18 VINE HILL
LONDON

DESIGN AMENDMENT STATEMENT

TO SUPPORT A SECTION 73 APPLICATION

AUGUST 2020 | 8060_L(00)214C

LeachRhodesWalker
Architects

Introduction

This document has been prepared by Leach Rhodes Walker in support of a Section 73 application to outline the design amendments proposed to the previously consented scheme (Ref 2018/6016/P) for the site located at 18 Vine Hill and 15-29 Eyre Street Hill, Clerkenwell, London EC1R 5DZ. These have been prepared following detailed design development stages on behalf of Clerkenwell Lifestyle (UK) Ltd (`Client')

The approved application referenced above, proposes:

Erection of an 8 storey building comprising a 153 bed hotel (Class C1) with ancillary ground floor restaurant/cafe facilities (Class A3) and 9 flats (5 x 1 bed and 4 x 3 bed) (Class C3), excavation works to enlarge the lower ground floor level and create a lift pit, following demolition of the existing rear annex and garages at 18 Vine Hill, together with refurbishment of 18 Vine Hill and the erection of a 3 storey extension to provide additional office accommodation (Class B1(a)), hard and soft landscaping and other associated works.

The design amendments outlined in this document relate to both the minor amendments to the external façade of the new build hotel, apartment building & offices and; adjustments to the internal office layout.

A summary of the proposed amendments are as follows:

Hotel

- The floor to floor heights from first to the seventh of the hotel/ affordable living building are to be reduced by 150mm, reducing the overall height of the building by 900mm
- The consented pre-cast concrete panels are to be amended to Glass Reinforced Concrete panels.
- Revised ventilation strategy to the hotel bedrooms facing onto Eyre Street Hill
- Changes to the rooftop plant room and PV panel layout.

Office

- General back of house layout revised to suit client requirements and improve layout efficiency.
- New fire escape formed from stair core, new door to match aesthetic of consented fire escapes.
- Number of WCs increased throughout
- Plant relocated to Second Level external terrace, inclusive of plant screening.

Since planning was granted, the client has been reviewing the scheme with the project team, interior designer and agents to deliver a premium office project.

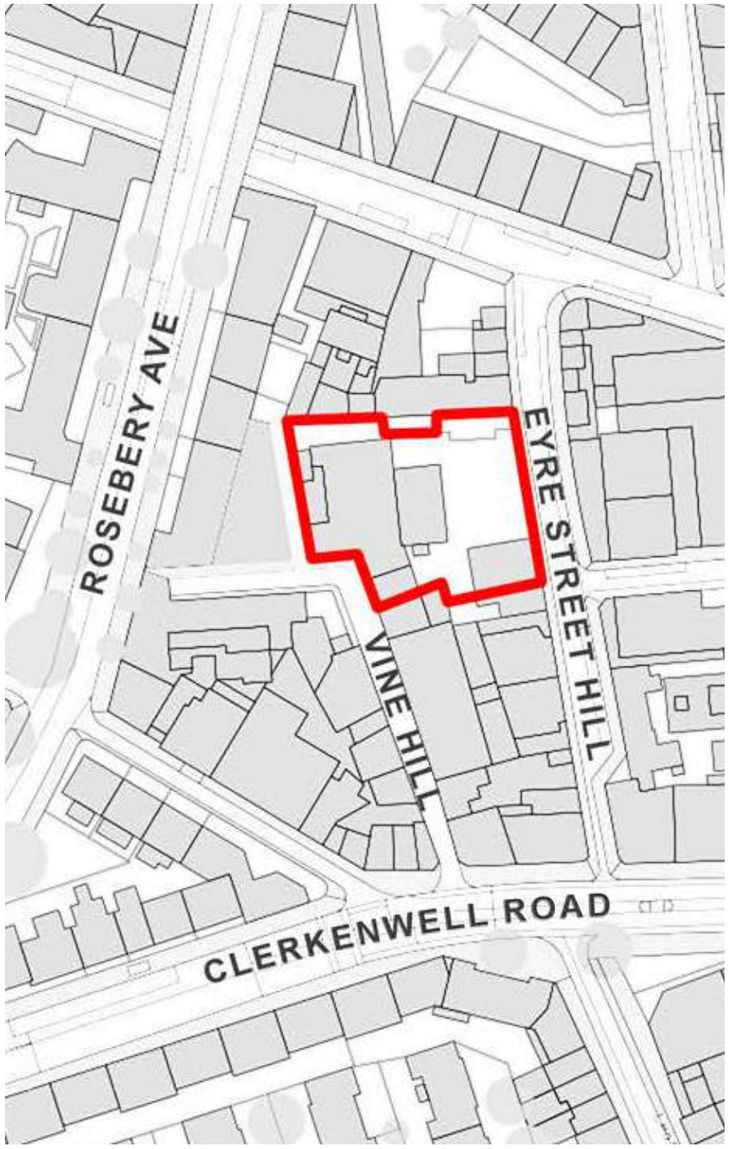

Fig. 1 Site Plan

Reduction of Building Height | Typical Room Section Comparison

Since planning was granted, the client has been reviewing the scheme with the project team and has identified the potential to deliver the new build hotel and affordable living element of the scheme with a slightly reduced building height but still meeting the affordable housing and hoteliers' brand standards. This has been achieved by reconfiguring the hotel bedroom internal waste drainage, negating the need for the 150mm raised access floor allowed for in the consented design. The typical floor to floor heights are reduced from 3.15m to 3.00m, culminating in an overall building height reduction of 0.9m. The floor to ceiling height of the affordable dwellings is 2500mm.

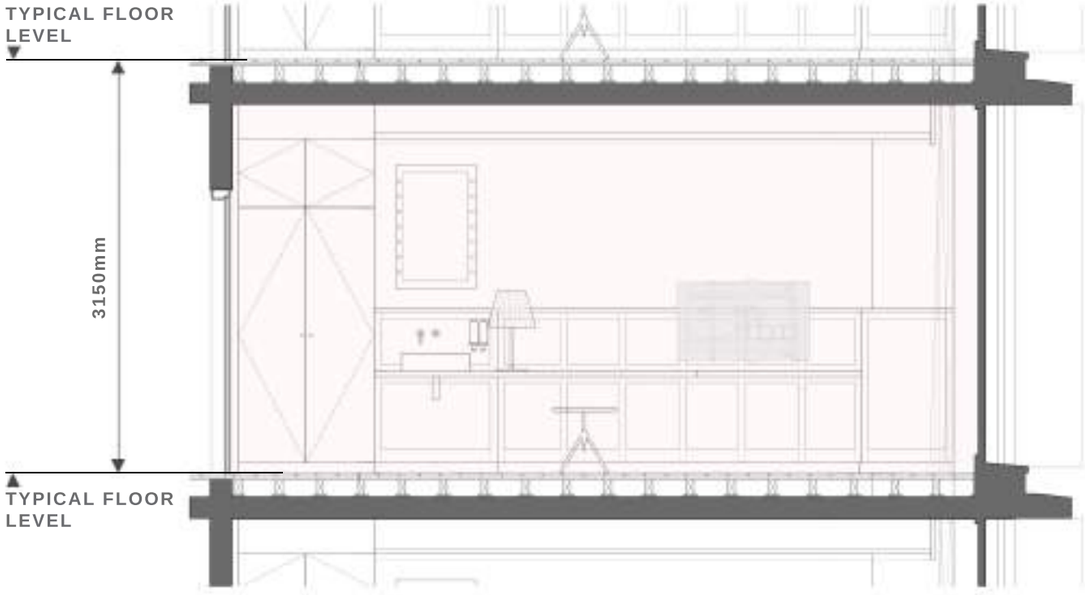

Fig. 17 Consented Room Section

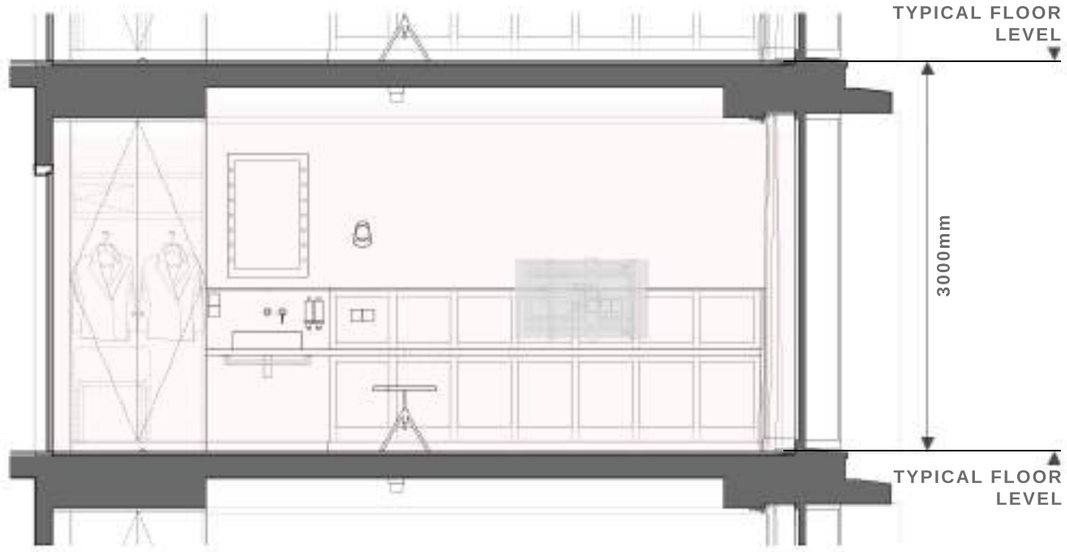

Fig. 18 Proposed Room Section

Reduction of Building Height | Section D-D Comparison

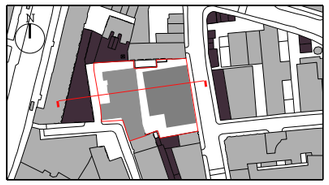

Fig. 19 Consented Section D-D

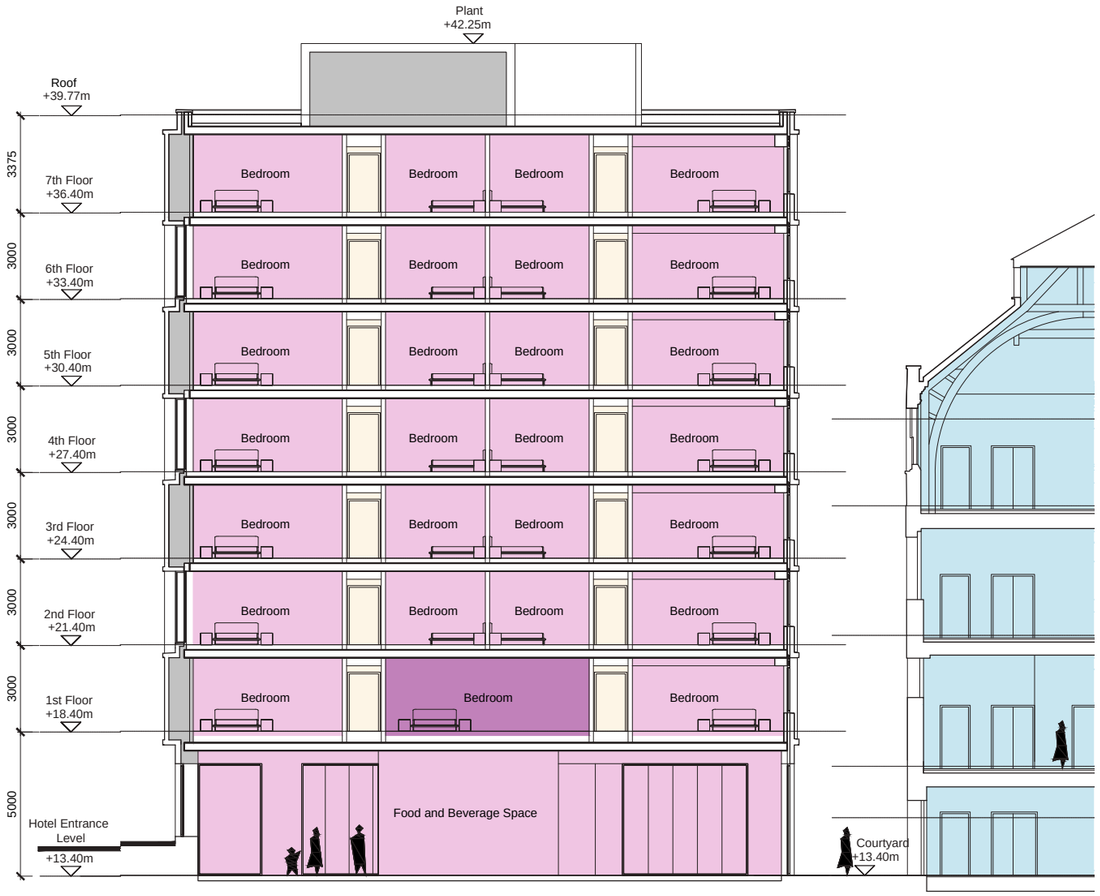

Fig. 20 Proposed Section D-D

Reduction of Building Height | Section E-E Comparison

Fig. 21 Consented Section E-E

Fig. 22 Proposed Section E-E

Material Alterations

The consented elevation drawings describe the cladding panels to the new build hotel and apartment building as `Pre-Cast Concrete Panels'. As part of the post planning design development and review process an alternative construction method has been proposed, which is Glass Reinforced Concrete (GRC) panels. This has the following advantages:

- Structurally more efficient, reduced dead loads etc.
- Embedded carbon reduced, less material (concrete) needed to manu facture and transport (assist with BREEAM)
- Site handling/ construction easier.
- Economically efficient
- Colour and finish comparable with precast concrete

Fig. 25 East Elevation

1. Fig. 23 High quality beige/grey brickwork

2. Fig. 24 Ground floor dark grey GRC panels and dark metal ironmongery

3. Fig. 26 Warm light tone GRC panels

Ventilation Strategy To East Elevation | Typical Room RCP

The current consent necessitates two ventilation strategies within the hotel bedrooms. The rooms not facing onto Eyre Street Hill have a self-contained ceiling mounted ventilation, cooling and heating (VCH) system that has air intake and extract vents located at the head of bedroom windows. All of the other remaining rooms, the internal rooms and those facing Eyre Street Hill are to rely on a centralised system that requires ductwork to rooftop plant area.

By changing the proposed construction of the Eyre Street Hill façade, i.e. GRC panels in lieu of pre-cast concrete panels there is an opportunity to simplify the mechanical ventilation system described above. By utilising panel joints and voids to conceal intake and extract air vents it is proposed that the hotel bedrooms facing onto Eyre Street Hill have individual VCH systems. Please see the diagrams below which illustrate this proposed strategy.

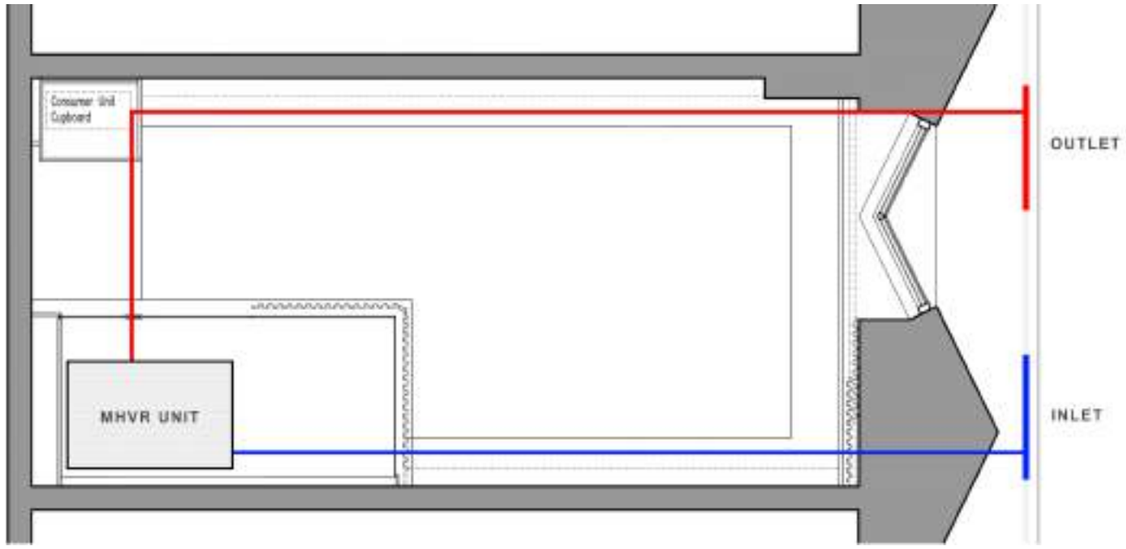

Fig. 27 Typical Room RCP

KEY

OUTLET

INLET

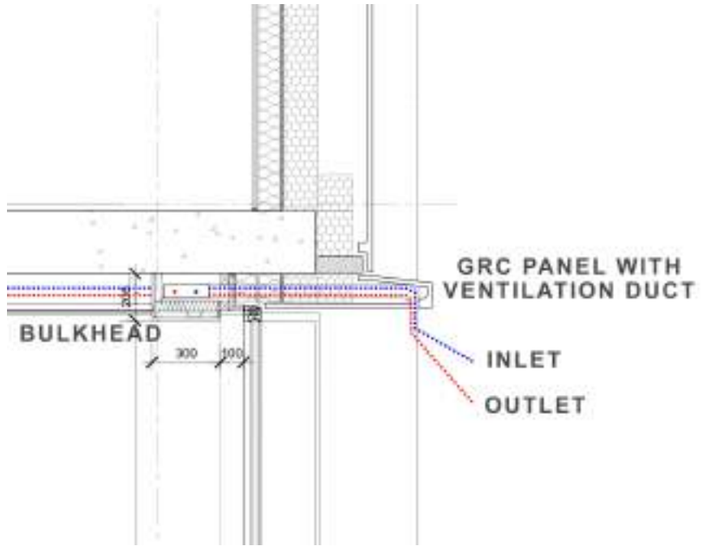

Fig. 28 East Elevation Facade Section

Ventilation Strategy To East Elevation | Location of Intakes & Extracts

KEY

OUTLET

INLET

Fig. 29 East Elevation

Rooftop Plantroom Amendments

1. As part of a comprehensive detailed design process it became evident that minor changes to plantroom enclosure and external plant layouts were necessary to accommodate the access stair, maintenance access and a fall arrest system. This has resulted in the need to relocate approximately a third of the Photo Voltaic (PV) panels to the southern part of the roof; this is an improvement on the previous arrangement as this part of the roof has the best sun exposure. In addition to this the preferred supplier has proposed fewer but more efficient PV panels to meet the requirements of the approved energy strategy. It is important to note that the combined external footprint of the plantroom and louvre enclosure remains principally as per the consented drawings.

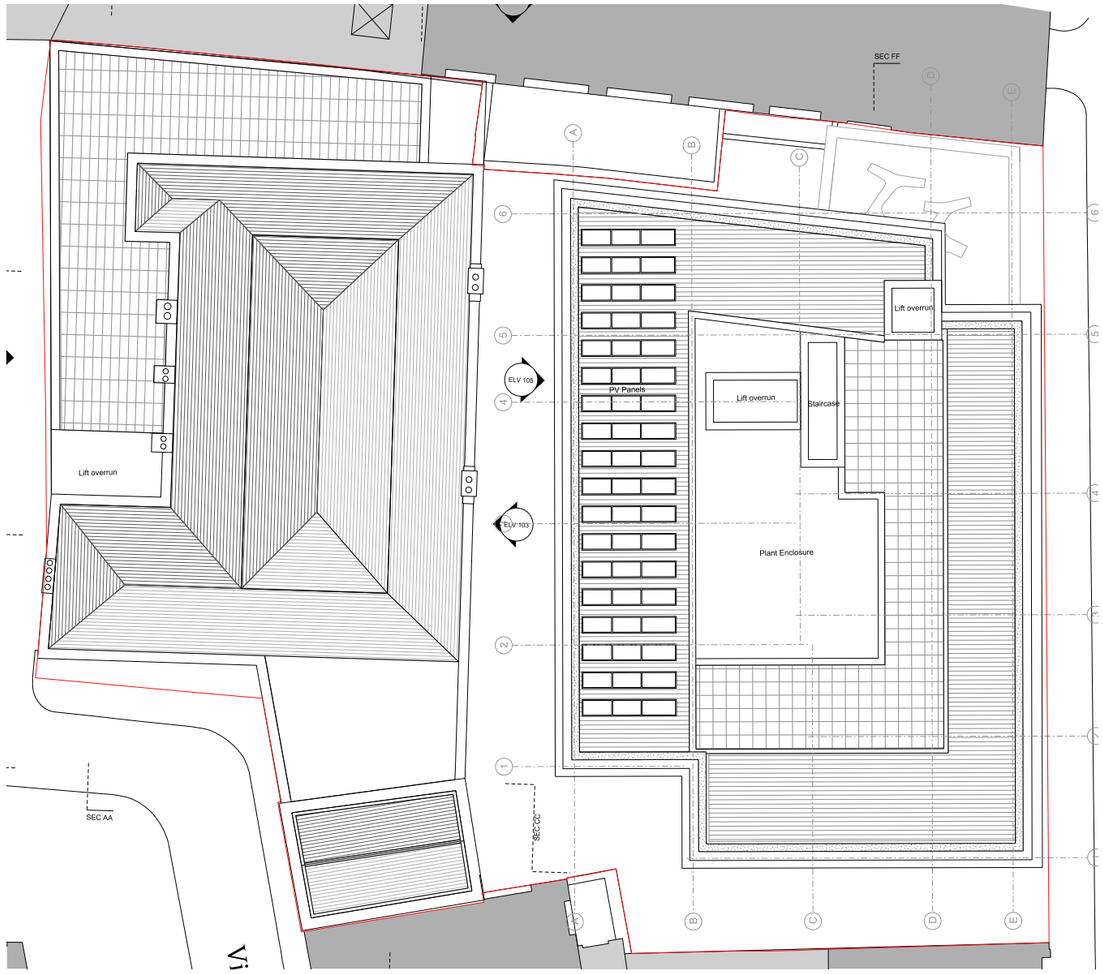

Fig. 30 Consented Roof Plan

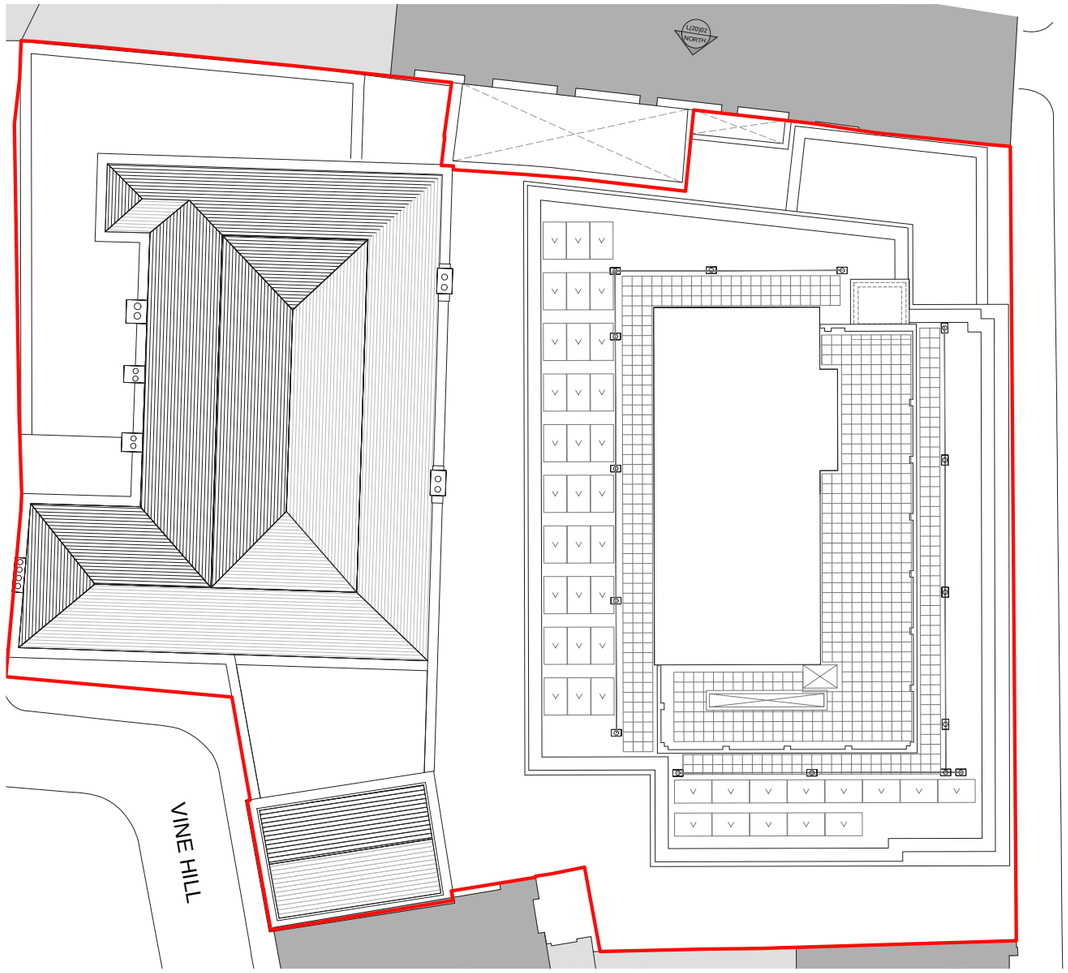

Fig. 31 Proposed Roof Plan

Hotel & Apartments North Elevation | Comparison

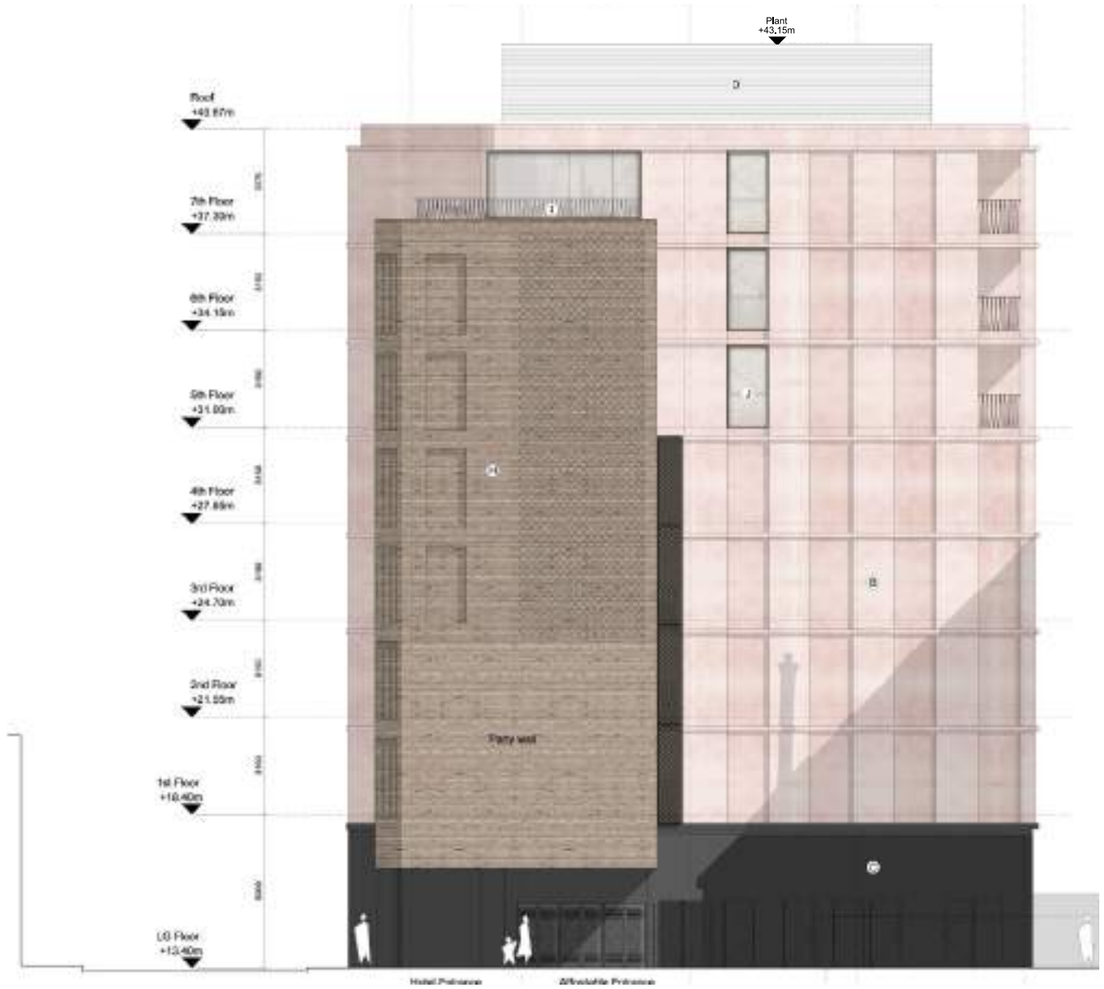

Fig. 32 Consented North Elevation

Fig. 33 Proposed North Elevation