

**DoubleTree by Hilton Hotel London – West End
Southampton Row
London WC1B 4BH**



**DESIGN & ACCESS STATEMENT
Central Atrium Works**

Prepared by:



June 2018

DoubleTree by Hilton West End

Document History		
Revision	Comments	Date
-	First Issue	July 2018

Job no. 3984

File ref. F:\public\3900 SERIES\3984\1.0 - Admin\1.10 - Planning\1.10.1-Reports\D&AStatement\D&A Statement - First draft.docx

TABLE OF CONTENTS

1.0	Introduction	4
2.0	Existing Building and Context	5
3.0	Relevant Planning History	7
4.0	Proposed Development.....	8
5.0	Planning Considerations.....	11
6.0	Construction Management.....	13
7.0	Sustainability Statement.....	15
8.0	Conclusion.....	16

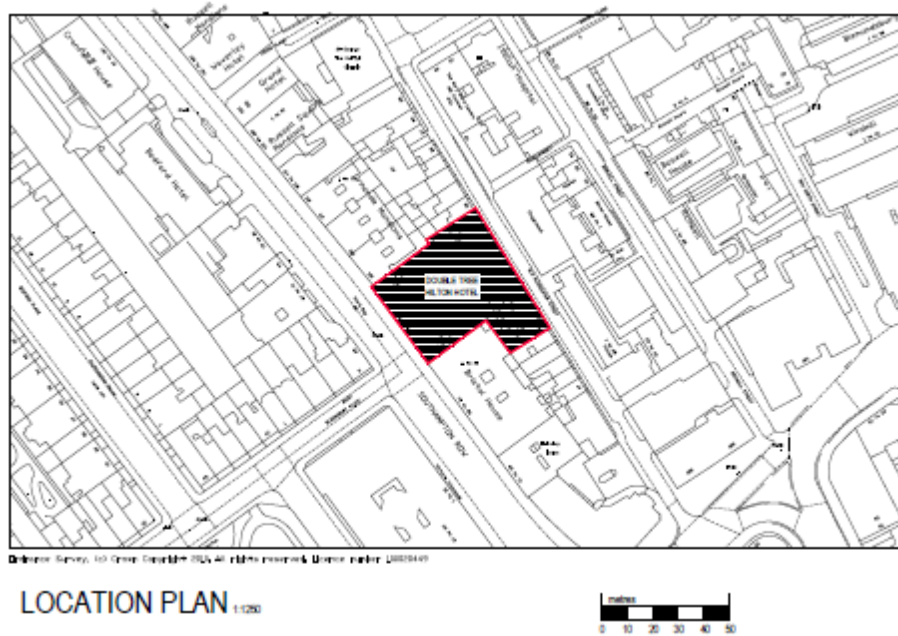


Fig 1: Location plan

1.0 Introduction

- 1.1 This design & access statement has been prepared in accordance with the instructions of the owner of the existing Doubletree by Hilton London-West End, Crimson Hotels Ltd, in support of the provision of an internal Atrium to the existing building at 92 Southampton Row, London, WC1B 4BH to provide additional bedrooms in relation to the current hotel operations.
- 1.2 The hotel is in a highly accessible central location and benefits from excellent transport links. The existing hotel is currently operating near to capacity and a need for additional bedrooms to cater for increasing numbers of visitors to the area has been identified. The proposal is for the provision of an additional 19 hotel bedrooms formed over 6 floors around a new Atrium space. The proposed alterations will not be visible from Old Gloucester Street or Southampton Row & the existing six story building height will be maintained.
- 1.3 The alterations to form an internal atrium to the hotel have been developed with technical guidance from Structural Engineer and M&E consultants.
- 1.4 This statement provides a review of the site and surroundings, design & access, sustainability, outlines the recent planning history of the site, and assesses the proposals in relation to the planning policy framework.
- 1.5 The following is a list of drawings, which accompany the planning submission:

Existing Plans 3984/100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 & 114.

Proposed Demolition Plans 3984/502, 503, 504, 505, 506, 507, 508, 509, 510, 511 & 512.

Proposed Plans 3984/001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013 & 014.

Construction Temporary Works 3984/610, 611, 612, 613, 614, 615, 616, 617 & 618.

2.0 Existing Building and Context

2.1 AMOUNT

The property fronts on to Southampton Row. It is identified within the development plan as within the Bloomsbury conservation area. The site is within the central London area.

The hotel is well located for both tourists and business travellers. The development is in a highly accessible location which benefits from many good transport links. This is reflected in its public transport accessibility level of 6B, identifying it as having excellent accessibility by public transport. The premises are within easy reach of public transport with Holborn tube station and Russell Square (Piccadilly Line and Central Line) located 300-500m away. It is also within walking distance of Tottenham Court Road and Chancery Lane tube stations. There are several bus stops located on Southampton Row providing links throughout London.

The existing site consists of a six-story building which comprises a 4star hotel. Public access to the property is from Southampton Row, with servicing access provided at the rear from Old Gloucester Street.

The surrounding area has a mixture of commercial & retail premises located predominantly on the lower levels of the neighbouring buildings.

The area contains a mix of building forms, styles and heights. The West side of Southampton Row comprises Victoria House, a large-scale building. To the East of the site is mixed use, with residential, galleries and learning centres.

It is proposed to create an additional 19no. guest rooms.

The proposed conversion will also increase the size of 29no. existing guestrooms and associated facilities, which will be more reflective of the customers expectation of a quality 4 star hotel.

The development of the building will be encompassed within the existing buildings footprint, but with a decrease in the buildings overall envelope, comprising additional gross usable floor area of:

Basement Floor	-	increase 0
Ground Floor	-	increase 0
First Floor	-	increase 66sq.m
Second Floor	-	increase 72sq.m
Third Floor	-	increase 72sq.m
Floor Floor	-	increase 72sq.m
Fifth Floor	-	increase 72sq.m
Sixth Floor	-	increase 72sq.m
Roof	-	increase 72sq.m (External)
Total		increase 498sq.m

2.2 LAYOUT

The proposals will not impact on the layout of the public entrance or the existing servicing at the Hotel.

2.3 SCALE

The proposal comprises the formation of an internal Atrium, to bring natural daylight into the heart of the building at ground floor reception level, by removing a section of the existing reception roof and opening up an existing lightwell. At the same time reorientating and increasing the size of a number of existing bedrooms around this Atrium. The Atrium will provide natural light into 53no. guest rooms.

2.4 APPEARANCE

The internal arrangement of new guest rooms has been conceived in a manner to minimise alterations to the existing structure. The Atrium will utilise a lightweight wall system covered in a feature perforated walling skin to form the majority of the new internal Atrium wall. The new internal skin will be of a material with a light colour to maximise light reflectance into the adjoining guest rooms.

The bedroom window openings into this Atrium space will be staggered to minimise views into adjacent rooms and maximise privacy and will also be sealed and secured shut during occupancy, as part of the Atrium's fire strategy.

2.5 ACCESS TO SERVICES

The existing public entrance to the hotel and guest reception is located at street level, accessed from Southampton Row. As part of these works the existing reception area will be temporarily relocated, to one side, to allow construction work to the Atrium and once the Atrium is complete the reception will be refurbished in its original location.

The main hotel entrance has recently been substantially refurbished and it is not intended to alter this.

The hotel currently has a passenger lift serving all floors which will be retained for guest access.

The hotel has several Accessible rooms and this proposal will not affect this existing provision.

3.0 Relevant Planning History

- 3.1 The 'Doubletree by Hilton' brand has operated at the hotel since 2009. Formerly the hotel was known as the Park Inn and the Boddington Hotel.
- 3.2 Planning Permission 2010/2069/P was granted in 2010 for the replacement of the entrance canopy at ground floor.
- Planning Permission 2010/3747/A was granted in 2010 for an internally illuminated sign to the entrance canopy.
- Planning Permission 2010/3235/P was granted in 2010 for installation of Plant risers and ducts to the roof.
- Planning Permission 2011/1513/P was granted in 2010 for amendments to location of Plant pursuant to permission dated 11th October 2010.
- Planning Permission 2014/1583/P was granted in 2014 for the conversion of basement meeting rooms and ground/first floor plant and staff accommodation into 10No. guest rooms with the creation of lightwells and associated alterations.
- Planning Permission 2015/7269/P was granted in 2016 for demolition, reconfiguring 4th & 5th floor on Old Gloucester Street, additional 4th floor to link buildings.
- Planning Permission 2017/0992/P was withdrawn for erection of 1st – 4th rear extension, 4 No. bedrooms.
- Planning Permission 2017/4003/P was granted in 2017 for alterations to the glazed frontage at ground floor level.
- Planning Permission 2018/0306/P was granted in 2018 for replacement of existing timber sash windows on front façade.
- Planning Permission 2018/0825/P was submitted in 2018 for erection of 1st-3rd floor rear extension to provide additional 3No. bedrooms around lightwell.

4.0 Proposed Development

- 4.1 The proposed development is for the formation of an internal Atrium to bring natural light into the center of the ground floor reception area, enlargement and reorientation of existing rooms and the provision of 19no. additional guestrooms.

The proposed Atrium will bring light into the ground floor reception area by adapting an existing lightwell, removing a section of the existing reception roof/ceiling and extending the size of existing bedrooms around this Atrium with new glazed elements to provide natural light into 53no. guest rooms.

- 4.2 The hotel has identified a growing need for additional hotel rooms in this location, as there are growing visitor numbers to Central London as is identified by the Council in the 'Development Management Policies' document. The proposal will assist the hotel in meeting increased demand and ensuring the hotel continues to provide exemplary facilities to maintain and enhance its status as a high quality 4star hotel.

- 4.3 The hotel has instructed Morrison Design to design a scheme to deliver additional hotel rooms ensuring the design does not impact adversely on the surrounding properties.

- 4.4 Design Concept.

The Clients brief was to bring natural light into the reception area whilst increasing the size of several small rooms on the floors above, which are not of a standard consistent with the hotels status. Morrison Design propose opening the ceiling of the reception area and orientating the existing rooms to better use light from a new Atrium, which will also allow for the insertion of new guestrooms at each floor level, all with views into the Atrium.

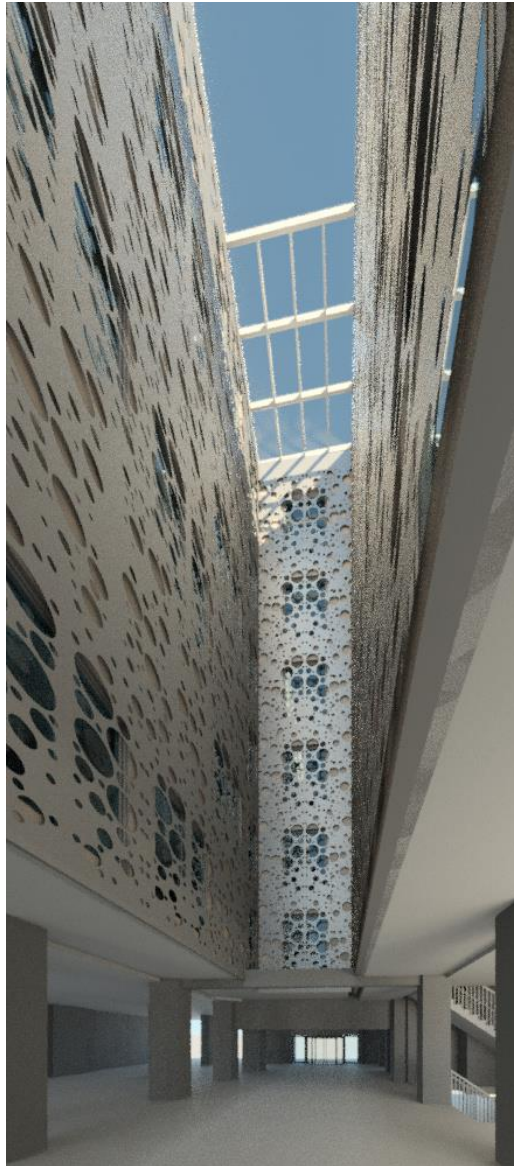
The building already has several lightwells to bring natural light down into the building and Morrison Design considered how other urban centres had traditionally integrated tall narrow atria into buildings, including environments and cultures where this is used successfully, such as Asian courtyards, which allow light into the heart of a building but also provide privacy to the rooms above using screened shutters.



DoubleTree by Hilton West End

The design has been strongly influenced by this principle of light and privacy but avoiding introducing a pastiche copy of another regions vernacular, through the introduction of an element of design which interprets and simplifies core elements.

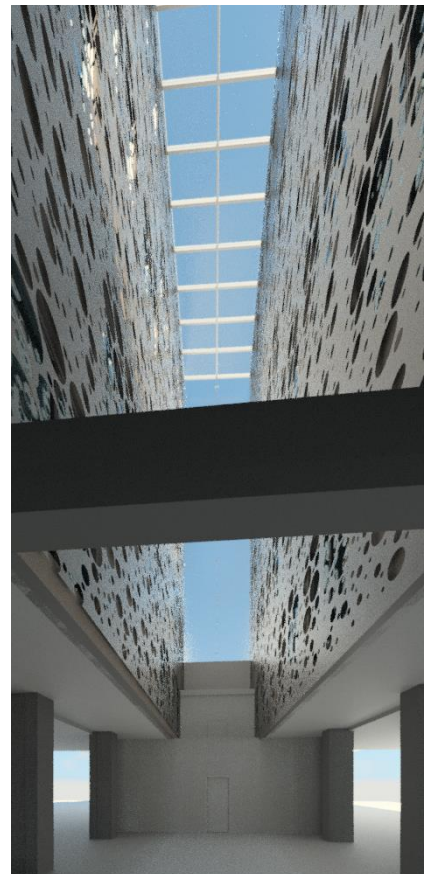
- A full height perforated screen wall to 3 sides of the Atrium, above the reception desk, creates a dramatic vertical shaft cutting into the building, allowing views up to the sky above and a shaft of light to penetrate into the building interior.



- Use of colour mood lighting, behind the perforated screen as part of the wall, will enhance the space giving the option of subtly reducing the light in the atria during the night and increasing light into this central area on dark overcast days.



- The vertical walls are envisaged as a series of repeating overlaid patterns in a perforated screen, which obscures the views, both between guestrooms either side of the Atrium and from reception upwards. Larger perforations are positioned where light is required to enter the guestrooms, whilst still providing a degree of privacy.



4.5 Servicing.

Additional mechanical chillers, room ventilation units are required, these will be located at roof level within existing storage and plant enclosures. There will also be some relocation of several existing chiller units from the bottom of the main lightwell, which at present are difficult to access, to the existing storage and plant enclosures. A noise assessment of these proposals will accompany this planning submission.

5.0 Planning Considerations

5.1 The key considerations in this case are the principle of the provision of additional hotel accommodation; the scale, form and massing of the proposed extension and the visual impact within the hotel complex and the impact of the extension in terms of transport, sustainability and surrounding occupiers.

Principle of hotel development

5.2 Policy CS1 of the Core Strategy seeks to focus growth in the most suitable locations. Central London is identified to be a highly accessible location appropriate for development, with Holborn identified as a growth area where development is to be concentrated. The policy promotes the most efficient use of land and buildings in Camden.

5.3 The proposal results in the expansion of the existing hotel on site. London Plan Policy 4.5 supports London's visitor economy and encourages Borough's to stimulate growth. Core Strategy Policy CS8 recognises the importance to the economy of other employment generating uses, including tourism. The Core Strategy identifies that the visitor economy contributes £566 million per annum and provides around 16,500 jobs in Camden, which is 10% of all tourism related employment in inner London. It notes that the Council recognises the importance of the visitor economy in Camden and will support the continued growth of the sector, with Core Strategy Policy CS9 providing support for Central London as a focus for growth, including for hotels.

5.4 Policy DP14 seeks to support tourism development and visitor accommodation. It seeks for all visitor accommodation to:

- Be easily accessible;
- Provide any necessary off-highway pick up and set down points for taxis and coaches;
- Not harm the balance and mix of uses in the area, local character, residential amenity, services for the local community, the environment or transport systems.

5.5 The site is located within an area identified for growth and as being appropriate for the provision of additional visitor accommodation.

5.6 The proposed alteration is in a highly accessible location. This is reflected in its Public Transport Accessibility Level of 6b, identifying its "excellent" accessibility by public transport. The site is within easy reach of public transport, with Holborn Tube Station (Piccadilly Line and Central Line) and Russel Square located 300 metres away. Also in walking distance are Tottenham Court Road and Covent Garden Tube Stations. There are several bus stops located on Southampton Row providing links throughout London.

5.7 The proposed alteration to the existing hotel, delivers new hotel bedrooms to assist with meeting existing and future demand within this central location. The area is largely commercial in nature, with residential dispersed throughout the wider area. The proposal is complimentary to the uses in the area and will not have any harm on the balance of uses within the area. The use will maintain the character of the area and will continue to provide accommodation for visitors and businesses within this area, assisting in the support of the local community in this location.

5.8 The proposal is therefore in compliance with London Plan Policy 4.5, Core Strategy policies CS1, CS8 and CS9, and Development Management policy DP14.

DoubleTree by Hilton West End

- 5.9 The proposal is made by the operators of the hotel to provide them with much needed additional accommodation to support their operation and further demand for hotel accommodation within this Central London area.
- 5.10 The proposed alteration to the hotel is set within an existing lightwell behind the street frontage of the property and makes use of the existing building entrances, communal areas, cores and servicing arrangements located on the existing floors of the hotel below. The proposed extension will provide circa. 426 square metres of new internal floorspace to enable the expansion of the existing operation. Para.1.19 of the Development Policies notes that it may be appropriate for developments involving a relatively small addition to floorspace (under 1,000sq.m gross) to make a contribution to secondary use, instead of on-site provision. The proposal is below 500sq.m and due to the location of the proposed extension, the limitations on space within the site and existing hotel, and access and servicing constraints, this means that the provision of a separate use as part of the proposals would not be practical or feasible in this case.
- 5.11 The proposal has been designed to minimise the affect on the structural loading of the existing building. The removal of heavy external masonry walls and replacement with lightweight walls, which allows for 'Load shedding', so that there are no additional loads on the existing structure and foundations.

6.0 Construction Management

6.1 The owner of the hotel is mindful of the affect that continued construction works can have on neighbours and proposes that a construction management plan is put in place to minimise the effects of any further disruption to local residents.

6.2 General

The intention is to minimise disruption to neighbours by organising the construction works so that most activities and movements of labour and materials are within/through the existing hotel, so circumventing the need for an external crane or scaffold access over the building from Old Gloucester Road.

Welfare facilities will be within the Hotel, so that there will be no need for a contractor's compound or cabins on Old Gloucester Road.

6.3 Programme & Phasing

The works will be scheduled to commence in approximately June 2019.

6.4 Working times

Any building works which create noise which can be heard further than the boundary of the site to be restricted to between the hours of 08:00am & 18:00pm Monday to Friday, and 08:00am to 13:00pm on Saturday and not at all on Sundays & Public Holidays.

6.5 Construction traffic, Site Access

- Deliveries, & Offloading shall be from Old Gloucester Road, via the existing service entrance into the Hotel. No Parking will be available on site. Heavy vehicles will be programmed to arrive at the service entrance so to avoid Hotel service vehicles (Times which will be confirmed by the Hotel)
- Waste. Building waste removal shall be via the existing service entrance into the Hotel on Old Gloucester Road and all waste will be suitably bagged & sealed prior to loading.
- Operatives. All operatives will gain entry to the site via the existing service entrance into the Hotel from Old Gloucester Road.

6.6 Welfare provision

Provision for operative welfare facilities will be provided within the existing Hotel, using existing adapted facilities. Existing hotel offices will be relocated during the works and space within the Hotel will be made available for the Contractors area of work.

6.7 Roof cover & protection

The area of works at roof level will be fully enclosed with temporary opaque dust enclosure and weather proof roof, during the works.

6.8 Noise & Vibration

There are no planned works that would envisage the creation of vibrations, which may be transmitted to adjoining properties. The proposed demolition of the external masonry walls may use hand held pneumatic

DoubleTree by Hilton West End

hammers, with bricks being removed individually, for transportation to a designated site 'dressing area' within the contractor's area of works at ground floor level.

6.9 Dust & Dirt

All best practicable means will be used to minimise, as far as reasonably practicable, the level of noise, dust and vibration to which neighbouring residential premises will be exposed.

The area of the works will be enclosed with a temporary opaque dust enclosure, including the roof for the period of the works.

Rubble and debris will be bagged prior to removal from site.

6.10 Cranes

No cranes will be used during the works.

6.11 Drawings

The following is a list of drawings, which accompany the planning submission, show the proposed site access routes and welfare areas.

3984/610, 611, 612, 613, 614, 615, 616, 617 & 618.

7.0 Sustainability Statement

7.1 The extent of the demolition works proposed are less than substantial when considering the scale in relation to the size of the Hotel.

7.2 The principle of this design's sustainable approach has been to maximise the penetration of natural daylight into the reception area whilst reducing the amount of winter heat loss.

The proposal for an Atrium to replace the lightwell will reduce the need for artificial light and will reduce the external envelope of the building by 362msq so reducing the size of the building's heat loss envelope.

The proposal to remove the existing external solid masonry wall and old sash windows and replace with an insulated SFS system and modern high performance double glazing will reduce the amount of heat lost from the building and improve the building's overall thermal efficiency, so leading to a reduction in energy usage in the long term.

7.3 The proposed works propose an increase in additional internal floor space of 426sq.m which is below the planning threshold for a full BREEAM pre-assessment.

8.0 Conclusion

- 8.1 This statement is submitted on behalf of the owners and operators of the Doubletree by Hilton London – West End, 92 Southampton Row in support of the provision of an internal Atrium within a 6-storey hotel.
- 8.2 The hotel is in a highly accessible location and benefits from excellent transport links. The existing hotel is currently operating near to full capacity and a need for additional bedrooms to cater for increasing numbers of visitors to the area has been identified. The proposal will provide an appropriate and complementary use in this location within the Central Activities Area, helping to assist local businesses and tourist facilities.
- 8.3 The proposed scheme is of a scale, form and design which respects the existing building, and is proportionate to the character and appearance of the neighbouring properties. The alterations to the external façade of the building to form the Atrium are within the site, with minimal views from public spaces and designed such that it will maintain the character and setting of the Conservation Area, preserve the surrounding listed buildings.
- 8.4 The proposal as designed will have minimal impact on the amenities of the surrounding properties in terms of loss of light, outlook and overlooking and will not negatively impact on the existing levels of daylight/sunlight of other land users near the site. See submitted Daylight Statement.
- 8.5 The proposal will not result in any adverse transport impacts and will utilise the existing servicing and drop off facilities. The extension has been designed taking account of sustainability principles in relation to construction and operation. In terms of energy the proposal has been developed with consideration of the energy hierarchy and the Development Plan policies to ensure a lean, clean and green alteration.
- 8.6 Overall, it is considered that the proposal will have a positive impact and delivers sustainable development that is compliant with both Development Plan and national policies.