Context

2.1 Urban Context

The Hotel Russell is prominently located on the north-east corner of Russell Square within the Bloomsbury Conservation Area. Its four key external elevations face Russell Square, Bernerd Street, Guilford Street & Herbrand Street.

A diverse mix of architectural styles now exists around the square with a mixed business & residential usage. The prime business usage includes The University of London, a number of other hotels, banks and some supporting retail. It is also close to and overlooks the British Museum.



The Imperial Hotel, Russell Square



The Imperial Hotel, External Seating Area



'Sicilian Avenue' Market Entrance, Southampton Row



Russell Square House



Russell Square Cafe



Russell Square Station



Brunswick Shopping Centre



The British Museum - View from Hotel Russell



Institute of Advanced Legal Studies

Understanding the Context

2.1 Urban Context

Photos of neighbouring buildings, showing diverse mix of architectural styles and functions.

Understanding the Context

2.2 Building Context

The Hotel Russell is a Grade II* Listed Building, designed by the Architect Charles Fitzroy Doll and opened by Frederick Hotels in 1898.

It was one of the first purpose built hotels in London with en-suite bathrooms, and was originally considered to be high-end luxury, although of 'conservative architectural taste'.

The architecture is an adaption of the German renaissance style and a rare example of late renaissance architecture in London. The hotel interior design were replicated by Doll with his work on the RMS Titanic's first class lounge and dining room.

The hotel was damaged during the war and has since undergone several refurbishments, most noticeable in the 1970's and most recently in 2005.

[Refer to CgMs Heritage Assessment for further historical context.]



The Hall from the Main Entrance



Arcade Gallery to the Hall, First Floor



Sunken glass-roofed Winter Garden serving as a lounge to the ballroom.
Interior Design Journal 1972



Main Entrance



Entrance to the Banqueting Hall from the Winter Garden



Architect Charles Fitzroy Doll



Plaster-moulded female figures in the Entrance Hall

Analysis