



49-53 Camberwell church Street

London

SE5 8TR

Job No. 20318/DAS

Loft extensions to form further accommodation in the roof space and the reconfiguration of an existing 31-bedroom Hotel to form a 39-bedroom Hotel.

Rev.	Description	Date
A	First Issue	19/03/21
B	Pre-app issue	24/08/21
C	Changes to design	08/12/21
D	Changes to design and use	17/03/22



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OVERVIEW

This proposal seeks to create a large co-living development of 39-bedrooms spread over 5 floors. Internal reconfiguration of the existing hotel and a loft extension with inclusion of various dormers in the roof to provide additional accommodation at loft level.

THE SITE



The property is an end terrace corner plot wrapping around to Datchelor Place. It has a basement level and four storeys above ground level with commercial retail units on the ground floor of 49 & 53 Camberwell Church Street and the hotel entrance to no. 51.



EXISTING FRONT ELEVATIONS

The ground, first, second and third floors of no. 49 Camberwell Church St remain unaffected by these proposals.

DESIGN

Use

The current property is arranged as a 31-bedroom hotel with breakfast room in the basement and a hotel lobby on the ground floor.

The proposed use is for additional en-suite bedrooms.

Amount

	Existing (GIA)	Proposed (GIA)
Basement	123.9m ²	123.9m ²
Ground Floor	267.6m ²	267.6m ²
First Floor	241.5m ²	241.5m ²
Second Floor	136.3m ²	136.3m ²
Third Floor	136.3m ²	136.3m ²
Fourth Floor		116.7m ²
TOTAL	905.6m²	1023.3m²

The extension to the loft space of 49, 51 & 53 provides an additional 116.7m²- (note that this is the floor space with ceiling height of 1500mm and above).

Layout

The layout will undertake minor alterations on the upper floors to accommodate new stairwells and enlarge some bedrooms.

The ground floor has been altered to provide an additional Co-working space of 40m² with street frontage for the occupants to utilise. The rest of the space has been used to make an extra en-suite bedroom, a staff toilet and a storage cupboard.

The basement is arranged to provide 4 additional en-suite bedrooms. The ground floor provides 5 en-suite bedrooms with the first floor remaining unchanged. A small arrangement is made on the second floor to allow access to the terrace and enlarge one of the existing bedrooms.

Two additional stairwells have been added to the third floor to provide access to the roof meaning there has been a small reconfiguration on this floor. The loft floor proposes five new en-suite bedrooms with 7 dormers included.

Amenity/Landscaping

The proposal is to create a large 101m² roof terrace above the rear projecting wing to provide adequate external amenity for the occupants.

Scale

There are small metal clad dormers proposed to the front roof elevation which are similar to those on the street elsewhere.

The other extensions to the existing building fabric include two large dormer extensions to the roof space of 49 and 51 Camberwell Church St.

Appearance

The loft extension will comprise of a modern standing seam dark grey metal cladding with French doors with external glazed balcony screens.



There are numerous rooflights proposed on the front elevations together with the small metal dormers.

ACCESS

The proposed scheme makes use of the existing doorways from the ground floor.

ENERGY STATEMENT

The thermal properties of the proposed building envelope will be constructed to standards to meet the latest building control Part L -Energy requirements.

Ventilation within the units will comply with Part F of the building regulations.

Internal water usage will be restricted to meet the latest Part G building control requirements.

Other supporting information:

1. There is no known site contamination.
2. The site is not located in an area of flood risk.

DRAINAGE STRATEGY

The proposed foul and surface waste will be connected to the existing drainage systems on site.

SUMMARY

The proposed development will provide additional hotel rooms to the area of good quality standards and will bring a failing hotel better business. The proposal will create an enjoyable place for tourists to stay, work, and relax via the co-working space and roof terrace.

The massing and appearance of the extensions have been carefully considered in terms of neighbouring properties and the street scene. The front and side facing dormers are discrete and similar to those on nearby buildings, and the new rear dormers cannot be seen from the street view.

END