

PROPOSED SCHEME



The proposed extension will increase the hotel capacity from the current 114 hotel rooms to 132 hotel rooms while improving the extant hotel standard of accommodation.

The current proposal will include:

- Side Extension
- Rear Extension
- Roof Extension

These extensions have been designed to create the smallest impact on the existing building appearance and Bloomsbury conservation area.

FORM AND MASSING

Side Extension

The slender side extension to the north-east side will replace the existing external stair while replicating the window formats and materials of the existing building.

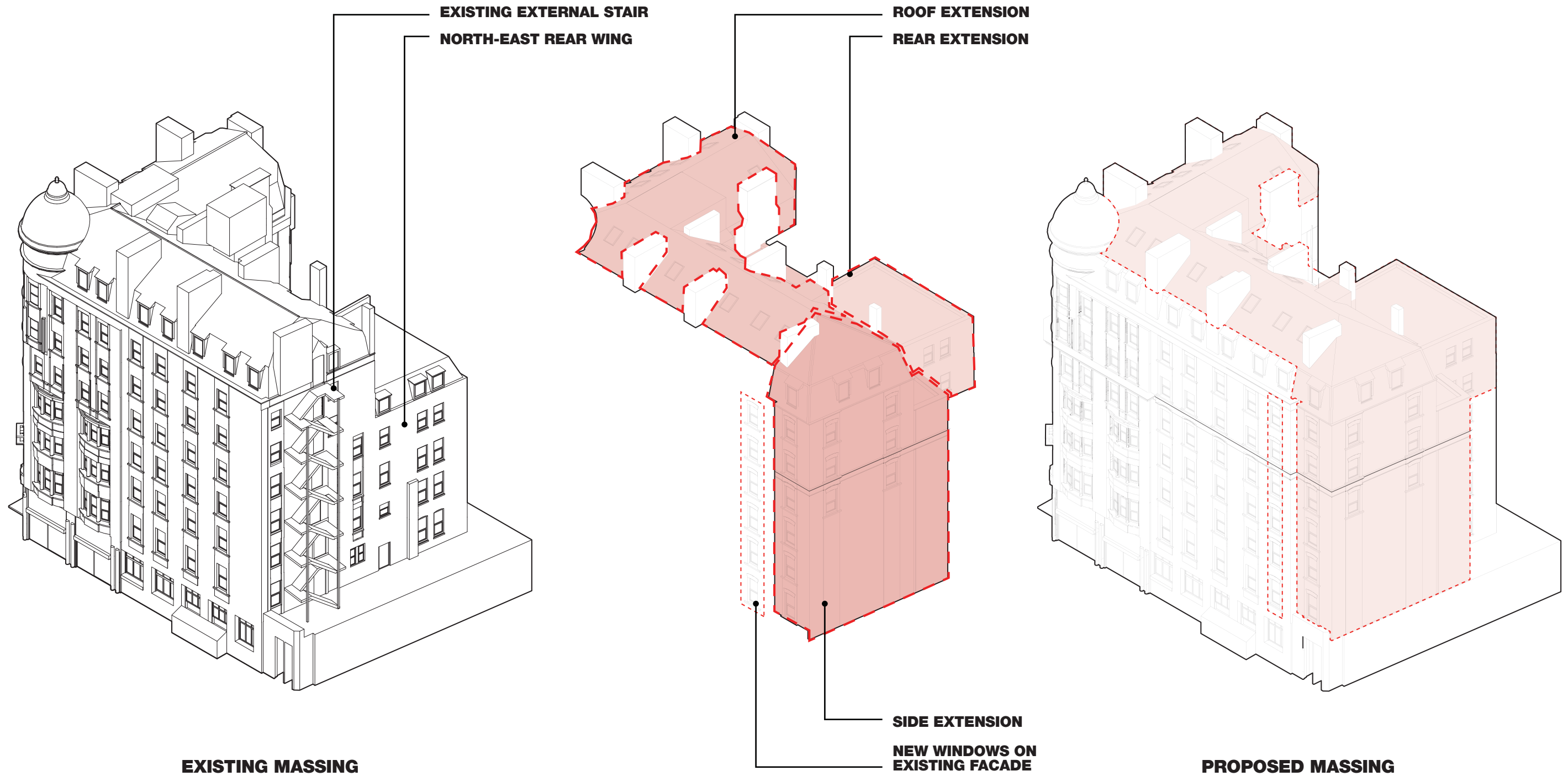
Rear Extension

The rear extension will add one extra floor to the existing north-east rear wing while enlarging to the rear some of the back rooms.

Roof Extension

The roof will be raised marginally to allow for guestrooms space on the existing roof space.

[All] Isometric diagram views of Cosmo Place elevation.



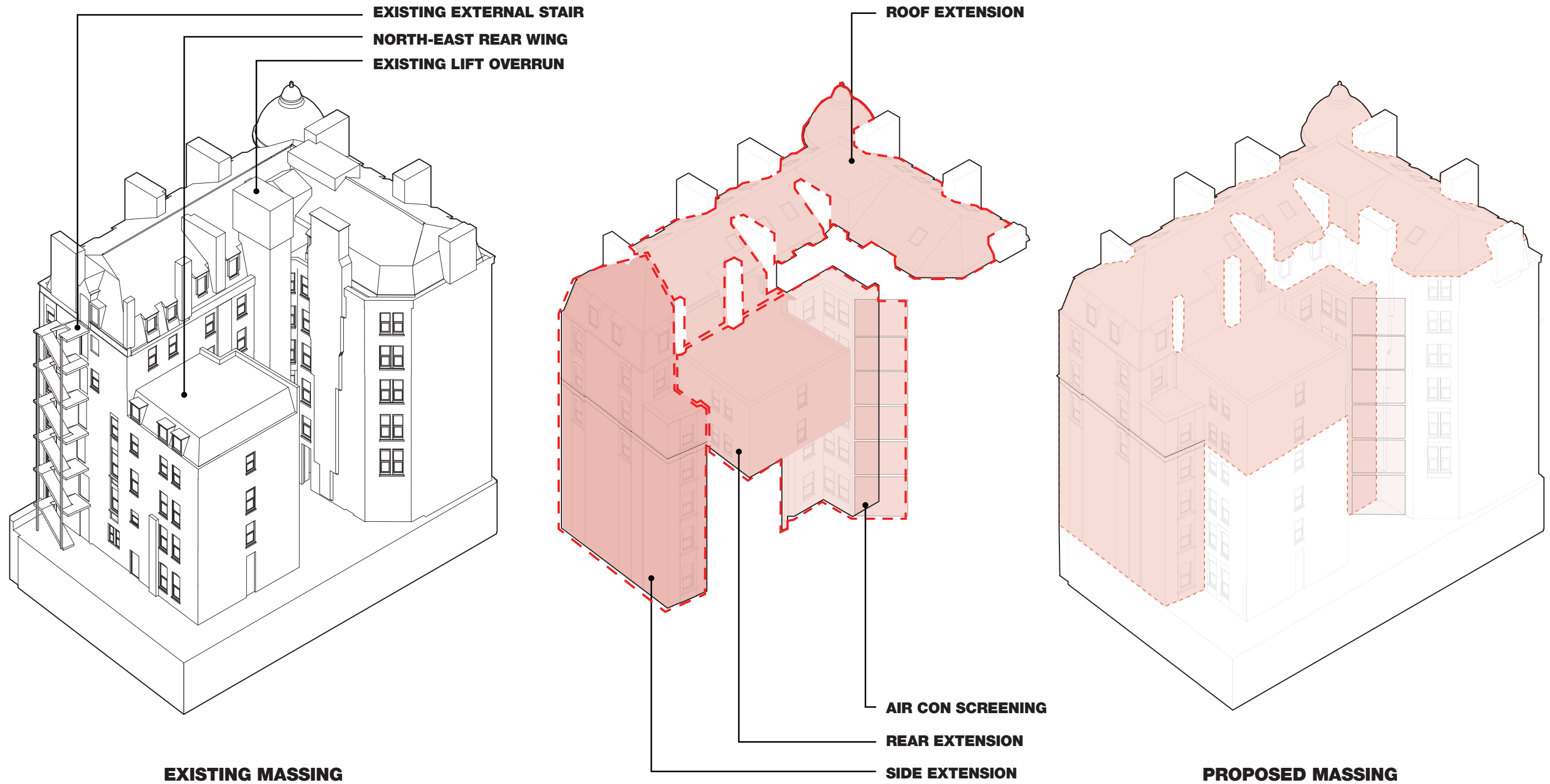
FORM AND MASSING

Rear Extension

The resulting massing to the rear will comply with previously approved planning application (2014/4209/P) avoiding to create a greater impact on the adjoining properties.

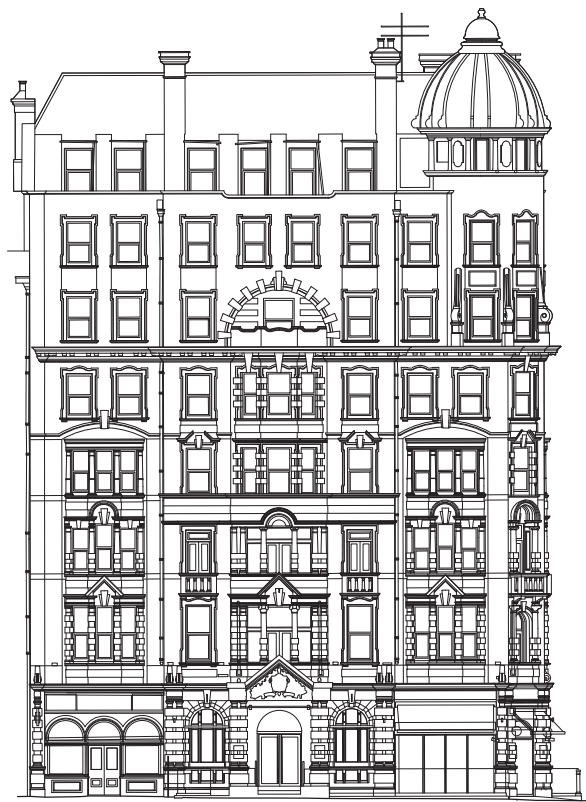
This extension will also include a screen to attenuate the noise of the relocated air conditioning units.

[All] Isometric diagram views of the rear facade.



ELEVATIONS

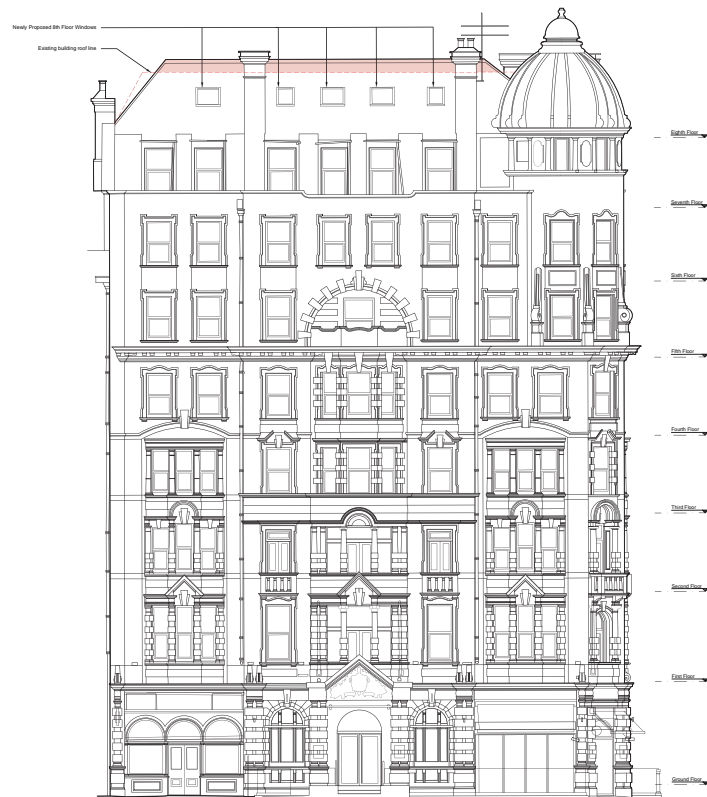
The elevations comparison shows that the proposed extension will not affect significantly the perception of the massing from a pedestrian point of view.



EXISTING SOUTHAMPTON ROW ELEVATION



EXISTING COSMO PLACE ELEVATION



PROPOSED SOUTHAMPTON ROW ELEVATION



PROPOSED COSMO PLACE ELEVATION

[All] Elevation comparison on Cosmo Place and Southampton Row.

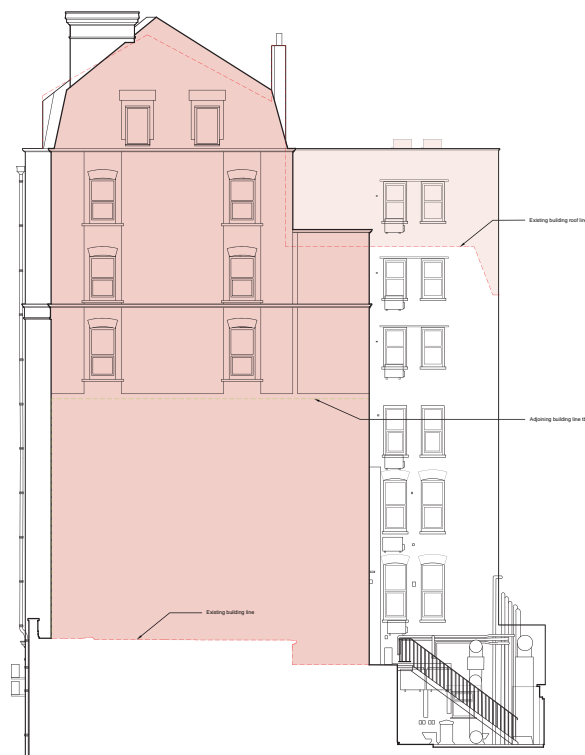
ELEVATIONS



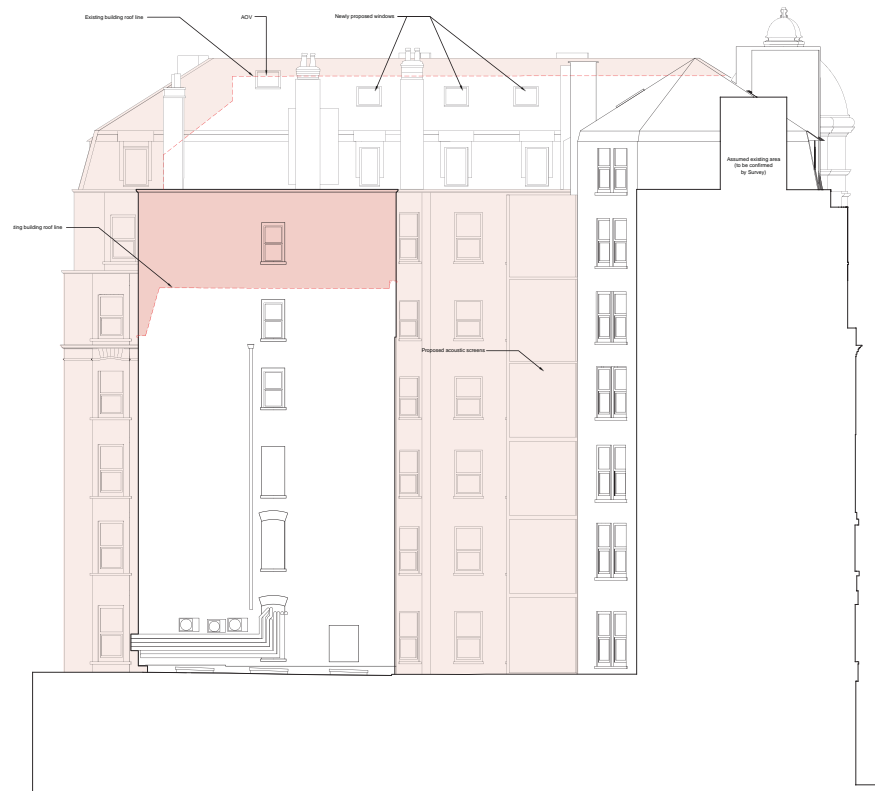
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

The proposed side extension will complete the building on its east elevation while the rear extension will not create a greater impact on the neighbouring properties.

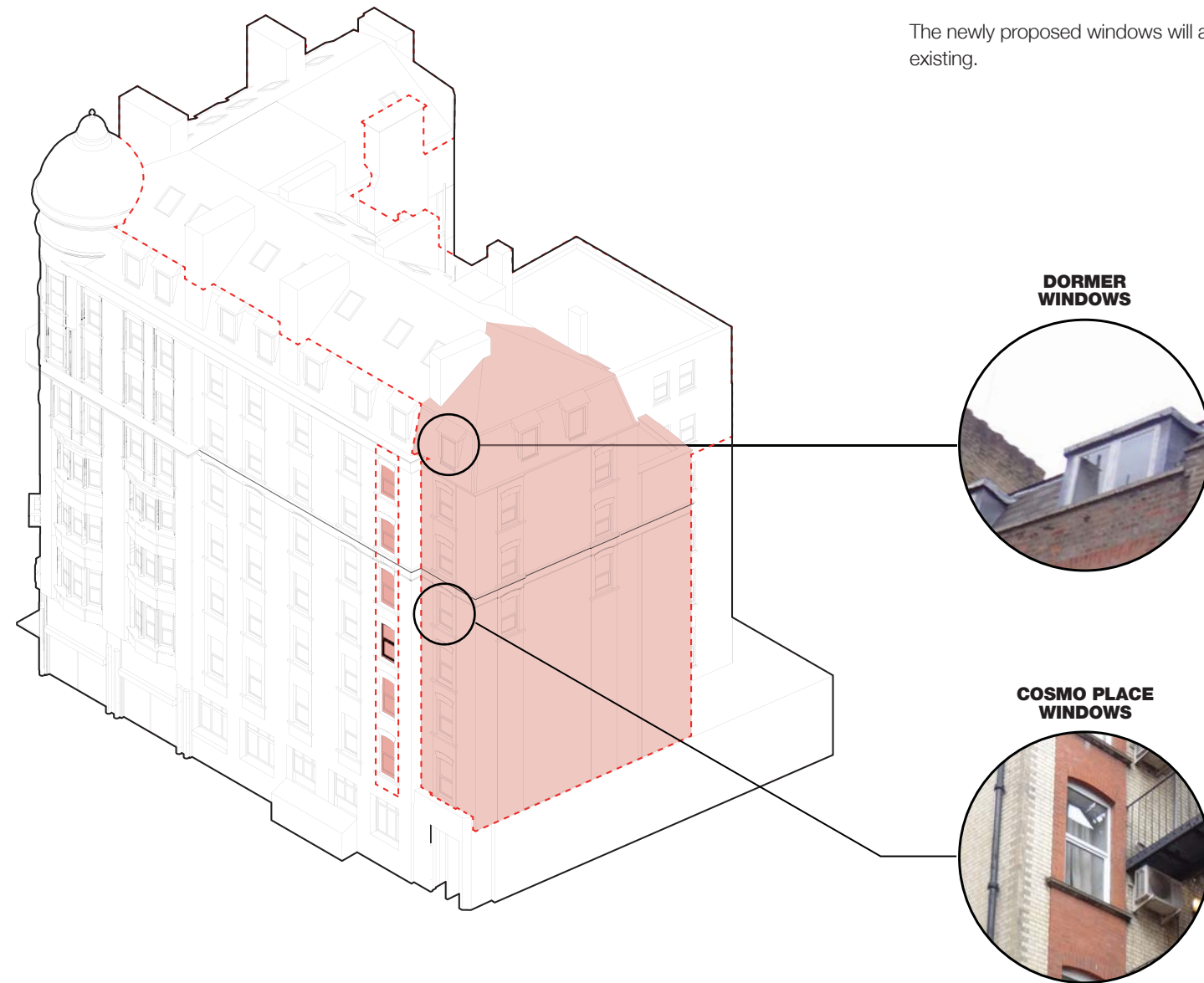
[All] Elevation comparison on East and North Elevation.

SIDE EXTENSION

EXISTING VIEW FROM COSMO PLACE



PROPOSED VIEW FROM COSMO PLACE



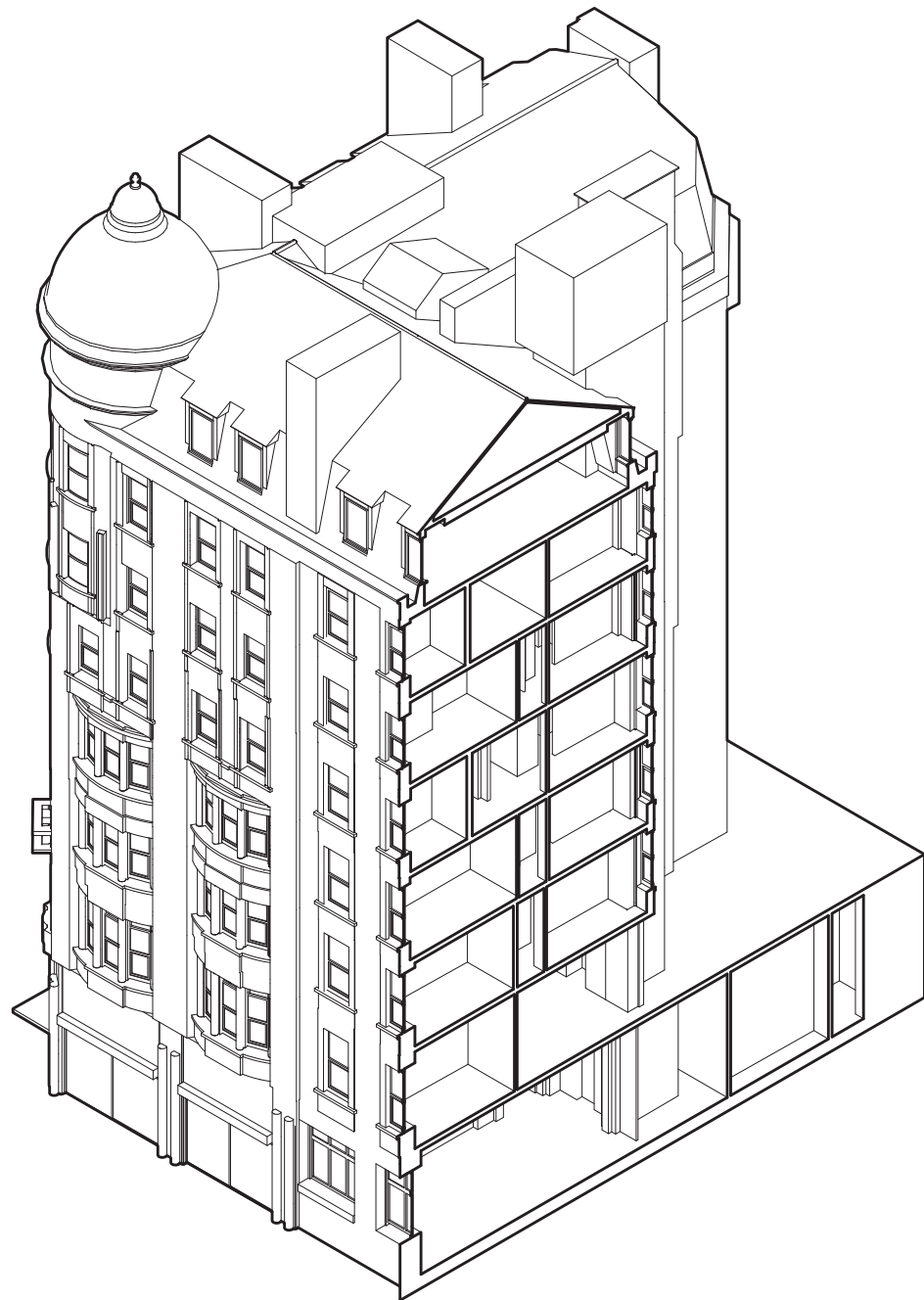
The side extension to the north-east will replace the existing external stair.

The materials used in the extension will replicate those of the existing building.

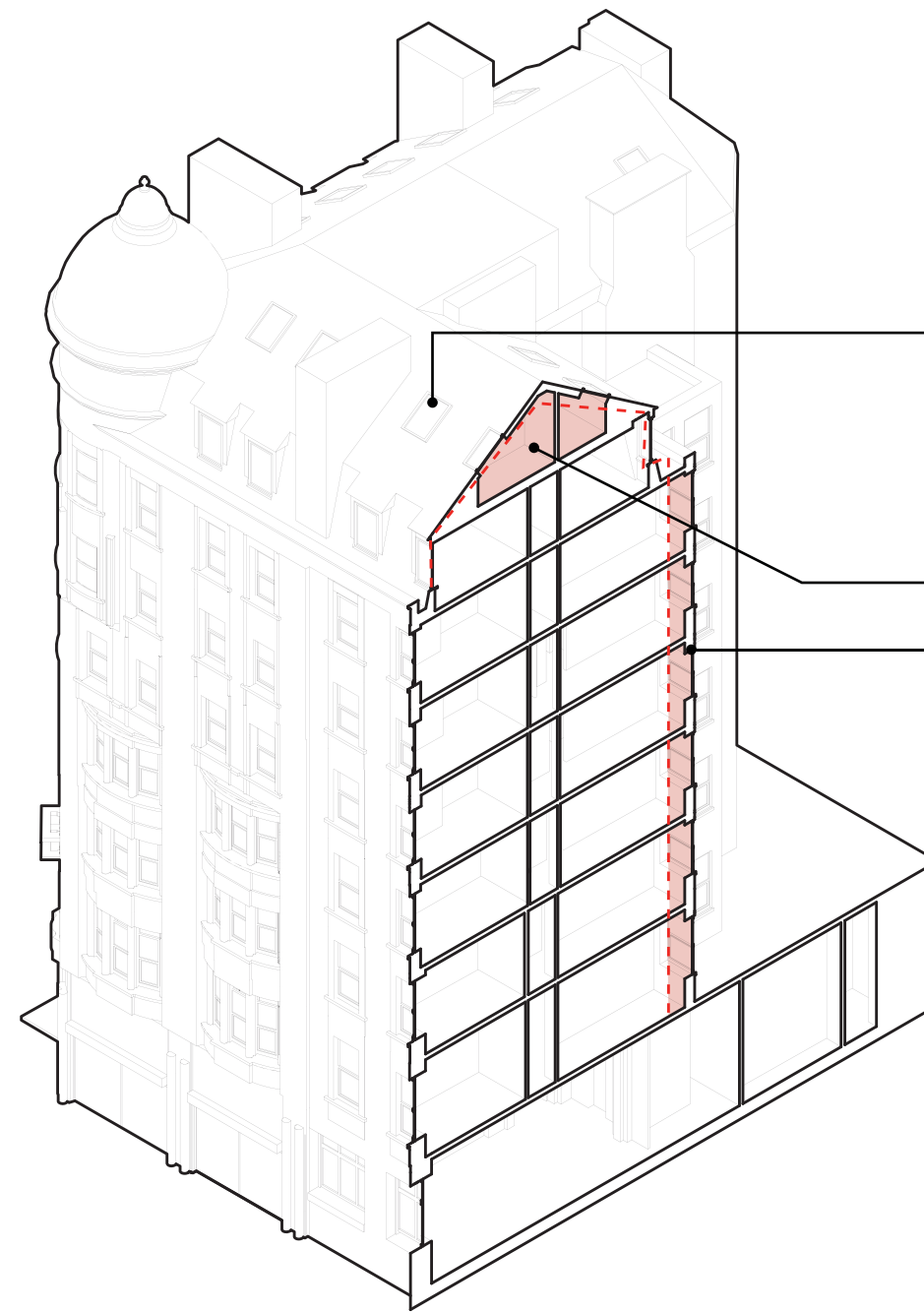
The newly proposed windows will also reproduce the format of those existing.

ROOF EXTENSION

EXISTING SECTION



PROPOSED SECTION



The roof will be marginally raised to accommodate new guestrooms on the 8th floor.

The impact of the new roof on the front facades (Southampton Row and Cosmo Place) will not be significant.

New roof lights will bring light to the new top floor guestrooms.

PROPOSED 8TH FLOOR GUESTROOMS

REAR EXTENSION

[All] Section comparison showing proposed changes to roof and rear.

REAR EXTENSION

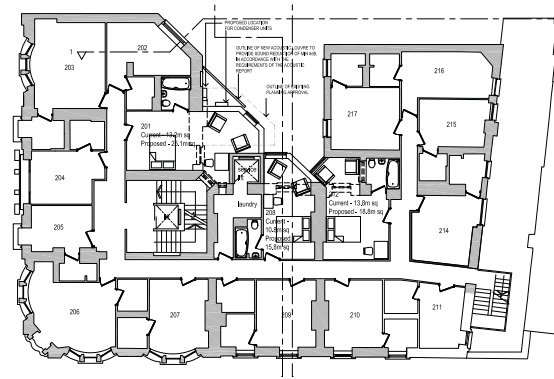
The proposed rear extension follows guidance of previously consented planning application (2014/4209/P).

The proposal will include a screen to attenuate the noise of the relocated air con units.



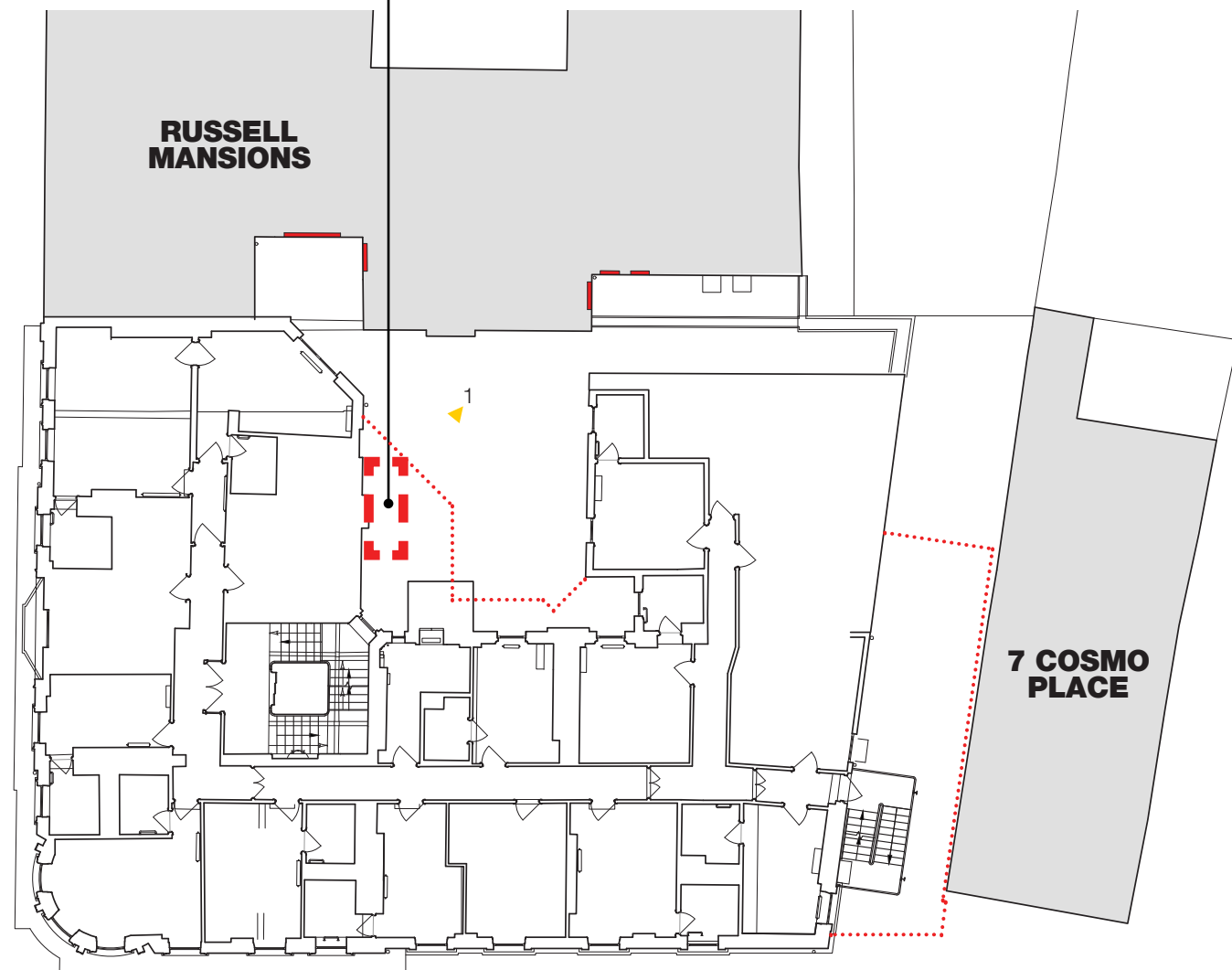
[Top Left] 1st to 5th floor of consented planning application 2014/4/4209/P by Waterland Associates.

[Top Right] Current view of existing air con units.

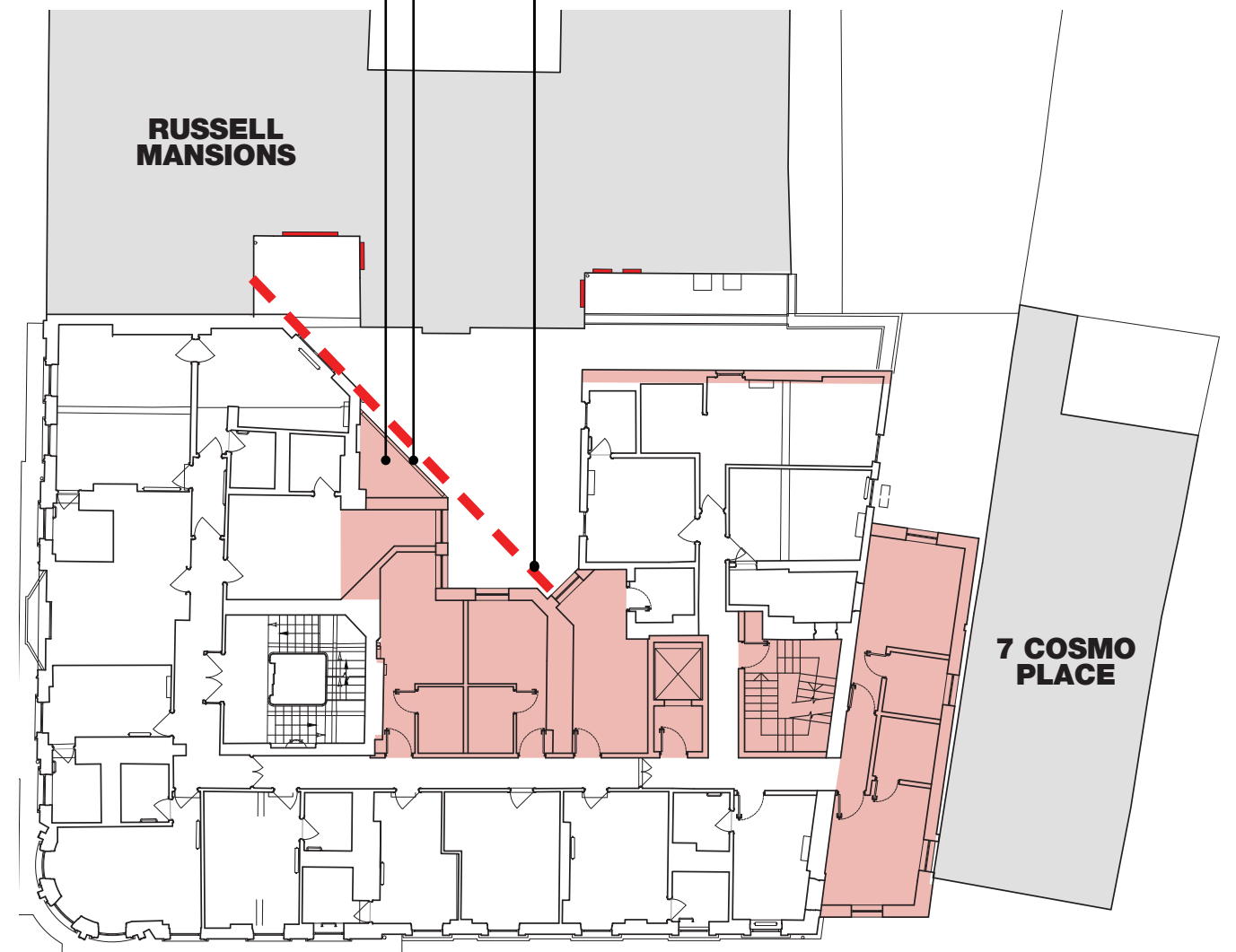


CURRENT AIR CON UNITS LOCATION

EXISTING 5TH FLOOR



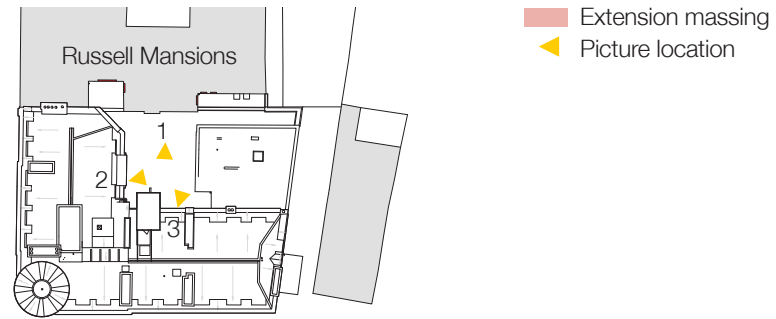
PROPOSED 5TH FLOOR



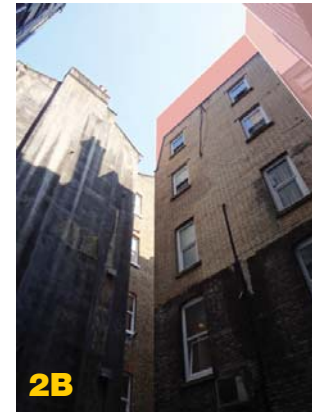
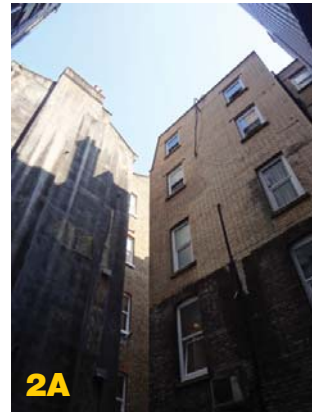
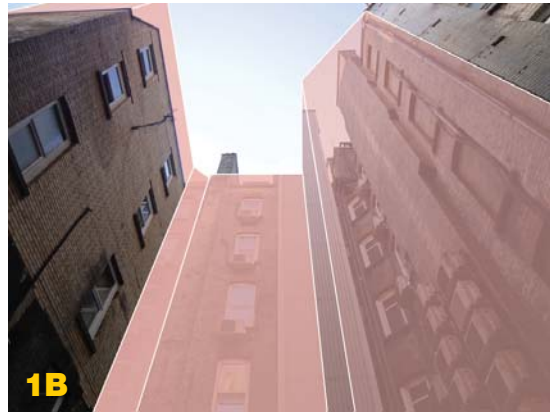
REAR EXTENSION

By cutting down the rear extension one floor, the impact of the proposal on neighbouring Russell Mansions amenity will be significantly reduced.

Images below show the before and after of the rear lightwell.



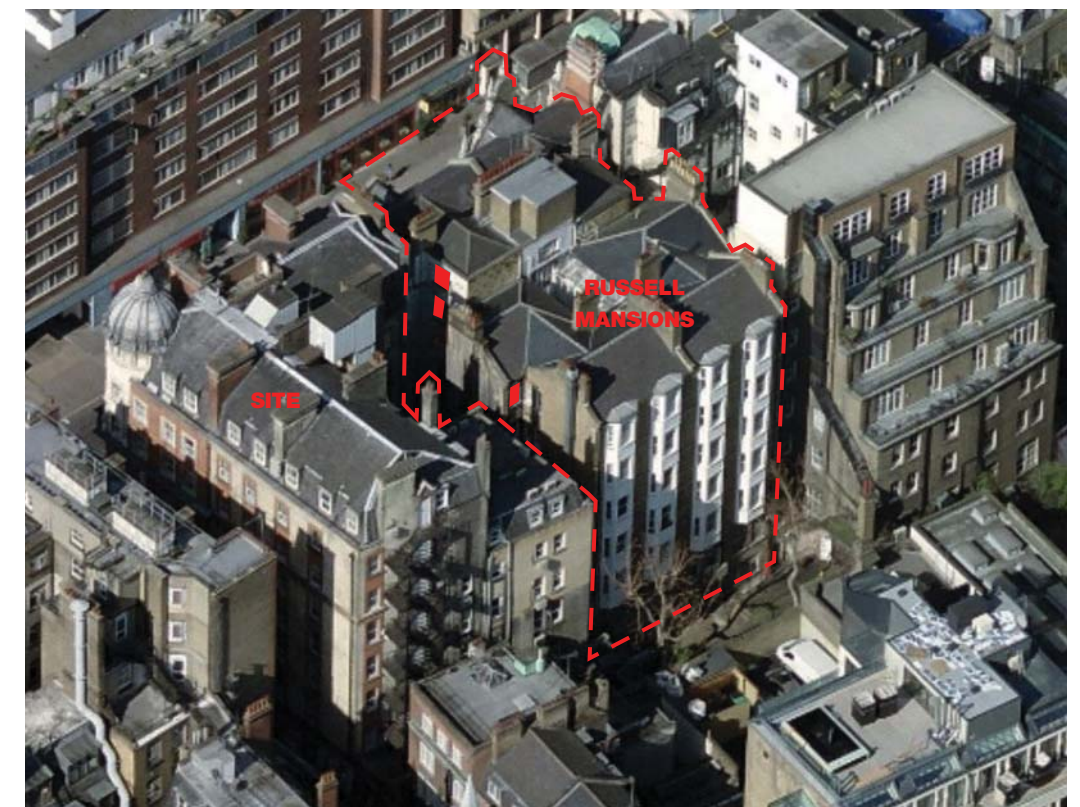
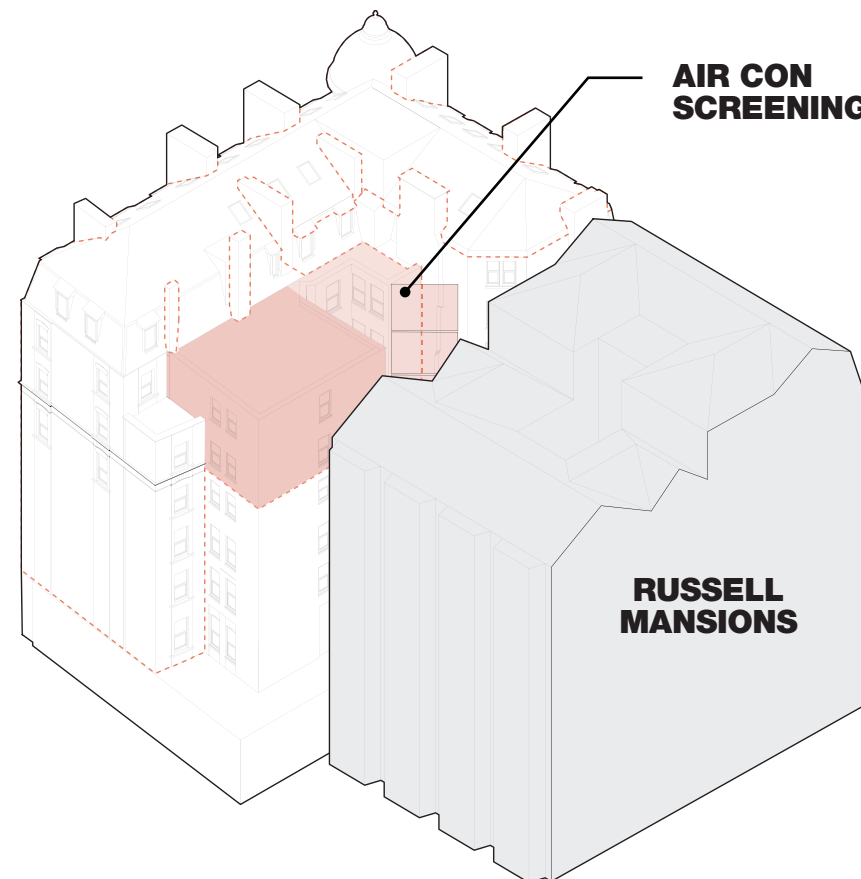
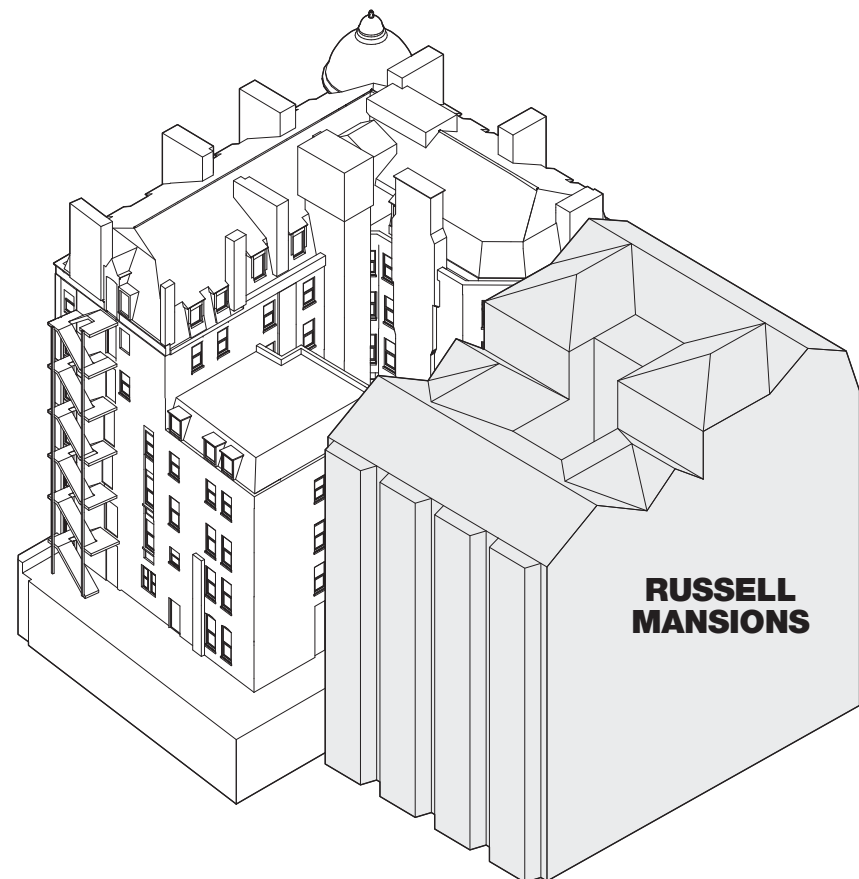
INTERNAL COURTYARD VIEWS



EXISTING BUILDING

PROPOSED EXTENSION

AERIAL VIEW



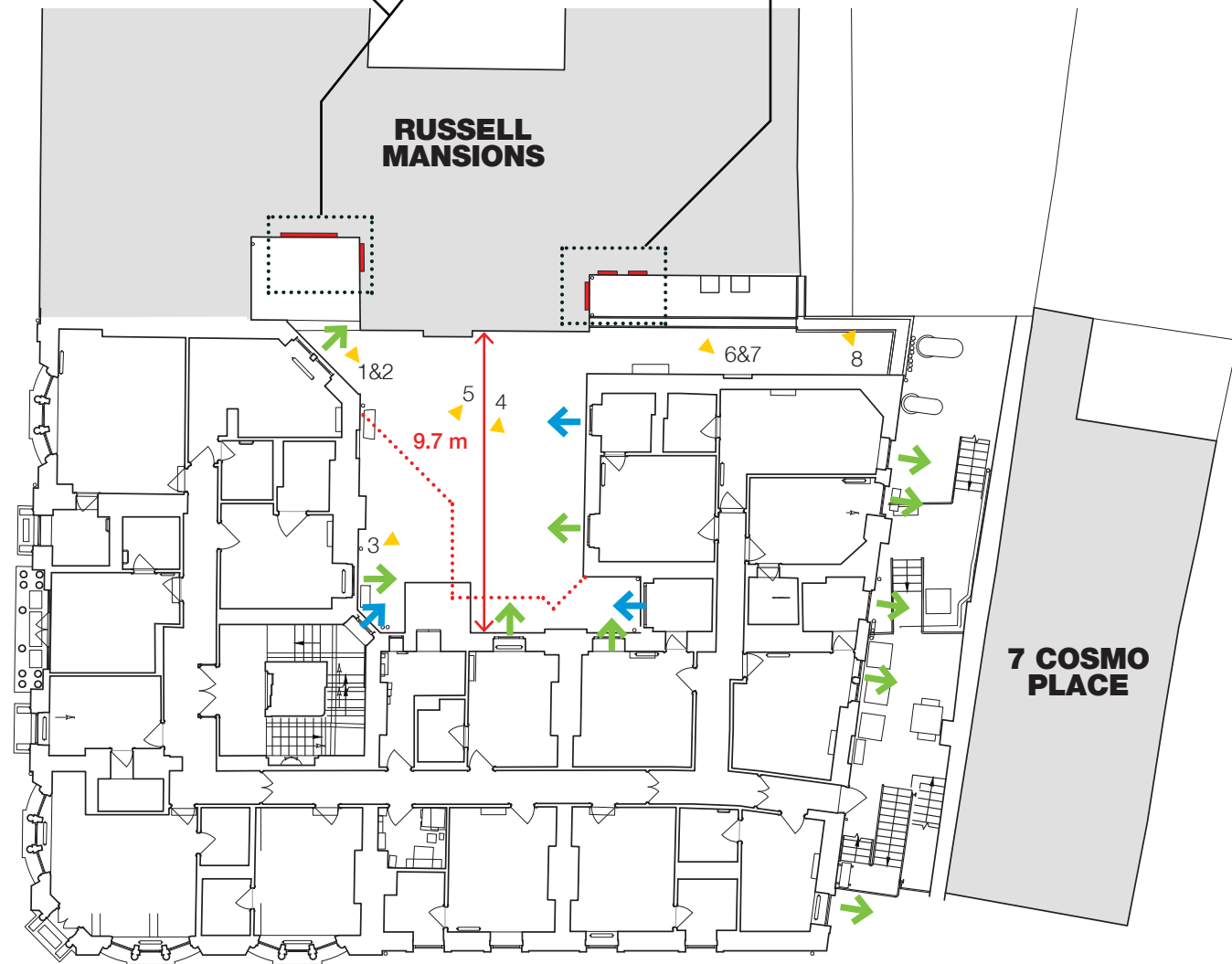
The following images and diagrams illustrate the current status of the rear of the site to demonstrate how the proposal will not contribute to create further overlooking issues with the Russell Mansions windows highlighted or a greater level of enclosure to the properties at 1st-4th floor levels.

- ➔ Existing views
- ➔ Existing glazed views
- ➔ Proposed views
- ➔ Proposed obscured/glazed views
- ▲ Picture location
- ▭ Russell Mansions windows on plan
- ▭ Russell Mansions windows
- ⋯ Extension outline

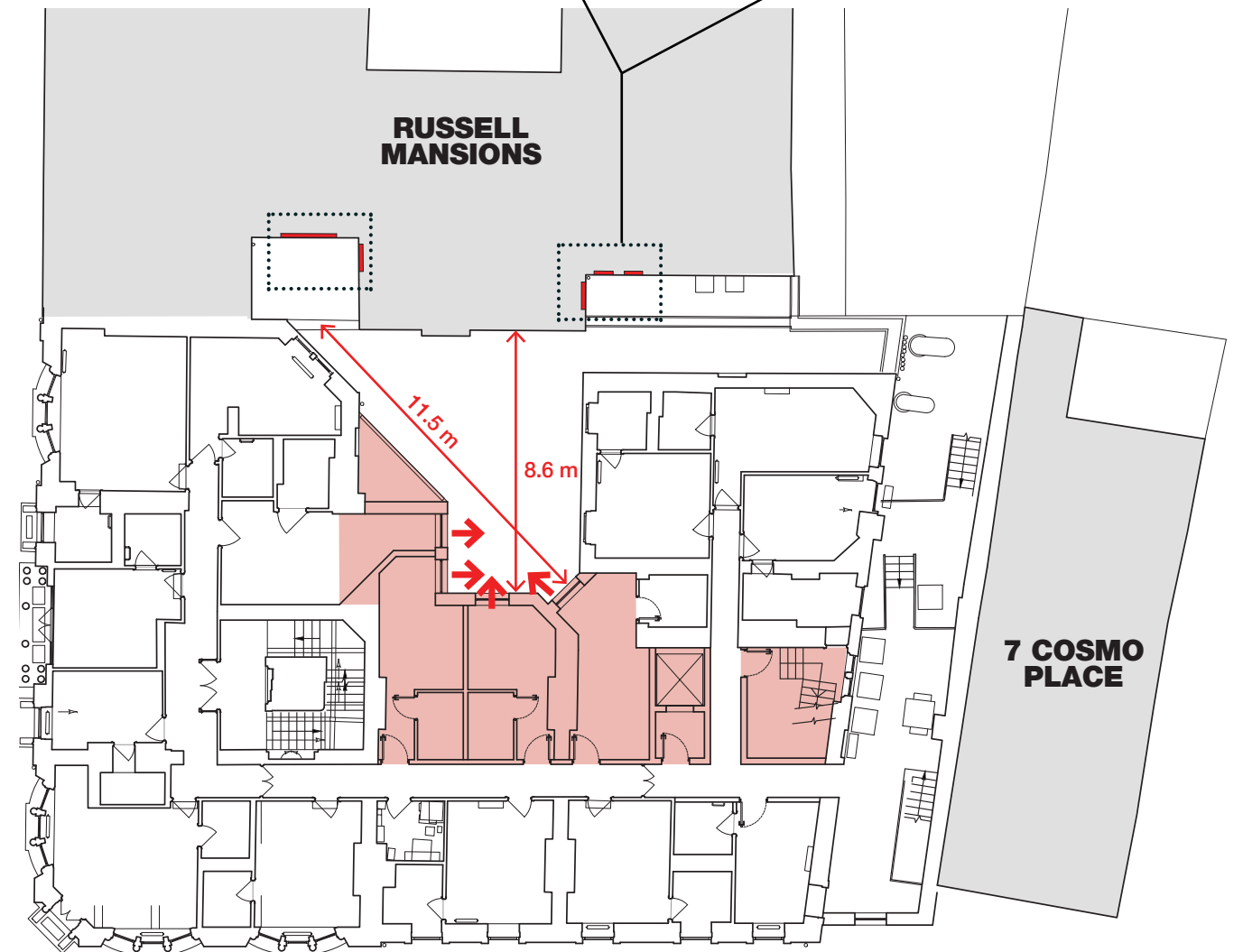
REAR EXTENSION (IMPACT ON RUSSELL MANSIONS)



EXISTING 1ST FLOOR

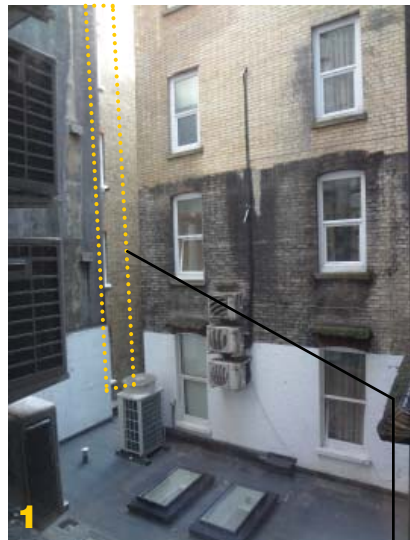


PROPOSED 1ST FLOOR

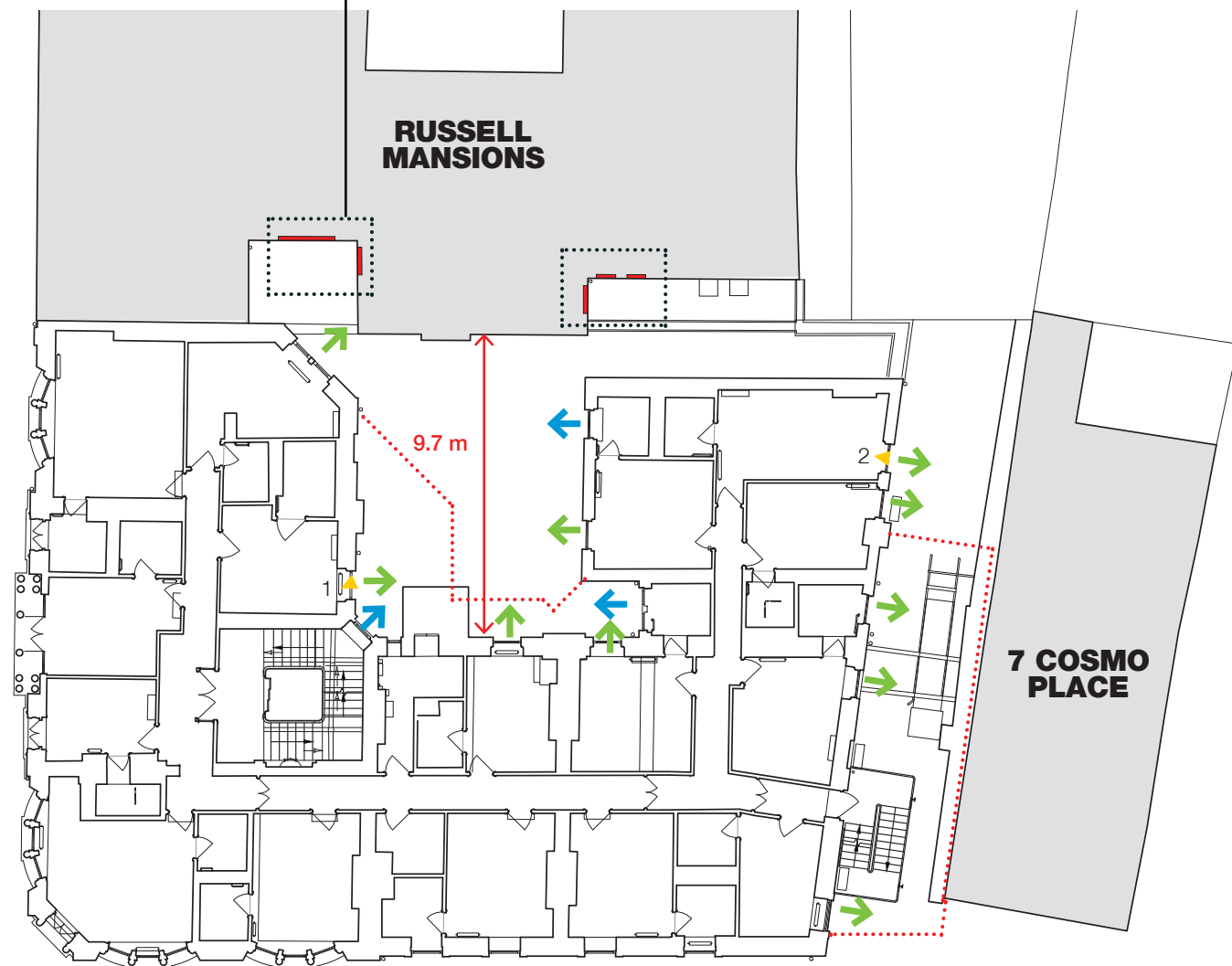


REAR EXTENSION (IMPACT ON RUSSELL MANSIONS)

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EXISTING 2ND FLOOR



PROPOSED 2ND FLOOR

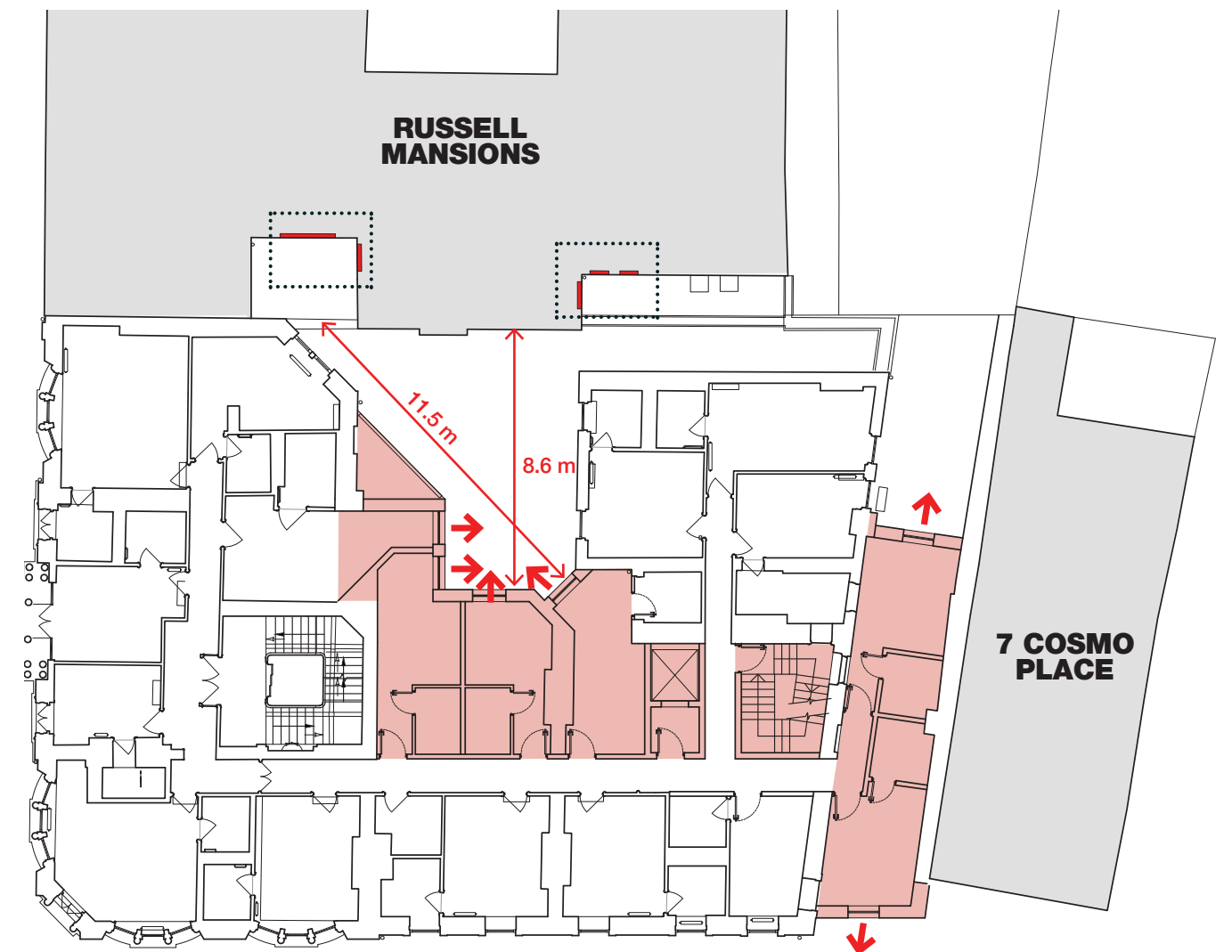
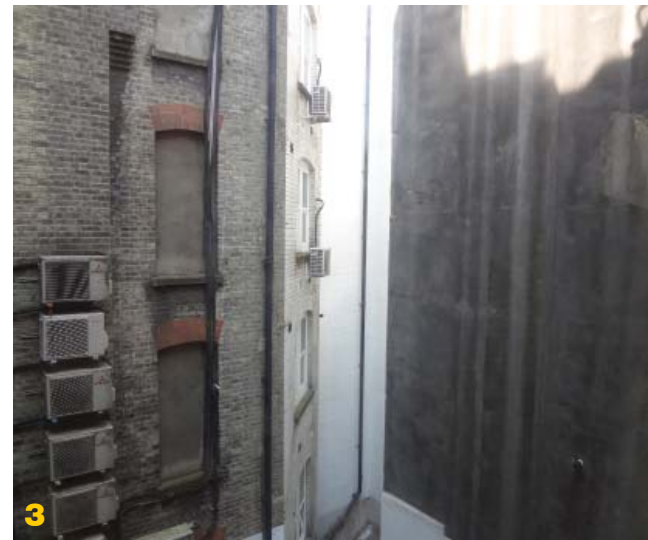
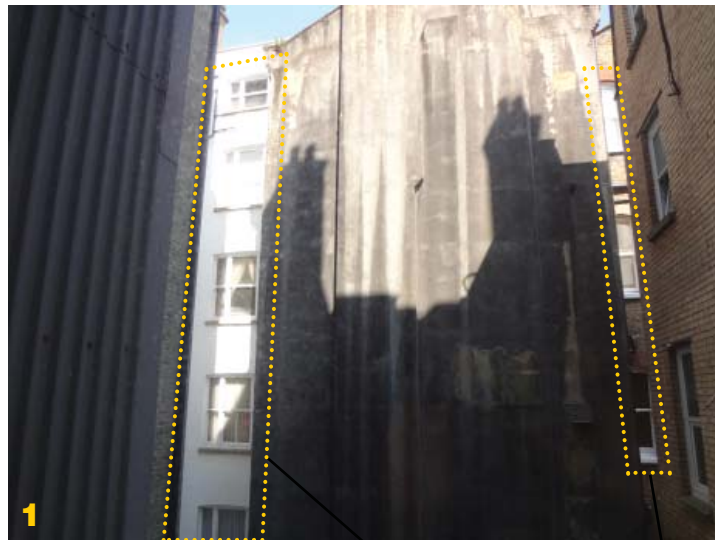


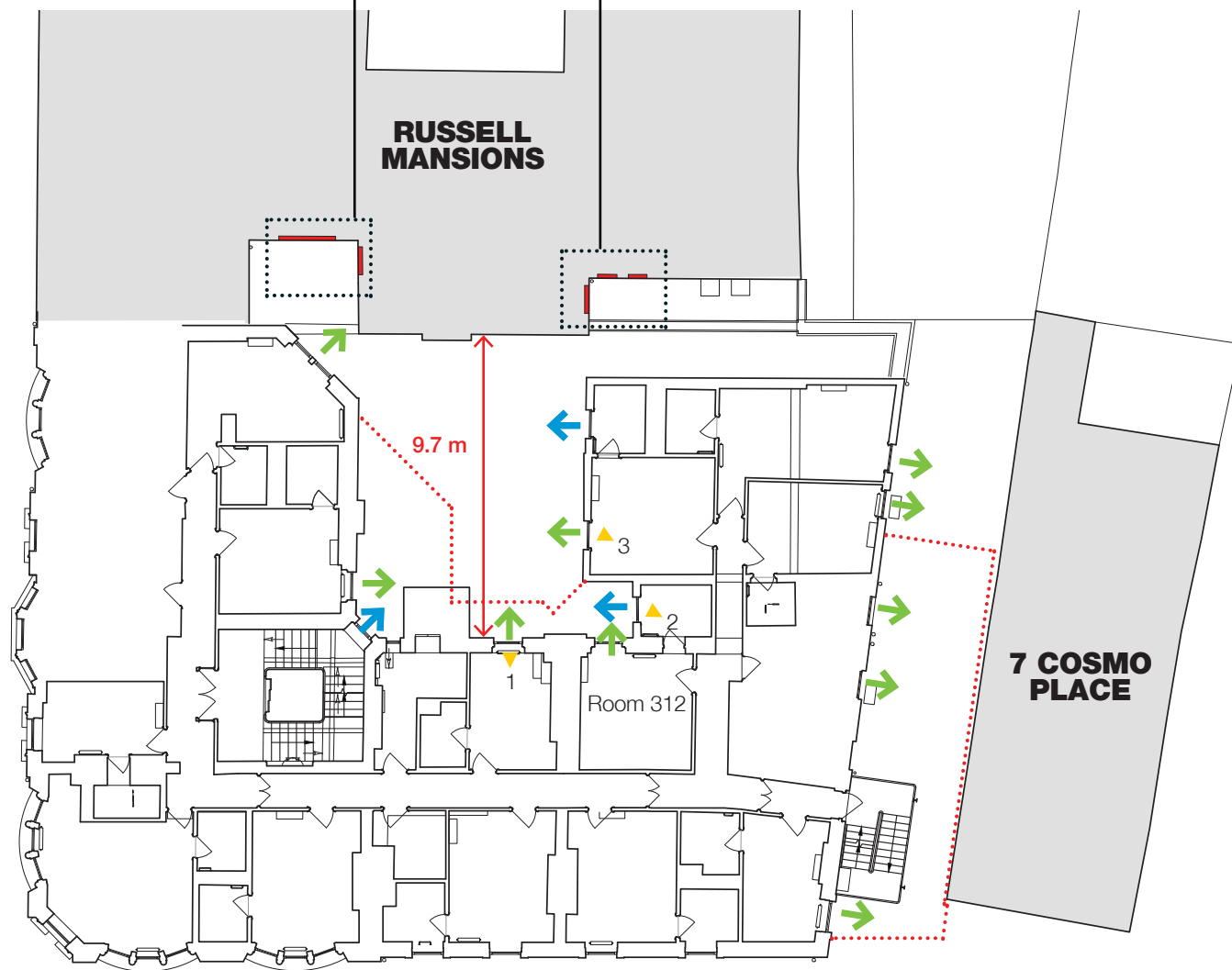
Image 2 shows glazed window on bathroom of Room 312.

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- Proposed views
- Proposed obscured/glazed views
- ▲ Picture location
- ▭ Russell Mansions windows on plan
- ▭ Russell Mansions windows
- ⋯ Extension outline

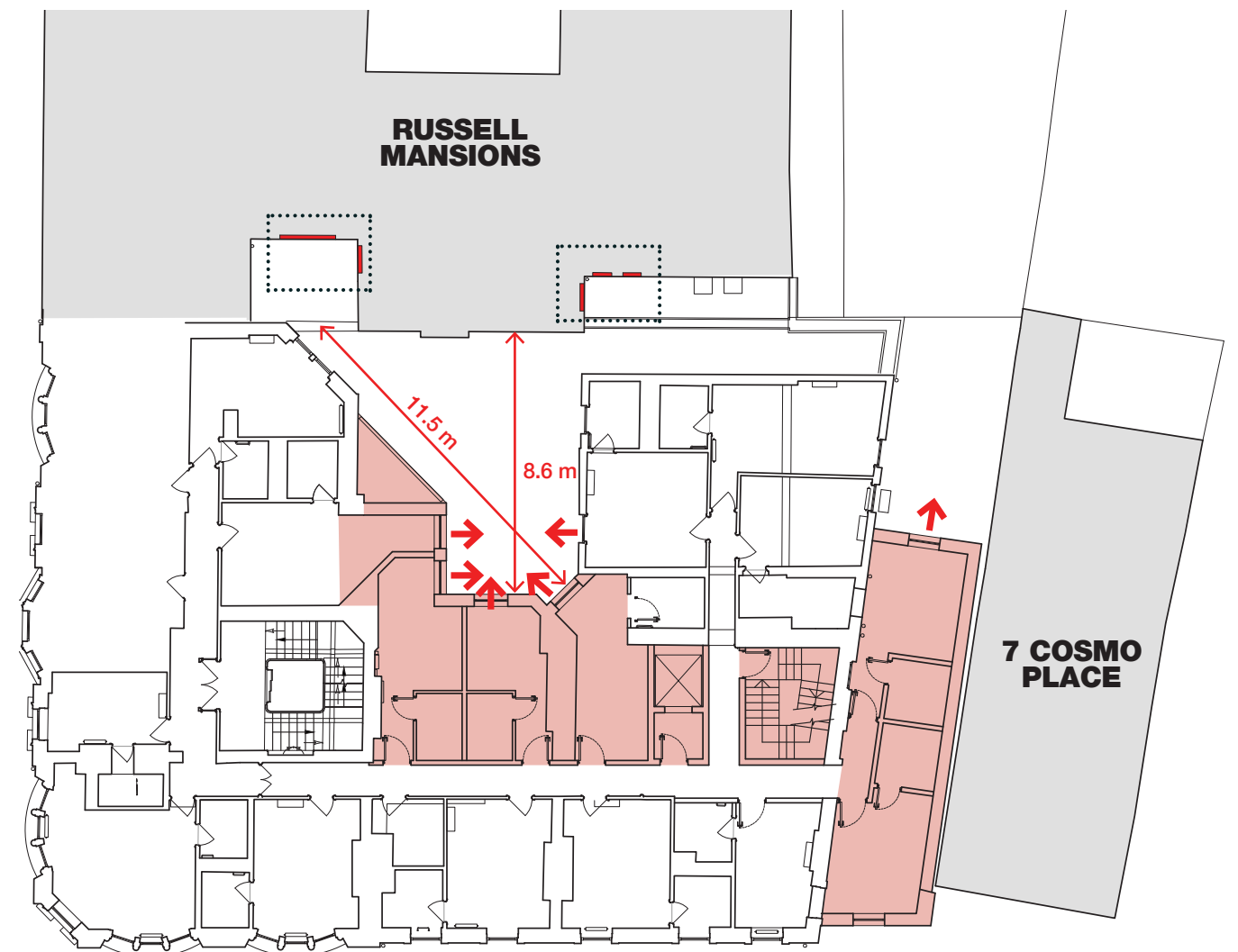
REAR EXTENSION (IMPACT ON RUSSELL MANSIONS)



EXISTING 3RD FLOOR



PROPOSED 3RD FLOOR



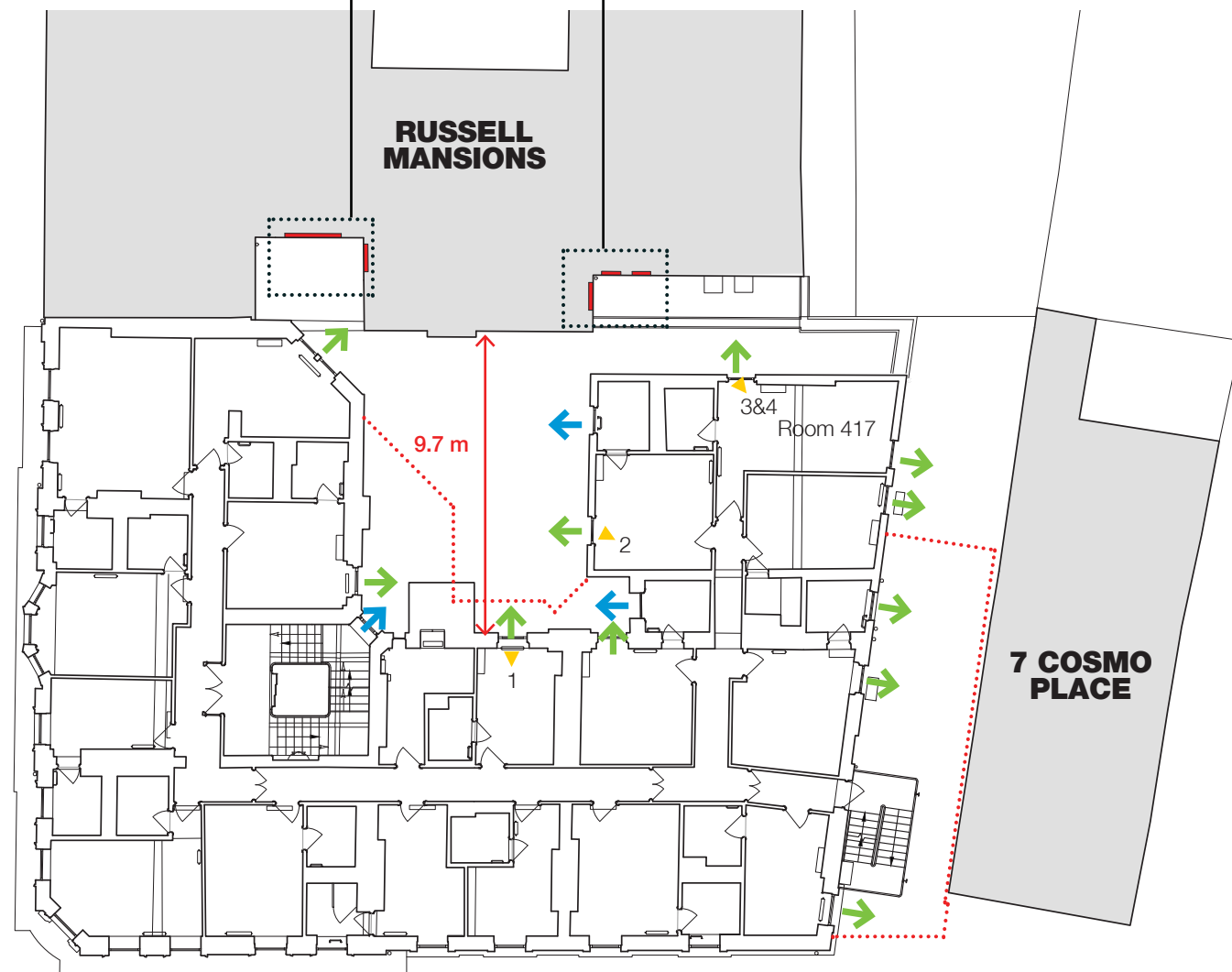
Images 3 & 4 show how the existing window on room 417 does not face directly onto the Russell Mansions windows and it is not currently glazed.



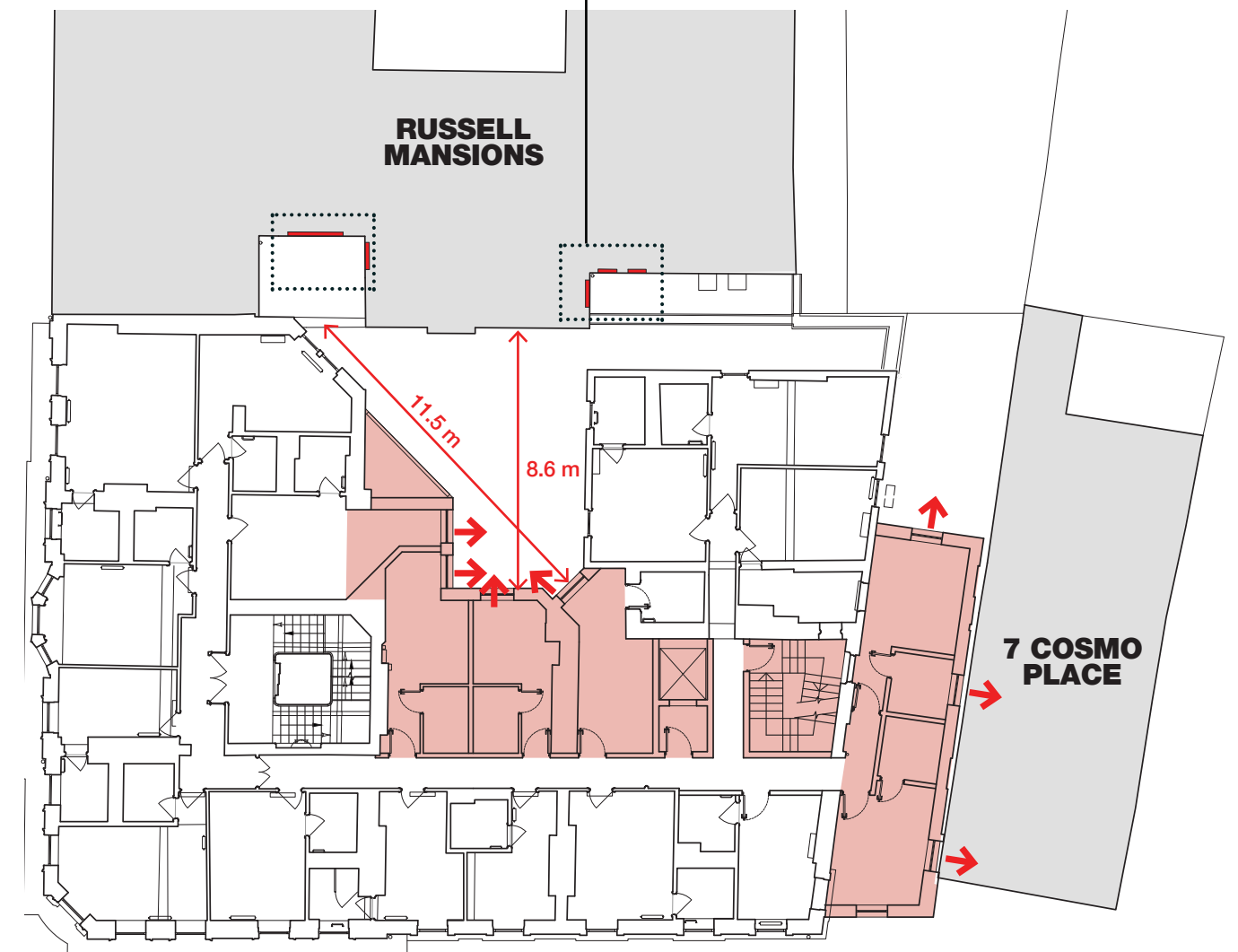
REAR EXTENSION (IMPACT ON RUSSELL MANSIONS)

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- ▭ Russell Mansions windows
- ⋯ Extension outline

EXISTING 4TH FLOOR



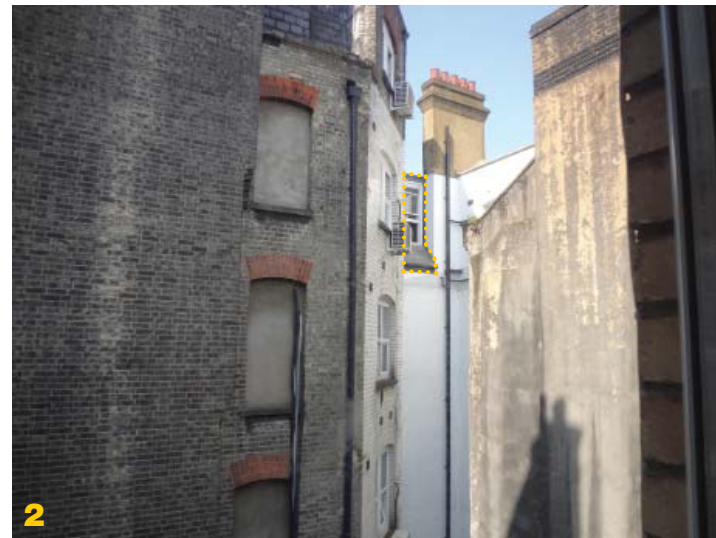
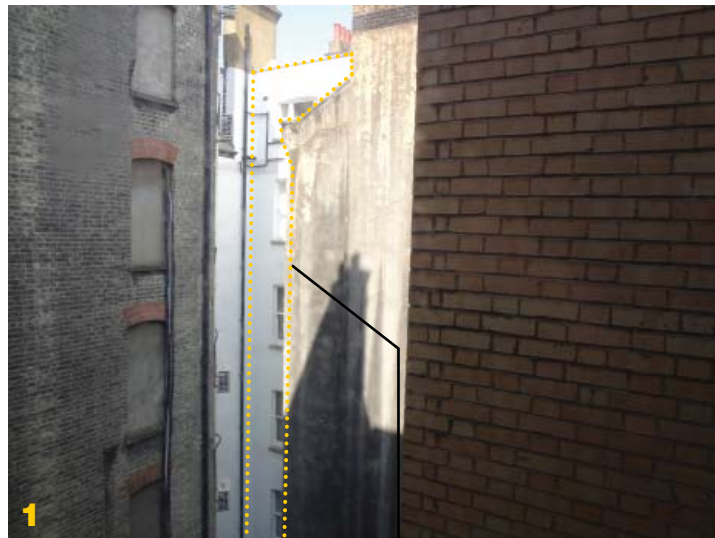
PROPOSED 4TH FLOOR



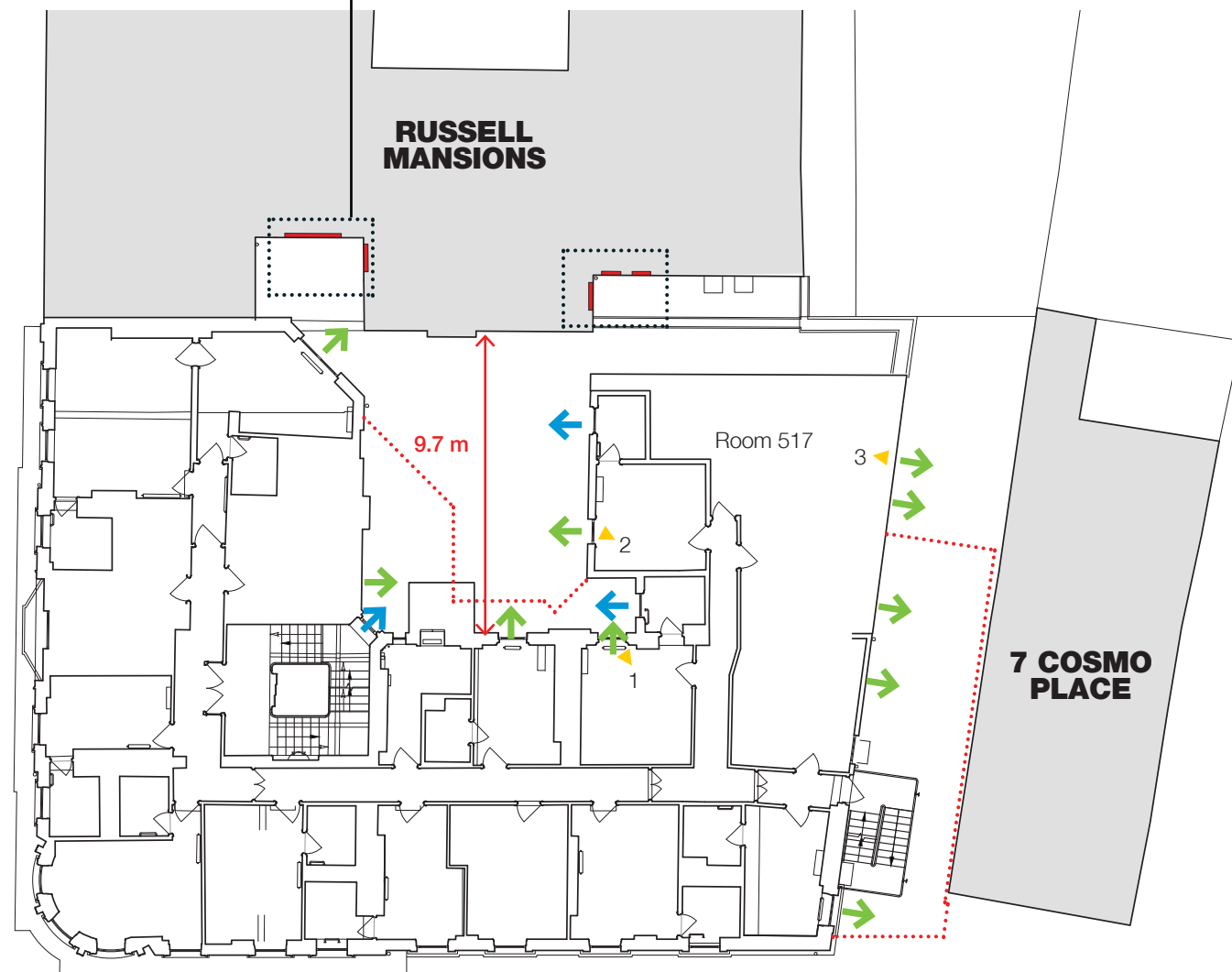
There is currently no window on Room 517 (*515 on proposed drawings) facing directly to Russell Mansions. The proposed window on that location will be obscured/glazed to avoid overlooking issues.

REAR EXTENSION (IMPACT ON RUSSELL MANSIONS)

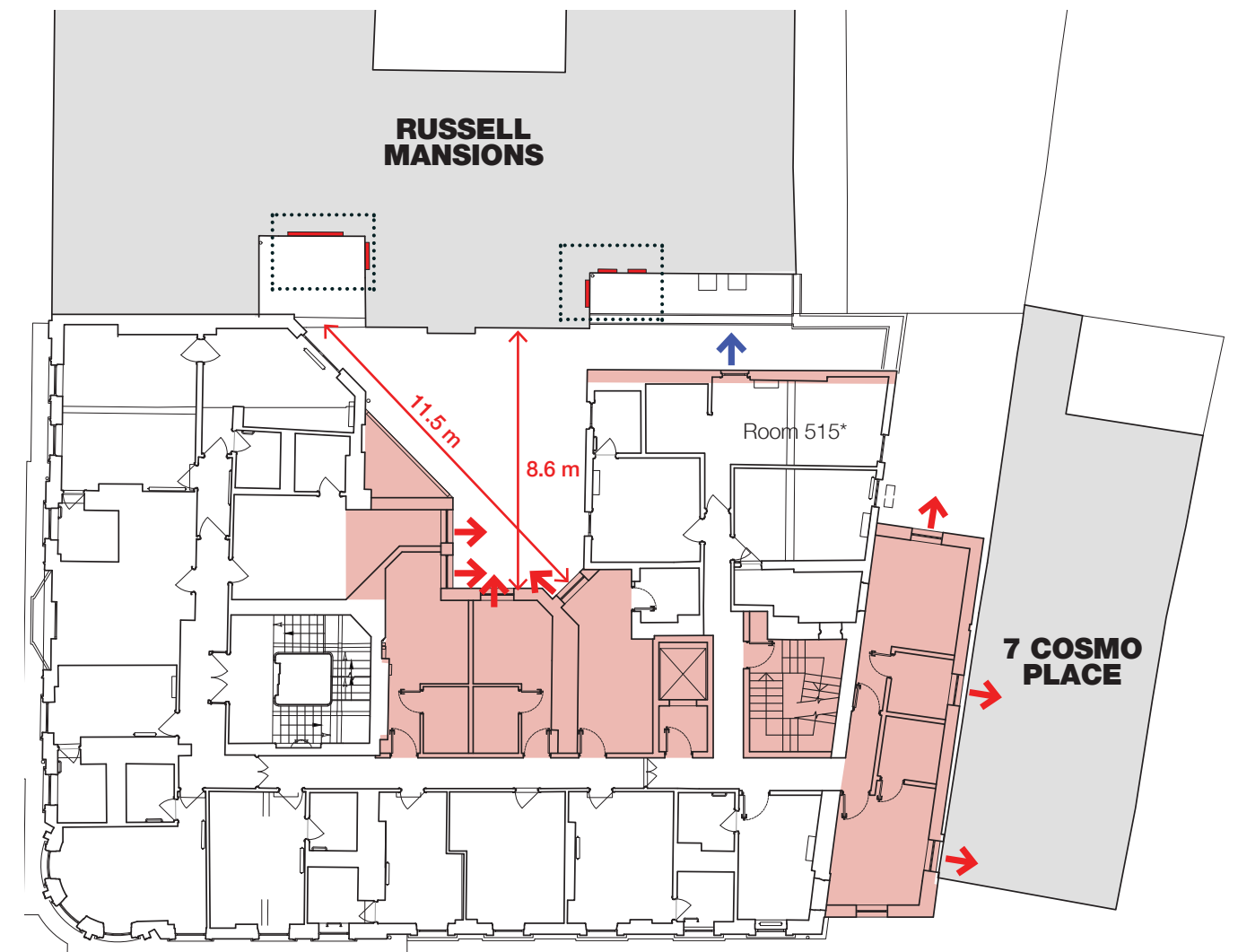
- Existing views
- Existing glazed views
- Proposed views
- Proposed obscured/glazed views
- ▲ Picture location
- ▭ Russell Mansions windows on plan
- ▭ Russell Mansions windows on plan
- ▭ Extension outline



EXISTING 5TH FLOOR

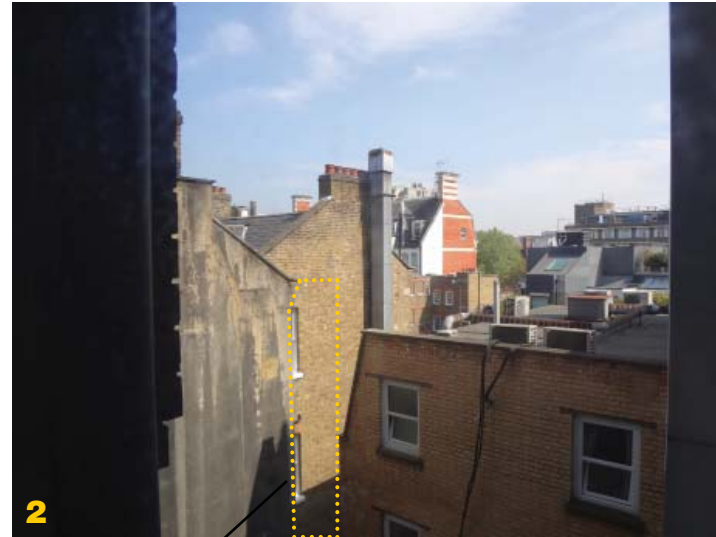


PROPOSED 5TH FLOOR



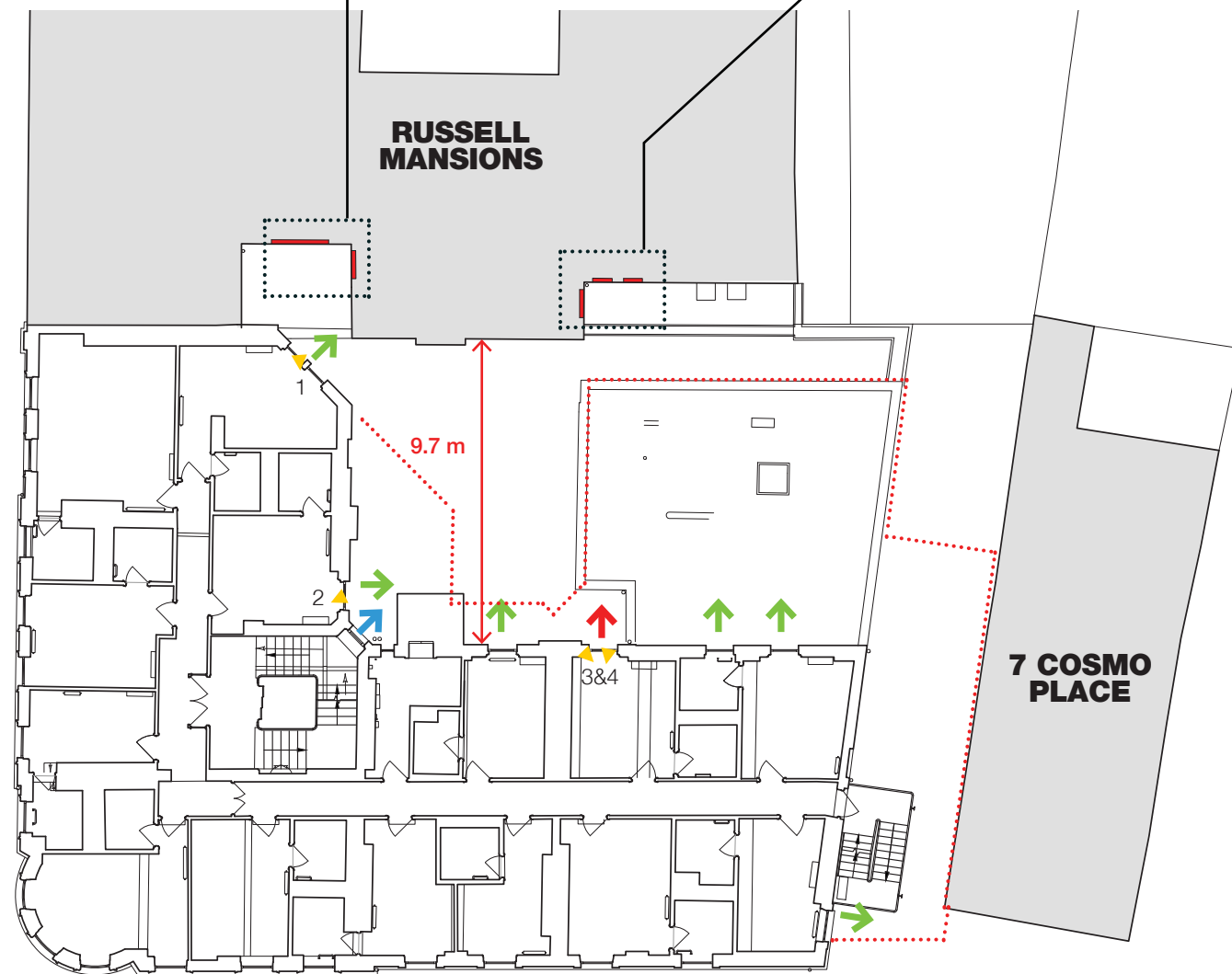
Windows on proposed rooms 614 and in the bathroom of 615 will be glazed to avoid overlooking issues.

- Existing views
- Existing glazed views
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- ▲ Picture location
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- Russell Mansions windows on plan
- Extension outline

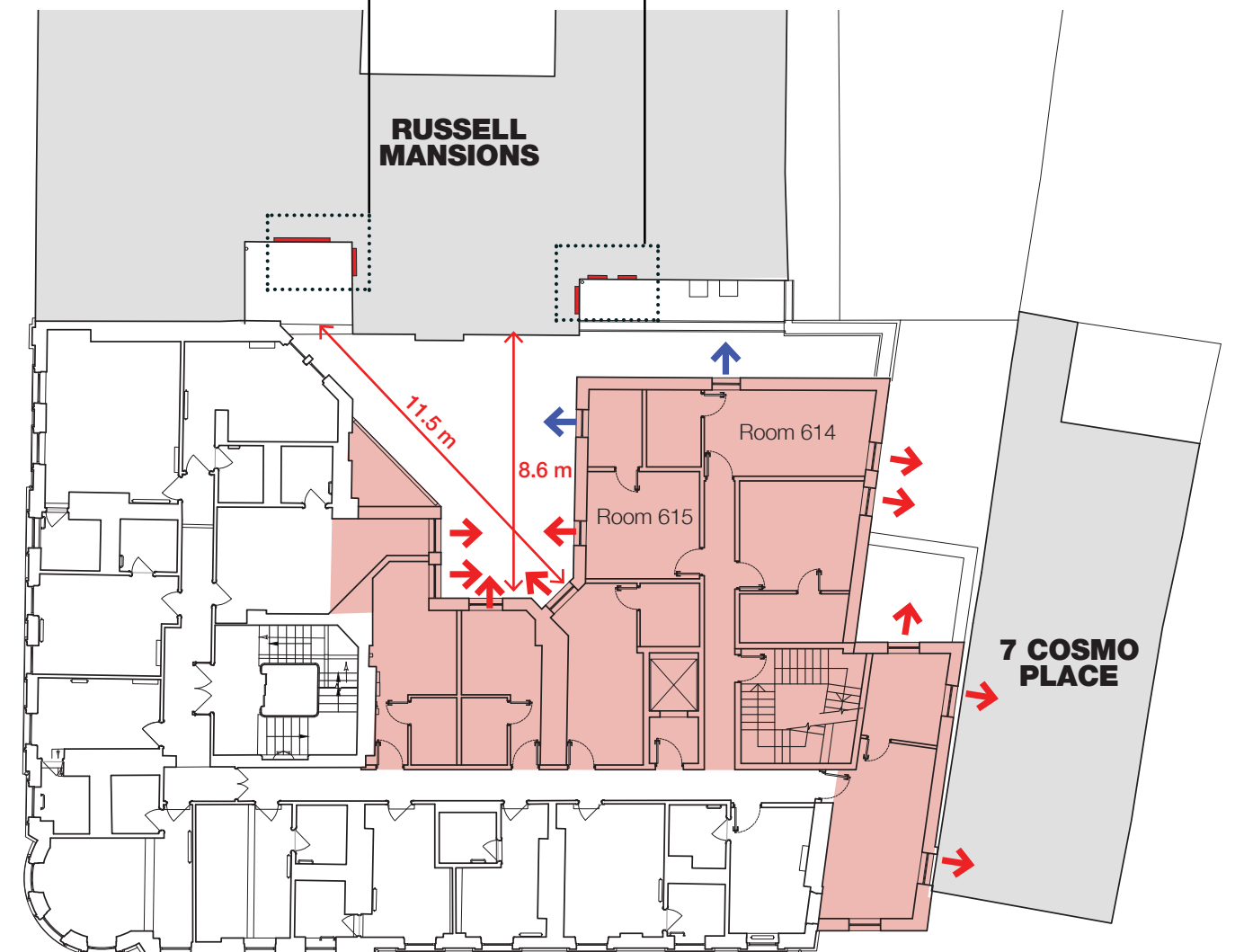


REAR EXTENSION (IMPACT ON RUSSELL MANSIONS)

EXISTING 6TH FLOOR



PROPOSED 6TH FLOOR

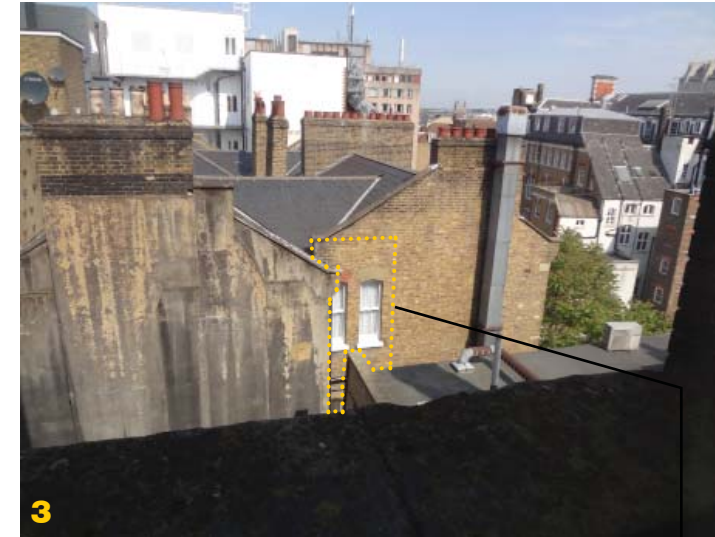
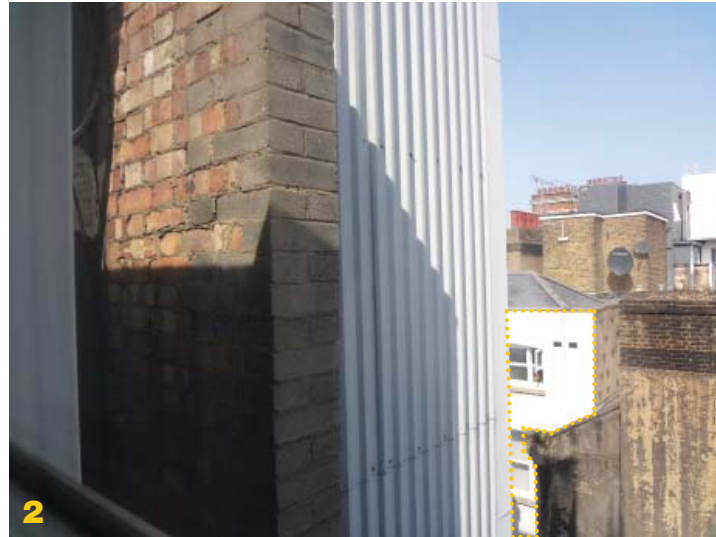


There will be no overlooking issues from the proposed rooms on 7th floor as the proposed extra floor at the rear will block the views (as shown on image 3B on page 34).

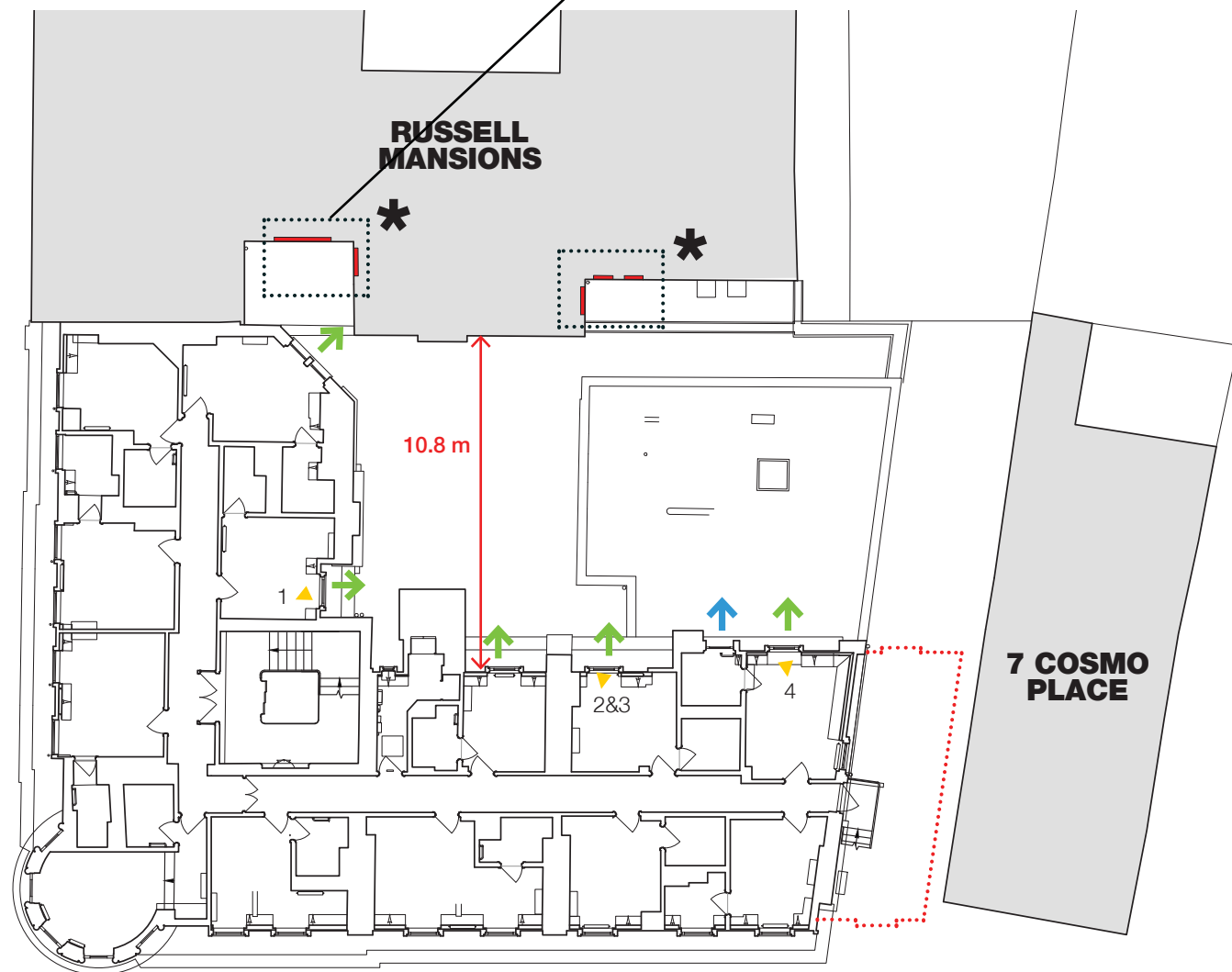
[] Russell Mansions windows only up to 6th floor. Shown on drawing for illustrative purposes only.*

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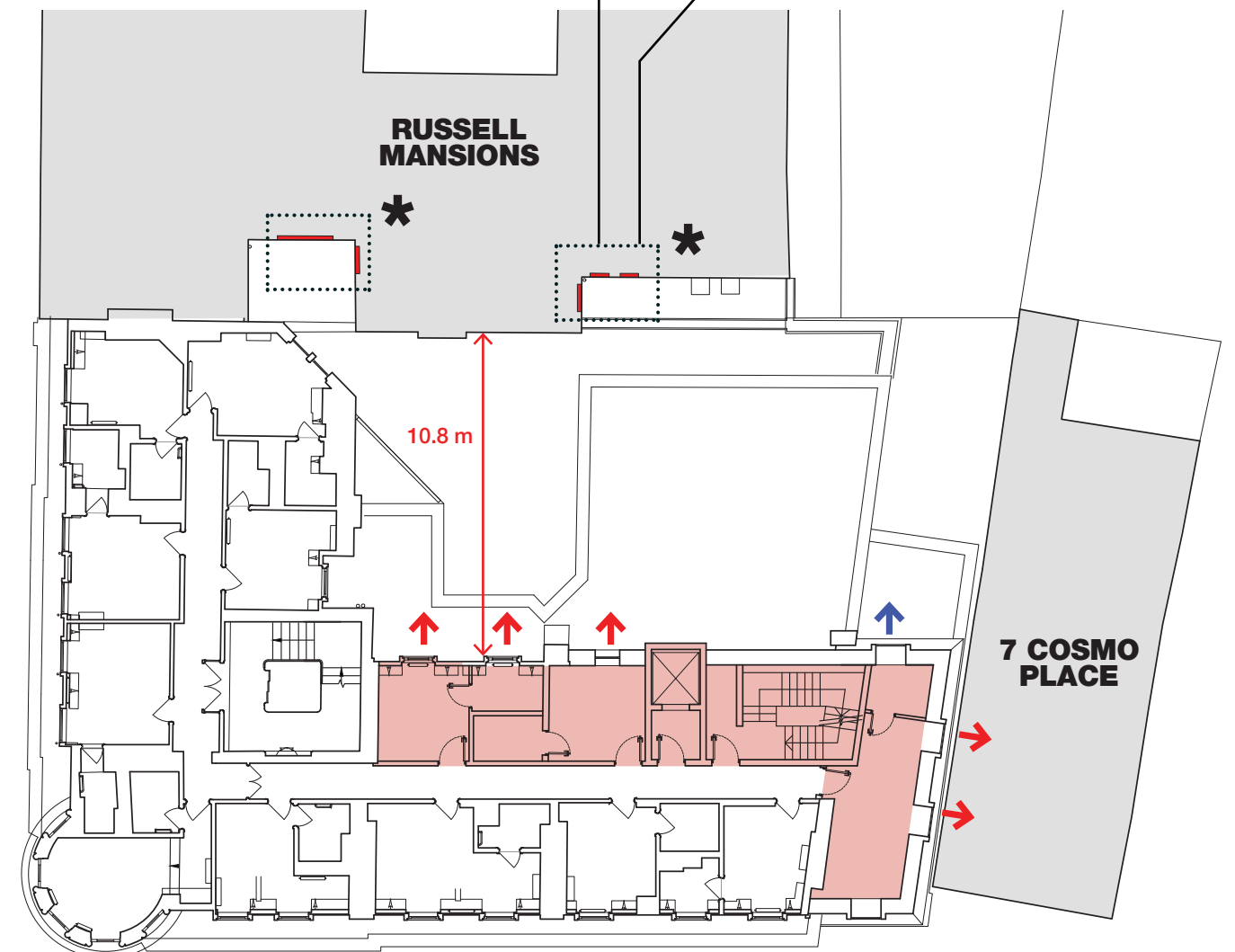
REAR EXTENSION (IMPACT ON RUSSELL MANSIONS)



EXISTING 7TH FLOOR



PROPOSED 7TH FLOOR



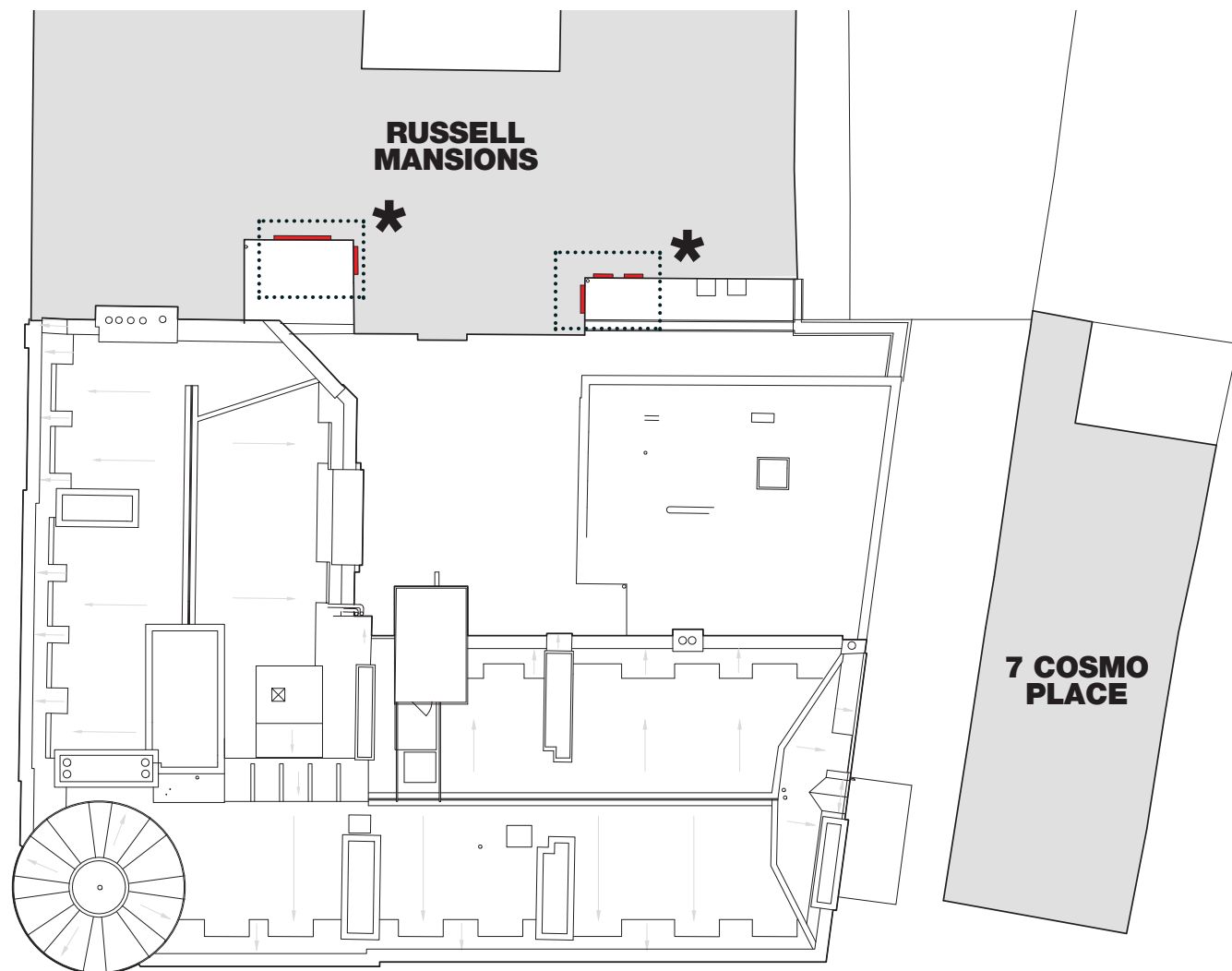
Distance from the eighth floor proposed windows is considerable and does not create any overlooking issues onto Russell Mansions.

[] Russell Mansions windows only up to 6th floor. Shown on drawing for illustrative purposes only.*

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REAR EXTENSION (IMPACT ON RUSSELL MANSIONS)

EXISTING 8TH FLOOR



PROPOSED 8TH FLOOR

