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13.07.20

Dear Sir/Madam,

PROPOSED 208-BEDROOM HOTEL – 112A GREAT RUSSELL STREET

On 9th April you provided us with a letter in response to the draft submission drawings, based on the proposed 208 room scheme, we issued for comment. Your letter raised 21 points seeking further information.

On 3rd July Roger Wilson, on your behalf, provided us with a further note containing suggestions in respect of the forthcoming planning application.

The purpose of this letter is to respond directly to the comments raised in both of your submissions. Your comments are rehearsed below in italics, with the response to each directly beneath and inset.

Response to 9th April Letter

a) Consistency between what is shown on plan, section and elevation.

The Architect has confirmed that the drawings provided were all generated from the same computer model, and hence there are no inconsistencies.

b) Clarity and consistency in the location of air handling plant and ducts through the building at all levels.

Air handling plant (AHU) will be contained within basement level -4 adjacent to the central core, with the inlet and exhaust located separately on the podium roof (level 1), above the YMCA entrance (See drawing W602-MYC-00-00-DR-ME-5924).

Existing risers associated with the former car park use will be utilised which will contain new insulated aluminium ductwork, accessible from within the riser, that will connect the AHU on basement level -B4 to the inlet and exhaust located on level 1.

The ductwork will rise vertically from level -B4 to where at level 1 horizontal distribution will connect the vertical sections to the inlet and exhaust point.

c) Clarity on where upgraded air-conditioning and ventilation plant, including filtration equipment and external air-cooled condensers for heat rejection, is located. Clarity on location and type of the larger air intake and exhaust. Clarity on the location of smoke ventilation plant, smoke exhaust and replacement air intake. Clarity on location of electrical stand-by equipment and how air intake and gas exhaust will be handled.

Two air source heat pumps (ASHP) will provide the main heating and cooling source for the building which will provide an LTHW and CHW circuit to the heating and cooling coils within the main ventilation AHU. The ASHPs will be located on the B4 Ramp plantroom (See drawing W602-MYC-00-00-DR-ME-5920) and will connect to a 'drycooler' which will act as the heat rejection plant for the system. The drycooler will be located internally within the entrance to the B5 Ramp behind acoustically rated louvres (See drawing W602-MYC-00-GF-DR-ME-5901B).

A direct cooling system serving the IT comms room will have condensers for heat rejection located within the horizontal section of riser on the podium roof.

The air intake and exhaust serving the main ventilation AHU will be located on the podium roof (level 01), above the YMCA entrance (See drawing W602-MYC-00-00-DR-ME-5924). The type of louvre serving as the main ventilation inlet and exhaust is under review by the acoustician to ensure compliance with planning requirements.

The main intake and exhaust louvre's serving the heat rejection plant at the entrances to the B4 and B5 ramp are located at street level adjacent to the space they serve. The type of louvres serving this area are under review by the acoustician to ensure compliance with planning requirements.

The main smoke fan serving the smoke clearance system for the hotel floors will be located within the 'Drycooler plantroom' (See drawing W602-MYC-00-GF-DR-ME-5901B). The exhaust to this fan will connect to an external louvre (to be specified) located on the external perimeter of this plant area. The make up air for this extract fan will be provided through the existing 'break panels' at street level (Further details of this can be found in the fire strategy report).

The smoke fan serving the firefighting lobbies on levels -B4 and -B5 adjacent to the central core, will be located within the horizontal section of existing riser (level 01). The smoke extract shaft / ductwork will connect to an exhaust louvre adjacent to the main ventilation exhaust on the podium roof (level 01). The replacement air path for this system will be provided from an AOV inlet located above the main hotel entrance and through the stair core.

d) The interface with other owners' adjacent ventilation, air handling plant and other equipment existing in and outside the building.

There is an existing circular exhaust duct from St Giles that passes directly through the proposed 'drycooler plantroom' located at the top of the -B5 ramp (See drawing W602-MYC-00-00-DR-ME-5921 – Plant Room B5 Ramp Access). This existing ductwork will be extended and connected directly to the back of the hotels proposed acoustic louvre serving this plant area.

Additionally, ductwork distribution serving the YMCA is routed directly through the hotel's demise on basement level -B4. This ductwork will be re-routed through the hotels demise and will connect to the hotels main ventilation ductwork on level -B4 within the existing risers.

e) Clarity in the servicing arrangements at all levels, for example to demonstrate that there is adequate space for vehicle movements, delivered goods and waste to be contained and stored within the building in accordance with approved conditions and obligations.

The forthcoming application will be supported by a Servicing Management Plan. This will be based on the principles contained within the document approved in the context of the 166 room scheme, albeit with relevant provision made to cater for the proposed new internal arrangement and additional requirements.

f) Consistency between external door opening widths and door swings shown in plan and elevation at street level. We would like to see overall door opening width at the top of each ramp reduced to facilitate better security and to prevent vehicles from entering and parking.

The proposed Ground Floor Plan will be updated to show all door swings. All doors and gates will be specified with security in mind. The proposed internal layout would not facilitate vehicles entering the ramp(s).

g) Clarity and consistency of pavement level changes in line with information required under obligation 10.2b of the Unilateral Undertaking.

This obligation has already been discharged, and the principles will not change.

h) Clarity in the proposal to remove existing dropped kerbs and pavement cross-overs on Adeline Place. It is not adequate for this to only be mentioned in the accompanying narrative.

An explicit annotation will be provided on the Ground Floor Plan. For the avoidance of doubt, these crossovers fall within Camden's adopted Highway, and the Applicant has already paid to the Council the £35,160 S106 'Highway Contribution' (defined as including "(a) removal of the two existing vehicle crossovers; (b) retention of smoke outlets along Adeline Place; (c) repaving of the carriageway on Adeline Place with the retention of all current street furniture; (d) repaving and repair works to the Public Highway following the carrying out of the Development; and (e) any other works the Council acting reasonably requires as a direct result of the Development").

i) The adequacy and location of refuse storage. Designation of a zone is not sufficient; that it is fit for purpose needs to be clearly demonstrated. The location of refuse next to a high fire risk.

The proposed refuse store would be suitably partitioned from the electrical substation area, with a solid wall. The Architect has fully investigated the possibility of locating the refuse store at the top of the -5 ramp, however it has been concluded that this is unfeasible.

j) Clarity of what essential hotel functions and activities take place in areas identified as 'BoH', suggesting 'back-of-house' space but with no clear purpose indicated.

You are correct that these areas are 'back of house'. Relevant functions include staff welfare, housekeeping, maintenance and management offices, luggage storage, linen and guest amenity (toilet paper, shampoo, soap, etc.) storage rooms.

k) The adequacy of the hotel entrance at street level and the lobby at basement level 4 for the increased number of people using the hotel. They appear to be the same size yet occupancy has significantly increased.

The applicant is confident that the proposed street entrance and -4 lobby are adequate to handle the peak volumes of patrons proposed.

l) Clarity in the provision for means of escape and firefighting access.

The forthcoming application will be supported by a full Fire Strategy.

m) Clarity in the provision of staff break-out spaces, internal and external.

Some of the 'back of house' areas will be for staff welfare, including a break room where staff can sit and eat their own food. It would include a microwave and tea & coffee making facilities. Staff would of course be at liberty to enjoy the local area during their breaks.

n) Understanding and designing out opportunities for crime by providing external lighting, security cameras and no recessed doorways.

External lighting improvements are expected to be delivered in the vicinity of the site, by the Council, via the £133,500 S106 contribution already paid to the LPA for the "provision of pedestrian, cycling, environmental and public realm improvements in the vicinity of the Development". The proposed design would not create any recessed doorways.

o) Proposed new signage.

Advertisements are the subject of a separate planning regime, and a standalone application. This will be made in due course once, the signage design has been finalised.

p) Indication of the removal of existing, redundant car park signage on Great Russell Street and 16 unsightly hanging, plastic flower baskets with their brackets immediately above the proposed elevation to Adeline Place.

For the avoidance of doubt, the submitted elevations will include annotations explicitly confirming the removal of redundant car park signage and plastic flower baskets (so far as they are within the Applicant's lease demise).

q) The absence of notes and specifications to clarify what is shown on the drawings, including the acoustic performance of proposed louvres.

The acoustic performance of the proposed louvres will be explained in full within the Noise Assessment supporting the forthcoming application. The noise effects on neighbours will be equal to or better than that found acceptable by the Inspector previously.

r) *Sensitivity to maintaining the architectural integrity of the host building by using the same bronze coloured finish for external metalwork.*

Information around the precise external materials to be used will be provided as part of the forthcoming planning application, once the relevant sub-contractor has been appointed.

s) *Clarity of how this relates to the further detailed information required by condition 5 and how this will be provided.*

Information around the precise external materials to be used will be provided as part of the forthcoming planning application, once the relevant sub-contractor has been appointed.

t) *Incorporation of indicative proposals for locating the proposed TfL cycle hire docking station on Adeline Place. A preliminary sketch has been provided and we understand Camden and TfL have agreed this approach in principal. It may also enhance the operation of the hotel. The drawings should demonstrate that the hotel can operate effectively with this in place and, in consequence, we anticipate guest cycle parking provision within the hotel might be reduced.*

The proposed Ground Floor plan which will be provided in support of the forthcoming application will provide an indicative location for the proposed TfL cycle hire docking station, and demonstrate that refuse lorries (and other large vehicles) would retain adequate space/arrangement to load and unload on the west side of Adeline Place.

u) *Expansion of Centro's description of the proposal to include a commentary on the nature and scope of all changes.*

A full description will be provided within the Planning & Design Statement which will support the forthcoming application.

In particular, we look for the proposal to demonstrate with some enthusiasm how associated streetscape improvements can be implemented on Adeline Place to repair a severely damaged pedestrian environment. This currently presents a danger to pedestrians, especially to those with disabilities and pupils walking to École Jeannine Manuel in Bedford Square. The Inspector at Appeal spoke much about this and we suggest that you should liaise with Camden Council and other landowners to agree how improvements can be coordinated and implemented with the hotel's construction, by whom and when. The design intent should be included on the drawings, including removal of unnecessary obstructions and street furniture, with the extent of new footway paving and levels indicated.

This has all been explained within the answers to the above points.

Response to 3rd July Note

Where suggestions within this note repeat points raised within the 9th April letter, they have not been set out again here.

1.03 – *Since this is a retrospective application, a physical check and confirmation that the details submitted are in accordance with the actual layout and uses of the floors within the building. Without such confirmation the application should not be registered.*

Whilst there is no statutory requirement for this check to be carried out, the logistics of doing so are presently being discussed with Council Officers.

1.04 – Submission of a Design and Access Statement, including a Fire Strategy Report approved in writing by the Fire Authority.

Both of these documents will be included within the application submission.

1.03 [sic] – Design statement for Mechanical, Electrical and Plumbing system, including an Energy Statement and BREEAM assessment.

Drawings of these systems, and an Energy & BREEAM Assessment will be included within the application submission.

2.0 - S73 Change or omission of Conditions application

The scope of s.73 to make minor material amendments has been recently tested within the Courts, in the case of *Vue Entertainment Ltd v City of York Council [2017] EWHC 588*. In that case the situation revolved around an amendment to a cinema proposal from one of 12 screens and 2,000 person capacity, to one of 13 screens and 2,400 person capacity with an 80% floorspace increase (which is clearly a far more substantial amendment compared to what is being proposed at the Application Site). Collins J held that:

“It is to be noted that section 73 itself, as I have said, does not in terms limit the extent to which an amendment of conditions can be made. It does not have, on the face of it, to be within the adjective “minor”, whatever that may mean in the context.

It is, I suppose, possible that there might be a case where a change of condition, albeit it did not seek to vary the permission itself on its face, was so different as to be what could properly be described as a fundamental variation of the effect of the permission overall. But it is not necessary for me to go into the possibility of that in the circumstances of this case because I am entirely satisfied that that does not apply in this particular case.

Now it must be obvious that it is necessary, if there is to be an amendment which is likely to affect a would-be objector, particularly where as, here, the claimants were objectors on the basis of the adverse effect on their operation of the proposal that there must be proper notification, consultation and ability to make representations. There was such, and representations were made...

It follows that there is no prejudice so far as the claimants are concerned, because they have been notified and they have been able to make representations. Those representations have been taken into account, as have those by the other cinema operators and thus the position so far as that is concerned is precisely the same as it would have been had there been a need for a fresh application.

It follows that in all the circumstances of this case there really is nothing to be gained from the quashing of this decision, even it were a decision which had any unlawfulness in it”.

Condition 2 - The new drawings should detail the disposition and function of all spaces relating to the development. The drawings of street elevations should detail the functions of spaces behind them. The Unilateral Undertaking should be revised to reflect the changes to the drawings referred to. The Ground floor plan must include surrounding pavement works. Roof plans and ramp plans should be added.

The submitted floorplans will make clear which rooms are guest bedrooms and which are 'back of house'. There is no need for the elevations to include the annotations you describe – the corresponding floorplans will illustrate the functions of spaces. A deed of variation to the S106 UU will be necessary in any event. The submitted ground floorplan will include illustrative details of the works to the adjacent public highway (including the area earmarked for the cycle hire docking station). A plan of the podium roof will be submitted insofar as it relates to the inlet and outlet of air. Ramp plans will be included.

Condition 3 - The application should provide a new Air Quality Report detailing the evidence of an appropriate NO2 scrubbing system for the plant and air inlets and exhausts now proposed. The system shall be generally in accordance with the recommendations of the submitted Air Quality Assessment by Hoare Lea dated 22 May 2015 and should include a detailed maintenance plan for the lifetime of the development.

The forthcoming application will be supported by an updated Air Quality Report.

Condition 4 - Details of the quantities and methods of handling deliveries and collections should be submitted. The Servicing Management Plan, Transport Statement and the Travel Plan should be revised to reflect the significant increase in potential occupancy and different locations of service routes, delivery, set down and waste storage. The condition should also exclude Sundays and Bank Holidays from times for deliveries and collections.

The forthcoming application will be supported by an updated Servicing Management Plan, Transport Statement and Travel Plan.

Condition 5 - Notwithstanding that this condition has not been complied with, details as set out in 5) a) to d) above should be submitted with the application. Item (b) should be expanded to include signage. Item (c) should be expanded to include details of cladding, external lighting and CCTV. Item (d) should be expanded to include air inlets and exhausts. The condition should also include reference to other details:with plan, elevation and section drawings of the modifications to the ground floor and external paved areas of that part of the new hotel on Adeline Place at scales of 1:50 and 1:20;

This information is expected to be provided in support of the forthcoming application, but potentially following first submission, owing to the fact that the relevant sub-contractor for the external works has not yet been appointed. Signage will be the subject of a standalone 'advertisement consent' application. External lighting improvements are expected to be delivered in the vicinity of the site, by the Council, via the £133,500 S106 contribution already paid to the LPA for the "provision of pedestrian, cycling, environmental and public realm improvements in the vicinity of the Development". The Applicant cannot design the proposed works to the public highway, which is outside of its control.

Condition 6 - Details of cycle storage for hotel guests and staff should reflect the increase in the occupancy of the hotel. The Transport Statement and Travel Plan should be revised to reflect the significant increase in potential occupancy and staffing. An indicative proposal should be provided

showing TfL cycle docking station incorporated on Adeline Place without impacting on the hotel operation.

Cycle parking details, a Transport Statement and Travel Plan will all be provided within the forthcoming application. The proposed cycle hire docking station will be shown indicatively on the proposed ground floor plan.

Conditions 7 & 8 - Details of the quantity of refuse and recycling storage should be submitted reflecting the increase in occupancy. Measurements should refer to BS 5906:2005 to support proposals. The Servicing Management Plan should be revised to reflect the significant increase in the potential occupancy of the hotel.

The forthcoming application will be supported by an updated Servicing Management Plan.

Condition 9 - Full details of fixed plant and machinery to be used, its specifications, location and level of anticipated maintenance is required, including sub-station transformers. Because it is known that the proposed air-handling system/air-conditioning plant will be dealing with a significant increase in occupancy and is destined for a different location from that previously approved, the original details are no longer valid. Evidence of noise emission criteria of the fixed plant and machinery in its proposed location (i.e. not theoretical or in isolation) should be provided. The Noise impact Assessment must be revised based on a new survey.

Drawings of these systems and an updated Noise Assessment will be included within the application submission.

Condition 10 - Full details of the proposed drainage system should be submitted together with written approval from the sewerage undertaker to demonstrate that the existing and proposed foul and surface water connection points and peak flow rates for the increased occupancy will have an acceptable impact on the public sewer system.

Drawings of this system will be included within the application submission.

Condition 11 - Confirmation of this condition is required.

The forthcoming application will not seek to vary this condition, and hence it is deemed acceptable implicitly.

Condition 12 - Full details of the electrical plant or equipment is required because of the significant increase in potential occupancy.

Drawings of this system will be included within the application submission.

Condition 13 - Full details of the Hotel Management Plan should be amended and re-submitted for approval because of the significant increase in potential occupancy.

The forthcoming application will be supported by an updated Hotel Management Plan.

Suggested Condition 14 - The hotel to which this planning permission relates must not to be occupied until pavement improvement works are completed on Adeline Place in accordance with the approved drawings.

The Applicant cannot accept this condition on the basis that the off-site works are to be carried out by the Council, which may have different timeframes.

Suggested Condition 15 - Prior to the commencement of use of the development hereby permitted, details of measures to prevent vehicles parking or driving on the public footway, on the ramps or on any private forecourt on the frontage to Adeline Place should be submitted to and approved by the Council. Prior to the use of the development hereby permitted, those measures should be implemented as approved.

The Applicant cannot accept this condition on the basis that it is considered unnecessary. The previous Inspector did not seek such a condition, presumably because the intention is that the Council will remove the drop-kerbs as part of the off-site highway works.

Suggested Condition 16 - Prior to the commencement of use of the development hereby permitted, existing redundant car park signage on Great Russell Street; 16 unauthorised hanging plastic flower baskets and brackets shall be removed; and the repair of concrete cladding immediately above the proposed hotel elevation to Adeline Place.

The Applicant cannot accept this condition on the basis that the submitted elevations will include annotations explicitly confirming the removal of redundant car park signage and plastic flower baskets (so far as they are within the Applicant's lease demise).

The NMA approval resulted in the insertion of an additional condition (No.14), that "The development hereby permitted shall not comprise more than 166 hotel bedrooms upon completion and shall be delivered in accordance with the approved plans set out in Condition 2 of this planning permission".

The Applicant would accept a revision to this condition, such that the relevant number of bedrooms is substituted.

Yours sincerely,



Luke Raistrick
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