

**DESIGN AND ACCESS STATEMENT
FOR:**

**THE COUNTY HOTEL
AVIATION WAY
SOUTHEND-ON-SEA**

**Application for Proposed
Extensions**

The Skylark Hotel

(formally known as The County Hotel)

INTRODUCTION

The submitted application is for proposed alterations and extensions to the existing hotel.

The hotel has recently been acquired and refurbishment works have commenced

Planning permission has been recently granted for a car park extension, boundary wall treatment and new crossover to the site
Refs 10/00657/FUL. and 11/00274/FUL.

This Design and Access Statement (DAS) accompanies an application for the alterations to the public car park.

This statement has been produced to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

PROPOSAL

The purpose of the extensions is to provide improved hotel facilities and to connect all existing independent buildings, so that once patrons are within the main building, all parties can circulate to all areas without the need of leaving the building. In so doing, the access to the rear car park areas required diversion via the previously approved service road to the southern side of the site

This application is for 4No new extensions to an existing hotel.

Extension 1 is for the interconnecting two storey structure to accommodate new reception, health club hotel rooms and piano Bar

Extensions 2 and 3 are for the construction of 2No link buildings to connect the independent hotel room blocks on the northern side of the site inclusive of some new bedrooms

Extension 3 in an extension to the toilet facilities on the southern side of the building

USE AND AMOUNT

The use of the site is established as a hotel with conference and function facilities.

The hotel currently has a Reception

74 Bedrooms

1 Bar

1 Restaurant

2 Function/Conference Rooms

1 Nightclub

General ancillary areas ie offices, kitchen and stores

The proposal put forward for consideration seeks to add

Improved Reception facilities and link buildings

12 additional Bedrooms

Health Club

Piano Bar

Improved toilet facilities

Lift to first floor accomodation

The above additions equate to an uplift in the floor area of 1812m²

Parking provisions have been assessed and approval has been granted within the previous applications to uplift the original parking provision of 140 spaces to 170 spaces.

This space increase was sort at the time for this future development so the car parking works could be commenced before this application was finalised and submitted.

Although some spaces have been relocated the number of spaces provided will be now be marginally increased to 173

As part of this application we attach a table showing existing and proposed requirements for car parking which ultimately shows that although we show a small uplift to 173 no further spaces are ultimately required by the parking standards

LAYOUT

The layout of the site is fundamentally set by the existing footprint.

The 2 storey central section will primarily create a new entrance to the ground floor and a dramatically improved and enhanced reception area that links to the existing reception.

The new reception will then allow all new and existing areas to be accessed internally.

To the rear of the reception will be a new health club facility for the use of hotel residents.

To the first floor above the reception will be a new piano bar with a gallery overlooking the reception. Behind the piano bar and above the health club will be some additional hotel rooms

PROPOSED BUILT SCALE

The application proposes a series of single storey extensions and a 2 storey extension.

The proposed extensions have been developed in design terms to respect the areas to which they are attached to achieve an aesthetically pleasing and sympathetic addition in both area, volume and the facilities contained therein.

LANDSCAPING

The current site benefits from shrubs, trees and grassed areas. Further planting is proposed in relation to this application which we request be covered by way of a condition.

VEHICULAR AND TRANSPORT ACCESS

The premise's are accessed by vehicles and pedestrians from Aviation Way via 1 point of entry.

The property has the benefit of a planning approval for a second crossover, which will shortly be implemented.

No further changes are planned

INCLUSIVE ACCESS

The application proposal is for an extension to a commercial premises comprising of a hotel and associated facilities. The proposal will comply with Part M of the Building Regulations to ensure compliance with the Disabled Disability Act 1995. Further reference to wider consultation within the regulations is not applicable given the nature of the proposal.

There are no significant levels on the ground floor of the application site so there are no issues of gradients. Level access's can be achieved from the external areas to the internal areas. There is established pedestrian access to the wider locality site and ultimately internally the hotel will comply as best as possible with the relevant aspects of the legislation.

A new lift will be installed to give access to the first floor facilities

CONCLUSION

This application is for the upgrading, extensions and alterations of an existing hotel facility

This application is formulated to bring this existing hotel into the 21st century.

The proposals seek to contain all facilities under one roof with the added benefits of additional bedrooms, improved reception/lounge area, bar and conference facilities. A new health club for hotel residents will also be provided.

This development seeks to follow the existing Tuscan architectural features to the road facing facade of the existing building utilising natural stone and terracotta concluding in an aesthetically pleasing, inviting and harmonious design.

We therefore request the officers grant approval to this well considered application by an operator wishing to bring this hotel into 2010.