

PREMIER INN – LANGSTONE

APP/14/01300

APPLICANTS' APPRAISAL OF REPRESENTATIONS RECEIVED IN RESPONSE TO LPA CONSULTATIONS

In identifying the concerns by local residents I start with the representation made on behalf of the Langstone Residents Association by Mr Thurstan, as this seems a comprehensive summary of local views and is presumably a collective view. Views expressed by individuals outside of the umbrella of the LRA are equally relevant and are dealt with in the same manner.

- Design – Although the link between the submitted design and buildings on the Technology Park has been recognised by some correspondents, the general feeling is that the building should relate more closely to the recently built pub/restaurant and to the residential area, while, at the same time, offering a landmark structure on a gateway site. While the two aims are not wholly compatible, the prominence of the building was recognised in terms of its height, scale and massing in the extant permission. The current scheme maintains that prominence and, in reconsidering the design, Premier Inn has concentrated on the choice of exterior materials while leaving the siting and internal layout unchanged.

Most residents preferred the combination of a red facing brick and cream render. The former has therefore been introduced instead of black bricks and the latter takes a secondary role but with a strong vertical emphasis. This is repeated in the use of timber boarding, also used in the pub/restaurant, for vertical panels and as a feature of the staircase tower. The rendered clerestory gives a lighter element at the top of the building, with more emphasis given to the eaves detailing. A pitched roof would not be appropriate on this building, as recognised in the permitted scheme.

The cladding material has deliberate vertical breaks, springing from the window edges, to aid verticality and, more particularly, to channel rainwater spill and avoid discolouration.

- Parking – The proposed number of spaces represents an improvement on the approved scheme, and, as with any hotel, the main demand for car park space is overnight. An additional UA space has been provided, as suggested by Mr Bundy. The hotel is a 24/7 operation, though the number of staff on duty when the car park usage is greatest is relatively small, reception and security staff only. Most staff, in the breakfast room and in room maintenance, are on site during the daytime when the rooms and the car park are more likely to be empty. There is no anticipated clash between customer and staff parking. Likewise, many guests will use the restaurant at Longbrook Farm without requiring a space in the Greene King car park.

The parking area will be managed, as required by the S106 agreement, probably by a pay and display system for guests or by barrier controls. The agreement also requires adherence to a Travel Plan for staff, to which Premier Inn is committed. The availability of public transport options will be made known to guests.

- Disabled access – There are four universal access rooms on the ground floor and a UA toilet behind reception, close to the breakfast area. The rooms are wider and deeper than standard rooms, having manoeuvring space for a wheelchair in bedroom and bathroom. This was part of the original Premier Inn submission.
- S106 Agreement – Those elements of the previous S106 Agreement particular to the hotel will be repeated in a new agreement, including the travel plan, the outdoor management plan and local employment.