

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



**DESIGN & ACCESS STATEMENT  
Ground Floor Duplex Guestroom Works**

Prepared by:



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# DoubleTree by Hilton West End

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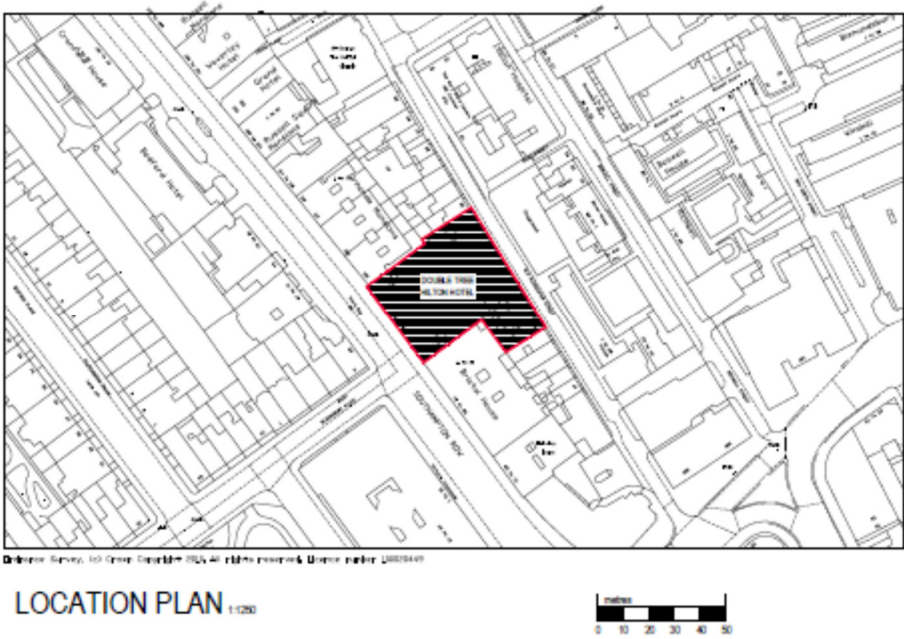


Fig 1: Location plan

## 1.0 Introduction

- 1.1 This design & access statement has been prepared in accordance with the instructions of the owner of the existing Doubletree by Hilton London-West End, Crimson Hotels Ltd, in support of the provision of ground floor alterations to the existing building at 92 Southampton Row, London, WC1B 4BH to provide additional bedrooms in relation to the current hotel operations.
- 1.2 The hotel is in a highly accessible central location and benefits from excellent transport links. The existing hotel is currently operating near to capacity and a need for additional bedrooms to cater for increasing numbers of visitors to the area has been identified. The proposal is for the provision of an additional 11 hotel guestrooms formed at ground floor level. The proposed alterations will not be visible from Old Gloucester Street or Southampton Row & the existing six story building height will be maintained.
- 1.3 The alterations to form duplex guestrooms to the hotel have been developed with technical guidance from Structural Engineer and M&E consultants.
- 1.4 This statement provides a review of the site and surroundings, design & access, sustainability, outlines the recent planning history of the site, and assesses the proposals in relation to the planning policy framework.
- 1.5 The following is a list of drawings, which accompany the planning submission:

Existing Plans	5019/100, 101, 102, 103, 107, 108.
Proposed Demolition Plans	5019/502, 503.
Proposed Plans	5019/202, 203, 204, 205, 207, 208.

## 2.0 Existing Building and Context

### 2.1 AMOUNT

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

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

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

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

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

It is proposed to create an additional 11no. Guestrooms, 6no. incorporating a duplex.

### 2.2 LAYOUT

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

### 2.3 SCALE

The proposal comprises the formation of 11no. guestrooms 6 of which are duplex guestrooms & all with associated roof works.

### 2.4 APPEARANCE

The materials used on the build have been chosen to compliment the surrounding buildings. Although there is very little exposed façade exposed due to it being enclosed below the existing boundary wall level, where it is on show a yellow London Stock brick has been chosen to match the existing hotel and surrounding properties. The new roof will look very clean compared to the busy, plant filled, roof there currently. A grey single ply membrane cover in mid/dark grey will tie in with adjacent roof coverings and tile hanging. The pitched mansard element that sits over the boundary wall is clad in vertically aligned zinc cladding to compliment the existing tile hanging on the adjacent buildings but to also tie in with the zinc cladding on the existing 5<sup>th</sup> and 6<sup>th</sup> floors.

### 2.5 ACCESS TO SERVICES

The existing public entrance to the hotel and guest reception is located at street level, accessed from Southampton Row. As part of these works the existing reception area will remain operational.

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

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

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

## 3.0 Relevant Planning History

- 3.1 The 'Doubletree by Hilton' brand has operated at the hotel since 2009. Formerly the hotel was known as the Park Inn and the Boddington Hotel.
- 3.2 Planning Permission 2010/2069/P was granted in 2010 for the replacement of the entrance canopy at ground floor.
- Planning Permission 2010/3747/A was granted in 2010 for an internally illuminated sign to the entrance canopy.
- Planning Permission 2010/3235/P was granted in 2010 for installation of Plant risers and ducts to the roof.
- Planning Permission 2011/1513/P was granted in 2010 for amendments to location of Plant pursuant to permission dated 11<sup>th</sup> October 2010.
- Planning Permission 2014/1583/P was granted in 2014 for the conversion of basement meeting rooms and ground/first floor plant and staff accommodation into 10No. guest rooms with the creation of lightwells and associated alterations.
- Planning Permission 2015/7269/P was granted in 2016 for demolition, reconfiguring 4<sup>th</sup> & 5<sup>th</sup> floor on Old Gloucester Street, additional 4<sup>th</sup> floor to link buildings.
- Planning Permission 2017/0992/P was withdrawn for erection of 1<sup>st</sup> – 4<sup>th</sup> rear extension, 4 No. bedrooms.
- Planning Permission 2017/4003/P was granted in 2017 for alterations to the glazed frontage at ground floor level.
- Planning Permission 2018/0306/P was granted in 2018 for replacement of existing timber sash windows on front façade.
- Planning Permission 2018/0825/P was granted in 2019 for erection of 1<sup>st</sup>-3<sup>rd</sup> floor rear extension to provide additional 3No. bedrooms around lightwell.
- Planning Permission 2018/3578/P Draft agreement in place PHASE 3 Atrium Works.

## 4.0 Proposed Development

- 4.1 The proposed development is for the formation of 11no guestroom 6 of which are duplex guestrooms at ground floor level.
- 4.2 The hotel has identified a growing need for additional hotel rooms in this location, as there are growing visitor numbers to Central London as is identified by the Council in the 'Development Management Policies' document. The proposal will assist the hotel in meeting increased demand and ensuring the hotel continues to provide exemplary facilities to maintain and enhance its status as a high quality 4star hotel.
- 4.3 The hotel has instructed Morrison Design to design a scheme to deliver additional hotel rooms ensuring the design does not impact adversely on the surrounding properties.
- 4.4 Servicing.  
Additional mechanical chillers, room ventilation units are required, these will be located at roof level within existing storage and plant enclosures. A noise assessment of these proposals will accompany this planning submission.



## 5.0 Planning Considerations

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

### Principle of hotel development

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

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

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

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

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

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

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

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

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- 5.9 The proposal is made by the operators of the hotel to provide them with much needed additional accommodation to support their operation and further demand for hotel accommodation within this Central London area.
- 5.10 The proposed alteration to the hotel is set at the existing ground floor level and makes use of the existing building entrances, communal areas, cores and servicing arrangements located on the existing floors of the hotel below. The proposed extension will provide circa. 98 square metres of new internal floorspace to enable the expansion of the existing operation. Para.1.19 of the Development Policies notes that it may be appropriate for developments involving a relatively small addition to floorspace (under 1,000sq.m gross) to make a contribution to secondary use, instead of on-site provision. The proposal is below 500sq.m and due to the location of the proposed extension, the limitations on space within the site and existing hotel, and access and servicing constraints, this means that the provision of a separate use as part of the proposals would not be practical or feasible in this case.
- 5.11 The proposal has been designed to minimise the affect on the structural loading of the existing building. The removal of existing roof and replacement with lightweight walls, which allows for 'Load shedding', so that there are no additional loads on the existing structure and foundations.

## 6.0 Construction Management

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

### 6.2 General

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

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

### 6.3 Programme & Phasing

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

### 6.4 Working times

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

### 6.5 Construction traffic, Site Access

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

### 6.6 Welfare provision

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

### 6.7 Roof cover & protection

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

### 6.8 Noise & Vibration

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

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

## 6.9 Dust & Dirt

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

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

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

## 7.0 Sustainability Statement

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

7.2 The proposed works propose an increase in additional internal floor space of 98sq.m which is below the planning threshold for a full BREEAM pre-assessment.

## 8.0 Conclusion

8.1 This statement is submitted on behalf of the owners and operators of the Doubletree by Hilton London – West End, 92 Southampton Row in support of the provision of an additional 11no. hotel guestrooms formed at ground floor level 6mo. of which are duplex guestrooms.

8.2 The hotel is in a highly accessible location and benefits from excellent transport links. The existing hotel is currently operating near to full capacity and a need for additional bedrooms to cater for increasing numbers of visitors to the area has been identified. The proposal will provide an appropriate and complementary use in this location within the Central Activities Area, helping to assist local businesses and tourist facilities.

8.3 The proposed scheme is of a scale, form and design which respects the existing building, and is proportionate to the character and appearance of the neighbouring properties. The alterations to the external façade of the building to form the duplex guestrooms are within the site, with minimal views from public spaces and designed such that it will maintain the character and setting of the Conservation Area, preserve the surrounding listed buildings.

8.4 The proposal as designed will have minimal impact on the amenities of the surrounding properties in terms of loss of light, outlook and overlooking and will not negatively impact on the existing levels of daylight/sunlight of other land users near the site. See submitted Daylight report.

8.5 The proposal will not result in any adverse transport impacts and will utilise the existing servicing and drop off facilities. The extension has been designed taking account of sustainability principles in relation to construction and operation. In terms of energy the proposal has been developed with consideration of the energy hierarchy and the Development Plan policies to ensure a lean, clean and green alteration.

- 8.6 Overall, it is considered that the proposal will have a positive impact and delivers sustainable development that is compliant with both Development Plan and national policies.