

DESIGN + ACCESS STATEMENT  
(MISSED OFF THE ONLINE APPLICATION)



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**DESIGN AND ACCESS STATEMENT  
FOR:**

**THE SKYLARK HOTEL**  
(Formally known as The County Hotel)  
**AVIATION WAY**  
**SOUTHEND-ON-SEA**



**Application for an adaption and extension to a  
pitched roof to create Stores and Offices**

## **INTRODUCTION**

The submitted application is for a proposed alteration and extension to the existing roof over the southern part of the building

The hotel is currently trading with refurbishment works proposed at strategic times throughout the coming year.

Planning permissions have been recently granted for

- 1) a car park extension, boundary wall treatment and new crossover to the site  
Refs 10/00657/FUL. and 11/00274/FUL.
- 2) extensions to provide additional bedrooms, reception and health club  
Ref 11/00625/FUL

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 next phase of work that we seek approval for, is to run concurrently with the refurbishment of the old Zero Nightclub.

It is proposed to strip out and reconfigure the nightclub to create a multi purpose club/ function room with the removal of many structural columns creating a large open area. In so doing whilst carrying this work out the intension will be to raise a section of the ceiling in order to create a stunning centrepiece feature.

All of which do not require planning permission.

At the same time we now propose to replace and extend the roof over this area in order to create additional stores and office space to cater for the improved facilities that are to be created

## **USE AND AMOUNT**

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

The adaptions to the roof will be used to house additional store rooms and office facilities for the hotel

The extension to the roof will see its width and subsequent footprint increased by 4.9m

The storage areas will be used to contain lightweight items and paperwork archives.  
The office area is proposed for part of the maintenance and facilities team of the hotel

## **LAYOUT**

The layout proposed is as shown on the drawings.

The rooms will be feed off a central corridor. To the northern end of the roof the floor space will be connected to an existing open air fire escape route. To the south the

extended roof area will be connected to another open air staircase which will be partially enclosed with glass screening and roof to offer the stairs protection from inclement weather.

### **PROPOSED BUILT SCALE**

The roof form will be adapted to create better space within the roof void. To achieve this, it is planned to raise the ridge by 600mm and the eaves by 1500mm higher than those that are there at present

This roof form will be more in keeping with the other roofs forming the street scene as seen from Aviation Way

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 not proposed in relation to this application

### **VEHICULAR AND TRANSPORT ACCESS**

The hotel is accessed by vehicles and pedestrians from Aviation Way via 2 locations

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.

### **CONCLUSION**

This application is for the adaption and extension of a roof to an existing hotel facility with an ancillary staircase

The proposals seek to provide all the facilities and back of house areas that a hotel of this nature will require

Consideration has been given to its built form and aesthetics of the roof and we can confidentially put to you this well considered solution

We therefore request the officers grant approval to this well considered scheme