



**Sinah Warren Hotel,
Hayling Island
Job No: 5256**

DESIGN AND ACCESS STATEMENT

A. INTRODUCTION

Proposal

The Sinah Warren Hotel, is a Warner Leisure Hotel, located off Ferry Road on the South West corner of Hayling Island.

The two main Bedroom wings, block A and block B, both front onto Langstone Harbour offering guests views out to sea.

The proposals will enhance the current guest experience by providing external balconies which will allow guest to enjoy their own personal outdoor space, overlooking the Harbour.

The provision of the balconies is as a response by Warner Leisure Hotels to the demands of their guests in an ever changing leisure market.

B. DESIGN

The development, proposes no alteration to the existing use of the site and there will be no adjustment to the existing numbers of guests or staff within the hotel.

The Existing building footprint will remain untouched, with minor amendments to the external appearance to accommodate the new balconies. The Balconies will be located on the North and North East elevations of Block B and the North elevation of Block A.

The balconies on Block B will replace existing Juliet balconies, with the existing tilt and turn windows being replaced with new bi-fold doors.

The balcony additions to Block A will require the existing windows to be removed and the openings increased to accommodate the bi-fold doors.

Balconies will be located at first floor only, and are in proportion to the existing buildings. The visual impact of the balconies on the site and its surroundings will be very small and will serve to increase shading of ground floor windows and reduce reflections of the glass when viewed from across the Harbour.

The balconies will consist of horizontal steel rods between steel uprights, with a Hardwood Handrail on top. All steel will be Marine Grade stainless steel with hot zinc spray and PPC finish.

C. Access & Approach

The access into the site and the hotel buildings will be retained as existing

D. Flood Risk

The site is located within Flood Zone 3 as identified on the Environment Agency's Flood Map.

The proposals do not increase the risk of flooding on the site. The Balconies are located above areas of existing hard stand patio areas, and will not cause additional run-off from surface water.

