

Point A Hotel

Kings Cross

Design & Access Statement

Raag Kings Cross Ltd

Job No: 3949
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STATEMENT.DOCX
Revision C
Date: 23/04/2018

Project title	Point A Hotel Kings Cross	Job Number
Report title	Design & Access Statement	3949

Document Revision History

Revision Ref	Issue Date	Purpose of issue/description of revision
A	20.04.2018	Issued for comment.
B	20.04.2018	Reference re change of colour at GF omitted.
C	23.04.2018	Notes regarding hotel inventory added.

Executive Summary

This report has been prepared on behalf of Raag Kings Cross Ltd. It details Morrison Design's commission to undertake the design for the proposed works at the Point A Hotel, Kings Cross, London.

This report sets out the basis of the design, technical development and considerations which Morrison Design have adopted during the design process.

This report should be read in conjunction with the associated planning drawings and the accompanying supporting documentation.

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1.0 Introduction

The purpose of this application is to seek minor amendments to the approved planning permission to incorporate developments to the design which have taken place during the technical design phase of the project.

Planning permission was granted in October 2016, ref:2015/5709/P, for Tune Hotel 322-326 Gray's Inn Road & 76-78 Swinton Street – a copy of which is attached under Appendix A of this document.

To support the application, included are the relevant approved drawings, alongside the proposed drawings – these have been annotated to indicate where amendments are sought.

Section 2 – Amount, sets out the amendment which are sought to each Proposed drawing listed in section 1.1.2.

1.1 Supporting Drawings

1.1.1 Approved Drawings

1_517-00-116	Proposed Fifth Floor Plan
1_517-00-117	Proposed Sixth Floor Plan
1_517-00-204	Proposed Swinton Street Elevation B
1_517-00-205	Proposed Rear Courtyard Elevation C
1_517-00-303	Proposed Section A-A
1_517-00-304	Proposed Section B-B
1_517-00-305	Proposed Section C-C
1_517-00-306	Proposed Section Dormer Window

1.1.2 Proposed Drawings

3949/P01A	Fifth Floor as Proposed
3949/P02A	Sixth Floor as Proposed
3949/P04A	Proposed Rear Courtyard Elevation
3949/P05B	Proposed Swinton Street Elevation
3949/P06A	Proposed East Elevation
3949/P07B	Proposed Gray's Inn Road Elevation
3949/P08A	GA Section A-A
3949/P09A	GA Section B-B

2.0 Amount

2.1 Fifth Floor

2.1.2 Removal of plant room and replaced with 2no. guestrooms.

The detailed design for the M&E identified the proposed enclosed plant at fifth floor level, see fig. 1 was obsolete, therefore 2no. guestrooms have been included. The 2no. obscured windows will be replaced with vision windows, see fig.2. These additional two rooms do not increase the total hotel inventory as during the detailed design two rooms were taken out to accommodate additional storage requirements and inclusions of an ironing room.

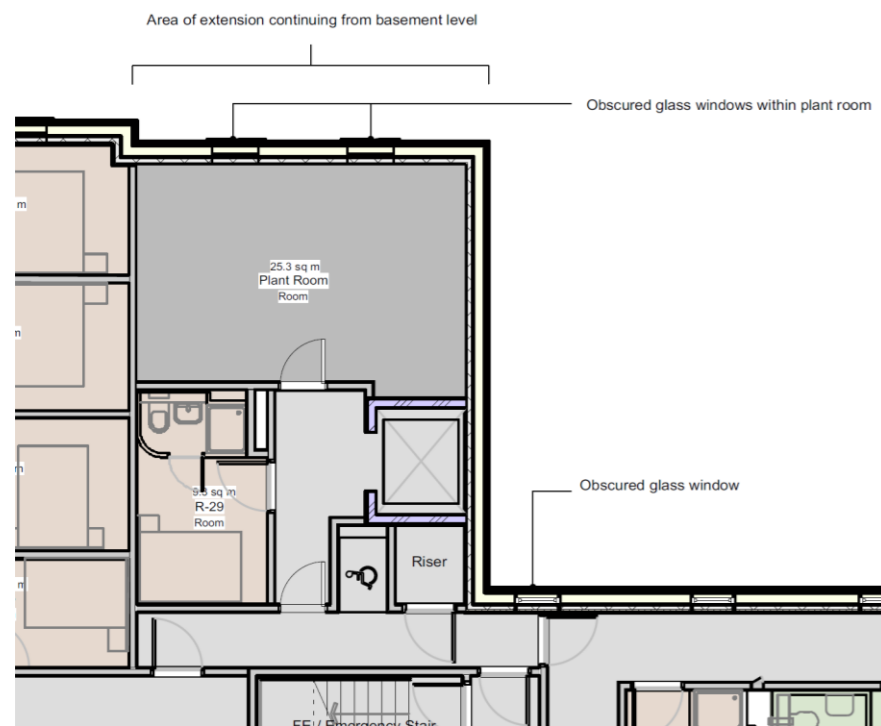


fig. 1 – approved 5th Floor plant

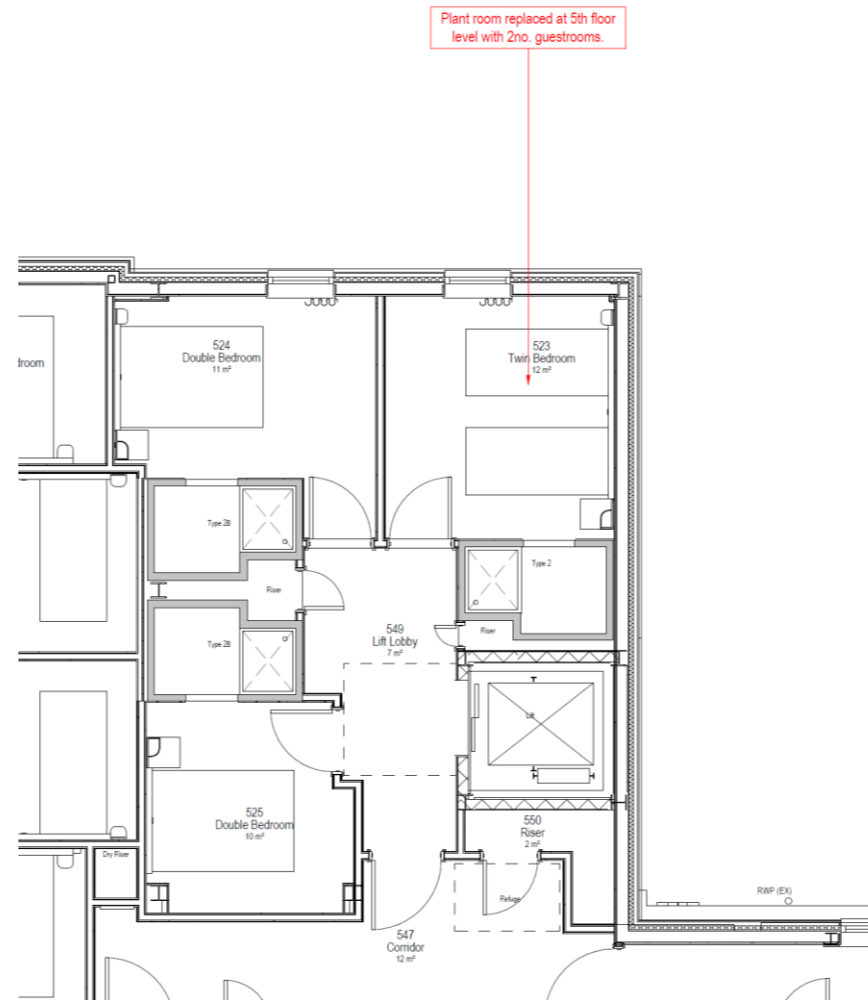


fig. 2 – amended fifth floor guestrooms.

2.1.3 Extension of boiler flue & chimney stack

To accommodate opening windows at 5th floor level, under the requirements for boiler extraction, we are seeking approval to extend the existing boiler flue and chimney. Fig. 3 indicates the approved elevation, fig. 4 indicates proposals.

2.1.4 Gable Mansard

Agreement is sought to amend the gable elevation from the mansard arrangement in fig. 3 to a vertical façade, still utilising the zinc cladding as indicated in fig.4. The purpose of this change is to accommodate the accessible guestrooms within a confined footprint due to the amended fire escape stair as noted in 2.2.1.

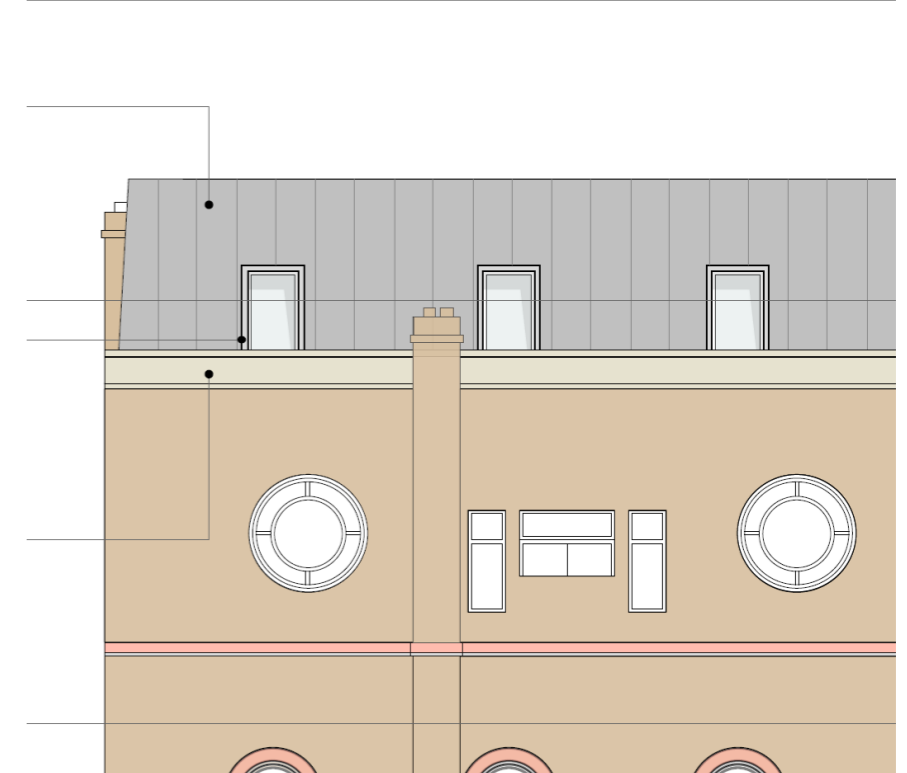


fig. 3 – part elevation of approved scheme

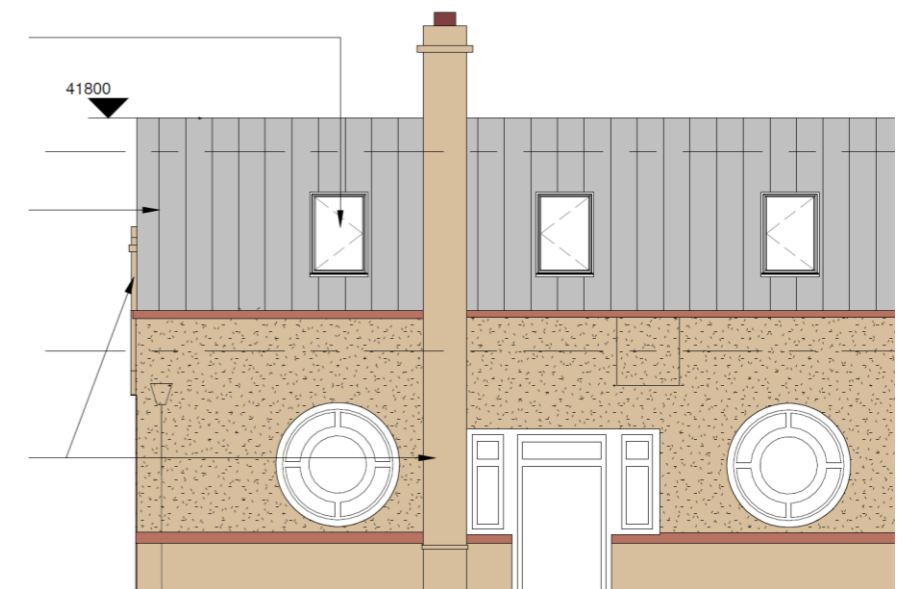


fig. 4 – part elevation of proposals.

2.2 Sixth Floor

2.2.1 Escape stair & lift overrun

During the detailed design and in consultation with the Building Control, concerns were raised regarding escape from the existing 4th and proposed 5th floor levels. The concerns were in relation to the passing over the head of a stair to access alternative means of escape. To overcome these, the existing stair from 4th to 5th have been removed and reconfigured. The impact at roof level is the pitch to the stair enclosure has been mirrored and linked to the lift overrun. Fig 5 indicates the approved scheme, fig. 6 indicates the proposed scheme.

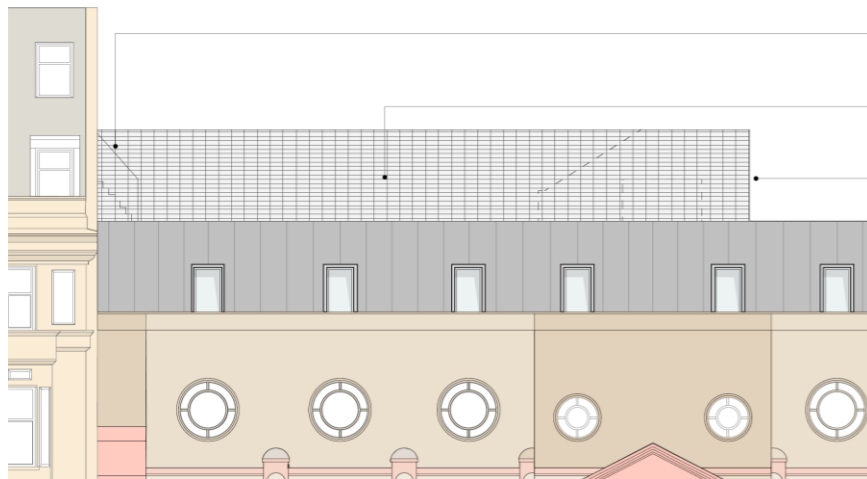


fig. 5 - approved elevation.

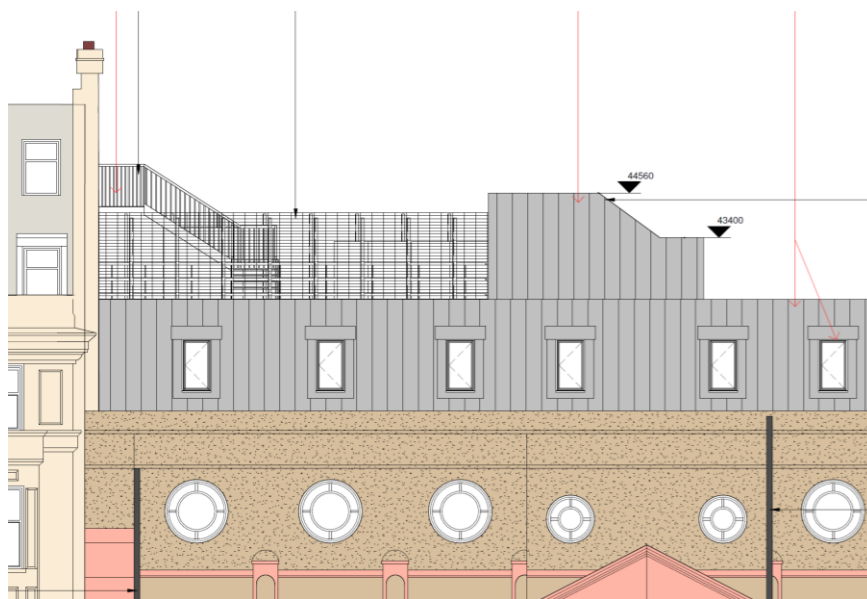


fig. 6, proposed elevation.

2.2.2 Plant Screening

Amendments to the plant enclosure are sought to bring forward the line of enclosure to assist with revised escape stair from 6th & 7th floor levels. The line of the proposed enclosure is to run along the face of the escape stair enclosure as indicated in fig. 7-8.

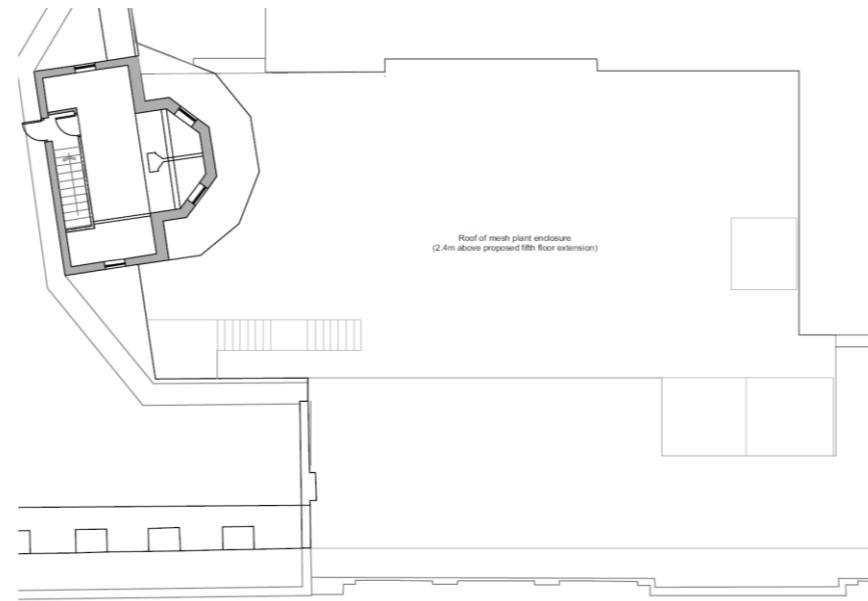


fig. 7 – approved roof plan

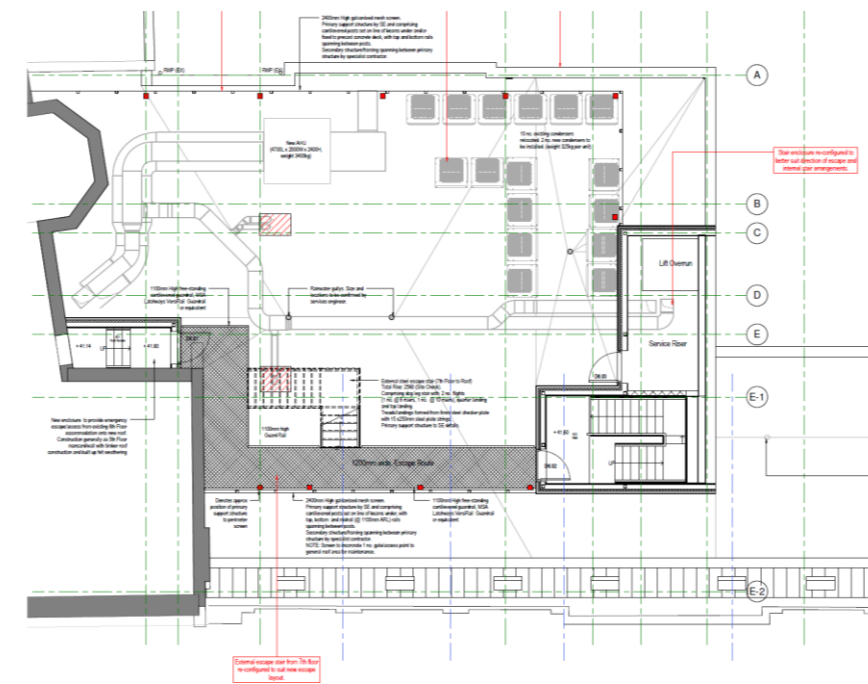


fig. 8 – proposed roof plan

2.3 General Elevations

2.3.1 Height of mansard/roof

Agreement is sought to raise the mansard level 100mm to accommodate onsite restriction due to existing structure. The 5th floor transfer zone needs to raise 100mm to accommodate the existing and proposed structure, therefore increasing the overall height by 100mm.

3.0 Appendices

Approval Notice



Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Martin Moss
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2015/5709/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 1226

14 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Tune Hotel
322-326 Gray's Inn Road & 76-78 Swinton Street
London
WC1X 8BU

Proposal:

Erection of new rooftop extension and seven storey rear extension from lower ground to sixth floor to provide additional hotel (Use Class C1) accommodation, relocation of existing plant and installation of new plant and associated works.

Drawing Nos: OS Extract, 1-517-100, 1-517-101, 1-517-102, 1-517-103, 1-517-104, 1-517-105, 1-517-106, 1-517-107, 1-517-108, 1-517-109, 1-517-200, 1-517-201, 1-517-202, 1-517-203, 1_517-00-300, 1_517-00-301, 1_517-00-302, 1_517-00-110, 1_517-00-110, 1_517-00-111, 1_517-00-112, 1_517-00-113, 1_517-00-114, 1_517-00-115, 1_517-00-116 Rev_A, 1_517-00-117, 1_517-00-118, 1_517-00-119, 1_517-00-204 Rev_A, 1_517-00-205 Rev_A, 1_517-00-303 Rev_A, 1_517-00-304, 1_517-00-305 Rev_A, 1_517-00-306.

Supporting documents: Design and Access Statement (dated October 2015), Planning statement (dated October 2015), Heritage Impact Assessment (dated August 2015), Statement on Acoustic Implications of Relocating Servicing Plant (dated July 2015), Delta Green Sustainability Report (dated July 2015).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: OS Extract, 1-517-100, 1-517-101, 1-517-102, 1-517-103, 1-517-104, 1-517-105, 1-517-106, 1-517-107, 1-517-108, 1-517-109, 1-517-200, 1-517-201, 1-517-202, 1-517-203, 1_517-00-300, 1_517-00-301, 1_517-00-302, 1_517-00-110, 1_517-00-110, 1_517-00-111, 1_517-00-112, 1_517-00-113, 1_517-00-114, 1_517-00-115, 1_517-00-116 Rev_A, 1_517-00-117, 1_517-00-118, 1_517-00-119, 1_517-00-204 Rev_A, 1_517-00-205 Rev_A, 1_517-00-303 Rev_A, 1_517-00-304, 1_517-00-305 Rev_A, 1_517-00-306.

Supporting documents: Design and Access Statement (dated October 2015), Planning statement (dated October 2015), Heritage Impact Assessment (dated August 2015), Statement on Acoustic Implications of Relocating Servicing Plant (dated July 2015), Delta Green Sustainability Report (dated July 2015).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).



INVESTOR IN PEOPLE

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

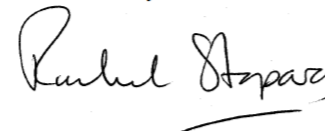
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

Executive Director Supporting Communities

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities

Executive Director Supporting Communities