





RED LINE - 3895.5 sqm
 Area of Planning Application

BLUE LINE - 3322.8 sqm
 Land in ownership of applicant, not part of application

Sources:
 OS Mapping Data obtained from Ordnance Survey Information License Number **531879_706844**



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References in the document are as follows:
 ILH – The Imperial London Hotels Ltd.
 DAS – Design and Access statement

Aerial View and Red Line

Imperial Hotel Russell Square London

Design and Access Statement

Redevelopment of the Imperial Hotel, including refurbishment of all bedrooms; refurbishment of the ground and first floor public areas; and new dining, kitchen and sky lounge restaurant areas.

This Design and Access Statement (DAS) has been prepared to support the planning application for the redevelopment of the Imperial Hotel, Russell Square, London, WC1B 5BB. This application is submitted, following extensive discussions with the London Borough of Camden. The discussions have involved a pre-application, submitted in May 2018; a three phase Planning Performance Agreement (PPA), undertaken from October 2018 with a response in January 2019; and a public consultation undertaken in March 2019.

This application is referred to as the overall masterplan, as it covers the whole development of the hotel. Separate applications have been submitted in respect of the replacement of the windows on levels 02 to 08 and some minor services works, required as part of the enabling works. This document should be read in conjunction with the Planning Statement and Heritage Statement. Planning Policy matters are dealt with directly in the Planning Statement. This document covers the design proposals and the route to the design solutions.

This DAS follows the best practice guidelines set down in the CABE documentation for the preparation of DAS. Its scope and contents are as follows:

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1.0 Introduction

The scope of the application is as follows:

'Removal of roof level plant on front wing; raising the roof of front wing with associated 9th floor elevation alterations; Construction of roof level hotel lounge & bar extension on front wing; demolition of 10th floor plant room, and construction of 10th floor extension to rear wing to form double-height hotel restaurant on 9th & 10th floors; construction of lift extension to north elevation of rear wing; demolition of ground floor projection on front elevation, and installation of new shopfronts & pavement treatment to Russell Square frontage; revised treatment to internal courtyard elevations & replacement hard landscaping; replacement illuminated hotel signage to front & flank elevations.'

This DAS forms part of the planning application by The Imperial London Hotels Limited (ILH) for the following proposed development at the Imperial Hotel, 61-66 Russell Square, London WC1B 5BB:-

- Removal of roof level plant on front wing; raising of roof of front wing with associated 9th floor elevation alterations;
- Construction of roof level hotel lounge & bar extension on front wing;
- Demolition of 10th floor plant room, and construction of double-height hotel restaurant extension at 9th and 10th floors on rear wing;
- Demolition of ground floor projection on front elevation, and installation of new shopfronts, pedestrian entrance & pavement treatment to Russell Square frontage;
- Revised treatment to internal courtyard elevations & replacement hard landscaping;
- Replacement illuminated hotel signage to front & flank elevations;
- The inclusion of a new service lift to the rear of the building; and
- The above proposals form part of the overall masterplan for the redevelopment of the Imperial London Hotel.

It should be noted that the application site also includes the premises at 156 and 156A Southampton Row which are located at ground floor level below part of the hotel.

Other applications have been submitted in respect of the Hotel, notably:

2019/2400/P - Replacement of existing windows to between second and eight floor levels (inclusive) to all elevations and minor alterations to windows over the entrance area to hotel building (Use C1).

2019/2464/P - Removal of existing front structure (part); installation of metal grille at ground floor level and minor alterations to front elevation to Imperial Hotel (use C1) and relocation and replacement of flues to rear elevation of President Hotel (use C1).

2019/2766/NEW - Erection of a three storey building to include plant room, 10x hotel rooms and link to President Hotel and the erection of a canopy following the removal of existing two storey building and canopy within service yard to hotel building (Use C1).

1.1 The application site and surrounding context

1.1.1 The Imperial Hotel is located on the east side of Russell Square, a short distance to the south of Guilford Street. The site includes a pedestrian and vehicular entrance from Russell Square, and a service access from Queen Square to the rear of the site. The main hotel entrance and drop-off point are located within an enclosed courtyard to the rear of the site entrance on Russell Square.

1.1.2 The original hotel building was designed by Charles Fitzroy Doll between 1905 and 1911; and was demolished in 1966. It was then replaced with the building that exists today of the same name to a design by C Lovett Gill & Partners. The existing building has an asymmetrical 'T-plan' fronting Russell Square, with a slightly curved rear wing, which is directed towards Queen Square. The hotel is 10 storeys in height comprising a ground floor level and 9 upper levels. An 11th storey, accommodating plant, is located largely above the rear wing. The hotel's main façades are faced in brick and concrete. The main-entrance is located within a courtyard, entered from the south-east corner of Russell Square. This has a central water feature and its east and south walls incorporate a weathervane, a set of five bells and some statues retained from the Edwardian hotel building that formerly occupied the site. The front elevation features horizontal concrete bands that are cranked to form angled window projections. The inner elevations are less articulated and feature mainly brick finishes.

1.1.3 The Imperial Hotel incorporates 382 bedrooms along with restaurants, bars and meeting rooms. There are, in addition,



Aerial View



Frontage to Russell Square



Aerial View from Russell Square



View from Courtyard

various independent commercial uses at ground floor level on the Russell Square frontage including a car hire office and two shops. The site also includes a sub-basement and a basement public car park which is accessed from the courtyard and exited via Guilford Street. The hotel adjoins, and is internally linked to, the President Hotel which is situated immediately to the north, and which is in the same ownership. A casino is located on the eastern side of the entrance courtyard but does not form part of the application site. The applicant company is a long-established, family-run business that owns a number of hotels in this part of London.

1.14 The building is not listed and is not eligible for listing. However, it stands within a sensitive historic context. To the north of the site is the Grade II* listed Hotel Russell (currently the Kimpton Fitzroy London Hotel, but referred to in this report by its historic name). Other listed buildings in the neighbourhood include several in Russell Square and in Queen Square, immediately east of the site. Russell Square Gardens 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 locally designated as positive contributors to the conservation area. The full details of the history and background to the hotel is covered in the report prepared by Spurstone Heritage Ltd.

1.2 Planning Policy and Relevant planning information relating to the site.

1.2.1 This information is contained in the Planning Supporting statement prepared by Christopher Wickham Associates. This document covers the relevant planning history, the pre-application engagement, planning policy and context and planning considerations.

1.3 London View Management Framework (LVMF).

1.3.1 We have utilised the Development Framework 3d model for the assessment of the project in context with Greenwich. The Imperial Hotel is blocked by New Street Square, which is an 18-storey development. The views have been verified by the assessment of the 3d model and aerial illustrations. The scale and form of the New Street Square development is so significant in impact that this obliterates any view of the proposed roof top extension to Imperial London Hotel from the Greenwich Observatory. A full document covering this assessment can be provided to support our findings.

1.4 Associated documents – Sustainability, Energy Statement, Highways.

1.4.1 The application is supported by an Energy Statement and a Sustainability Report. All of the documents cover the merits and the description of the extension of the building to deal with the 9th and 10th floor levels. The detailed documents assess the content of the scheme proposals and should be read in conjunction with this DAS.

1.4.2 In line with policy and the impact to residential amenity to adjacent properties and Queen Square, the assessment has been undertaken and there is no impact.

2.0 Scope of the Project

2.1 Background of the existing accommodation

2.1.1 The proposed development of the Imperial Hotel, follows an extensive period of assessment, analysis and examination of the existing building, commissioned by The Imperial London Hotels Limited (ILH). The Imperial is the flagship hotel for the company, built in the 1960s. It currently provides 382 bedrooms.

2.1.2 The accommodation incorporates restaurants, bars and conference facilities. The use class of the building is C1 with some ancillary A1 and A2 facilities on the ground floor, namely the Night and Day Bar; and A1B Hertz and the Bureau de Change.

2.1.3 The entrance to the hotel is located from the courtyard. This was the original coach entrance to the hotel. Coaches parked in the undercroft to service and support the hotel guests. Over the years, two bays of the undercroft have been infilled by the inclusion of retail units (A1 / A2) and currently house a souvenir shop.

2.1.4 On the ground floor, within the courtyard, there is access to the main hotel reception and concierge area. The casino, which is accessed off the courtyard, is situated within the blue line but is not included within the red line for this application. Access to the car park and sub-basement is located from the courtyard.

2.2 An overview of the proposals

2.2.1 The principal components of this planning application will be undertaken at roof level on both wings. These works comprise the demolition of the top floor of the rear wing, the removal of all existing plant (including that contained within the top two floors of the rear wing), and the removal of the plant enclosure which extends along much of the length of the front wing. The roof level of the

9th floor on the front wing will be raised by 0.5 metres, and the elevation of the 10th floor roof extension set back. A largely glazed lounge and bar extension, featuring a 'folded' roof, will be constructed in a recessed position along the front wing.

2.2.2 The detailed scope of the works include:

- **Sub Basement and Basement Level** – Limited works – other than services improvement, ventilation and flue relocation. The basement and sub-basement are heavily utilised for plant, storage and car parking. The basement also incorporates substation areas, sprinkler provision and links the Imperial Hotel below ground to the President Hotel. The outcome of this assessment has identified that there is little alteration that should take place within these areas, other than rationalisation of existing services and the use of the spaces in a more flexible manner to deal with the improved services that are required to support the upgrade of the existing bedrooms. The provision of a new UKPN substation to the basement area, together with reallocation of the existing substation is subject to a separate planning application, reference: 2019/2464/P.
- **Ground Floor** – External enhancement of the existing courtyard including hard and soft landscape improvements, the upgrading of the landscape scheme, surfacing, signage, street furniture, external lighting and the rationalisation of the façade treatment to match that of the proposed ground floor areas. Assessment of the design of the ground floor has recommended the reorganisation of the entrance area, concierge and reception space. This is to meet the new demands of the customer experience; the efficiency of the check in procedure; the efficient use of the space and foyer areas; and to provide a link between the Imperial Hotel and the Atrium bar, which is currently hidden in the existing building structure. The link between the entrance area to the atrium, also provides a further link to the courtyard, adjacent to the new 'super plant' area (application reference: 2019/2766/NEW).
- **Courtyard** – Within the courtyard itself, it is proposed to look at the improvement of the existing hard landscaping, street furniture and facades to the courtyard. The historic statues and features adjacent to the car park will be retained but the fascia will be replaced with a feature colonnade to match that of, and be in keeping with, the upper levels of the building. A new entrance canopy will be provided, to signify the entrance to the Imperial Hotel. Internally, reorganisation of the ground floor accommodation will enable access from the courtyard into the Atrium bar, which currently links the Imperial Hotel and the President Hotel. Internal reorganisation to be undertaken to the back of house and support areas for the hotel. Reorganisation of the ground floor accommodation also includes the concierge reception, retail areas and providing a distinct link into the Atrium bar. It is intended to open up the courtyard to the visitor and guest and links the courtyard to the Atrium bar and President Hotel. There will be a new entrance created adjacent to the Hertz and the Bureau de Change. For access to the proposed Business Centre on the 9th floor. This access will be located under the entrance lobby area and will connect to the existing staircase and lift 10. This will provide direct access for the public to the terrace on the 10th floor and the meeting rooms.
- **Ground Floor – Russell Square Facade.** The raised platform facing onto Russell Square will be removed and the whole of the street frontage of the building will be improved. The new shop fronts will be elegant and sophisticated, with slim glazing proportions. All signage will be located behind the glazing and will be controlled. The bays of the glazing will be accentuated by copper colour cladding, with feature columns to match the details for the support of the concrete cladding and the roof form on the 9th and 10th floors. The shop frontage improvement will involve enhancements of the hard landscape and the public realm to the pavement areas. This will provide an active frontage to Russell Square.
- **First Floor** – Following a full and detailed assessment of the hotel, it was agreed that the facilities for the visitors are in desperate need of improvement to provide linkages between meeting rooms, reception and bar areas, hence the relocation of all of the public and visitor areas up onto the 9th and 10th floors. This enables the first floor, which has the larger floor to ceiling heights, to provide for bedroom suites, grand bedroom areas, executive suites, together with unique units which feature over the courtyard and atrium area. The relocation of the kitchen, dining (Tudor and Elizabethan rooms), the bar and meeting rooms to the ninth and tenth floors of the building will release areas on the first floor to enable additional bedrooms / suites and a small franchise area to be provided. The new suites and bedroom facilities will overlook Russell Square and the main courtyard area. The bar areas on the first floor will be reduced but will remain in a similar location to Bar Barberella's. This will be supported by the existing staircase and a proposed new staircase from the ground floor bar area.
- **First Floor Mezzanine** – This is an existing area above the main wing facing on to Russell Square. It currently houses minor plant and storage accommodation. The proposals are to use part of this space for upper levels bedroom platforms and to retain the main area of the mezzanine facing onto the courtyard for storage. This includes the void areas above the current Elizabethan and Tudor dining rooms.
- **Levels 2 to 8** – The remodelling and refurbishment of the existing bedroom areas will reduce the number of bedrooms from 382 to 375 and will include a mix of compact, standard and superior rooms. There will also be a number of executive suites. This includes the upgrade of the bedrooms from a 2* to a 4* facility. The executive suites are generally located on the first floor or allocated in feature areas. The works include the refurbishment of all of the circulation areas, the inclusion of an additional lift and refurbishment of the existing lifts. The central lobby area will be upgraded. The means of escape and access routes have

Roof Form set back from the main facade to the line of the service riser. Roof reflecting the angular form of the building

Materiality of the building, particularly to the meeting rooms.

External Staircase structure now removed



LOCATION OF VIEWS

Summary sheet of design concept proposals for Roof Extension.

been considered as part of the enhancement and remodelling refurbishment of the bedrooms.

The façade will be upgraded following the inclusion of new windows and general upgrade of the façade as a result of the remodelling of the bedrooms. Air conditioning will be incorporated to all of the bedrooms. There will be no exposed services on the face of the building as a result of the upgrade. All services will be contained within the building structure and taken from the 'super plant' located in the service yard of the hotel or basement (the 'super plant' planning application has been submitted separately – see later description). The retained building fabric (which is the majority of the building) will require minimal external alteration to the façade. The windows will be upgraded, and this is covered under separate planning applications reference later in this DAS. Façade cleaning will take place to restore the external façade to its original and former glory. Within the courtyard elevation, adjustments will be made to the façade treatment to increase the height of the windows to create picture windows to the courtyard. This is to enhance the customer's experience. Mesh feature balconies will be incorporated to replicate the angular, triangular shape of the main bays. Verticality will be retained as part of the elevational treatment. The wing to the rear of Russell Square will be remodelled. The floor plate will remain, and the external wall treatment will be altered to provide an extensively glazed façade looking into the courtyard.

The façade treatment facing on to Russell Square at the 9th and 10th Floors has been designed to be in keeping with the faced treatment and the design of principles established – articulated façade, triangular bays, feature concrete panels with the inset of the mosaics. This will enable a small balcony to be available from the meeting rooms and bar area. Feature column will be clad in line with the column detail at ground floor, to retain a language of a very simple and stylish form.

- **9th Floor** – The building on the 9th floor will be significantly remodelled. In the wing facing onto Russell Square, the bedrooms will be replaced with meeting rooms and a bar to the northern section of the building. The accommodation will utilise the existing staircase enclosures. The northern and southern windows will house the hotel restaurant and the dining area. This will include the kitchen, services and support areas for the hotel. The accommodation will have a double height space for the dining and feature glazing to the southern façade. On the rear wing, the top floor will be reconstructed to accommodate the hotel's main restaurant within a partially double-height space with revised elevational treatment. The two extensions would interconnect at the junction of the wings, and the undeveloped sections of roof will provide external terraces for customer use. These new facilities, which will be open to both hotel guests and non-residents, will take advantage of the impressive views over central London that are offered from the roof of the hotel. ILH consider that new facilities at this level will significantly enhance the appeal of the hotel for both guests and non-resident users, including local residents and businesses.

The construction works will involve the removal of the ceiling level of the 9th floor. This is due to the fact that the floor to ceiling heights are restrictive and the inclusion of the air conditioning and the refurbishment of the services to the bedrooms will require a service zone at high level. The floor to ceiling will be increased from 2.4 metres to 2.9 metres and will allow for a replacement service zone. This will also involve the replacement of the concrete horizontal panel / parapet detail.

The design of the 9th floor will involve the creation of a colonnade facing onto Russell Square. This enables the proportions of the existing building to be recreated in the extension, the angular bays providing projections to the façade, which are in keeping with the overall aesthetics of the original design concept of the building.

- **10th Floor and Roof Area** – The removal of the existing plant enclosures to the rear of the building and retention of the existing lift shaft areas will create the new upper level for the dining and the restaurant. On the western façade, facing on to Russell Square, an additional storey will be added to the building to provide for a sky lounge / bar. This will provide panoramic views across Russell Square and almost 360-degree views of the City of London. Associated landscaped terraces will be provided to the 10th floor areas.
- **10th Floor** – The existing plant upstand, on the 10th floor facing onto Russell Square, will be removed as all services will be located within the ceiling service zone. This will enable a clear deck to be created on the 10th floor for the development of the sky lounge / bar. The design of this space is very special and has been very carefully considered following the pre-application and the PPA process, as well as the context, quality, historical analysis of the architectural style of the building. The proposed enclosure is an elegant structure, emphasising the concrete detailing of the building, supporting a very simple yet dramatic folded plate roof structure in concrete. The folded plate accentuates, in three-dimensional form, the plan form of the bays along the front of the building. The design picks up on the angles, the flat vertical panel to the bays and the simplicity of the forms on the western façade.

Below the folded plate, the enclosing walls will be glazed throughout. This enables the structure to be viewed as a lightweight form from a distance and to preserve the integrity and the simplicity of the "Y" shape for the roof. The materials are high quality, they are representative and pay homage to the existing concrete facade, the articulation of the concrete and the inclusion of the mosaic detailing. This design for the roof top extension has evolved following a very detailed and sensitive study of the proportions, rhythm, style and dynamics of the existing façade.

The existing telecoms aerials will be removed. The new building line will match that of the previously raised service zone, which

existed on the 10th floor.

- **External Façade Improvements** - External Façade Improvements – The retained building fabric (which is the majority of the building) will require minimal external alteration to the façade. The windows will be upgraded, and this is covered under separate planning applications reference later in this DAS. Façade cleaning will take place to restore the external façade to its original and former glory. Within the courtyard elevation, adjustments will be made to the façade treatment to increase the height of the windows to create picture windows to the courtyard. This is to enhance the customer's experience. Mesh feature balconies will be incorporated to replicate the angular, triangular shape of the main bays. Verticality will be retained as part of the elevational treatment. The wing to the rear of Russell Square will be remodelled. The floor plate will remain, and the external wall treatment will be altered to provide an extensively glazed façade looking into the courtyard.

The façade treatment facing on to Russell Square at the 9th and 10th floors has been designed to be in keeping with the façade treatment and the design principles established: articulated façade, triangular bays, feature concrete panels with the inset of the mosaics. This will enable a small balcony to be available from the meeting rooms and bar area. Feature columns will be clad in line with the column detail at ground floor, to retain a language of a very simple and stylish form.

3.0 Background and History of the Imperial Hotel

3.1 History of the site and the buildings

3.1.1 The overview with regards to the Heritage Statement associated to the Imperial Hotel is covered within the Heritage Statement (Section 7.0) prepared by Spurstone Heritage Ltd. This covers the background to the proposals and historic evidence / significance of the building. It also identifies the context and relevance of the development of the proposals. The hotel sits at the south-east corner of Russell Square. It is not aligned with true north but to simplify in this DAS its front elevation faced true west, with all other orientations described accordingly. It is bounded to the west by the east side of Russell Square heading south into Southampton Row, to the north by the President Hotel, to the south by St Giles College (no. 154 Southampton Row), and to the rear by nos. 12–19 Queen Square. The building was designed by C Lovett Gill & Partners in 1966. It is not listed but forms part of the setting of several neighbouring buildings that are listed. These include the Grade II* listed Russell Hotel (1892–98 by Charles Fitzroy Doll) on the corner of Russell Square and Guilford Street.

3.1.2 Approximately two-thirds of the remaining Russell Square frontage is lined with Grade II listed terraced houses. Around half the frontages overlooking Queen Square, behind the hotel to the east, are occupied by 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 by Sir Richard Westmacott), are also listed. Russell Square Garden is listed as Grade II on the Register of Historic Parks and Gardens.

3.1.3 The Imperial Hotel was first constructed in 1905-07. The architect was Charles Fitzroy Doll FRIBA (1850–1929), who had been appointed Surveyor to the Bedford Estates in Bloomsbury and Covent Garden in 1885. The new Imperial Hotel was designed by C Lovett Gill & Partners after their founder's death. They made full and practical use of the site. The long Russell Square frontage had an entrance into the courtyard, which gave direct access to the main entrance and a reasonably direct route to the ballroom. This is now a casino, operated separately from the rest of the hotel. The rear wing that connects the front wing and casino block is slightly skewed on plan, preserving part of the historic footprint of the service yard between the Imperial and President Hotels. The steel and concrete framed structure makes the most efficient use of space: the new Imperial Hotel has more bedrooms than its predecessor, despite including a bathroom to every bedroom. Two storeys of basement contain service areas, plant and car parking.

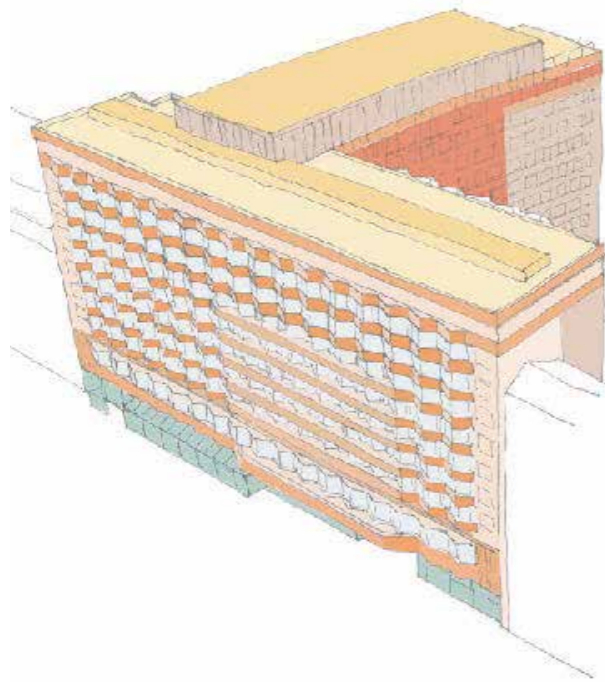
3.1.4 Since the Imperial Hotel opened in 1966 it has undergone piecemeal improvements, including internal refurbishment, infilling of the ground floor with retail units, and the ground-floor projection of the front wing. The building is well cared for by ILH and is now in need of a substantial whole-building refurbishment to bring the accommodation up to modern expectations, to meet current environmental standards, and to support its continued operation as the flagship hotel of the Imperial London Hotels Ltd.

3.2 The heritage significance and its impact on the proposed design solution.

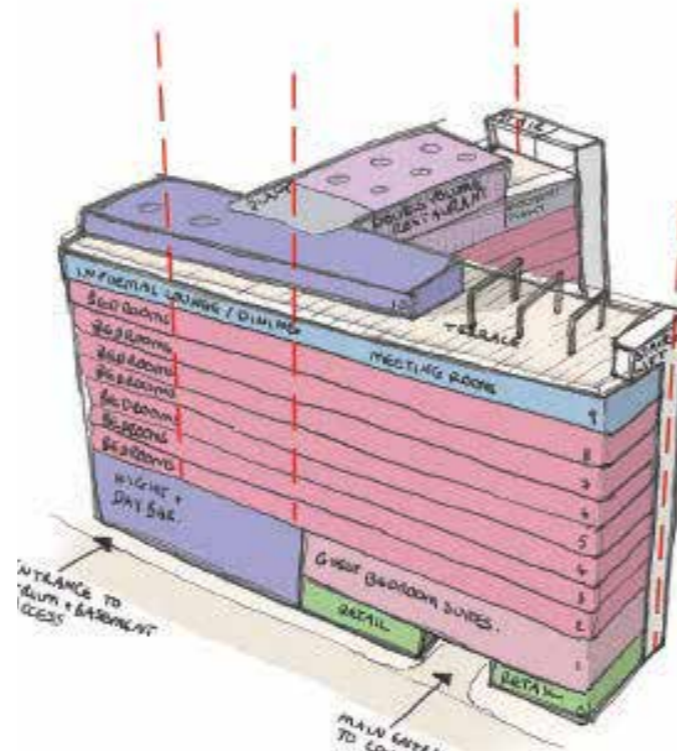
3.2.1 The Imperial Hotel forms part of the setting of several listed buildings and the listed Russell Square Garden, which are designated heritage assets, as noted in the Spurstone Heritage Report.

The Russell Hotel (Grade II*)
The Institute of Chemistry (Grade II)
Five K6 Telephone Kiosks (Grade II)
Statue of the Duke of Bedford (Grade II)
Terraced houses on Queen Square to the rear (2no. Grade II; 1no. Grade II*)

3.2.2 By virtue of its scale, massing, materials and prominent location, the Imperial Hotel plays a significant part in the setting of the heritage assets noted above. It matches the scale and prominence of the Russell Hotel, but contrasts strongly with it in terms



ARCHITECTURAL ASSESSMENT OF FACADE



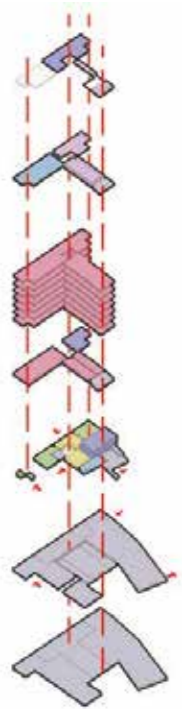
REORGANISATION OF HOTEL



VIEW B



ELEVATIONAL PROPOSALS



VIEW D



VIEW E

Summary sheet of design concept proposals for Roof Extension.

of detailed design, materials and finishes. It has nothing in common with the smaller listed buildings in Russell Square and Queen Square. It is prominent in views from the south side of the square, where it gives a harsh, grey backdrop to the listed garden, which is otherwise framed largely by brick, terracotta and rendered frontages. It is an unsympathetic, looming presence in views from the south pavement in front of the Duke of Bedford Statue, and as a backdrop to views from within the garden. However, its impact is greatly mitigated by the presence of mature trees, which conceal most of the building from the majority of viewpoints within and around the garden, even in winter. When the trees are in leaf, the Imperial Hotel is all but invisible in most views.

3.2.3 The Imperial Hotel's height means that it plays a larger part in defining the skyline in views within the conservation area, and especially in relation to the complex and dramatic roofline of the Russell Hotel. The roofline of the hotel appears cluttered and degraded, with an off-centre plant room, flues, aerials, and railings. Our assessment as a team, has concluded that the Imperial Hotel detracts from the setting of the designated heritage assets.

3.3 The significant views and impact on design

3.3.1 The Imperial Hotel appears in local views identified in the Conservation Area Appraisal. The site is located in Sub Area 11, Queen Square / Red Lion Square, and Russell Square forms part of Sub Area 6. The Appraisal states: 'Where buildings adjoin different sub areas and there are longer views, the contribution to both areas is important' (LBC 2011; 5.4). Bloomsbury was not planned to create distinctive formal vistas to architectural set pieces. The Appraisal identifies as important the experience of moving between streets and squares, and the contrast between enclosure and open spaces, and notes that the large number of trees in the conservation area makes a notable difference between its appearance in summer and in winter.

3.3.2 Five Key Views were identified in the pre-application consultation with LBC officers:

3.3.3 **View A** from Russell Square Centre : In this view the Imperial Hotel is important as part of the architectural backdrop to the listed garden. The proposals will increase the height of the hotel and obscure a narrow strip of sky above the roofline of the existing plant room. The open space is sufficiently extensive in relation to the height of the proposal to maintain the openness of the square noted in the Conservation Area Appraisal. In winter the absence of leaf cover will reveal the roof of the proposed extension as an elegant shape executed in visually lightweight materials; in summer the leaf canopy of the mature trees will obscure it completely. The impact on the setting of the listed buildings and garden, and on the character and appearance of the conservation area, will be neutral.

3.3.4 **View B** from Russell Square south side: Key elements in this view are the wide roadway, open sky and bulky presence of the Imperial Hotel, framed by the canopy of mature trees in the garden square and the predominantly five-storey terraces on the south side. The proposed addition will increase the height of the hotel and obscure a narrow strip of sky. Its impact is reduced by setting-back, so that it is progressively obscured on approach from the south-east; it will have a cleaner line than the existing off-centre plant room and rooftop clutter, and be less visually distracting. Viewed from the south side of the square, the Imperial Hotel is isolated from the nearby listed buildings, and the proposal has minimal impact on their setting. As noted above, the extent of open space in relation to the proposed height means that the sense of openness of the square will be maintained. The impact of the proposal will be neutral.

3.3.5 **View C** from north-east corner of Queen Square, looking west: The proposal will not be visible from Queen Square: neutral impact.

3.3.6 **View D** from Southampton Row west pavement, 120m from the Imperial Hotel: This view is composed of varied, tall buildings with busy commercial frontages enclosing the street. The Imperial and President Hotels are simple architectural shapes in comparison with the ornate Victorian and Edwardian frontages adjoining to the south. The existing top floors of the Imperial Hotel provide a backdrop to the gables and mansard in the roofline of nos. 120–124 Southampton Row (Russell Square Mansions), and the 'streaky bacon' gable wall of the Russell Hotel is visible. A wedge of open sky indicates the open space of Russell Square that awaits beyond the Bedford Hotel. The proposed addition would add to the height of the existing building but would not further affect the reading of the Southampton Row roofline, or obscure the gable wall of the Hotel Russell. The impact on the setting of the listed buildings and garden, and on the character and appearance of the conservation area, will be neutral.

3.3.8 **View E:** from Russell Square North pavement, at corner with Woburn Place: key elements in this view are the elevations of the large hotels overlooking the roadway, trees at the edge of the garden square, open sky above Russell Square and the drop in the roofline from the gabled and pinnacled Hotel Russell to the President and Imperial Hotels.

3.3.9 The north elevation, which rises above the roofline of the President Hotel, will be improved by cleaning and repair and the removal of the obtrusive external pipework. The proposed rooftop addition will increase the height of the Imperial Hotel and block a narrow strip of sky. The drop in the roofline between the Imperial and Russell Hotels will be reduced and the silhouette of the Russell's sixth-storey cornice will read against the new addition rather than the sky. This aspect of the proposal will cause less than substantial harm to the setting of the listed building, and the character and appearance of the conservation area. The harm will be mitigated by the visually lightweight appearance of the proposed addition, which ensures that the Russell Hotel remains the dominant architectural presence in the view. The gap is maintained between the proposed addition and the tree canopy—a strong outline even when leafless in winter—so that the impact on the setting of the other listed buildings and the listed garden is neutral.

3.3.10 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). This is covered under Section 1.

4.0 Proposed Development

4.1 Areas

4.1.1 The proposed extension of the hotel relates primarily to the 9th and 10th floors. As noted under Section 2.0 the scope of the works from sub-basement, to level 8 is generally as existing. The only variation is the inclusion of a service lift to the rear of the building within the service yard. This will add 5sqm from the ground floor to level 9.

4.1.2 There are no changes in the floor areas that would request planning permission other than the lift for the first to the ninth floor. There will be a reduction of accommodation on the ground floor with the removal of the raised platform facing onto Russell Square. This reduction is noted under the demolished column in the table below. It is an area of 20sqm.

| | Existing GIA sqm | Demolished GIA sqm | Proposed GIA (incl. retained) sqm | Net change in GIA sqm |
|-------------------------------------|------------------|--------------------|-----------------------------------|-----------------------|
| Sub-Basement to Level 8 (inclusive) | 18948 | 20 | 19009 | 61 |
| Level 9 | 1360 | 20 | 1345 | -15 |
| Level 10 | 483 | 358 | 780 | 297 |
| Total | 20792 | 398 | 21134 | 343 |

4.2 Design Proposals

4.2.1 cube_design have been appointed by the Imperial London Hotels Limited since 2017 to assess and look at the reorganisation of the hotel and provision of an improved customer experience, taking the hotel from a 2* to a 4* establishment.

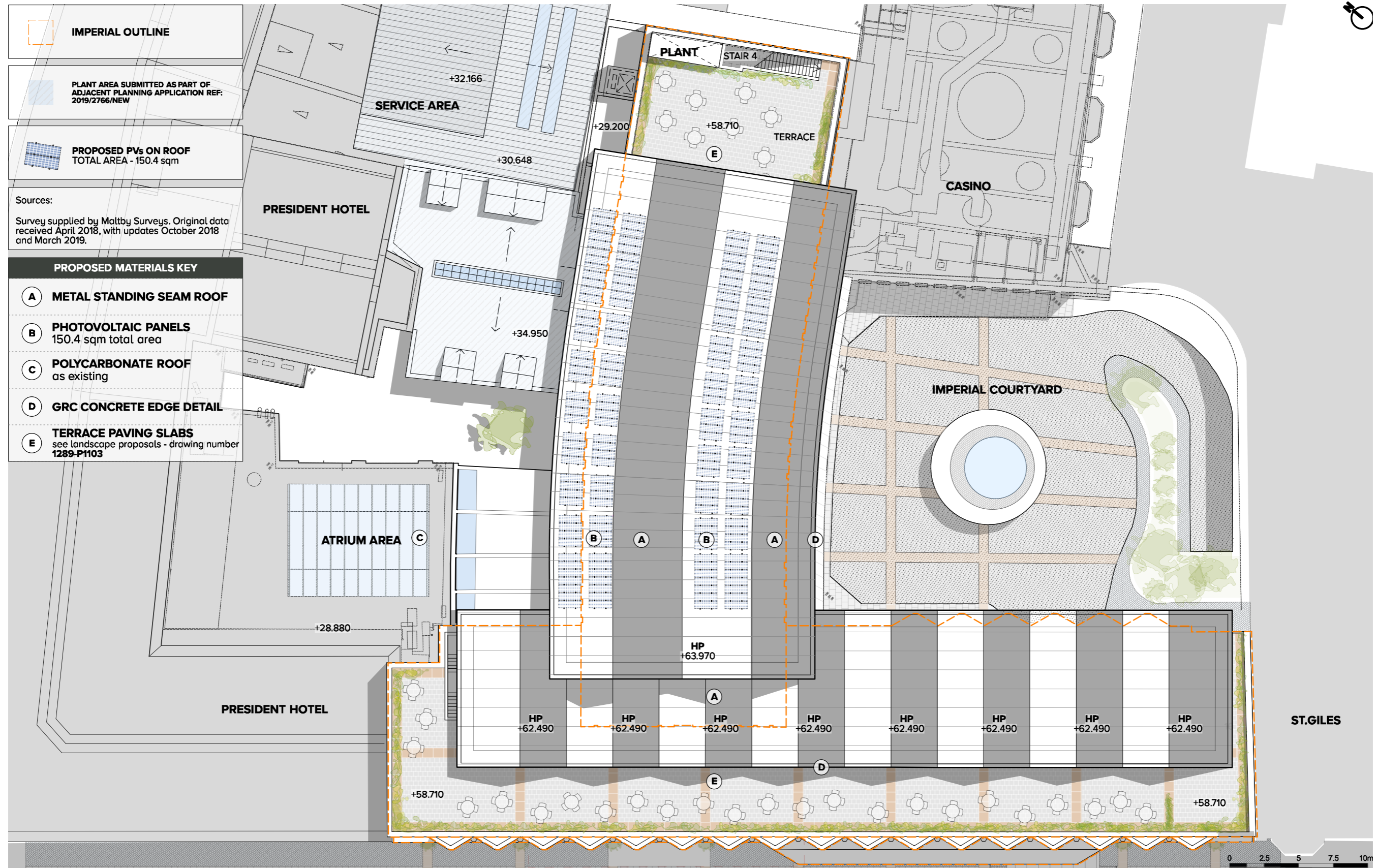
4.2.2 The objectives and brief for the reorganisation of the hotel is as follows:

- Improvement of the existing bedrooms, including provision of air conditioning and supportive services enhancements that would follow with these requirements;
- Rationalisation of the hotel spaces including a spatial masterplan to assess the prime location for dining, bars and meeting rooms as part of a strategic reorganisation of the hotel;
- Assessment of the existing spaces available within the hotel, ensuring the maximum use of all the spaces within the existing building envelope;
- Consideration of the rooftop areas and potential use, particularly the 9th and 10th floors, which are currently under utilised; and Protecting and being the custodian of a valuable building within the hotel group's portfolio.

4.3 Concept design and the PPA process

4.3.1 The concept design proposals have been developed on the basis of the following criteria:

- Creation of the scope of the accommodation as noted under Section 2.0 of this DAS.
- Acknowledgment of the Heritage Sssessment and the contribution of the building to the conservation area and as a critical friend in a key London Square.
- The unique architectural style of the building in the Square. The style is different and is of its era, but in comparison with the terraces and the adjacent Russell Hotel, is out of character. It is minimalist in detail, clear lines, emphasis on the horizontality of the building with the feature angular bays to crate articulation and variation to the façade.
- The elevation of the building is best viewed from the side. The articulation flows from the side elevation, light and texture of the simple materials create a mixture of interest to the façade.
- A detailed analysis of the proportions of the building. We have assessed the facade: the plinth, the central bands of concrete panelling, the asymmetrical feature to the front façade and the very simple piano noble treatment of the upper levels in particular the 9th floor.
- The consideration of a large building in the square and the proposals to make the building taller with the addition of the extension. We have assessed many options, forms, locations of the roof top extension to ensure that the viewpoints, the integrity of the architectural treatment of the facade is retained.
- The understanding of the original architectural principles presented by the design of the building. There is a hierarchy and layering of the principles of the design, the concrete panelling providing much needed relief to a very flat brick façade extending 9-10 storeys. The whimsical introduction of the gold mosaics to lighten and embellish the façade. The square edges to the 'v-shaped' bays intentionally and critically create relief. The very slim and elegant glazing system. All of these very simple techniques create a palette and a composition that is simple, elegant and sophisticated.
- It is evident that the internal elevations for the building have been stripped of these embellishments and have a very simple and straightforward façade treatment.



Proposed Roof plan

4.3.2 The evolution of the design was strongly influenced by the PPA process. The PPA process commenced in September 2018 and involved a series of meetings with key members of the London Borough of Camden's planning and conservation team. This was extremely beneficial in developing the final design solution. cube_design took the basis of the pre-application submission in February 2018 as the baseline for the design studies and evaluation. The evaluation incorporated the architectural assessment of the façade, including the horizontality, the verticality, the form and the comparison of solid to void, articulation of the façade, the 'v-shaped' form, the asymmetric centre piece to the building and the creation of a frame to the perimeter of the building and 'band / cornice' at high level.

4.3.3 cube_design recognises that the height of the hotel and the proposed extension is a significant element and could have an impact to the overall composition of the integrity of the building. Any consideration of the increase of the height and development of the façade takes its cue from the existing building and will be respectful of the existing building materials: the concrete and gold vertical bands.

4.3.4 This was justified during PPA2 by the assessment undertaken by cube_design of the elevational treatment / façade and the analysis of the built form and structure. The built form and structure assessed the piano noble, the ground floor solidness, the frame of the first floor, the bookends created by the stair cores, the central bands that house the bedrooms, the flat elements of the façade and the cornice / upper level, which creates a definite skyline and finish to the top of the building. The roof, which comprises the existing plant room, pokes above this band: it is lightweight and does not compete with the main composition of the rest of the building.

4.3.5 Diagrams and analysis of the external elevational treatment have been produced and are illustrated. cube_design assessed the influence of the proposed concept form of the roof on the overall building. The 3D configuration, the bay form and its ergonomic shape were key drivers to create the folded plate shape of the roof form.

4.3.6 cube_design, with advice from the London Borough of Camden and the conservation / planning officer, spent time assessing relevant precedents, i.e. Centre Point, New Oxford Street and the Camden Council Offices. The assessment of these facades identified that whilst the main façade may be a flat 2-dimensional element, in perspective, the façade came to life - much in the same vein as the Imperial Hotel. The Centre Point offers articulation on the façade, together with the principles of creating a 'parapet' detail at high level and set back for the roof composition, which creates the penthouse development.

4.3.7 As part of PPA3, these principles were analysed and a series of concept proposals produced. The concept assessed the strengthening of the cornice and created a 'a lightweight folded structured roof, set back from the façade and floating above the main elevation'. These design proposals restore the confidence and strength of the cornice detail, apply a quality to the cornice by the use of GRC concrete with mosaics and enable a colonnade to be created to the 9th floor level.

4.3.8 This option also considers the assessment of some of the original features of the building: the use of copper cladding and the angular detail to create light and shade to the 9th floor; and the proportionality of the 9th floor. The principles were discussed with the London Borough of Camden to ensure that the comparison and the proportions of glazing: solid to void, balanced that of the existing 9th floor. The existing 9th floor currently has a mixture of tiled and brick finish (in a dark grey colour). This is not representative of the rest of the building. The proposals look at the introduction of the concrete, the copper cladding and textural references to the existing building.

4.3.9 During PPA3, we considered the concept proposal of a simple roof form, brought in line with the façade. This was on the basis of creating an even taller building and strengthening the top parapet of the façade. The analysis, in terms of the 3D views, established that this design principle was alien to the existing hotel and created a mass / form, which distracted from the overall frame and simple articulation.

4.3.10 The outcome reinforced the validity of the folded plate roof construction with a careful and elegant consideration of materials. PPA3 saw the culmination of these proposals, recognising the comments made by Camden in respect of the use of concrete, folded roof lines, the draw from the angular features that are present on the front façade and the use of coloured glass and bronze metal cladding, which can be viewed from the courtyard.

4.3.11 During the design development, a nominal reduction to the height of the 10th floor extension has taken place. This is 200mm overall and makes a contribution to mitigating the impact of the overall height. The balustrade at high level is frameless glass, thereby avoiding an impact / structure at parapet level.

4.3.11 The ground floor level shopfronts have been developed to be elegant and consistent with the 9th and 10th floors. These pick up on the theme of the folded plate, the chamfered columns and copper coloured cladding. Alterations to the main hotel entrance and courtyard have been considered. The proposals are illustrated on the landscape drawings. Sensitive, sophisticated alterations to the façade and pavement treatment are included as part of this planning application.

4.3.12 Alterations to the main hotel entrance and courtyard have been considered. The proposals are illustrated on the landscape drawings. Sensitive, sophisticated alterations to the façade and pavement treatment are included as part of this planning application.

4.4 Sectional Details

4.4.1 It is key to note that the sectional details have been carefully considered and the increase in the height of the building, to service the air conditioning and remodelling of the bedrooms, has been a driving force to ensure a sympathetic response to the design.

4.4.2 The current floor levels are as follows:

| | |
|--------------------|--------|
| 9th floor existing | +54.26 |
| 9th floor proposed | +54.26 |

| | |
|---------------------|--------|
| 10th floor existing | +56.98 |
| 10th floor proposed | +58.71 |

4.4.3 This is a total height difference of +1.73, which is equivalent to the top of the existing service riser that exists on the 10th floor.

4.4.4 The existing roof level of the building is +61.64. The proposed front roof level is a net increase of 850mm over the existing.

4.4.5 To the rear of the building, the height of the proposed (and the highest point of the proposed scheme) is +63.97. In general, the heights are within 1.8 metres of the tallest part of the building. This enables a floor to ceiling height of approximately 3.850m to allow for the respective services area. It should be noted that the PPA2 submission identified heights for level 10 and the roof area of 200mm higher. Therefore, there has been a reduction in the heights, as requested as part of the planning response dated the 22nd February 2019.

4.4.6 Our design approach has carefully considered these points and the examples, and the images illustrated in the attached drawings from PPA 1, 2 and 3 indicate the design development and progress.

4.4.7 Ground Floor

4.4.8 Assessment of the design of the ground floor has recommended the reorganisation of the entrance area, concierge and reception space. This is to meet the new demands of the customer experience; the efficiency of the check in procedure; the efficient use of the space and foyer areas; and to provide a link between the Imperial Hotel and the Atrium bar, which is currently hidden in the existing building structure.

4.4.9 The ground floor areas have been reorganised to provide a new entrance into the Imperial Hotel from the courtyard. This entrance will provide a direct route to the Atrium bar and a clearly defined route to the reception / check in area. Concierge will be improved to avoid issues with the storage of luggage in the foyer area, to create a more pleasant customer experience. The link between the entrance area to the Atrium, also provides a further link to the courtyard, adjacent to the new 'super plant' area (application reference: 2019/2766/NEW). The servicing to the building has been retained as existing. The service yard will be reorganised to allow for all of the recycling, deliveries to take place. A tracking diagram for access to the service yard is included as part of the application. The proposed waste to the Hotel is identified within a table included in the Appendix.

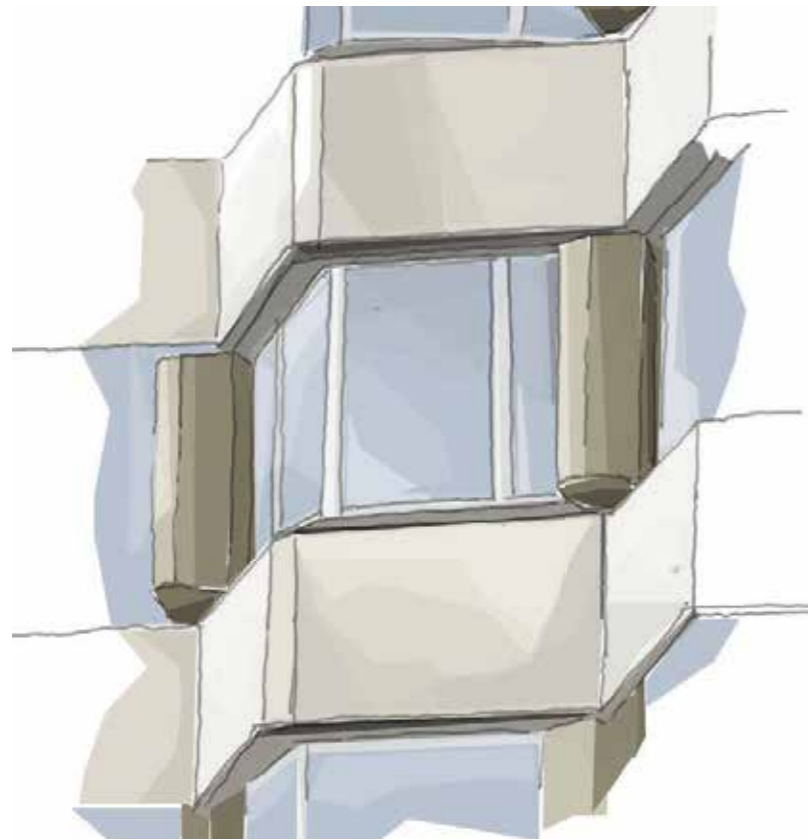
4.4.10 Within the courtyard itself, it is proposed to look at the improvement of the existing hard landscaping, street furniture and facades to the courtyard. The historic statues and features adjacent to the car park will be retained but the fascias will be replaced with a feature colonnade to match that and be in keeping with the upper levels of the building. A new entrance canopy will be provided, to signify the entrance to the Imperial Hotel.

4.4.11 Roof

4.4.12 It is proposed to remove the existing roof and raise the height of the existing ninth floor. The existing plant room and rooftop clutter, including the unsightly perimeter railing, will consequently also disappear. The reconfigured roof (levels 9 and 10) will provide a double-height restaurant on the rear wing and a new hotel lounge and bar extension, with a roof terrace, on the front wing. The new elements are coherent, elegant architectural designs that relate to the existing building without pastiche. The glazed structures have lightweight concrete roofs, the folded plate form of which echoes the zigzag window bays below.

4.4.13 At 37.09m, its existing rooftop plant is 0.5m taller than the highest part of the Russell Hotel's roof (36.60m). The proposal will add 1.5m to the overall height of the Imperial Hotel. The impact of the additional height is mitigated by setting back the extension on the front wing to the line of the existing plant room. This means that it will not be visible from most ground-level viewpoints in the eastern half of Russell Square. The visually lightweight design and materials, including a frameless glass balustrade to the terrace, will ensure that in longer views the Russell Hotel retains its dominant architectural presence in the sequence of buildings along this edge of the square.

4.4.14 The rooftop lounge, bar and terrace will be open to the public, providing spectacular, far-reaching views to the west and

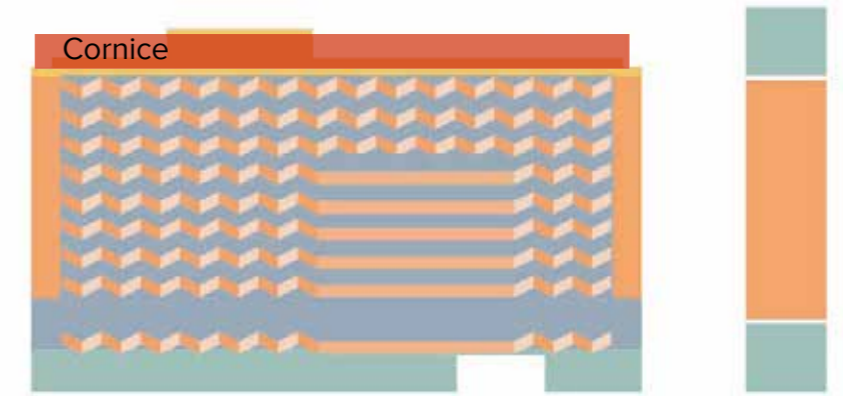


module

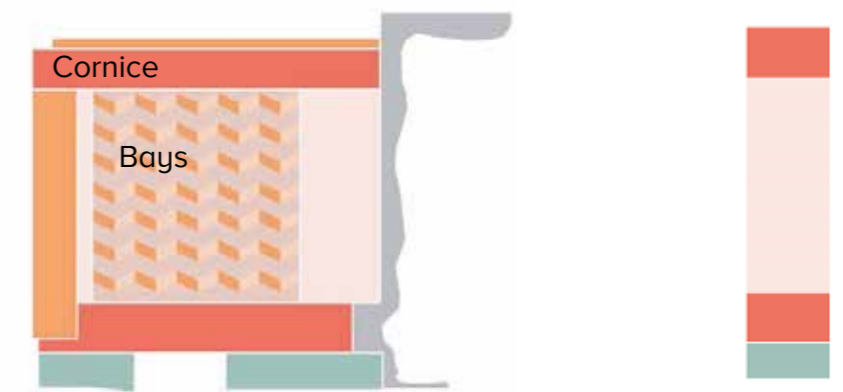


'brut' concrete finish

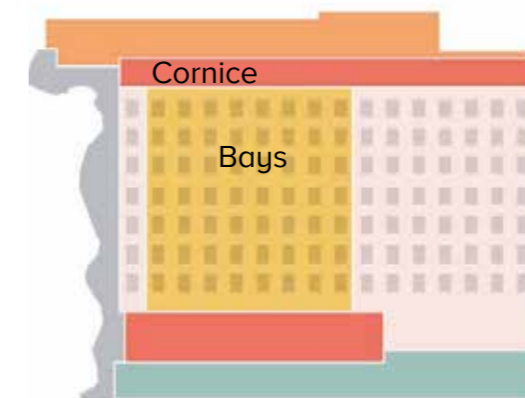
Building Form and structure



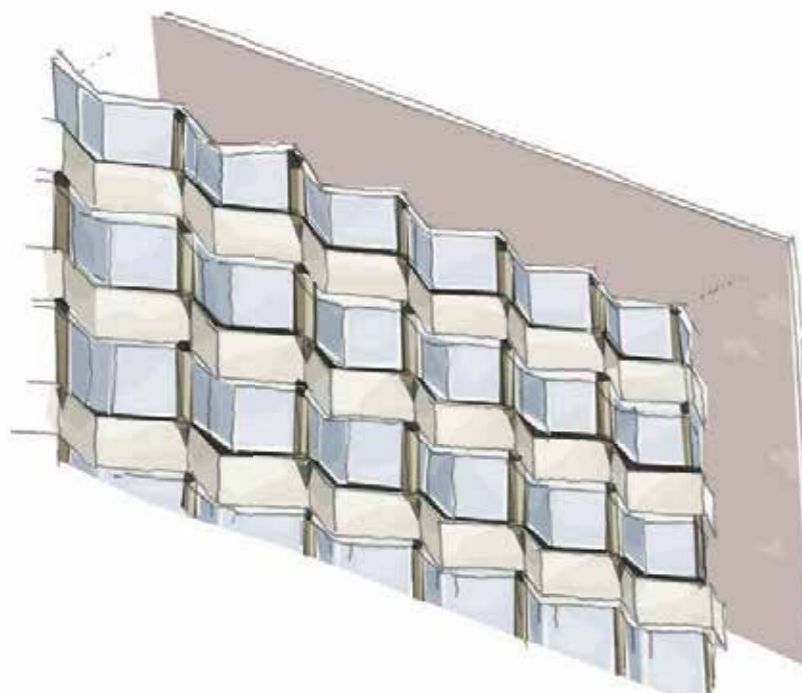
location of modular element at main façade



location of modular element at rear façade



Bay Design and 3d form



better revealing the significance of adjacent buildings. The proposals will improve the roofline of the Imperial Hotel, and will provide new public access to remarkable views across Bloomsbury and London.

4.4.12 Front elevation: ground floor

4.4.13 The existing ground floor projection on the front elevation disrupts the building line and reduces the space available to pedestrians. Its temporary character, utilitarian design and poor-quality materials are alien to the host building and have no relationship to the historic context. The projection detracts from the setting of the listed buildings and garden, and detract from the character and appearance of the conservation area.

4.4.14 It is proposed to remove the projection and reinstate a glazed street frontage with a new guest entrance to the hotel that will open directly onto the street, in keeping with the earlier pattern of development. The retail units at the front of the hotel will be retained and refurbished, with new shopfronts of elegant design in angled metal frames that echo the splayed arrangement of the windows above.

4.4.15 The proposals will remove a detracting element, activate the street frontage and open up the hotel to the square to create a more positive, generous and welcoming relationship with the public realm.

4.4.16 **Front elevation: cleaning.** It is proposed to clean all the exterior elevations, and to restore missing tesserae in the mosaic. The overall effect will be a brightening of the elevation, avoiding the scrubbed and characterless look of an over-cleaned surface.

4.4.17 **Internal courtyard.** The internal courtyard is an underappreciated area because the entrance off Russell Square is unwelcoming, entered through the dark canopied tunnel to the courtyard. The landscaping will be renovated, lighting improved and brought in line with the concept design proposals illustrated.

4.4.18 These changes will make the courtyard more welcoming, improve the glimpsed views from Russell Square and provide a moment of peaceful respite from the bustle of the square. They will afford an opportunity to better appreciate the significant clock, bells, weathervane and statuary from the Edwardian Imperial Hotel — a substantial heritage benefit.

4.4.19 **Front elevation: ninth floor.** The design is a sympathetic response to the existing architecture. The ninth floor will have a deeper textured concrete 'frieze' framing the top of the building, with a robust edge that answers the horizontal emphasis of the first floor. The frame created by the corner brick piers will be extended upwards, and the fenestration echoes the rhythm and splayed arrangement of the windows below.

4.4.20 The height of the 'frieze' that defines the top edge of the elevation, and the general character of the architecture, will be maintained.

4.4.21 **North-west elevation.** An external lift shaft will be added to the north-west elevation, close to the location of the flues, to carry passengers between the ground and ninth floors. It will be clad in stock brick to blend visually with the host building. The lift overrun at level 10 will be enclosed within the same textured concrete with gold mosaic insets that runs around the rest of the building. These changes will improve views of and from Queen's Square, which will compensate for the increase in height of 2.3m on the rear wing.

4.5 Materials

4.5.1 The palette of materials are indicated on the attached sample sheets reference 1289 P1109-1111.

Roof - 10th Floor Feature Roof

Metal flat panel roofing system Raised seams as feature of roof

Laid to falls 1:60

Colour: Lead / mid-grey.

Manufacturer: Rheinzink / VMZinc / or similar

10th Floor Concrete Feature Roof

Edging to be GRC. This will include bull-nose detail and folded plate shaped detail.

Pre-cast, created in panels.

Colour: to match existing

This includes column structures, aerofoil / angled in shape.

Manufacturer: RECKLI / Telling / Mass Concrete

Rainwater Goods

10th Floor Rainwater Goods

Concealed within roof construction.

Rainwater discharges into internal RWP within the building. All RWP are concealed.

10th Floor Glazing to restaurant / dining

Double glazed, polyester powder coated.

Slimline profile with thermal breaks.

Glazing sections as shown on elevations.

Infill panel / feature glass to be fritted, baked or coloured – PolyPac baked glass samples to be provided.

Colour: RAL7048 Mouse Grey

Manufacturer: Crittall / Salisbury Glass / ALUK / or similar.

Brise Soleil to southern elevation, Aluminium section, aerofoil shape to be polyester powder coated to match glazing section.

10th Floor Glazed Walls with FineLine Transoms and Mullions

Glazing includes some feature panels.

Illustrated on 1289-P1110 and 1289-P1111

Walls Lower Level

Concrete GRC cladding panels

9th Floor Walls

Copper colour cladding to provide feature colonnade.

Copper coloured perforated sheet to provide balcony detail

Roof 9th Floor

9th Floor Terrace Roof

Covered within landscape arrangements and identified on 1289-P1100, 1289-P1101

A mixture of paving, millboard timber deck finish and soft landscape.

Walls

9th Floor Windows

All windows will be aluminium polyester powder coated

Colour: RAL7048 Mouse Grey

Glazing to be 2.5 metres, sliding or bifold doors.

Details identified on 1289-P1080 and 1289-P1081.

Ground Floor Glazing

Shop front facilities with Fineline slim mullions and transoms

Details identified on 1289-P1079.

Doors

All doors to be double-glazed polyester powder coated aluminium.

Colour: RAL7048 Mouse Grey

Solid doors to service areas will be flush, mild steel, flat sheet polyester powder coated.

Landscape proposals

Vehicular access and hard standing

Detailed drawings are provided for the vehicular access and hard standing to the courtyard. Refer to drawing 1289-P1101.

Hard standing includes paving, edging, conservation kerbs.

Lighting

External lighting to the façade is identified on the precedent sheets, with minimum impact to the adjacent neighbours.

Lighting levels and assessment will be undertaken accordingly, please see drawing 1289-P1116.

Bedroom Floors - Slim mullion & transom glazing bars



Rooftop Floors - Slimline Glazing



Balustrades - Frameless Glass



Precedent sheet for Glazing, balustrading and shopfronts

4.6 Precedents

4.6.1 A series of sheets have been prepared to illustrate the principle of the development and also the precedents from Building typology, reference projects and materiality. This information is contained on drawings P1041,42,43 and 45.

5.0 Building Services and Structural Proposals

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

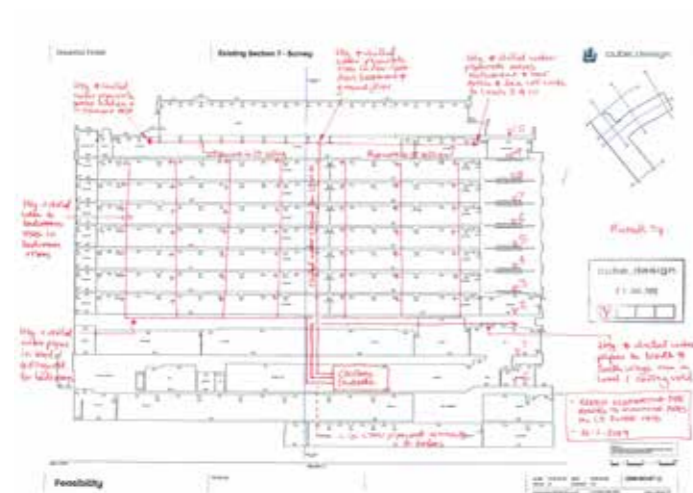
5.1.2 Building services summary

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.

5.1.3 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 spaces 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.

5.1.4 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 drainage shall be installed to replace the existing.

5.1.5 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.



5.2 Structural proposals

5.2.1 In addition to relatively minor structural alterations within the building to facilitate the alterations to the servicing of the building and to the room layouts, the major areas of structural work include the rooftop alteration / extension and the construction of the new plant room and above hotel accommodation in the rear service yard of the hotel.

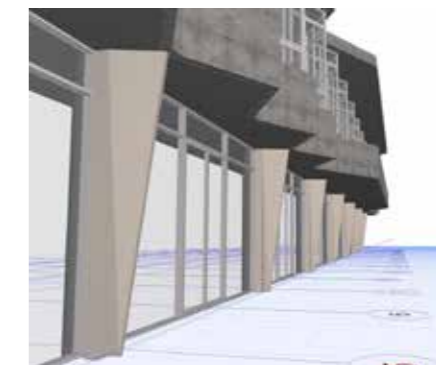
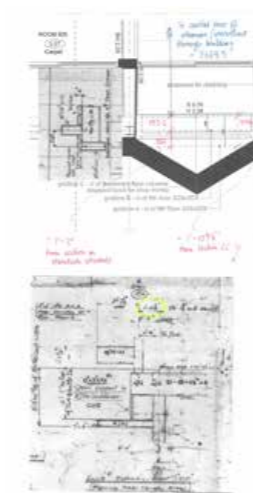
5.2.2 The existing hotel building is a steel framed structure with columns encased in concrete and beams typically covered by hollow plaster boxing out. Floor slabs are generally precast concrete planks with a concrete screed over. Extensive record drawings are available which provide information on the detail of the structure. The columns generally reduce in section size and weight at higher levels within the building. There are a number of transfer structures, particularly at 2nd floor level, where columns step out on both the front and back elevation, and there are various columns in the elevations which do not extend all the way to the foundations, instead being supported on deep transfer floor beams.

5.2.3 The existing 9th floor is to be converted into meeting rooms and a restaurant / lounge, with the existing 10th Floor / Roof to be used for restaurant / bar areas and an accessible terrace. The addition of a new roof over much of the 10th Floor, plus changes to imposed loads and roof finishes require alterations to the existing structure below to enable the increased loads to be justified.

5.2.4 The existing high-level roof and 10th floor will be demolished and rebuilt as a lightweight concrete slab on composite steel beams, significantly reducing its weight in comparison with the existing screeded precast concrete slabs. This will ensure that the total axial loads on the existing columns below the 9th floor are not increased from the current / original values. This will also allow for a range of cladding and finish options to be considered without the requirement for significant strengthening of the structure, ensuring that an optimal solution can be found in terms of the aesthetics of the roof structure. At the perimeter of the 10th floor, framing will be included to allow the inclusion of cladding panels to match the original cladding lower down the building. The rebuilding of the steel frame at this level also allows flexibility in the positioning of columns where they are not positioned exactly above the main gridlines of the structure below. This again allows for the ideal layout of the new floors to be achieved. The building as a whole is not increasing in height significantly and as such the existing stability system of the structure is deemed to be adequate.

5.2.5 In the rear service yard, the existing structures above ground floor level are to be demolished between the staircases to the Imperial Hotel and the adjacent President Hotel, and a new steel framed plantroom is to be built, supported on the existing basement structure. Where required, in order to carry plant loads, local strengthening will be carried out within the basement. A concrete slab will be constructed to form a 'roof' to the plantroom and above that slab, lightweight structure will be installed to house additional hotel accommodation. In the adjacent yard, the existing canopy roof will be demolished and rebuilt as a lightweight steel truss structure coordinated with new flues and extracts including those from the chillers to be installed in this area. The existing atrium glazed roof is also to be demolished and rebuilt, reusing the existing points of support.

5.2.6 New plant, including large water tanks, are to be installed in the sub-basement of the building. The slabs in this area are ground-bearing and as such the new loads are within acceptable limits. In the basement above, a new substation is to be constructed, requiring the removal and reinstatement of a number of structural elements supporting the external pavement lights in order to allow access for installation of the transformer. The existing basement slab will be strengthened with new steel beams to allow it to support the weight of the substation.



10th Floor Concrete Feature

Roof

Edging to be GRC. This will include bull-nose detail and folded plate shaped detail.
 Pre-cast, created in panels.
 Colour: to match existing
 Manufacturer: Telling / Mass Concrete



10th Floor Glazing to main bar / terrace area

Double glazed units, with slim glazing mullion sections.
 Horizontal transom to house sliding / folding door system.
 Glazing bars to be recessed into concrete surround for roof structure.
 Profile section to be FineLine or Heritage style.
 Polyester powder coated with thermal breaks. Openers to be sliding or bifold doors. Details identified on 1289-P1080
 Colour: RAL7048 Pearl Mouse Grey
 Manufacturer: FineLine / Salisbury Glass / ALUK / or similar.



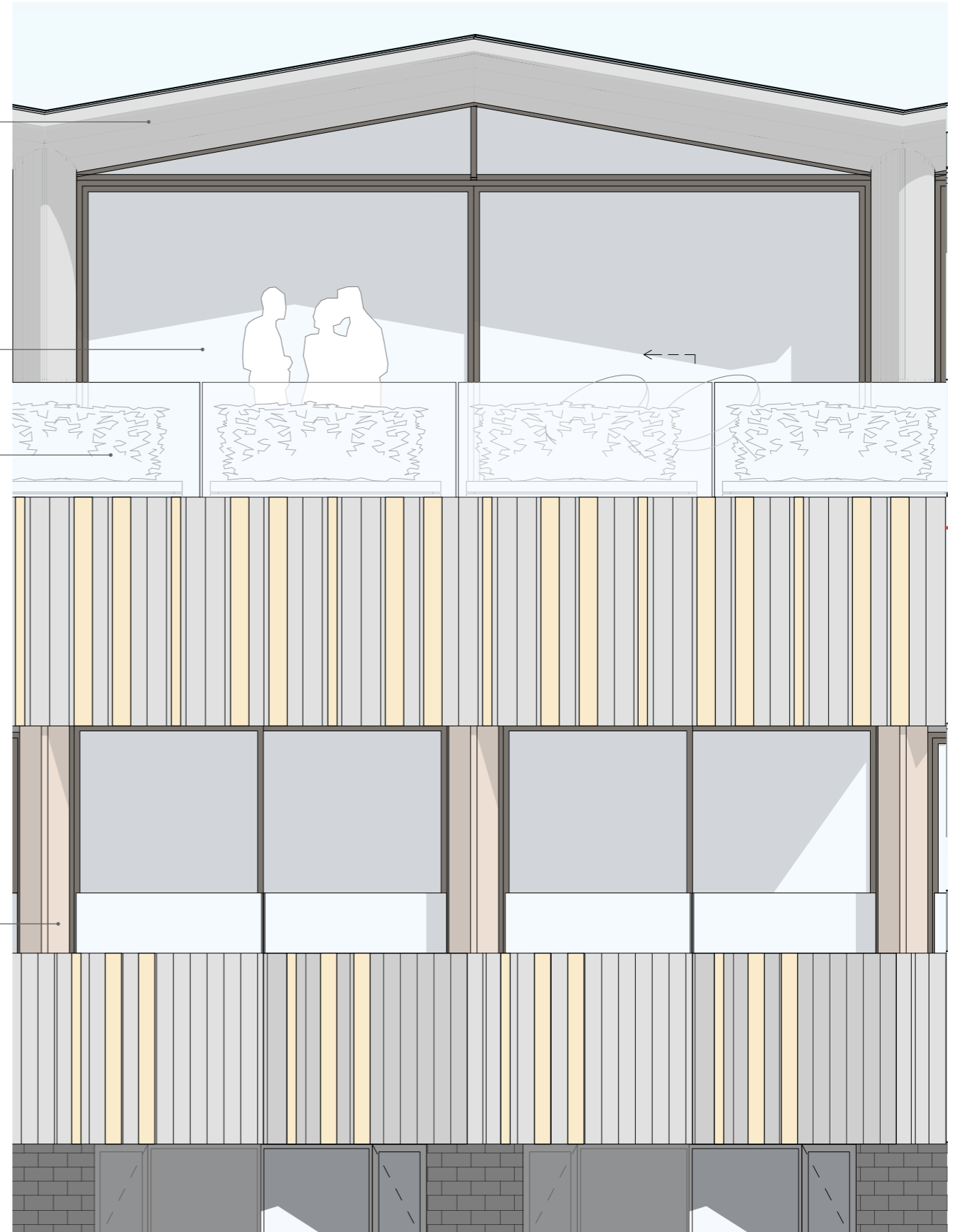
9th and 10th Floor Terrace Roof

Landscape terraces identified on 1289-P1100 & 1289-P1101.
 A mixture of paving, millboard timber deck finish and soft landscaping.
 Structural frameless glass balustrade to perimeter



9th Floor Walls

Copper colour cladding to provide feature colonnade.



6.0 Energy Statement and Sustainability

6.1 Summary of compliance

6.1.1 The Sustainability Statement is submitted as part of the Planning Application for the extension of the existing Imperial Hotel in the London Borough of Camden. This is a separate reference document. In summary however the outcome of the report ensures the design of the extension fulfils the sustainability criteria of Camden's Local Plan.

6.1.2 Compliance with each of the Camden Local Plan policies has been demonstrated as follows:

6.1.3 The development will incorporate photovoltaic panels which will make maximum use of the available roof area 150sqm. The array of panels would achieve a 8.2% reduction in regulated CO2 emissions which is below the requirement of Policy CC1 requirement of a 20% reduction in CO2 from on-site renewable energy generation. However, steps will be taken to minimise the energy demand including the use of high-performance building fabric, low glazing g-values, the addition of 'brise soleil', and high efficiency systems to optimise the building and reduce the energy loads. Additionally, since the entire building is being refurbished, there would be an overall improvement in the energy consumption of the entire retrofitted building compared to the existing building.

6.1.4 An energy metering system, for monitoring and targeting, will be installed. The meters will be linked to the building management system so that meter readings can be automatically analysed for monitoring and targeting with the aim of reducing energy consumption. This is in line with Local Plan Policy CC1 which requires equipment to monitor the effectiveness of renewable and low carbon technologies.

6.1.5 In addition to reduced energy use and carbon emissions, the expectations of Local Plan Policy CC1 would be met by (i) the proposed development being centrally located where the need to travel is minimised, (ii) the efficient use of resources with regard to construction waste, (iii) connecting to decentralised energy networks, and (iv) the development not requiring significant demolition by virtue of the retention of the majority of the building.

6.1.6 The requirement of Local Plan Policy CC2 to be resilient to climate change would be met by (i) not impinging on green spaces in the vicinity of the site, (ii) having no impact on surface water run-off, (iii) minimising heat gains and significantly reducing cooling load to the spaces by proposing roof overhangs, solar control glazing and 'brise soleil', and (iv) incorporating mechanical cooling. The expectations of Local Plan Policy CC3 would be met because (i) the application site is located in Flood Zone 1, (ii) the proposal would not increase surface water run-off, (iii) the proposal would incorporate water efficiency measures, and (iv) water pollution during construction would be prevented.

6.1.7 Compliance with Local Plan Policy CC4 would be achieved because the proposed development is generally considered low risk with regard to air pollution as significant demolition is not expected.

6.1.8 Compliance with Local Plan Policy CC5 would be achieved because construction waste will be minimised, and the hotel's existing waste storage arrangements will be retained.

6.2 Planning Policies

6.2.1 Policy CC1 Climate Change Mitigation

The development is expected to reduce energy use and carbon emissions via a PV array - 150 sqm

Resource efficiency with regard to construction waste

Connection to decentralised energy networks

The proposed development does not include significant demolition and the application proposes to retain the majority of the existing building (the application is for a vertical extension)

6.2.2 Policy CC2 Adapting to Climate Change

Adaptation to climate change

The application will not impede on any green spaces on or near the site

It is considered that the application will have no impact on the existing drainage as the area of impermeable surface will stay the same, so surface water run-off will not increase

In line with the cooling hierarchy, exposed thermal mass, roof overhangs, solar control glazing with a low G-value (0.3) and brise soleil are all proposed to minimise the heat gains and significantly reduce cooling load to the spaces

Mechanical cooling is proposed so it is not anticipated that overheating will be a problem

6.2.3 Policy CC3 Water and Flooding

The site is in Flood Zone 1 according to the EA's Flood Map for Planning

The application will have no impact on the existing drainage as the area of impermeable surface will stay the same, so surface water run-off will not increase

Water efficiency measures are proposed

Prevention of water pollution during construction

6.2.4 Policy CC4 Air Pollution

Measures to reduce the risk of air pollution

The proposed development is generally considered low risk with regard to air pollution as significant demolition is not expected

6.2.5 Policy CC5 Waste

Minimising construction waste and diversion from landfill

Waste storage is expected that the hotel will continue to use their existing facilities

7.0 Landscape and Streetscape Contribution

7.1.1 The external works have been carefully considered to enhance the building and to contribute to the public realm. The proposals are noted below but include the following:

- Appropriate materials to define the public and the private spaces
- The use of materials to accentuate the design of the building and the geometry's
- The use of high-quality materials to create a sense of place
- The enhancement and the consideration of the design of the internal courtyard.
- The roof top design and terrace areas.
- External lighting as noted on the precedent and proposals sheets.

Materials are shown on the P1095-1101

8.0 Executive Summary

8.1.1 The proposal is to enhance, remodel and refurbish the existing bedroom accommodation to raise the standard of the hotel from a 2* to a 4*; and to meet the growing demand for family, as well as business and leisure rooms within a very vibrant tourist area.

8.1.2 The proposed rooftop extension is located in place of the existing 9th and 10th floors; and following analysis of the site area for the provision of accommodation, is situated behind the street frontage of the hotel and located in the heart of the servicing / operation facilities. The proposal makes use of the existing building entrances, communal areas, cores and servicing arrangements located on the existing floors of the hotel, which is difficult to support residential.

8.1.3 The proposed extension is circa 700 sqm and is located at level 9 and 10 and has minimum impact to the overall building

8.1.4 The proposed extension is a relatively minor extension, specifically located at high level.

8.1.5 The proposal presented as part of this application concentrates on the extension to the 9th and 10th floors of the Imperial Hotel. The proposal is to enhance, remodel and refurbish the existing bedroom accommodation, to raise the standard from a 2* to 4* hotel, to meet the growing demand for family accommodation, as well as business and leisure rooms, within a vibrant tourist location.

8.1.6 The proposals carefully consider the construction of the roof level: hotel, lounge and bar extension. This has been undertaken with significant discussion through the London Borough of Camden's PPA process. cube_design have discussed, listened and implemented the proposals in line with comments and observations made by the planning officer.

8.1.7 The design has evolved as a result of a careful and sensitive design approach. cube_design have spent a significant amount of time assessing and researching the building typology and background of the hotel; and with the support of the Heritage Statement, have produced a scheme that is sympathetic to the locality, history and aesthetics of the existing building.

8.1.8 The proposals are constructed from high quality materials: the use of concrete to match the cladding systems, the copper coloured cladding and FineLine glazing. All are very simple, elegant proposals but carefully considered to match the existing building.

8.1.9 cube_design are aware that this is a critical architectural treatment for the building. The careful establishment of the spatial analysis considers the useable space and its contribution, not only to the hotel but also to the community in the form of meeting and function rooms.