





CONDITION COVERING STATEMENT

Planning Application reference: 2019/3138/P dated: 24 December 2020

1. Introduction

This statement accompanies the application for the approval of details reserved by Condition 20 of application number 2019/3138/P.

Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street.

2. Condition Requirement

Access - Hotel Rooms

Prior to the commencement of use of the hotel, detailed plans of the 8 (10%) fully wheelchair accessible rooms shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the internal layout of the building makes sufficient provision for the needs of people with disabilities in accordance with the requirements of policy C6 of the Camden Local Plan 2017.



- 1.1. The proposed development will provide a new five storey building with a new 80 bedroom hotel.
- 1.2. The following paragraphs provide an access statement relating to Planning condition 20.
- 1.3. Upper floor levels will provide bedroom accommodation and back of house areas on each level.
- 1.4. The hotel will include 80 bedrooms, including 8 universally accessible bedrooms.

Bedroom Corridors

- 2.1. Proposed bedroom corridors within the hotel provide a standard width of 1200mm.
- 2.2. All bedroom corridors within the hotel are level without ramped or stepped changes in level.
- 2.3. All doors along circulation routes will provide a minimum clear width of 850mm and include vision panels. Please refer to door schedule and door types drawings for details.

Universally Accessible Bedrooms

- 3.1. All proposed Universally Accessible bedrooms will comply with the minimum space requirements and facilities as set out in the Whitbread Premier Inn standard model requirements.
- 3.2. Shower wet rooms are provided with a mix of left and right handings.
- 3.3. All UA bedrooms will include alarm pull cords and beacons within the bedrooms and within the shower rooms, along with associated alarm reset buttons.

Operational Matters

- 4.1. Following completion of the building, a Fire Risk assessment is to be carried out, providing a comprehensive Fire Emergency and Evacuation Strategy for the building, informed by Premier Inn's general operational policies and protocols.

- 4.2. An Operations and Maintenance Manual is provided on handover of the building. Extensive staff training is provided on all aspects of customer service and building maintenance prior to hotel opening to ensure all staff are fully informed of both building specific and general Premier Inn operational issues to ensure that the building in operation continues to be accessible to all.



INFORMATION PROVIDED

Information in support of - Condition 20:

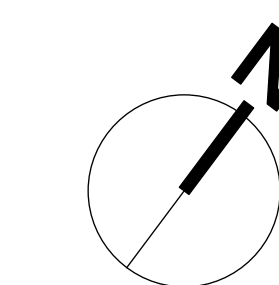
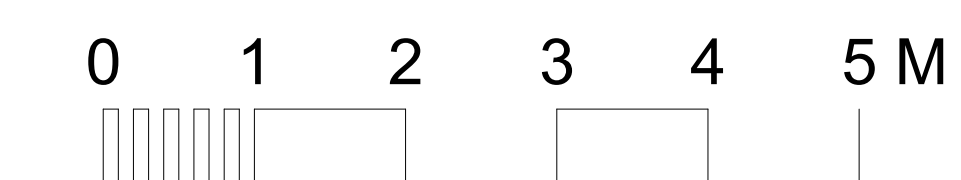
- 1.0 4603 - Access Statement
- 2.0 4603-WD-102 R-1F INTERNAL GA PLAN
- 3.0 4603-WD-103 R-2F INTERNAL GA PLAN
- 4.0 4603-WD-104 R-3F INTERNAL GA PLAN
- 5.0 4603-WD-105 R-4F INTERNAL GA PLAN
- 6.0 4603-WD-224 F-Hub Hotel UA Bedroom (Type 02.0)
- 7.0 4603-WD-225 C-Hub Hotel UA Bedroom (Type 02.0)
- 8.0 4603-WD-226 E-Hub Hotel UA Bedroom (Type 02.1)
- 9.0 4603-WD-227 C-Hub Hotel UA Bedroom (Type 02.1)
- 10.0 4603-WD-228 G-Hub Hotel UA Bedroom (Type 02.2)
- 11.0 4603-WD-229 D-Hub Hotel UA Bedroom (Type 02.2)
- 12.0 4603-WD-230 F-Hub Hotel UA Bedroom (Type 02.3)
- 13.0 4603-WD-231 C-Hub Hotel UA Bedroom (Type 02.3)
- 14.0 4603-WD-263 B-Hub Hotel UA Shower Room (Type B)
- 15.0 UA Accessibility File Note



UA ROOM LOCATIONS IN PLAN

Orange outline on plan highlights UA bedroom locations.

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NOTE: ORANGE RECTANGLE DENOTES UA BEDROOM LOCATION



NOTE:
ALL INTERNAL WALL / PARTITIONS TO BE CONSTRUCTED FROM STRUCTURAL SLAB LEVEL
OPERATIONAL SPACES REQUIRING DRAINAGE POINTS TO HAVE EXTENSION PIECES TO ALLOW
INSTALLATION AT FINISHED FLOOR LEVEL WHERE NECESSARY

PLEASE READ THIS DRAWING INCONJUNCTION WITH THE
FOLLOWING GA SECTION DRAWINGS:

4603-WD-200-204

KEY	
	Refer to Morris + Company info for details
	Refer to Clancy info for structural details

PLEASE READ THIS DRAWING IN CONJUNCTION WITH THE FOLLOWING INFORMATION:

- MORRIS & CO. INFORMATION PACKAGE
- CLANCY CONSULTING INFORMATION PACKAGE
- PSH CONSULTING INFORMATION PACKAGE
- SIKA SPECIFICATION DOCUMENTS
- TUV-SUD LIFTS INFORMATION
- KNAUF RAISED FLOORING SPECIFICATIONS
- HILITI FIRE STOPPING SPECIFICATION
- ARNOLD LAVER INFORMATION PACKAGE
- LLOYD WORRALL INFORMATION PACKAGE
- PROJECT SPECIFICATION NBS DOCUMENT
- ROOM DATA SHEETS

R	30/09/21	Stage 5 Whitbread PSO Refresh	JD
Q	18.12.20	Updated Stage 5 Release	AM
P	10.11.20	Grid Added - Stage 5 Release	AM

Rev Date Description By Chk



1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU
Tel. 01273 479434 www.axiomarchitects.co.uk

Client
Demar BVI Ltd.
Project
hub by Premier Inn
115-119 Camden High Street London

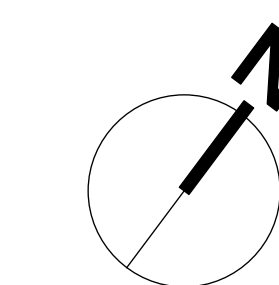
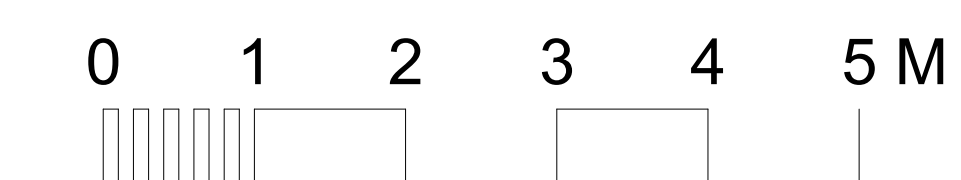
Drawing
1F INTERNAL GA PLAN

Scale	Status	Date	Drawn	Checked
1:50 @A0	Construction	19.06.19	AM	

Drawing No. Revision

4603-WD-102 R

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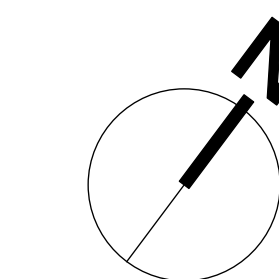
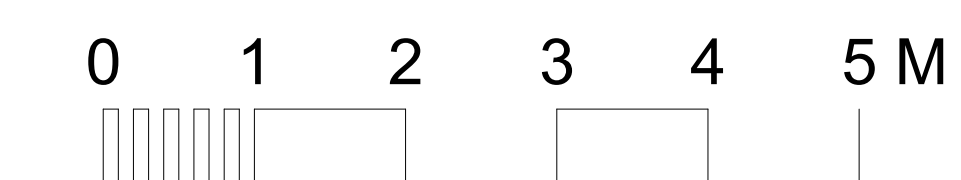
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Drawing
2F INTERNAL GA PLAN

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Drawing No. **4603-WD-103 R** Revision

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AXIOM ARCHITECTS

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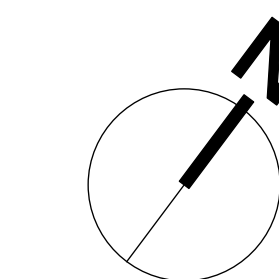
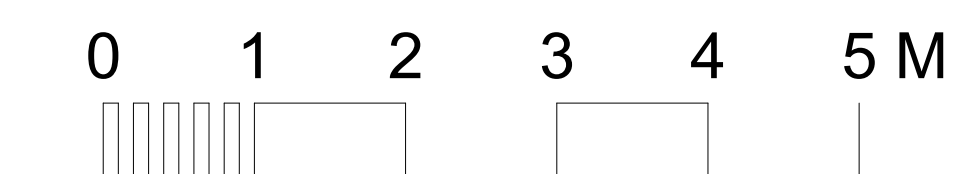
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Drawing No. Revision

4603-WD-104 R

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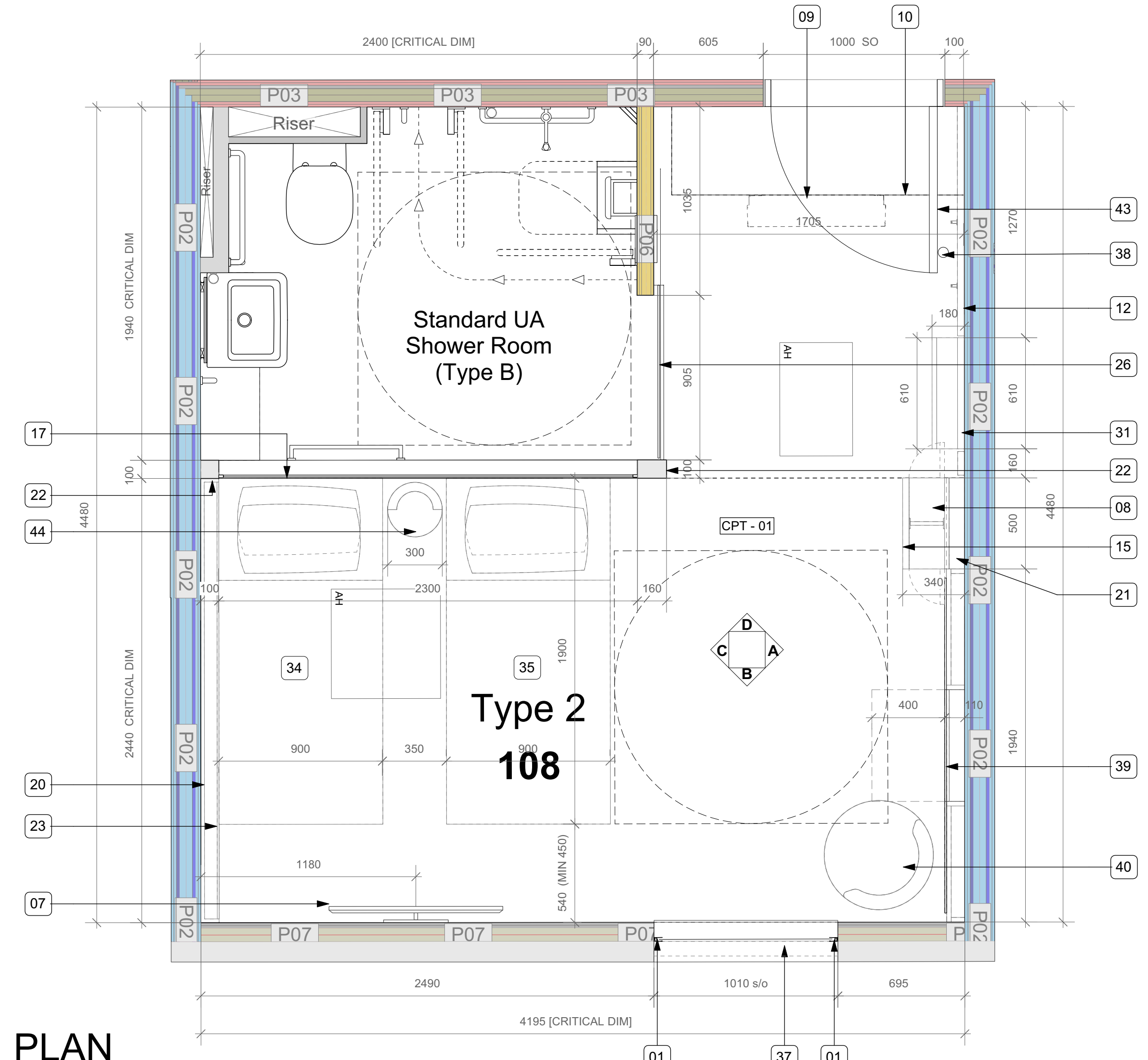
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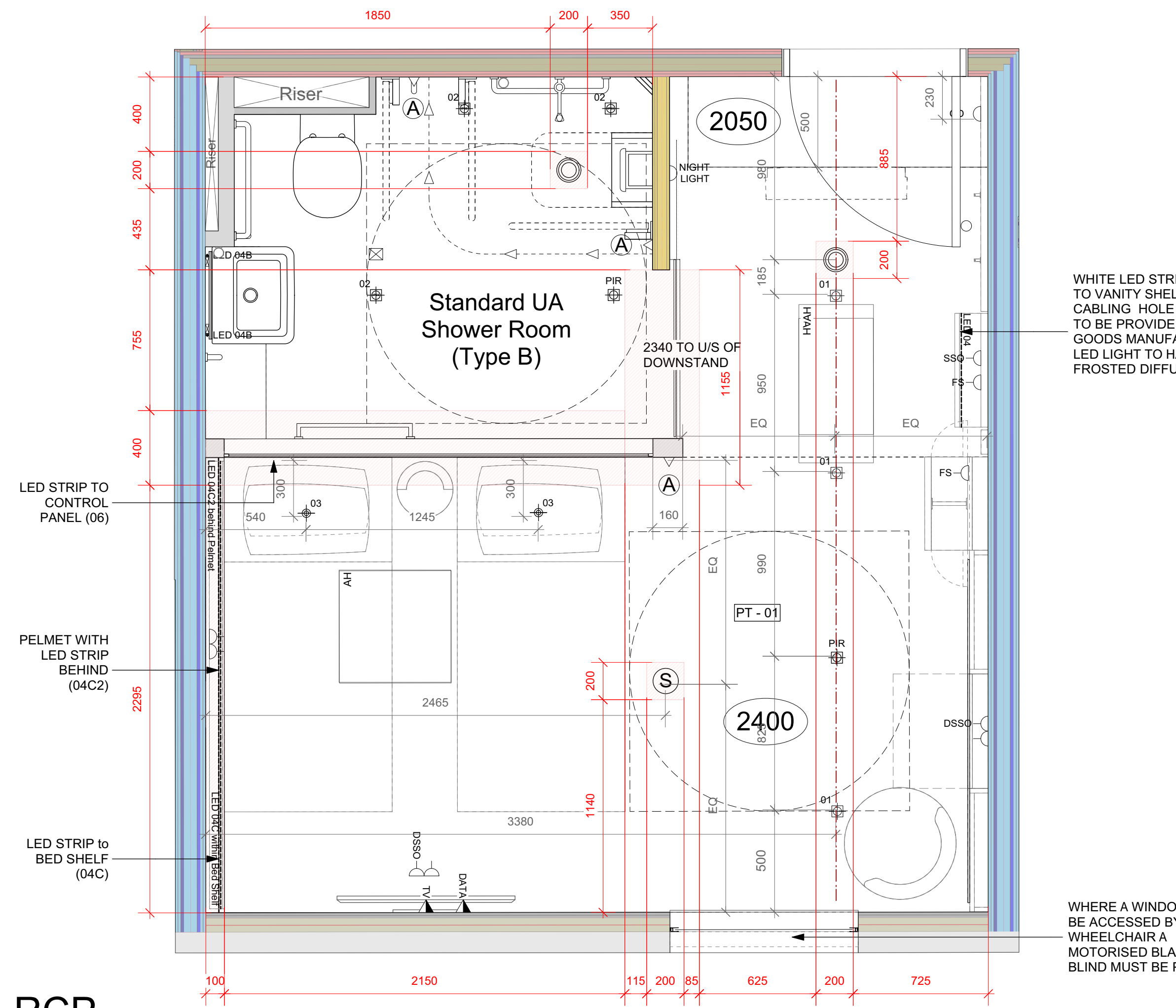
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Drawing No.				Revision

4603-WD-105 R

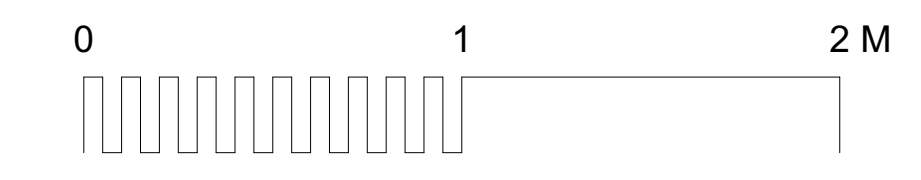
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PLAN



RCP



UA BEDROOM ANNOTATIONS	
01	BLIND HEADBOX & SEMI RECESSED RUNNERS
02	SHOP SPRAYED TIMBER LINING [PT - 03]
03	TIMBER EFFECT WALLPAPER
04	ARTWORK BY PORTABELLO
05	TV AERIAL
06	SINGLE DATA OUTLET
07	40" SAMSUNG TV ON WALL BRACKET
08	CONSUMER UNIT & AC FUSE IN WARDROBE ELEC. STORE
09	AC UNIT
10	BULKHEAD
11	TIMBER PANEL TO SUPPORT HOOKS
12	POLCOM COAT HOOK PANEL WITH COAT HOOKS [BW - 02]
13	HAIR DRYER AND WALL MOUNT
14	BOTTLE OPENER
15	MIRROR TO WARDROBE.
16	POLCOM 6MM OPT WHITE TOUGHENED BACK COATED GLASS (POLCOM) PANELS 10YY41/08 3 NO. EQUAL x 2275
17	BATHROOM GLAZING BY ABBEY GLASS [GL - 02]
18	VIVID BEDHEAD CONTROL PANEL REFER TO DETAILS FOR CUT OUT SIZE
19	POLCOM WALL [A - 01] AROUND CONTROL PANEL
20	POLCOM BED SHELF. PAINTED MDF
21	POLCOM HANGING STORAGE [PT - 03] WARDROBE TO BE IN LINE WITH BATHROOM WALL
22	POLCOM WALL. PAINTED MDF
23	PELMET WITH LED STRIP BEHIND
24	POLCOM LAMINATE UPSTAND [LM - 02]
25	DSSO WITH USB CHARGER
26	GLAZED SLIDING BATHROOM DOOR (ABBAY GLASS) [GL - 02]
27	GAS DETECTION UNIT
28	SKIRTING [PT - 03]
29	DSSO
30	[PT - 04] TO WALL AND WINDOW REVEAL
31	POLCOM VANITY SHELF [PT - 03]
32	ALARM RESET BUTTON
33	VIVID TO ADVISE ON POWER AND SWITCH ALLOWANCE
34	POLCOM MOVABLE BED
35	POLCOM MOVABLE BED
36	NIGHT LIGHT
37	WINDOW, FOR WINDOW DETAILS SEE WINDOW SCHEDULE
38	FLOOR MOUNTED DOOR STOP
39	POLCOM DROP DOWN DESK
40	BEDROOM CHAIR
41	FIRE SIGNAGE
42	SPY HOLE & COVER
43	914 X 1981 DOOR [LM - 04]
44	BEDSIDE TABLE (LOOSE)
45	LIGHT BOX

ELECTRICAL SYMBOL LEGEND	
	LED DOWNLIGHTER
	LED DOWNLIGHTER IP65 RATED
	TILT LED DOWNLIGHTER
	LED STRIP
	PIR
	NIGHT LIGHT (UA ROOMS ONLY)
	WALL MOUNTED LIGHT
	13A SWITCHED FUSED SPUR OUTLET
	13A SINGLE SWITCHED SOCKET OUTLET
	13A DOUBLE SWITCHED SOCKET OUTLET
	AERIAL OUTLET
	TWIN DATA OUTLET
	ALARM PULL CORD (UA ROOMS ONLY)
	ALARM RESET BUTTON (UA ROOMS ONLY)
	GAS DETECTOR
	SMOKE DETECTOR & SOUNDER
	SUPPLY / EXTRACT VENT VALVE

ALL LIGHTING TO BE 2700 RATING TO ACHIEVE DESIRED WARM WHITE LIGHT

PLEASE PLAN FOR LIGHTING REFS NUMBER AND ROOM DATA SHEETS FOR LIGHTING SPEC

DIMENSIONS WHERE GIVEN ARE TAKEN TO FINISHED FACES OF PLASTERBOARD AND DO NOT INCLUDE SURFACE APPLIED FINISHES SUCH AS TILING AND GLASS PANNELLING.

COMBINED DETECTOR AND SOUNDER, TO BE COMBINED WITH ALARM BEACONS IN 10% OF ROOMS

NOTE: WINDOW TO OPEN INWARDS TO ALLOW FOR CLEANING - SWING DIRECTION TO BE CONFIRMED. FOR WINDOW DETAIL REFER TO 5.01 WINDOW SCHEDULE

KEY

- 18mm Plywood panel
- SW noggin between studs

Dimensions given generally from finished floor level or plasterboard face to centres or edges of patress as a minimum size (actual length dependent upon spacing of studwork)

F	21/09/20	Stage 5 Release	AM
E	13/12/19	Tender update	KR JL
Rev	Date	Description	By



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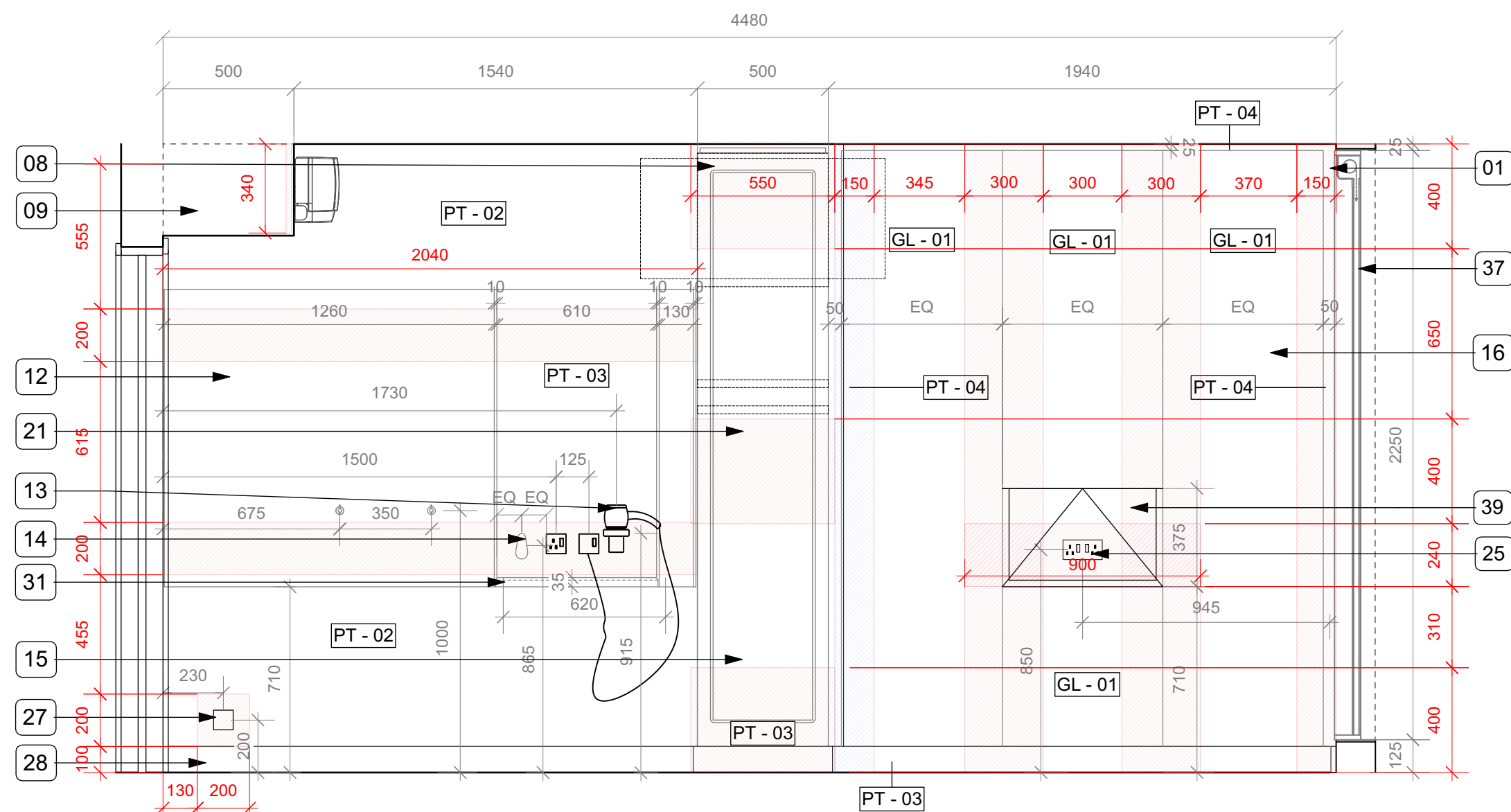
Client
Demar (BVI) Holdings Ltd

Project
115-119 CAMDEN HIGH STREET
LONDON
NW1 7JS

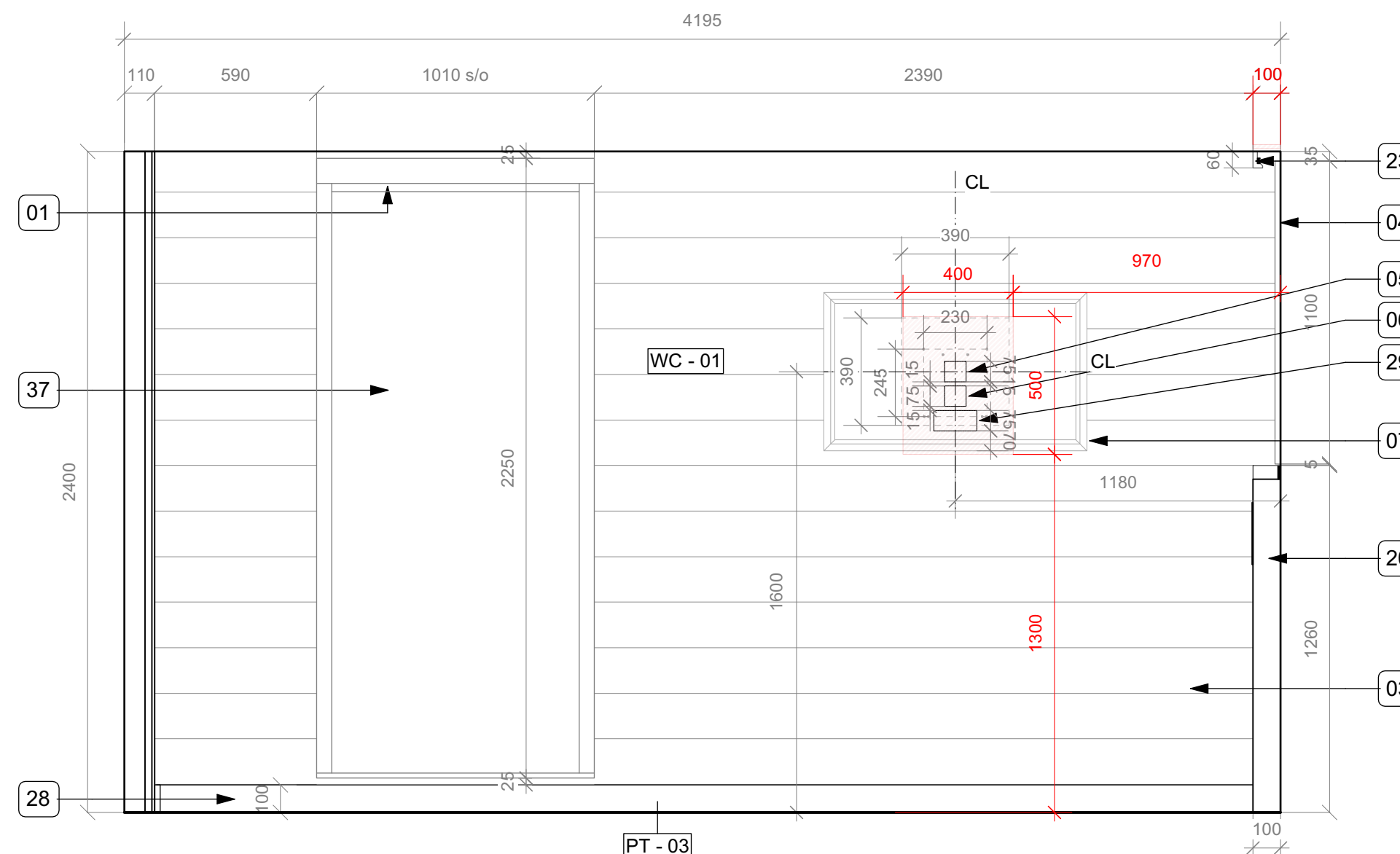
Drawing
Hub Hotel UA Bedroom (Type 02.0)
Plans

Scale	Status	Date	Drawn	Checked
1:20@A1	Construction	08/07/19	KR	AM
Drawing No.			Revision	

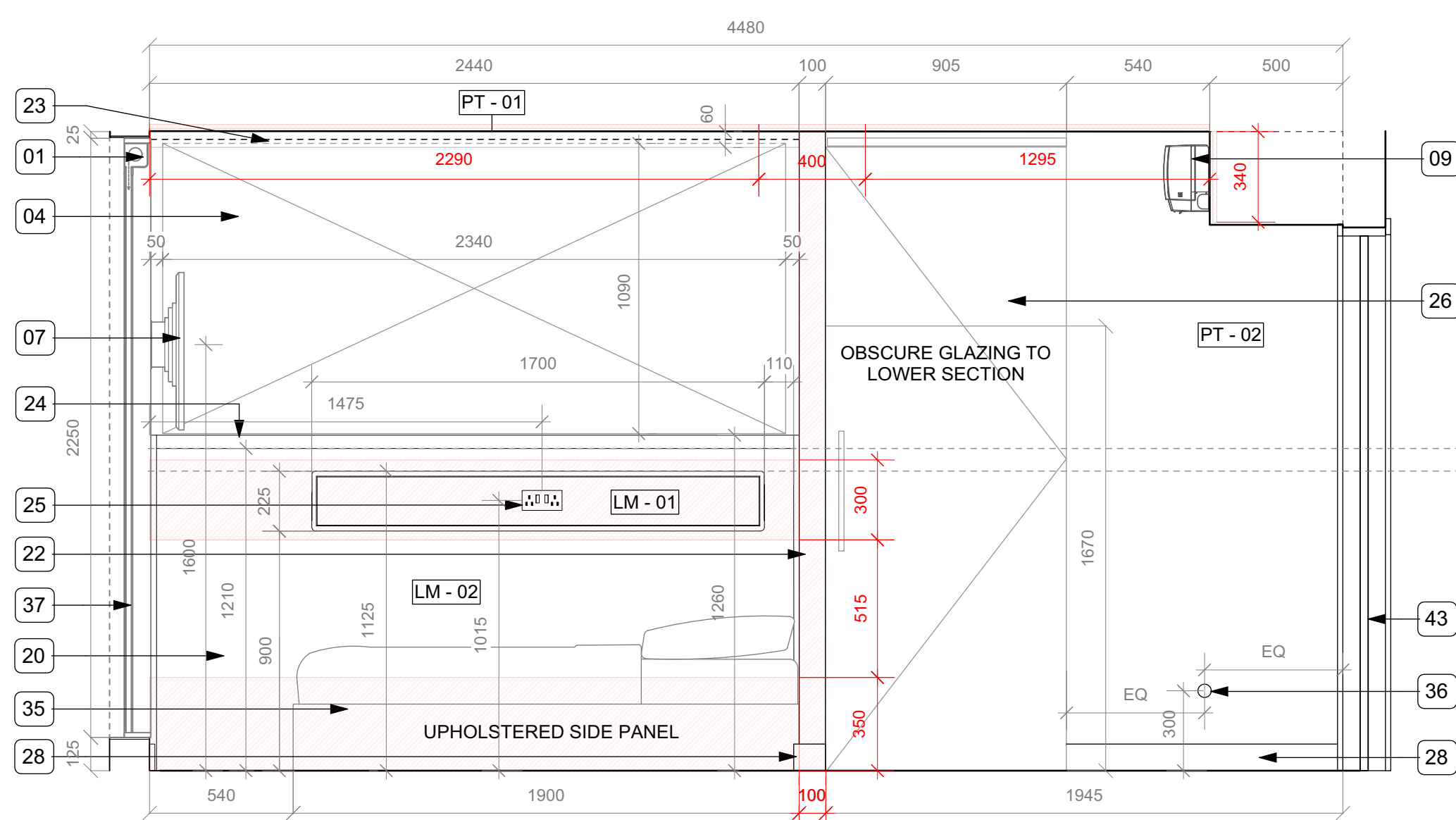
4603-WD-224 F



ELEVATION A

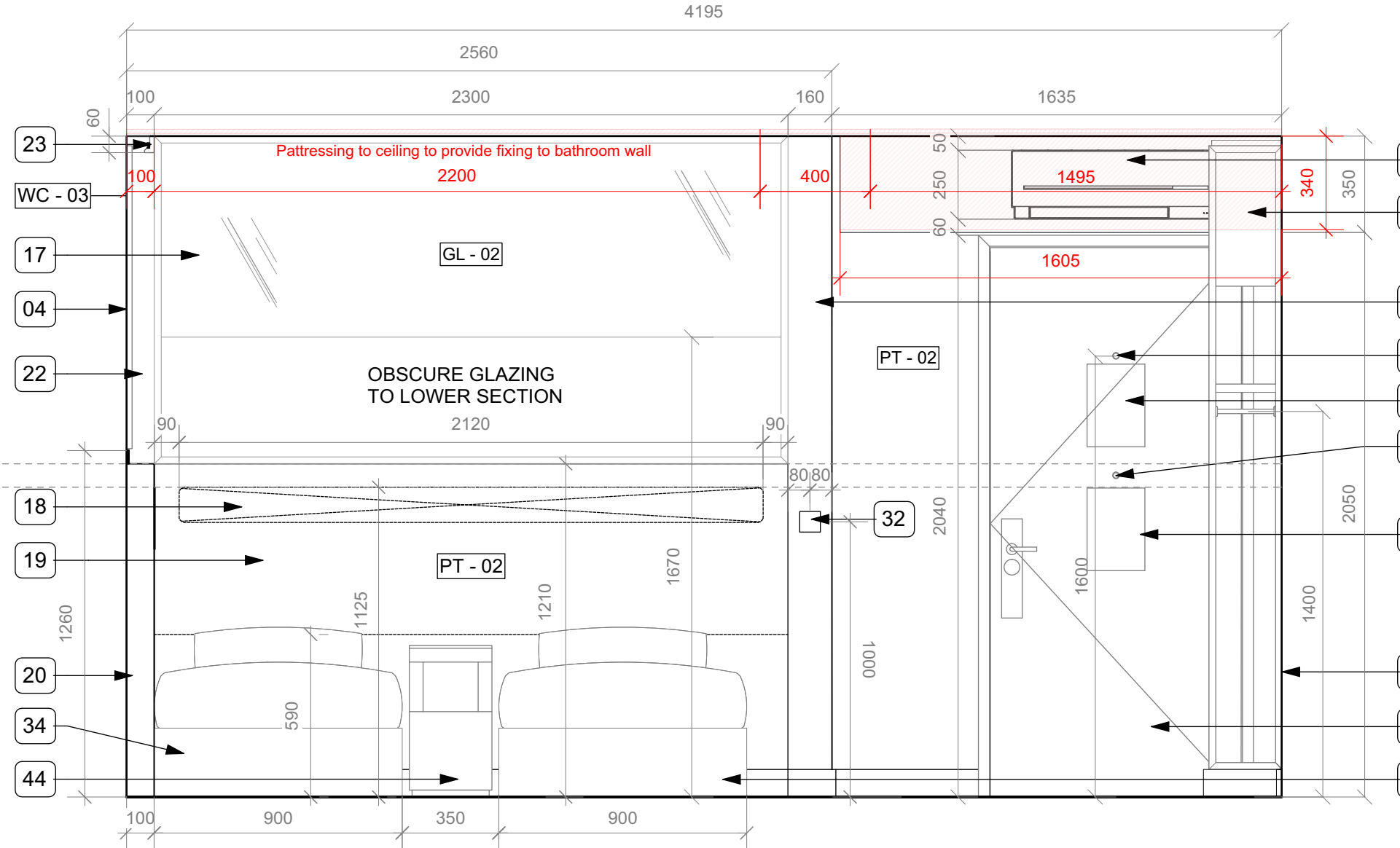


ELEVATION B



ELEVATION C

Model Bedroom Elevations HANDED
(Right-hand transfer to bed)



ELEVATION D

UA BEDROOM ANNOTATIONS	
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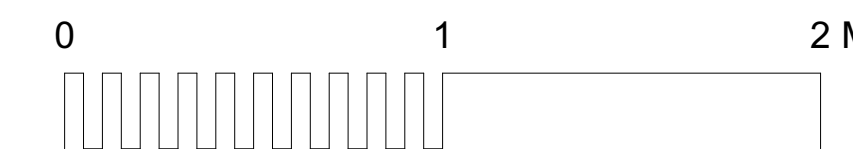
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NOTE: Please refer to bedroom patress drawing for plan locations of patresses

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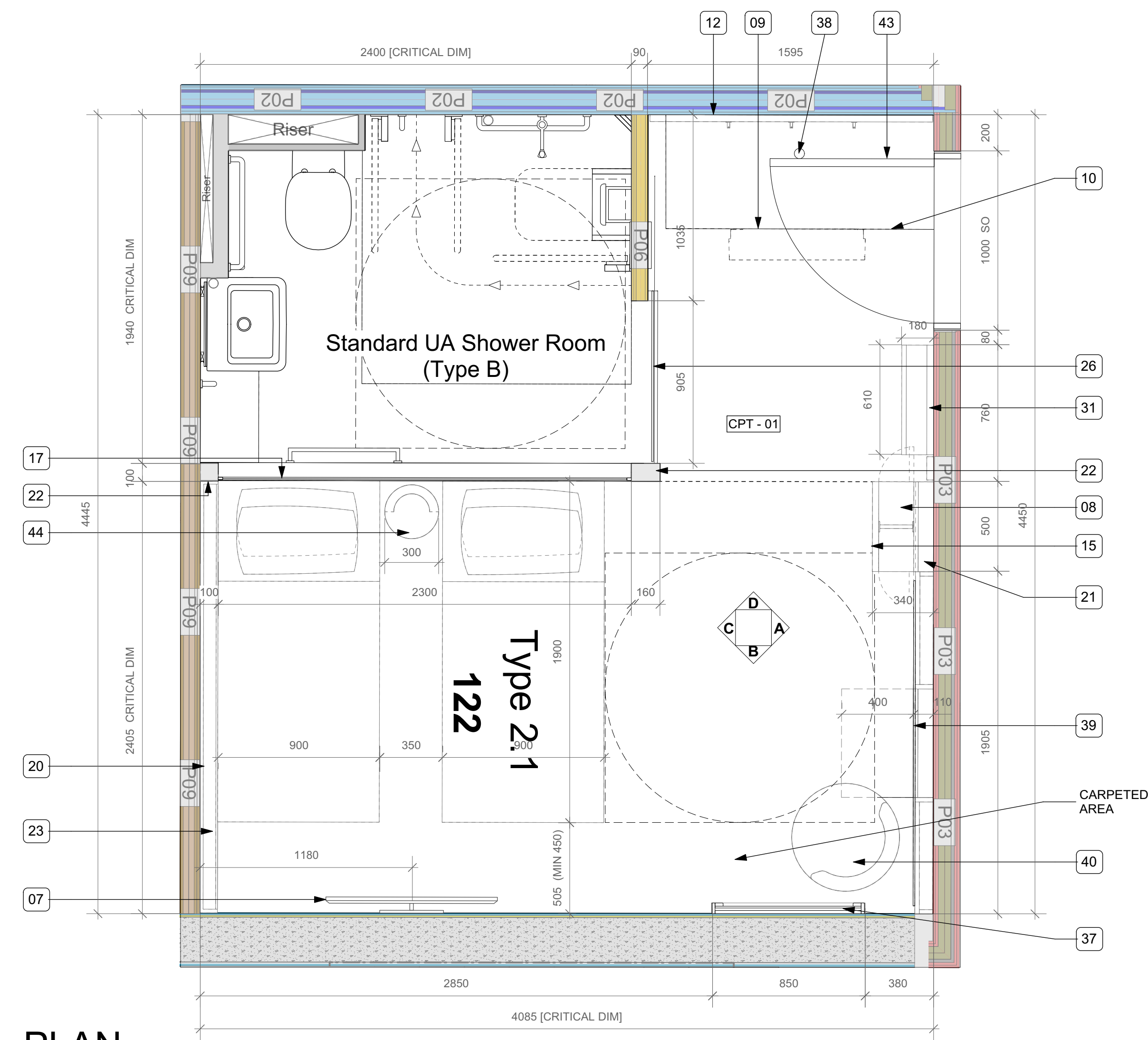
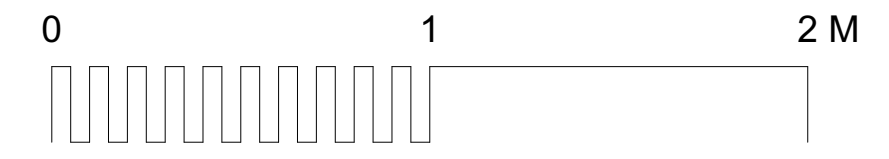
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Hub Hotel UA Bedroom (Type 02.0)
Elevations

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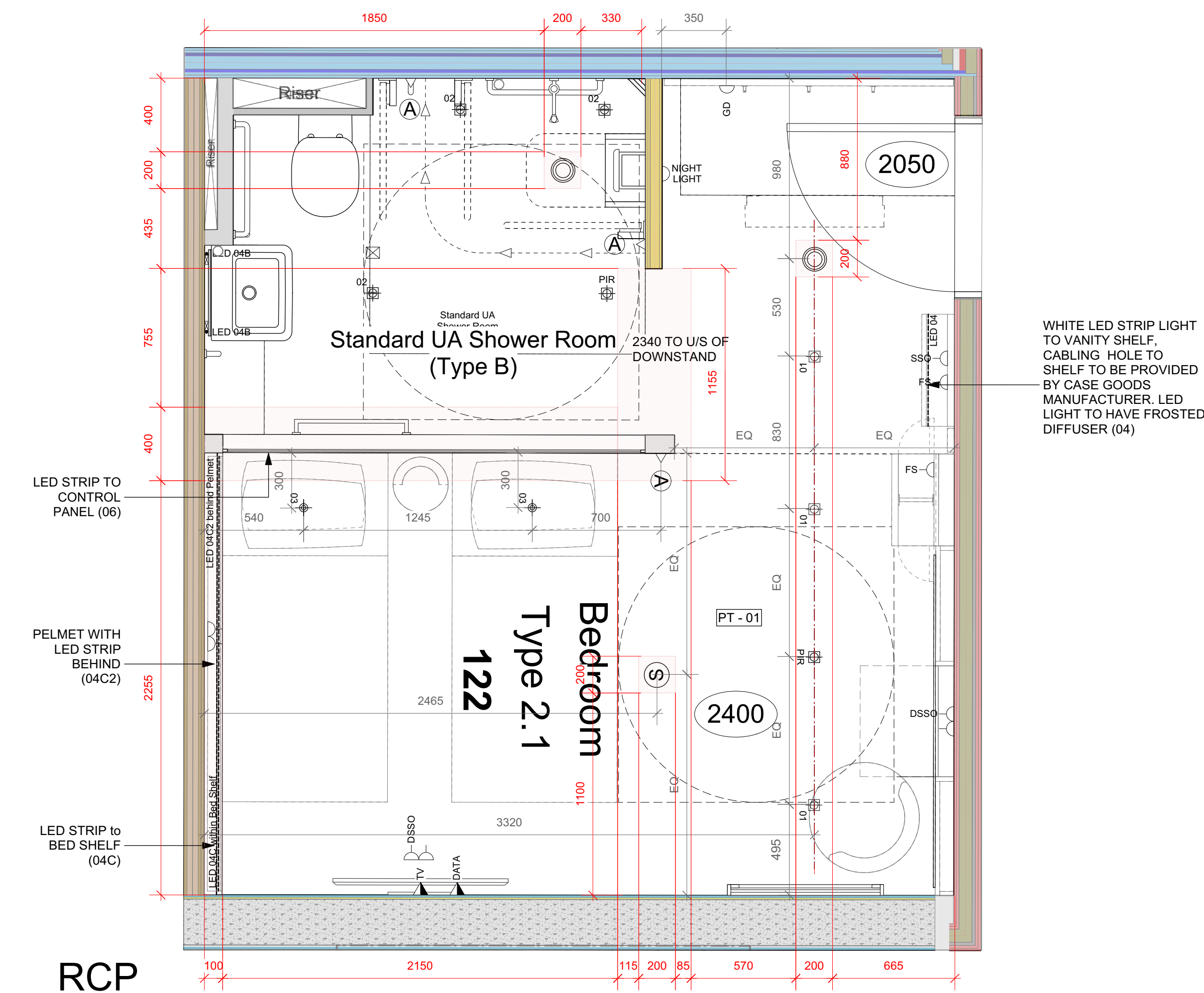
Drawing No. Revision

4603-WD-225 C

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RCP

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12	POLCOM COAT HOOK PANEL WITH COAT HOOKS [BW - 02]
13	HAIR DRYER AND WALL MOUNT
14	BOTTLE OPENER
15	MIRROR TO WARDROBE.
16	POLCOM 6MM OPT WHITE TOUGHENED BACK COATED GLASS (POLCOM) PANELS 10YY41/08 3 NO. EQUAL x 2275
17	BATHROOM GLAZING BY ABBEY GLASS [GL - 02]
18	VIVID BEDHEAD CONTROL PANEL REFER TO DETAILS FOR CUT OUT SIZE
19	POLCOM WALL [A - 01] AROUND CONTROL PANEL
20	POLCOM BED SHELF. PAINTED MDF
21	POLCOM HANGING STORAGE [PT - 03] WARDROBE TO BE IN LINE WITH BATHROOM WALL
22	POLCOM WALL. PAINTED MDF
23	PELMET WITH LED STRIP BEHIND
24	POLCOM LAMINATE UPSTAND [LM - 02]
25	DSSO WITH USB CHARGER
26	GLAZED SLIDING BATHROOM DOOR (ABBAY GLASS) [GL - 02]
27	GAS DETECTION UNIT
28	SKIRTING [PT - 03]
29	DSSO
30	[PT - 04] TO WALL AND WINDOW REVEAL
31	POLCOM VANITY SHELF [PT - 03]
32	ALARM RESET BUTTON
33	VIVID TO ADVISE ON POWER AND SWITCH ALLOWANCE
34	POLCOM MOVABLE BED
35	POLCOM MOVABLE BED
36	NIGHT LIGHT
37	WINDOW, FOR WINDOW DETAILS SEE WINDOW SCHEDULE
38	FLOOR MOUNTED DOOR STOP
39	POLCOM DROP DOWN DESK
40	BEDROOM CHAIR
41	FIRE SIGNAGE
42	SPY HOLE & COVER
43	914 X 1981 DOOR [LM - 04]
44	BEDSIDE TABLE (LOOSE)
45	LIGHT BOX

ELECTRICAL SYMBOL LEGEND	
	LED DOWNLIGHTER
	LED DOWNLIGHTER IP65 RATED
	TILT LED DOWNLIGHTER
	LED STRIP
	PIR
	NIGHT LIGHT (UA ROOMS ONLY)
	WALL MOUNTED LIGHT
	13A SWITCHED FUSED SPUR OUTLET
	13A SINGLE SWITCHED SOCKET OUTLET
	13A DOUBLE SWITCHED SOCKET OUTLET
	AERIAL OUTLET
	TWIN DATA OUTLET
	ALARM PULL CORD (UA ROOMS ONLY)
	ALARM RESET BUTTON (UA ROOMS ONLY)
	GAS DETECTOR
	SMOKE DETECTOR & SOUNDER
	SUPPLY / EXTRACT VENT VALVE

ALL LIGHTING TO BE 2700 RATING TO ACHIEVE DESIRED WARM WHITE LIGHT

PLEASE PLAN FOR LIGHTING REFS NUMBER AND ROOM DATA SHEETS FOR LIGHTING SPEC

DIMENSIONS WHERE GIVEN ARE TAKEN TO FINISHED FACES OF PLASTERBOARD AND DO NOT INCLUDE SURFACE APPLIED FINISHES SUCH AS TILING AND GLASS PANNELLING.

COMBINED DETECTOR AND SOUNDER, TO BE COMBINED WITH ALARM BEACONS IN 10% OF ROOMS

NOTE: WINDOW TO OPEN INWARDS TO ALLOW FOR CLEANING - SWING DIRECTION TO BE CONFIRMED. FOR WINDOW DETAIL REFER TO 5.01 WINDOW SCHEDULE

KEY

- 18mm Plywood panel
 - SW noggin between studs
- Dimensions given generally from finished floor level or plasterboard face to centres or edges of patress as a minimum size (actual length dependent upon spacing of studwork)

Rev	Date	Description	By	Chk
E	21/09/20	Stage 5 Release		AM
D	22/11/19	Tender Issue		KR JL



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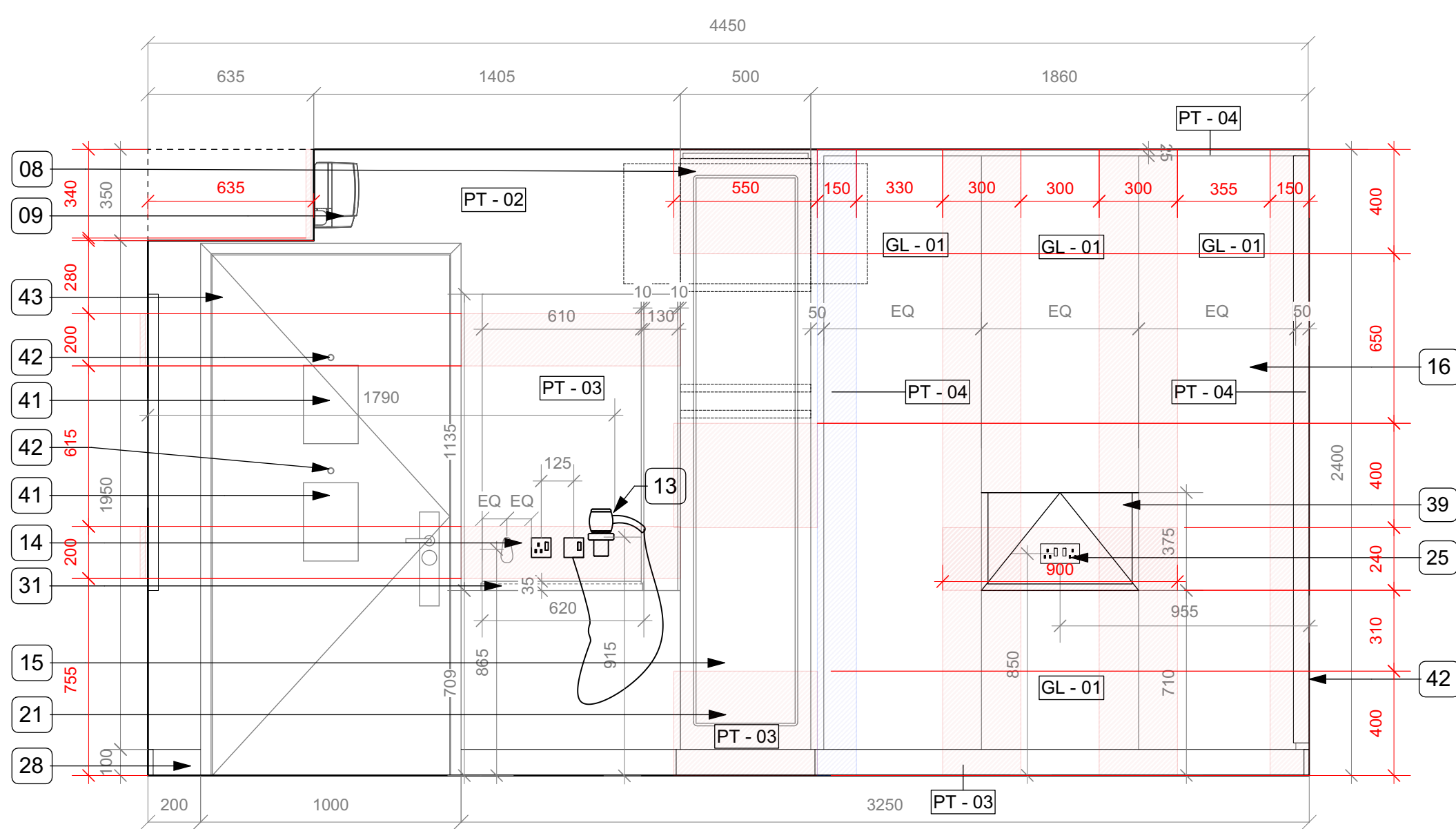
Client
Demar (BVI) Holdings Ltd

Project
115-119 CAMDEN HIGH STREET
LONDON
NW1 7JS

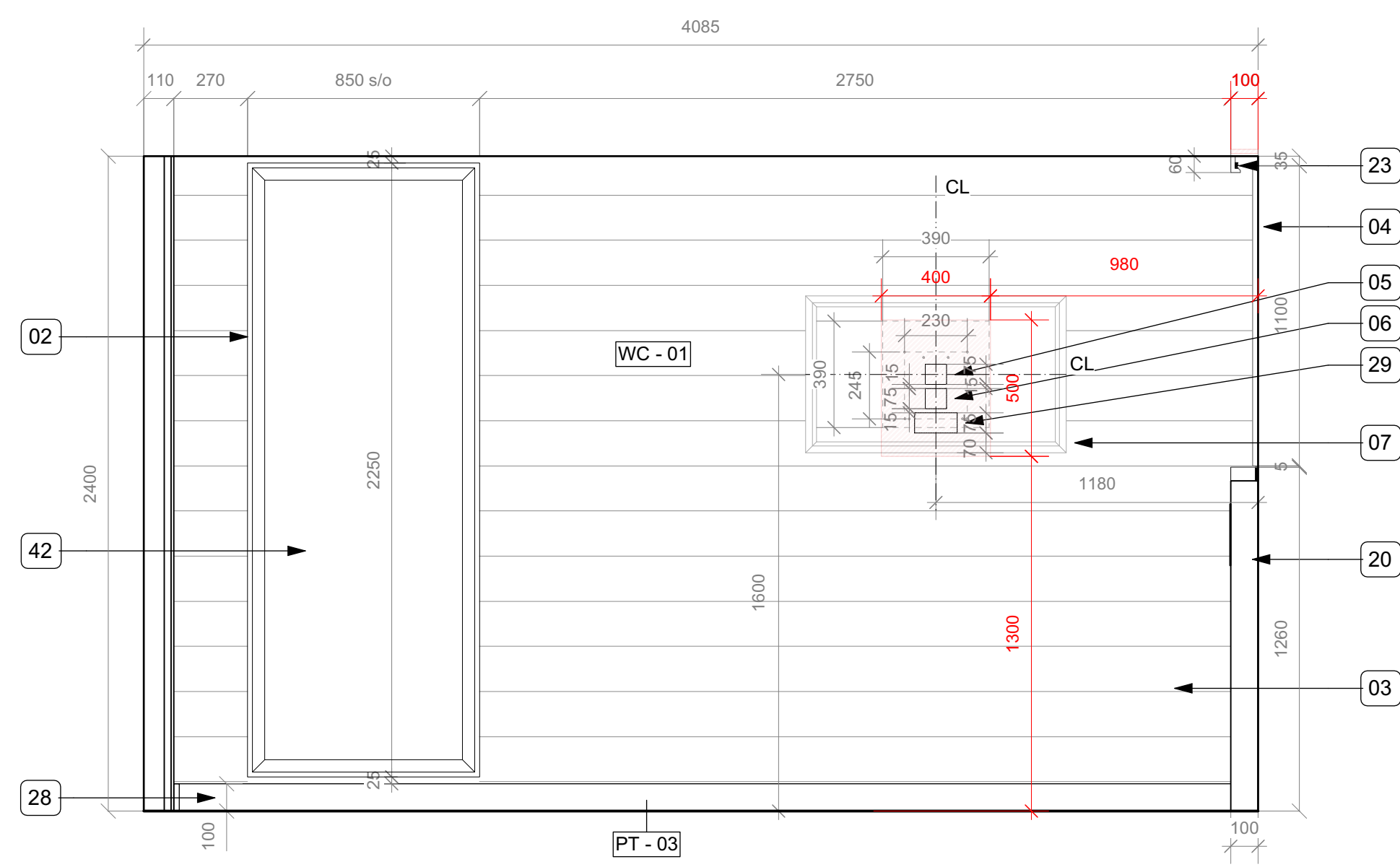
Drawing
Hub Hotel UA Bedroom (Type 02.1)
Plans

Scale	Status	Date	Drawn	Checked
1:20@A1	Construction	08/07/19	KR	AM

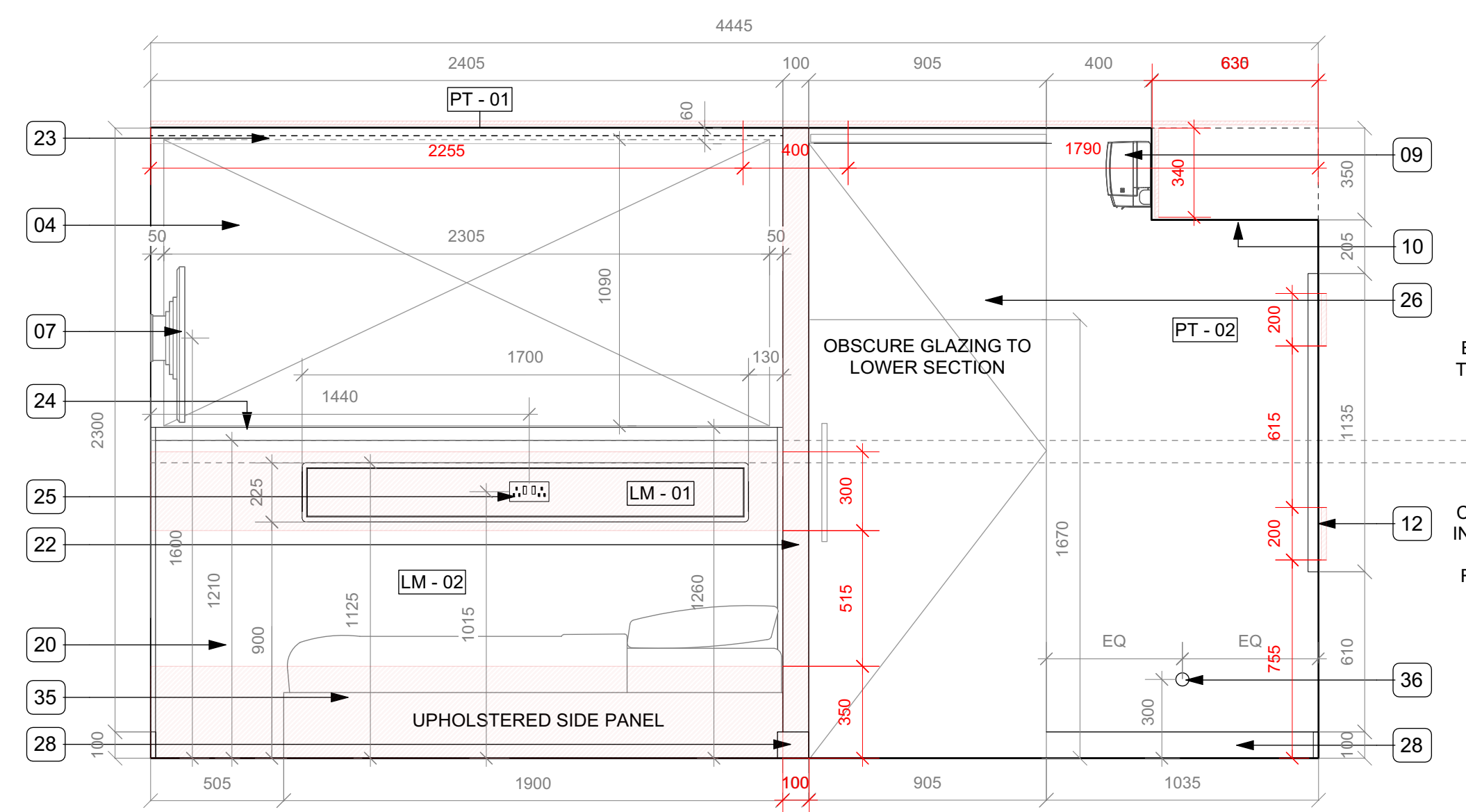
Drawing No. **4603-WD-226 E** Revision



ELEVATION A

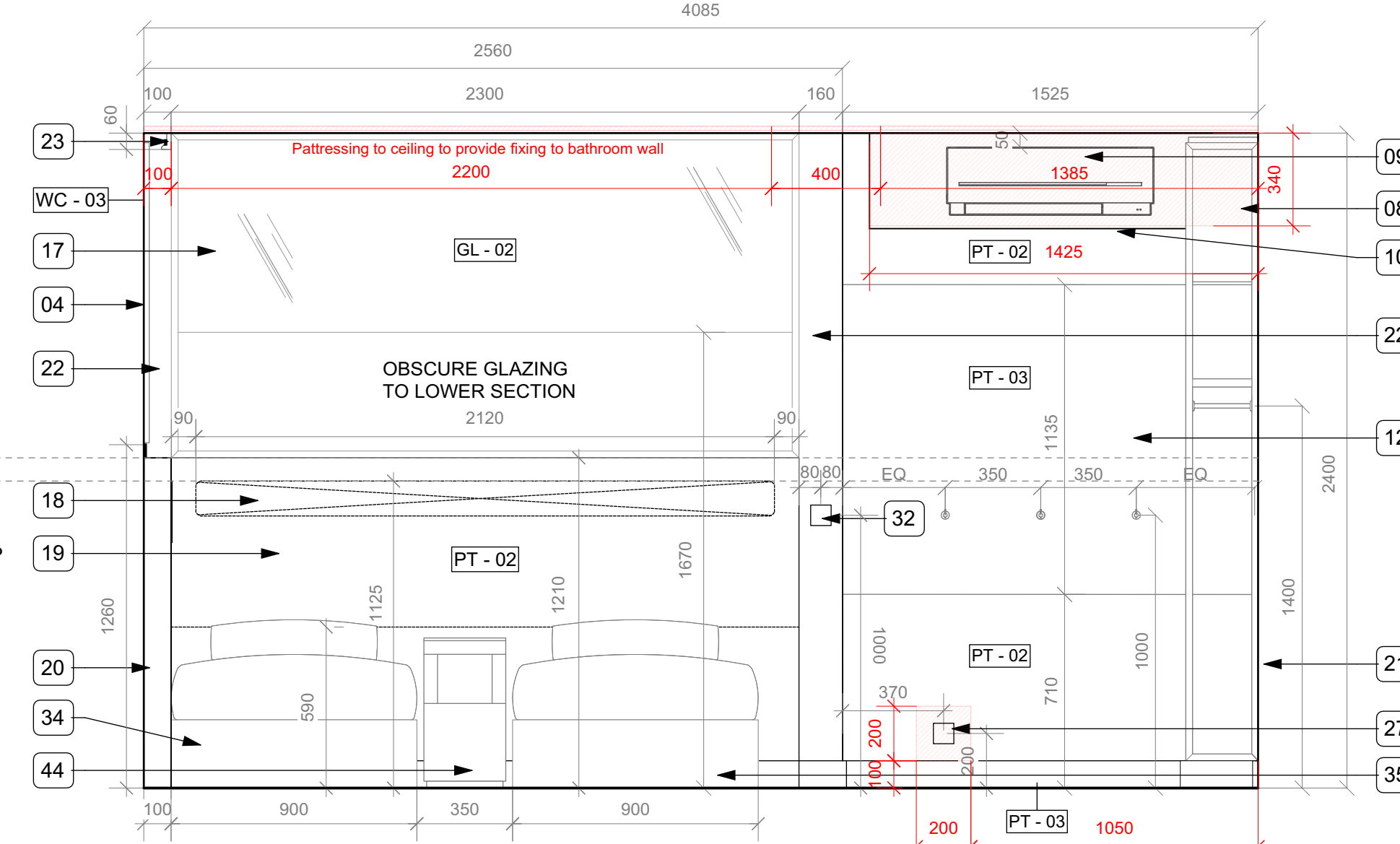


ELEVATION B



ELEVATION C

Model Bedroom Elevations HANDED
(Right-hand transfer to bed)



ELEVATION D

UA BEDROOM ANNOTATIONS	
01	BLIND HEADBOX & SEMI RECESSED RUNNERS
02	SHOP SPRAYED TIMBER LINING [PT - 03]
03	TIMBER EFFECT WALLPAPER
04	ARTWORK BY PORTABELLO
05	TV AERIAL
06	SINGLE DATA OUTLET
07	40" SAMSUNG TV ON WALL BRACKET
08	CONSUMER UNIT & AC FUSE IN WARDROBE ELEC. STORE
09	AC UNIT
10	BULKHEAD
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41	FIRE SIGNAGE
42	SPY HOLE & COVER
43	914 X 1981 DOOR [LM - 04]
44	BEDSIDE TABLE (LOOSE)
45	LIGHT BOX

ELECTRICAL SYMBOL LEGEND	
	LED DOWNLIGHTER
	LED DOWNLIGHTER IP65 RATED
	TILT LED DOWNLIGHTER
	LED STRIP
	PIR
	NIGHT LIGHT (UA ROOMS ONLY)
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	GAS DETECTOR
	SMOKE DETECTOR & SOUNDER
	SUPPLY / EXTRACT VENT VALVE

ALL LIGHTING TO BE 2700 RATING TO ACHIEVE DESIRED WARM WHITE LIGHT

PLEASE PLAN FOR LIGHTING REFS NUMBER AND ROOM DATA SHEETS FOR LIGHTING SPEC

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KEY

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NOTE: Please refer to bedroom patress drawing for plan locations of patresses

C	21/09/20	Stage 5 Release	AM
B	22/11/19	Tender Issue	KR JL
Rev	Date	Description	By



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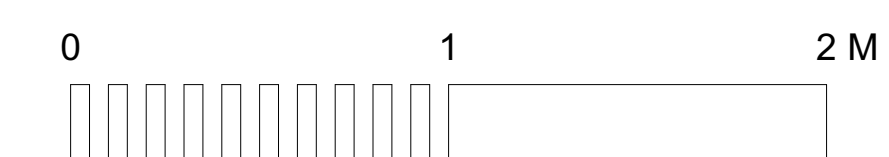
Client
Demar (BVI) Holdings Ltd

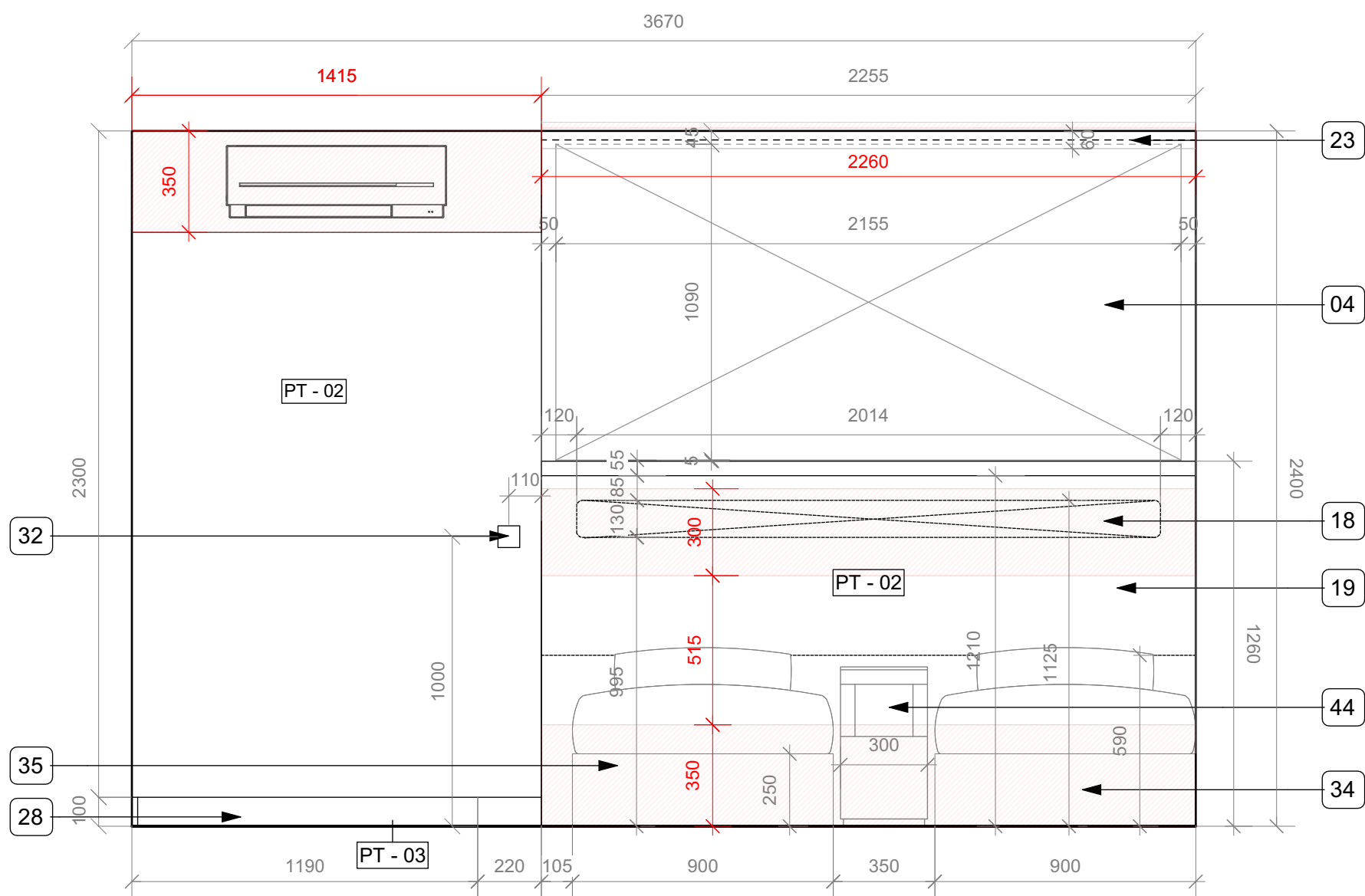
Project
**115-119 CAMDEN HIGH STREET
LONDON
NW1 7JS**

Drawing
**Hub Hotel UA Bedroom (Type 02.1)
Plans & Elevations**

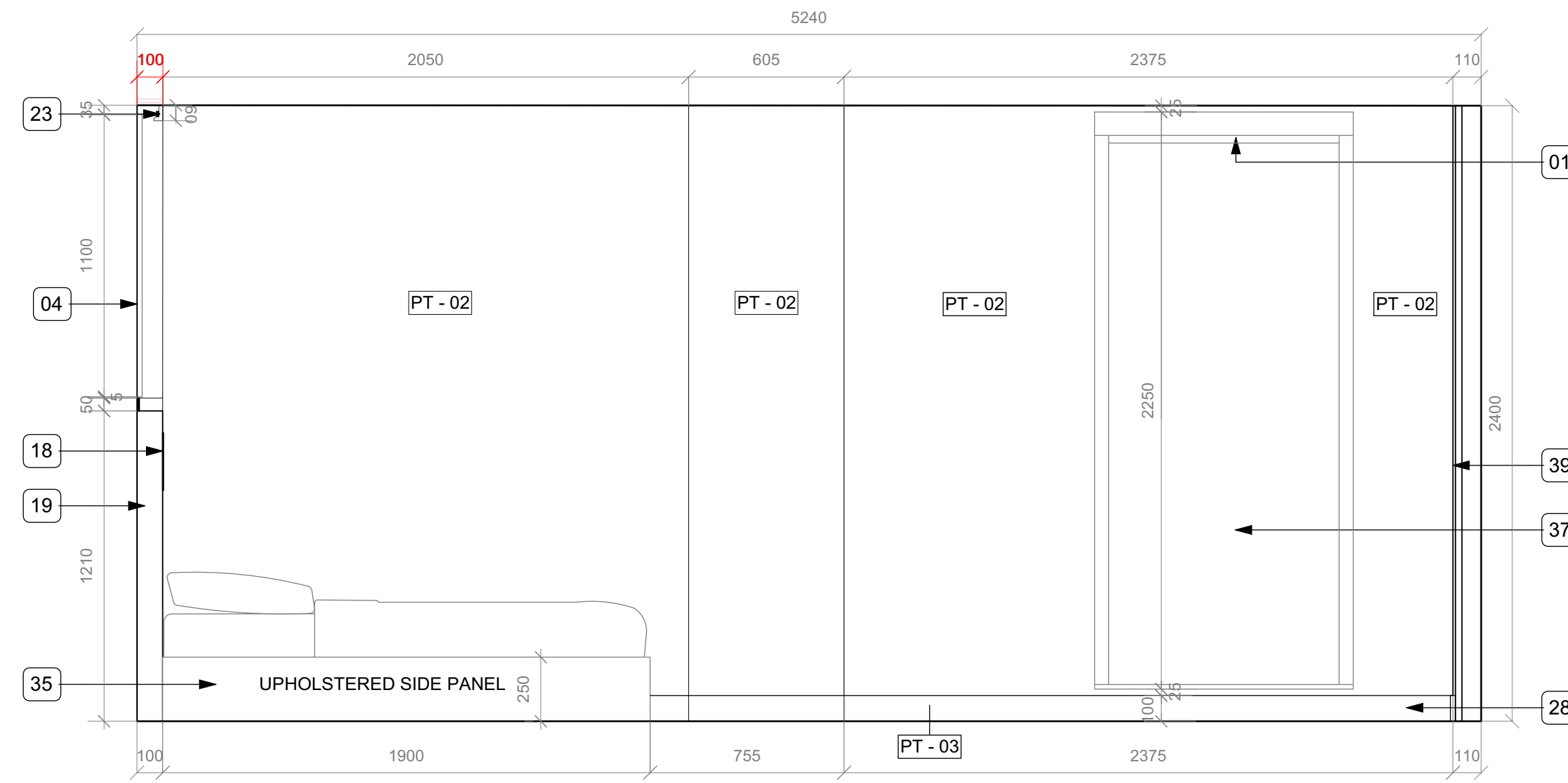
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Drawing No. **4603-WD-227 C** Revision

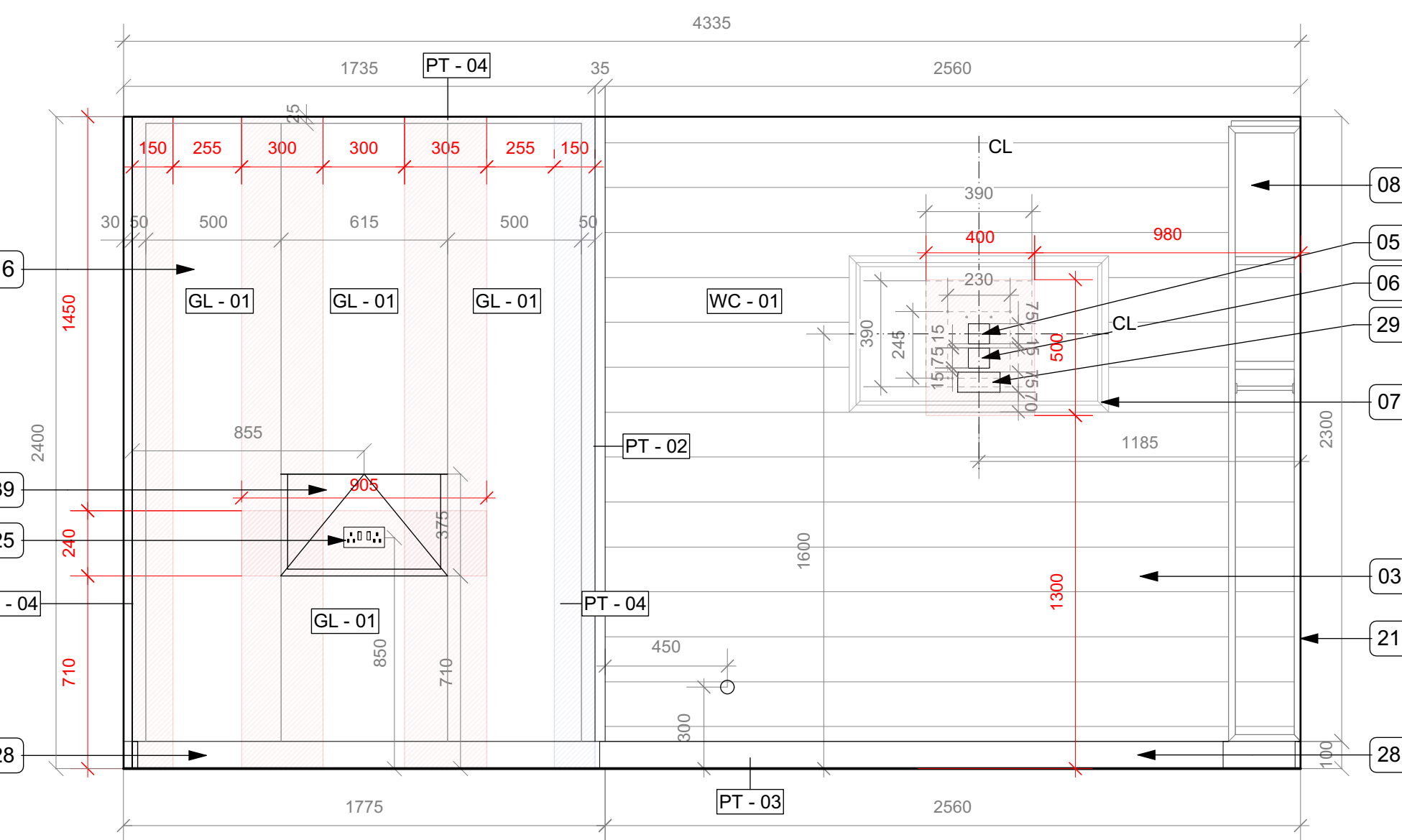




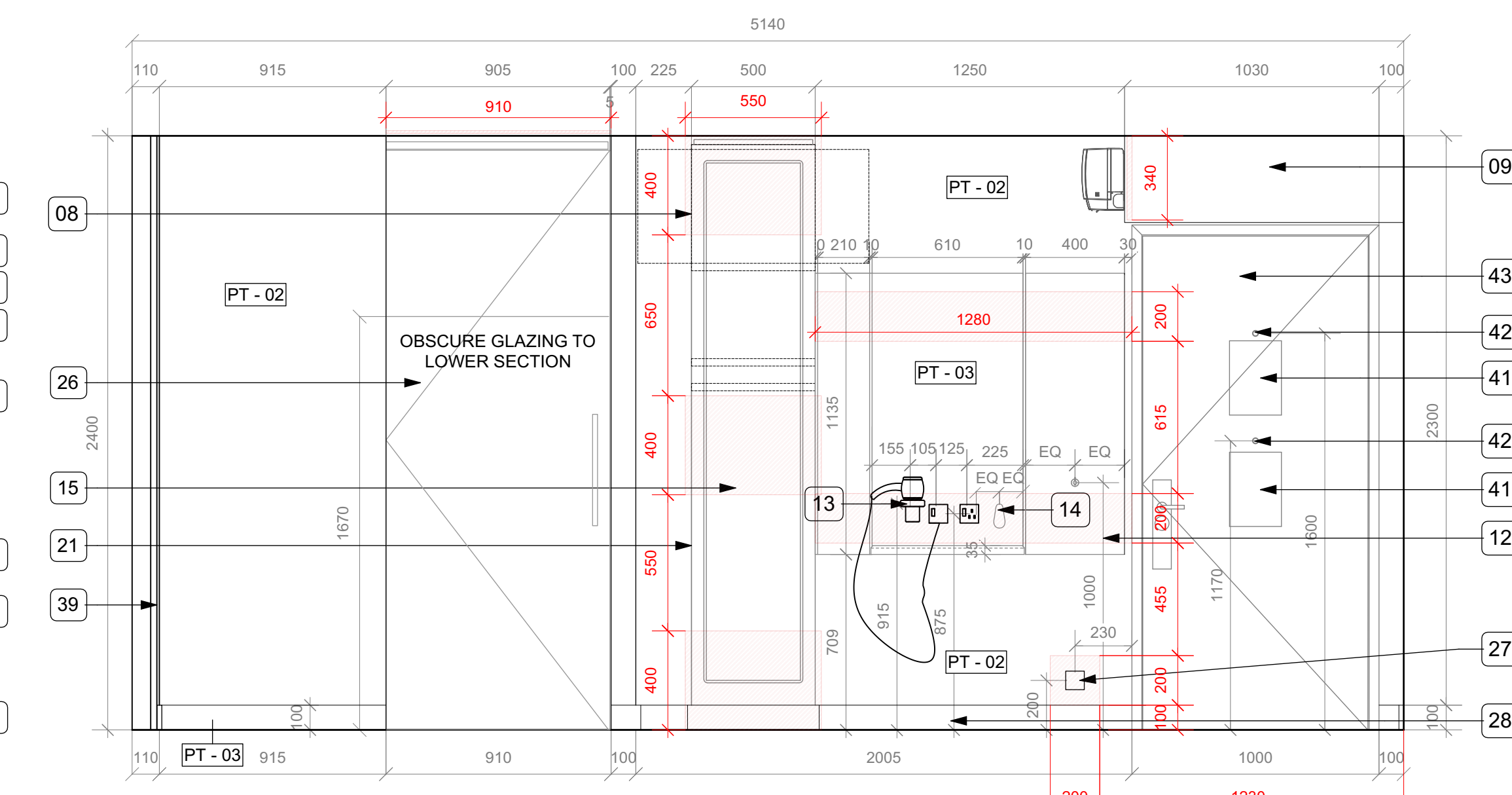
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

Model Bedroom Elevations HANDED
(Right-hand transfer to bed)

UA BEDROOM ANNOTATIONS	
01	BLIND HEADBOX & SEMI RECESSED RUNNERS
02	SHOP SPRAYED TIMBER LINING [PT - 03]
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ELECTRICAL SYMBOL LEGEND	
	LED DOWNLIGHTER
	LED DOWNLIGHTER IP65 RATED
	TILT LED DOWNLIGHTER
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	NIGHT LIGHT (UA ROOMS ONLY)
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	GAS DETECTOR
	SMOKE DETECTOR & SOUNDER
	SUPPLY / EXTRACT VENT VALVE

ALL LIGHTING TO BE 2700 RATING TO ACHIEVE DESIRED WARM WHITE LIGHT

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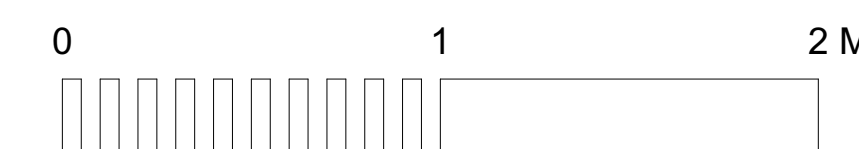
KEY

- 18mm Plywood panel
- SW noggin between studs

Dimensions given generally from finished floor level or plasterboard face to centres or edges of patress as a minimum size (actual length dependent upon spacing of studwork)

NOTE: Please refer to bedroom patress drawing for plan locations of patresses

D	21/09/20	Stage 5 Release	AM
C	22/11/19	Tender Issue	KR JL
Rev	Date	Description	By



AXIOM ARCHITECTS

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Client

Demar (BVI) Holdings Ltd

Project

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LONDON
NW1 7JS

Drawing

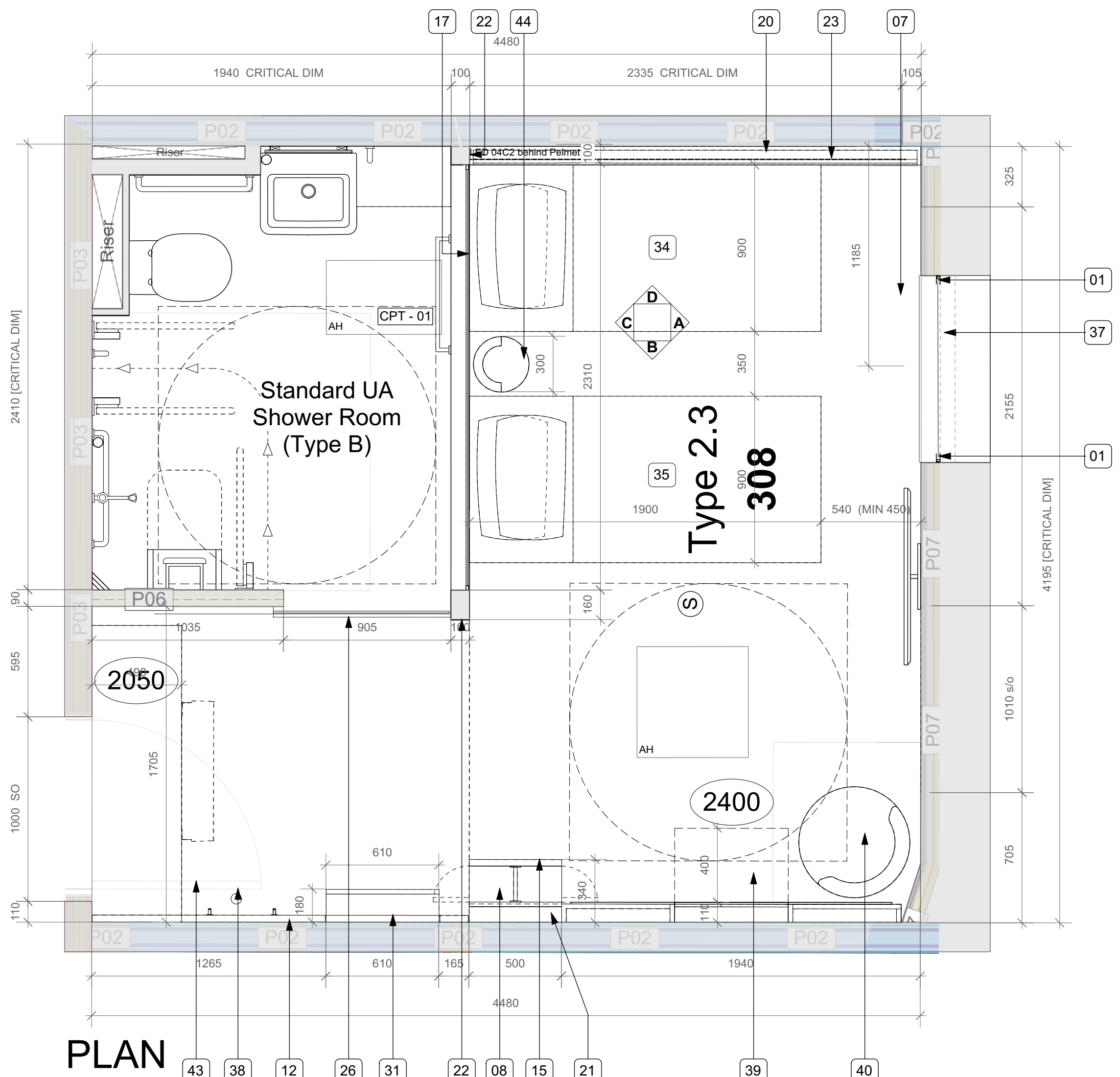
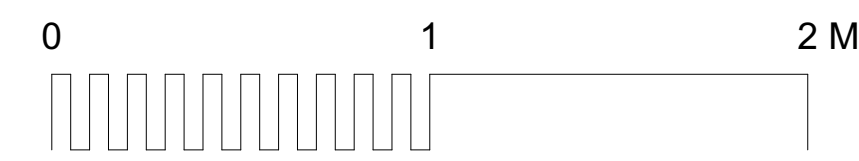
Hub Hotel UA Bedroom (Type 02.2)
Plans & Elevations

Scale	Status	Date	Drawn	Checked
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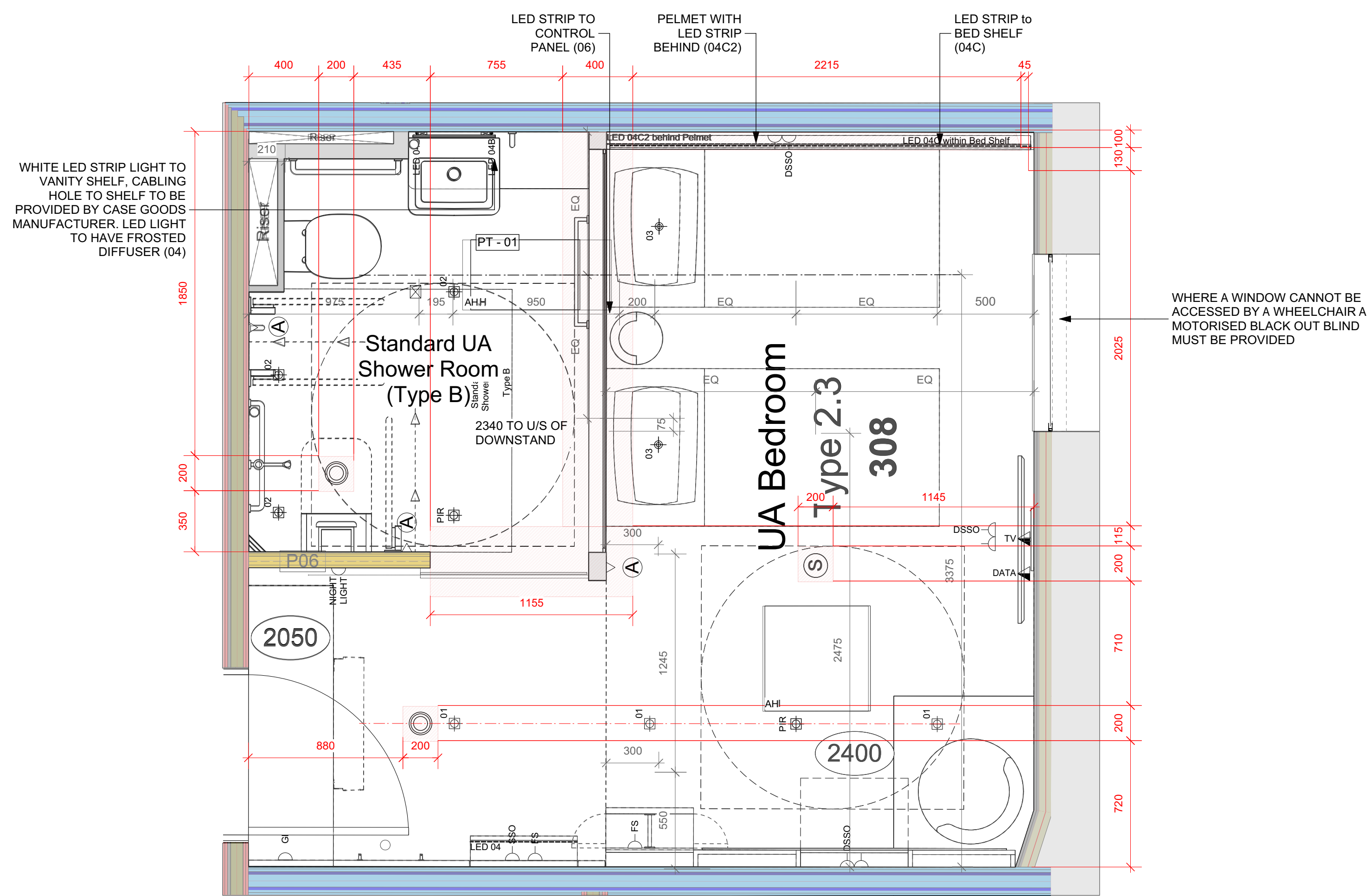
Drawing No. Revision

4603-WD-229 D

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PLAN



RCP

UA BEDROOM ANNOTATIONS	
01	BLIND HEADBOX & SEMI RECESSED RUNNERS
02	SHOP SPRAYED TIMBER LINING [PT - 03]
03	TIMBER EFFECT WALLPAPER
04	ARTWORK BY PORTABELLO
05	TV AERIAL
06	SINGLE DATA OUTLET
07	40" SAMSUNG TV ON WALL BRACKET
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43	914 X 1981 DOOR [LM - 04]
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45	LIGHT BOX

ELECTRICAL SYMBOL LEGEND	
	LED DOWNLIGHTER
	LED DOWNLIGHTER IP65 RATED
	TILT LED DOWNLIGHTER
	LED STRIP
	PIR
	NIGHT LIGHT (UA ROOMS ONLY)
	WALL MOUNTED LIGHT
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	ALARM PULL CORD (UA ROOMS ONLY)
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	GAS DETECTOR
(S)	SMOKE DETECTOR & SOUNDER
	SUPPLY / EXTRACT VENT VALVE

ALL LIGHTING TO BE 2700 RATING TO ACHIEVE DESIRED WARM WHITE LIGHT

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- 18mm Plywood panel
 - SW noggin between studs
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F	21/09/20	Stage 5 Release	AM
E	13/12/19	Tender update	KR JL
Rev	Date	Description	By



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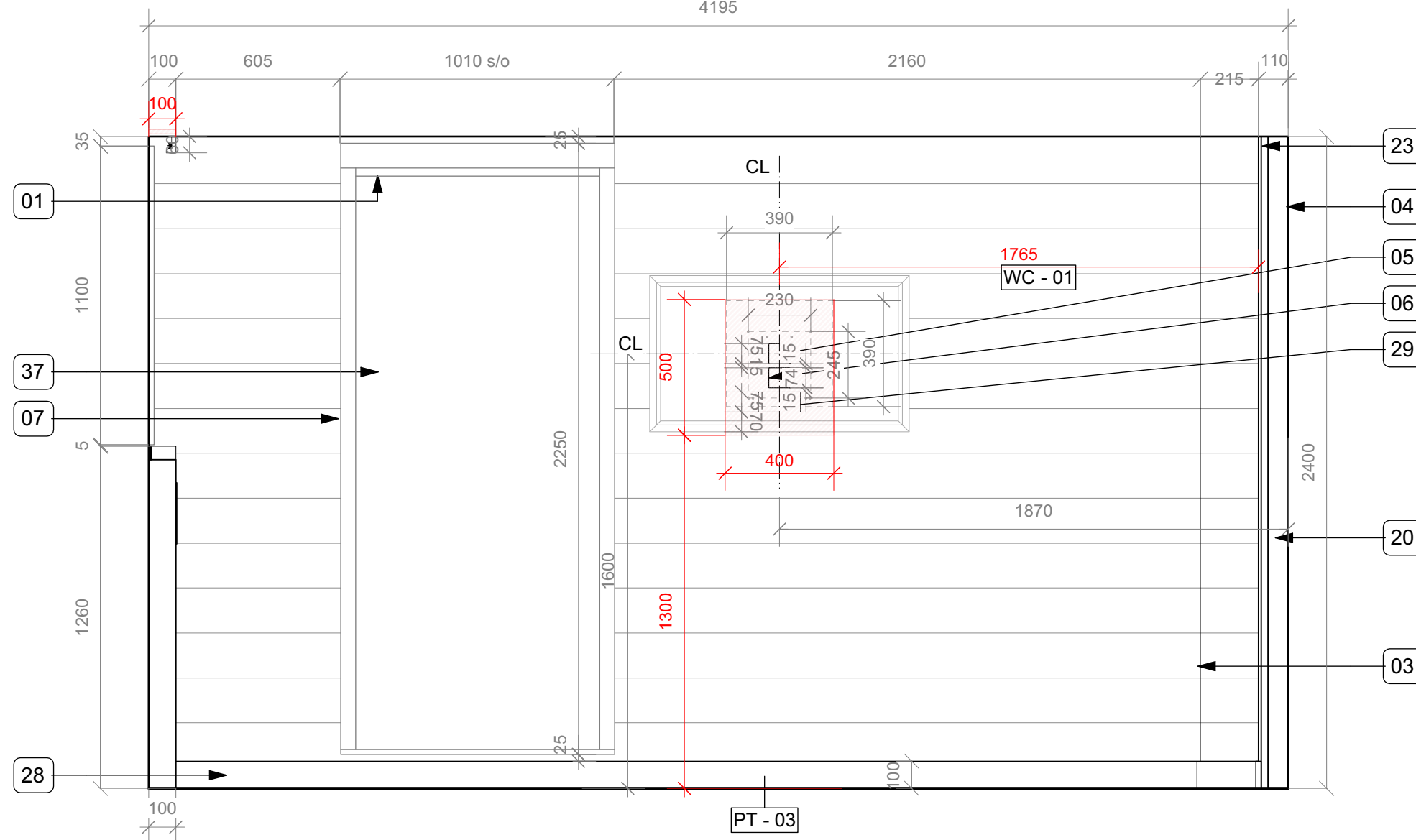
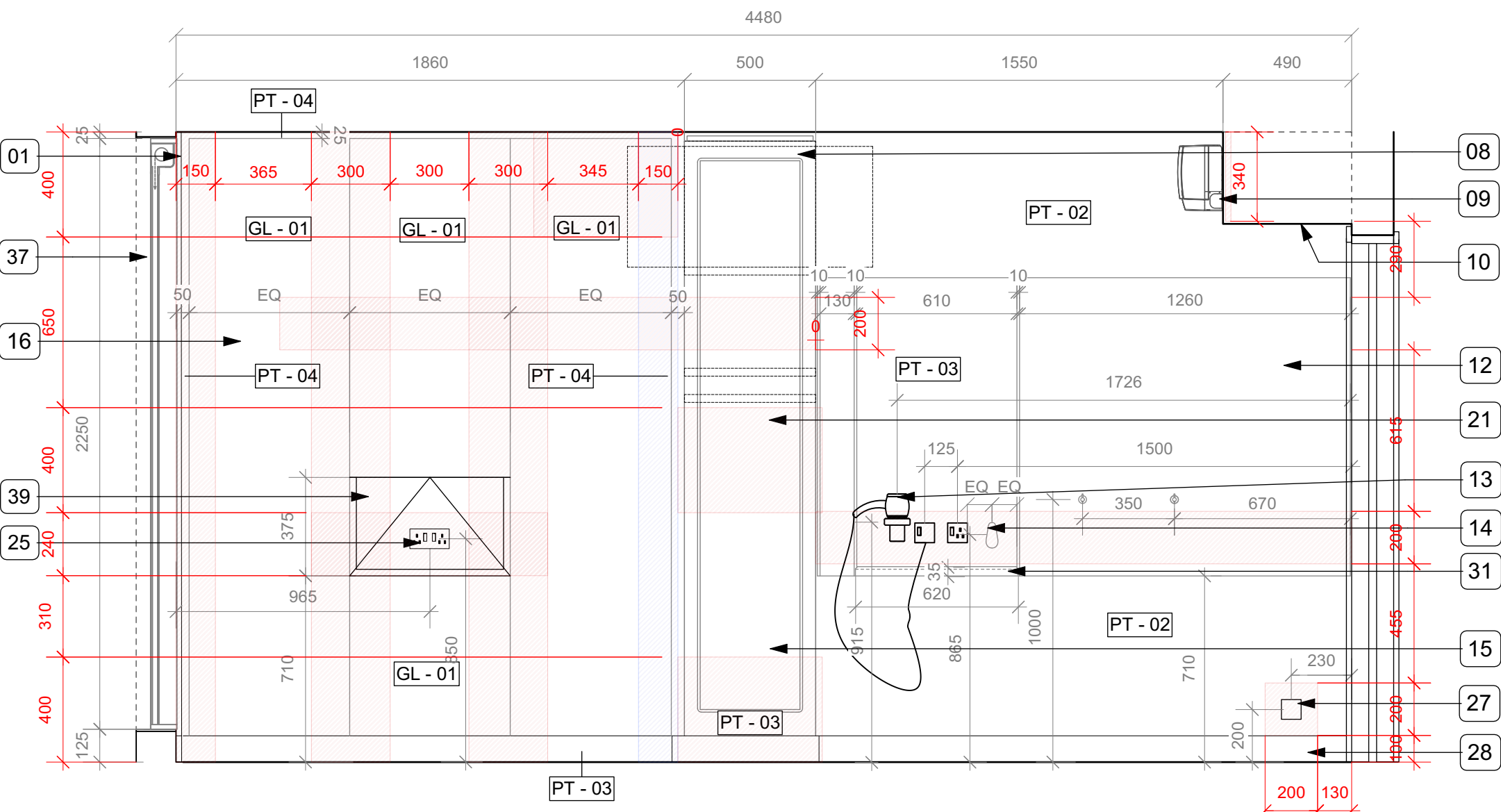
Client
Demar (BVI) Holdings Ltd

Project
115-119 CAMDEN HIGH STREET
LONDON
NW1 7JS

Drawing
Hub Hotel UA Bedroom (Type 02.3)
Plans

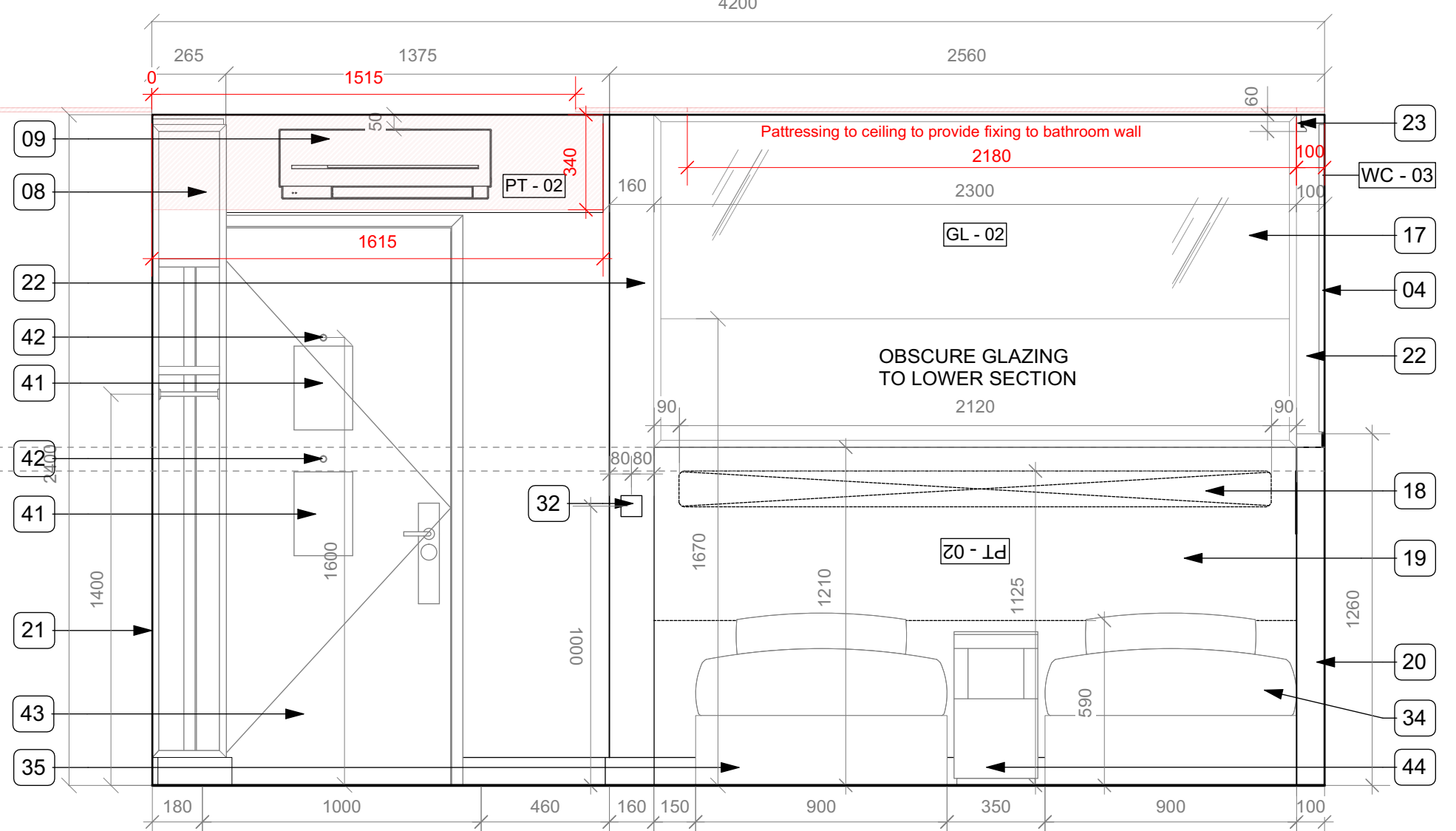
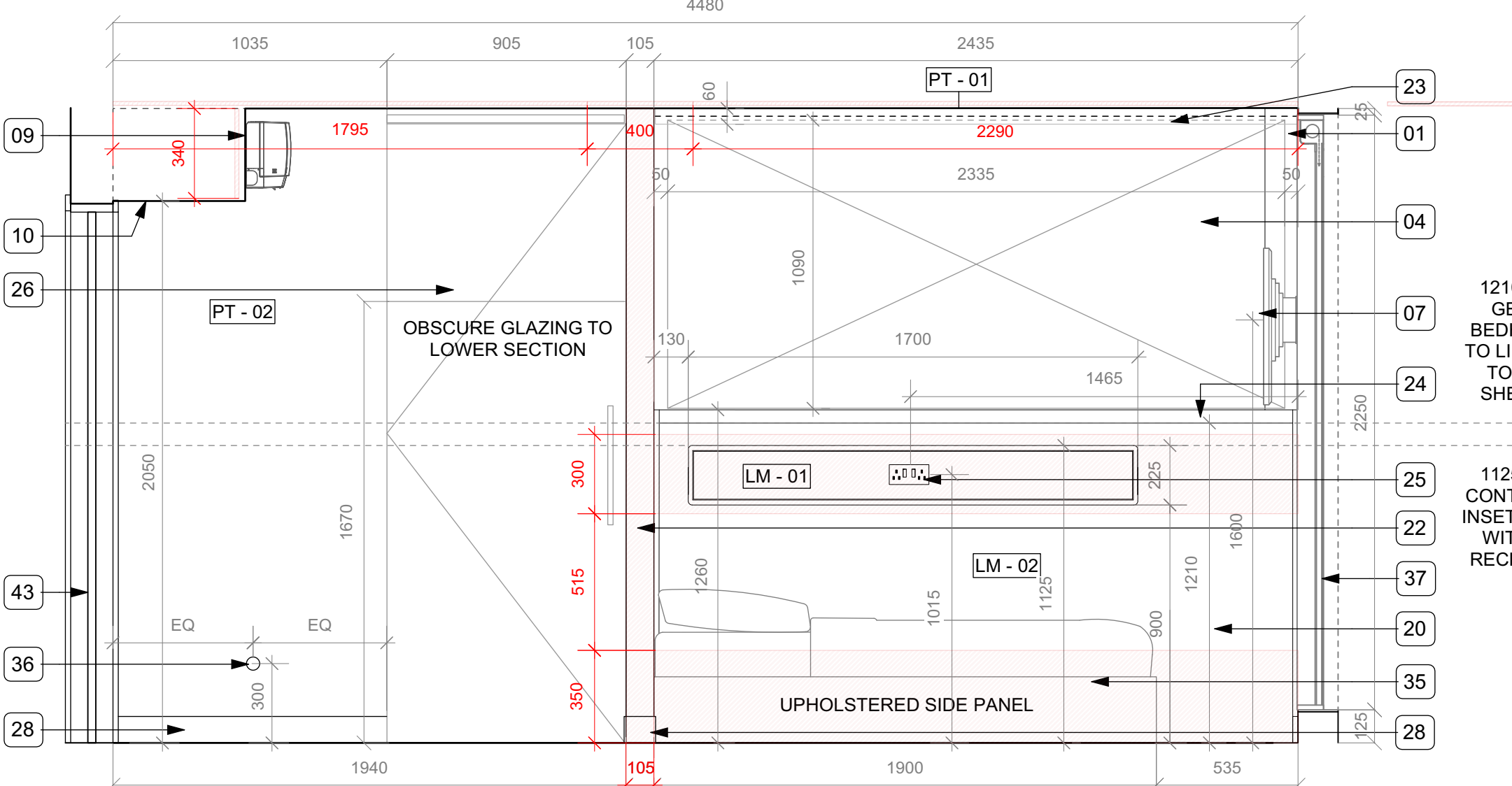
Scale	Status	Date	Drawn	Checked
1:20@A1	Construction	08/07/19	KR	AM
Drawing No.				Revision

4603-WD-230 F



ELEVATION B

ELEVATION A



ELEVATION D

ELEVATION C

Model Bedroom Elevations HANDED
(Right-hand transfer to bed)

UA BEDROOM ANNOTATIONS	
01	BLIND HEADBOX & SEMI RECESSED RUNNERS
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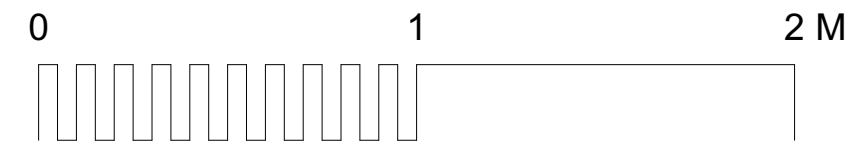
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NOTE: Please refer to bedroom patress drawing for plan locations of patresses



Rev	Date	Description	By	Chk
C	21/09/20	Stage 5 Release		AM
B	22/11/19	Tender Issue		KR JL



Client
Demar (BVI) Holdings Ltd

Project
115-119 CAMDEN HIGH STREET
LONDON
NW1 7JS

Drawing
Hub Hotel UA Bedroom (Type 02.3)
Plans & Elevations

Scale	Status	Date	Drawn	Checked
1:20@A1	Construction	08/07/19	KR	AM

Drawing No. **4603-WD-231 C** Revision



ACCESSIBLE SHOWER ROOMS

Please note the following comments in advance of any Access Officer's assessment of accessible shower rooms:

- A) Diagram 24 in AD-M is an example which implies there are other ways of achieving the same aim.

Although the proposal is smaller than Diagram 24, adequate space and turning facilities are shown for wheelchair users.

- B) Diagram 24 is only an example reference and was made initially to HBN 40-2 when considering the design, which shows the WC pan and shower seat adjacent to each other as proposed.

HBN 40-2 has since been superseded. HBN 00-02, however, shows the WC pan and shower seat in close proximity. Similarly so does AD-M Volume 1 for dwellings. If these arrangements are suitable for hospitals and dwellings, then they should be suitable for hotels.

- C) The 750mm dimension given in AD-M and BS 8300 is from the front of the pan to the wall behind. The boxing for the concealed cistern has been reduced to achieve this dimension.

- D) There is no reference to minimum WC pan widths in either AD-M or BS 8300.

- E) The basin needs to be large enough for full washing facilities and not just hand rinse. AD-M does not give any criteria for hand basins sizes, but BS 8300 notes that they should be no deeper than 450mm from the front edge to wall.

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