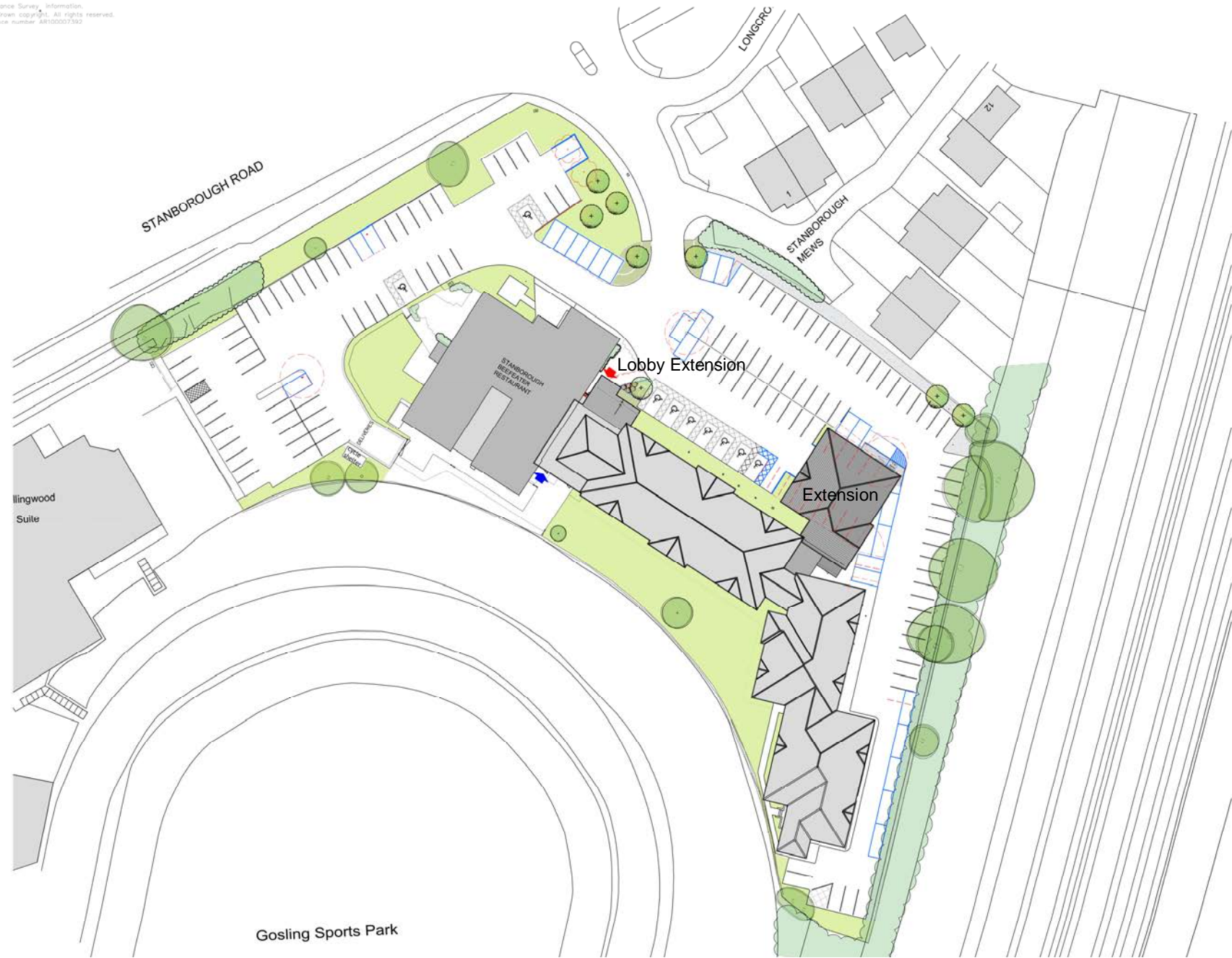


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Premier Inn, Welwyn Garden City DESIGN & ACCESS STATEMENT May 2018



CONTENTS

1.0	Introduction	1.1	Scope & Purpose
2.0	Site Context	2.1	Context Analysis
3.0	The Proposed Development	3.1	Use, Amount, Scale
		3.2	Layout
		3.3	Appearance
4.0	Access		
5.0	Sustainable Design		
6.0	Summary		

Document Issue

Issue	Status	Date
Issue 1	Draft	23/04/18
Issue 2	Final	03/05/18



Fig. 1: Aerial Photograph

This Design and Access Statement has been prepared by CHQ Architects Ltd on behalf of Whitbread Plc, Premier Inn to support the application for a new 24 bedroom extension to their Welwyn Garden City hotel situated on Stanborough Road.

The Application is for a scheme comprising:

- Construction of a 24 bedroom extension with associated linen and plantroom requirements.
- Reconfiguration to the car park to facilitate the proposed extension.
- Extension to existing hotel entrance and reception.

This statement has been produced following guidelines set out within PPG (Paragraph 031) 'What should be included in a Design and Access Statement accompanying an application for planning permission'.

An overview of how the Design & Access Statement has been structured is outlined below.

Section 2.0 of the document looks at the site in its context with a short review of the character of the surrounding area. The report then leads on to the nature of the site itself, outlining its physical and dimensional qualities and the nature and character of the buildings and landscape that form its boundaries.

Section 3.0 looks in detail of the Proposed Development, how it has evolved through the design process, a description of the use of the site, the amount of development in terms of built form, and the scale of the building. The layout of the site and how this has responded to the site receptors is outlined. The visual appearance, design approach and use of materials is also covered in some detail within this section.

Section 4.0 considers the two aspects of access: vehicular and transport links; and inclusive access.

Section 5.0 reviews the sustainable design aspects of the scheme and how they relate to Draft Policy SP10

Section 6.0 gives a brief summary of the Proposed Development as covered within the Design and Access Statement.

2.0 SITE CONTEXT

2.1 Context Analysis



Fig. 2: View from Stanborough Road

2.1 Context analysis

This section considers the site in relation to its setting and proximity to the main transport features including public transport links and road connections. Aspects of the surrounding area are identified to view their effect on the emerging scheme and to establish key constraints and opportunities.

Context Summary

The hotel site is located on Stanborough Road and lies approximately 1 mile south of Welwyn town centre. The Gosling Sports Park, facility athletic track and sports facility is located immediately south of the hotel site. The main line railway forms the eastern boundary of the site. To the immediate north is a small residential development of two storey houses. Opposite the site on the northern side of Stanborough Road is a petrol filling station, with residential beyond. The hotel shares the site with the Stanborough Beefeater, public house and restaurant.

Movement

The car park is accessed via a spur road leading to the hotel and restaurant car park and providing access to the residential properties on Longcroft Green and Stanborough Mews.

A combined public footpath and cycle way crosses the site frontage on Stanborough Road to the northwest of the site.

Public transport links include, Welwyn Garden City train station, located approximately 1miles north of the site with fast connections to London. Bus stops are located adjacent to the site on Stanborough Road.

Figure 7, within Section 4.0, Access, shows all the major transport connections which surround the site.

Heritage Assets

There are no heritage assets within the immediate vicinity of the site. The Welwyn Garden City Conservation Area is located to the north of Stanborough Road

Physical Site Information

- The total site area is 0.95 ha (2.35 acre) site comprises of landscaping, car parking and an outdoor seating area for the restaurant.
- The site extends approximately 127m southeast to northwest. The frontage to Stanborough Road is 86m.
- The site is fairly level.



Hotel building viewed from the north east



Hotel reception entrance



Beefeater restaurant and pub garden



View south towards boundary with railway line



View of hotel from main car park

Key Views (Fig 3)

The key view into the site is dominated by The Stanborough public house and restaurant, which fronts the main road and forms the corner of the restaurant and hotel block. The building is set back within the site with car parking in front. The hotel is directly linked to the east of the restaurant and forms an L' shaped configuration hugging the curved southern boundary and outline of the athletics track. The hotel has been extended on two previous occasions extending into the south of the site.

- Open aspect into the site from Stanborough Road with grass verges and individual trees.
- Limited views towards the hotel building from the main road.



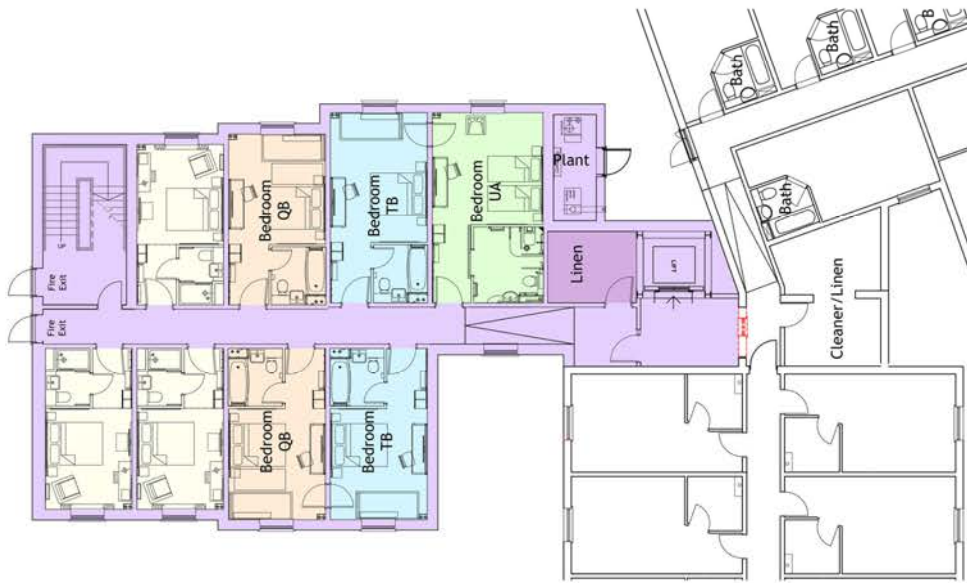
View of The Stanborough Beefeater restaurant from Stanborough Road

Fig. 3: Existing Site Photographs

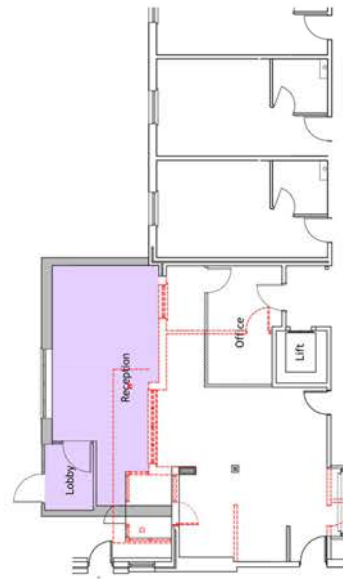
3.0 THE PROPOSED DEVELOPMENT

3.1 Use, Amount & Scale

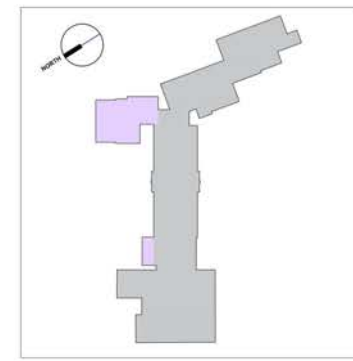
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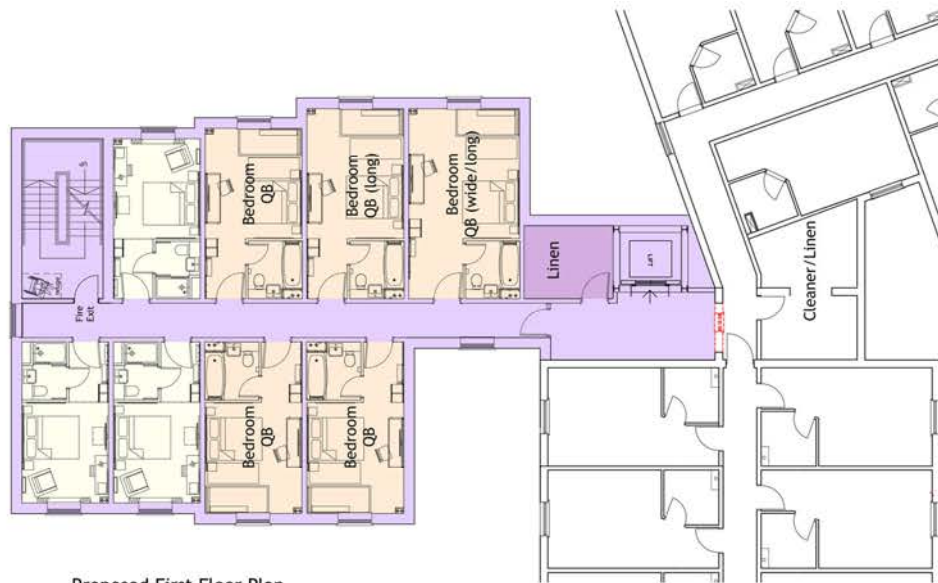
Proposed Ground Floor Plan



Proposed Ground Floor Reception



Key Plan
NTS



Proposed First Floor Plan



Proposed Second Floor Plan

3.1 Use, Amount & Scale

Use

The site has established hotel and restaurant use.

Amount

The scheme proposes a 24 bed extension to the Premier Inn hotel, increasing the bedrooms from 120 rooms to 144. One additional universal access bedroom will be included in the extension, which follows the 5% required provision for the total room increase. The new universal access room will be an interconnecting room with an internal door providing easy access and accommodation for a carer. An additional lift is proposed within the link to the existing building, this will be for guest use but will assist the operation of the hotel for distributing linen to upper floors. Additional linen rooms have been incorporated into the design on each level as well as a new plant room.

The existing reception area is to be extended to create a new lobby and enlarged waiting area.

The proposals will extend the gross external area of the hotel by 907 sq. m. to provide a total gross internal floor area of 828 sq. m over the three floors of the extension. The area includes the small single storey extension to the hotel entrance lobby.

The car park currently provides 151 car parking spaces including 8 disabled spaces. Minor alterations to the car park are proposed to increase the parking numbers by 11 spaces to 162 following the extension. An additional disabled parking space will be added to serve the additional universal access room.

Scale

The scale of the proposed extension is three storeys to match the existing hotel.

Fig. 4: Proposed Floor Plans

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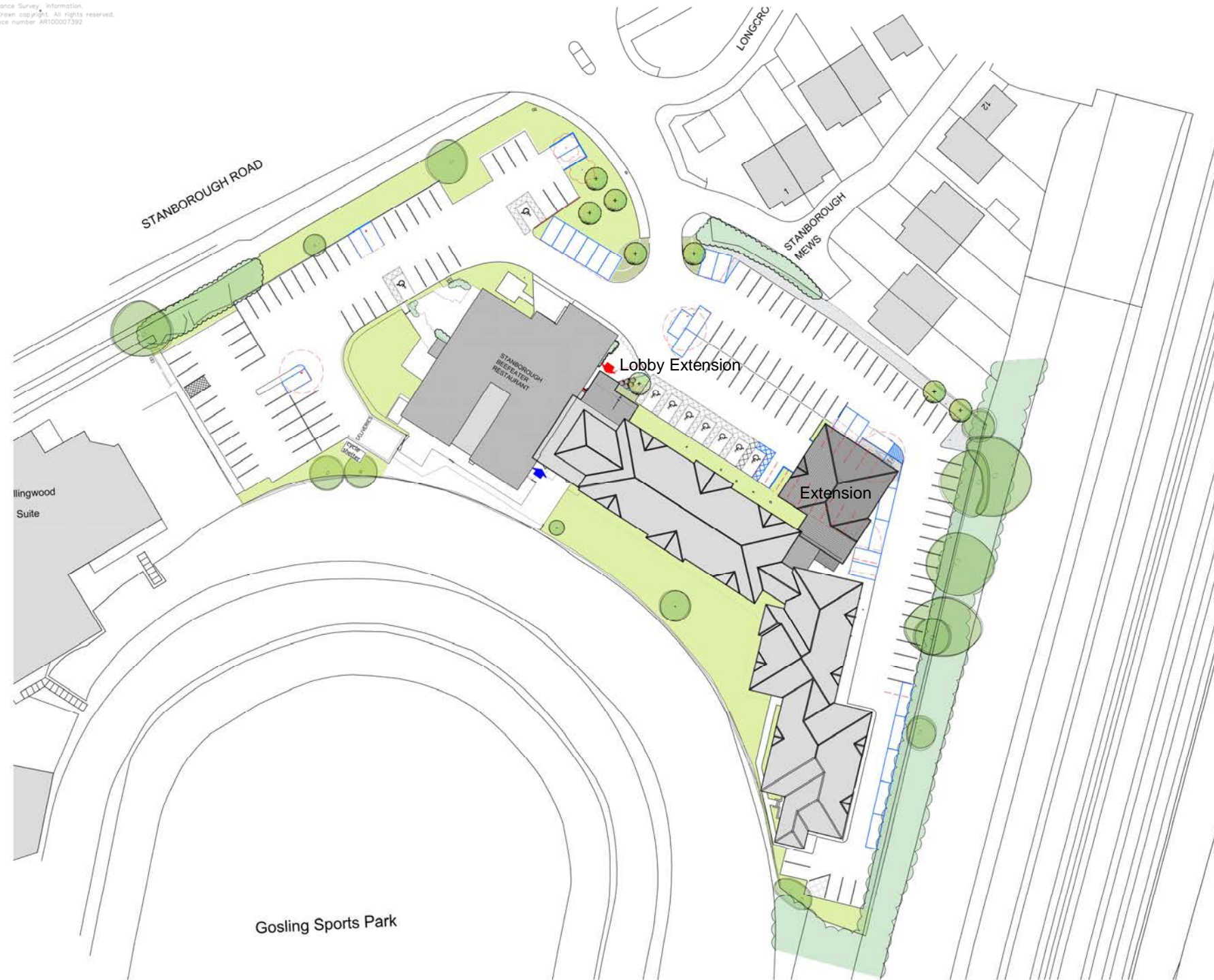


Figure 5 shows the detailed site layout of the Proposed Development.

The Stanborough public house and restaurant sits towards the front of the site facing Stanborough Road. The hotel building is located to the rear of the restaurant and hugs the southern boundary which follows the curved form of the athletics track on the adjacent Gosling Sport Park. The hotel has been extended previously on two occasions to the south.

Car parking surrounds the building to the perimeter of the site. There are open aspects into the site from the main road with grassed verges and individual trees. Outside seating for the pub is located in front of the Beefeater in a contained garden area.

The hotel entrance and reception is visible on entering the site however sits to the rear of the restaurant building. The reception area provides a link between the hotel and restaurant.

From the context analysis outlined in section 2.1 the site was reviewed for potential expansion opportunities. The main car parking area to the north of the existing hotel building was identified as the only potential site area which would provide an extension site large enough to meet the client's requirements. A small extension projecting at right angles to the main hotel block is proposed and would achieve 24 additional rooms over the three floors. Views of the extension from Stanborough Road would be limited due to its position set back into the site. The extension will not be visible from the Gosling Sports Park. The extension will present a gable end to the residential boundary ensuring there are no privacy issues.

The proposals include an increase to the hotel entrance and reception area, which will be accommodated in a single storey extension.

Car parking is to be re-modelled to accommodate the extension and maximise car parking on the site.

Fig 5: Proposed Site Plan

3.0 THE PROPOSED DEVELOPMENT

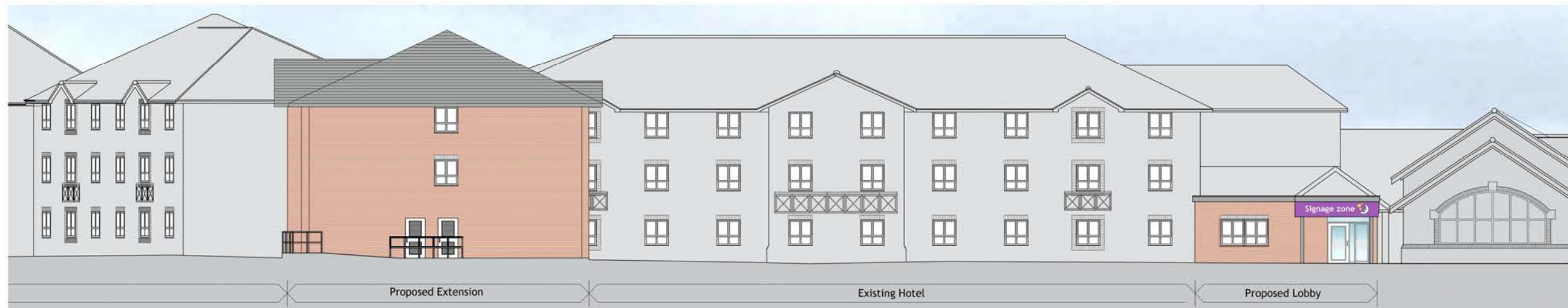
3.3 Appearance



Proposed North West Elevation



Proposed East Elevation



Proposed North East Elevation



Figure 6 shows the proposed elevations for the hotel extension.

The existing hotel building sits behind the restaurant building. The angled 'L' shaped form of the building, with staggered footprint means that it is not possible to view the entire building from any one vantage point. This breaks up the overall scale of the building.

The hotel building is treated in a red brick which contrasts with the cream render of the restaurant building. Window heads are treated with a brick soldier course. The elevations are broken up with gable features, which are further emphasised with a brick frame detail to the windows within it and a decorative metal feature suggesting a Juliette balcony. The roof is pitched with hipped ends and finished in a profiled red/brown tile.

The proposed extension will continue the architectural language of the existing building, maintaining the vernacular architectural style. The projections beyond the main building line are formed by the mix of room types within the building which include the larger universal access rooms. These have been highlighted with gable roofs to reflect the existing building with feature detailing.

Generally doors and window fenestration will be to match the existing hotel building and treated in a brown UPVC finish.

Fig.6: Proposed Elevations and Materials



Fig.7: Movements plan

Figure 7 shows the access connections serving the site.

The proposed extension will require no alteration to the existing access arrangement.

Existing pedestrian routes currently link into the highway footpaths which surround the site and are unaffected by the proposals

Cyclists enter the site via the main site access. Existing covered cycle parking for eight cycles is provided within the car park.

Service vehicles routes will be unaffected by the proposals.

All elements of the hotel extension have been designed in accordance with Approved Document Part M of the Building Regulations and take into account the Disability Discrimination Act of 2004. As previously described, facilities for disabled people will be provided including toilets, access and parking spaces. Access from the car park will be on a level approach and be trip hazard free. One additional universal access rooms is provided within the extension representing 5% of the total new bedrooms.

Emergency escape from the building and car park, by guests and staff will be made by properly signed escape routes and fire exits.

Natural surveillance of the car park is provided via the hotel bedrooms and the 24hr manned reception.

5.0 Sustainable Design

In line with Policy SP10 of the Welwyn Hatfield Borough Council, Draft Local Plan August 2016, the following section outlines how sustainable measures are incorporated in the design of the extension. This should be read in conjunction with the Whitbread Sustainability Statement, which accompanies the application.

Materials and waste

Reuse land and buildings wherever feasible and consistent with maintaining and enhancing local character and distinctiveness.

- The principles of extending the Premier Inn hotel within its existing site area, seeks to maximise the efficiency of the site and ensures that commercial needs, to expand, are met as an enhancement, reducing the need to relocate elsewhere and dispose of the existing hotel.

Reuse and recycle materials that arise through demolition and refurbishment, including the reuse of excavated soil and hardcore within the site.

- During the construction process, materials that can be salvaged will be re-used wherever possible.

Prioritise the use of materials and construction techniques that have smaller ecological and carbon footprints, where appropriate.

- The proposed development will follow sustainable and environmentally friendly building methods with careful sourcing of materials to include recycled products where possible.

Consider the lifecycle of the building and public spaces, including how they can be easily modified to meet changing social and economic needs and how materials can be recycled at the end of their lifetime.

- The Welwyn hotel and restaurant's site has demonstrated its design adaptability with two previous extensions and the capacity for the current application.

Space is provided and appropriately designed to foster greater levels of recycling of domestic and commercial waste.

- Whitbread is committed to reducing the amount of waste material produced from their hotel and restaurant operations. Accordingly the company has produced a Waste Management Policy. The Waste Management Policy lists a number of waste reduction proposals that each Whitbread development should provide.
- The strategy has already had some notable success, such as over 90% of the current hotel and restaurant estate now recycles cardboard, glass and food.
- In this case the proposed development at Welwyn Garden City will tackle a reduction in waste, and an increase in the recycling of waste by providing:
 - A suitably sized bin store incorporating recycling services for mixed recyclables, glass, fluorescent lamps, cardboard and food;
 - Staff at the site will be trained in the use of recycling facilities;
 - Regular audits will be carried out at the site to ensure recycling materials are correctly disposed of and to assist in identifying other recyclable materials; and
 - Managers at Whitbread sites are also encouraged to brief their staff on the company's policy towards recycling and on the importance of segregating waste properly.
- Whitbread regularly reviews the amount of waste produced from all waste streams across the site. This is to ensure overall general waste reduction targets are being met and to allow for future improvements in terms of minimising waste produced and /or increasing the recycling rate. Whitbread are also using food waste collection services for sites where feasible, including cooking oil and a plastic recycling facility to further reduce the volume of waste sent to landfill.

Water sensitive design

Water sensitive design principles and practices are integrated into development proposals to sustainably address water supply, consumption and quality, extreme rainfall, drainage and flood risk in a holistic way that supports other design aims and objectives. In summary,

- Whitbread is actively engaged in saving water across its estate. For example, the company has implemented 'Project Water' for the restaurant estate, which involves each premises being thoroughly inspected to accurately gauge likely realistic water consumption levels, thus enabling the quick identification of any water leaks through monitoring. This scheme, together with other measures has led to a significant reduction in water consumption.
- All sanitary ware within the development is specified as having low volume flow,
 - WC Cisterns are 6/4.5 litre dual flush models using recycled water
 - Bath capacity is 60 litre
 - Shower discharge is limited to 8 litres per minute using aerated shower heads
 - Taps are limited to a flow rate of 5 lt/min
 - All taps in customer toilets are non-concussive (i.e. self-closing taps to prevent taps being left on)
 - Dishwasher and glass washer are energy efficient and low water usage appliances.
- A water meter linked to a computer is installed to monitor the overall consumption of water within the development.

Energy and climate change

Layout and design of the site and building(s) reflect the energy hierarchy to maximise opportunities to reduce carbon emissions.

- The extension is located on the northern side of the building reducing solar gain from directly south facing windows.

The use of renewable and low carbon energy infrastructure is used where it is appropriate and consistent with other policies.

- Whitbread has adopted a number of energy saving measures across the estate including,
 - Heating controls to ensure usage is limited to times of need and avoid energy waste
 - Natural ventilation to bedrooms
 - Solar shading to south facing windows
 - Low energy light fittings and lamps including the use of LEDs where suitable, including the installation of dimmer controls and PIRs, to optimise energy and minimise waste
 - Lighting and some power to be controlled by the guest key card
 - Installation of AMR data logging energy measurement meters to monitor accurate consumption.
 - All pumps and booster sets are fitted with variable speed drives to limit energy usage

Proposals are responsive to how the climate will change over their lifetime and minimise their contribution to the urban heat island effect.

- Whitbread have an established commitment to corporate responsibility and sustainable business practices, with a proven track record in delivering environmental benefits across the businesses. The proposals at Welwyn Garden City, will continue this trend under the established corporate umbrella, and will apply a comprehensive suite of operational, technological and construction measures, which will together enhance the environmental performance of the site.
- Continued monitoring of performance as part of the wider Whitbread annual Environmental Report procedure will ensure that areas of success and areas in need of improvement will be clearly identified to enable future appropriate action to be taken.

Landscape and biodiversity

New and existing habitat and landscaping are incorporated into the layout and design of proposals in line with sound ecological principles.

- Landscape alterations are minimal within the scheme, however three trees will be removed to facilitate the development and eight proposed trees will compensate this loss.

Newly created habitat and soft landscaping prioritise the use of native species.

- New trees are primarily native species/native derived species.

Non-native species are only used if they significantly help achieve other policy objectives, such as adapting to climate change.

- Only small areas of non-native (mixed with native species) shrub planting are proposed to provide additional amenity and visual interest at the entrance to the site and the building. Using wholly native species in these areas is impractical, and would not convey an appropriate aesthetic.

NOTES:
1. Dimensions and conditions are to be verified on site. Only figured dimensions are to be followed.
2. Specifications are to be reported to Indigo Landscape Architects Limited and resolution sought prior to proceeding. This drawing is best to copyright.



Fig.8: Landscape plan – Indigo Landscape Architects Ltd.

The scheme design presented within the application achieves all the objectives set out within this document and within the site context analysis outlined in section 2.2. This is an evolving document regularly updated throughout the application process.

A brief summary of all the sections within this report is given below.

Use – The site has an established hotel use.

Amount – The hotel is to be increased by 24 bedrooms. The guest car park will provide 162 car parking spaces.

Layout – The proposed extension will form a new wing extending north into the car park.

Scale – The proposed extension is three storey which is in line with the existing hotel building.

Landscaping – The existing landscape treatments will be refreshed and enhanced where effected.

Appearance – The proposed design will follow the treatment of the existing hotel building, matching the materials and features.

Access – The site is readily accessible to both vehicles and pedestrians. The emphasis on the design has been to provide a simple, clear and accessible layout that is easy to use and fully inclusive. Facilities for disabled guests have been included in the hotel and carpark. Internally facilities such as toilets and clear signage are incorporated in accordance with Approved Document M of the Building Regulations.

Sustainability - The proposed development represents a long-term commitment to sustainable business practice to the benefits of the local environment and economy