

Concept Visual for Consented Palm Court Interiors







Photos of Existing Woburn Suite - prior to strip out

Analysis

3.3 Existing Woburn Suite ('Palm Court') - prior to strip-out

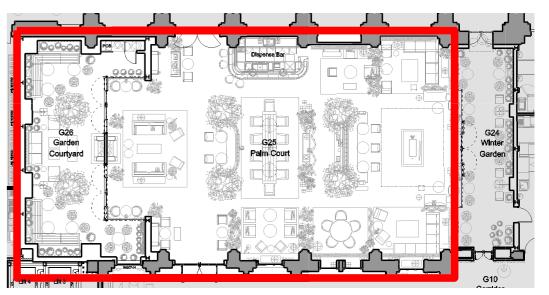
Within the centre of the ground floor public area was the Woburn Suite – originally a form of 'Palm Court' providing a light & open space directly linking all the surrounding amenities.

This space was however dramatically altered over the years and very little of the original form retained. A raised floor was introduced and the glazed roof obscured externally by the introduction of a large servicing plant cage sitting within the courtyard above and internally with a modern acoustic ceiling tile.

The space no longer connected directly with many of the adjacent public spaces and was under-used by the hotel as a secondary function space. Instead of providing life & vitality into the heart of the building, it was generally an out-dated, unwelcoming, 'dead' space.

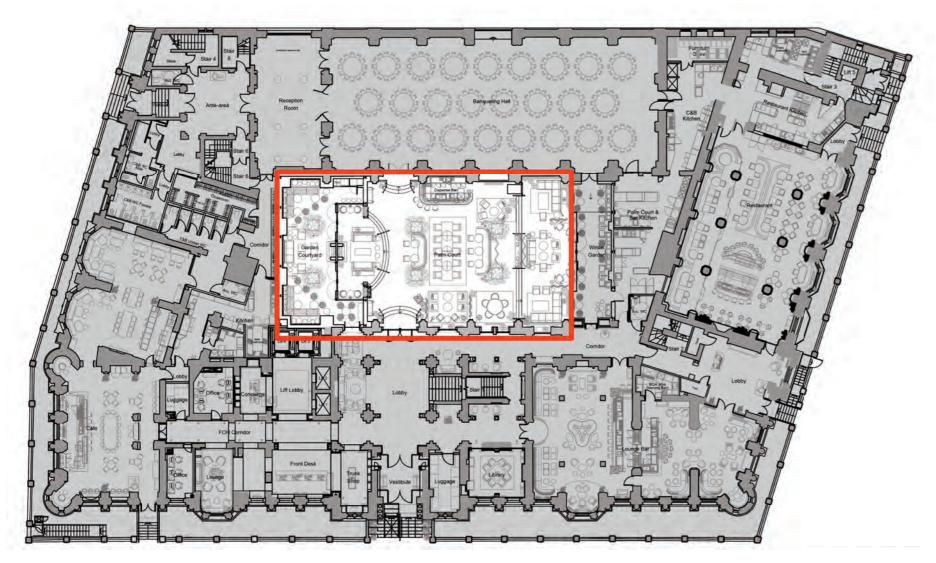
3.4 Consented Palm Court

Tara Bernerd & Partners consented scheme for the existing Woburn Suite aims to reinvigorate this central area, restore the concept of a 'Palm Court' and reconnect this space with the surrounding public areas.



Consented Palm Court Plan Layout - area included within this application outlined in red

Proposals



Proposed Ground Floor Plan

- red outline denotes extent of ground floor contained within this planning application
- grey shade denotes extent of ground floor works consented under previous application and to remain unchanged

4.1 Proposed Ground Floor - General Overview

Previous Planning Permission Ref 2015/1673/P April 2016. Previous Listed Building Consent Ref 2015/2013/L April 2016.

The area included within this application is an amendment to the palm court and garden courtyard areas only (the winter garden remains as currently consented).

It has been consented within a previous application to strip out a lot of the more recent additions and no further demoltion is included within this application.

The proposed ceiling and interior design concept for this area also remains as previous consented scheme with key floor and wall finishes unchanged.

4.2 Palm Court Interior Design Overview

The Palm Court sits between the two 'gardens' separated by glazed bronze finished screens. There is a an elaborate curved back-lit glass ceiling with concealed services, a limestone floor, retained marble columns and trellises with planting.

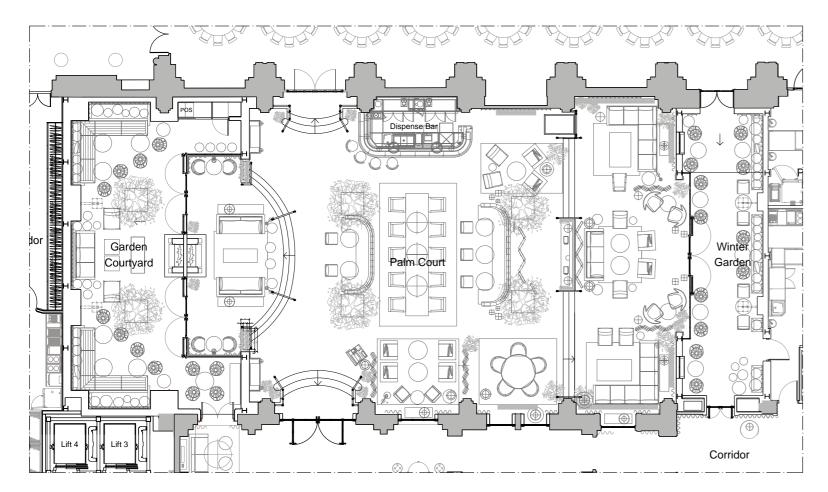
The interior fit-out also includes an eclectic mix of conservatory style furniture & fittings and a small dispense bar to service the area.

4.3 Garden Courtyard Design Overview

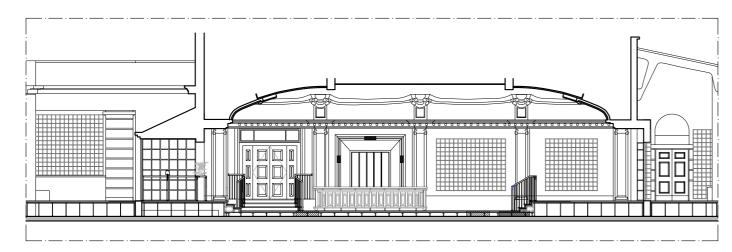
To the North end of the 'Palm Court' is the consented proposal is for a 'Garden Courtyard' where the existing roof is removed to create an external garden space.

The finishes are generally in keeping with the internal finishes of 'Palm Court' with planting, trellises, stone finished render effect and a GRP cornice detail around. A key feature of this space is the double sided stone fireplace with clay chimney pots that provides further connection with the interior space beyond.

The operation and flexibility of this space is further improved with the proposal for a fully retractable motorised canopy to cover this area when necessary.



Proposed Layout (Box Architects)
Garden Courtyard, Palm Court & Winter Garden



Proposed Elevation Palm Court (Box Architects) showing dispense bar and access to banqueting hall

4.4 Proposed Palm Court

- amendments included within this application

The original Tara Bernerd & Partners consented interior concept, key finishes and strip out remains unchanged.

Changes are as follows:

- central area lowered to allow original stepped access down from lobby and banqueting hall into a 'sunken' palm court area
- new limestone steps, planters and brass handrails/balustrades to accommodate lower area with retained level access to banqueting hall and garden courtyard
- minimal and discreet platform lift for accessibility to lower area
- reconfigured furniture layout to suit

Current proposed wall finishes are extended to accommodate the lower floor.

4.5 Proposed Garden Courtyard (& Lobby)

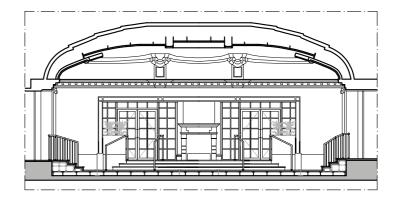
- amendments included within this application

The original Tara Bernerd & Partners consented design concept, key finishes and strip out remains unchanged

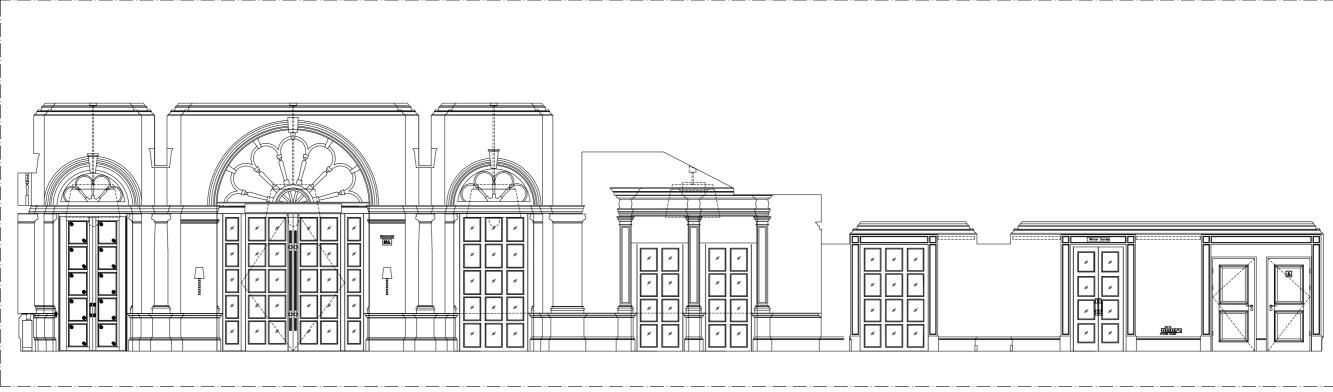
Changes are as follows:

- window from lobby area changed to power operated door to provide level access into Garden Courtyard

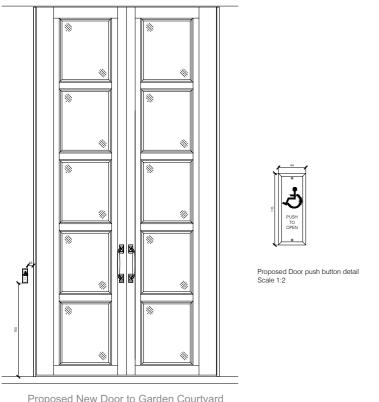
The new doors are in bronze finish in keeping with the existing consented doors and screens to palm court and winter garden.



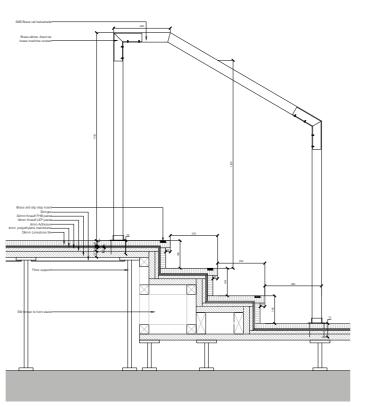
Proposed Elevation Palm Court (Box Architects) showing entrance to garden courtyard from Palm Court



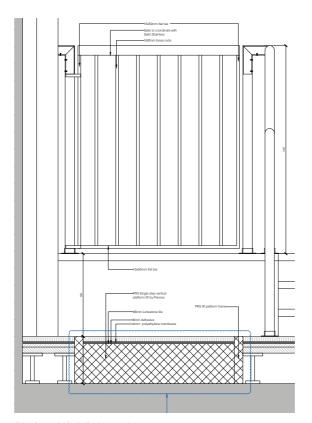
Proposed Elevation Lobby (Box Architects) showing new door to garden courtyard



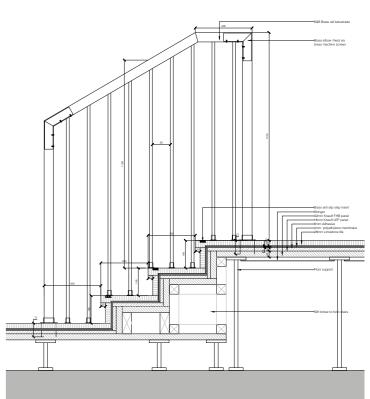
Proposed New Door to Garden Courtyard (Box Architects)



Proposed Stair Handrail without rods (Box Architects)



Platform Lift & Balustrade (Box Architects)



Proposed Stair Handrail with rods (Box Architects)

Drawing Schedule

5.0 Drawing Schedule

	Submitted for Application	Drawing Reference
1	Site Plan	10089-T-01-0101-ZXX-02
2	Existing, consented and proposed plans	(03)01_Planning Application Plan
3	Existing, consented and proposed elevations Palm Court	(03)02_Planning Application_Elev
4	Existing, consented and proposed elevation Lobby	(03)03 Planning App Elevs – Lobby
5	Proposed Plan	(21)01_D_Proposed Palm Court Floor Plan
6	Proposed Elevations	(21)02_C_Proposed Palm Court Sections
7	Details:	
	new steps & handrails & lift	(34)01 Proposed Balustrade/Stair
		(34)02 Proposed Balustrade/Stair
		(34)03 Proposed Balustrade/Stair
	[0143-SK-110_MT501 DDA Buttons
	new door between lobby & garden courtyard	(32)01_B_Proposed new door (MT-501)
	platform lift	PR3 Step Lift Tech Sheet
8	Proposed Floor Finishes	(43)01_C_Proposed floor finish_Setting out I.pdf
9	D&A Statement	