



FIRMDALE HOTELS

**DESIGN AND ACCESS STATEMENT
HERITAGE STATEMENT**

for

PROPOSED ALTERATION TO EXISTING SHOPFRONT

at

Covent Garden Hotel

10 Monmouth Street

London

WC2H 9HB

Revision


P1

Status

FOR APPROVAL

AMENDMENT RECORD

Rev	Date	Details of Amendment	Author	Checked
P1	14/08/19	Issued for Approval	PM	RC

 Revisions indicated thus

Introduction

This document is submitted on behalf of Firmdale Hotels plc to accompany an application for planning permission for the alteration of a part of an existing shopfront to the Covent Garden Hotel.

Site and Surroundings

The Covent Garden Hotel is a 58 key 5 star hotel opened in 1999. The property comprises 8, 10 and 12 Monmouth St and is located in the predominantly commercial/retail district of Covent Garden, in close proximity to London's theatre district.

The property is bounded by Monmouth St to the east and Shaftesbury Avenue to the north west. In its wider context, the property is located in the London Borough of Camden.

The property lies within the Seven Dials (Covent Garden) conservation area. The property is not listed.

The Proposal

Firmdale Hotels are constantly refreshing and refurbishing their properties in order to improve the offer to its guests, and seeking ways to maintain the viability of the business.

The current proposal seeks create an enlarged entrance door in a section of existing shopfront (8 Monmouth St) to improve and provide a functional alternative access to the existing ground floor restaurant. This improved entrance will also relieve congestion at busy times in the main hotel reception lobby.

The proposal comprises changing the entrance door from a single inward opening door to a double inward opening door. Alteration of the access steps at the threshold of this door is also proposed, and the addition of a handrail either side of the access steps.

Details of the proposed alterations are shown on the following drawings.

Drawing No.	Revision	Scale	Title
CGH-1181-TP01	P1	1:1250	Location Plan
CGH-1181-TP02	P1	1:200	Site Plan
CGH-1181-TP03	P1	n/a	Existing Photographs
CGH-1181-TP04	P1	1:100	Existing Ground Floor Plan
CGH-1181-TP05	P1	1:100	Proposed Ground Floor Plan
CGH-1181-TP06	P1	1:100	Existing and Proposed Elevations
CGH-1181-TP07	P1	1:20	Existing Detail Elevation
CGH-1181-TP08	P1	1:20	Proposed Detail Elevation
CGH-1181-TP09	P1	1:20	Existing and Proposed Section

Planning History

A search of the LB Camden Planning Portal reveals the most recent and relevant Planning application associated with the property to be ref: 2007/4780/P. That application was for the incorporation of 8 Monmouth St into the existing hotel. Permission was granted by LB Camden on 20th November 2007.

Design Statement

Design

The importance of maintaining the character and appearance of the original building fabric is acknowledged. As such, the proposed alterations have been designed to match the existing shopfront as closely as possible. Experienced trades people will be used to manufacture and install a high quality shopfront, and to install the reconfigured stone steps.

Materials

The new shopfront will be manufactured in selected hardwood, with details and profiles to match that of the existing. The door, fanlight and sidelights will be glazed in clear glass. The shopfront will be painted to match the existing.

The reconfigured steps will match the existing in terms of stone type, profiles and overall rise. The new steps will be increased in depth (going) to provide a more user friendly arrangement for guests entering the building.

A simple non-intrusive stainless steel handrail will be provided either side of the new enlarged entrance.

Signage

The existing timber fascia above the entrance will be retained as existing, complete with the hand painted non-illuminated signage.

Daylight and Sunlight

The proposed alterations will have no adverse impact on the levels of daylight and sunlight currently enjoyed by the application property, or surrounding properties.

Floor Area

The current proposal does not increase or decrease the floor area of the existing property.

Access

The current proposal does not fundamentally alter the means of access to the existing building, but rather strives to improve it. It is proposed to alter the entrance steps at the re-configured shopfront. But due to existing pavement and internal floor levels needing to be maintained, and other existing constraints, it has not been possible to introduce any form of ramped access in this instance.

The main stepped access to the hotel lobby (12 Monmouth St) will be retained as existing.

Access for the emergency services is unaffected by the proposal.

Heritage Statement

The property is not listed, but is located in the Seven Dials (Covent Garden) conservation area. The alterations will be executed in a style and with materials which match the existing facade.

It is considered that the completed alterations will have minimal impact on the Architectural character and appearance of the application property, the adjoining properties and the conservation area.

Trees

There are a number of street trees situated along Monmouth St – refer to the Site Plan accompany this application. None of these trees will be affected by the proposed works. As such it is not considered necessary to submit a detailed Tree Survey or Arboricultural Assessment in this instance.

End