

6.0 Design | 6.3 Layout

The proposed development would provide a high quality development including the refurbishment and restoration of the Grade II Listed hotel building and well-designed student accommodation.

The proposals would include a comprehensive new landscaping scheme within the site.

Layout

The design strategy creates the optimum site layout for the two facilities to function. It allows for comfortable access and movement; provides stimulating and secluded external areas, accommodation for the necessary servicing and parking, and ensures the landscaping strategy reflects the most environmentally responsive approach in terms of biodiversity and resource use.

The primary consideration in the formulation of the proposed site layout was the setting and significance of the Grade II Listed Comet Hotel. All new development should ensure the setting of the hotel is not harmed. As such the proposed layout has been designed with the retained hotel as its focal point at the front of the prominent site, with the new development to the rear 'framing' the listed building. The new development would frame the 1930's hotel without competing or detracting from its appearance.

PROPOSED NEW EXTENSION HOTEL (LISTED BUILDING)



LEGEND	
	SERVICED APARTMENTS: 56 BEDS
	STUDENT RESIDENTIAL: 308 BEDS
SITE TOTAL = 364 BEDS	
PARKING: 100 SPACES	
MAX. STOREY HEIGHT: 4	

6.0 Design | 6.3 Layout

The main aim for a new proposal is to respond to the reasons for refusal and concerns raised at the planning committee, by the planners, and from the general public.

The new scheme respond to each of these concerns as follows:

Concern:

- Over dominant development - siting, layout, scale and massing
- Detrimental impact on character and setting of listed building
- Intensity on the site

Response:

- Reduced bed numbers
- Reduced massing and heights
- Smaller and stepped blocks to bridge scale in massing

Concern:

- Overbearing impact on rear residential properties
- Perception of overlooking

Response:

- Increased distances to the rear boundary and reorientation of blocks reduces tension and perceived overlooking
- Directional windows retained

Concern:

- Concern over parking numbers

Response:

- Reductions in site bed numbers reduces parking requirements and mean additional surplus of spaces for visitors

Concern:

- Poor quality of amenity spaces

Response:

- Cars restricted to front of site creating enhanced outdoor student amenity spaces



Previous scheme view from St Albans Road West



Revised scheme view from St Albans Road West



Existing view from St Albans Road West

6.0 Design | 6.4 Use - The Comet

Use:

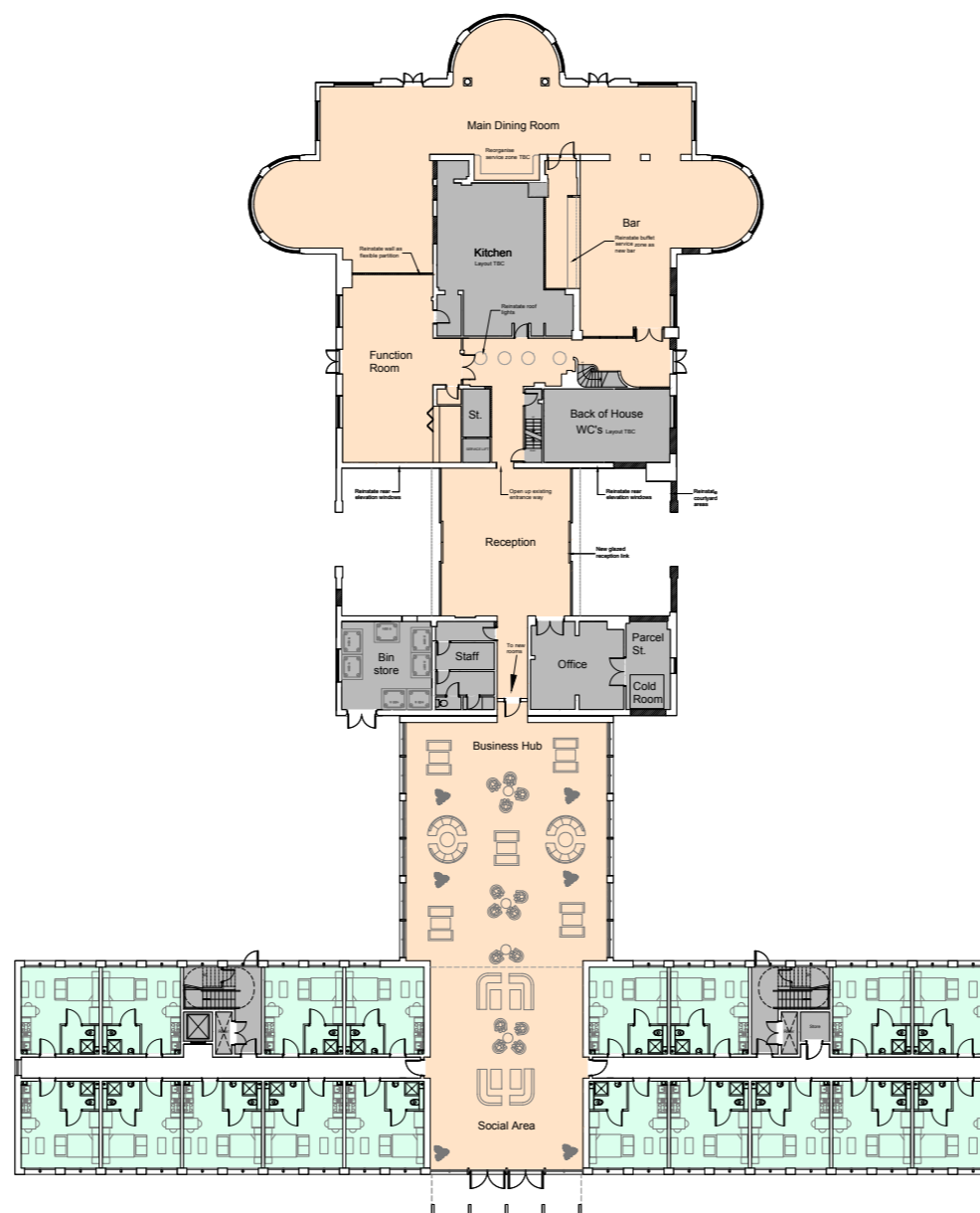
- The existing hotel is to be developed into an apart-hotel providing 56 serviced apartments offering flexible short-term accommodation attractive to business, visiting university staff and the families of overseas students.
- The proposals include a business hub with meeting facilities as an additional resource for the local area.
- This use has enabled a reduction in bed numbers on the site while providing a viable future for the listed Comet building.

The refurbishment involves:

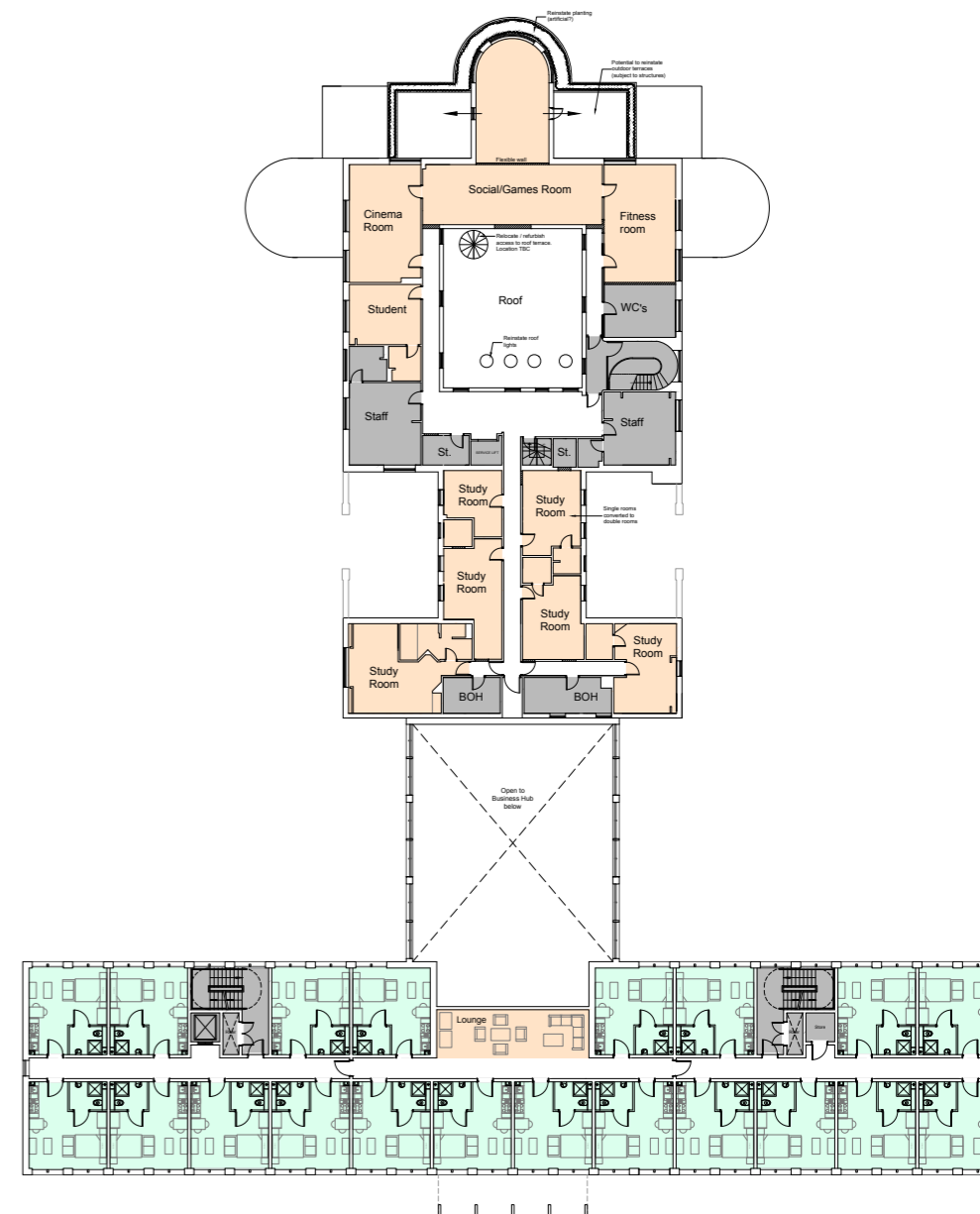
- The demolition of the existing poor quality hotel extension (constructed in the 1980s/90s), and the refurbishment of the listed building.
- Reinstating the original aeroplane shape through the removal of later additions.
- Reinstating the glass roof lantern which was an original feature of the building.
- Refurbishment of the restaurant and function rooms to provide internal amenity space for students and locals.
- The proposals include no structural or layout changes from the previously permitted listed building consent.
- A comprehensive landscaping scheme will be carried out throughout the site and along the site boundaries
- A contemporary extension linked to the rear of the hotel has been designed to enhance the setting of the listed building.

Parking:

- The existing ratio of parking to bed numbers has been retained for the serviced apartments (1.27spaces/bed).
- Previous scheme = 126 spaces required for 99 bed hotel. 129 provided including 16 disabled bays. 3 surplus for visitors.
- New proposal = 72 spaces required for 56 serviced apartments. 100 spaces provided including 11 disabled bays. 28 surplus for visitors.



Ground Floor Plan



First Floor Plan

6.0 Design | 6.5 Use - Student Living

Use:

- The provision of new high quality student accommodation creating 308 bed spaces (within 272 rooms), as self-contained 1 and 2 bed studios.
- Associated communal spaces and facilities are provided within The Comet with an enhanced outdoor amenity space in courtyard areas.

Parking:

- Fusion sites operate a zero parking policy for students, which has been demonstrated to work well in all locations previously implemented.
- The student accommodation will be car free, enforceable via a contractual clause in the tenancy agreement.
- This will promote sustainable modes of transport, which will be secured through the implementation of a Green Travel Plan.
- Free bike rentals and secure cycle parking will be provided for residents.
- Additional surplus parking will be available for visitors



6.0

Design | 6.6 Scale & Massing

The proposed redevelopment of the site represents a major development; however with an area of 1.5 hectares the application site is large enough to accommodate additional built form.

An understanding about where the site can accommodate additional height was informed by a detailed analysis of the site and surrounding area including having close regard to the buildings, public and private spaces around the site, roads and existing trees. The scale of the proposed buildings was also influenced by pre-application discussions with planning and heritage officers. As with layout the protection of the listed building and its setting was a major consideration when deciding on the scale of development.

The new development would be set at a variety of different heights in response to the opportunities and constraints of the site. The main part new hotel extension would be set back from the rear of the listed building. This element would have a height of 3 storeys which would ensure the silhouette of the listed building is not disrupted when viewed from the front.

The student elements along the western boundary of the site, directly to the rear of the hotel extension would also have 3 storeys. In addition to the considerations about the listed building, this would also protect the amenity and outlook of the residential properties in Ashbury Close and Selwyn Crescent. The height of these blocks would be comparative in size to the ridge height of these adjoining houses.

The north and southern elevations adjoin major roads (St Albans Road West and Comet Way). Buildings in these locations will not disrupt the silhouette of the listed building and are located further away from adjoining development. As such it is considered these locations can accommodate additional height. There is precedent for larger modern buildings in the immediate area with the University of Hertfordshire's de Havilland Campus to the north and the Galleria Shopping centre to the east.

Massing:

- The impact of the massing on the site has been reduced by the introduction of separate student 'houses' which place our proposals within the scale of adjoining development.
- Stepped ends to the proposed blocks and more domestic scale windows and elevational treatment also aid in reducing the effect of additional massing on the site.

Height:

- The three blocks to the rear are proposed at 3 storeys, comparative in height to the ridge of neighbouring properties.
- The blocks adjoining major roads to the northern and southern boundaries can accommodate additional height.
- The block to St Albans Way is proposed at 4 storeys.
- The two blocks facing Comet way are proposed at 4 storeys, a reduction from the previously proposed 5 storey block.
- The fourth storeys utilise a differing material to reduce impact.



- Massing has been reduced in scale and broken up to have less impact on adjacent properties
- Massing has been moved away from the rear boundary
- Layout updated to enhance outdoor amenity spaces

6.0

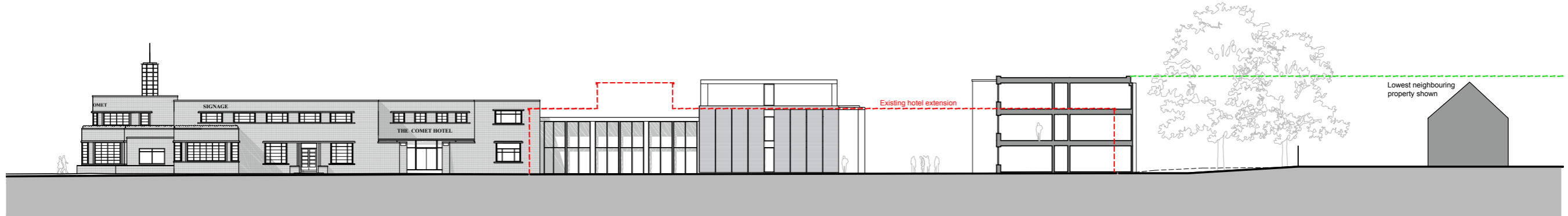
Design | 6.6 Scale & Massing

Respect for neighbouring uses:

- All proposed blocks have been moved away from the rear boundary to combat any overbearing impact, running broadly along the same footprint as the existing hotel building.
- The reorientation of the blocks reduces the tension between the two sites.
- Oblique directional windows are maintained, to safeguard privacy and avoid overlooking.
- Communal social areas are contained at the front of the site to reduce noise impact.
- Due to level changes and the flat roof design, the three storey blocks are comparable in height to the ridges of neighbouring properties. The three storey block parapet are a maximum of 0.5m higher than the lowest adjoining property on Ashbury Close as shown in the below cross section.



Rear boundary study showing comparative distances to neighbouring properties



Site Section Showing Relationship to Neighbouring Properties on Ashbury Close

6.0 Design | 6.7 Appearance

Appearance

The development scheme proposes a design which will complement the listed building. New buildings with an attractive and distinctive identity are proposed, which will contribute positively to the surrounding area and strike a balance between contextual considerations, including adjoining commercial and residential uses, vehicular and pedestrian routes, together with open and green spaces.

A sensitive pallet of materials has been selected to help articulate the main buildings elements whilst also responding to the existing context. The contemporary hotel extension will largely be glazed which will enable the silhouette of the heritage asset to be enhanced. The student accommodation will use a palette including light brickwork, bronzed panels, and terracotta fins which provide legibility and interest to the elevations.



6.0 Design | 6.7 Appearance

Precedents

- Precedent choices utilise simple elevational forms and natural and subtle materials.
- This enables the buildings to blend with their surroundings, so as not to command too much attention
- This is the intention for The Comet proposals; to ensure the heritage asset is the main focus of the site.



6.0 Design | 6.7 Appearance

The Comet Extension

A contrasting architectural language has been developed to respect the listed building. It was felt that if the extension were to replicate the materials and form of The Comet this would dampen the impact of the heritage asset.

A delicate connection to the listed building is created using high quality materials appropriate to the context; heavily glazed to reflect the natural setting and listed building. The height of this link has been reduced from the previous scheme to emphasis it as a subservient link section.



Elevation extract showing proposed glazed connection to the existing listed hotel



6.0 Design | 6.7 Appearance

The Comet Extension

The main body of the extension housing the serviced apartments is formed in a light brickwork, contrasting to the brickwork on The Comet itself, with a natural texture and colouring to help it blend into the surroundings. This treatment is utilised on the ground and first floor. The second floor is clad in a differing material to reduce its impact. This identifies a horizontal line along the first floor which is the main element read in relation to the listed building, lower than its existing height, and therefore emphasising the fact that the extension is subservient.

An additional concept utilised in the new scheme is that the proposed has taken reference from the Art Deco massing of the Comet and the era, and subtly reproduced elements such as the step backs to the ends of the proposed blocks. This ties through with the stepped back elements of the Comet, and also helps to reduce the effect of massing and impact of height.

Vertical windows balance the linear building and avoid the extension looking squat or dated. Strong horizontal elements, such as the anodised metal floor panels and first floor parapet (as previously mentioned) help to reduce the perceived height.

The use of terracotta fins is widely used in the student element of the scheme and is introduced to a lesser extent on the Comet extension, tying the proposals together.



6.0 Design | 6.7 Appearance



6.0 Design | 6.7 Appearance

The student blocks

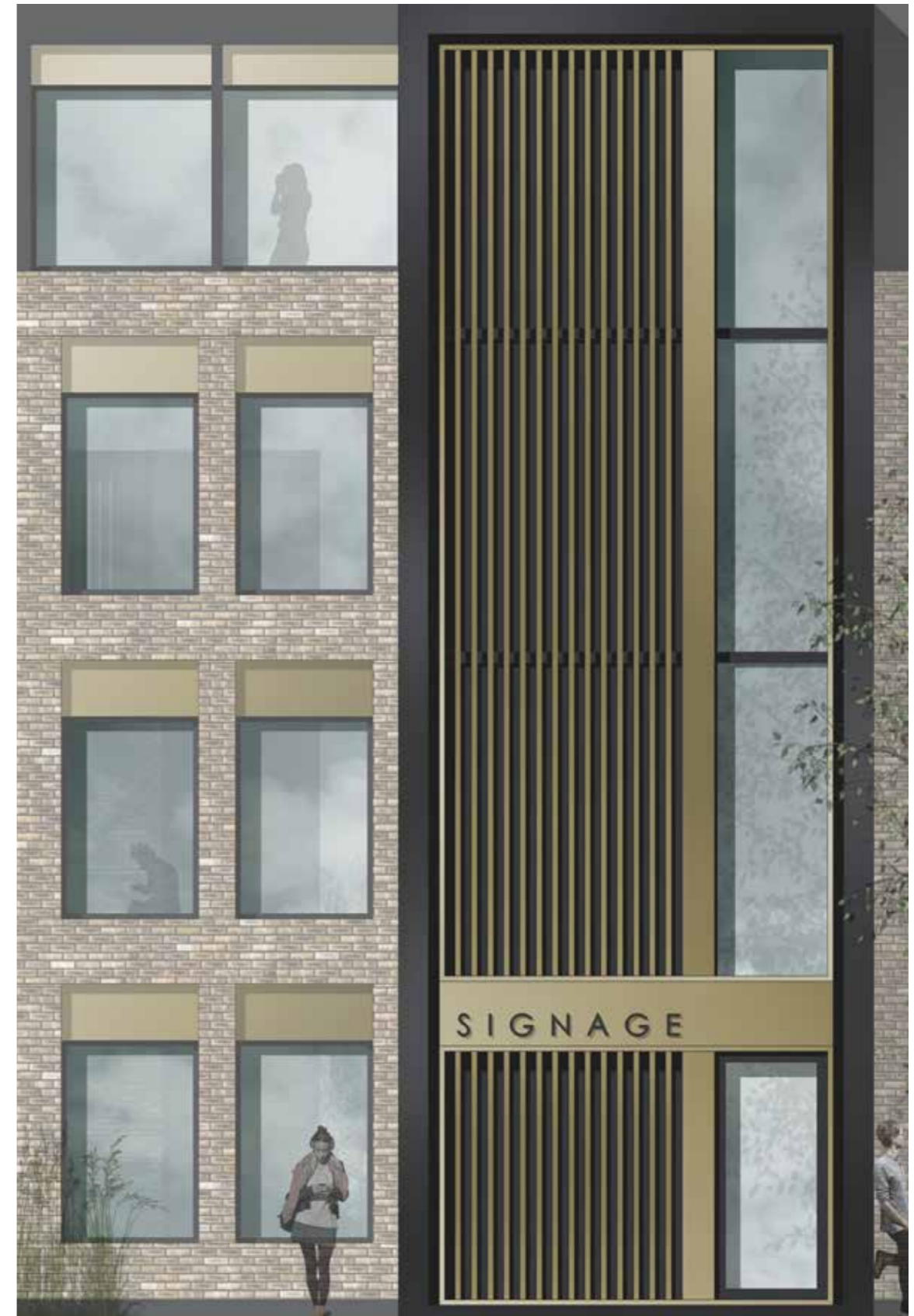
The new scheme massing provides six separate student 'houses' to the rear of the site. The elevational treatment has been reduced in scale to a more domestic scale approach to sympathise with neighbouring properties to the rear.

Each block has the same treatment applied. The natural brickwork from the Comet extension is repeated as the main element of the aesthetic, with student bedroom windows being capped with a bronze metal anodised panel. Each block has a central entrance core which projects out from the main footprint, clad in dark metal standing seam cladding with feature terracotta baguettes

The three storey blocks to the rear of the site have oblique directional windows to the rear boundary, to avoid overlooking of neighbouring properties. These echo the treatment to the front of the blocks, with terracotta baguettes and dark metal cladding.

The fourth storey element is, as on the Comet extension, clad in a differing material to the main body of the block, to lessen its impact. The dark metal standing seam cladding is repeated, the proportion of glazing is increased, and the top storey is marginally stepped back.

The two four storey blocks which frame the listed building have a large step back on the fourth storey to lessen any impact on the character of the listed building. These provide additional areas for outdoor amenity space.



6.0 Design | 6.7 Appearance

Palette of Materials



Terracotta baguettes

Colour varieties

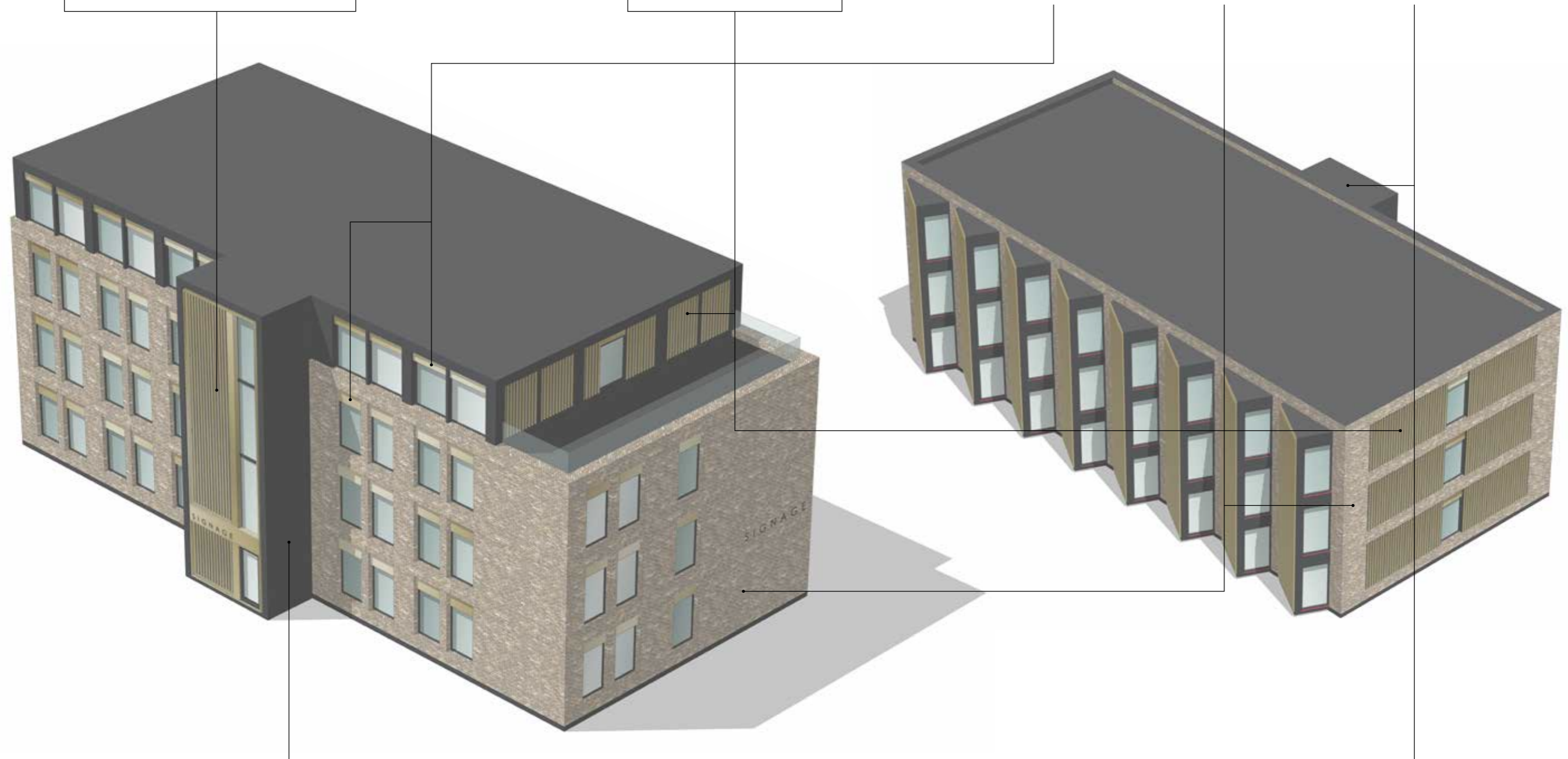
Grooved terracotta rainscreen

Examples of terracotta rainscreen systems

Anodised metal panels to windows and entrance

Weinerberger Bronsgroen brickwork

Dark metal standing seam cladding



6.0 Design | 6.7 Appearance



6.0 Design | 6.7 Appearance



7.0 Landscaping | 7.1 Site Plan

The site wide landscape strategy seeks to enhance the setting for the Grade II listed hotel and the appearance and perception of the site in general. The landscaping is not seen to be a cosmetic addition, but rather an integral part of the design, management and function of the hotel and proposed student accommodation.

The proposals would include a comprehensive new landscaping scheme within the site which will significantly improve views towards it. The new planting and landscaping will augment the existing trees which are largely proposed to be retained.

The creation of a formal hotel garden extending out from the existing terrace will help modify the local environment. The introduction of a low boundary wall, hedge and pleached trees, has been proposed to enclose the space and separate it from the parking area without creating a solid barrier.

New trees will be provided along the western boundary to fill gaps and provide increased screening where the existing vegetation is sparse.

Existing Landscape

The Comet Hotel site is currently very open to the wider road network. The site is generally level with a banked verge to the outer edge of the southeast boundary. The Southern end of the site is heavily screened from adjacent residential development by mature trees.

In general the existing external space surrounding the listed hotel building comprises a broad U shaped curtilage of macadam, utilitarian in character which offers limited opportunity for biodiversity and outdoor recreation. Originally much of this area would have been lawn.

Biodiversity

There is limited semi-natural habitat currently on-site, as much of the site is occupied by existing buildings. The most valuable habitat is formed by the southern boundary tree-line. In addition to enhancement of this area, increasing the extent of Hotel gardens and introducing additional hedge and tree planting will help to increase habitat for wildlife across the site.



7.0 Landscaping | 7.2 The Comet

Trees & Planting

The existing trees are recognised as an important and valuable asset of the site and the visual amenity of the local environs. The development proposals seek to retain as many of the existing trees as possible and to integrate the trees positively within the overall layout. Additional tree planting is proposed to mitigate for necessary loss, provide containment for the site and enhance the setting of the hotel.

A key component of the external spaces for the hotel is to be the planting of strategically placed pleached trees and ornamental species and small topiary trees. The creation of a formal hotel garden extending out from the existing terrace will help modify the local environment. The introduction of a low boundary wall, hedge, and pleached trees, has been proposed to enclose the space and separate it from the parking area without creating a solid barrier. The shape of this garden has evolved in response to the sense of balance and proportion evident within the art deco style.

A mixture of ornamental grasses, shrubs and herbaceous plant species proposed for the key external spaces surrounding the Hotel are to be selected to offer a variety of texture in their leaves, flowers, seed heads and stem. Scent aromas from the selected species will help to create particular atmospheres within the external spaces.



7.0 Landscaping | 7.2 The Comet



7.0 Landscaping | 7.3 Student Living

The Landscape Concept

Our proposals for the landscape of the new student residential accommodation at The Comet looks to harness the existing landscape and create gardens and route-ways which are in keeping with the green setting.

A series of communal spaces have been created through scale and massing studies and we have gone through a series of site analysis and design concepts to create a landscape which works with the physical factors such as the terrain, and with the social aspects such as the feeling of security and safety, together with health and well being.

Our design has been based on the following criteria and concepts:

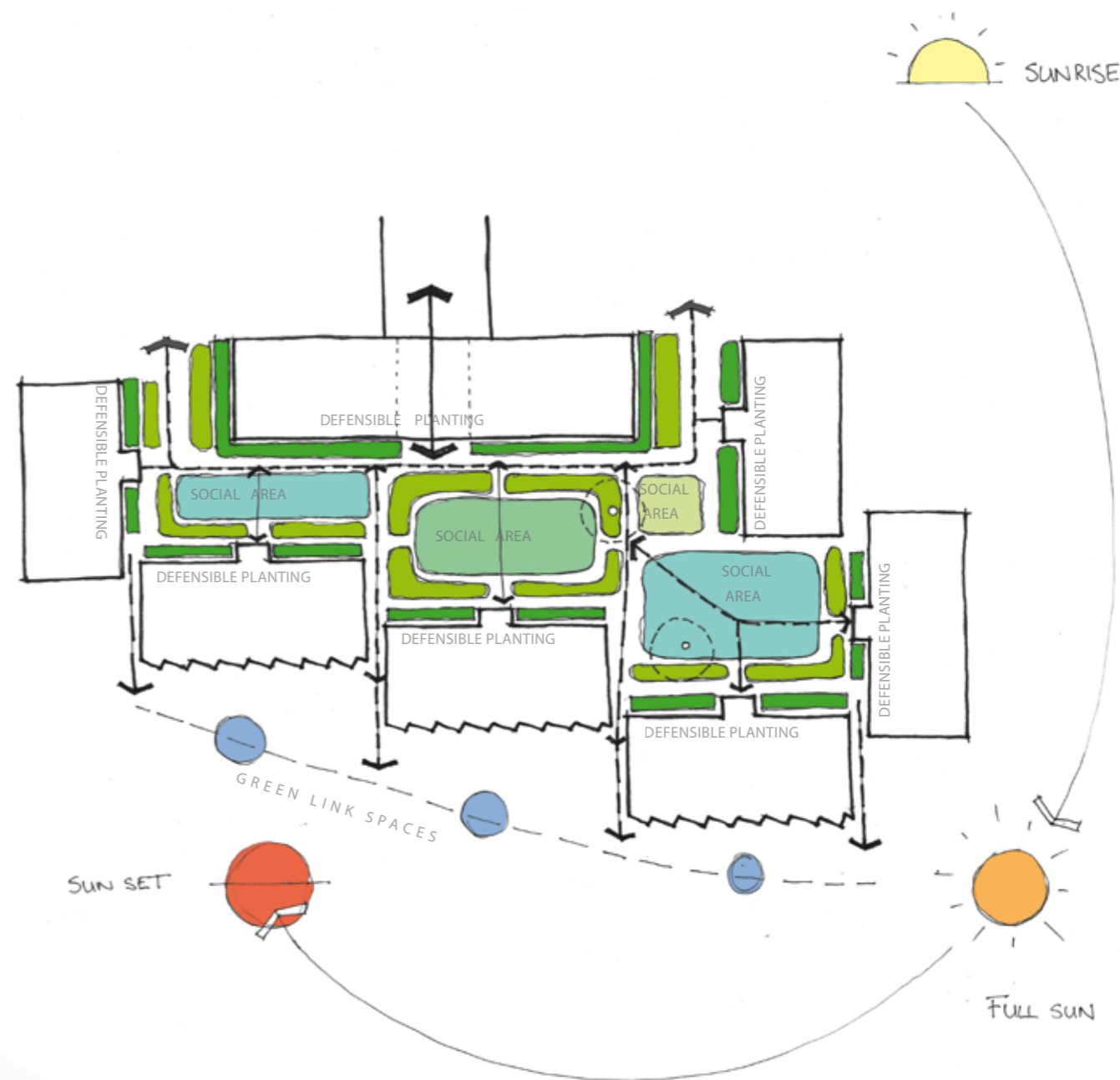
- A strong, bold design creates distinctive and memorable places.
- Harness the surrounding environment.
- Implement robust paving, furniture and planting, reducing maintenance regimes and allowing the landscapes to stand the test of time.
- Create spaces which encourage social interaction.
- Create an accessible landscape for users to utilise and enjoy.
- Create a landscape that provides seasonal interest while being respectful to the existing ecology on site.

Features such as furniture, soft landscape planting and play an important role in the appearance and usability of the spaces. Materials and furniture have been chosen for their durability and hard wearing nature. Planting has been selected to be of minimal maintenance and not to grow to high, to avoid places for people to hide behind - whilst still providing structure and seasonal interest.

It is hugely important for us to respond to and respect the individual users (whether residents or visitors) psychological requirements from open space. If people feel safe, and have an opportunity for social interaction, enrichment, self expression and communal gathering, the landscape is far more likely to be valued, enjoyed and used.

We are also mindful of peoples physical requirements such as accessibility and mobility, making the environment easy for all age groups and abilities to comfortably manoeuvre through and utilise. Our concept is to create an inclusive environment where wheel chair users, visitors with pushchairs or elderly visitors feel totally uncompromised and included.

For more information on paving, furniture and planting, please refer to the separate planning drawings.



Early concept sketch options for the communal courtyards

7.0 Landscaping | 7.3 Student Living

The Communal Gardens: A Vision

Set within the residential development, we have created a series of linked pocket spaces for the students to use and enjoy on a day to day basis.

Health and well being has been at the forefront of the design, and we have looked at ways to encourage students to go outside and use the gardens for a number of activities.

Social interaction is important for the students, as when they first move in to their accommodation they will not know their neighbours, whether on their floor or in the next block. The landscape provides many opportunities for socialising such as a variety of seating spaces, including long benches, lounge style seats, tables and matching chairs for study and games (e.g. card games) and tables tennis tables. We have also provided an edible landscape where the soft landscaping beds include rosemary, thyme, etc and spaces can be made available to plant further herbs and vegetables.

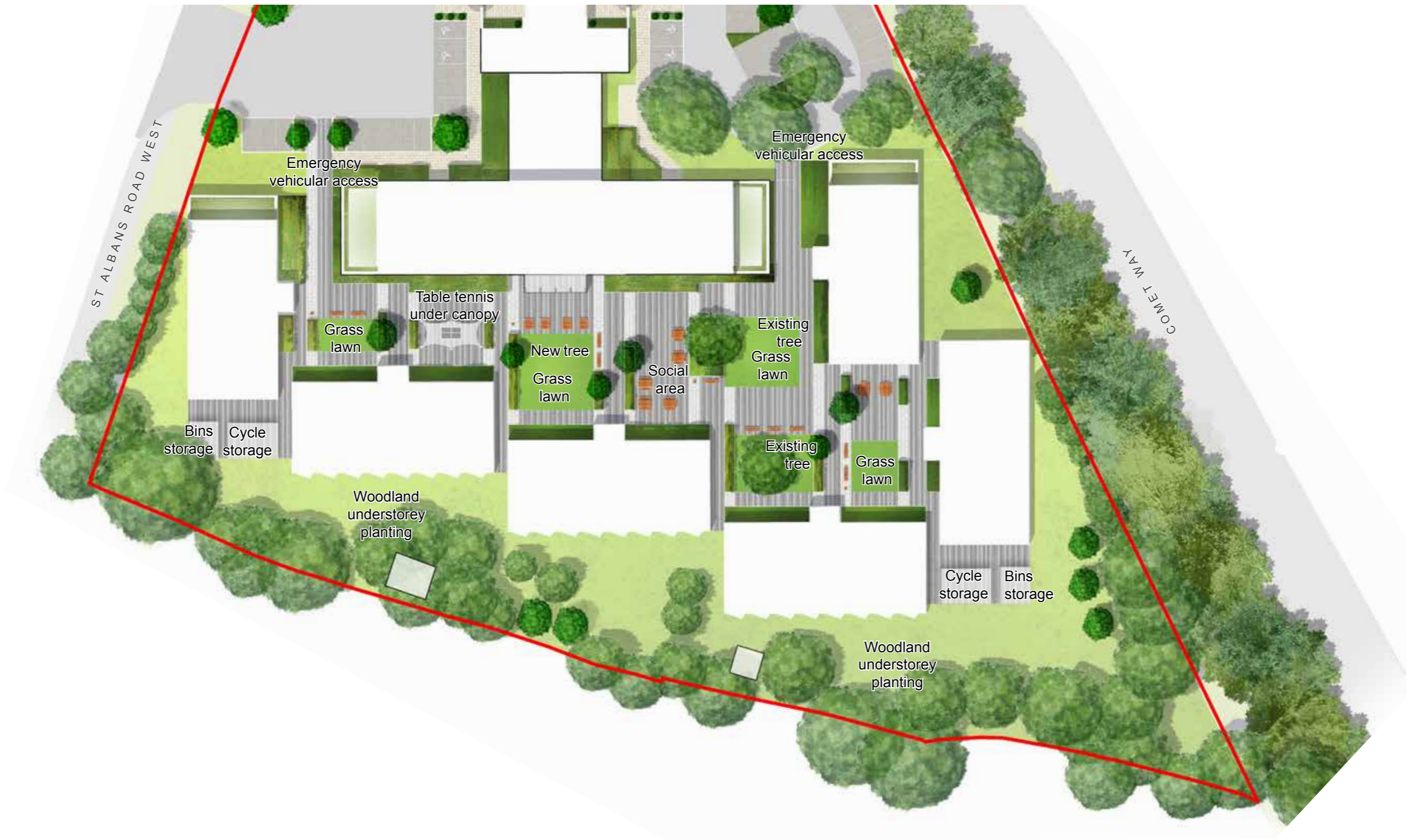
All paving, furniture and planting is of a robust nature for low maintenance and long term usage.

To the rear of the accommodation are two zones for bicycles, to be housed in a covered timber store.



3D sketch of the communal courtyards

7.0 Landscaping | 7.3 Student Living



7.0

Landscaping | 7.3 Student Living

Hard Landscape and Furniture

We have designed a landscape that provides visual interest as well as being hard wearing and robust, taking on board the climatic conditions of the site and social requirements from the spaces that are created. The landscape design materials strategy has been developed to create a landscape that is visually appealing; through client consultation regarding the maintenance and day to day operations on site, together with considering the end user.

Paving:

The hard landscaping scheme has been designed to be robust and hard wearing. The social spaces and internal footpaths will be paved with high quality concrete paving in a range of grey colours, set in bands, to compliment the architectural façades. Where emergency vehicular access is required, the sub bases will be increased to accommodate this, however the surface appearance will remain unchanged.



Grey paving blocks, set in bands



Tensile canopy over the table tennis table



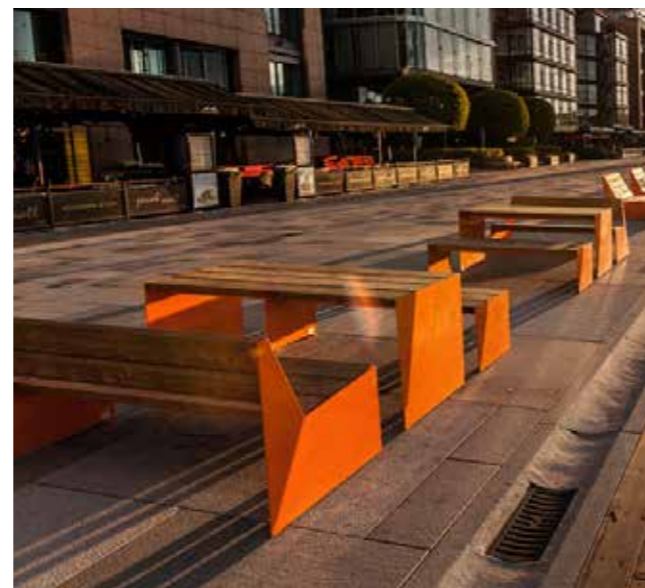
Lighting bollards along the main footpaths and communal areas, set within the planting beds

Furniture and Structures:

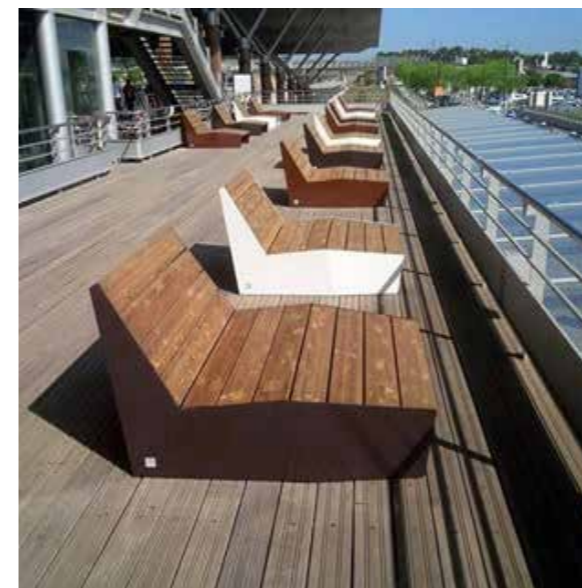
We propose to implement high quality furniture and structures that are robust and contemporary. Modern timber and metal seating will be located throughout the social spaces including study tables, matching benches and loungers. Secure timber cycle stores will be provided to the rear of the development, to allow students to securely lock their bikes away from the public eye. To add fun to the gardens, whilst promoting health and well being, a table tennis table will be provided, set under a tensile canopy structure, for all weather use.

Lighting:

Due to the surroundings and setting of this development, we have been sympathetic to the use of lighting in the landscape, so not to disturb wildlife or surrounding neighbours. Lighting to the footpaths and communal gardens will come from bollard lighting. The bollards will help illuminate the footpaths and help guide residents and visitors to the building entrances, without the need to create glare and light pollution.



Study tables and matching benches



Timber and metal loungers



Table tennis table

7.0 Landscaping | 7.3 Student Living

Soft Landscaping

The planting scheme has been created to provide a unique experience for both the residents and visitors to the development. A key factor has been the need to work with the boundary tree planting, existing trees and site gradients, so that any new planting are in keeping with the green setting.

Some trees will need to be removed to make way for the development (refer to the tree survey plan for details). However as replacements we are proposing to plant new native trees to the periphery of the site to help strengthen the 'woodland' edge, these will be planted as smaller stock to help them fully establish in the landscape. Woodland understorey planting is proposed within the student accommodation grounds to enhance biodiversity and provide the year round visual interest.

Further feature trees will be planted in the communal gardens and entrance areas. Tree species include:

- Acer ginnala
- Corylus avellana
- Pyrus calleryana Chanticleer
- Quercus robur

Shrub planting will be implemented throughout, especially in front of ground floor windows, to provide a buffer between private bedrooms and the external spaces. Feature shrub planting (as shown to the right) will be a mix of evergreen, semi-evergreen, ornamental grasses and perennial planting. Species have been chosen for their colour and robustness.

In addition to the above ornamental shrub planting, we are also encouraging the new residents to interact with and look after the gardens by planting herbs such as thyme and rosemary gardens.

The gardens have been designed so that they are easy to maintain, however provide much interest throughout the seasons.

TREES



Courtyard tree - *Acer ginnala*



Courtyard tree - *Pyrus 'Chanticleer'*



Corylus avellana



Quercus robur

SHRUBS, GRASSES AND PERENNIALS



Buxus semp.



Allium sp.



Stipa sp.



Carex elata



Lavandula sp.



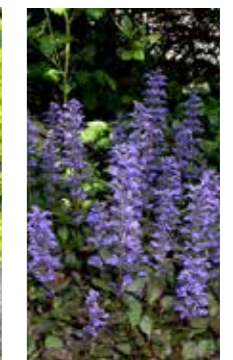
Asplenium sp.



Vinca minor



Alchemilla mollis



Ajuga reptans



Heuchera sp.



Liriope muscari



Hebe 'Red Edge'



Hebe sp.



Rosmarinus sp.



Festuca glauca



Dryopteris sp.



Astilbe fanal



Hakonechloa sp.

8.0 Access

There are two existing accesses onto the site, from St Albans Road West which can be accessed by both north and west moving traffic and from Comet Way which is only accessible from the northbound carriageway. Both accesses serve as entrances and exits. The proposals do not propose changes to the existing access arrangements.

The existing ratio of parking to bed numbers on site has been retained for the serviced apartments (1.27spaces/bed).

- Previous scheme = 126 spaces required for 99 bed hotel. 129 provided including 16 disabled bays. 3 surplus for visitors.
- New proposal = 72 spaces required for 56 serviced apartments. 100 spaces provided including 11 disabled bays. 28 surplus for visitors.

The student accommodation will be car-free. This is made possible due to the sustainable location of the site which is well located for the university and local services as well as a good local transport network. The car-free nature of the development will be secured through the implementation of a Green Travel Plan. Students will not be allowed to bring cars on site and this will be enforced by onsite management. Any breach of this policy could result in the termination of a lease tenancy.

Despite being designated car-free, a limited number of spaces will be made available for staff and disabled residents of the student accommodation. 52 cycle parking will be provided for students (1 space per 6 students).

LEGEND	
	PARKING SPACES: 100
	DISABLED / FAMILY PARKING SPACES: 11
	CYCLE SPACES: 52
	BIN STORE
	HOTEL ENTRANCE
	STUDENT ACCOMMODATION ENTRANCE POINTS
	VEHICULAR ROUTES
	PEDESTRIAN & CYCLE ROUTES



9.0 Security | 9.1 On-Site Management

On-Site Management

Fusion Students have been operating the hybrid model of Student accommodation and hotel in their Bristol site for a year now and have found it to be very suitable for sharing staff and facilities. Hotel rooms and Student rooms are located in the same block on separate floors but share access routes, lifts and corridors as well as facilities like the gym. A large number of hotel room users are returning guests.

The Front desk and office will administer all bookings and customer service for both sets of guests. Using the 24 hour staffing model allows staff to be available for any students or guests who have any concerns. There have been zero incidents in the past year on the Bristol site and both the hotel and student guests are able to operate harmoniously. There is CCTV in all common areas, corridors, stairs and lifts. Site staff also walk the building every hour.

The Salto lock system allows areas to be zoned off to delineate between uses, and provides three secure points before any student accommodation is accessed. (eg entering the student accommodation block, accessing each floor and then the student's door.) A key swipe exit from the Comet extension to the student courtyard would act as a soft deterrent to Hotel guests wanting to enter this area.

The Business hub will be available for use by students, hotel guests, local businesses, the university and residents. This will have a series of workstations as well as seminar and conference rooms. Each of these will be set up for videoconferencing. The workstations will be open and available 24 hours a day, the conference and study rooms will be available for booking for private seminars.

The hybrid operational model has been found to work extremely well but security measures and support 24 hours a day, 365 days a year ensure that any issues that may arise are dealt with quickly and efficiently.

DESIGNED TO CATER TO THE EVERY NEED OF THE MODERN DAY STUDENT



Typical Studio Bedroom



Typical Studio Bedroom



Typical Studio Kitchen



Shared communal spaces



Typical Studio Bedroom



Typical En-suite



Typical Twodio Kitchen



Games Room



Cinema



Shared communal spaces

UNPARALLELED DESIGN AND SPECIFICATION

9.0 Security | 9.2 Secure by Design & Sustainability

Secure by Design

In addition to the on-site management Fusion provide, the design of the building has been developed to ensure that the external and internal spaces can help with the safety of the users.

The positioning of the existing building cannot be altered but it benefits from having an open aspect from both Comet Way and St Albans Road, the adaptation of the building as part of this application will make the reception and main entrance into the Hotel more open and this will improve visual surveillance to and from the car parking areas.

The layout of both the student accommodation and the hotel accommodation has bedrooms located to also assist with visual surveillance of the external spaces. On the ground floor of the Comet extension is a central social space, which will provide some control over the courtyard spaces between the buildings.

Visitors and residents of the site will need to enter via the main on-site reception in The Comet building. This provides one main point of contact and security to oversee the site. Landscaping features prevent the rest of the site being accessed without passing this reception point.

Adequate cycle stores and refuse areas will be provided in areas with good visibility and with the potential to further protect with CCTV.

Ground floor windows will be partially openable but with restrictors to prevent access from outside, all external doors should be fitted with closers and fire doors should have local alarms to prevent them from being left open.

Further dialogue is likely to be undertaken with the Local Police during the application period.

Sustainability

The building will be designed to achieve high standards of energy efficiency and sustainability. The proposal seeks to attain a minimum of 10% predicted energy needs from renewable or low carbon energy.

The general construction design standards to be adopted must exceed the requirements of the current (2010 Edition) Part L Building Regulations that stipulate an improvement on the CO2 emissions of an aggregated 25%.



Drawing Submission

Architectural

14286-200-A	Location Plan	1:1250 @ A4
14286-0201-0	Existing listed hotel plans	1:200 @ A1
14286-0202-0	Existing listed hotel elevations	1:200 @ A1
14286-0203-A	Demolition Site Plan	1:500 @ A1
14286-0204-0	Existing Hotel Ground Floor Plan	1:500 @ A1
14286-0205-0	Existing Hotel First Floor Plan	1:500 @ A1
14286-0206-A	Listed building demolition plans	1:200 @ A1
14286-0300-E	Site Plan	1:500 @ A1
14286-0301-C	Ground Floor Plan	1:200 @ A1
14286-0302-C	First and Second Floor Plan	1:200 @ A1
14286-0304-D	Third Floor Plan	1:200 @ A1
14286-0306-C	Comet Plans Ground/First	1:200 @ A1
14286-0307-C	Comet Plans Second/Basement	1:200 @ A1
14286-0308-D	Roof Plan	1:500 @ A1
14286-0309-A	Comet Extension Section	1:200 @ A1
14286-0310-C	Contextual Elevations Sheet 1	1:200 @ A1
14286-0311-E	Contextual Elevations Sheet 2	1:200 @ A1
14286-0312-A	Block A Elevations	1:100 @ A1
14286-0313-A	Block B,C,D Elevations	1:100 @ A1
14286-0314-A	Block E Elevations	1:100 @ A1
14286-0315-A	Block F Elevations	1:100 @ A1
14286-0316-A	Comet Extension Elevations	1:100 @ A1
14286-0317-0	Block A,E,F Bay Elevations	1:25 @ A1
14286-0318-0	Block B,C,D Bay Elevations	1:25 @ A1
14286-0319-0	Comet Extension Bay Elevations	1:25 @ A1

Landscaping


01040-P03	Soft Landscaping Plan to rear	1:250 @ A1
01041-P02	Soft Landscaping Plan to front	1:250 @ A1
01060-P03	Hard Landscaping/Furniture Rear	1:250 @ A1
01062-P02	Hard Landscaping/Furniture Front	1:250 @ A1



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