

Camden
**HIGH
HOLBORN** WC1

the hoxton

Bedroom Extension
The Hoxton (Holborn) Hotel

199 - 206 High Holborn WC1V 7BD

Design and Access Statement Addendum
Rooftop Plant

Revision 01 10.01.18



EPR
architects
EPR Architects
30 Millbank
London
SW1P 4DU

T +44 20 7932 7600
E architects@epr.co.uk
W www.epr.co.uk



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1.0

Introduction

1.1 Report Purpose

This addendum to the Design and Access Statement has been prepared by EPR Architects on behalf of the client The Hoxton (Holborn) Limited in support of the planning application to create an extension to facilitate and additional 46 guest rooms to the existing Hoxton Holborn Hotel.

The content provides an addendum to the existing statement to present the design strategy for proposed rooftop plant proposals.

1.2 Project Team

Client
Hoxton Hotel Limited
Ennismore Capital

Project Manager
Edmond Shipway

Architect
EPR Architects

Quantity Surveyor
Edmond Shipway

Structural Engineer
Campbell Reith

Services Engineer
Hoare Lea

Planning Consultant
Indigo Planning

Daylight / Sunlight Surveyors
GVA Schatunowski Brooks

Transport Consultant
RGP

Public Consultation Consultant
Comm Comm UK Limited

Acoustic Consultant
Scotch Partners

Fire Consultant
Hoare Lea

Energy, Sustainability, Air Quality,
BREEAM Consultant
Hoare Lea

Landscape Consultant
Viewpoint Associates LLP

Building Control
MLM

Principle Designer
ORSA

Arboriculturalist
Nicholas Jones Consultants



the hoxton



EPR
architects

CampbellReith
consulting engineers



viewpoint
associates llp



Comm Comm UK
Community Communications



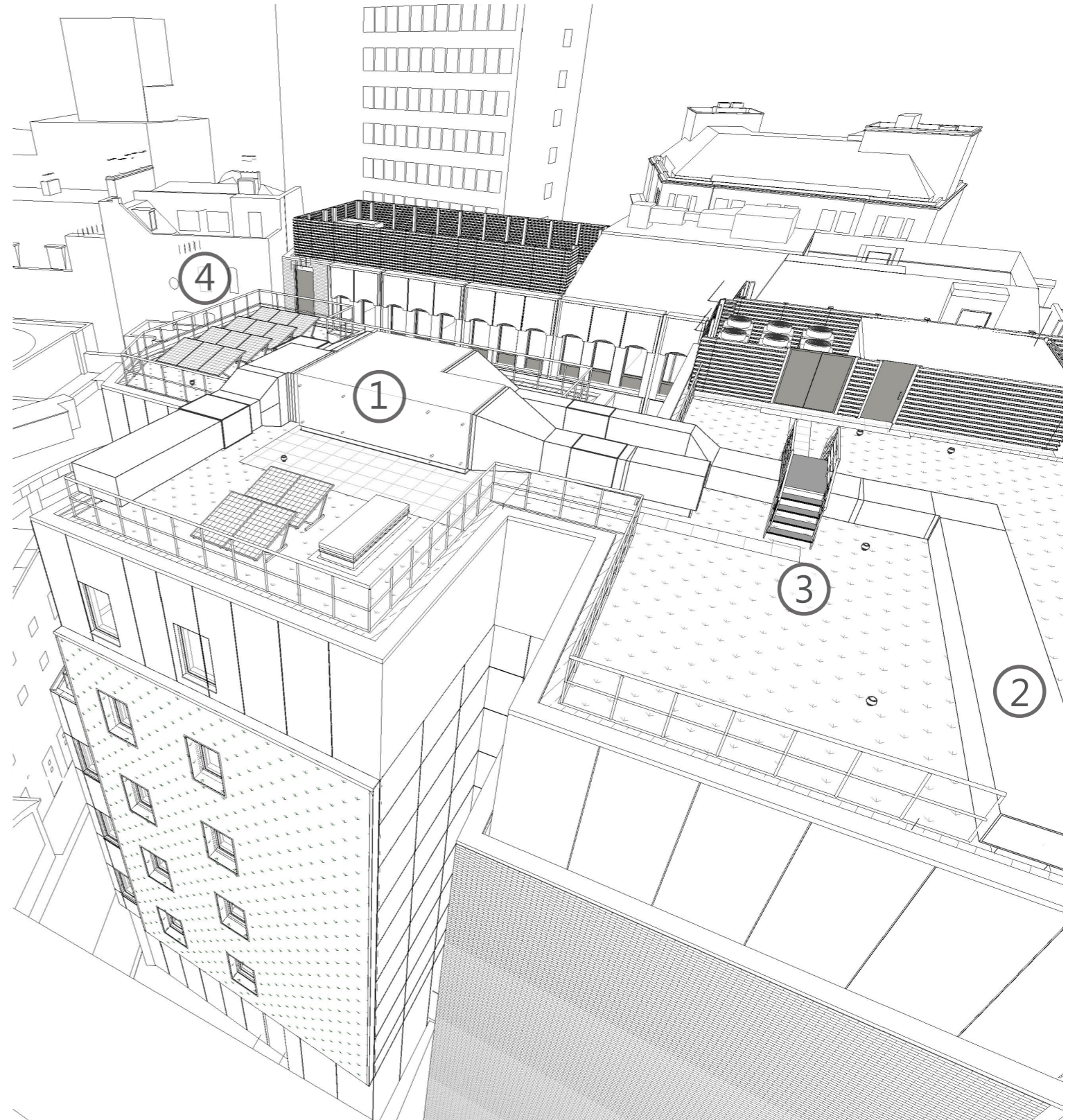
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Design Development

2.1 Plant Relocation Summary

Proposed Amendment

- The proposed AHU is replaced with a dual capacity specification to serve both proposed guestrooms to the new extension in addition to Ground Floor and Basement BOH areas.
- Where possible the plant has been designed to minimise the implications to the roof top massing , keeping ductwork as close to roof level as possible, whilst maintaining access and maintenance routes. Further detail is included in the Cleaning and Maintenance Strategy Section 4.0.
- The new risers for intake and extract ductwork have been designed to utilise the existing smoke shaft in the Newton Street Wing , and a route within the accessible guestroom . The updated guestroom layout is included in the Access Statement Section 3.0.
- This strategy for plant relocation has been developed to provide additional Ground Floor 'Apartment' Space by extending into the existing plant room area, that housed the AHU.



KEY:

1. DUAL CAPACITY AHU

2 DUCTWORK

3.ACCESS PLATFORM AND STEPS

4. PHOTOVOLTAIC PANELS - INDICATIVE

ALL PLANT INDICATIVE AND TO ENGINEERS DESIGN

1. View of Proposed Rooftop Plant

3.0

Access Statement

3.1 Plant Relocation Addendum







The design aspiration for the extension is to build on the existing hotels strategy ,to provide an inclusive environment throughout that maximises access for disabled people in accordance with the equality act.

Main Entrance to Hotel

The existing main entrance to the hotel from High Holborn is step free and served by automatic doors. The route shown in green is the current level access route from the entrance to reception located at Ground Floor. The main doors have access control from the meet and greet desk which is manned 24/7.

All floors of accommodation are currently served by 2 DDA compliant guest lifts The proposed extension is connected to the existing circulation core at every level and so offers a step free route to all new accommodation.



- KEY:
-  STEP FREE CIRCULATION ROUTE
 -  EXISTING ACCESSIBLE GUEST ROOMS
 -  PROPOSED ACCESSIBLE GUEST ROOMS
 -  PROPOSED REFUGE
 -  EXISTING REFUGE
 -  EXISTING ACCESSIBLE WC

1. Proposed Ground Floor Plan with New Meeting Room Identified