

Have your say on our proposals for the future of Novotel London Waterloo

Essendi, the owner and operator of Novotel London Waterloo, is bringing forward proposals to refurbish and extend the existing hotel.

We would like to hear your questions and comments on the proposals. This will help us to refine our plans, prior to submitting a planning application to the London Borough of Lambeth.

Today, you will be able to:

-  View the emerging proposals for the refurbishment and extension of the hotel
-  Speak to members of the project team and ask any questions that you have
-  Provide your feedback on what you have seen today



Artist's impression of the proposals, looking east along Lambeth Road

Project team

Hotel owner and developer



Architect



Planning consultant



Engagement consultant



The site & surrounding area

The hotel

Opened in 1995, the hotel currently offers 187 hotel rooms and 46 people work here across a range of operational and management roles.

Whilst remaining a successful and well-performing hotel, it now requires investment to modernise its public areas, building services and environmental performance to meet contemporary guest expectations, accessibility requirements and current sustainability standards.

The current hotel is six storeys tall, and neighbouring buildings vary in height from three to 12 storeys.



Views of the site as it currently appears



The surrounding area

The hotel sits on Lambeth Road, and is surrounded by a mix of uses including offices, residential, and schools, as well as local landmarks such as Lambeth Palace and the Garden Museum. There are a number of prominent landmarks in the vicinity:



The Bell public house



Police Headquarters



The Garden Museum



Fairley House School



Lambeth Palace



Old Paradise Garden

Why change is proposed

The need for refurbishment

The hotel has benefited from previous investment, including the refurbishment of 38 bedrooms in 2014 and 149 bedrooms in 2017. However, many of the public areas, leisure facilities and building services date from 2006–2008 and now require modernisation.

Condition of public areas



The lobby area



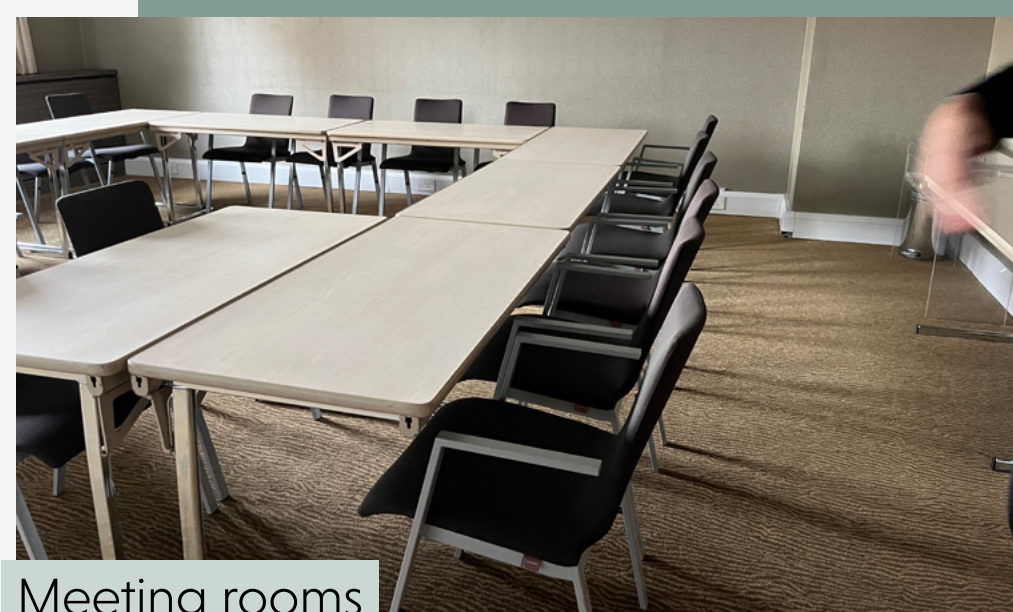
The lobby area



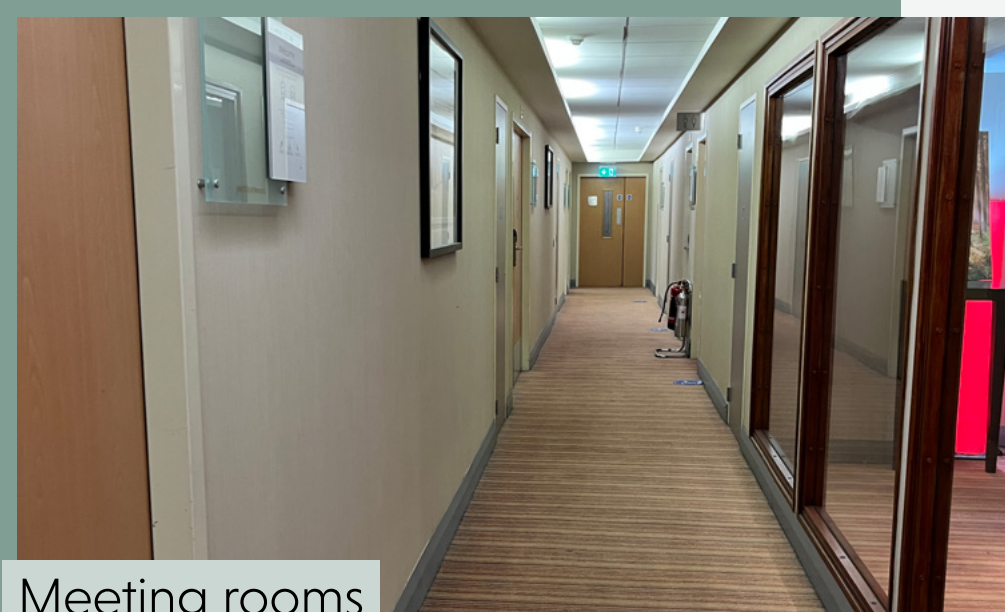
The bar area



The break out space



Meeting rooms



Meeting rooms

Condition of back-of-house areas



The staff canteen



Condition of the floors in back-of-house areas



Condition of the floors in back-of-house areas



Condition of the floors in back-of-house areas

We have identified two key areas for refurbishment:

1. Improved ground floor – The refurbishment would allow us to improve the ground floor offer, including front-of-house and food and beverage spaces, improving the experience for guests.
2. Better energy performance – Replacing and upgrading outdated facilities and systems will make the hotel more efficient to operate. This includes replacing the current gas system with a fully-electric one.

The need for hotel rooms in Lambeth

The Site is located within walking distance to a number of prime London tourist attractions including the Imperial War Museum, the London Eye, Big Ben, Westminster Abbey, the Palace of Westminster and the London Dungeon. The Site is also located within close proximity to St Thomas' Hospital, Evelina Children's Hospital, King's College and London South Bank University which all benefit from having easily accessible accommodation for staff, patients and visitors alike.

Let us know what you think

Which areas of the current hotel would you like to see improved?

Use the sticky notes to share your thoughts

The proposals at a glance

Our proposals to refurbish and extend the hotel

Principles behind the proposals

A more accessible and welcoming hotel

The refurbishment provides an opportunity to make the hotel a more welcoming and inclusive place, enabling guests, visitors and employees to move through and use the building safely, confidently and with dignity.

This will include:

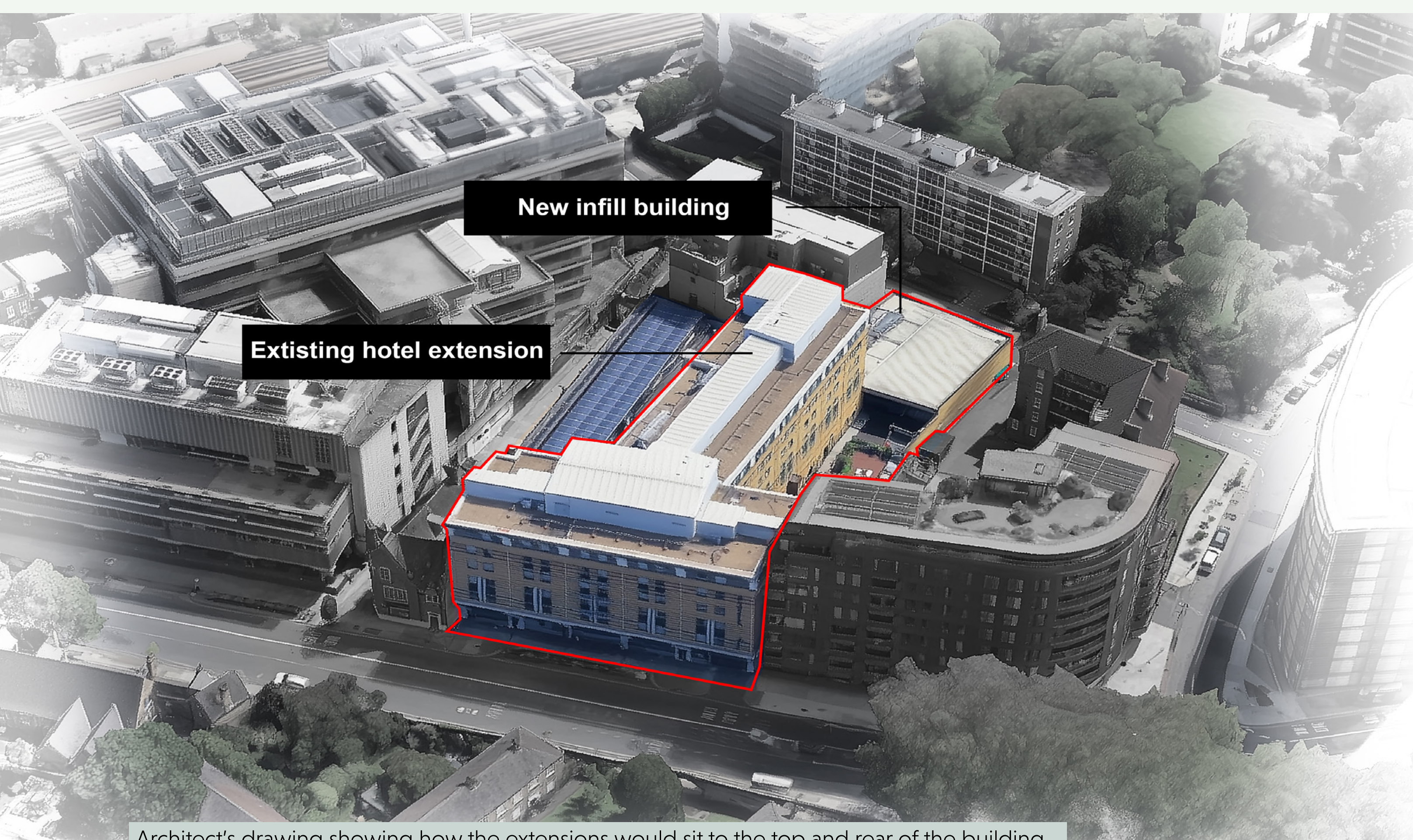
- | **A clear step-free route** to the principal entrance and reception;
- | **Accessible entrances**, lifts and circulation routes;
- | **Accessible bedrooms** and guest facilities;
- | **Clear wayfinding** and guest information
- | **Staff trained to assist guests** with a range of accessibility needs

The final accessible-bedroom provision and detailed inclusive-design measures will be confirmed through the relevant planning and design documents.

A more sustainable hotel

The existing hotel's building systems are aging and no longer perform as efficiently as they could. Refurbishing the building will allow us to replace outdated equipment, move from gas to an all-electric system and reduce the amount of energy the hotel uses.

The design will also make better use of existing materials and incorporate energy-efficient measures to improve the hotel's long-term environmental performance.



Architect's drawing showing how the extensions would sit to the top and rear of the building



Precedent images of some of Essendi's recently-refurbished hotels

Summary of proposals

Our proposal involves the refurbishment of the existing building, along with an extension to the top and rear to provide a total of 417 hotel rooms, responding to a recognised need in the area:

- | **Refreshed ground floor**, providing better facilities for guests, including in the reception and dining spaces
- | **Improved energy performance**, replacing outdated, inefficient facilities which are not environmentally-friendly with more up-to-date facilities
- | Gas systems to be replaced with a **fully-electric system**
- | An overall height increase from **28m to 34m**
- | **187 rooms retained** through the refurbishment
- | **115 new rooms** in the top extension and **115 new rooms** in the back extension

Design and architecture that respects the surrounding area

Local architecture is varied, including a variety of materials and styles from a range of eras, representing the history and evolution of Lambeth Road



Buildings in the immediate vicinity have brick construction, and represent a number of eras

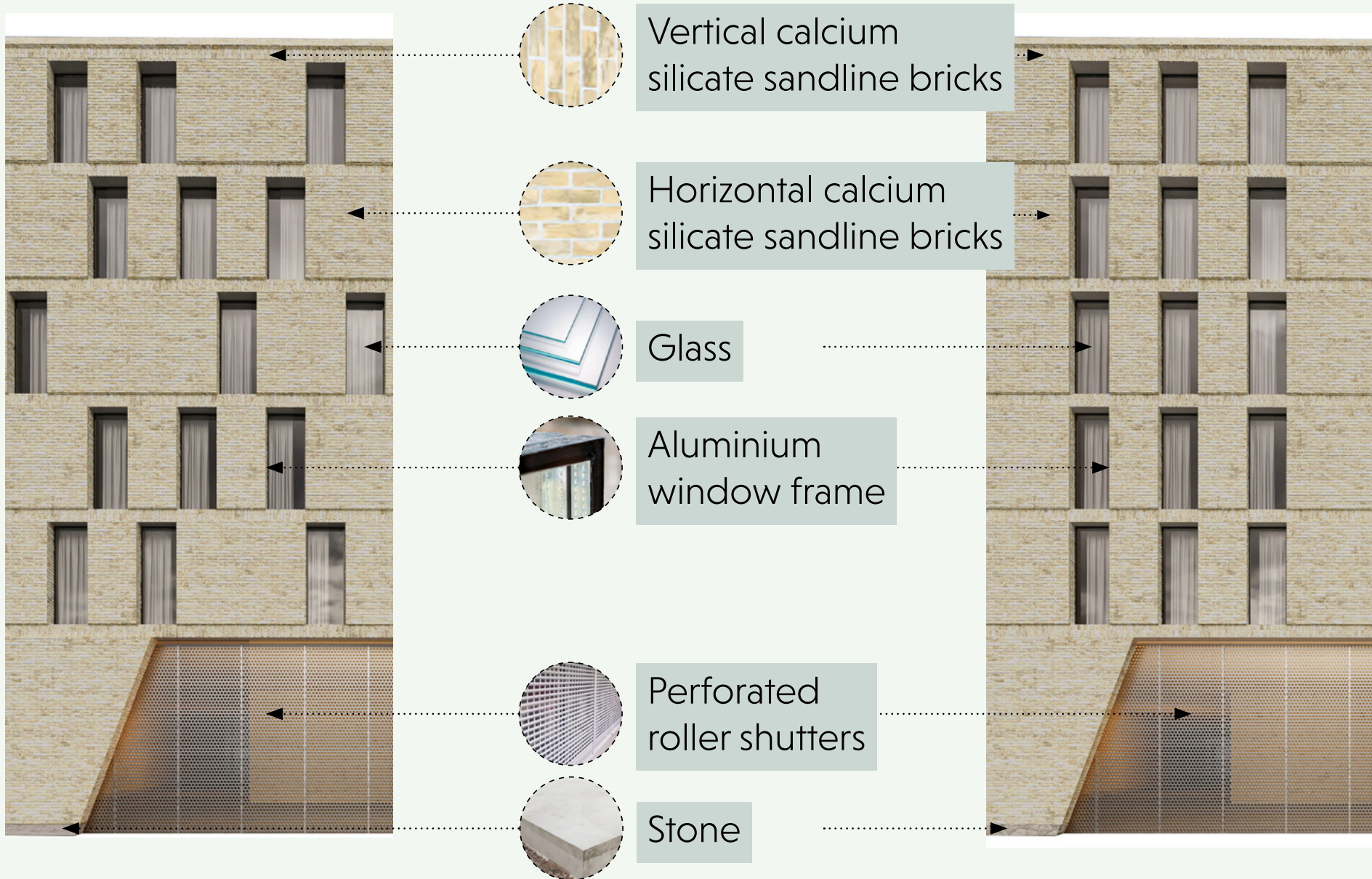


Some of the materials used in local buildings



Selecting materials that respond to local buildings

The façade of the current hotel is made from brick to respond to its neighbours, and the materials used for the extension will be sympathetic to the architecture of Lambeth Road.



A sensitive extension

Height and massing

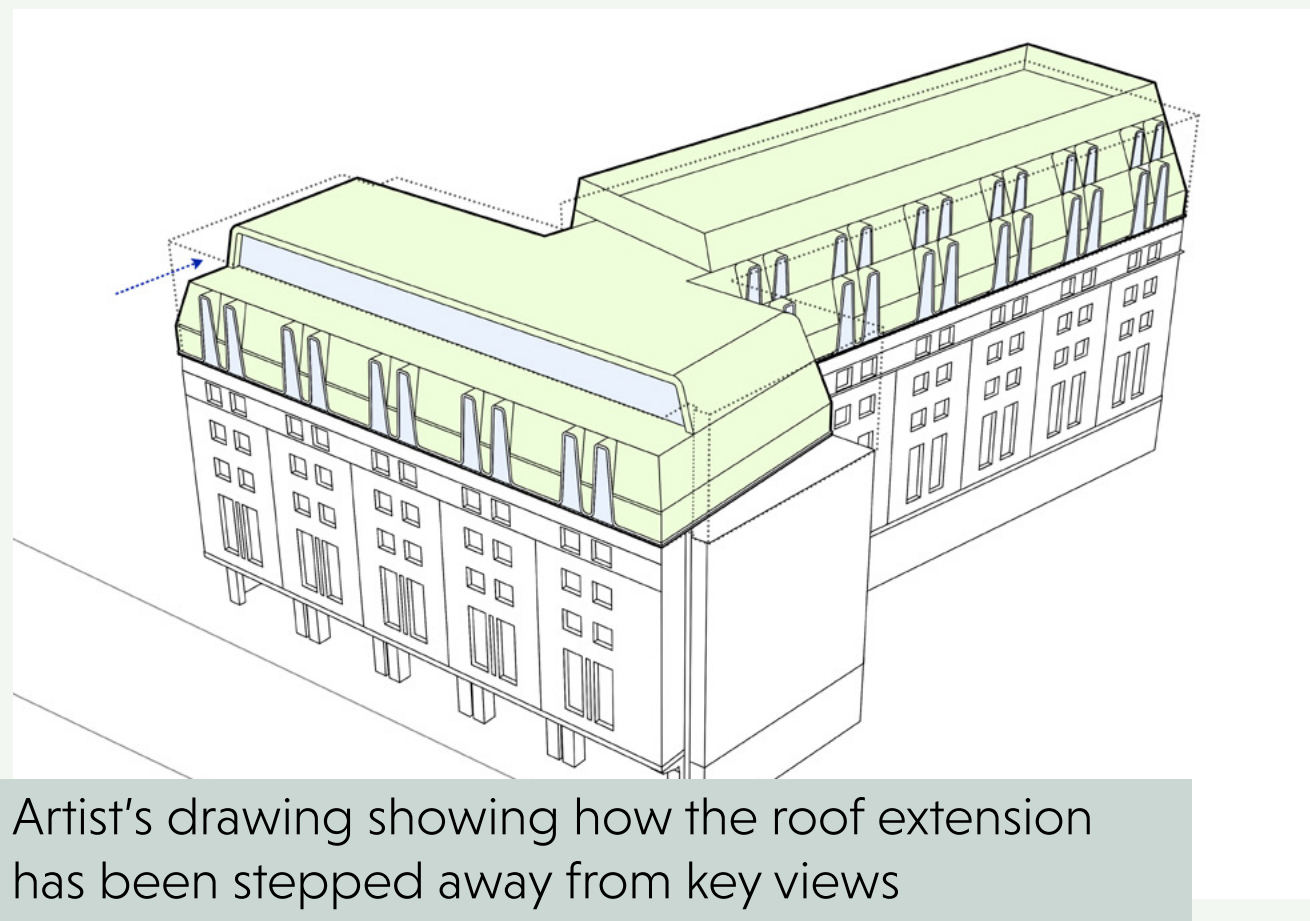
Our proposals include an extension to the top and rear of the building to provide more hotel rooms. The proposed massing is sensitive to the scale of the local residential area.

Rooftop extension

The rooftop extension will add a total of three floors to the building, increasing the overall height from 28m to 34m. This will allow the addition of 115 rooms.

Respecting important local views

The evolving designs for the eighth floor have taken into account views from Lambeth Palace and the neighbouring Bell building.



Artist's drawing showing how the roof extension has been stepped away from key views



View from Old Paradise Gardens, looking north towards the hotel

Let us know what you think

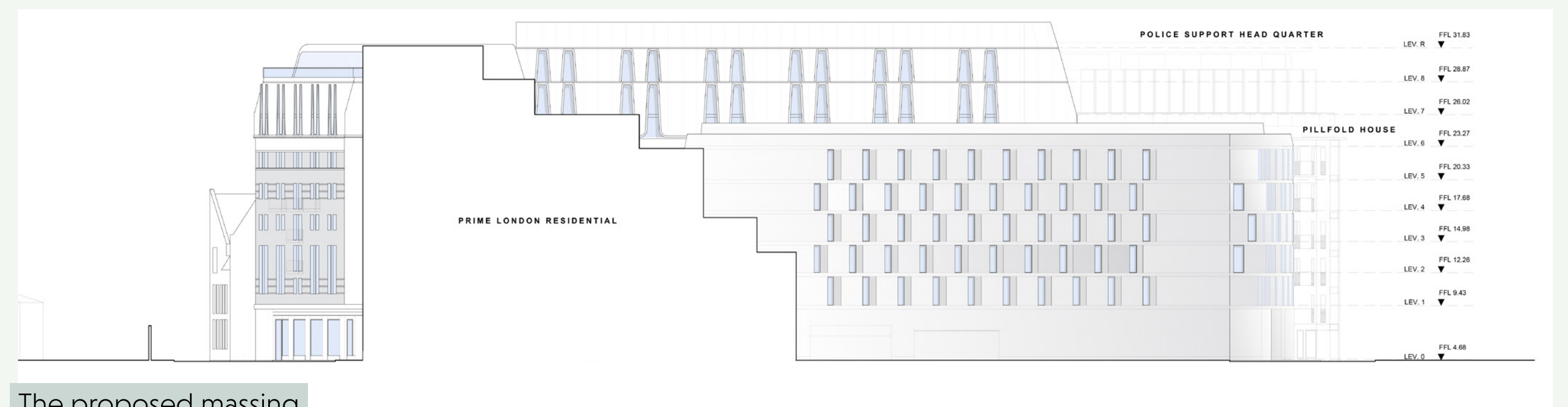
What materials would you like to see used for the extension?

Use the sticky notes to share your thoughts

West elevation



The existing massing



The proposed massing

North elevation



The existing massing



The proposed massing

Our emerging designs

Views of the proposals from street level on Lambeth Road and Old Paradise Street



Artist's impression of the proposals, looking south-west along Lambeth Road



Artist's impression of the proposals, looking east along Lambeth Road



Artist's impression of the proposals, looking east along Old Paradise Street



Artist's impression of the proposals, looking east along Old Paradise Street



Artist's impression of the proposals, viewing the adjoining wall between Novotel London Waterloo and the Bell public house

An efficient building to operate

Project sustainability objectives

Supporting Essendi’s Positive Hospitality approach by delivering a more sustainable, resilient, and operationally-efficient hotel that contributes to creating Places That Thrive.



Environmental performance

- Targeting BREEAM Excellent for the new extensions and refurbishment of the existing hotel
- Improved environmental performance



Operational Resilience

- Air-source heat pumps
- Modern building systems
- All-electric development to replace the current gas system, supporting future grid decarbonisation



Responsible investment

- Long-term asset resilience
- Enhanced ESG performance



Circular design

- Reduce, re-use and recycle
- Resource-efficient materials



Servicing and deliveries

Servicing and delivery vehicles will arrive at the hotel via Old Paradise Street, helping to avoid disruption on Lambeth Road and minimise the impact on pedestrians and the surrounding public realm.

Vehicles will enter the hotel from the rear and loading and unloading will take place in the internal servicing area. No deliveries or servicing vehicles will load or unload on Lambeth Road or Old Paradise Street.

No increase in the number of deliveries is anticipated. Instead, deliveries will be managed more efficiently, with larger quantities combined where appropriate. Most deliveries will be made by small and medium-sized vans weighing less than 3.5 tonnes. Some services, such as linen deliveries, will require larger vehicles of up to 7.5 tonnes.

Drivers will be required to switch off their engines while loading and unloading.



Sustainable travel

The hotel is in a highly-accessible central London location, close to rail, Underground and bus services. Guests and staff will be encouraged to travel by public transport, on foot or by bicycle, with information about nearby transport options provided before arrival.

There will be a small reduction in the number of car parking spaces in the car park to promote use of public transportation for hotel guests and staff.

Let us know what you think

Do you have any views on our sustainability priorities?

Use the sticky notes to share your thoughts

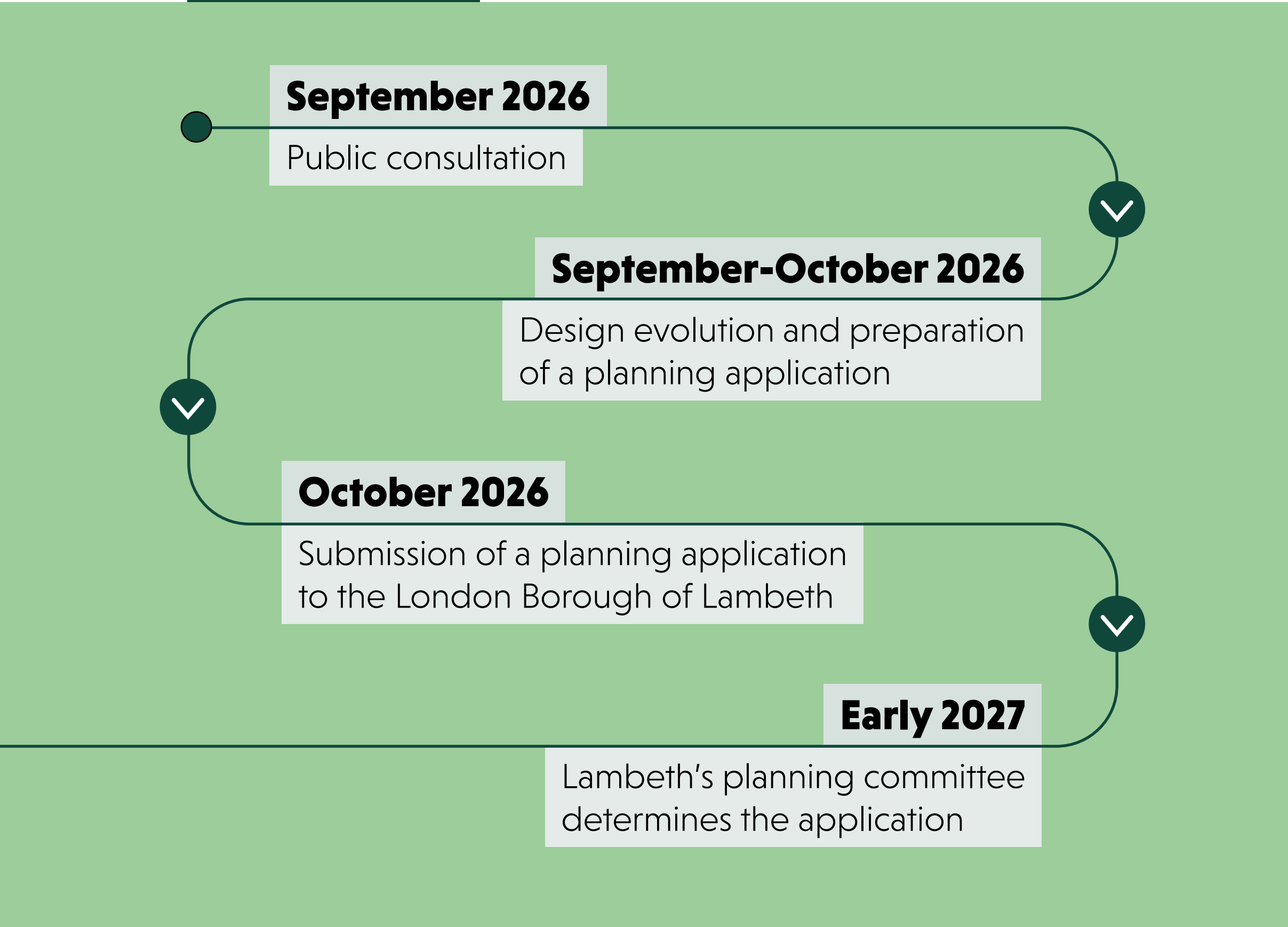


Delivery and servicing vehicles will enter the site from Old Paradise Street and loading and unloading will take place inside the hotel servicing area.

Next steps

Thank you for joining us today. If you have not already done so, please complete a feedback form, to let us know your comments on our emerging proposals.

Timeline



Construction

If our plans are granted planning permission by Lambeth Council, the construction will meet the highest standards of quality and consideration for our neighbours. We will develop a Construction Management Plan (CMP) which will set out working hours, how vehicles will access the site, and how noise and vibration will be controlled and monitored. The CMP will be developed in collaboration with Lambeth Council to ensure it meets the needs of our neighbours.

Summary of benefits

- A refurbishment-lead scheme, **targeting BREEAM Excellent**
- A **sustainable building** to operate with modern, energy-efficient systems
- 15 jobs** created in the local area
- 230 new hotel rooms**, meeting a recognised local demand
- Fully-accessible routes to the main entrance and reception**, along with accessible bedrooms and guest facilities



Get in touch

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