

Design and Access Statement



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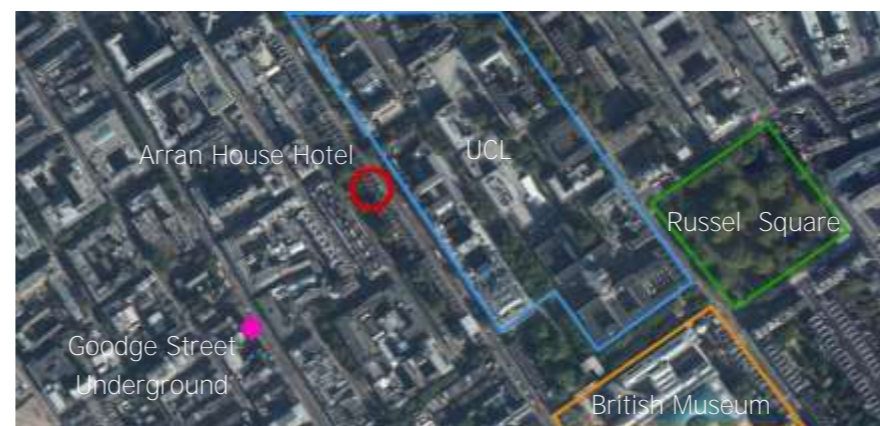
77-79 Gower Street



Front



Rear



Introduction:

This document has been prepared by Buchanan Hartley Architects (BHA) to support a pre-application advice request for the refurbishment of the Arran House Hotel, located at Nos 77-79 Gower Street, London WC1E 6HJ. The applicant's wish is to refurbish the building's interior to high standards to reflect current standards in hotel accommodation.



No 77 Hall





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Breach into party wall 

Modern addition 



Description

The Arran House Hotel has been created out of an adjacent pair of Grade II listed terraced houses joined together by means of historical breaches located at basement, first and second floor level in the party wall. In the same manner the rear gardens have also been linked by an opening in the garden wall. Both houses have principal floors on the ground and two upper levels plus attics and basements. Although the exterior appearance of the buildings is largely original, the interior layout has been greatly altered over the years.

The original layout, characterized by front and rear rooms directly connected to the stair, has been significantly altered. The presence of connections between the two buildings and the addition of corridors, on both the rear and front of the spine wall, have affected the original perception of the buildings. Most of the original doors and architraves have been removed and modern partitions inserted in various locations, including in the stairwells. Most of the fireplaces, cornices and window surrounds are still in place. Both original houses have a rear “closet” extension of two storeys above ground as well as basement vaults front and rear.

Modern wall corrupting historical stairwell



Furniture and fittings are badly integrated with historical building layout

Rear yards are invaded by overgrown shrubs



Existing en-suites are not integrated with the historical features

Breach connecting the rear yards



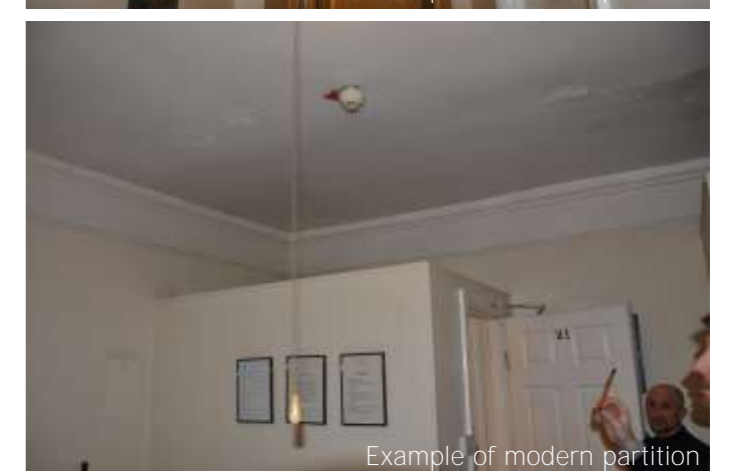
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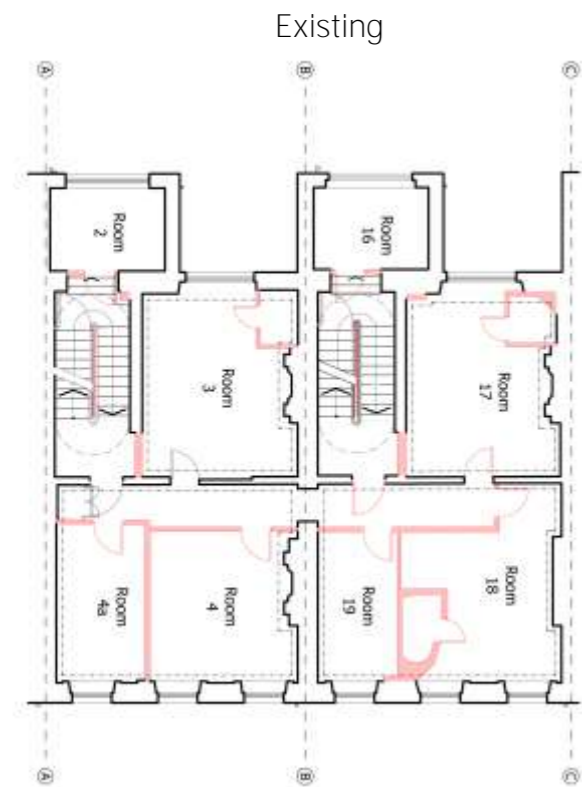
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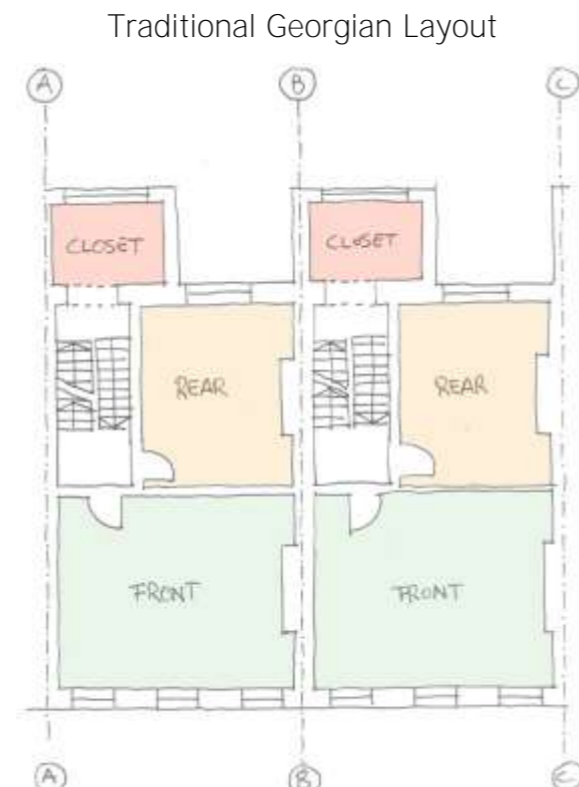
Client's Brief

BHA's client for the Arran House Hotel refurbishment is Victor House Hotel Limited, part of established hotel group with a substantial rooms under management in Central London. The client considers it both necessary and desirable to upgrade the hotel to a higher quality of accommodation to address market needs. The client's wish is to provide en-suite bathrooms, air conditioning and secondary glazing to all of the guestrooms in the refurbished hotel. The lack of sufficient dining space and the inadequacy of the existing kitchen facilities is limiting the hotel's appeal to customers. The proposed internal refurbishment will remedy this.

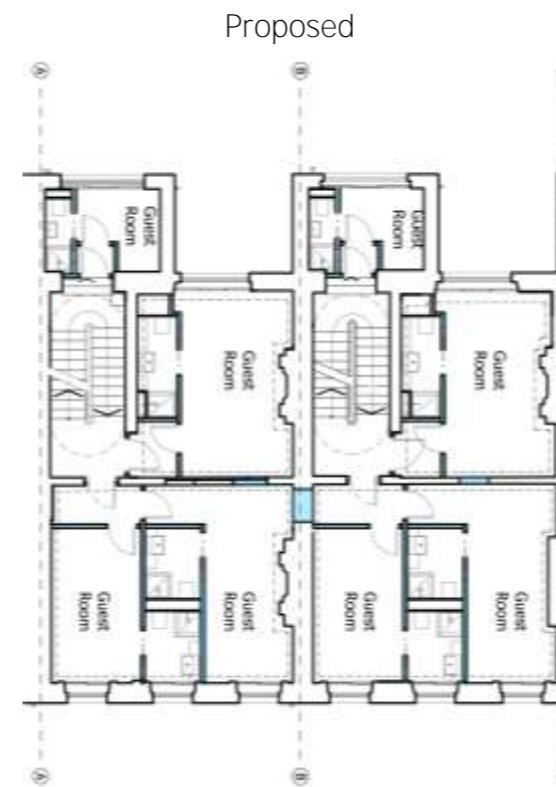




Complete removal of all modern additions



Reverting to the original layout.



All proposed works will be reversible

Design Proposal

The design approach is to achieve a total renovation of the Arran House Hotel, improving its facilities, services and integration within the historical building. There are no proposals for alteration of any external element so that the visual appearance of the facades will be preserved. All existing internal modern additions will be completely removed whereas original features and decorative elements will be retained.

Modern partitions added to both stairwells will be completely removed and all the original doors reinstated in their correct location. Existing historic doors will be restored and reinstalled while traditional panelled doors will replace all the modern ones to be removed.

The proposed room layouts will be identical on all floors in order to rationalize the servicing and utilise a consistent approach to **detailing junctions with historical features. Each room will have its** own en-suite bathroom, these will be carefully designed to be understandable as contemporary additions.

Three modern breaches in the party wall will be bricked up in order to reinstate the historical separation of the buildings. A single new link at ground level is proposed.

Soil stacks will drain vertically by means of gravity and where necessary will travel horizontally in the floor space between beams, before returning to a vertical position.

It is intended for all guest rooms to be air conditioned. Fan coil units will be installed in the suspended ceilings of en-suites. These will provide the guest rooms with air via a discreet slot above the en-suite door. Heat rejection units will be installed in the rear light wells at basement level. Triple glazing and increased sound insulation will be used on neighbouring guest rooms in order to dampen any noise these units may generate.

All new partitions are designed to appear blank and featureless, as seen in the images adjacent. The shadow gap technique will be utilised when at the junction between old and new. This will allow for the en-suites and lobbies of rooms to be read as entities within the original rooms. The shadow gap will be consistent throughout, even following the profile of the original elaborate coving. Historical features such as the original coving will not be altered by the new partitions, but simply covered. The new partitions will be designed in a way that will not damage the original features of the existing building.



Any fittings or ironmongery used on modern partitions will be noticeably different in their material and form from the existing



Shadow gaps will be used on all new partitions at every junction with the existing building fabric, following exact profiles



New partitions are to be read separately from the existing building, by use of plain, painted plasterboard walls

