



5.1
THE PROPOSAL

5.1.1
The proposed building is a C1 hotel led development to Chalk Farm Road that provides 59 keys. The height is part ground plus three storeys and part ground plus six storeys with roof top plant.

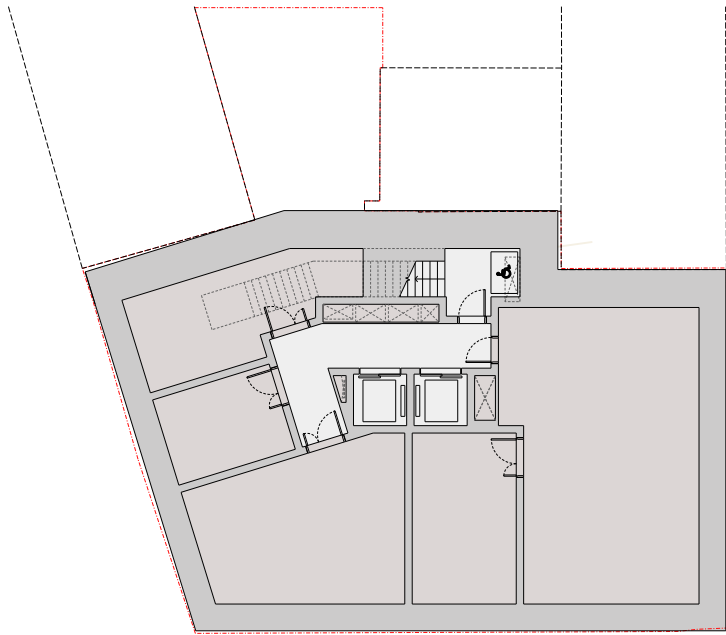
5.1.2
We believe the design to be of the highest quality. The design is derived from the local context and character of Camden and respects the importance of the surrounding historic environment and heritage assets. The proposed materials are of the highest quality and are complementary to the existing character.

5.1.3
The building is sustainable not just through technical and construction criteria but is also inherently flexible with good floor to floor heights and a fenestration pattern such that the building suitable for a number of uses beyond the foreseeable future. The building has been designed to specifically engage with the public space in front of the building and is accessible to all.

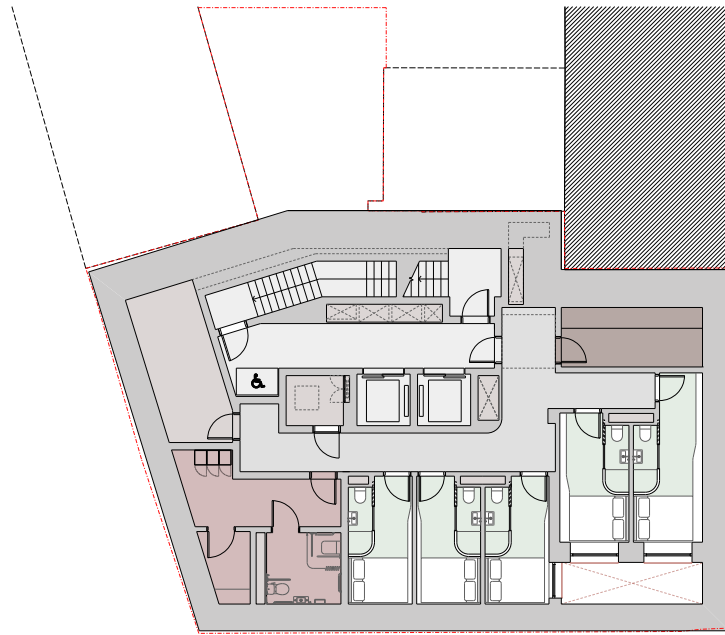
5.1.4
The individual hotel rooms can be described as ‘micro’ rooms. The typical room size is 2.1m wide by 4.5m deep. The rooms are intended for single occupancy and short stays. The hotel is the Official Hotel Partner of the Roundhouse. As the official partner, the hotel and the Roundhouse will work together to foster a mutually beneficial relationship whereby the hotel benefits from the proximity to the venue and the venue benefits from a high quality hotel to serve its guests, visitors and performers.

5.1.5
The proposed building has a total gross external area of 2,214sqm / 23,831sqft. The Gross Internal Area of C1 use is 1,807sqm / 19,450sqft.

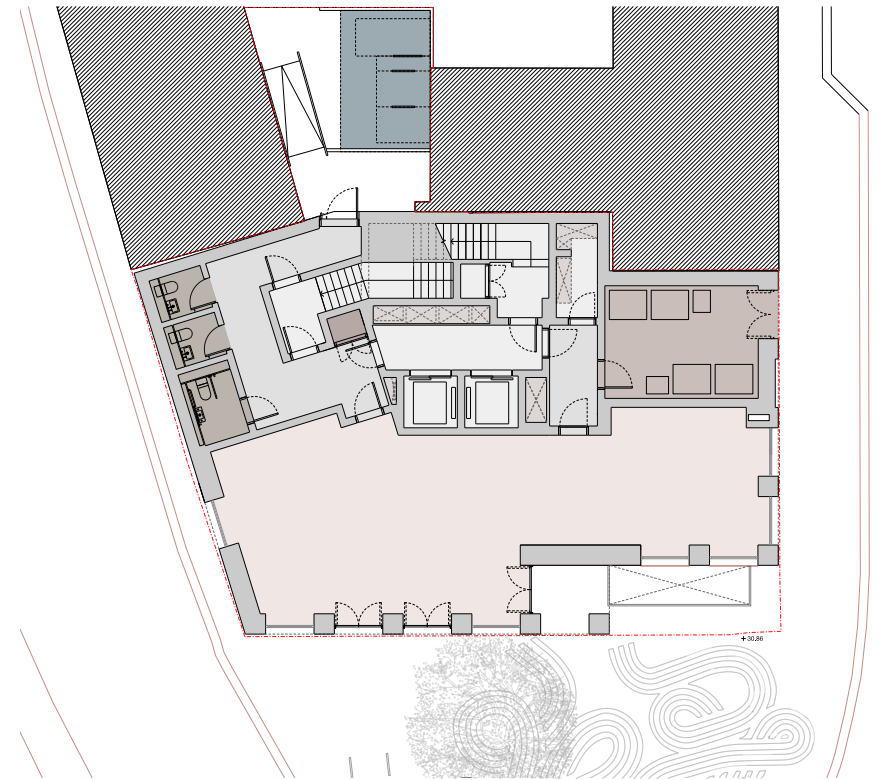
5.1.6
The development proposes the demolition of a building totalling 1,006sqm / 10,824sqft GEA.



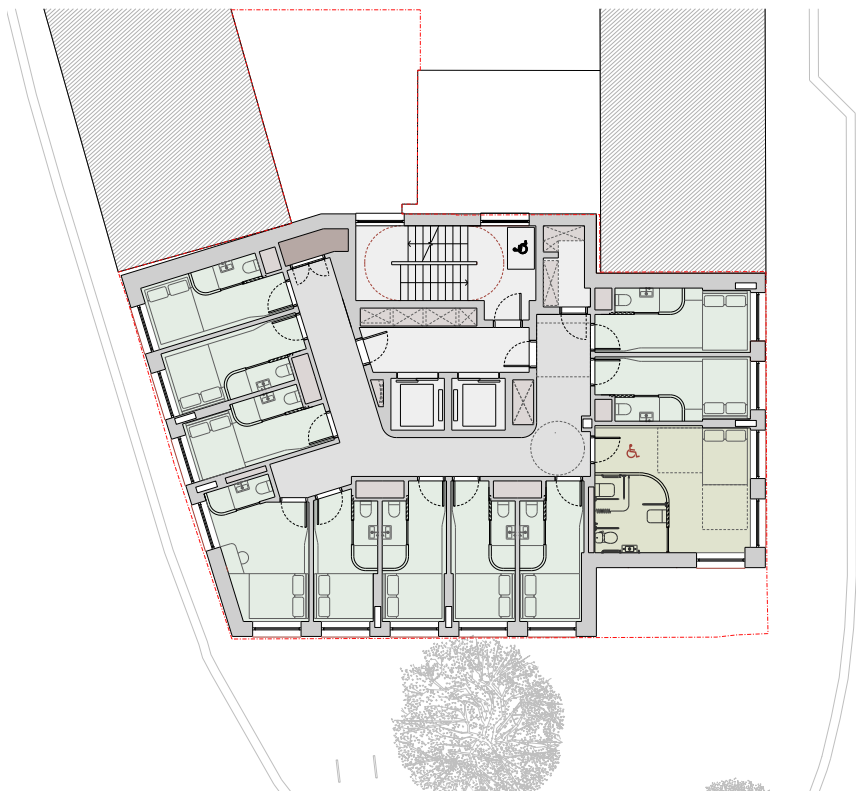
Basement 02 Plan



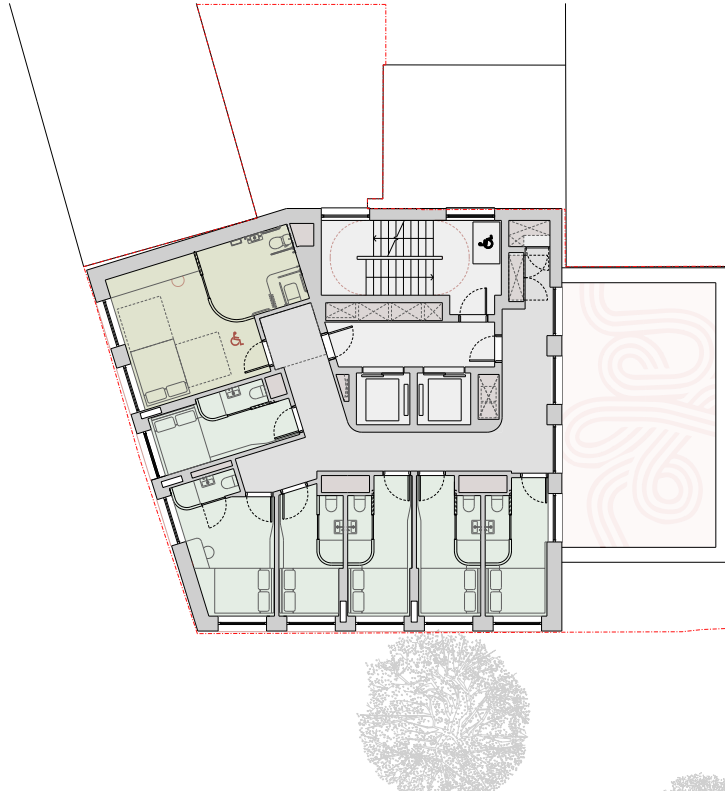
Basement 01 Plan



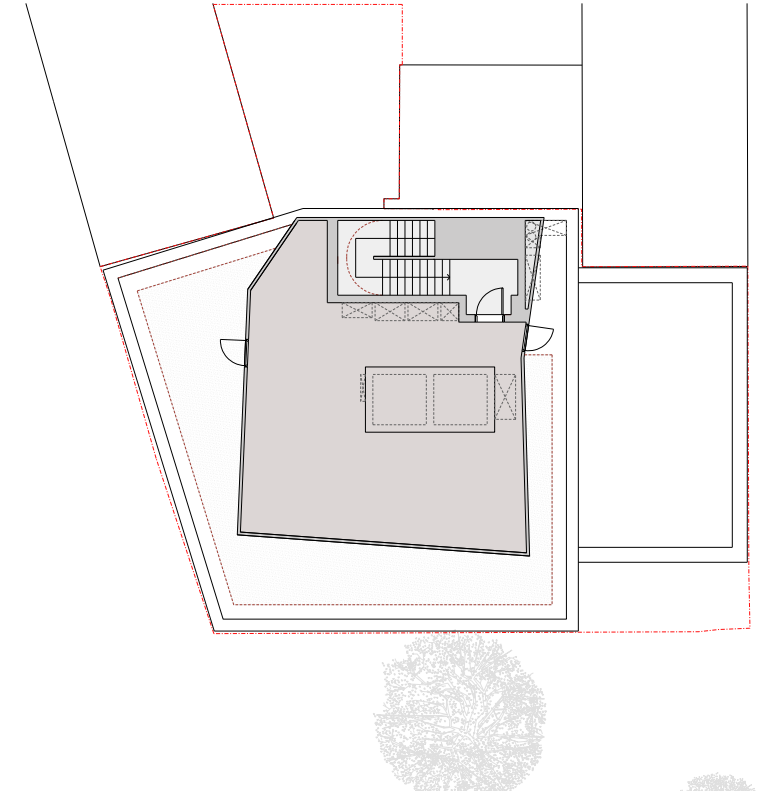
Ground floor Plan



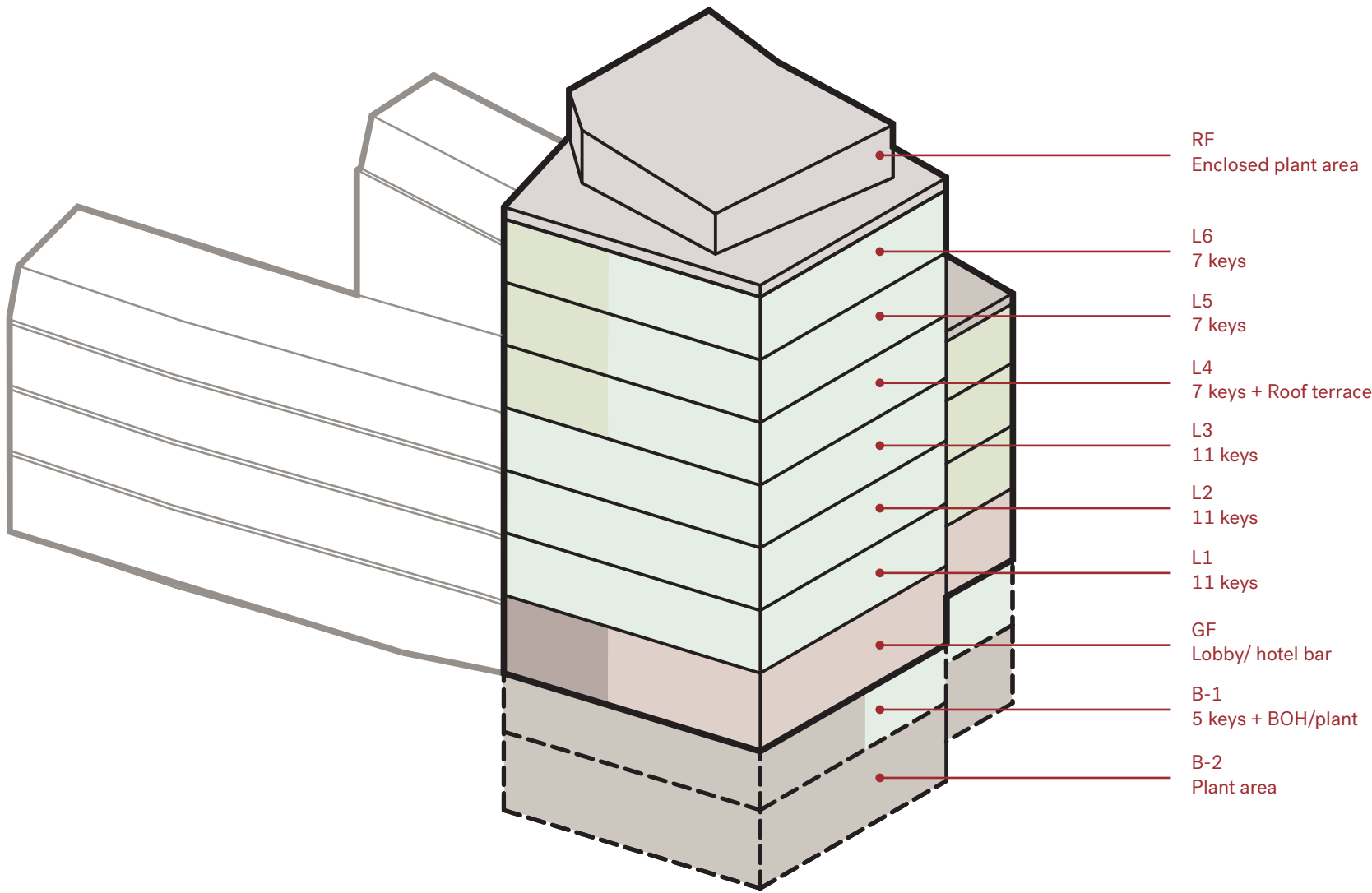
Typical Floor Plan: L01-L03



Typical Floor Plan: L04-L06



Roof Plan



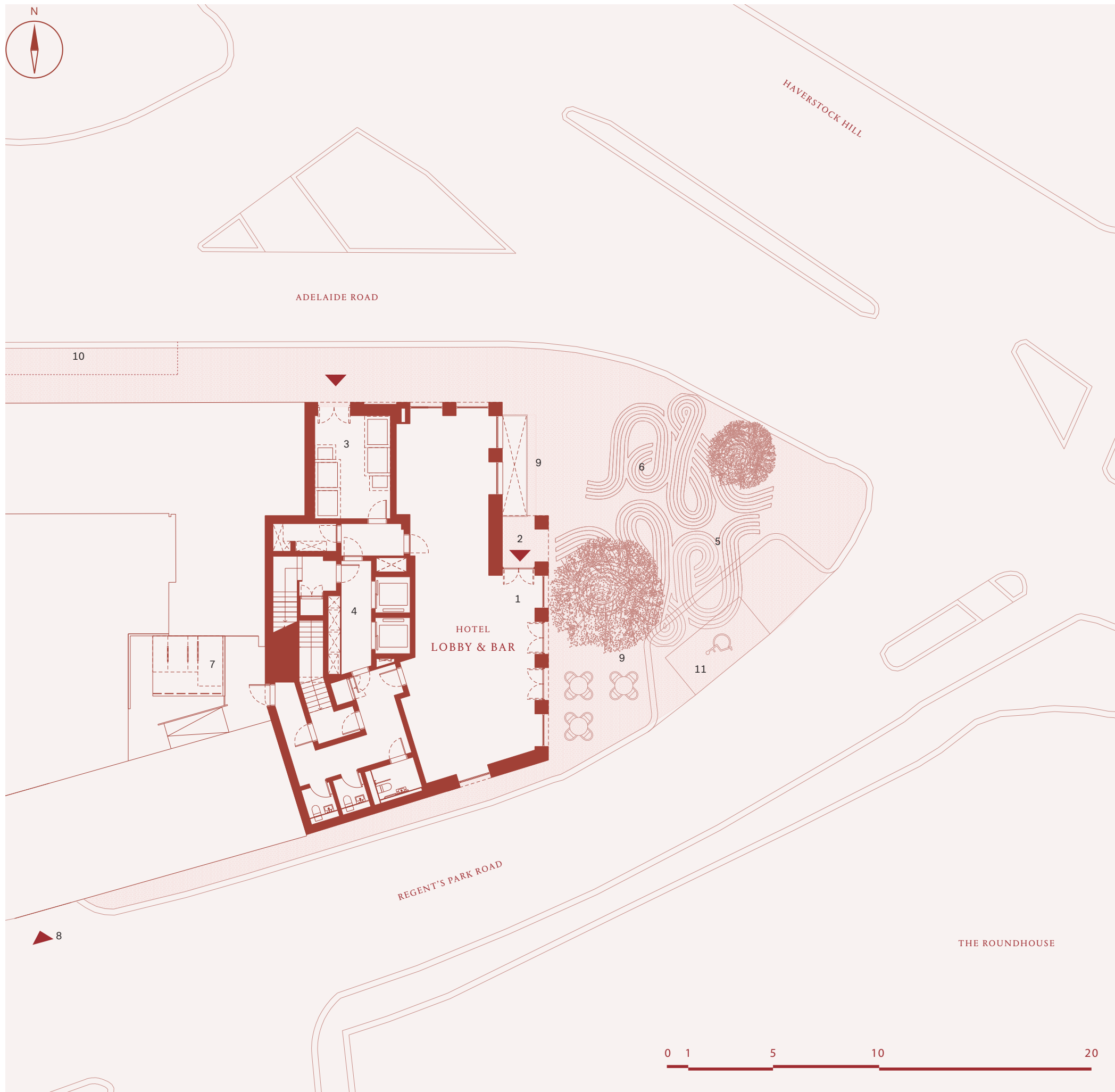
- Reception
- Hotel rooms
- Accessible rooms
- Circulation
- Service & plant
- Amenities

5.2.1
The redevelopment is a ground plus 6-storey building comprising a 59-key hotel (C1), above two storeys of basement, with associated works. The C1 Hotel use is located from lower ground to the sixth floor and the roof of the lower block provides amenity space for hotel guests.

7 Storey (Hotel)											
2x Lifts											
Level		GIA Hotel		Number of Keys	Number of Accessible		GIA - Total building			GEA - Total building	
		m2	sqft				m2	sqft		m2	sqft
-2		198	2,131	0	0		198	2,131		264	2,842
-1		184	1,981	5	0		184	1,981		264	2,842
0		216	2,325	0	0		216	2,325		246	2,648
1		224	2,411	10	1		224	2,411		251	2,702
2		224	2,411	10	1		224	2,411		251	2,702
3		224	2,411	10	1		224	2,411		251	2,702
4		174	1,873	6	1		174	1,873		194	2,088
5		174	1,873	6	1		174	1,873		195	2,099
6		174	1,873	6	1		174	1,873		195	2,099
RL	15	161	0	0	15	161	103	1,109			
TOTALS		1,807	19,450	53	6		1,807	19,450		2,214	23,831

5.3.1

The schedule above highlights the proposed areas of accommodation by use, expressing Gross External Areas (GEA) and Gross Internal Areas (GIA) in square metres and feet.



5.4 GROUND FLOOR ARRANGEMENT

1. Hotel entrance lobby
2. Recessed entrance
3. Refuse store
4. Stair and lift core
5. Retractable public toilet
6. Proposed hard landscaping
7. Long-stay cycle store
8. Long-stay cycle access
9. Short-stay cycle parking
10. Inset loading pad for waste collection
11. Blue badge parking space

5.4.1

The proposed ground floor reception lobby creates a semi-public space that engages with the public realm in front of the building. The proposed cafe-bar area at the front of the building can be opened up fully to blur the boundary between public and private realm. The Applicant intends to seek a license for tables and chairs to be positioned within the public space in front of the building.

5.4.2

The main entrance and reception is situated along the east elevation, between Adelaide Road and Regent's Park Road. The reception will be clearly visible to visitors coming from the Chalk Farm Underground station and Haverstock Hill as well as those coming from Chalk Farm Road and Camden High Street.

5.4.3

Four short-stay cycle parking spaces will be provided as part of the public realm enhancements. A four space long-stay cycle store is provided at the rear of the building in the secure courtyard. Direct access to the building is provided from the courtyard. Please see Transport Assessment prepared by WSP for further details.

5.4.4

The refuse store and service access is located on the ground floor along Adelaide Road. This provides easy access to servicing vehicles.



5.5
GROUND FLOOR PROPOSED STREET VIEWS
(UNVERIFIED)

Front approach showing re-paving to courtyard and 'spilling out' of hotel cafe use.