

IBA

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A teal-colored decorative shape consisting of a rounded top edge, a vertical edge on the right, and a diagonal edge on the left.

// Site Analysis

1



// Overview

The following Design & Access Statement is prepared in support of the Planning Application for an extension to the Holiday Inn Express, 152-156 Finchley Road, London, on behalf of our client, Summit Hotels.

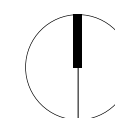
Following the site analysis and establishing a conceptual design strategy, this document generally follows the format of the CABA guidance documents interpreted in the context of an existing building.

The hotel currently has 79 bedrooms. The proposed extension would add a further 50 bedrooms to the rear of the property, which together with internal alterations would bring the total number of bedrooms to 130.

The proposed extension floor area amounts to a total of 1,866.1m² of gross external floor area. The existing GEA of the hotel is 2,817m². The proposed extension would represent an increase in floor area of 66.2%.

This proposal was evaluated formally by the London Borough of Camden through the pre-planning application procedure in April 2009 and again with a secondary pre-planning consultation in 2015.

The client has taken a number of the previous comments from the Council into consideration when the brief for the project was developed.

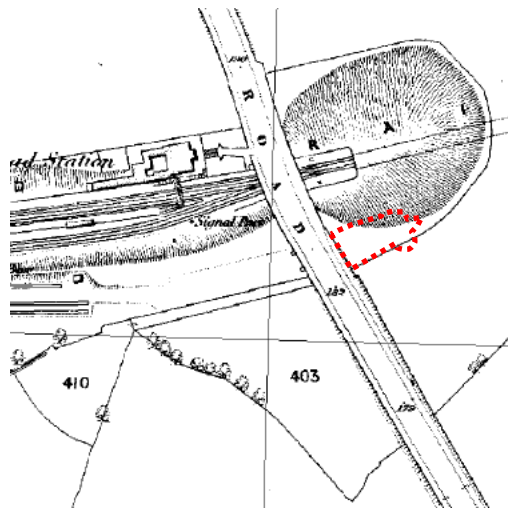


// Existing Site

The hotel is located on Finchley Road opposite the O₂ Centre. To the left-hand side of the hotel is the entrance to Frogmal Court. This space was formed as a by-product of the expansion of the railways. It sits between Finchley Road and the sloping ground known as Frogmal Park Wood to the east. The topography of the site is such that it marks the beginning of the Belsize railway tunnels.

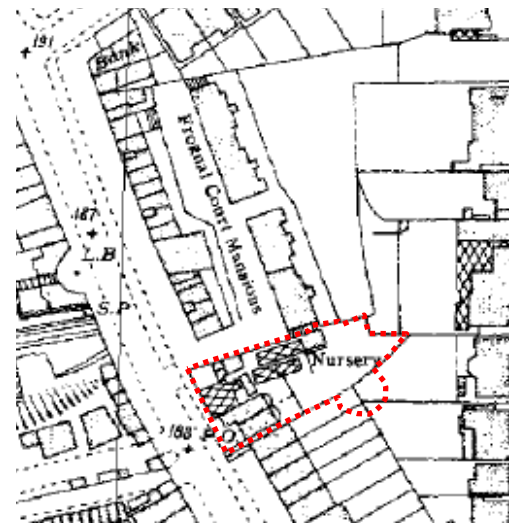
The court was developed in the early 20th Century. The court is unusual in that all the buildings face outwards. To the west they face Finchley Road and to the east they face onto Frogmal Court Wood.

The proposed extension aims to complete and enclose the urban space of the court by re-instating the urban fabric that was previously established (please refer to historical maps).



This map was published between 1871 –1879 and shows the proposed development site and its relationship with the area of ground known as Frognal Court Wood.

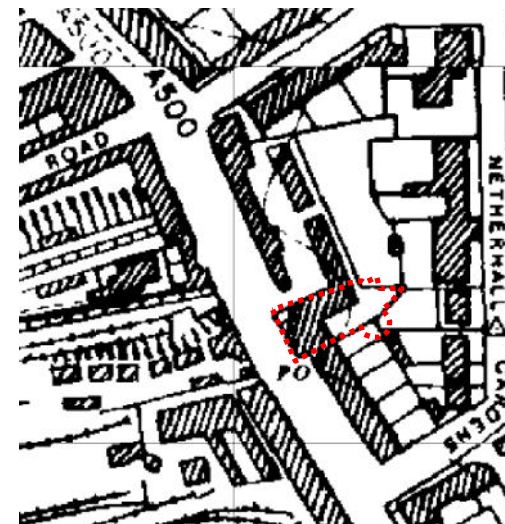
It is clearly the cutting used to form the Belsize tunnel. The creation of Frognal court owes its existence to the topography of the ground and the engineering works involved in creating the tunnel.



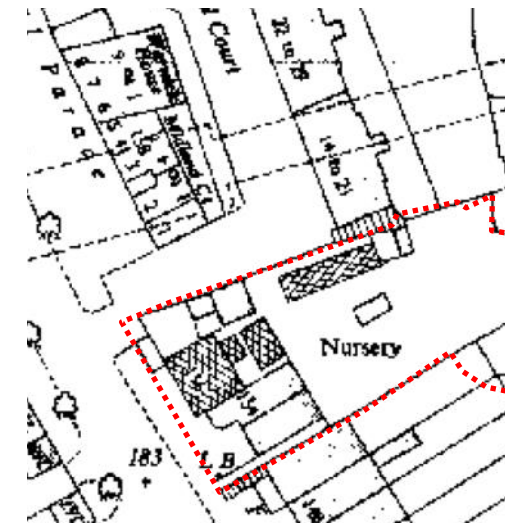
This map from 1934-35 shows how the prosperity and growth of the railways affected the surrounding area.

The entire area has now been developed and the road infrastructure around Netherall Gardens and Nutley Terrace has been dictated by the railway tunnels below them. Frognal Court can be seen to have been created between the buildings fronting Finchley Road and the start of the sloping ground behind.

During that period, the buildings on the corner of Finchley Road and Frognal Court have been turned to run parallel to the railway line and face into Frognal Court.



By 1951 Frognal Court can be seen to be a fully enclosed space with the only entrance being via Finchley Road.



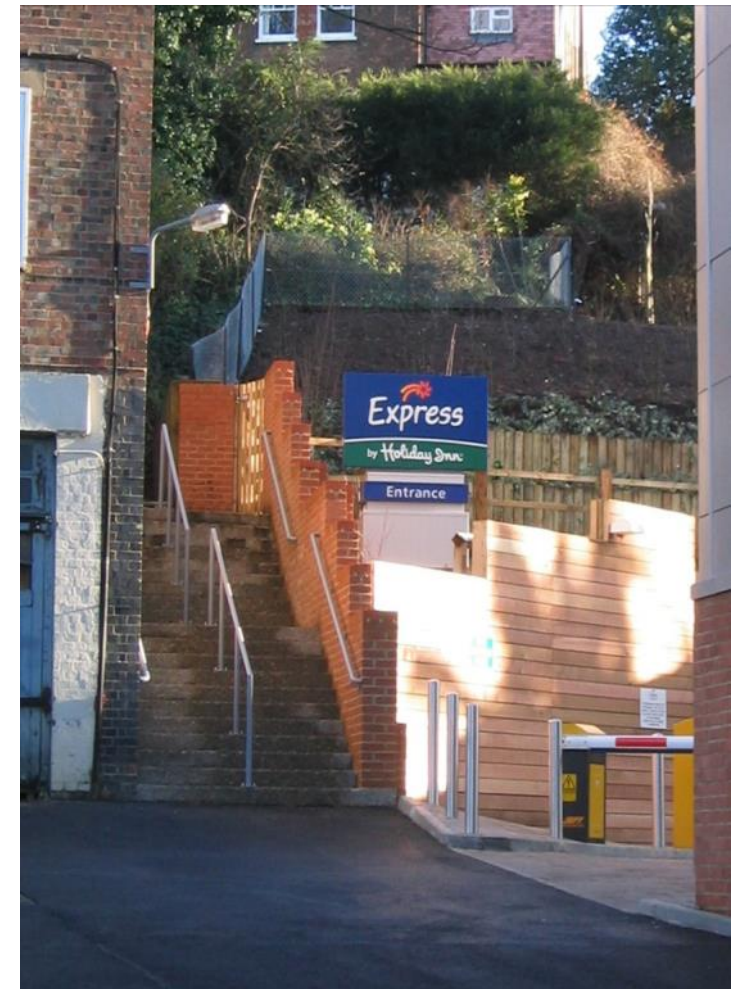
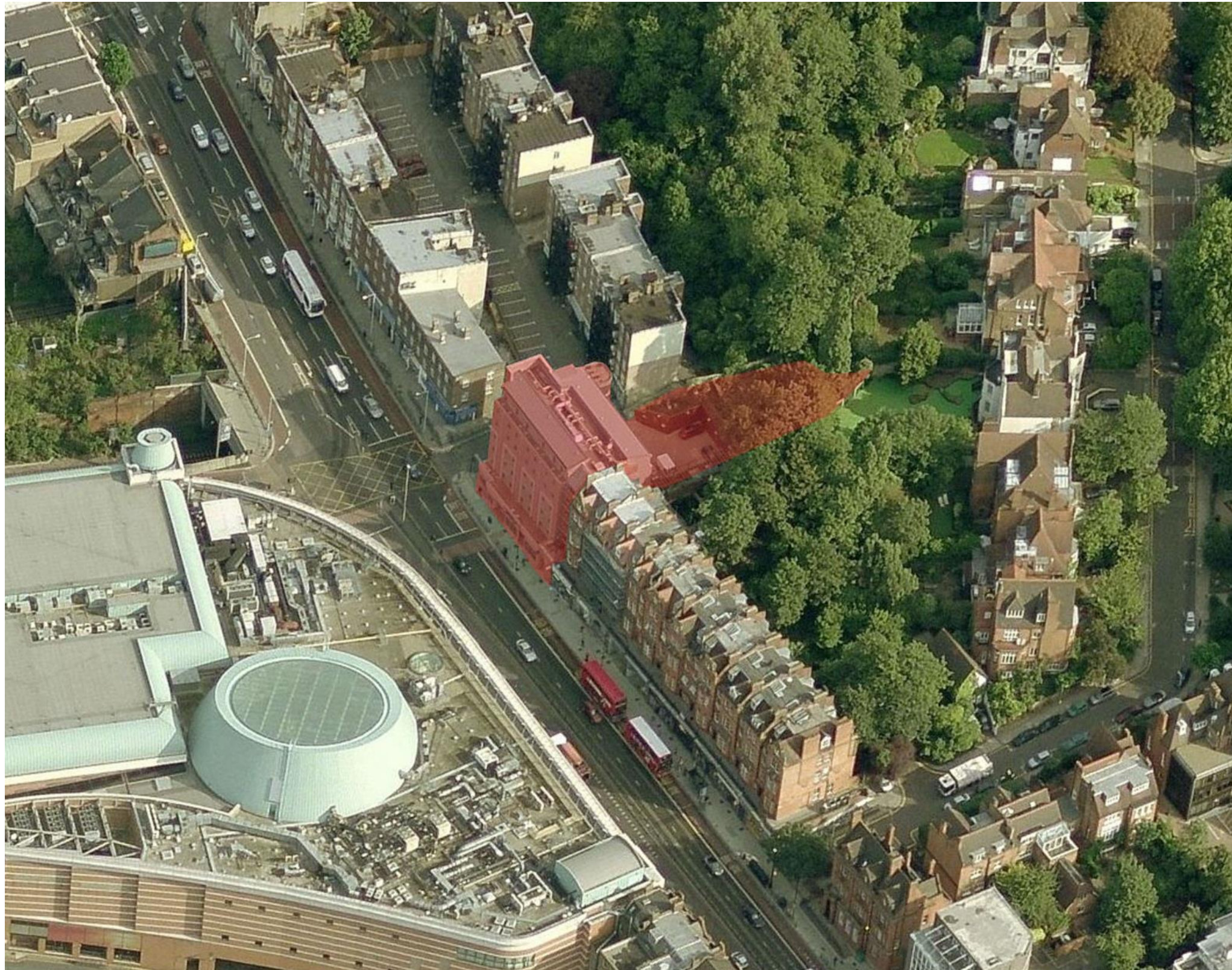
By 1954 the site was beginning to decline and it can be established that at least one of the buildings has been removed.



The site appears to have undergone little or no change between 1954 and 1971 with the buildings remaining intact and the usage remaining unchanged.

The buildings can still be seen to form a frontage to Frognal court

Fire escapes can be seen to have been added to Frognal Court Mansions.



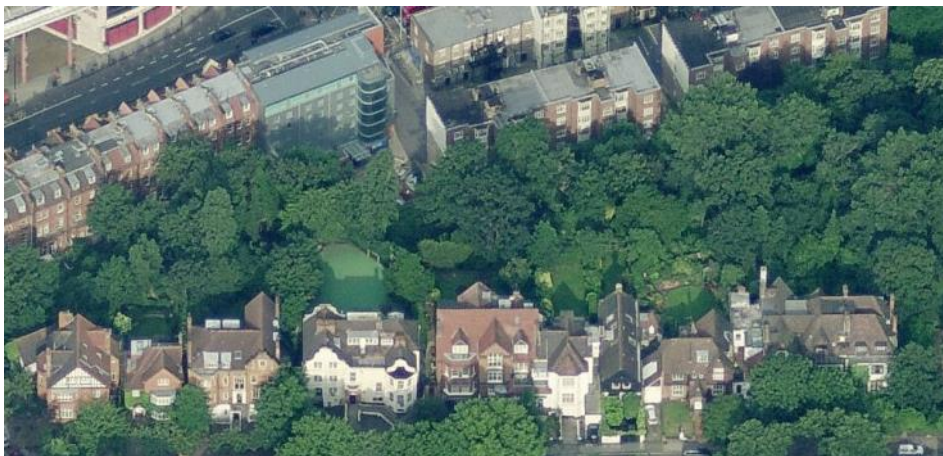
\\ Site Photographs



View from South



View from West



View from East



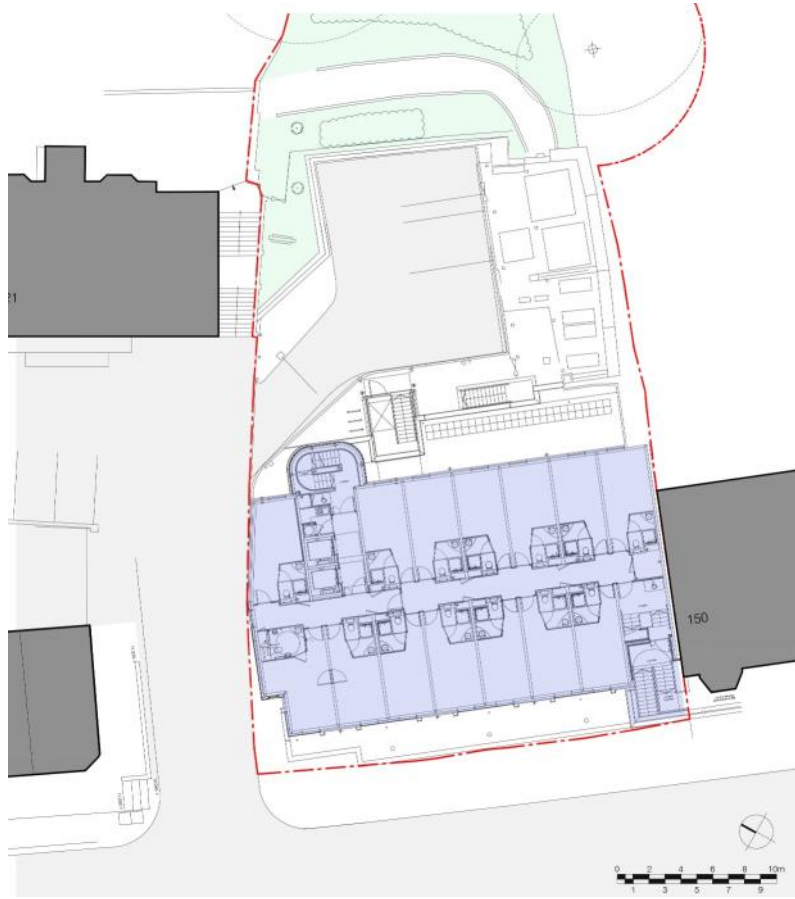
View from North

// Aerial Views

We have established that there is a historical precedent for building on the land behind the hotel. Furthermore, this is demonstrated to have occurred from the formation of Froggnal Court and that elements of these original buildings existed until the construction of the Hotel.

We would argue the case that a precedent exists for building on this land.

This would not only improve the capacity of the hotel, for which there is a substantial demand, but would also constitute an improvement to the amenity of the local built environment. The development would create a strong sense of place to Froggnal Court by partially enclosing the courtyard at its southern end. The new corridor link which appears only at the first floor and will be constructed from glass. This retains the visual link from the court to the rear of the properties to the south on Finchley Road.



// Existing First Floor Plan

14 no bedrooms, 2no accessible car parking bays, external plant/servicing



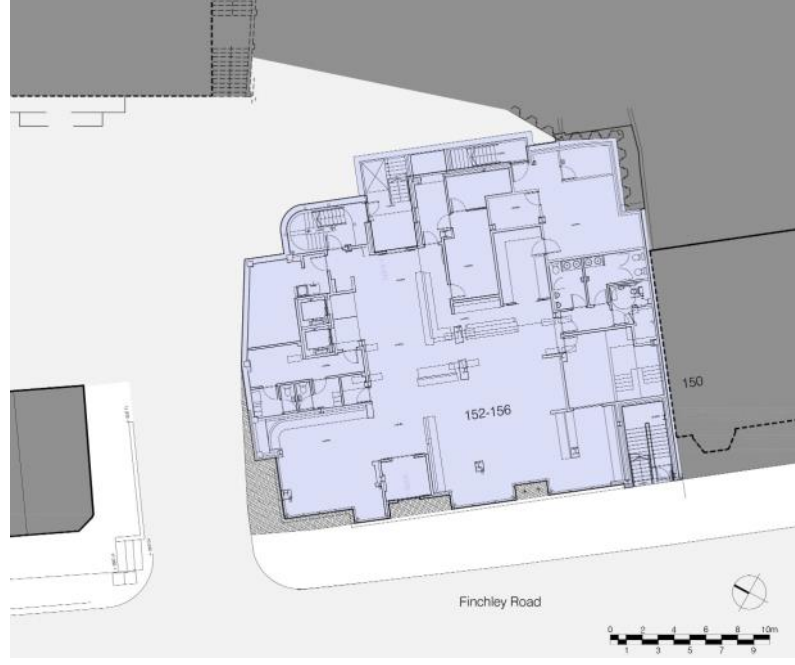
// Existing 6th Floor Plan

10no bedrooms



// Existing 5th Floor Plan

13 no bedrooms



// Existing Ground Floor Plan

Public areas, bar, restaurant, back of house, staff, laundry, kitchen, reception, office



// Existing 2nd-4th Floor Plans

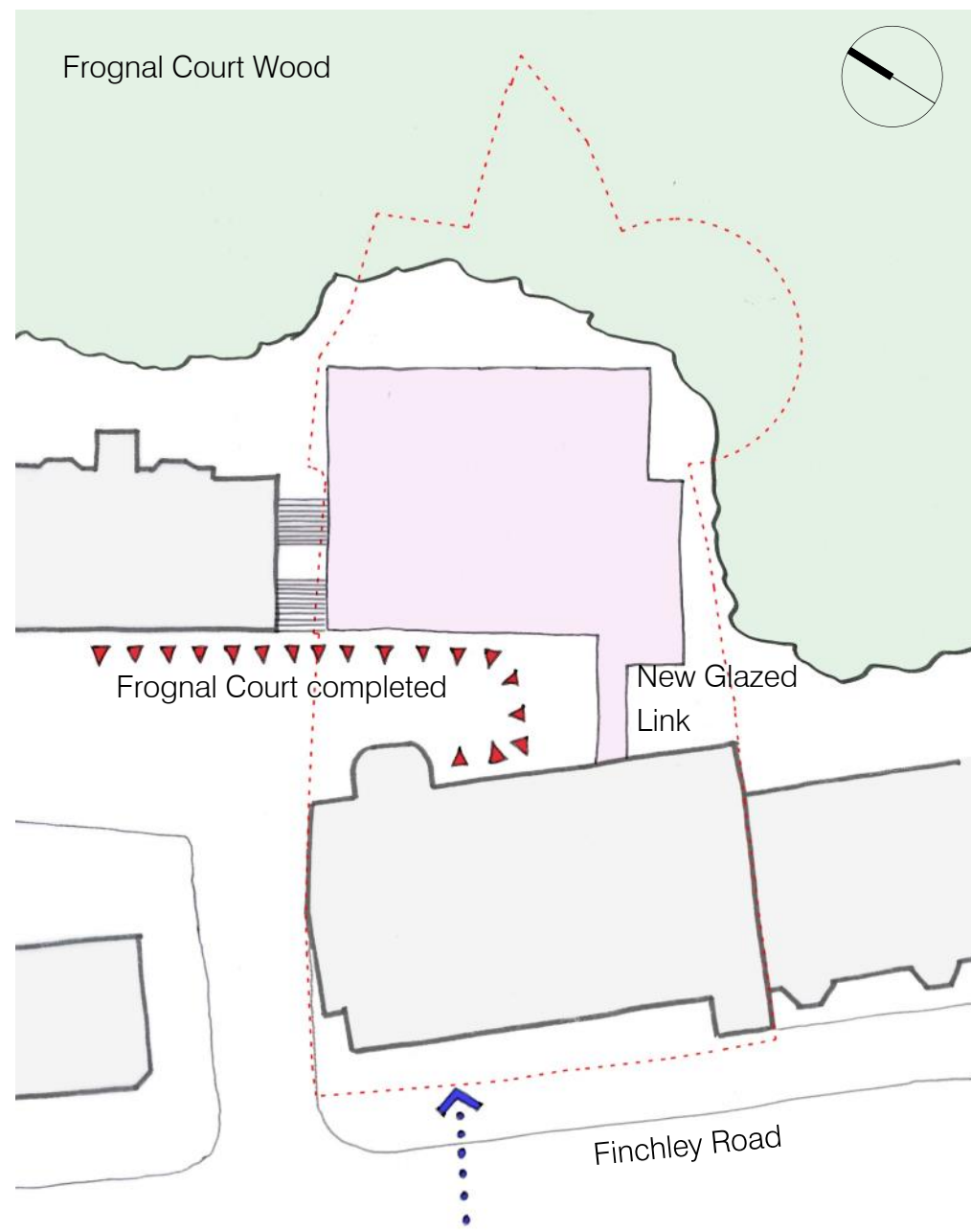
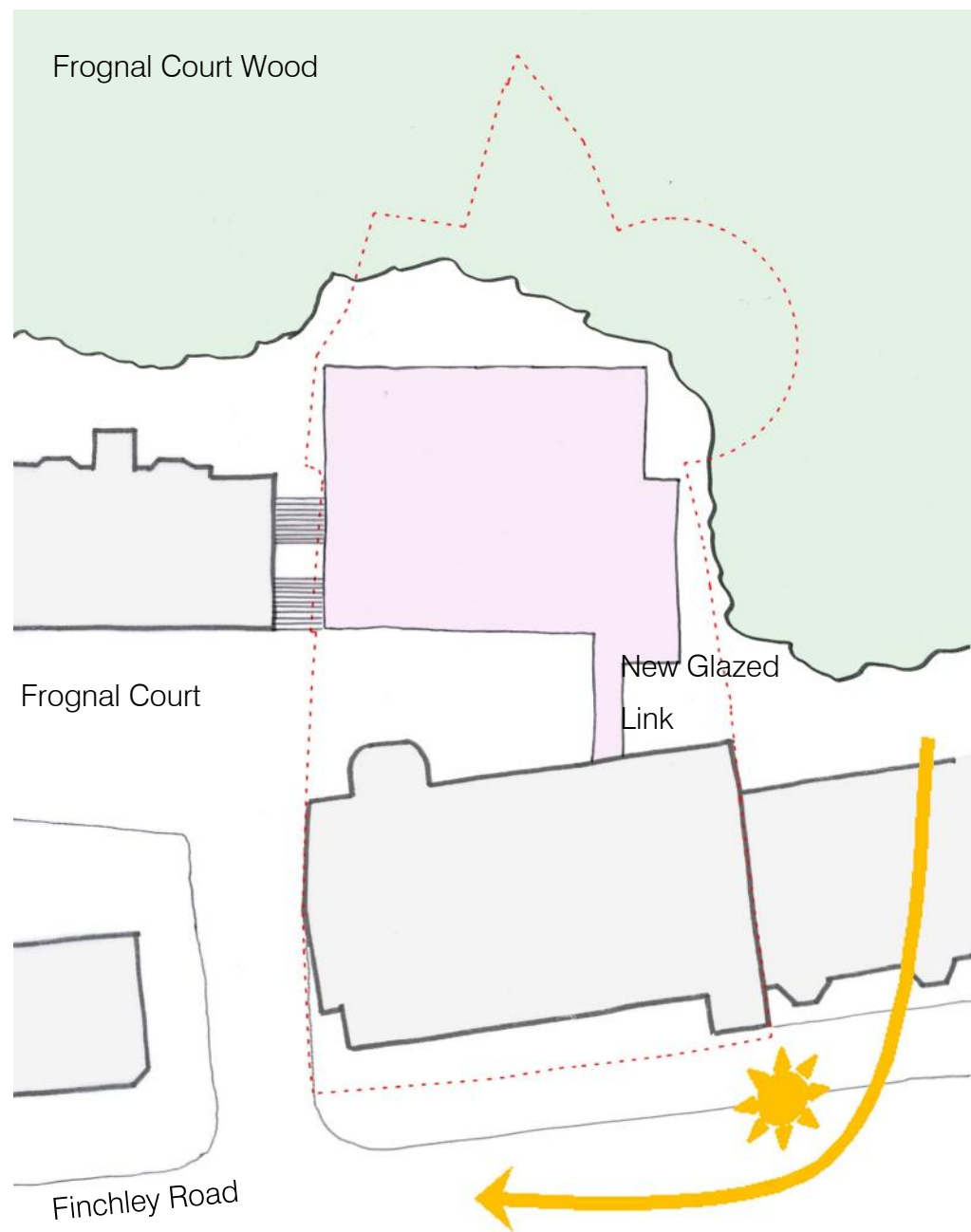
14 no bedrooms per floor



A teal-colored decorative shape consisting of a rounded top-left corner, a straight top edge, a diagonal bottom edge, and a straight right edge.

// Proposal

2



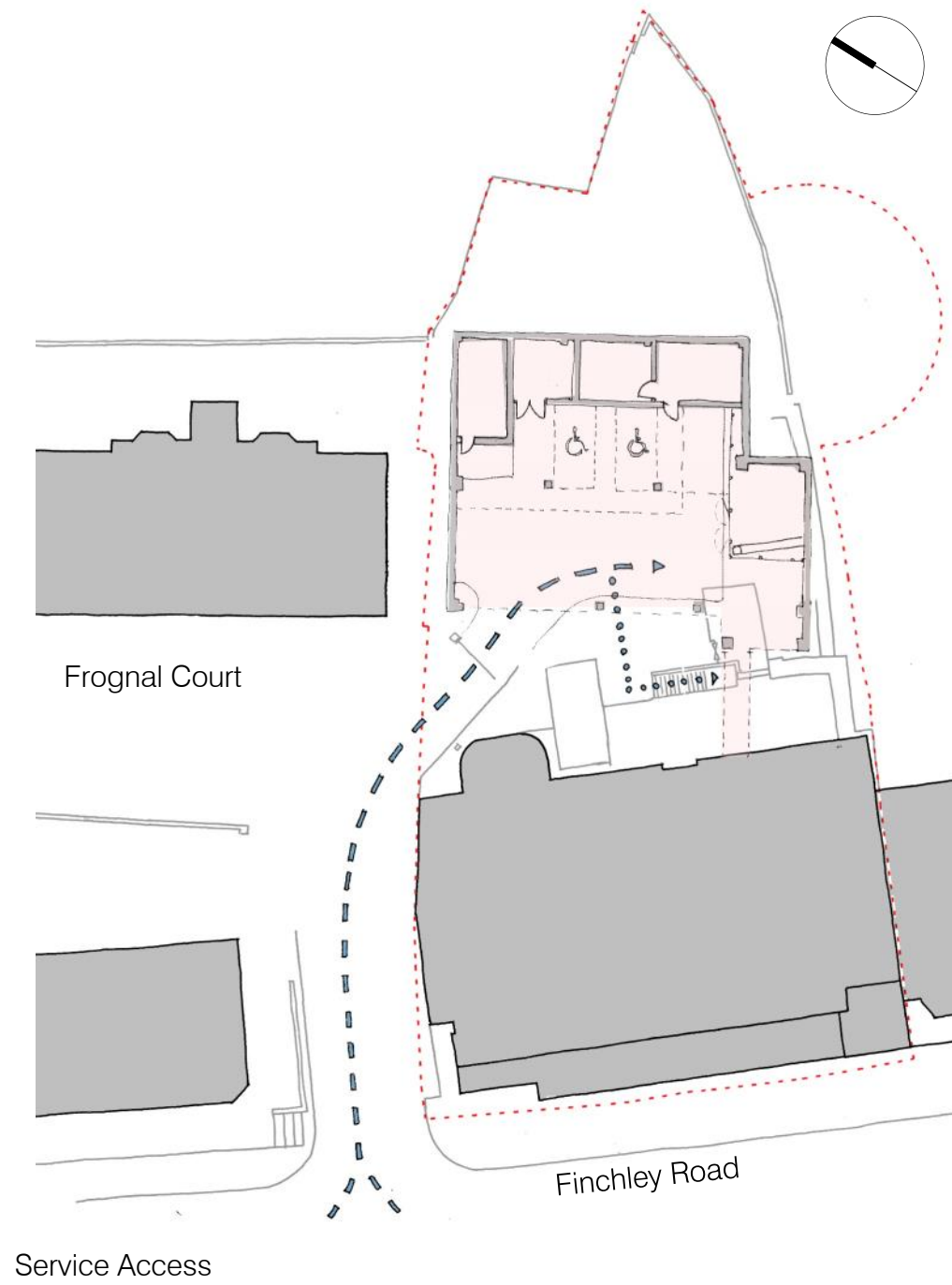
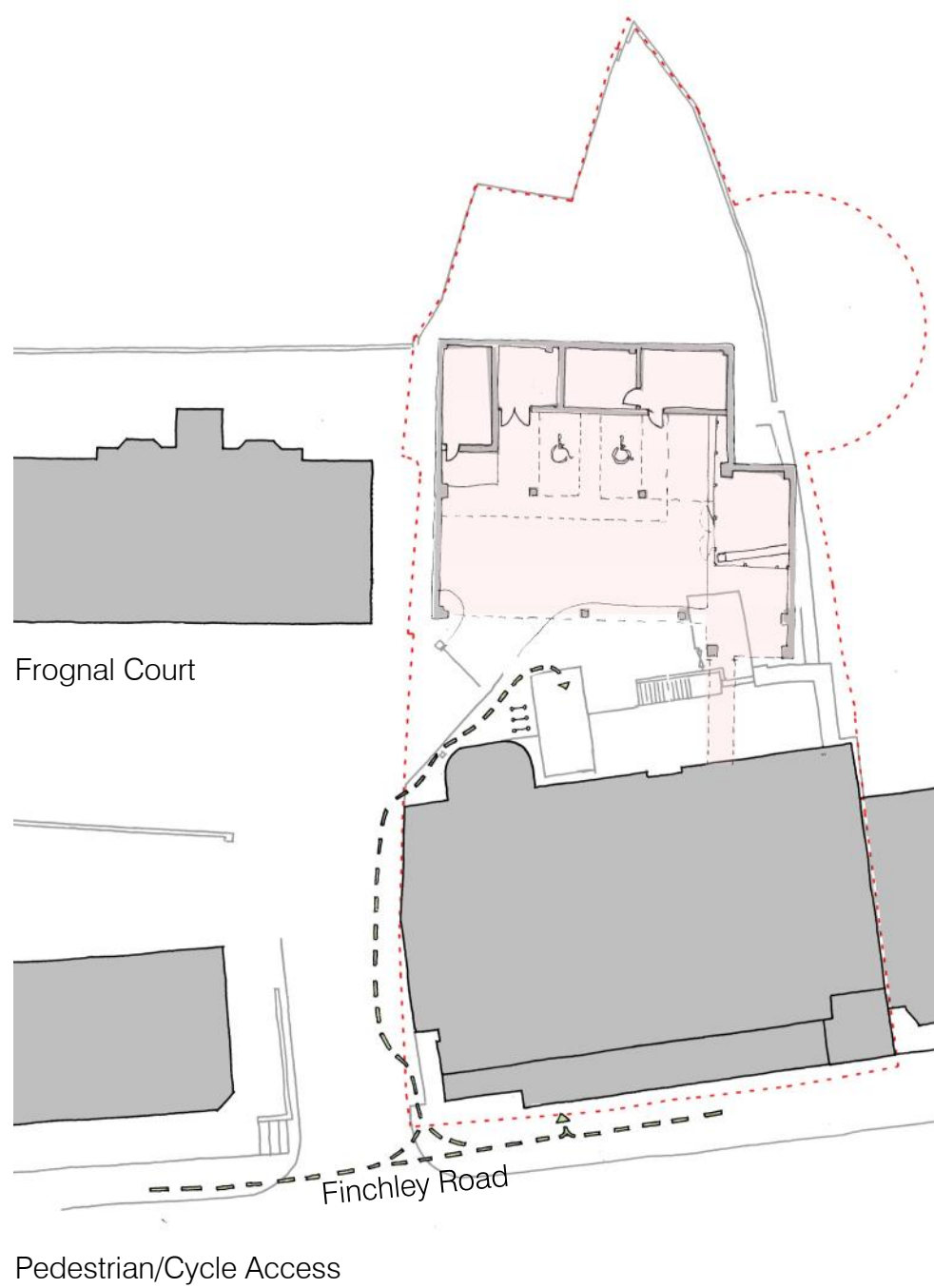
// Layout & Scale

The proposals address the key issues of the site which are identified as follows:

The re-definition of the court and its enclosure will be achieved through the creation of a 'L' shaped extension. This will extend from the existing hotel towards an accommodation wing which will align with the neighbouring Midland Court Building.

We have discussed the proposed scheme with daylight surveyors who have confirmed initially that due to the specific location and alignment of the proposed extension they did not foresee any significant loss of daylight and sunlight to surrounding residential properties. A detailed analysis of daylight matters will be submitted if necessary with the application to substantiate this.





// Access

The new proposed extension retains all existing access routes.

Pedestrian access is via Finchley road with a secondary access available from the rear service/parking area. Cycle parking spaces are provided adjacent to the rear entrance.

Service access will also remain the same as the present scheme with a retained service yard in the undercroft of the proposed extension.

3 car parking spaces will be retained including 2 no accessible parking bays in the rear courtyard.



Current view from Finchley Road



Proposed view from Finchley Road



// Proposal

The hotel extension will finally enclose the court and complete what has been an unsatisfactory juxtaposition between Frognal court mansions and the rear of the hotel.

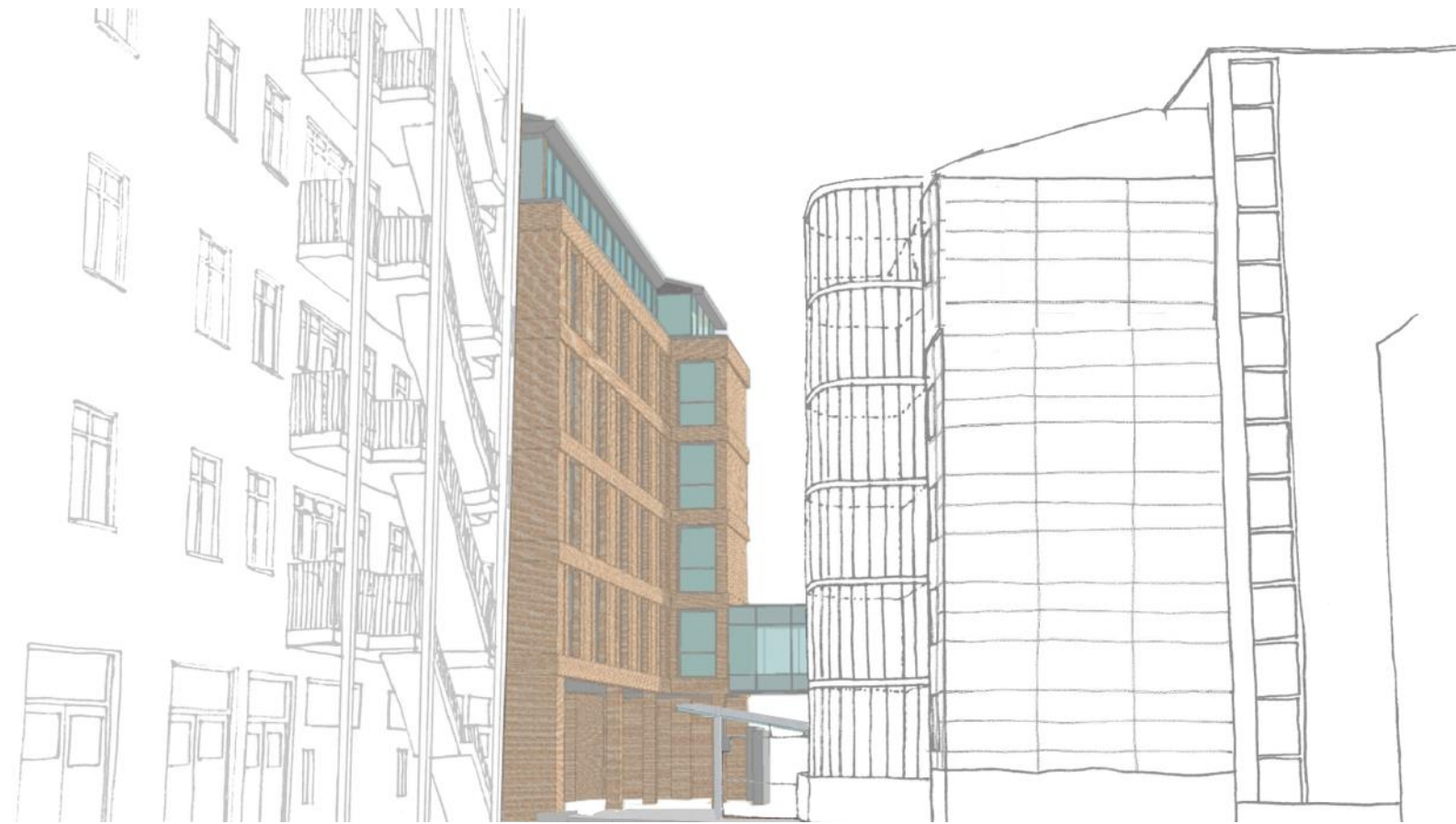
The proposed extension will align with the building line of the mansions and will terminate the vista at the end of Frognal Court.

The proposed extension will sit taller than the existing hotel to tie through with the height of the new rooftop extension to Frognal Court.

The proposed extension will be constructed of brick to compliment the adjacent Frognal Court buildings whilst continuing the brick used to the base of the existing hotel to Finchely Road.

Plant will be located on the rooftop in the same way as occurs on the existing hotel.

Existing Planting will be retained to act as screening between the hotel and neighbouring housing.



// Proposal

The extension to the hotel will be solely used for bedroom accommodation with ancillary housekeeping facilities.

In total, the hotel currently has 79 bedrooms. The proposed extension would add a further 50 bedrooms to the rear of the property, which together with internal alterations would bring the total no. of bedrooms to 130. The proposed extension floor area amounts to a total of 1866.1m² of gross external floor area. The existing GEA of the hotel is 2,817m². The proposed extension would represent an increase in floor area of 66.2%.

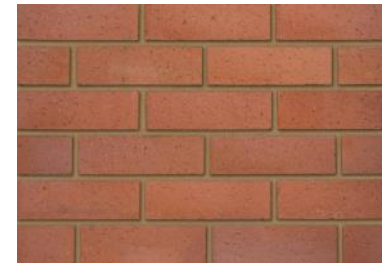
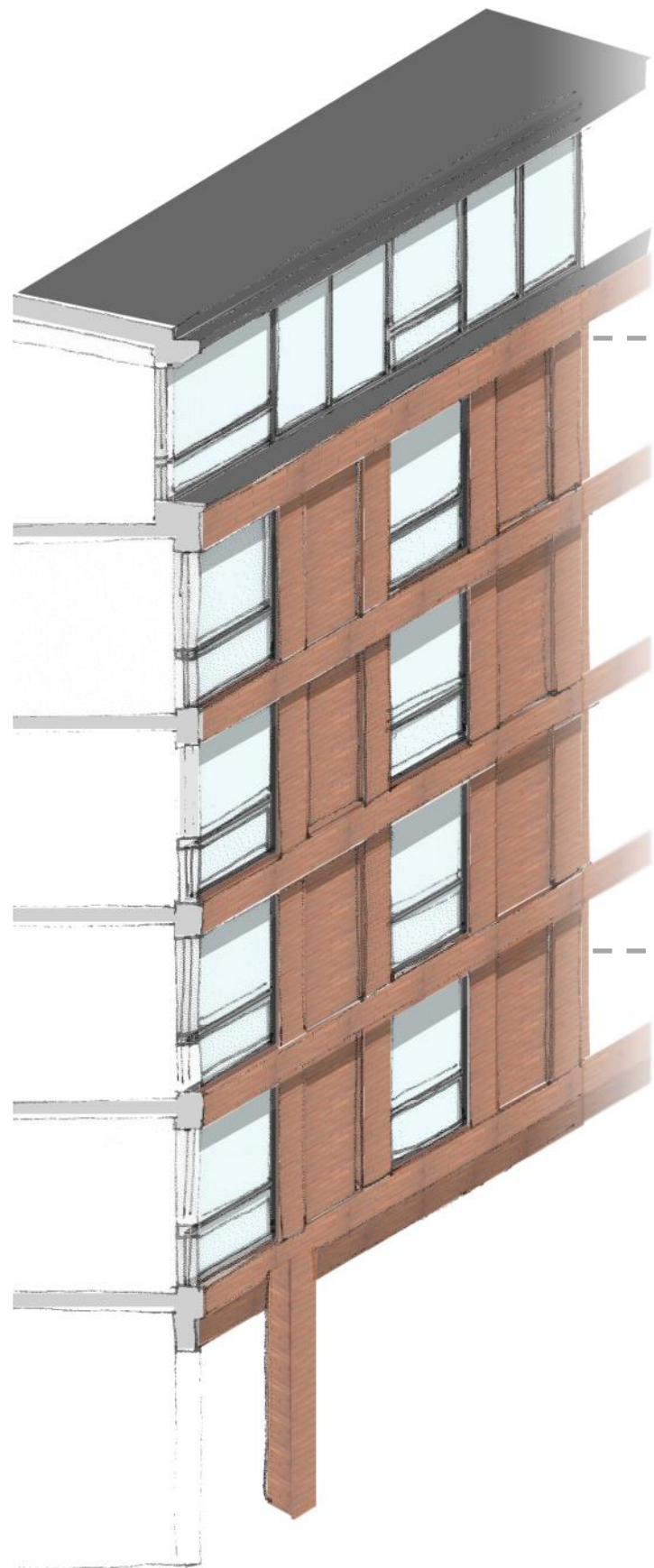
The Layout of the extension design continues the building line of the existing buildings in Frognal Court and connects to the existing hotel via a new glazed corridor. The extension and internal alterations are shown in light blue.

The layout ensures that there will be no overshadowing of existing properties due to the orientation of the site strategy. All shadows created by the extension shall fall within the site itself and frognal Court.

The proposed extension replicates the same scale of the adjacent Frognal Court housing and its new rooftop extension. As the extension is set back to the rear of the existing hotel it will have no impact on Finchley Road and addresses and reflects the scale of both the brick blocks of Frognal Court and of the hotel.

The existing hotel is 7 storeys in height and the proposed extension is of 5 storeys with an underbuilding so that the extension will tie in with the existing hotel floor level at the first floor only. The undercroft allows the retention of the existing plant and accessible parking.

The connecting glazed corridor is provided at the first floor only. This links the extension to the existing hotel and provides a termination of the court whilst ensuring the visual connection remains.



Red brick to match
existing hotel brick base



Brick Detailing



Glazed Link



// Landscaping

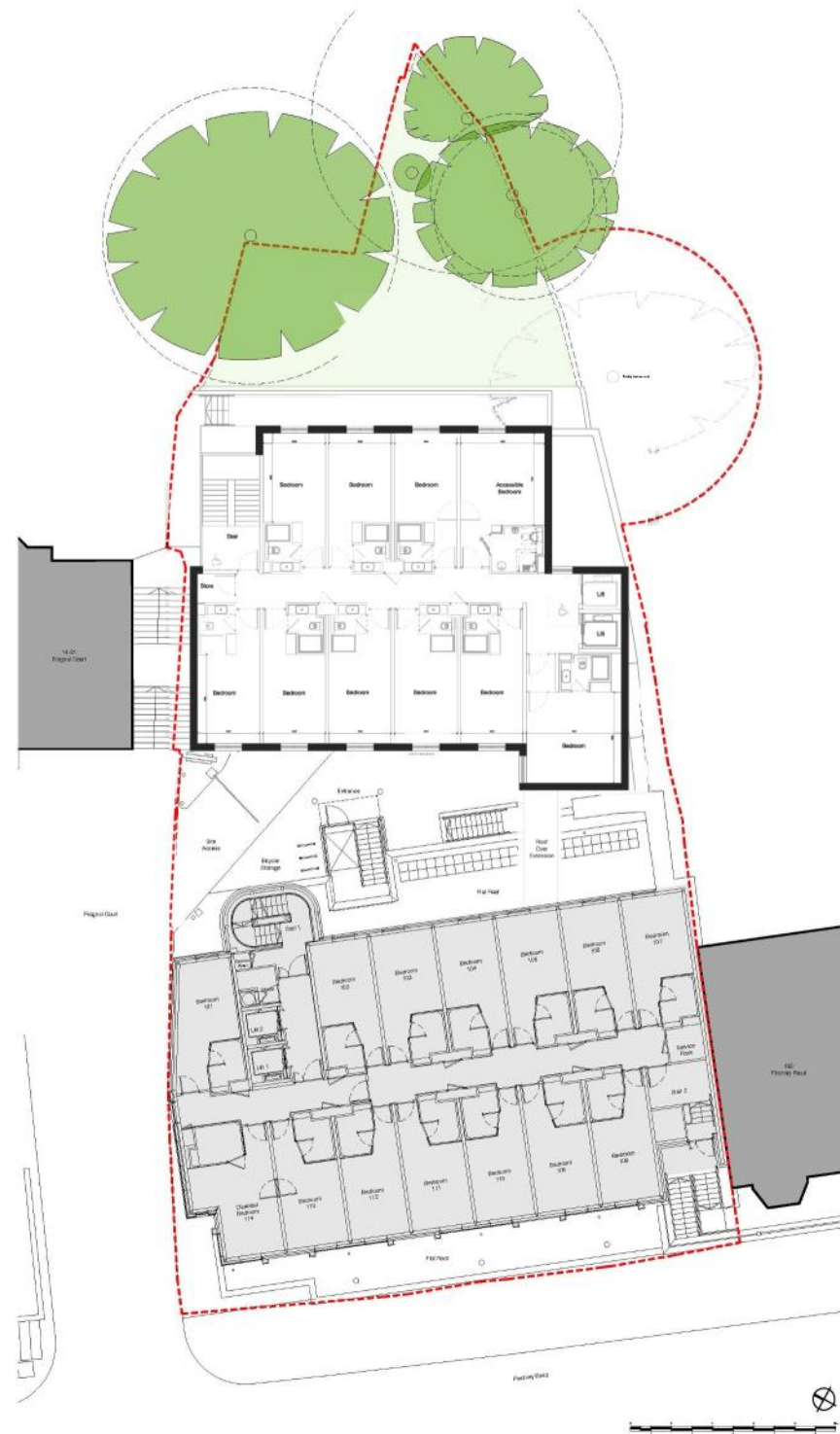
As can be seen from the existing and proposed site plans, the footprint of the proposed extension (shown in red outline) has minimal impact on the existing landscaping on the sloping embankment and is mostly built within the extents of the existing retaining wall. The new extension does impact on the location of 1 no tree which will need to be removed.

The majority of the building footprint and undercroft effectively occupies the existing hardstanding to the rear of the existing hotel.

There will be a maintenance path around the proposed extension adjacent to the building.



Existing Site Plan



Proposed Site Plan





East Elevation

// Appearance

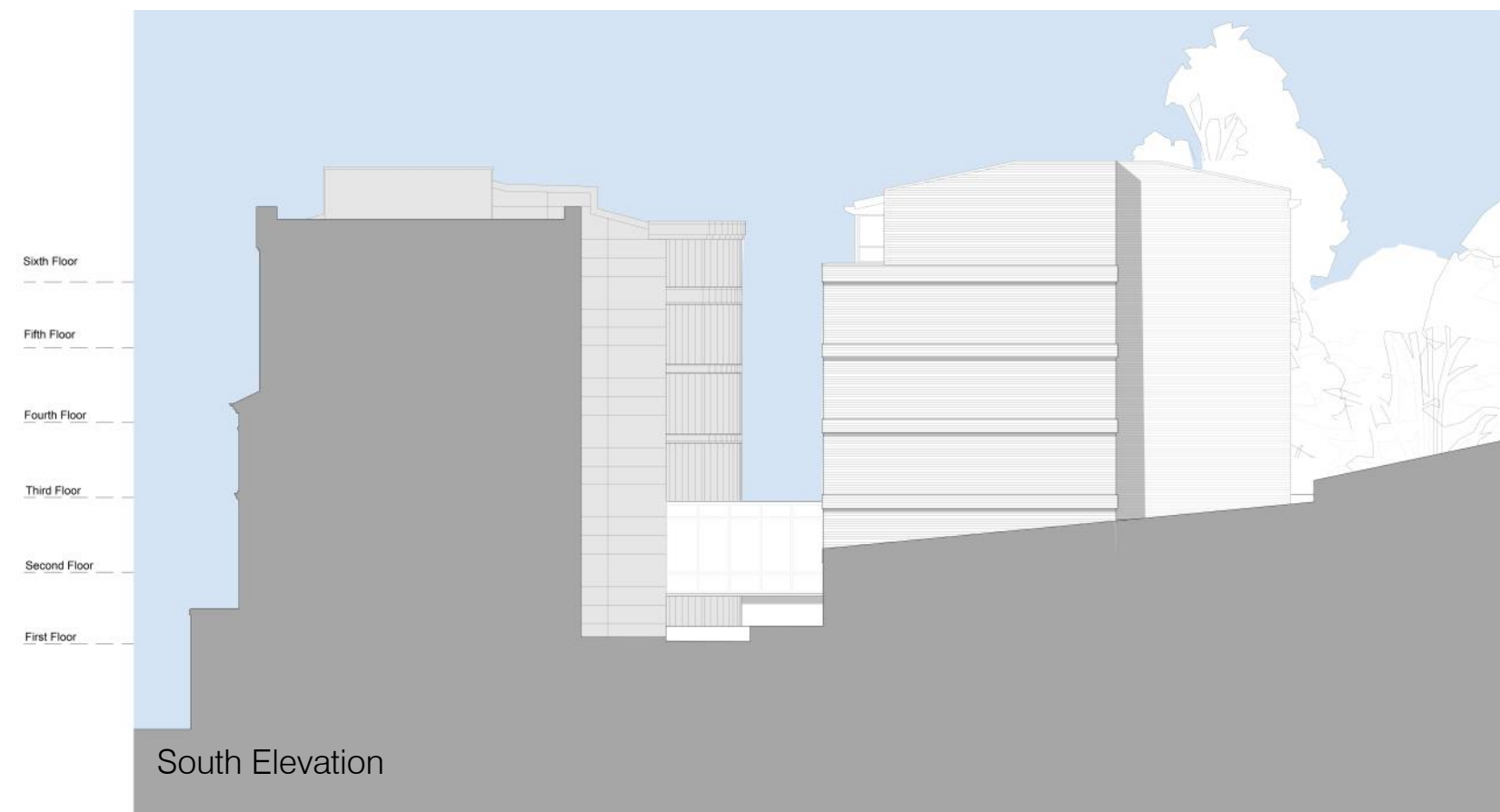
The size of the extension to the rear of the hotel preserves the simple massing and architectural scale of the Frogna Court properties. The height of the extension ties through with the height of the new rooftop extension.

The materials for the proposed extension would pick up on the existing palette of the hotel by using red brickwork to match existing and a lightweight glazed link.

The hotel entrance and parking provision will be able to be retained as will the external plant.

The woodland area to the rear of the site will be retained with minimal works to allow the new extension. The required works include the removal of 1 no trees.

The topography of the land would also ensure that the bottom two storeys would be below the crest of the embankment which would ensure that the upper three storeys were below the level of the tree line and the neighbouring properties.



South Elevation





\\ Appearance

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