



Project

Former Central St Martin's Site

Presentation

Design and Access Statement
Updated Basement Proposal

Date

16th July 2021



Project name	Orms project number	Project team code	File
The Former Central St Martin’s Site	2233	GSM	GSM-ORM-XX-XX-RP-A-32004

Revision	Date	Description	Status	Created	Checked
P01	14.07.21	Draft Issue for Non-material Amendment Application	PL - PLANNING	GC/PG	SW
P02	16.07.21	Issue for Non-material Amendment Application	PL - PLANNING	GC/PG	SW

This Design and Access Statement explains the design principles that have been applied to the proposed development and illustrates how issues of access have been dealt with.

A number of elements of the design, including particulars of the cladding, space planning, lighting, security, fire and landscaping will be finalised at the detailed design stage and therefore will be either the subject of planning conditions to be agreed with the London Borough of Camden, or are not considered to be planning-related matters. Where these details are shown within the Design and Access Statement, they are included for illustrative purposes only and are clearly identified as such.

Introduction

This report has been prepared by Orms Designers and Architects on behalf of Globalgem Hotels Ltd.

It relates to the development on the Former Cental St Martin's Site:

- Planning Application Reference: 2020/2470/P
- Listed Building Application Reference: 2020/2481/L

The Client has considered the design of the basement following the pandemic, and therefore concluded that a smaller basement with more flexible venue space should be included within the scheme. This also has some other key benefits for the construction duration and sequencing.

The purpose of this document is to support and accompany the updated proposal drawings.

The proposal seeks to be a Non-material amendment to the Planning Permission and an amendment by way of updated drawings to the Listed Building Consent.

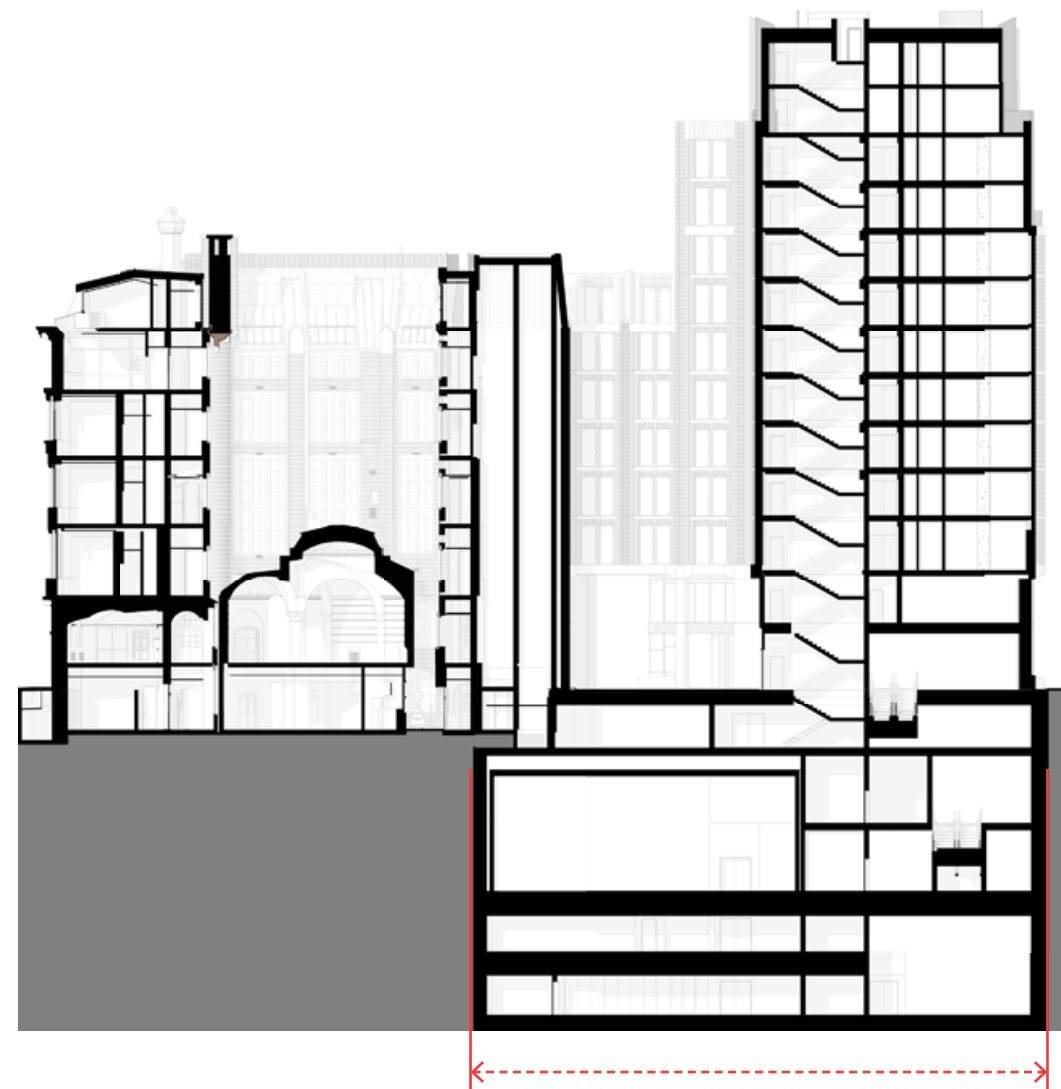
Objectives of Basement Study

Objective:

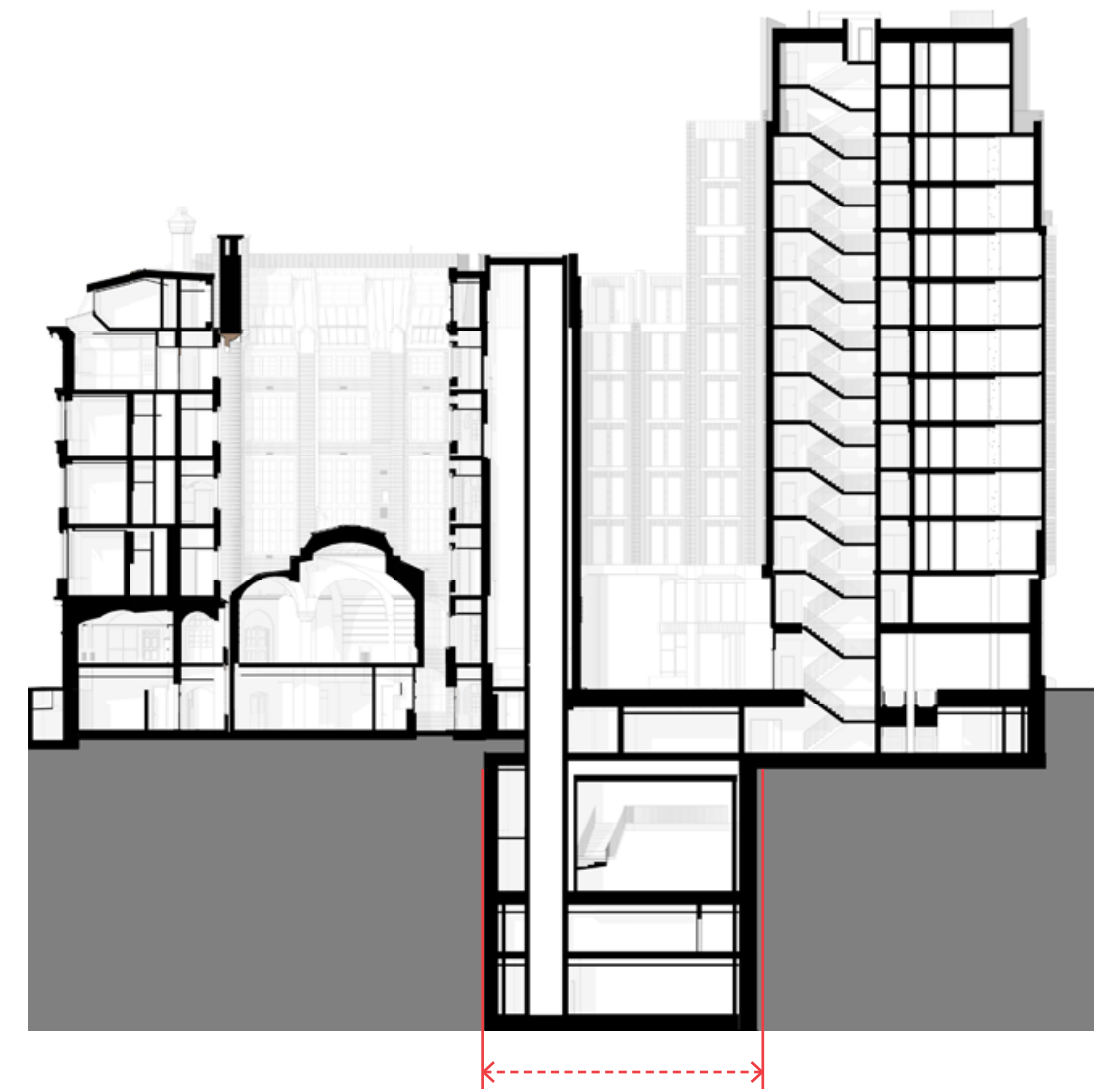
- Provide a smaller flexible basement venue having regard to the impact of Covid 19.

Benefits:

- Simpler construction. Less disruption to neighbours due to shorter construction activity on site.
- Reduced volume of excavation. Less impact on traffic.
- Substantial carbon saving due to reduced temporary works.
- More retention of the 1960's building structure (ground and basement).
- One single venue space which may be split into two.



Approved 2020 Scheme: Cross Section Diagram



Updated Proposal: Cross Section Diagram

Areas Summary

Key Considerations

Overall volume of basement reduced in proposal:

- No longer excavating under Red Lion Building

GIA remains neutral proposal:

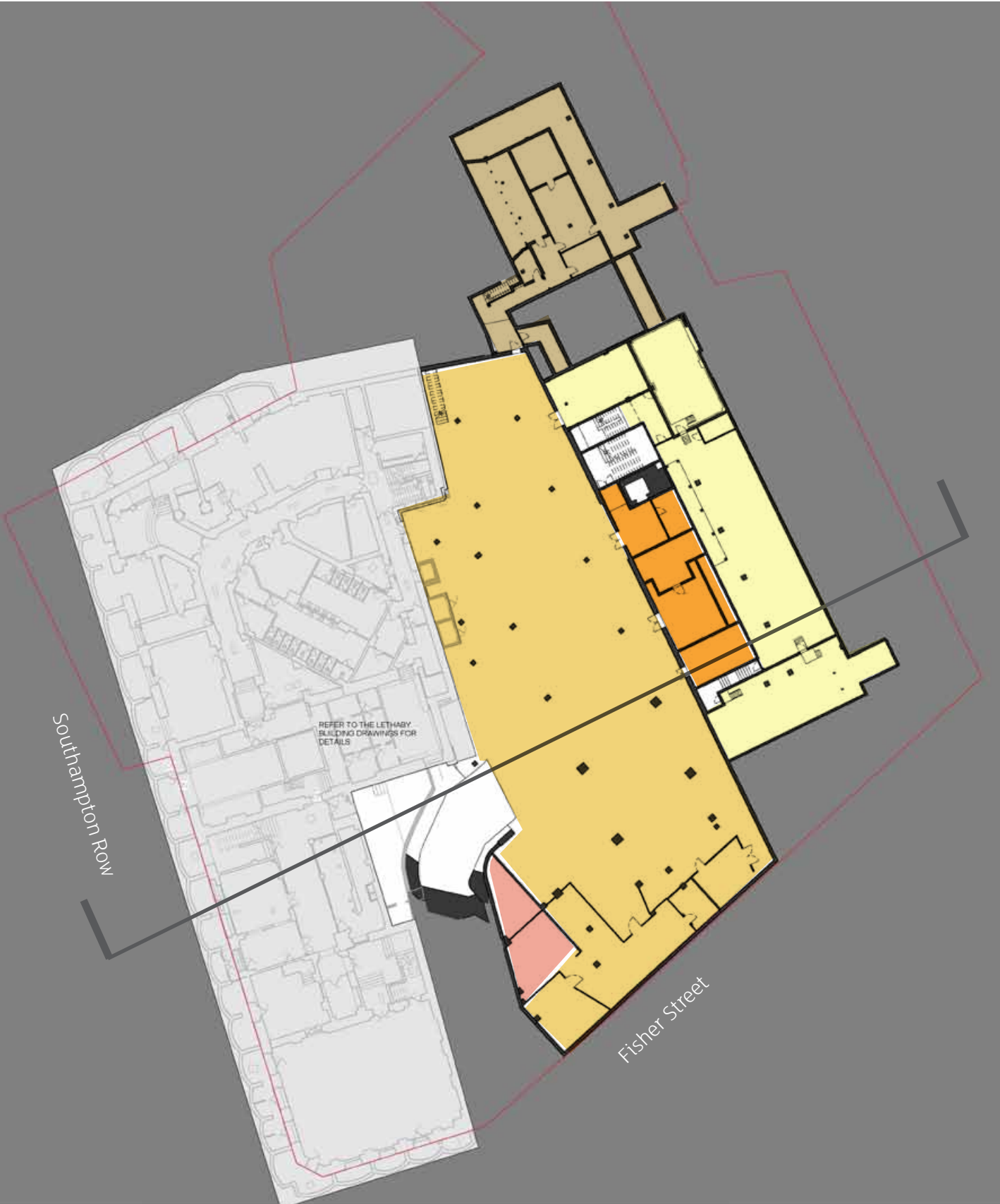
- Double height swimming pool and double height kitchen become single height spaces
- Fewer large volume plant spaces



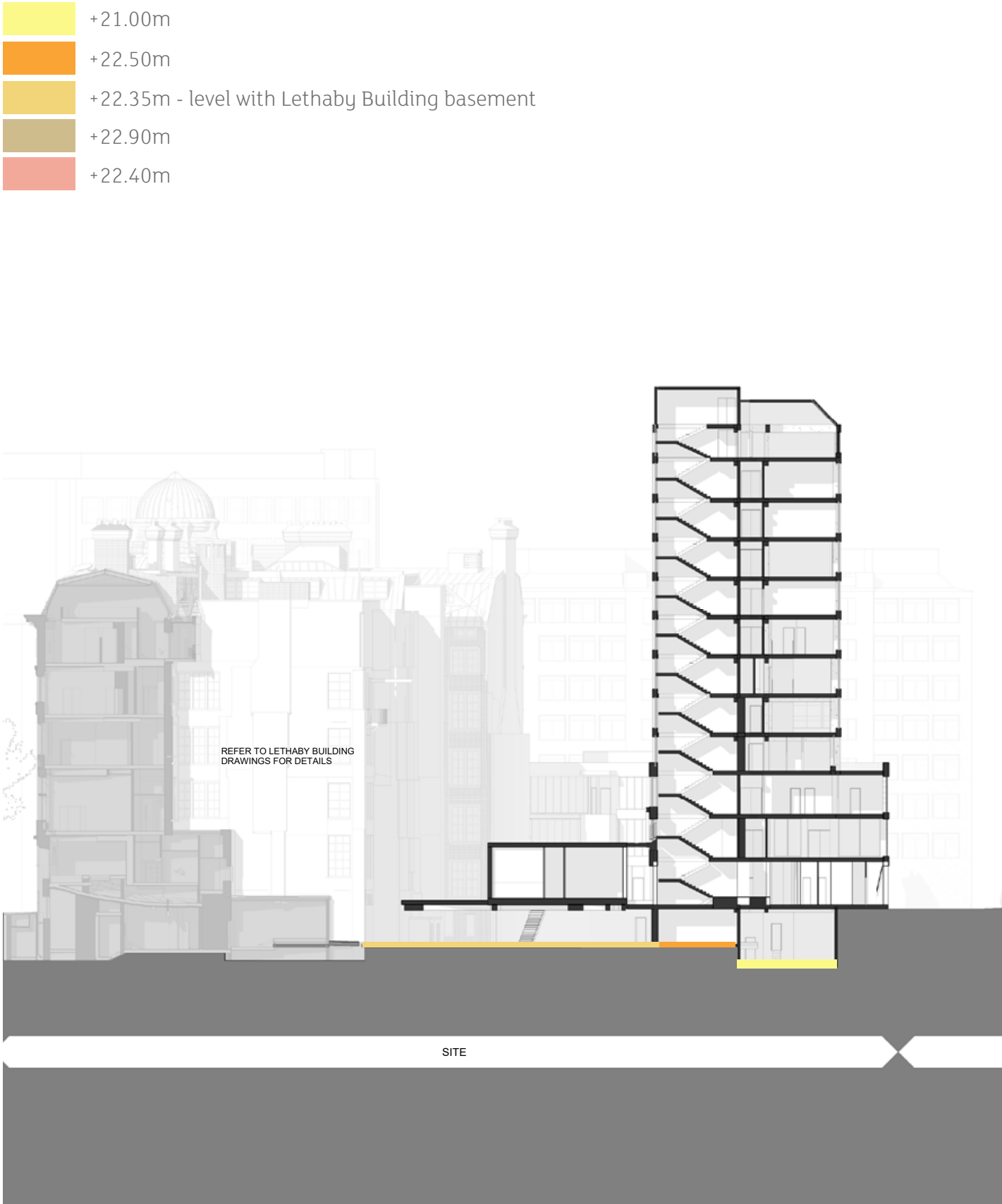
	Planning Permission	Updated Basement Proposal
GIA	9,068 m ²	9,064 m ²
Overall volume of new basement (approx.)	approx. 62,000m ³	approx. 52,000m ³
Overall volume of concrete structure retained (approx.)	3,150 m ³	3,550m ³ Saving of 400m ³
Diagram showing programmatic long sections	<div><p>The diagram shows a cross-section of the basement. On the left, there are three levels labeled B2, MB3, and B3. The main area is divided into 'Venue 1' (yellow), 'Venue 2' (yellow), and 'Spa' (blue). A red dashed line indicates the boundary of the excavation.</p></div> <p>Planning Permission - Long Section Diagram</p>	<div><p>The diagram shows a cross-section of the basement. On the left, there are three levels labeled MB1, B1, and B2. The main area is divided into 'Venue' (yellow) and 'Spa' (blue). A red dashed line indicates the boundary of the excavation.</p></div> <p>Updated Proposal - Long Section Diagram</p>

Existing Building

Basement



B1 - Basement 1 Plan



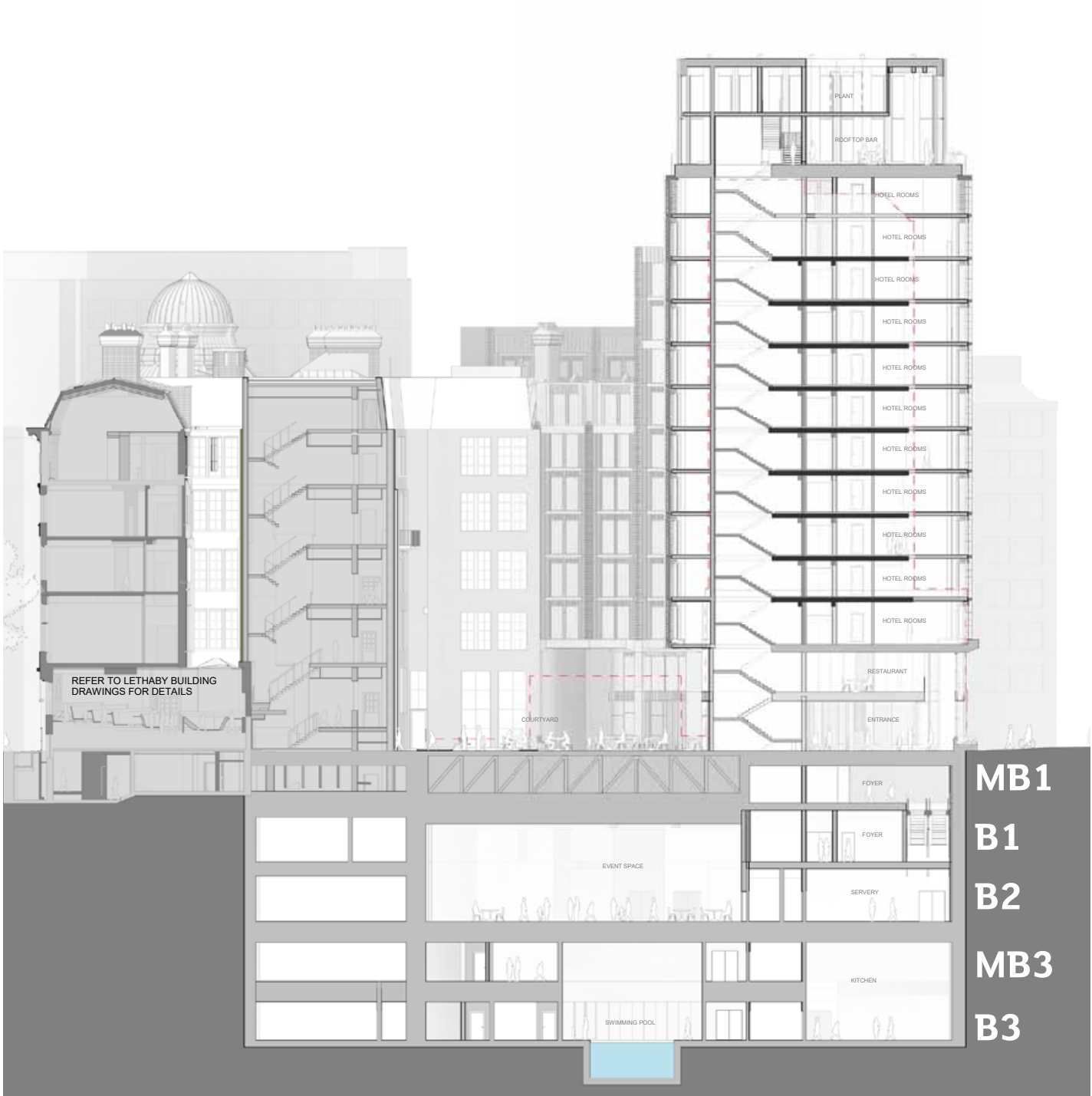
Section

The Approved 2020 Scheme

Basement



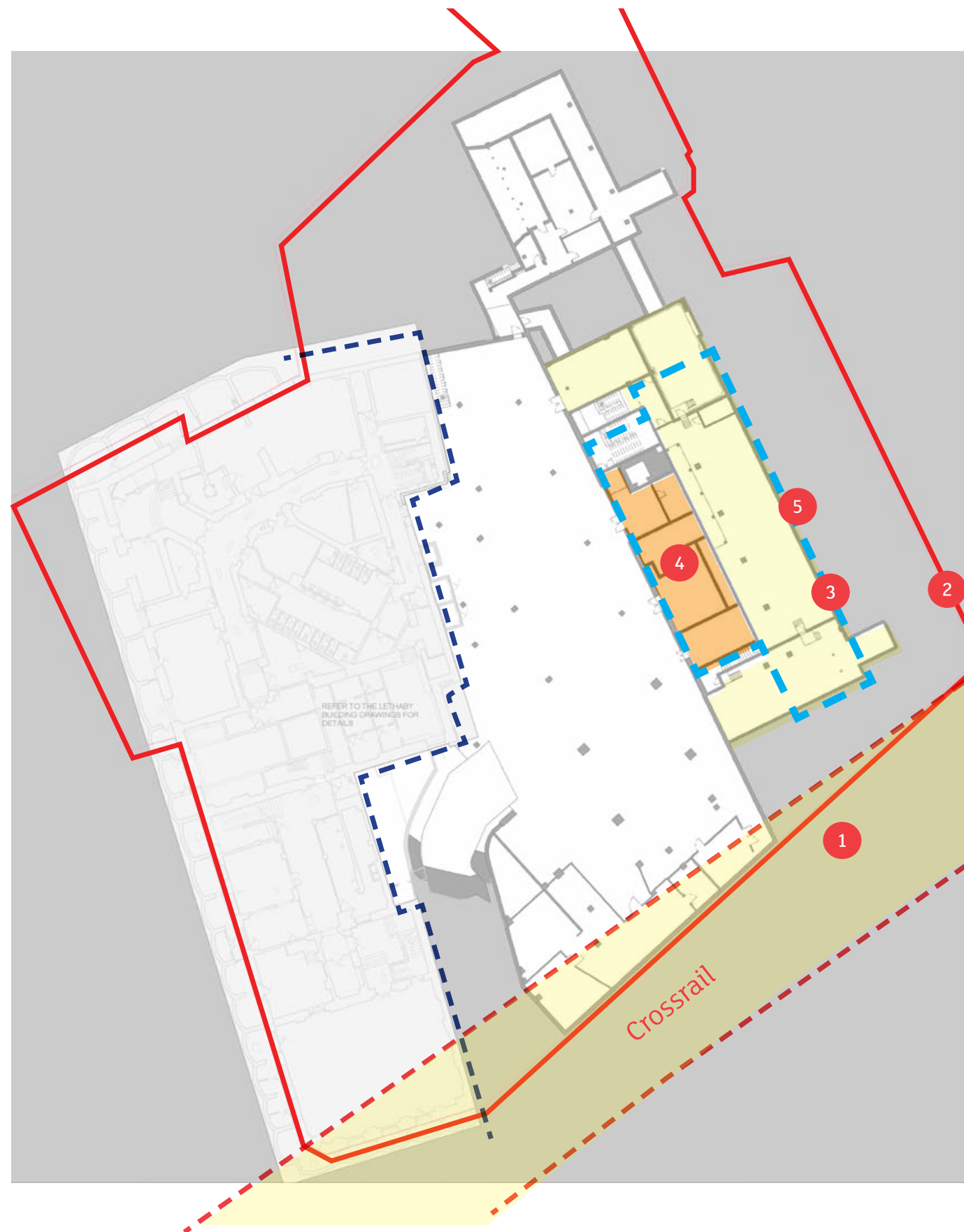
Basement 2 Plan



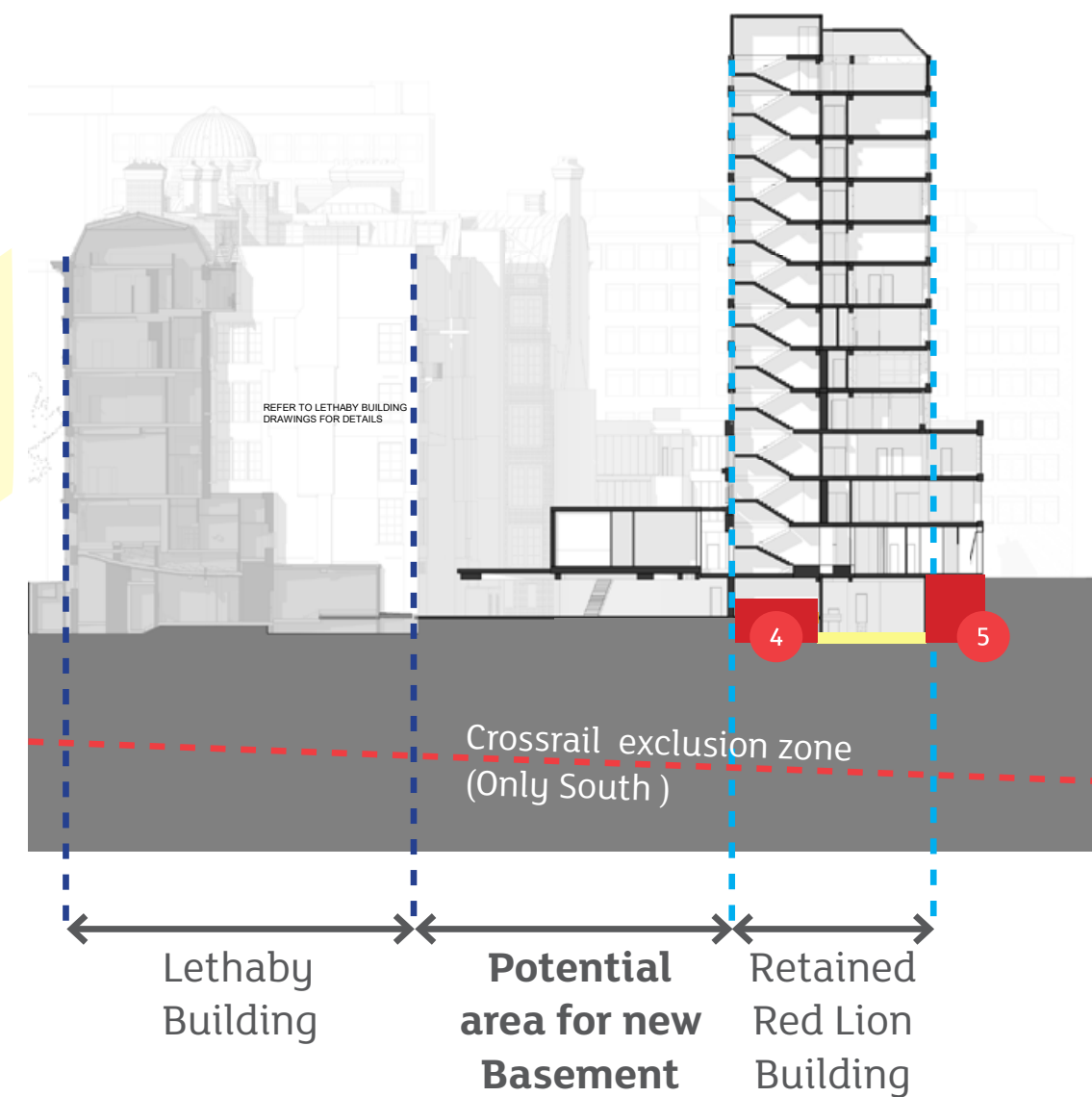
Section

Basement Constraints

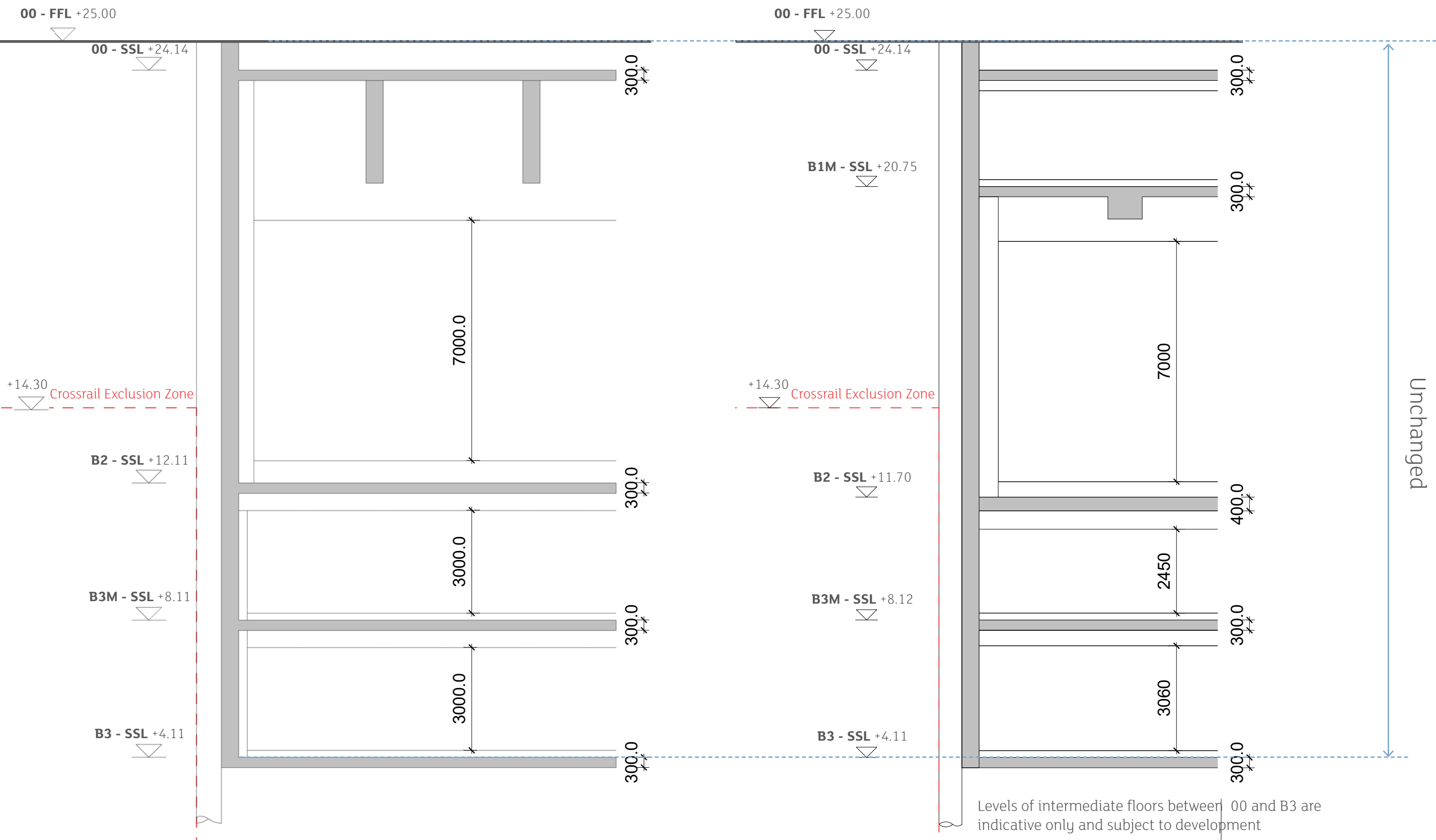
Existing Basement Plan



- 1 Crossrail Exclusion Zone 10m below proposed ground Level (+14.30m)
- 2 Boundary Line
- 3 Extent of retained Red Lion Building structure - Area under which there should be no excavation
- 4 Potential to lower the rear core slab
- 5 Potential to extend under podium



Proposed Typical Section Comparison



2020 Approved Basement Section

Updated Proposal Section

Ground Floor Plan



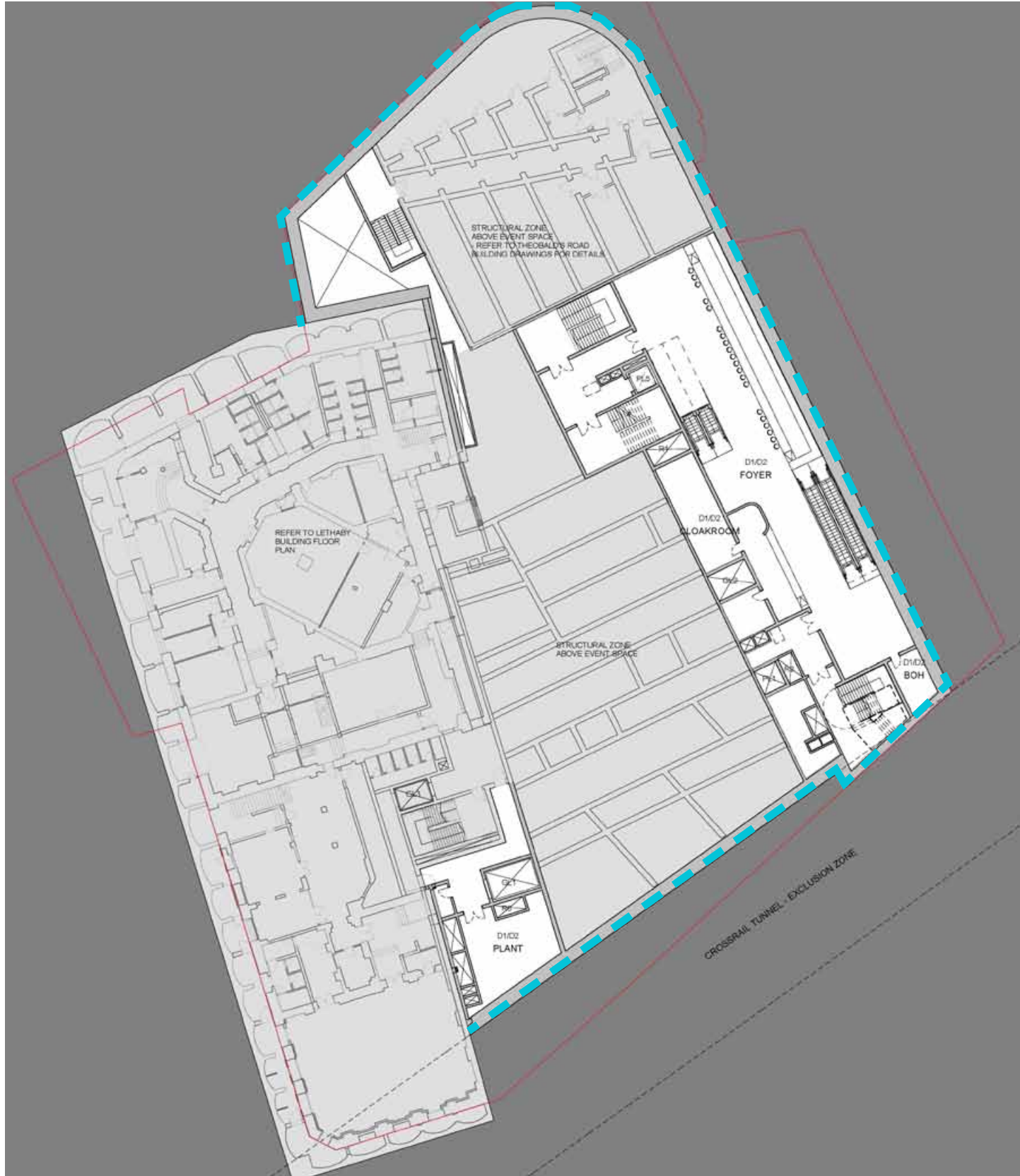
2020 Approved Scheme



Proposed Plan

Note: Internal layouts are indicative only

Basement 1 Mezzanine Plans



2020 Approved Scheme

Extent of Planning Permission Basement



Updated Basement Plan - extent of basement is the same

Note: Internal layouts are indicative only

Basement 1 Plans



2020 Approved Scheme

Extent of Planning Permission Basement



Updated Basement Plan - extent of basement reduced

Note: Internal layouts are indicative only

Basement 2 Plans



2020 Approved Scheme

Extent of Planning Permission Basement

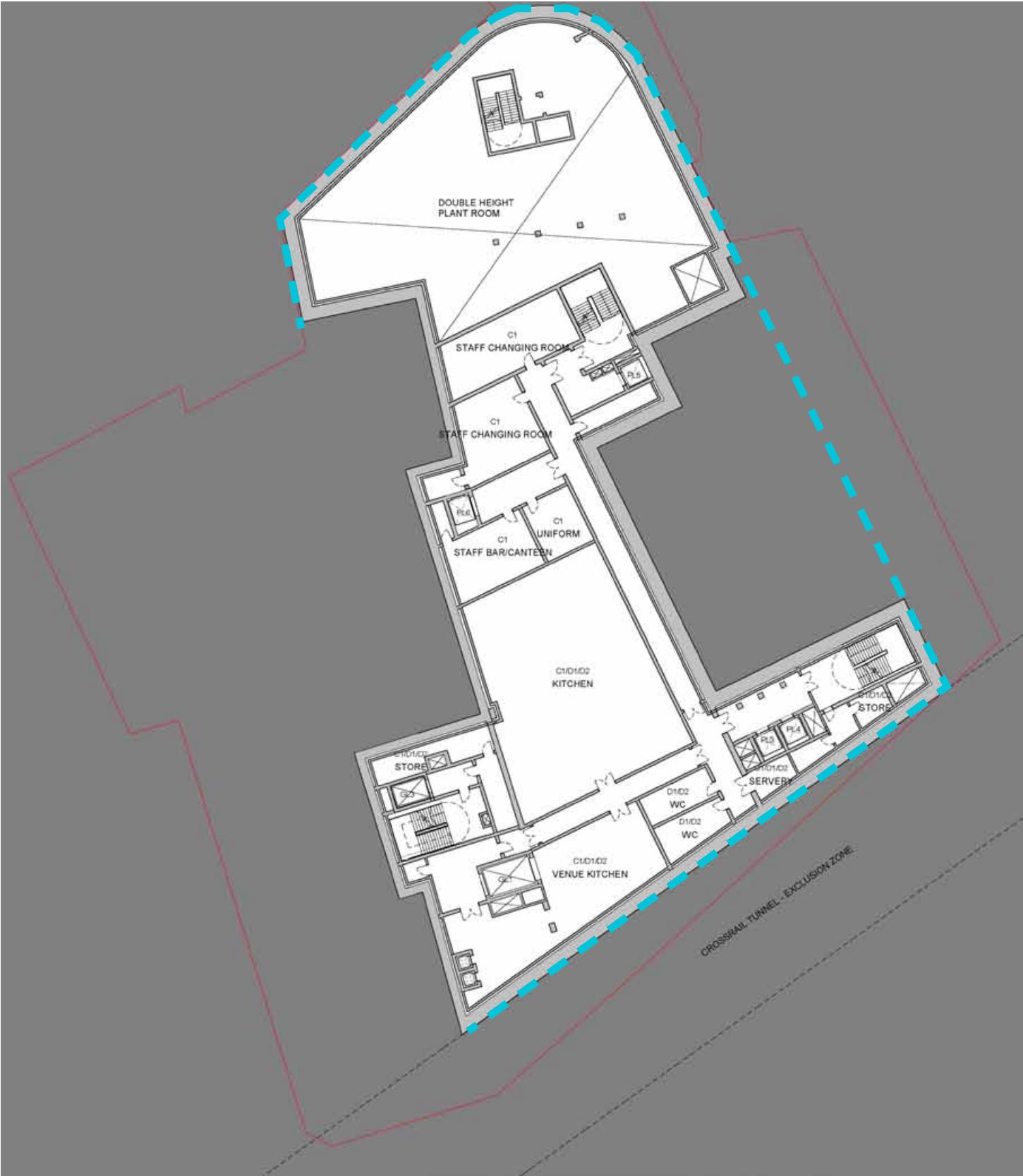
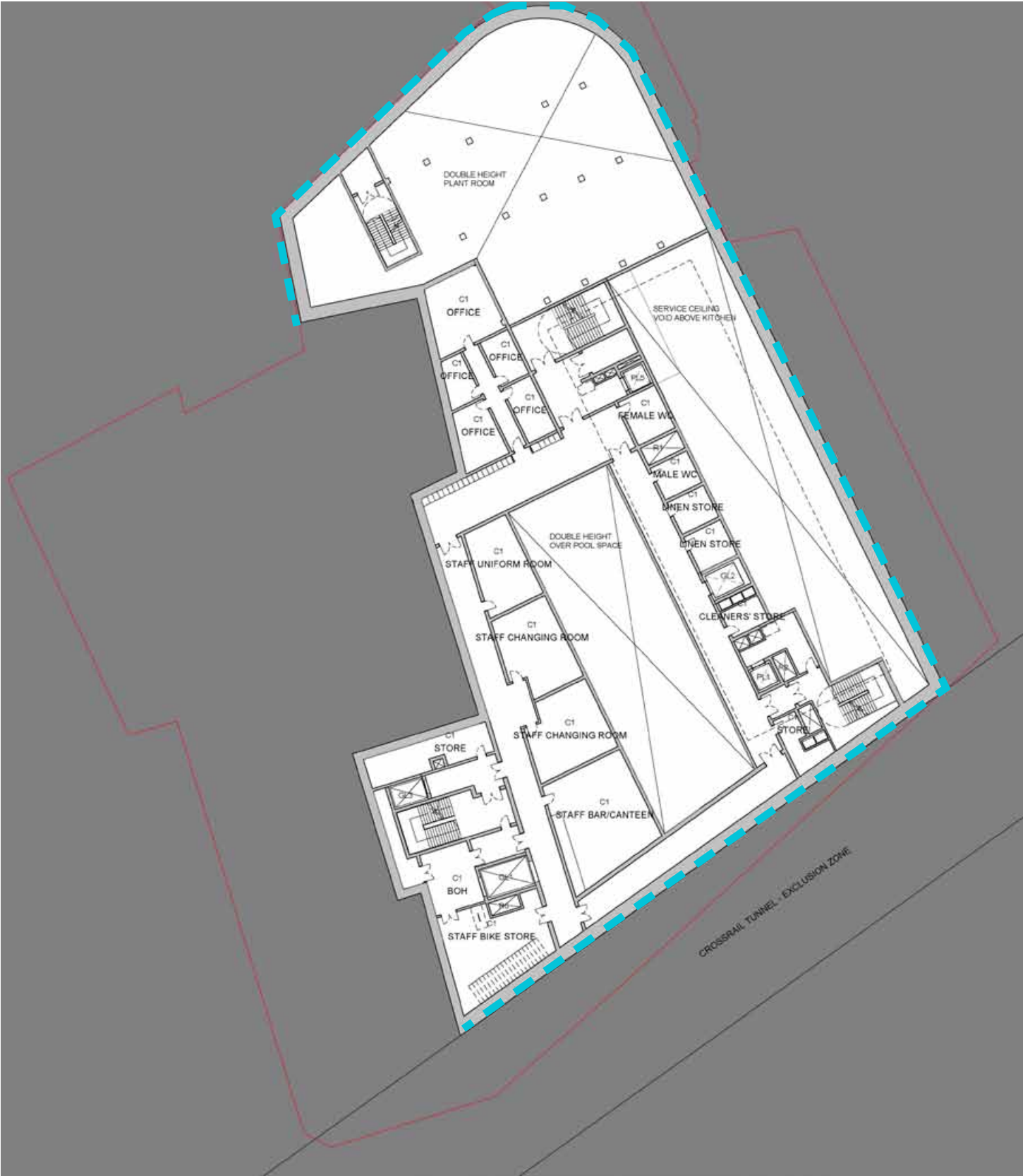


Updated Basement Plan - extent of basement reduced

Note: Internal layouts are indicative only

Basement 3 Mezzanine Plans

Extent of Planning Permission Basement



2020 Approved Scheme

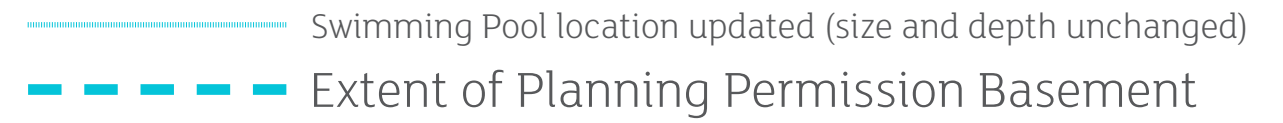
Updated Basement Plan - extent of basement reduced

Note: Internal layouts are indicative only

Basement 3 Plans



2020 Approved Scheme



Updated Basement Plan - extent of basement reduced

Note: Internal layouts are indicative only