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Rosewood Hotel

Manor Club Area Alterations – Design and Access Statement

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APPENDIX 1: Full drawing list

1. Introduction

This Design and Access Statement has been written to accompany Listed Building Application for the soft refurbishment of the existing Manor Club Area (Executive lounge , meeting room and ancillary spaces) and existing One Bedroom Suite at Rosewood Hotel London.

It should be read in conjunction with drawing package (full list provided in Appendix 1) prepared by STUDIOAida Ltd and Tony Chi Associates and Heritage Statement prepared by MVHC.

Previous planning permission and Listed Building Consent for the affected area were given in August 2012 (Ref 2012/1547/P and 2012/1548/L)

2. Existing area of Alteration - Context: Manor Club Area /Meeting Room and One Bedroom Suite

Existing Manor Club is located at the North West corner on the third floor of Rosewood hotel. It consists of an Executive Lounge, Media Lounge, Kitchen and adjacent room across the lobby that is currently used as a Meeting Room.

The original purpose of the club was to serve the guests residing at the Manor House Suite and other VIP Suite guests, as a Club Lounge. The current area has been fully refurbished during the major hotel renovation that started in 2012.

All interior fittings and finishes including floor finishes, skirtings, cornices, doors, bathroom finishes, suspended plaster ceiling, recessed downlighters and all built-in furniture have been installed during that renovation (Planning and LB Ref 2012/1547/P and 2012/1548/L). For details please see Photographic reference on STUDIOAida Drawing Nos 06 and 07.

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Adjacent to Manor Club to the East is a one bedroom hotel suite that is also part of this proposal. This suite was also fully refurbished following approvals in 2012. For details please see Photographic reference on STUDIOAida Drawing No 05.

An existing Lift Lobby is located at the south of Manor Club. It was also fully refurbished as a part of the 2012 works (2012/1547/P and 2012/1548/L). Minor changes are proposed to this area. For details please see Photographic reference RI16, STUDIOAida Drawing Nos 07.

Access:

Manor Club, One Bedroom Suite and Meeting Room currently have separate access via staircase through Manor House Entrance located at NW corner of the building.

It is also fully accessible via Main Hotel Entrance and Reception with level access to Lifts Located in NW corner. Further access is within easy reach via main, central, hotel staircase and lift and also via SW core lifts.

The latest alteration that started in 2012 improved accessibility by creating independently accessible rooms. It is recognised that due to site constraints even though the suites are large enough to accommodate disabled guests, they may not be provided with suitable fittings within bathroom area.

3. Client's Brief/Design Objectives

The current proposals reflect following client's brief:

After several years of hotel operation, it has become apparent that Manor Club is seldom used by hotel guests as a Club Lounge, as they preferred to use alternative Food and Beverage facilities within the hotel.

Therefore, Manor Club has become surplus to the hotel's requirement and the client's brief was to alter the area to form another Luxury suite almost identical to the extremely successful Manor House Suite, located on the floor below. The idea is to amalgamate the adjacent suite and the club rooms, creating two-bedroom luxury suite more in keeping with hotel's current requirements. It will also allow for this area of the hotel to be "*isolated*" if required, and occupied in its entirety by a one party, as it is currently case with Manor Suite.

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The proposal would offer Rosewood more flexible use of rooms, that can be changed due to hotel occupancy requirements.

The proposals mirror the current Manor House Suite (also fully refurbished during the 2012 refurbishment - 2012/1547/P and 2012/1548/L) materials and details and will be of equally high quality. For details please see Photographic reference on STUDIOAida drawing Nos 11, 12 and 13.

4. Proposals

The current proposals consist of soft internal refurbishment of the Manor Club rooms, One Bedroom Suite, Meeting Room and adjacent lobbies already refurbished in this decade following planning approvals in 2012.

This proposal does not alter any of the surviving original fabric of the building. The proposal does not involve any exterior work to the building.

The concept design for the new suite was prepared by the interior designer Tony Chi, who was responsible for the design of the original Manor House Suite. New proposals follow the similar design ethos, using alike materials and finishes, as in the Manor House Suite.

Proposed Works:

The proposal consists of amalgamation of existing Manor Club, Meeting Room and adjacent suite into one Luxury two-bedroom suite with adjacent twin en-suite bedroom.

The Bedroom Suite works:

New layout includes removal of existing built in cupboards, bathroom and WC enclosures in the existing suite, removal of existing carpets, existing curtain track housing, architraves and cornices. The existing ceiling, doors to lobby and windows will be retained (Master Bedroom TF03, Sitting Room TF05).

The proposals also include removal of the existing partition and sliding doors, as well as partial removal of the partition wall, to create new door opening (NTFD06) between current Manor Club and the existing Suite (Sitting Room TF05, Executive Lounge TF06).

New partitions are proposed, forming a new bathroom and dressing room (Master Bathroom NTF02, Master Dressing Room NTF03) with new stone floor, tiled walls and new vanity units, in the new bathroom.

New timber floor is proposed for bedroom and dressing room area, as well as installation of the new cornices and skirting. A new copper plated metal and glass partition and door is proposed for the master bedroom lobby (Master Bedroom Lobby NTF04).

All the details and finished to match the ones from the existing Manor House Suite (please see reference images on STUDIOAida Drawings No 11, 12 and 13)

The existing Manor Club works:

It is proposed to remove all of the existing built-in furniture including floor to ceiling glass screens, a/c units and grilles existing modern floorboards, as well as removal of existing modern plasterboard suspended ceiling, cornices and skirting the existing industrial kitchen and door to lobby with vision panel is also proposed to be removed. Also, part of the kitchen partition wall is proposed to be removed at high level, to allow for Kitchen/Dining access hatch.

It retains existing doors to corridor and all existing windows.

It further consists of installation of a new WC enclosure (NTF13) with new tiled floor, new marble fittings. Installation of new glass fronted built in cupboards and new timber floor (Sitting Room - NTF06, Dining Room – NTF06) and ceramic tiles (Lobby NTF17, Kitchen TF07). Installation of new suspended plasterboard ceiling, new timber skirting and plaster cornice, new curtain track enclosures, new timber wall panelling (Sitting Room - NTF06, Dining Room – NTF06).

Formation of new bathroom and dressing rooms to former Media lounge, new built in A/C cupboards (Bedroom NTF08, Dressing Room NTF14, WC NTF16, Bathroom NTF15).

It includes new luxury kitchen cabinetry and fittings (RI33,34 Drawing No 13) and replacement of lobby door TFD15 in Kitchen lobby TF17. with new timber doors with moulding to match existing suite door TFD14 .

To enable the entire suite to be sectioned off new time release fire doors NTFD12 are proposed to be installed to Lift Lobby – they are proposed to be the exact replica of the doors at the Manor House Suite lobby at the floor below. See Ref Images RI37 on STUDIOAida Drawing No 14.

Proposals for the twin bedroom involves removal of existing simple cupboards and replacement with new, and reconfiguration of bathroom interior and fittings (Twin Bedroom NTF10).

All proposed finishes and details to match existing detail of twin bedroom adjacent to in the existing Manor House Suite on Level 2.

Proposed Access:

There will be no alteration in relation to access to the property.

Current access as described in section 2 on Page 4 remains the same.

No work is proposed to the exterior of the proper

All the services are connected to existing system.

5. Conclusion

The proposals create new high-quality Luxury suite and bedrooms appropriate in its appearance for one of the most luxurious hotels in London. The proposed work mimics the quality of, details and finishes to those of the extremely sought after and successful Manor House Suite, located on the second floor. The proposals allow the hotel operator to maintain flexible spaces to fit around it's everchanging occupancy requirements.

The proposals do not reduce historic significance of the building nor will it alter any historic fabric, on the contrary it will update redundant areas refurbished few years ago and addressing current occupancy requirement and hotel practicalities.

APPENDIX 1

Drawing List:

STUDIOAida Ltd:

Location Plan 1:1250	Drawing No 01
Site Plan 1:500	Drawing No 02
Existing Façade NTS.....	Drawing No 02a
Existing plan showing area of proposed alteration 1:250	Drawing No 03
Existing Plan showing demolition 1:50	Drawing no 04
Reference images showing existing situation NTS	Drawing No 05
Reference images showing existing situation NTS	Drawing No 06
Reference images showing existing situation NTS	Drawing No 07
Existing Sectional Elevation AA, BB 1:50.....	Drawing No 08
Existing Sectional Elevation CC, DD 1:50.....	Drawing No 09
Proposed Façade NTS.....	Drawing No 09a
Proposed Plan showing new construction	Drawing No 10
Reference images showing proposed finishes NTS	Drawing No 11
Reference images showing proposed finishes NTS	Drawing No12
Reference images showing proposed finishes NTS	Drawing No 13
Reference images showing proposed finishes NTS	Drawing No 14
Proposed Sectional Elevations AA, BB 1:50.....	Drawing No 15
Proposed Sectional Elevations CC, DD 1:50.....	Drawing No 16

- Tony Chi Associates Design Proposals – Club House	15 Pages Doc
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