

Inhabit Queen's Gardens

An ode to the crescent full of mid 19th Century Victorian townhouses

An Overview

Inhabit Queen's Gardens, a new wellness-focused hotel in Bayswater is the second Inhabit project we worked on after the successful completion of the hotel on Southwick Street. Led by principles of adaptive reuse and well-being, it repurposes a crescent of Grade II mid 19th Century Victorian townhouses to create an intimate and welcoming building. Designed in collaboration with Caitlin Henderson Design, Culture A and There's Light, Inhabit Queen's Gardens provides a series of social spaces to recharge, 159 cozy guest rooms, and a flexible meditation and exercise space which sits alongside treatment rooms and an infrared sauna. The hotel includes a ground-floor cafe, bar, lounge, library workspace, and fitness studios.

Category- Hotel

Company- Holland Harvey

Project- Inhabit Queen's Gardens



Design

Inhabit Queen's Gardens is designed to echo a residential setting, helping visitors to feel at home.



The reception desk has been purposely situated away from the main entrance, so guests are encouraged to explore as they enter through the lounge—the 70-cover restaurant with a bespoke marble bar as its centerpiece.



Distinct areas are demarcated with different floor patterns, and the ceiling has been carefully coved around the room's perimeter to meet the top of the large windows.



We took every opportunity to let the building breathe, an example being the strategic locations of the bathrooms. They are behind glazed partitions rather than solid walls to allow natural light.

Transforming an old building

The design celebrates and enhances the existing heritage building with subtle but deliberate architectural moves.



With the existing floor plan of the Victorian Townhouse, we saw the opportunity to design a melange of bedroom layouts, big and small, while making the space feel like a home away from home.



We had a longer lead time, so it allowed us to interrogate our decisions and be more rigorous in procuring materials. Thus, the team challenged themselves to find sustainable solutions to the industry standards.



The design keeps the whole neighbourhood along with the hotel guests in mind. It brings the public spaces to the forefront of the scheme by opening up the ground floor to improve circulation for both front and back of house areas.

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Details

Our design strategises around the environment's wellbeing and community partnerships



TV screens can be concealed behind timber screens, while bedside tables contain cubby holes to allow guests to place their phones out of sight.



Suitcases can also be stored out of the way, in dedicated compartments under beds.



Each hotel room has been designed with the modern traveller in mind, with a contemporary pallet of natural materials. Other elements such as this bespoke sink by Kelham Island Concrete, vanity units and open bedrooms optimise the space for maximum usage.

Sustainability

Our design strategises around the environment's wellbeing and community partnerships



Just under 100% of waste from the project's construction phase was diverted from landfill via recycling initiatives or reused in different forms in the finished space. An example of this is the Granby Rock, a custom-made terrazzo used on the fireplace in the reception space.



We procured furniture from Goldfinger, which produces furniture from waste wood, and we incorporated the same in our project.



Hallways feature carpets made from recycled plastic bottles and fishing nets; bathrooms are finished with cradle-to-cradle certified ceramic tiles, while the fitness rooms feature cork flooring tiles.

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Overall Waste Report Statistics



59% (333.5 tonnes)

Recycled

41%(233.5 tonnes)

Energy recovered

0%

Landfilled

35% of waste,
100% recycled

Plasterboard