

Our ref: MB1006

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Teresa Smart
Ormonde Mansions Residents Association
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20 April 2021

Dear Teresa Smart

**DOUBLETREE BY HILTON HOTEL
PROPOSED ALTERATIONS TO EXISTING BUILDING**

I write on behalf of the hotel to you as Chair of the Ormonde Mansions Residents Association. I have been instructed by the hotel to work with them and the design team to address the concerns raised by residents and the Council as part of the previous refused planning application for works to the hotel. We have reviewed the Council's comments, the consultation responses of the Residents Association and occupiers of Ormonde Mansions and I set out below the work undertaken to address these as part of a revised scheme.

The proposals have been amended to largely contain the proposals within the existing built envelope of the hotel. 11 new rooms are to be provided within the lower ground and ground floor accommodation, in place of back of house and meeting rooms/private dining areas which are no longer used by the hotel to meet these functions.

No new building work above the ground floor roof is proposed in the lightwell area to the western part of the roof between Ormonde Mansions and the side flank of the hotel. The roof lanterns are still proposed to be removed, however the roof will be made good with a single ply membrane to tie into the existing roof finish and maintained at the current roof level. New light wells will be provided within the hotel building to provide light to the lower ground and ground in place of the roof lanterns, however these will not have any external manifestations or external structure projecting above the existing roof.

To the eastern end of the ground floor roof in this location the current plant, ducting and AHU are to be removed, including the large extract which runs up the full length of the side of the hotel building. These will be able to be removed as part of the works as they will either no longer be required to service the large meeting room/private dining areas, or are internalised within the envelope of the building.

In the current location of the AHU and plant a small extension of 32 square metres is proposed to be constructed. This will sit within the height of the existing parapet wall in this location and plant presently sited here, and not extend above the current parapet height. It will be built of matching London Stock brick and the previous zinc material is no longer proposed.

The siting and containment of the proposed extension within the current built form and parapet will ensure there is no evident increase in built form, no increase in height to this location and no encroachment towards Ormonde Mansions. The proposals will therefore ensure there is no change to

light levels, whilst the appearance, outlook and amenity of the area will be improved by removing the external plant.

Figure 1 below shows the existing condition and structures to the ground floor roof, identifies the existing elements to be removed (in red) and the revised proposed form and appearance following the works.

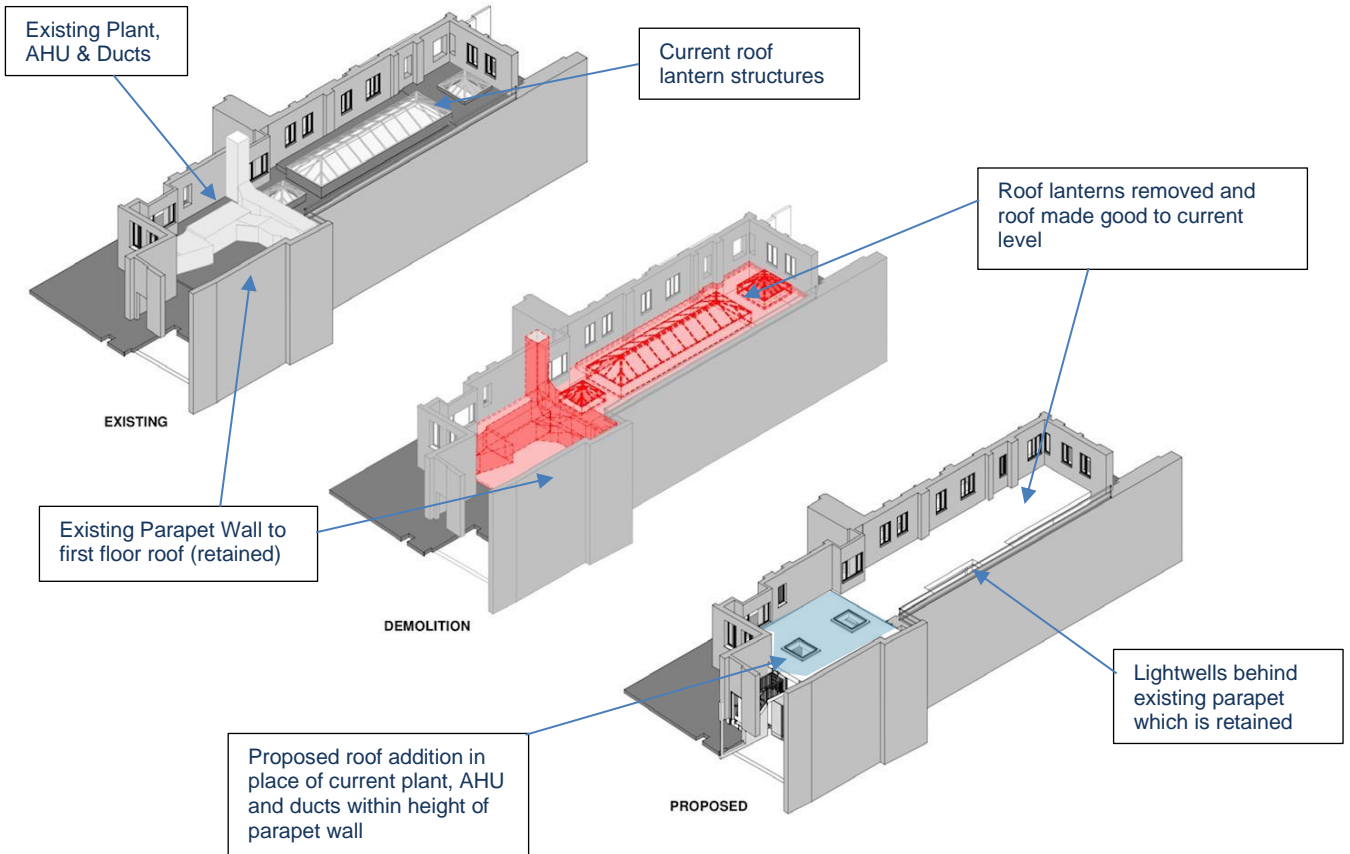
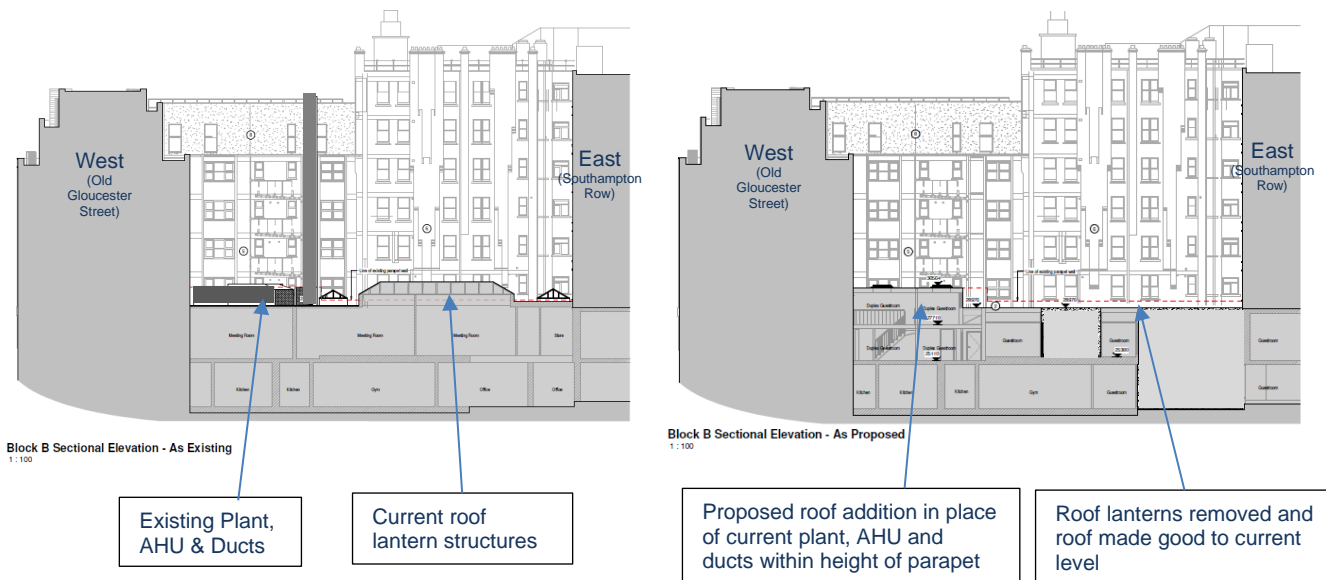


Figure 2 below shows a section through the existing and proposed hotel in this location, showing the current and proposed hotel accommodation, the existing plant and roof lanterns to be removed and the proposed roof addition and completed structure once the works are complete (the red dotted line shows the line of the existing parapet wall to be retained).



The proposals will be the subject of a detailed Construction Management Plan prior to the commencement of works and the contractors will be required to sign up and follow the requirements of the Considerate Constructors Scheme. A framework of the plan is contained within the submission documents, which will be available via the Council's website once the application has been formally submitted and validated.

The final drawings and details are currently being prepared ahead of a formal application submission to the Council, which you will receive formal consultation on in due course, however I wanted to make you aware of the revised proposal and details ahead of the application being made. I hope that the revised scheme goes a long way to resolving the concerns raised by the residents association and residents of the building and would be happy to discuss the proposals with you or to consider any further comments you have on the proposals – my contact details are above.

Please do share this with the other residents of the property to whom this may be of interest.

Yours sincerely,

Matthew Brewer
URBANSPACE Planning Ltd