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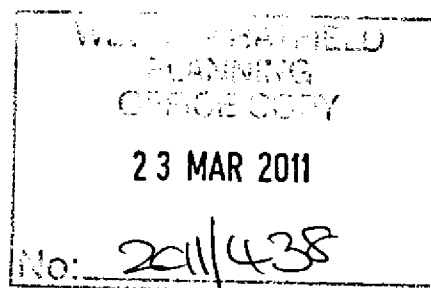
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**WELWYN GARDEN CITY PREMIER INN, STANBOROUGH ROAD,  
WELWYN GARDEN CITY, AL8 6DQ**

**PROPOSED ENTRANCE EXTENSION**

**PLANNING, DESIGN AND ACCESS STATEMENT**

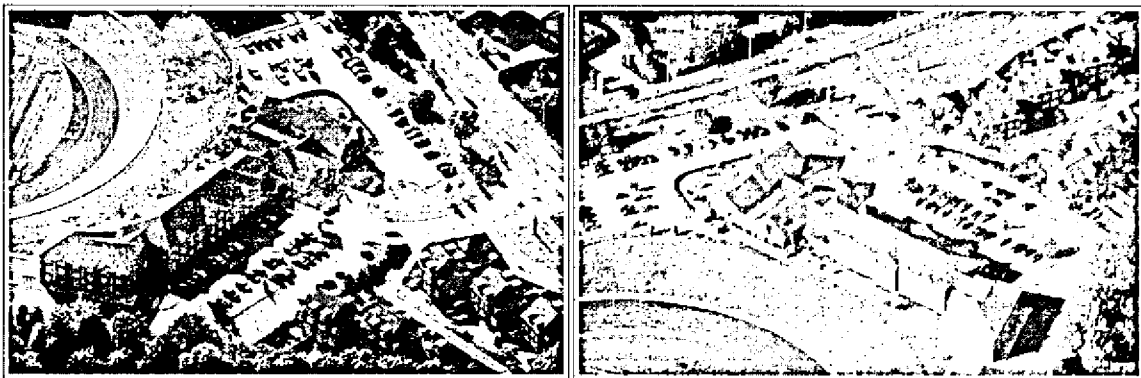
**FEBRUARY 2011**



## 1. Introduction

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- 1.1 This Planning, Design and Access Statement accompanies the planning application for a proposed reception extension at the Premier Inn, Welwyn Garden City.
- 1.2 The application is made by Walsingham Planning on behalf of Premier Inn Ltd.
- 1.3 The application is for an extension to the existing reception.



## 2. The Site & Surroundings

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- 2.1 The application site is located to the south-west of Welwyn Garden City with easy access from the A1 (m) and 800m from the town centre. The site lies in a small wedge of land located between the A612 and the main line railway station that runs to Welwyn Garden City Station. Directly to the north-east of the site is a small residential development, to the west is Gosling Stadium and further to the north-east is a commercial development. To the south-west across the A612 is a further residential development.
- 2.2 The locality on the edge of the city centre could be described as having a mixed use character with commercial, residential and leisure uses being in close proximity to each other.

- 2.3 The site has excellent transport links with the city centre being approximately 1000m away and the main line Welwyn Garden City Railway station 800m away, both accessed via Osborn Way, a main arterial route through the city. The nearest bus stop is approximately 5/10 minutes walk away.
- 2.4 The total site area is about 0.975ha. It is generally flat, but overlooks the steep embankment down to the cycle/running tracks in the Sports Park.
- 2.5 The residential properties in Stanborough Mews are mainly three storey terraced modern town houses. These have flat roofed dormer windows in steeply pitched concrete tile roofs. The walls are brickwork including contrast brick detail to the opening and verges.
- 2.6 The existing Premier Inn and Beefeater restaurant on site have contrasting styles. The Premier Inn is similar to the adjoining town houses, with three storeys and a (shallower pitch) concrete tiled roof. The Beefeater has painted render walls with a steeper roof pitch. Both have oversailing eaves as a design feature.



### **3. Planning History**

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- 3.1 N6/2008/2104/FP – Permission was granted for the erection of a three storey extension to accommodate 30 bedrooms.

### **4. The Proposal**

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- 4.1 The application is for a new reception entrance extension and extended gable roof line at the Premier Inn.
- 4.2 The proposed extension will adjoin the current lobby area to provide a new entrance on the north-west face of the Premier Inn. This allows the existing lobby to become part of an enlarged and improved internal reception area. The extended gable roof line is extended to suit the proposed line of the new entrance.
- 4.3 The proposed entrance is approximately 3.85m<sup>2</sup>. The gable roof line will be extended by 0.58m to line with this extension.
- 4.4 The existing reception window will remain. A new hardwood double glazed entrance door with side screens will be introduced to the proposed extension.

### **5. Planning Policy**

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- 5.1 The application site is not designated for any particular land use. It is not in a Conservation Area, nor are any buildings on site of historical significance. The site does not lie within a Flood Zone.
- 5.2 The current planning policies are set out in the Welwyn Hatfield District Plan, adopted in 2005.
- 5.3 The District Plan and the Council's Supplementary Design Guidance provide the design framework for which new development is assessed against. District Plan Policy D1 requires

the standard of design in all new development to be of a high quality. New development will be assessed, where appropriate, against a number of design principles.

- 5.4 All new development will be required to respect and relate to the character and context of the area in which it is proposed (Policy D2).
- 5.5 Policy D9 states all new development should be designed to allow access by the disabled, young children in prams and pushchairs, and those who are temporarily disabled through accident or injury.
- 5.6 Policy CLT5 permits improved tourist facilities provided that the amenity and character of the surrounding area are not harmed, and an unacceptable nuisance is not created in terms of traffic or noise generation.
- 5.7 District Plan Policy CLT6 permits proposals that improve hotel accommodation within the district, providing that the amenity and character of the surrounding area are not harmed.

## **6. Design and Access**

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- 6.1 DCLG circular 01/06 requires that a Design and Access Statement should be appropriate to the scale and complexity of the application which it accompanies. As this proposal is a straight forward extension to the lobby of an existing commercial property on an established site, the D&AS in line with the circular is relatively uncomplicated.
- 6.2 The existing locality is clearly urban in character in which the buildings have been built to a design that the LPA has approved relatively recently.
- 6.3 The proposal is for a new lobby area and extended gable roof line to suit the proposed line of the new entrance.
- 6.4 **Use**  
The existing entrance provides access to the hotel reception and foyer. The proposed lobby will provide a new entrance to the Premier Inn, albeit via the same location. This will allow internal alterations that improve the layout and design of the reception and foyer area.

**6.5 Amount**

The proposal is for a new lobby of approximately 3.85m<sup>2</sup>. The existing gable roofline will be extended by 0.58m to suit the proposed line of the new entrance.

**6.6 Layout**

The proposal will be located immediately adjacent to the existing lobby on the north-west face of the Premier Inn. The existing lobby will form part of an enlarged internal reception and foyer area. The existing reception windows will remain. As earlier stated, the gable roofline will be extended as a result of the proposed extension. The openness of the site will be retained as a result of the proposal.

**6.7 Scale**

In determining the size of the proposal both the physical size and operation of the existing buildings were considered. The applicant believes the proposal is of suitable size, and doesn't negatively impact upon the entrance to the Premier Inn or the fire exit of the restaurant. The height of the extension is equivalent to the height of the existing lobby area.

6.8 In the wider context, the Premier Inn sits comfortably on the edge of the city centre, in what could be described as a mixed use area, with residential, commercial, hotel and leisure uses. The proposed scale of the extension will not materially impact these existing arrangements.

6.9 The scale of the proposal is shown in drawing 2587/P21 Rev A.

**6.10 Landscaping**

The proposal will not affect existing landscaping arrangements.

**6.11 Appearance**

All materials used will match those used by the existing lobby and Premier Inn. The extension will include a hardwood double glazed entrance door with side screens, as indicated on drawing 2587/P21 Rev A. The existing triangular sign located on the gable will be relocated on the new fascia of the extended gable.

- 6.12 The existing reception window will remain intact. The extended gable roof line will match the existing in terms of appearance.
- 6.13 The design and use of materials for the extension are compatible with the appearance of the Beefeater Restaurant.
- 6.14 **Access**  
Entrance to the hotel will continue to operate in the same location, albeit through the proposed extension rather than existing lobby. The proposal will continue to operate in the same way as the existing entrance, providing access to all.
- 6.15 The restaurant fire exit adjacent to the proposal will not be affected and will still be utilized.

## **7. Conclusion**

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- 7.1 The proposal is for a new lobby to the Premier Inn at Welwyn Garden City. The existing gable roof line will be extended to suit the line of the proposed extension.
- 7.2 The proposal will allow the hotel to offer an improved and enlarged reception and foyer to its customers, especially given the extant planning permission for an extension of 30 bedrooms on site.
- 7.3 The application site is not designated for any particular land use. It is not in a Conservation Area, nor are any buildings on site of historical significance. The site does not lie within a Flood Zone.
- 7.4 The proposal is a minor addition to the Premier Inn that is sympathetic to the building and surrounding area, without adversely impacting upon the amenity of the vicinity. The small-scale of the extension will enhance access to the Premier Inn and allow an improved reception area. As such the proposal conforms to Policy CLT5 and CLT6.
- 7.5 The proposal is of a suitable size in relation to the existing building. The proposed height is equivalent to the existing entrance, and materials to be used are in-keeping with those on the Premier Inn at present. It does not negatively impact upon the entrance to the Premier Inn or the fire exit of the adjacent restaurant. As such the proposal conforms to design Policies D1, D2 and D9.
- 7.6 The application is commended to Welwyn Hatfield Borough Council.

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Walsingham Planning  
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