

## 115-119 CAMDEN HIGH STREET, NW1 7JS

LONDON BOROUGH OF CAMDEN PLANNING CONDITION 21 REVISION A 30/11/21

December 2020

1. Introduction

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

Notwithstanding the hereby approved plans, detailed plans of the hotel lounge and check in areas shall be submitted to and approved in writing by the local planning authority to ensure the provision of an accessible level area is provided.

Reason: To ensure the development provides fair access for all in accordance with the requirements of Policy C6 of the Camden Local Plan 2017.

## CONDITION COVERING STATEMENT

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

This statement accompanies the application for the approval of details reserved by Condition 21 of application number

Access - Hotel Lounge/Check-in Desk

## INTRODUCTION

- 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 21 for this development.
- 1.3. The ground floor includes the hotel reception, stair and lift core and back of house deliveries entrance and linen intake accessed via Signmakers yard.
- 1.4. The lower ground floor level houses the hotel lounge, public WCs and back of house areas, including plant room.
- 1.5. The hotel will include 80 bedrooms, including 8 universally accessible bedrooms.
- 2. Hotel Main Entrance
- 2.1. Guest access will be provided via the main entrance at pavement level off Delancy Street.
- 2.2. The main entrance will include automated sliding doors with level thresholds. The main entrance doors will be open throughout normal operational hours (7am to 11pm). During night time hours (11pm to 7am) entrance doors will be openable via key card or intercom only.
- 3. Lifts
- 3.1. The proposed building will include 2no passenger lifts. These lifts will be DDA compliant.
- 3.2. This lift will provide access to all levels of the hotel building with free unsecured access to the lower ground floor restaurant.
- 3.3. Lift lobbies on bedroom floors on upper levels will include kaba key card operated doors, providing a line of security between the lift lobby and bedroom areas.
- 4. Stairs
- 4.1. Stair 01 (Main Stair)
- 4.1.1. The proposed new main stair to the building will comply

	fully with Approved Documents M and K.	6.1.	The propos offering.	
4.1.2.	This stair will serve all floor levels from Basement to Fourth Floor.	6.2.	The restaur reception to	
4.1.3.	This stair includes wheelchair refuges at all lower and upper floor levels.		stair.	
4.2.	Stair 02 (Escape Stair)	6.3.	Induction lo	
4.2.1.	This stair provides back of house access and emergency means of escape serving all hotel accommodation floors.	6.4.	A mix of se tables, form and stool a to suit indiv	
4.2.2.	Wheelchair refuges are provided within this stair and escape route at Ground Floor level.		access to ta between ta	
4.3.	Temporary Escape Stair	7.	Public WCs	
4.3.1.	During Phase One of hotel operations, a temporary escape stair will be constructed within the South West Service Courtyard, providing Building Regulations compliant means of escape to all levels of the hotel north block.	7.1.	The propos WC within Universally	
		7.2.	Male & Fem Floor Level	
5.	Hotel Reception	7.3.	The UAWC'	
5.1.	The proposed reception is located at ground floor level, accessed directly from pavement level.	8.	Staff Facilit	
5.1.1.	Reception will include 2no self check-in podia along with 1no. assisted check-in point.	8.1.	The propos level.	
5.1.1.1.	Staff are to provide assistance if needed.	8.2.	A universal be provided	
5.1.2.	Reception is to be staffed 24 hours a day, 7 days a week.	8.2.1.	The staff sh	
5.1.3.	Induction loop are provided within the reception.	0.2.1.	fire alarm b	
5.1.4.	Vibrating pillow alarms are also provided on request to any guests that may be deaf or hard of hearing.	8.3.	The hotel ir	
5.1.5.	Clear space for a wheelchair turning circle and passing place is provided within reception.	9.	Service Yar	
		9.1.	The propos accessed vi	
6.	Lounge		Street to th	

osed hotel will include a lounge style restaurant

urant can be accessed by lift-car, via the to lounge feature stair or via the main hotel

loops are provided in the lounge.

seating, from armchairs and sofas with coffee rmal dining chairs and tables and higher bar arrangements will provide a range of seating dividual preferences. Space for wheel chair tables will also be provided with circulation tables.

Cs

osed hotel includes 1no universally accessible in the Ground Floor Reception Area and 1no by Accessible WC at Lower Ground Floor Level.

male public WCs are provided at Lower Ground el.

C's include baby change tables.

lities

osed hotel includes a team room at basement

ally accessible staff shower room and WC will ed at basement floor level.

shower room will include alarm pull cords and beacon.

includes a reception office at ground floor.

ard.

osed building includes a service courtyard via vehicle and pedestrian gates from Delancey the West of the site.

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- 9.2. The service yard will include secure cycle stores as well as access to the internal bin store.
- Internal Finishes and Colour Contrast 10.
- 10.1. Contrasting finishes are to be provided to all guest facing areas and circulation spaces in full accordance with the requirements of Approved Document M and to meet the Premier Inn schedule of standard finishes.
- 10.2. Within back of house areas, contrast will be provided between floor and wall, though doors, architraves and walls will all included a white painted finish in accordance with the Premier Inn schedule of standard finishes. It is not anticipated that persons with visual impairment will need to use these areas.
- 11. **Operational Matters**
- 11.1. 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.
- 11.2. 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.

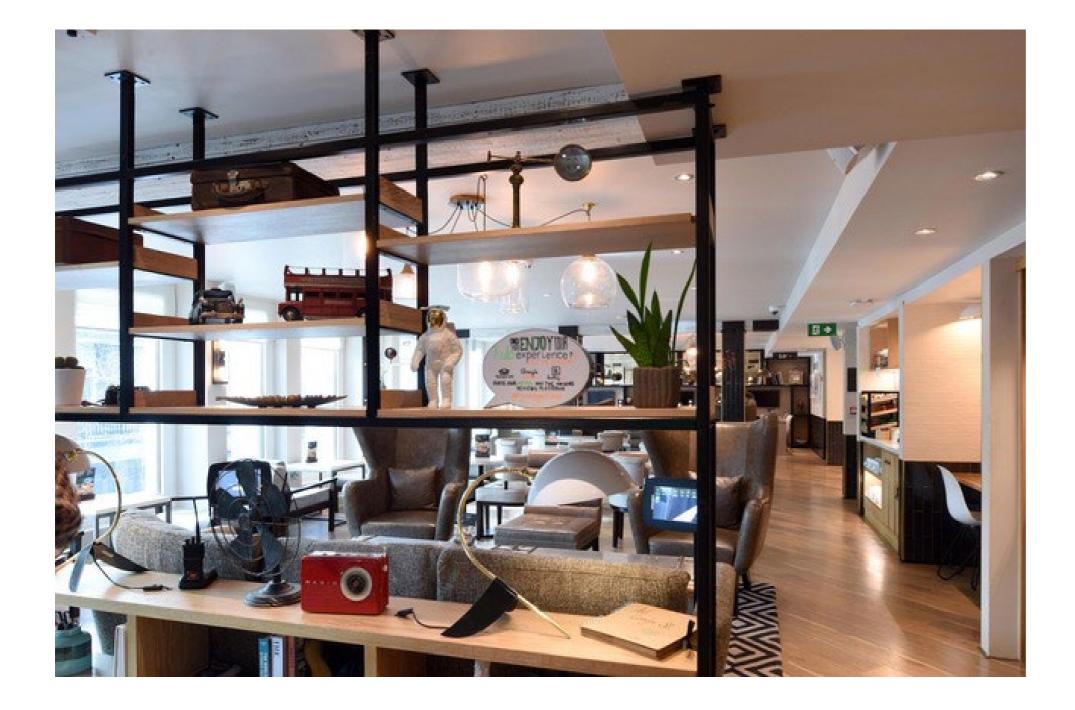
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#### INFORMATION PROVIDED

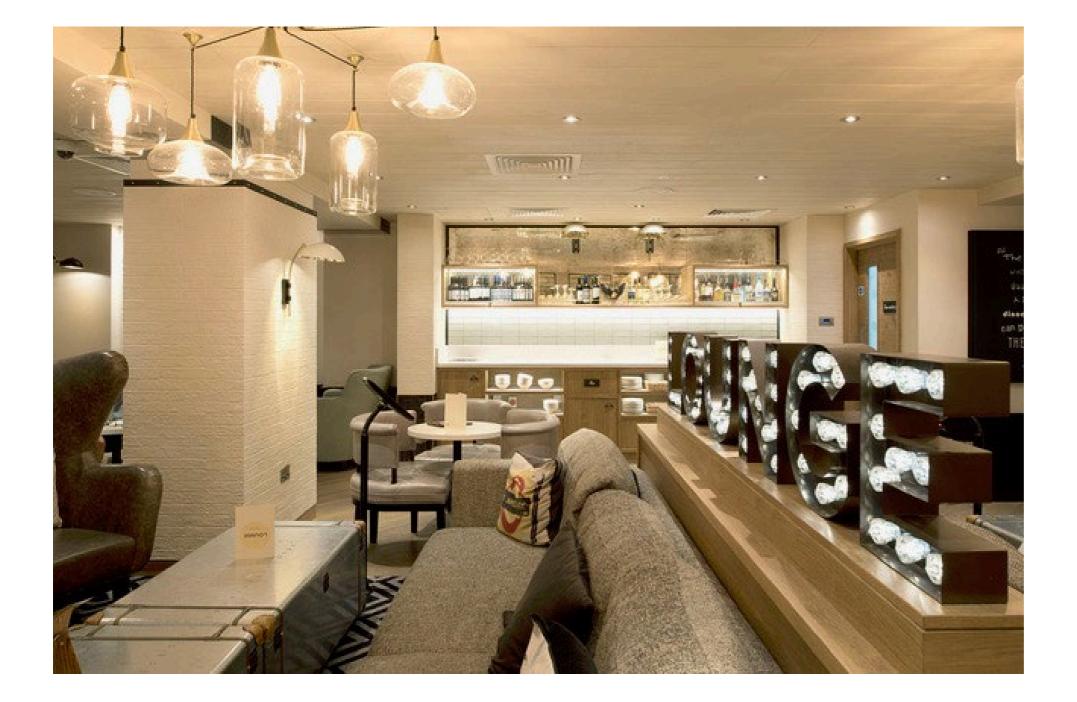
- ort of Condition 21:
- age Self-serve Counter, Goodge Street Hub,
- age Lounge, Goodge Street Hub, Camden
- age Lounge, St James Park Hub,
- s Statement
- A-FB Team Member desk details v2020
- 0 U-BASEMENT INTERNAL GA PLAN
- U-GF INTERNAL GA PLAN
- D D-HOTEL F&B GA
- 20 C-HOTEL RECEPTION GA
- 29 A-HOTEL F&B Drinks Counter
- 30 C-HOTEL F&B Breakfast Counter
- C-HOTEL F&B Breakfast Counter
- 36 HOTEL F&B Low Level Table Details
- 37 HOTEL F&B Book Shelf Details
- 38 B-HOTEL RECEPTION Welcome Wall



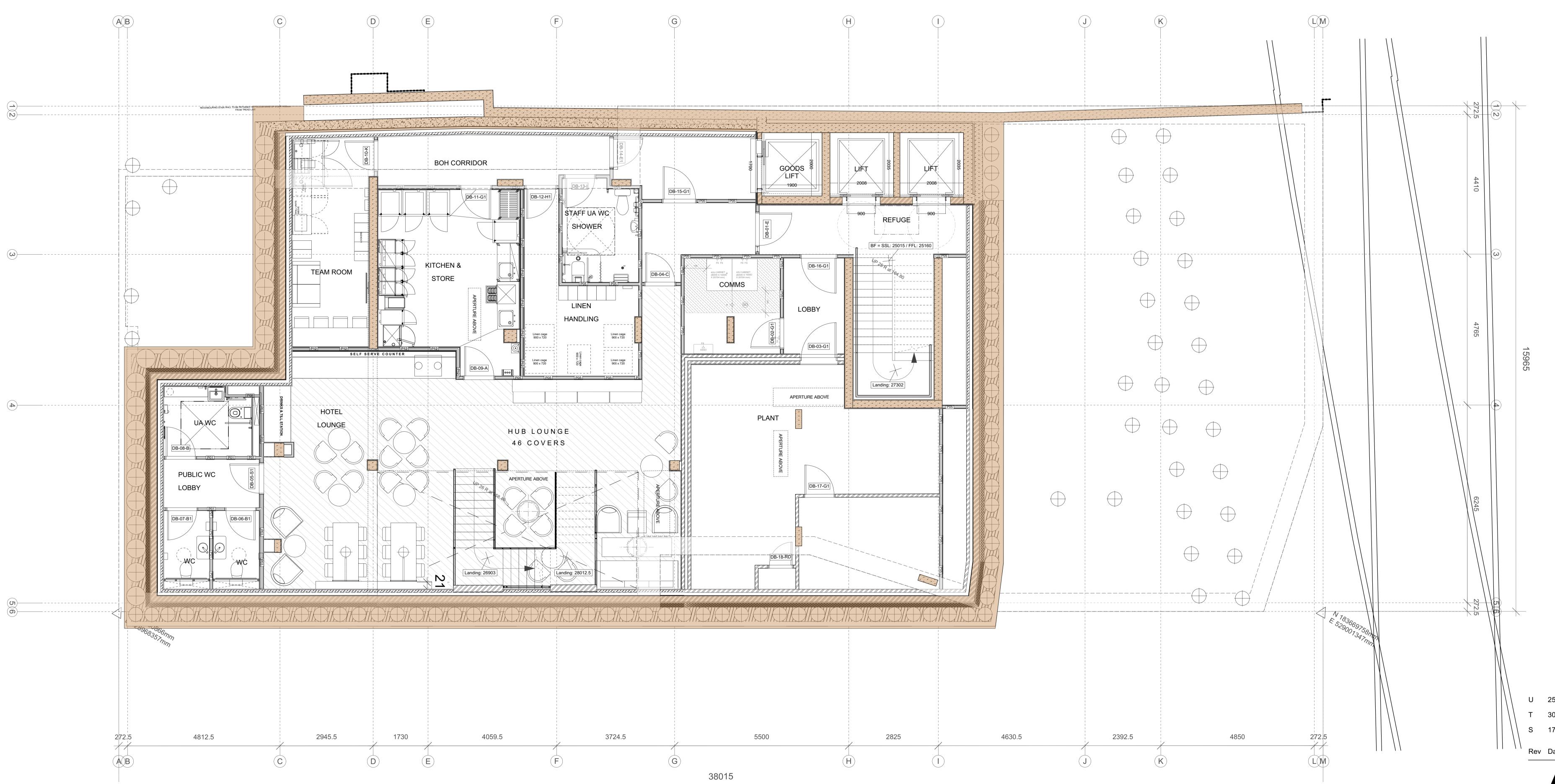
### SELF SERVICE BAR, GOODGE STREET HUB, CAMDEN



## LOUNGE, GOODGE STREET HUB, CAMDEN

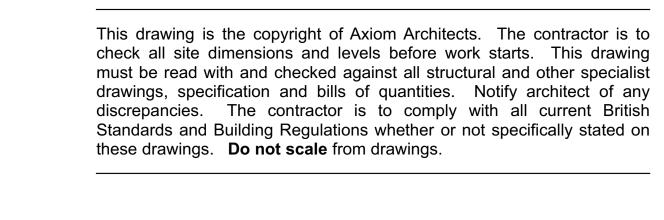


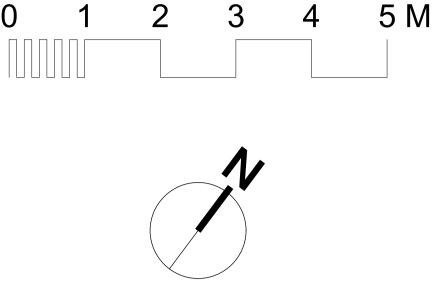
#### LOUNGE, ST JAMES PARK HUB, WESTMINSTER



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





25/10/21	AE via PSH; separate hot and cold plant area
30/09/21	Stage 5 Whitbread PSO Refresh
17/06/21	BF: BRCS WC / GF: RAMP ADDED
Date	Description

Client

Project

Drawing

Scale

1:50 @A0

Demar BVI Ltd.

hub by Premier Inn



115-119 Camden High Street London

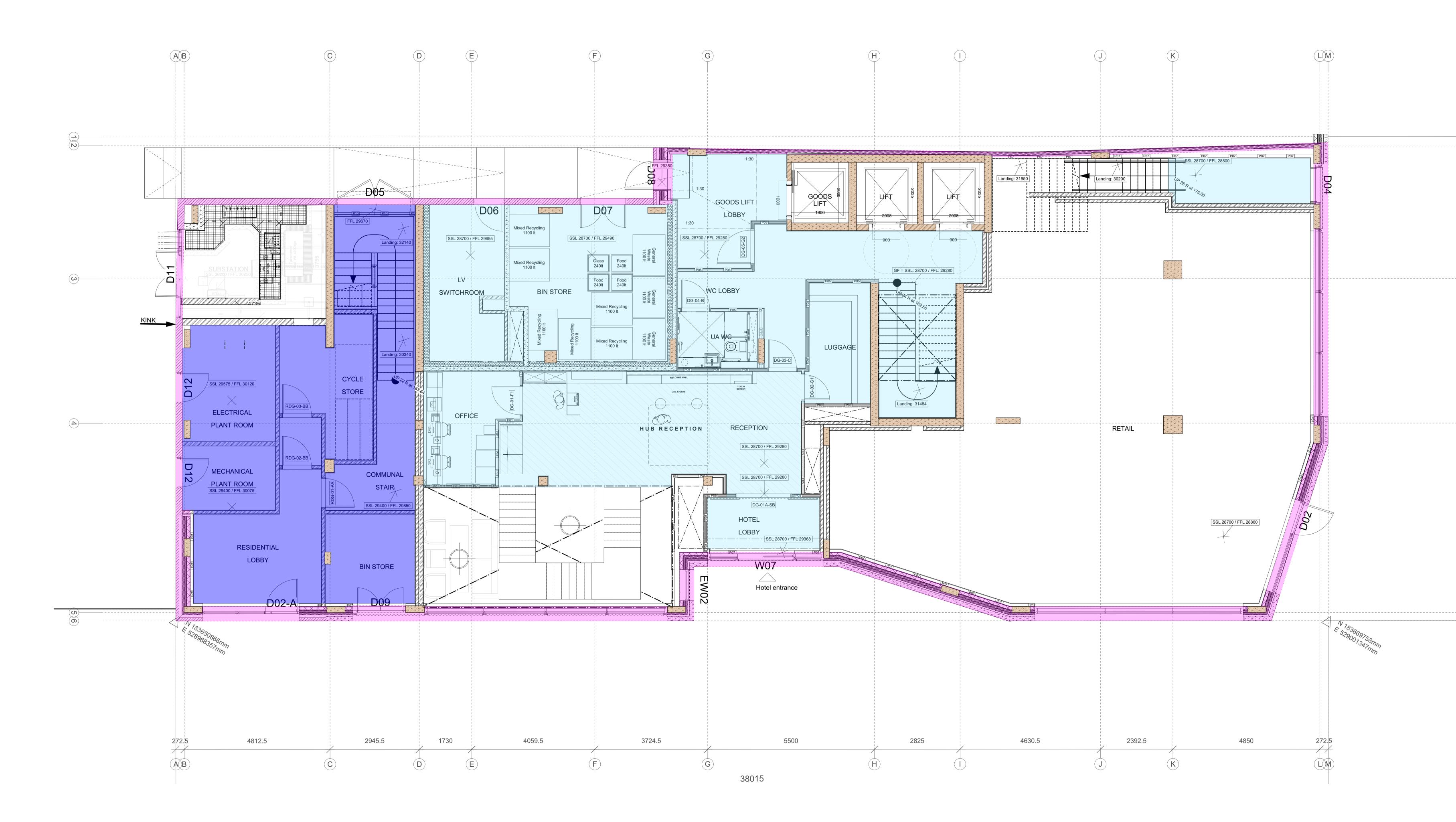
**BASEMENT INTERNAL GA PLAN** 

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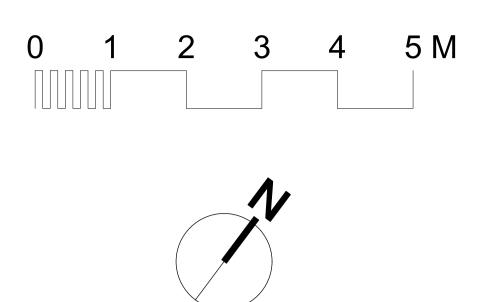
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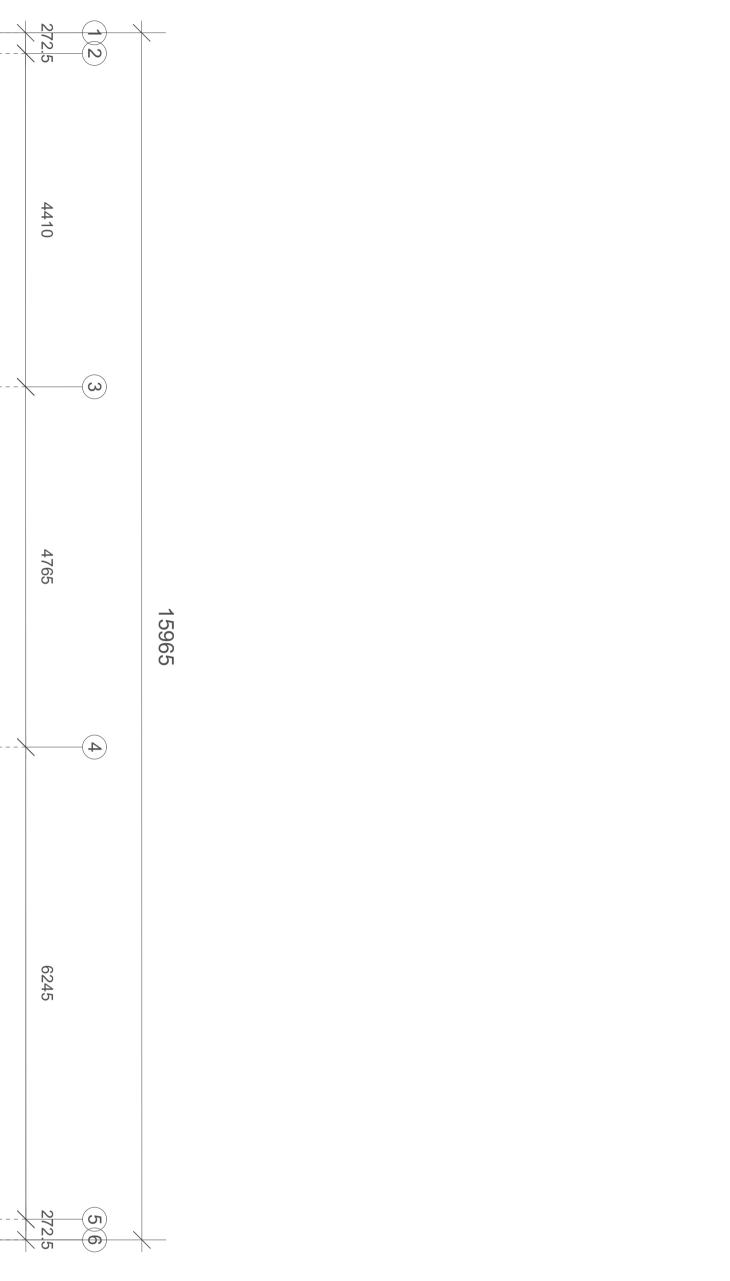
Date Drawn Checked Status Construction 19.06.19 AM Drawing No. Revision

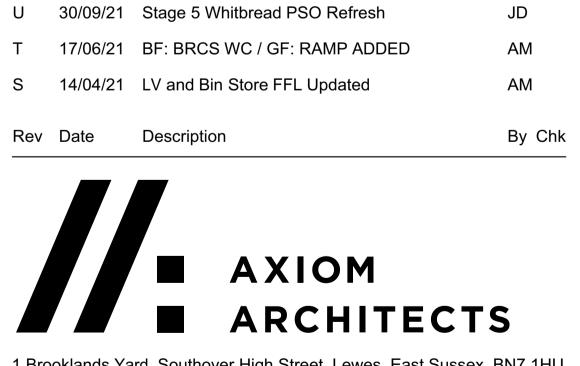




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Date Drawn Checked

Revision

19.06.19 AM

Tel. 01273 479434

Client

115-119 Camden High Street London

Status

Construction

4603-WD-101 U

Project

Drawing

Scale

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Drawing No.

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