



PORTSMOUTH HAVANT PREMIER INN ANNEXE

DESIGN AND ACCESS STATEMENT

Premier Inn, Bedhampton Hill
OCTOBER 2024 // PL

1

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1 INTRODUCTION

This Design & Access statement has been written to support the application for a 30-bedroom annexe to the existing Premier Inn on Bedhampton Hill, Havant. The existing restaurant will be demolished to facilitate a new 37-bedroom annexe, and a Solus 1.5 restaurant conversion of 7 bedrooms is proposed at the ground floor of the existing hotel.

The site is bounded by the A3 and B2177 making it highly accessible, and the Premier Inn hotel is an established business that provides quality, affordable accommodation that successfully supports surrounding business and the wider community. Additional rooms are now required to meet the continuing demand for the hotel.

This statement will review the current site and building and detail the proposed development. It will explore how the development will enhance the site and what the impact will be to the existing facilities. It will also explore what materials are to be utilised within the design and how these fit into the existing context.

This is an important business that requires additional rooms to enable it to continue to support the wider economy.



2 SITE & CONTEXT

2.1 Site Overview

The site is located within Havant, a suburb of Portsmouth, forming part of Havant Borough Council. It is approximately 1.8 miles from Havant train station, making it easily accessible via car and public transport. It is also approximately a 10-minute drive to Portsmouth City Centre.

The existing hotel is situated on Bedhampton Hill and benefits from direct links to the Bedhampton roundabout and B2177.

There are residential areas to the north, east and south of the site, and the A3 to the west. Further to the east of the site is Bedhampton Station, which is approximately a 17-minute walk to the existing Premier Inn Hotel.

The hotel currently provides 58 bedrooms, with a restaurant positioned to the south of the site. Additionally, there are 107 car parking spaces to the north, south and west of the site.

2.2 Planning History

Permission was granted in 2013 for the construction of the existing Premier Inn Hotel extension - two storey extension to hotel with alterations to car park. (ref: APP/13/00311). The hotel was extended towards the north of the site, providing an additional 36 bedrooms over two storeys.

The original part of the hotel received planning approval in September 1997 as part of an outline planning application (ref: 97/50650/008) and subsequent Reserved Matters application (98/50650/009).

Permission was granted in May 1999 for 2 externally illuminated signs in associated car park and 2 externally illuminated single sided gantry signs to the north and south of the restaurant (ref:99/50650/013).



3 EXISTING SITE & BUILDING

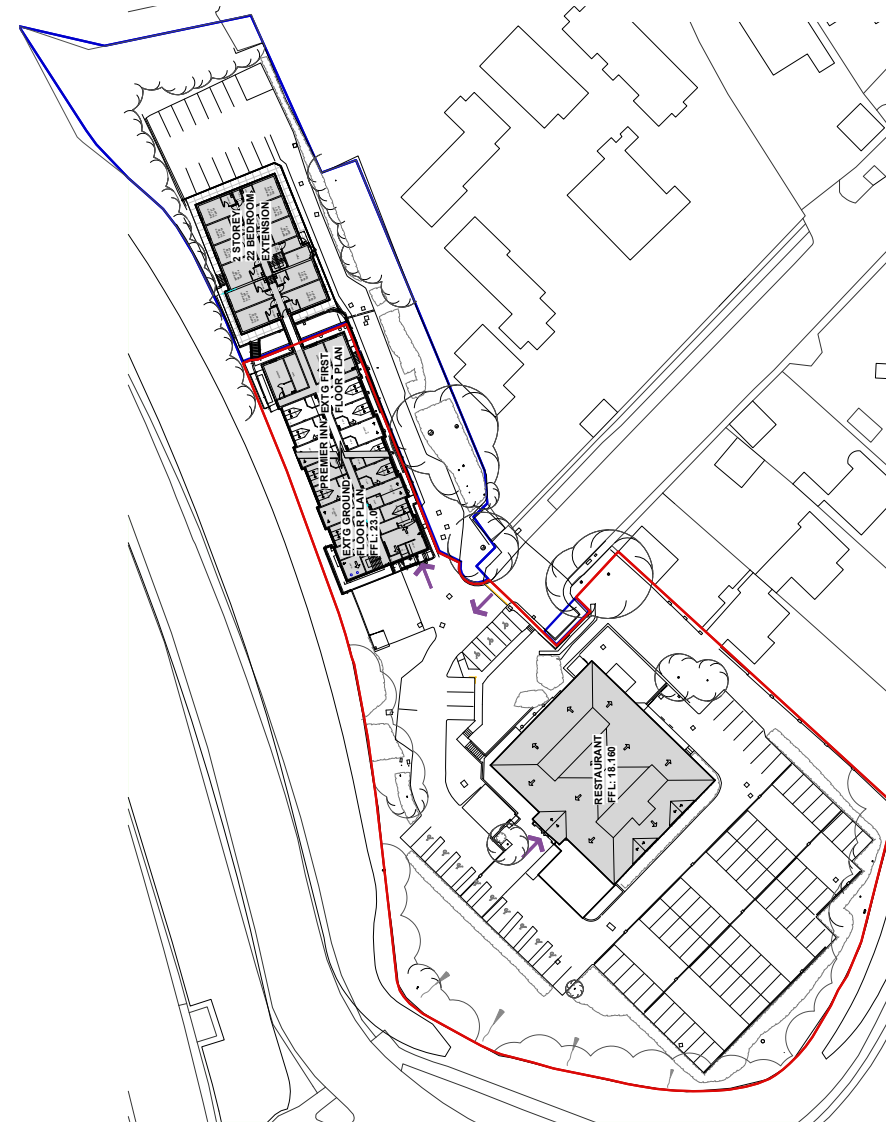
3.1 Existing Site

The site is entered via Bedhampton Hill to the north-east, directly into the customer car park. This also forms the delivery entrance to the site with a service yard located directly in front of the entrance. The car park is positioned to the north and the south of the hotel, providing 107 spaces with 11 accessible spaces located close to the hotel and restaurant entrances.

The existing hotel is arranged in a linear plan to respond to the narrow site constraints towards the north area of the site and changing site levels. This requires the existing parking to be separated over two parts of the site.

Customers can access the hotel via the reception area which is positioned close to the site entrance, making it accessible to both pedestrians and customers arriving by car. Additionally, the existing restaurant can currently be accessed via the car park to the south and via a series of steps by the site entrance grass bank.

The existing restaurant also includes a large outdoor terrace area which wraps around the south-west elevation.



Existing Site Plan



Existing Restaurant



Existing Restaurant



Existing Hotel

3 EXISTING SITE & BUILDING - RESTAURANT

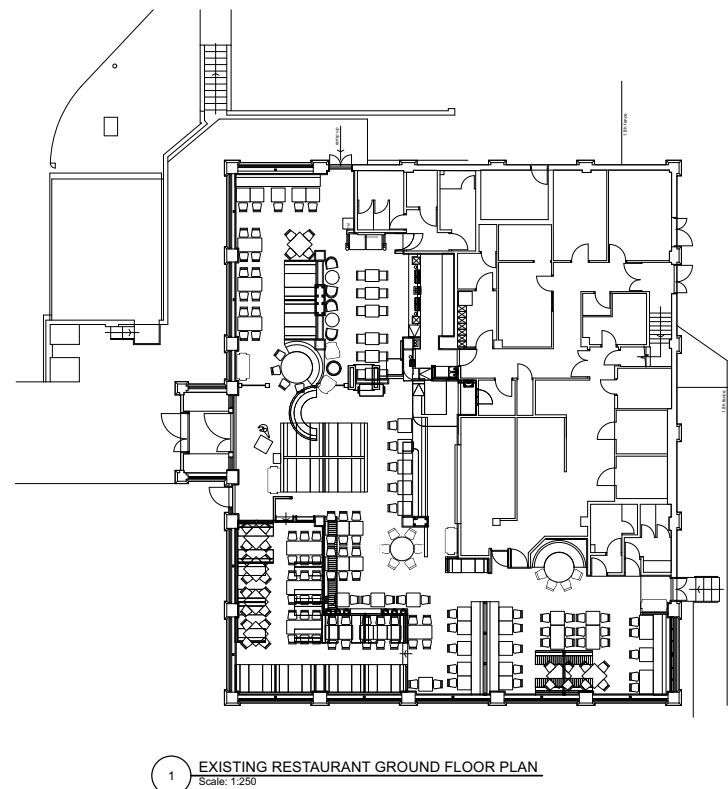
3.2 Existing Buildings

The existing restaurant is directly accessible from the south car park and benefits from a large amount of parking spaces that wrap around the north, south and west elevations.

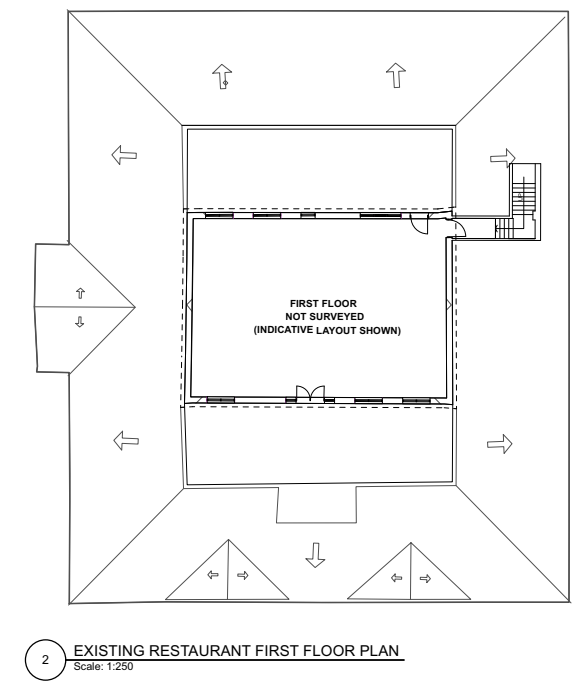
The building is on a steep gradient, with the site entrance positioned approximately 3m above the finished floor level of the existing restaurant. The restaurant can be accessed via car down a road towards the south car park, or via a series of steps to the side of the restaurant. This leads down to the existing north-west elevation which currently feels very back-of-house. As part of the proposed works, this elevation will include more openings to increase natural surveillance to this part of the site.

The restaurant also features two external terraces that sit higher than the car park. As a result, the existing restaurant occupies a large amount of the site, and the vision is to utilise this space through the addition of an annexe.

The existing restaurant comprises two hipped roofs which increase the appearance of bulk and mass, and the elevations form little reference to the existing mock-Tudor hotel elevations and residential area.



Existing Restaurant Ground Floor



Existing Restaurant First Floor

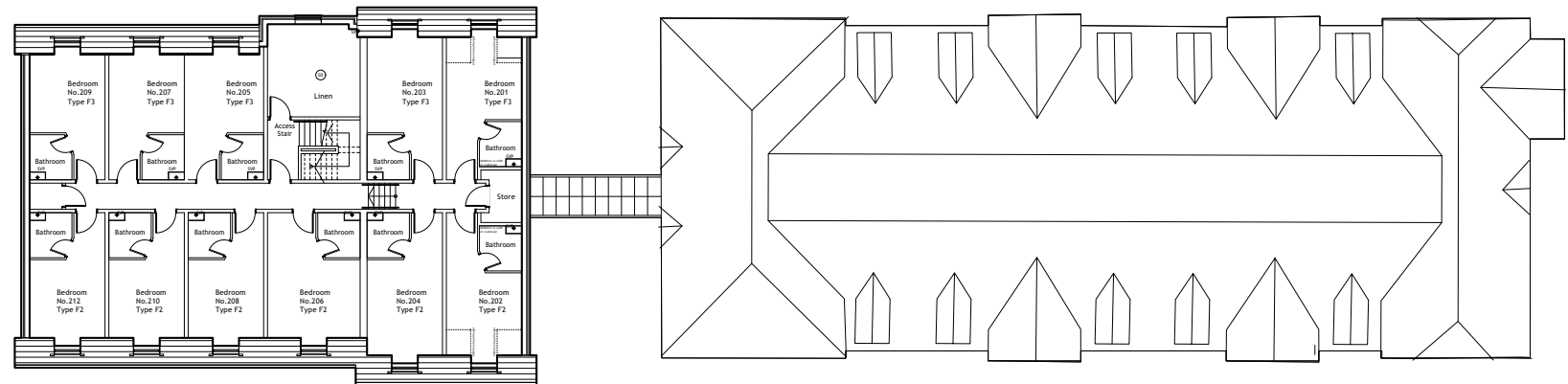
3 EXISTING SITE & BUILDING - HOTEL

3.2 Existing Buildings

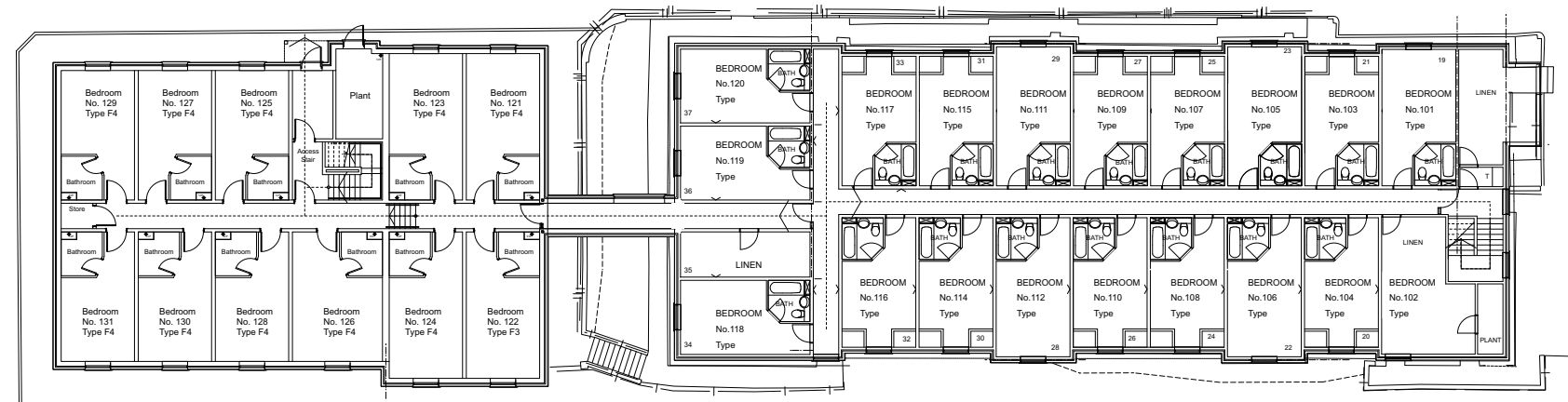
The existing hotel comprises the original 1997 part and 2013 extension, with the two buildings connected through a link corridor. A reception is positioned near the site entrance, and the bedrooms are located on both sides of the corridor.

The 2013 extension ground floor is positioned at the same level of the 1997 part's first floor to respond to the significant site level changes.

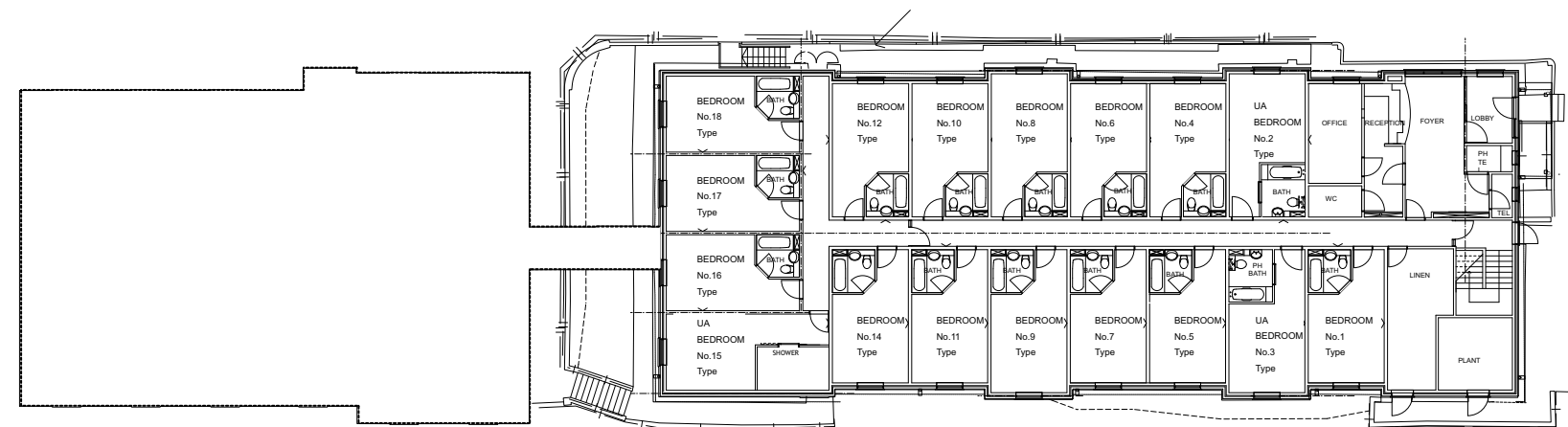
The linen room serving the hotel can be accessed via an external path to the rear of the hotel that links into the car park service area.



Existing Hotel Second Floor Plan



Existing Hotel First Floor Plan



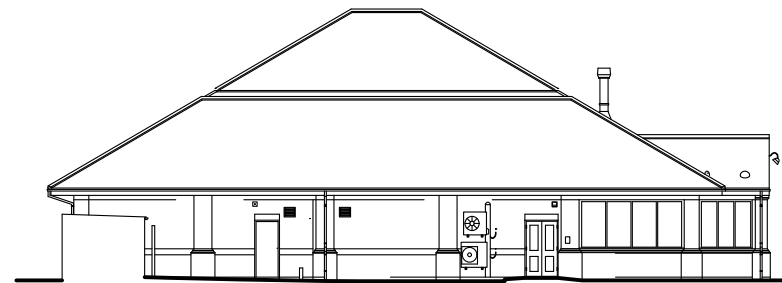
Existing Hotel Ground Floor Plan

3 EXISTING ELEVATIONS - RESTAURANT

3.3 Existing Materiality

The existing restaurant includes a combination of hipped, gable and dormer roofs, with a projecting gable at the entrance, featuring brown clay effect interlocking tiles. The elevations mainly comprise red brick with a blue engineered soldier course banding and grey aluminium windows. The entrance features cream painted brick and some timber horizontal weatherboard and diagonal, grey-painted weatherboard above the entrance.

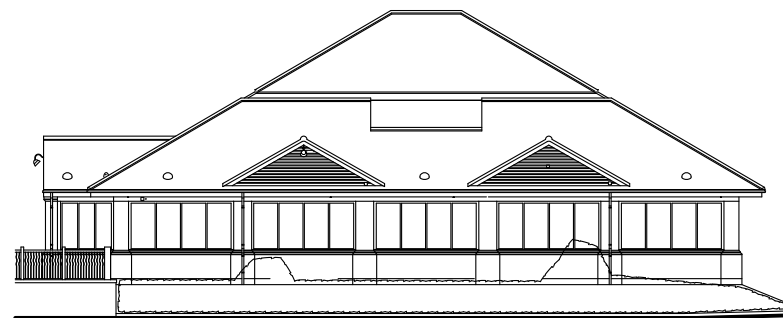
The red brick and blue engineered soldier course will be retained, alongside the black rainwater goods and brown interlocking tiles.



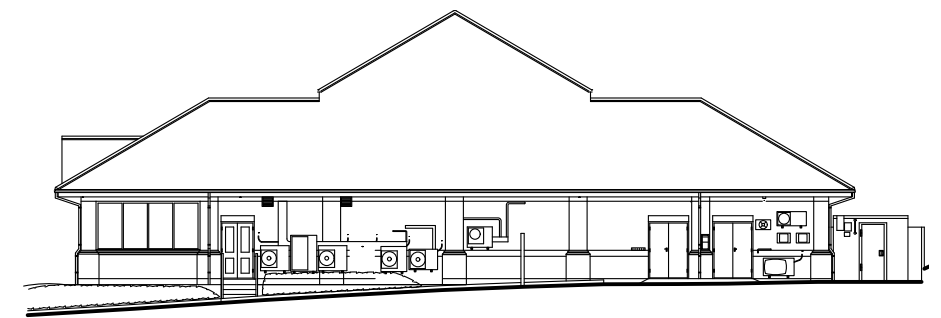
Existing Restaurant North-West Elevation



Existing Restaurant South-West Elevation



Existing Restaurant South-East Elevation



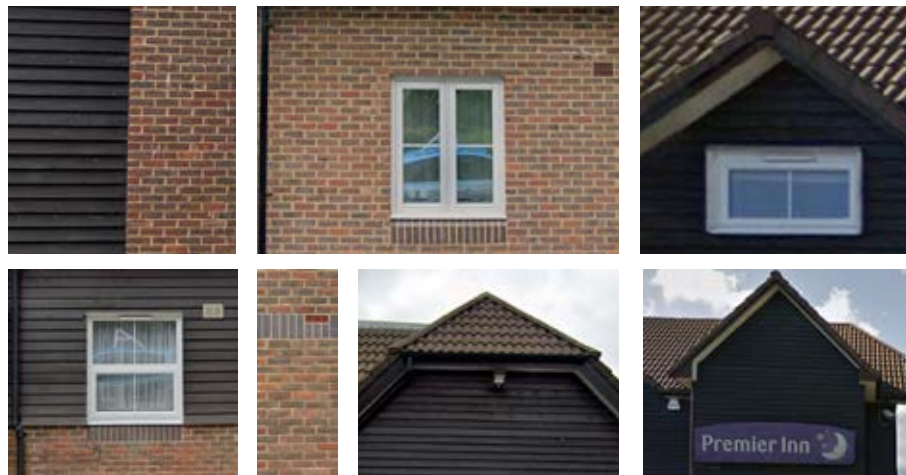
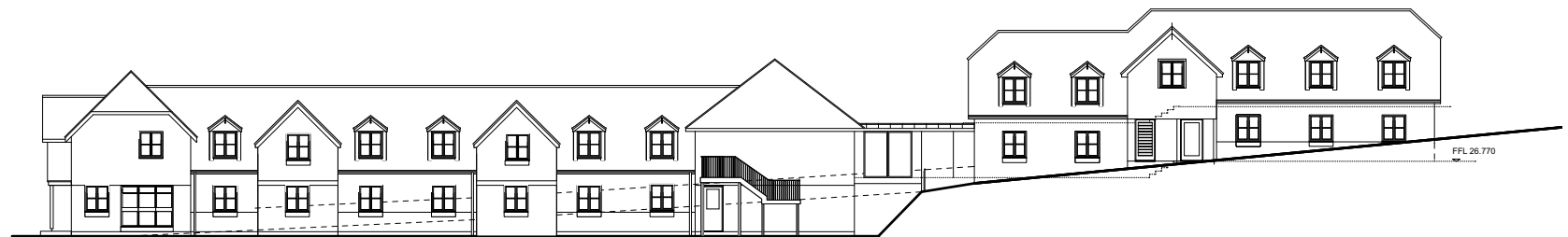
Existing Restaurant North-East Elevation

3 EXISTING ELEVATIONS - HOTEL

3.3 Existing Materiality

The hotel includes mock Tudor features, such as clipped gable roofs, decorative wood cladding, masonry elements, and rectangular windows. These features have been carried through to the 2013 extension, and the vision is to also emulate these details within the proposed annexe.

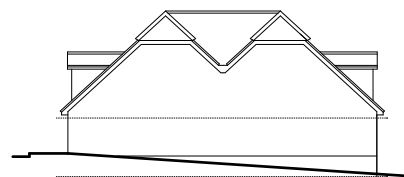
White UPVC windows and white painted doors are also present, with black rainwater goods and brown clay effect interlocking roof tiles.



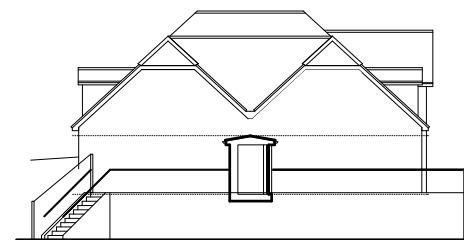
Existing Hotel East Elevation



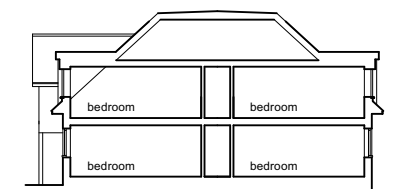
Existing Hotel West Elevation



Existing Hotel North Elevation



Existing Hotel South Elevation



Existing Section A-A

4 PROPOSED SITE PLAN

4.1 Site Layout

The proposed 3-storey annexe is positioned towards the south of the site to provide an additional 30 bedrooms. The ground floor of the extension features a entrance lobby on the south-west elevation and a plant room which can be accessed to the north-east of the site. Additionally, it features a linen room which can be accessed via the car park to the south-east and a new service area in the car park has been proposed to facilitate this.

Because the proposed annexe occupies a smaller area of the site, there is scope to introduce additional parking spaces to accommodate the additional customers.



Proposed Site Plan

4 PROPOSED ELEVATIONS - ANNEXE

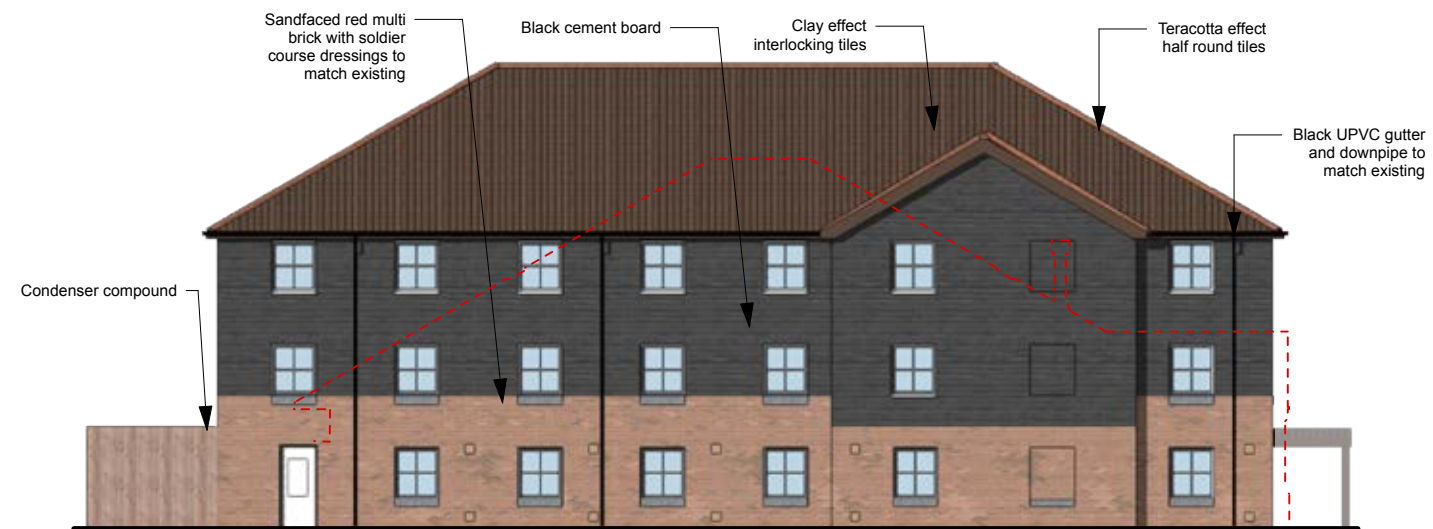
4.2 Design and Appearance

The proposed annexe is designed as a continuation of the existing hotel, matching the materials and form to create a unified appearance.

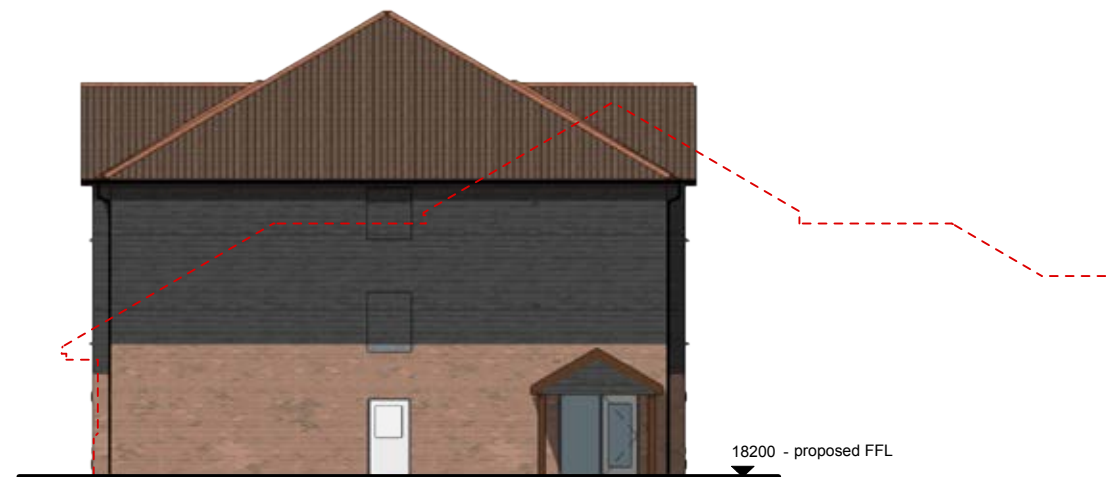
Red brick will be continued on the new annexe, alongside black composite weatherboard and white UPVC windows. Brown clay effect interlocking tiles and black rainwater goods will also be introduced, retaining the same language as the existing hotel.

The proposed annexe south-west elevation will feature a porch to highlight the entrance space and blank windows will be introduced into the escape stairs to create balance within the elevations.

Blue engineering brick soldier course sills are included on the lower portion of windows, emulating the same window/sill/weatherboard arrangement on the existing hotel elevations.



Proposed Annexe North-West Elevation



Proposed Annexe South-West Elevation

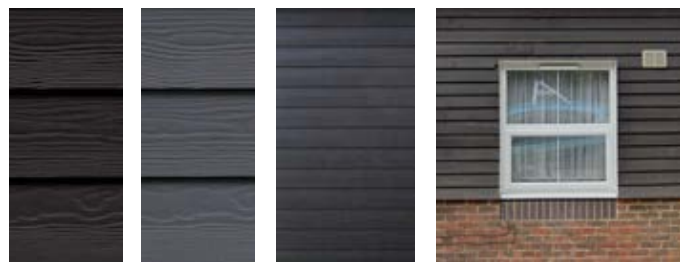
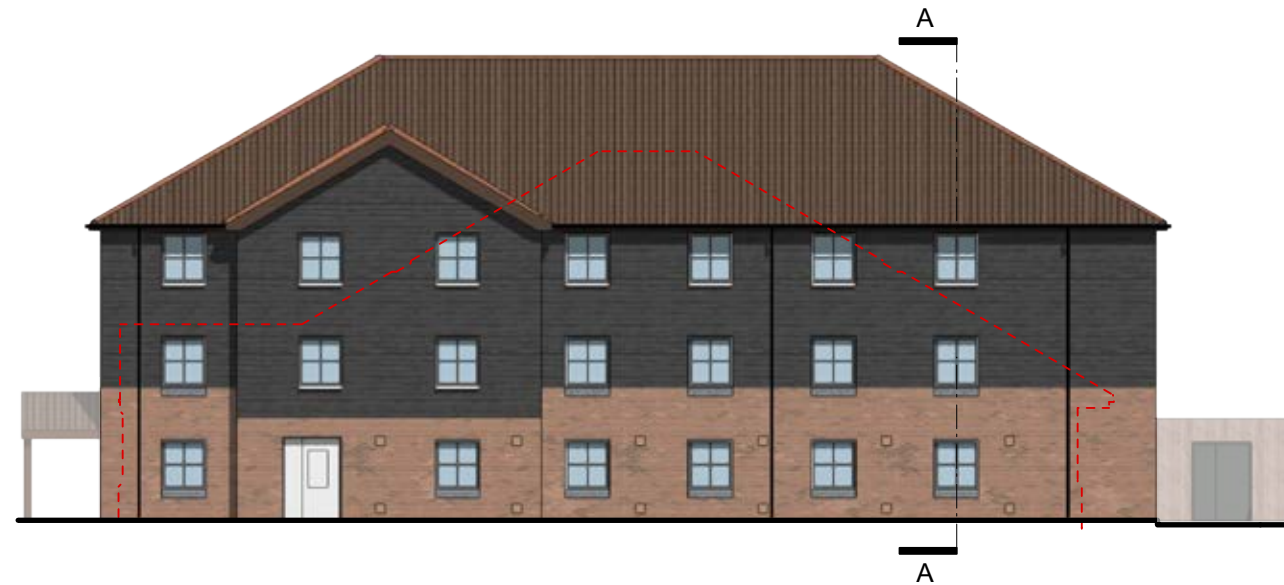
4 PROPOSED ELEVATIONS - ANNEXE

4.2 Design and Appearance

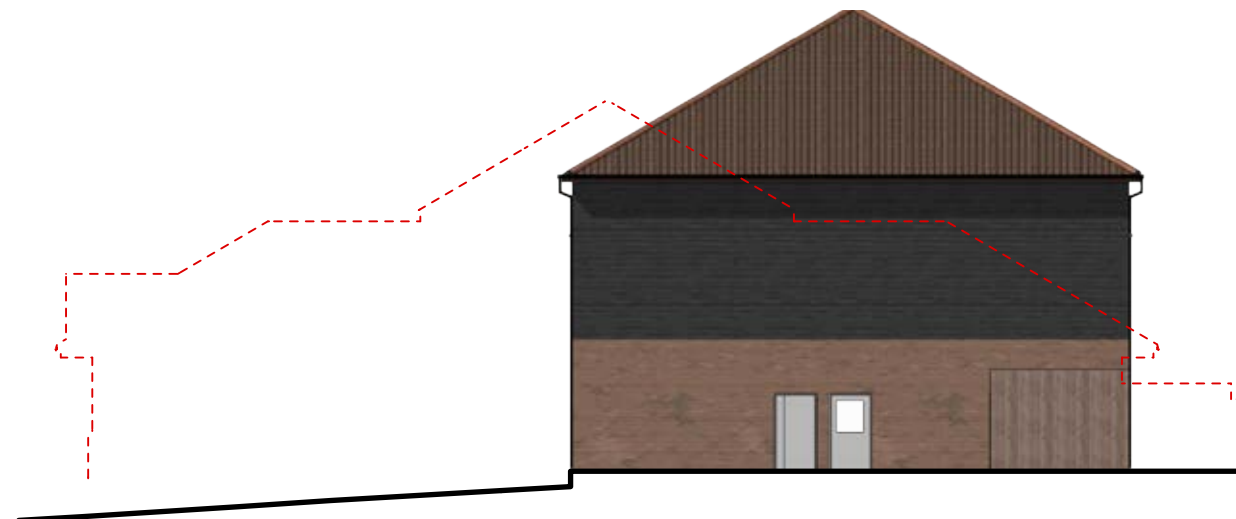
The south-east and north-west elevations both include a projecting gable to reference the mock-Tudor houses in the local area. There are minimal openings on the ground north-east elevation to maintain privacy to the adjacent residential areas.

4.2 Material Palette

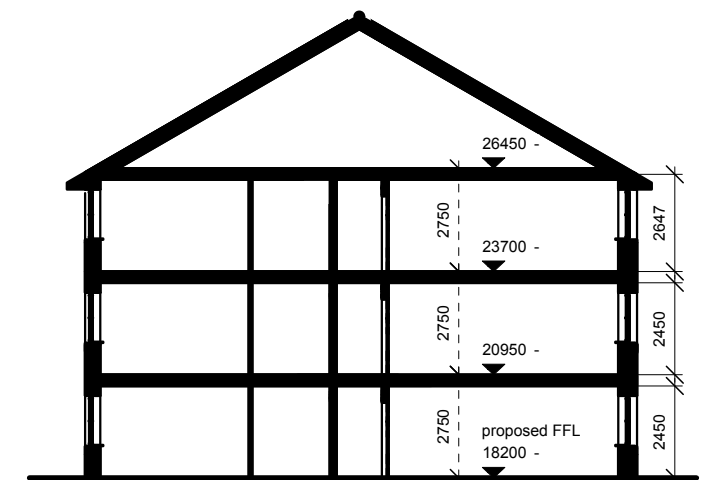
- Composite Weatherboard: Cedral Click Lap-horizontal cladding with traditional shiplap aesthetic - Black C50 - smooth finish



Proposed Annex South-East Elevation



Proposed Annex North-East Elevation



Proposed Annex Section A-A

4 VIEW TESTING

4.3 View Testing

The views test the appearance of the proposed annexe from the site entrance and car park that currently serves the restaurant. The proposed annexe will be a continuation of the existing hotel in terms of massing, scale, materiality and form.



Key View Map



1) Site Entrance looking South - Existing



1) Site Entrance looking South - Proposed



2) South car park looking North-East - Existing



2) South car park looking North-East - Proposed

5 ACCESS STRATEGY

5.1 Site Access

The site access is to remain unchanged with the existing service and access arrangements unaffected by the new extension. The parking is to be increased by 23 spaces to provide additional parking for the proposed annexe.

The existing delivery access will be retained in its current position for the hotel, and a new delivery access point will be introduced to the south-east of the annexe.

- Pedestrian Access
- Car Access
- Deliveries



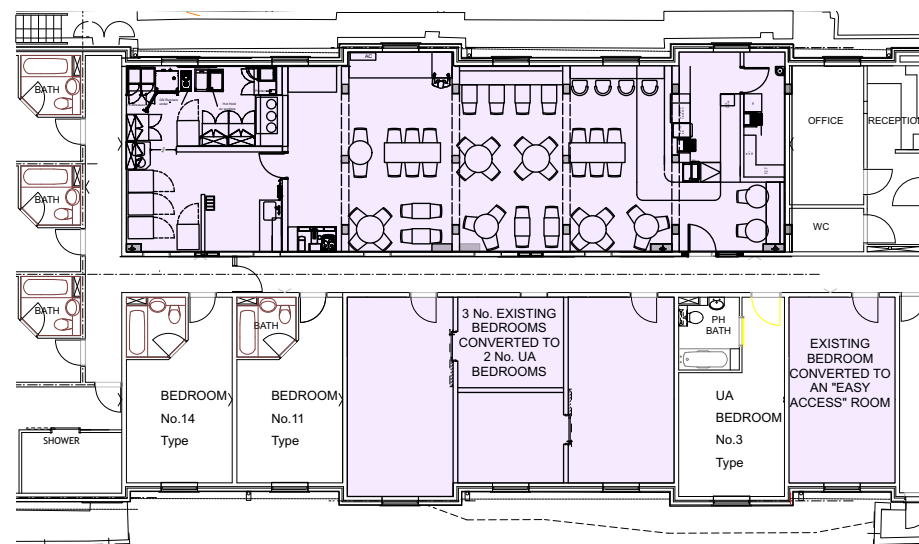
5 ACCESS STRATEGY

5.2 Building Access

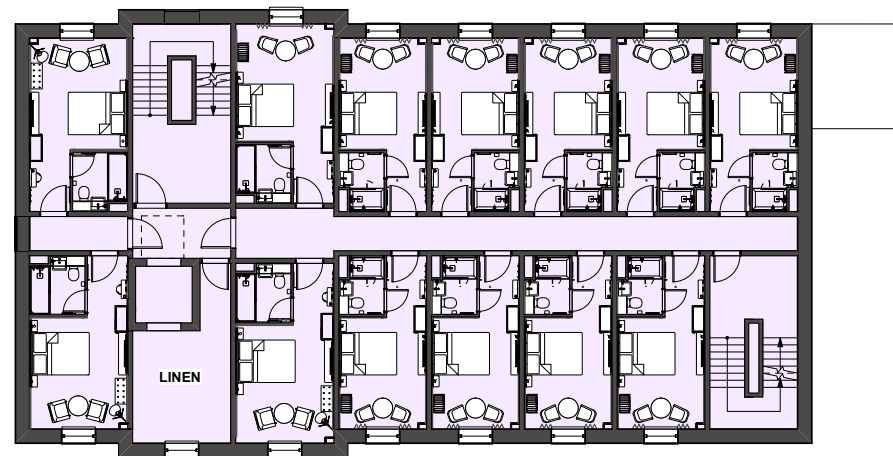
The existing building access is to remain unchanged as part of the proposed works. The proposed annexe will be accessed from the same location as the existing restaurant and will feature a lift and two escape stairs. An additional access point is provided to the linen room which forms part of the delivery strategy.

The proposed restaurant conversion will be located next to the reception in the hotel, making it easily accessible to hotel customers staying in both the hotel and annexe.

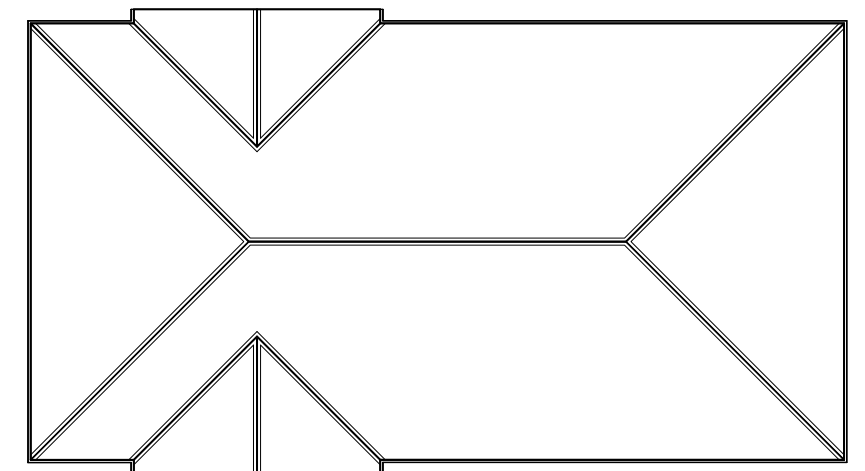
3 existing bedrooms within the existing hotel will be converted to form 2 UA bedrooms. An Easy Access Room will also be provided, and these are all located in close proximity to the reception.



Solus 1.5 Conversion - Existing Hotel



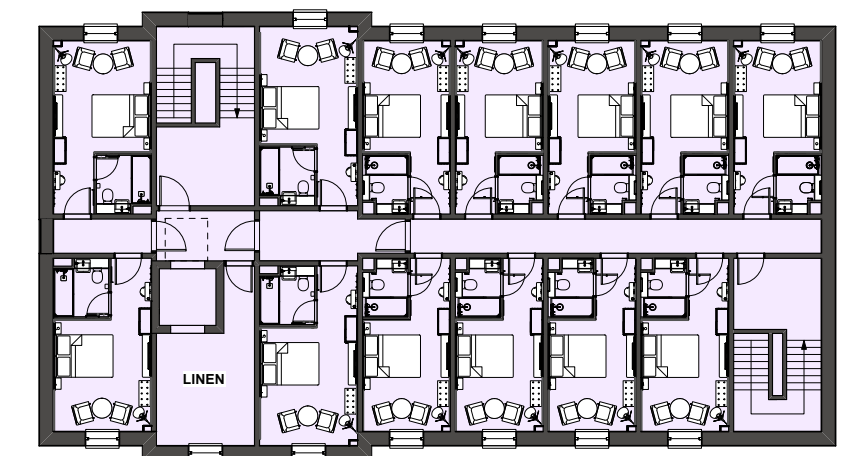
Proposed Annexe First Floor Plan



Proposed Annexe Roof Plan



Proposed Annexe Ground Floor Plan



Proposed Annexe Second Floor Plan

6 CONCLUSION



The proposed annexe will give this successful business the additional capacity required to ensure it continues to thrive. The massing and materials of the extension will match the existing hotel to continue the theme of the site.

The new annexe will provide extra rooms to this successful business, helping to secure its future and enabling it to continually support the local economy and provide important services to its customers.

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