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Revision 00



PLANNING, DESIGN AND ACCESS STATEMENT

for

THE HOLIDAY INN BLOOMESBURY
CORAM STREET, LONDON, WC1N 1HT

To

Enclose existing refuse and service area

1 INTRODUCTION

This Design and Access statement has been prepared to accompany an application for raising the height of the perimeter walls to the existing hotel refuse and service yard.

Proposed Works:

Raising existing brickwork to 3m to screen refuse yard from public view, install new metal screen gates to the three existing vehicles access points and insert a series of louvred metal panels to screen the yard from public view and maintain natural cross-ventilation.

1.1 This report has been set out under the following headings:

- Section 2 provides a description of the existing site and the surrounding area;
- Section 3 provides an outline of the proposals;
- Section 4 scale of the proposals;
- Section 5 access to the proposed facilities;
- Section 6 conclusions in respect of the proposals;
- Section 7 areas;

2 SITE AND SURROUNDINGS

The Holiday Inn Bloomsbury occupies the city block bordered by Coram Street, Marchmont Street, Bernard Street and Herbrand Street.

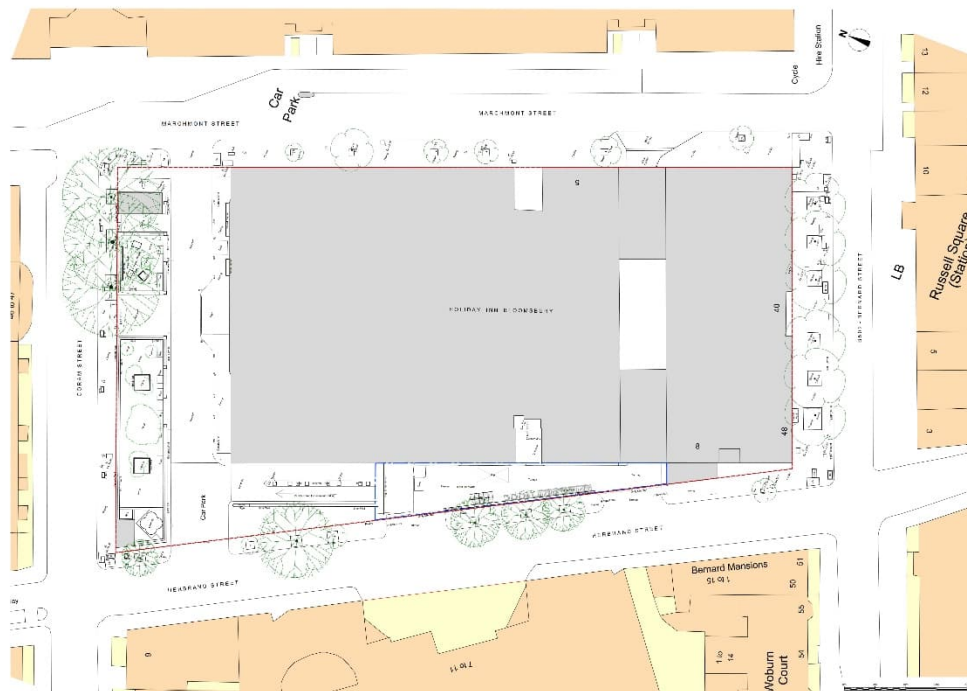


Figure 1- Site Location

The hotel is set over basement parking and services, ground floor public space and six upper floors accommodating guest bedrooms.

The building is an uninteresting uniform block constructed primarily of face brick with ground floor metal cladding on the west elevation and banded render on the north façade either side of the main entrance to the hotel.

The façade is articulated by way of the first-floor projection forward along the length of the north entrance façade and inset the length of the west and east facade behind concrete columns to underside the second floor.

The west boundary of the site is at an angle to the hotel. The resulting triangular service zone at ground level accommodates the basement vehicle parking ramp on its north end and an open service yard with low perimeter wall. The yard is populated by a number of unsightly refuse bins and paladins, rubbish skips, linen trolleys, beer kegs, CO2 bottles and an assortment of hotel supplies and refuse destined for disposal.

At present the yard is generally open to view to anyone passing along Herbrand Street.



Figure 2 - view of yard looking north



Figure 3 - view of yard looking north

3 PROPOSALS

Demolish the existing dilapidated timber gates and fence.

Raise the height of the existing perimeter face brick walls. The 3m height is required to screen the new large scale refuse recycling compactors.

Provide three new metal screen gates at the existing vehicle entry points. The existing outward opening method of operation will remain un-altered.

Insert several metals screen panels in the new raised height wall to provide scale to the edge of the pedestrian space and to provide visual interest by mirroring the articulation of the existing façade.

Carry through the banding in the facade by retaining the coping line of the existing low wall and providing visual coherence by capping the wall with a perimeter coping in line with the concrete band at first floor level.

The inset metal panels and the metal gates provide natural cross-ventilation and screen external views into the yard.

4 SCALE

The boundary will be raised to the level of concrete banding at first floor level.

The proposed height of the raised wall is in line with the existing side extension at ground floor to the south of the refuse area. (see fig.3 below)

Bins, compactors and storage containers will be screened from public view.

The inset screens provide visual articulation and scale to the pedestrian façade.



Figure 4 - existing 3m high ground floor extension - right hand side



Figure 5 - CGI proposed looking north



Figure 6 - CGI proposed looking south

5 ACCESS

There are no changes proposed to the existing vehicle access to the hotel service areas.

The existing gates open outward. No change is proposed due to the difficulty of vehicles manoeuvring within the yard.

All vehicle access points are served by existing dropped curbs. No changes are proposed.

6 CONCLUSIONS

The existing low wall yard arrangement is unsightly and an eyesore to the general public.

The proposals as set out above will:

Screen the yard activities from neighbours and from public view.

Provide an improved and enhanced pedestrian experience along Herbrand Street.

The proposed changes to the refuse recycling and compaction methods will decrease the number of service vehicle trips to the yard. Refer to the updated hotel operational management plan included in this application.

7 AREAS

- ❖ Note: No new floor area is being constructed.

Site Area

6130 m²

BUILDING FOOTPRINT

Ground Floor - 4352m²

Refuse area - 296m²