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BEALES HOTEL, COMET WAY, HATFIELD

PROPOSED SECOND FLOOR TO PROVIDE ADDITIONAL ACCOMMODATION INCORPORATING A GYMNASIUM

DESIGN AND ACCESS STATEMENT

When planning permission for the redevelopment of the hotel was sought in 2002 and implemented during 2004, it was so design, to readily enable a second floor to be added at a later date. Since the rebuild, the hotel has proved to be very successful particularly drawing guests from the corporate field. To meet the anticipated future growth, additional accommodation is required. In addition, a small gymnasium is being added to the facilities that can be offered to guests. As a consequence, the inclusion of a second storey readily blends into the context of the existing design. This can readily be seen when a comparison is made between drawing P004 that shows the existing elevations and drawing P008 that shows the proposed second storey.

The first point to note is that the footprint of the second storey is smaller than the first and sits over the central core area of the existing hotel. It increases the overall height by 2.3 metres. It provides an incremental graduation when viewed from Comet Way. However the affect of this graduation is subtly masked, firstly by the use of contemporary materials such as frosted glass, secondly by use of materials that reflect the existing and thirdly by the fact that the second storey is set back from the front building line.

A graduation is also seen when viewed from the side. The inclusion of the second storey gives the appearance of being a natural addition again by the use of contemporary design that both blends with and also reflect the existing materials, together with the fact that the transition is masked in part by the existing cedar panelling.

In the broader context, the hotel lies within a commercial and retail area, contemporary in design and dominated by the Galleria. The addition of a second storey will not give rise to any issues of overlooking or have an adverse affect upon neighbouring amenity. On the contrary, it will add to the architectural interest of the immediate area.

Turning to matters relating to access, no changes are proposed to the existing junction arrangements with Comet Way. Neither is change proposed to the existing car park where 127 car spaces are provided. A log has been kept of the car parking usage, spanning the period from 01 October 2006 to mid January 2007. It can be

seen that apart from two occasions during December, one being Christmas Day, the take up of spaces was seldom more than 50% of the overall car park capacity.

The addition of 16 more bedroom suites will not dramatically add to this. The reasons are threefold. Firstly, because a large proportion of guests come from overseas, arriving by train and then take a taxi; secondly the increase in the number of bedrooms is modest in number and finally, Beales Hotels promotes a Green Travel Plan, encouraging use of non car modes of travel or shared car journeys to reduce the dependency upon individual car journeys.

The car park log attached to the covering letter dated 06 February 2007 from Mr Andrew Beale, the Managing Director of Beales Hotels, forms part of the application.

ADDENDUM

Since the grant of planning permission for the application considered under Council reference S6/2007/236/FP, the mix of accommodation proposed has been reviewed and our client wishes to implement the following changes.

First Floor

To remove the internal stairs and reinstate the laundry room as existing – refer to drawing A05.229.P006B;

Second Floor

Without any change to the mass and footprint to this part of the building, increase the number of bedrooms by three to a total of 72. This be achieved by including a new bedroom (above the laundry room on the first floor) and subdividing two deluxe suites to provide 4 No standard bedrooms – refer to drawing A05.229.P007D.

It is also proposed to increase the floor area of the gymnasium by approximately 74 square metres. This will involve a small increase in the massing at this level which is shown on attached drawing A05.229.P007D and elevations P008B & P009B.

General

We have already referred to the removal of the stairs to reinstate the laundry room at first floor level and a new bedroom at second floor level. In their place, the existing stairs that serve the conference suites at first floor level will be extended to the second floor, providing access to both the gymnasium as well as serving as a fire escape route.

26 September 2007