Imperial Hotel, Russell Square, London

1289/5/2 Planning Application for Super Plant Construction and Bedrooms on the upper level.

Introduction

This document supports a planning application to the London Borough of Camden for the demolition of the existing two storey Workshop building and office accommodation above and it's replacement with a Super Plant area with a plant room to house the chillers, generators and also the air handling units for the refurbishment of the existing hotel. The provision of the accommodation supports refurbishment of the bedroom accommodation and allows for some future proofing for the conversion of the 9th and 10th floors.

Above the plant area there is a provision for the location for some additional bedrooms which will replace those which are lost as a result of the remodelling and refurbishment of the existing facilities – the commercial market requests bedrooms to be specific size for a double and twin rooms. A number of the existing Imperial bedroom hotels fall short of this figure and therefore these replacement bedrooms will enable the hotel to market in line with the expectations for a 4 * hotel.

The site area includes the access from Queen Square along Queen Square Place, the service and loading area to the rear of the hotel, the two storey existing workshop building which bridges the space between the Imperial and the President Hotel. A series of out buildings which fill the space between the workshop and the Atrium building, the abutment to the fire escape to the President Hotel and a high level canopy which provides a cover to the loading bays and the services areas to both the Imperial and the President hotel.

This area is a secure area. The gate to the service yard are generally closed, and it is secure from Queen Square Place. Queen Square Place being a private access route to the rear of the Imperial and President Hotels.

The Application

The application involves the redevelopment of the service area to the rear of the Imperial London Hotel. A total site area of 896 square metres. This is the area within the red line.

The Proposals

To re-configure, reorganise the service area, install chiller units which will support the air handling units for the bedrooms and the hotel; and construct a two storey structure which will replace the workshop building in the centre of the service area.

The works will include the removal of a number of lean to/temporary structures which have evolved over a period of time and create one single plant space which will house the air handling units, chillers and also the generator.

It will be housed in an acoustically designed enclosure – a permanent structure which will have a footprint area of 168 square metre. This footprint does not extend beyond the footprint of the existing workshop area. The footprint involves some demolition of the existing buildings and outbuildings.

On the first floor of the building, it is proposed to house 5no. bedrooms spaces. These bedrooms will replace and contribute to the re-modelling of the existing bedroom accommodation at the hotel. They will be housed on the footprint of the plant area.

There will be a two storey structure for the bedrooms. The upper floor area is approximately 184 square metres.

The design of this space is contemporary and in line with the hotel.

It replaces poor quality buildings which have been adapted and altered over a period of time. The images and photographs relating to the existing building are identified on P4002 and P4003.

Existing plans and sections are also included as part of the application.

The application includes the following.

1. Construction of the new build accommodation of a total area of 518 square metres. This replaces the existing accommodation of 597 square metres. The demolition is 486 square metres.

2. Table of Areas identifies the proposals for the works.

Existing:

Ground	253 sqm
First	238 sqm
Existing Mezzanine	105.8 sqm

Demolition:

Ground	250 sqm
First	235 sqm
Total	486 sqm

Proposed Works:

Ground	168 sqm
First	184 sqm
Mezzanine	166 sqm
Total	518 sqm

This proposal indicates a reduction of 79 square metres in overall footprint area.

Use Classes

The current accommodation is associated to the hotel and is ancillary accommodation to the hotel. It is therefore the one accommodation. It supports the facilities with regards to workshops, plant, office accommodation and is ancillary to the hotel.

The proposed accommodation is simile ancillary and bedroom accommodation used class C1.

Proposed Height of the Building

The proposed heights of the new proposal are no taller than the existing provision. The proposed roof level will be datum 34.950 AOD with the tallest point being 35.6 AOD – the new proposals are therefore lower than existing.

The canopy height is as existing.
This application is supported by a full set of drawings which will illustrate the requirements for the development, the CIL forms are duly completed, the planning application forms and also heritage statement. The heritage statement follows.

Key Objective of the Application

1. The key objective of the application is to create an ordered environment within the service yard area for the inclusion of significant plant to support the refurbishment of the bedrooms. This plant will be hidden and sealed from all surrounding properties.

2. The new build construction for the bedrooms will be aesthetically more pleasing than the existing accommodation and blocks which has been adapted and adjusted over a period of years.

3. It provides an ideal location, central to the development, to the Imperial Hotel for the occasional plant. Above this plant is located a number of bedrooms which will provide re-provision as a result of the re-modelling the existing hotel. They will also provide an aesthetic environment which will look across over a small landscape courtyard towards the Atrium bar.

4. This application is part of the overall masterplan for the site and will link into the masterplan proposals.

5. The chillers will be housed within the courtyard area and they will also have a roof over the chillers. This will again conceal the plant from the adjacent bedrooms of the President and the Imperial.

   Acoustic assessment has been undertaken with regards to the chillers and the proposals and a detailed report is included as part of the application.

6. Louvres and Grilles are designed into the façade and therefore create an integral design solution to the building.

Heritage Statement

Impact of the proposals on heritage significance

Significance
The Imperial Hotel was built in 1966 to designs by C. Lovett Gill & Partners. Immediately adjoining it to the north is the President Hotel. The hotels are not listed and not eligible for listing according to current criteria. However, they stand within a sensitive historic context. They form part of the setting of several neighbouring buildings that are listed. These include the Grade II* listed Russell Hotel (1892–98, Charles Fitzroy Doll, currently named the Kimpton Fitzroy London) on the corner of Russell Square and Guilford Street.

Approximately two-thirds of the remaining Russell Square frontage consist of Grade II listed terraced houses. Around half the buildings in Queen Square are Grade II and Grade II* listed buildings. Several smaller structures within Russell Square, including telephone kiosks and a statue of the fifth Duke of Bedford (1809, Sir Richard Westmacott), are also listed.

Russell Square Garden is listed at Grade II on the Register of Historic Parks and Gardens.

The listed buildings, conservation area and registered garden are designated heritage assets. Most of the buildings on the east side of Southampton Row, immediately south of the site, are non-designated heritage assets, identified in the council's Conservation Area Appraisal (LBC, 2011) as positive contributors to the conservation area.

The wider historic context can be appreciated in views within, through and without the conservation area. The site is also within the Wider Setting Consultation Area of London View Management Framework view 5A (Panorama: Greenwich Park to Central London; Protected Vista from Assessment Point 5A.2 to St Paul's Cathedral).

The Imperial Hotel's architectural style, having been out of fashion and regarded with indifference or dislike at the end of the twentieth century, is now more appreciated. The Conservation Area Appraisal identifies the hotel as a neutral contributor to the character and appearance of the conservation area, and states that it is one of a group of buildings, including the President Hotel, that over time 'have mellowed to the eye and arguably have become an established part of the townscape'.

The site of the proposed development is the covered service yard between and to the rear of the Imperial and President Hotels. From the earliest development of the site, this was a service or stable yard: Horwood's map as revised in 1813 shows an open space extending southward twice as far as the existing yard and entered by the existing route, Queen Square Place (then called Brunswick Place). The survival of this route and of the service use of the space has some historic value. However, the quality of the buildings that enclose the space and the utilitarian design and execution of a corrugated sheet metal canopy on a steel frame and other buildings in the space, detract from the character and appearance of the conservation area. It is fortunate, then, that the site is almost entirely concealed, being screened from public view from Russell Square and Guilford Street by the hotel buildings. The only view obtainable is from directly in front of the opening into Queen Square Place from Queen Square: a glimpse along the roadway towards a dark covered area under the canopy.

Impact on significance
The proposed new ground-floor plant room will be entirely screened from view. The Imperial and President Hotel buildings will continue to conceal the site in views from Russell Square and Guilford Street respectively. The view from Queen Square will be unchanged. Thus the proposals will have no impact on the character or appearance of the conservation area, and no impact on the setting of the neighbouring listed buildings and garden.

The Proposals and Materials

The proposals have been identified and are clearly illustrated on our drawings as part of the planning application pack. They illustrate a three storey building which incorporates plant and two levels of bedrooms.

The overall height and mass of the form is less than that of the existing building areas – the heights are noted in the section above.

The floor plate is less than the existing accommodation.

The building composition has been designed to be an integral piece of architecture and to blend into the Imperial Hotel architectural style. It emphasis a verticality. It is hoped that the housing of a plant room at low level will be concealed by the materiality selected for the buildings.

The materials are as follows.

The predominate construction will be brickwork. We have utilised engineering brickwork at the lower level for durability and resilience with a red brick at the upper level to provide for integration to the President and also the Imperial Hotel. Verticality is emphasised in the louvres and also the glazing section.

The roof form will be Kalzip / Rheinzink form which will emulate a lead/zinc panelled roofing system.

Vertical features around the windows have been created in a framed metal system. This is identified as Rheinzink / framed work.

The bands of the building created a horizontality – with V shaped bays, which again emphasise the features and design of the Imperial Hotel. Copper coloured metal cladding is utilised to create a feature to the balcony areas to each of the zones.

At the ground floor area to the courtyard, a green wall has been incorporated. This emphasises the feel and spirit of the courtyard. The intention being as part of the overall masterplan to open up into the atrium and to create a quiet, calm space for reflection and also enjoyment.

The roof material will be Kalzip / Rheinzink – dark grey.

The canopy will be constructed of a lightweight space framed structure. The roofing to the canopy will be a metal standard scene system, colour coated dark grey – polycarbonate glazed panels will be incorporated to provide light into the service area. The steelwork will be painted grey.

The table of materials are noted below.

Roof	Main roof area Rheinzink / Kalzip or similar approved standing scene roof construction – dark grey. Panel systems with raised profile.
Canopy	A standing scene roof dark grey, polycarbonate glazed rooflights.
External Walls	A mixture of brickwork – blue/grey engineering brickwork to first floor level. This will be with a stretcher bond. First and second floor – red brickwork to match existing on the Imperial Hotel – stretcher bond.

Mortar	Colour to match the Imperial Hotel.
Windows	Aluminium polyester powder coated slimline glazing. The windows to incorporate opening lights and also sliding doors. Clear glass to the windows.
Balcony Features	Copper coloured mesh used as balcony balustrading. This will be fixed back to the building. Feature vertical frames to windows – in metal cladding fascias.
Ground Floor Level	Louvres to be polyester powder coated – RAL 7048. Green wall to part of the landscape courtyard. Timber seating.
Canopy to the Service Yard.	Space frame with a steelwork colour coated RAL 7048. Steel supports similarly to be RAL 7048.
Services within Service Yard	To be tarmac or concrete for washdown. Paved surfaces within the atrium courtyard.

A full pack of the planning application drawings are enclosed.

The CIL forms have also been completed in respect of the development.

We respectfully request your approval to these proposals.

Method Consulting
Intelligent engineering, sustainable buildings

Swindon Office
Berkeley House
Hunts Rise
Swindon SN3 4TG

Bristol Office
69 Old Market Street
Bristol
BS2 0EJ

Plymouth Office
4 Oakland Mews
Liskeard
PL14 3UX

Technical Note Method Comments in Bold Red

Project Title	Imperial Hotel		
Subject	Services equipment acoustics table	**Date**	12 April 2019
Author	Paul Mulquiney	**Our Ref**	Method Comments1183LIHs1904012 jls revisions Services Equipment Acoustics

1 Introduction

This technical note identifies the major noise generating equipment proposed for the services installation, their location and the anticipated approach to acoustic treatment to meet planning requirements.

2 Noise generating plant

Existing Plant

Existing Plant	Existing Availabl e	Know n dB Ratin g	In Operation ?	Impact
Chillers	**None**	**n/a**	**n/a**	**None**
Extract	**Toile extract in L10 Plant Room**	**Not know n**	**Yes**	**To be removed**
Fans	**Fans in L9/10 Plant Rooms**	**Not know n**	**No**	**None – to be removed**

Kitchen Fans	Local at Level 1 Roof	Not known	Yes	To be removed and replaced by new fans in L9 plant room
Generator	Located in basement car park	Not known	Yes (back-up, occasional use only)	To be retained (no change)
Ventilation System	Fans in L9/10 Plant Rooms	Not known	No	None – to be removed
Car Park Extract	In basement plant room	Not known	No	To be replaced with new fans in basement car park

Equipment	Location	Noise source to outside	Proposed or anticipated acoustic treatment
Air handling units	Ground floor courtyard plant room, mezzanine plant room, level 9 restaurant plant	Fan noise to outside via ducts and louvres.	• All equipment to be located internally inside plant rooms. • Attenuators to be provided on intake and

	room and kitchen plant room.		exhaust ducts to outside. • Spatial planning of plant rooms to date has included space for attenuators to be installed.
Kitchen exhaust fans	Level 9 kitchen plant room.	Fan noise to outside.	• Fans to be located internally inside plant room (not on roof). • Attenuators to be provided on fan discharge. • Spatial planning of plant room currently allows for attenuators.
Chilled water pumps	Rear courtyard plant room	Through wall or louvres	• Attenuators on louvres (if present). • Pumps rotational speed and sizing to meet acoustic requirements.
Generator	Rear courtyard plant room	Through structure, louvres or flue.	• Two options to reduce noise break-out. Both have been allowed for in spatial planning of the plant room. • Option 1: Containerised generator set with integral muffler and attenuators on air discharge and attenuator on louvre air intake.

			• Option 2: Non-containerised with muffler, attenuators on air intake/discharge and acoustic treatment to rooms.
Boiler flue booster fans	Basement boiler room	Via flue discharge	• Attenuators on discharge side of booster fans.
Chillers	Rear courtyard	Compressor noise and evaporator fan noise	• Proposed chiller to be scroll compressors rather than slightly more efficient screw compressors due to lower noise levels. • Full enclosure acoustic package to be specified for each chiller • Additional acoustic hood required to be developed between Specialist acoustics manufacturer with input from Acoustician.

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Current waste streams for Imperial Hotel

Material	Task	Item Description	Size	Quantity	Collections per week	Annual lifts
Dry Mixed Recyclables	Tip and return	Bespoke Compaction	24 yard	1	1	52
Cardboard.	Tailift collection	Bale collection and Rebate - Monthly collection on moffet vehicle	400kg	1	1	52
Food Composting	Exchange	Wheeled Containers	120 litre	8	5	260
Fem Hygiene	Exchange	25 litre containers	25 litre	25	0	26
Glass	Exchange	Wheeled Containers	240 litre	6	3	156
Non Recycling	Empty on Site	Wheeled Containers	1100 litre	8	4	364

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Bristol
BS2 0EJ

Plymouth Office
4 Oakland Mews
Liskeard
PL14 3UX

Technical Note

Project Title	Imperial Hotel		
Subject	Overview of Building Services Strategy	**Date**	18 April 2019
Author	Paul Mulquiney	**Our Ref**	Revised 1183LIHs1904018 Services Overview

1 Introduction

This technical note provides a brief overview of the proposed building services for the refurbishment and extension of the Imperial Hotel

2 Building services summary

The existing building services at the Imperial Hotel will typically be replaced and upgraded in their entirety. Some central plant is currently shared between the Imperial and the President Hotel and is proposed to be separated between the two buildings. This includes central boiler plant, hot and cold water tanks, and back-up generator supply.

New air cooled chillers are proposed to provide cooling to the building and new gas fired high efficiency boilers will replace the existing. Heating and cooling to the occupied spaces will typically be via local fan coil and air handling units connected to the chilled and heating hot water systems (4-pipe system). Ventilation to all occupied spaced including fresh air and exhaust air will be via heat recovery units in central plant rooms and ceiling spaces. New kitchen exhaust fans are proposed for the kitchen and located in a plant room at the rear of the kitchen.

The existing gravity fed roof mounted cold water tanks in the roof plant room will be replaced with new storage tanks in the sub-basement complete with pumpsets and water softeners. New hot water buffer vessels and high efficiency plate heat exchangers will replace the existing buffer tanks and shell and tube heat exchangers in the sub-basement and be fed from the central boiler plant. New above ground foul drainage shall be installed to replace the existing and rain water drainage installed to suit the new roof.

A new transformer and switch room is proposed to be installed in the basement and new low voltage system installed throughout the building. The existing transformer serves adjacent occupancies and will be retained. The existing back-up generator will be retained for the President Hotel and a new back-up generator installed in a dedicated plant room for the

Imperial Hotel. New high efficiency LED lighting and emergency lighting systems shall be installed throughout the building. A new structured cabling system is proposed comprising a server room on ground floor and data cabinets at each floor. A new or upgraded category L1 smoke detection system is proposed for the Hotel.