

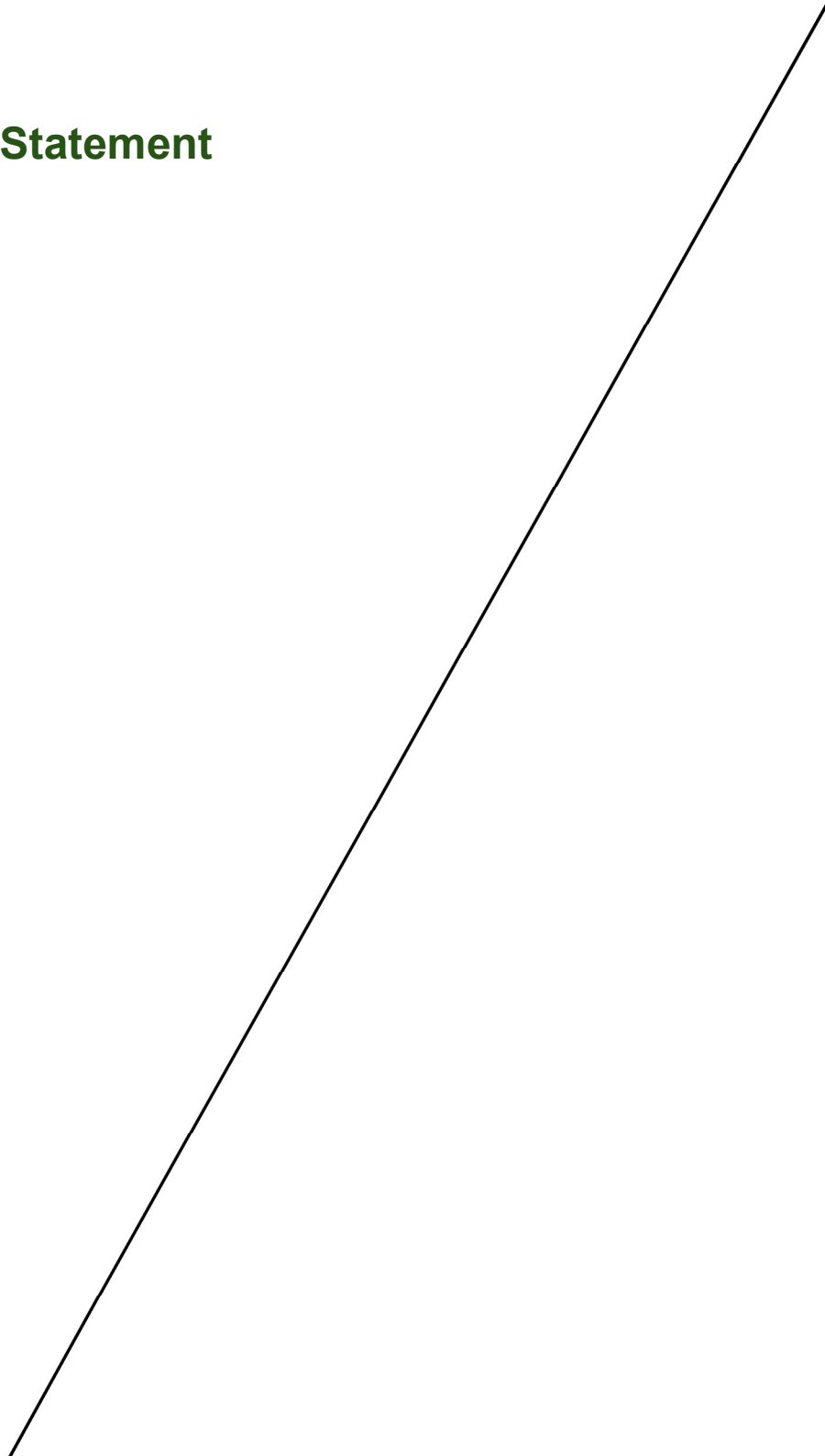


Village Hotel Extension
Waterfold Business Park
Bury BL9 7BQ

October 2024
AS863 / DMR / E

Prepared on behalf of **Village Hotel Club**

Design and Access Statement



01 / Introduction

This Design and Access Statement has been prepared by Cube Architecture and Design to support the planning application for a proposed 34-bedroom extension at the Village Hotel located at Waterfold Business Park, Bury. The document outlines the development process and rationale behind the design, offering a structured explanation of how the scheme has evolved. It is prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and should be reviewed alongside all other associated planning documents and drawings.

This statement has been commissioned by the Village Hotel Club to accompany the planning application for the extension, including related car parking and landscaping. The design has been informed by a pre-application consultation with the local planning authority, and this document demonstrates how the proposed development aligns with the relevant national and local planning policies while addressing the specific characteristics of the site and its surrounding environment.

Village Hotel Group Overview

Village Hotels is a leading provider of premium accommodation and leisure services across the UK. The group operates 33 hotels in the UK, each offering state-of-the-art amenities, designed to cater to both the business and leisure sectors of the market. The brand has built a reputation for its ability to attract corporate clients during the week, while appealing to families and tourists at weekends.

The company's operational data highlights key patterns of use:

- **Corporate Use:** Village Hotels derives a significant portion of its weekday business from corporate clients, particularly from key local employers. In Bury, it is expected that much of the corporate demand will come from businesses within a 5-mile radius of the hotel, reflecting the trend observed across other Village Hotel locations.
- **Business Park Influence:** In locations like Waterfold Business Park, where the hotel is situated near commercial hubs, the proximity to business parks tends to generate a substantial part of the overall trade.
- **Leisure Use:** Around 40% of leisure business typically comes from guests visiting family and friends in the area, with an additional 16% attributed to attendees of events and functions held at the hotel. The remainder is made up of general visitors to the local area, including tourists.

The proposed extension at the Bury site aims to support growing demand from both business and leisure guests, while enhancing the overall offering of the hotel and its integration into the local economy.

02 / Site Location

The Village Hotel in Bury is situated immediately off Junction 2 (Bury) of the M66 motorway, within Waterfold Business Park, a prominent employment area that broadly comprises a mix of office and industrial buildings. The location provides strategic connectivity to surrounding areas, making it an accessible destination for corporate and leisure visitors. To the north and west of the hotel lies the River Roch, which provides a natural landscape element, with dense vegetation along the riverbank acting as a visual buffer from surrounding areas.

1. The nearest residential properties are a short row of semi-detached houses set back from Rochdale Rd that are located approximately 150 meters to the north of the application site beyond the River Roch and its densely vegetated riverbank which helps to ensure the proposed extension's potential impact on residents are fully mitigated.
2. The site benefits from strong public transport connections. Bury Interchange, the local Metrolink station, offers tram services to Manchester and other key destinations and is less than a 10-minute drive from the hotel. Several bus routes also serve the area, connecting guests to both Rochdale and Bury town centre's and nearby attractions.

The main vehicular and pedestrian access point to the hotel will remain unchanged with the new extension seamlessly integrated into the existing circulation patterns for vehicles and pedestrians.

3. The hotel's location just outside Manchester offers a blend of urban amenities and access to natural spaces, making it a key destination for both business and leisure travellers. The hotel is conveniently situated for those traveling via the M66, placing Manchester city centre within a 25-minute drive. This connectivity makes the Village Hotel an ideal base for guests visiting local attractions such as Bury Market, the East Lancashire Railway, and outdoor destinations like Burrs Country Park and or Healey Dell.
4. The proposed extension, situated on the south side of the hotel, will occupy a small portion of the existing car park. The property immediately adjacent the southern boundary is an industrial use premises. The presence of established trees along the southern boundary ensures that the development will have minimal visual impact on the adjacent properties and the wider area.

03 / Planning Policy and Relevant History

This Design and Access Statement (DAS) has been prepared in support of the full planning application for a 34-bedroom extension to the Village Hotel, located at Waterfold Business Park, Bury. The DAS should be read in conjunction with the accompanying Planning Statement, which assesses the proposal against relevant local and national planning policies. While the Planning Statement examines policy compliance, this DAS focuses on the design rationale and contextual considerations that have informed the development, whilst also considering any recent and relevant planning history for the application site which may inform the proposals.

National Planning Policy

The National Planning Policy Framework (NPPF), published in December 2023, provides the overarching guidance for planning decisions in England, with a central aim of promoting sustainable development. The following sections of the NPPF are particularly relevant to this proposal:

1. **Section 2 – Achieving Sustainable Development**

The proposal aligns with the NPPF's three overarching objectives; economic, social, and environmental, by contributing to local economic growth, improving community facilities, and ensuring that the extension is environmentally sensitive through energy-efficient design and landscaping.

2. **Section 6 – Building a Strong, Competitive Economy**

The development strengthens the hotel's ability to support local businesses and meet growing demand for accommodation. By enhancing its corporate appeal, the Village Hotel will continue to play a key role in the local economy, in line with the NPPF's objectives of fostering economic growth.

3. **Section 7 – Ensuring the Vitality of Town Centres**

While situated outside the core of Rochdale and Bury, the hotel's increased capacity will contribute to the overall vitality of the town(s) by bringing in visitors who utilise local services and amenities, reinforcing the NPPF's goal of supporting thriving town centres.

4. **Section 9 – Promoting Sustainable Transport**

The site's strong transport links, including proximity to Rochdale and Bury's transport interchanges and local bus routes, align with the NPPF's emphasis on promoting sustainable transport and reducing reliance on cars.

5. **Section 12 – Achieving Well-Designed Places**

The extension will respect the architectural character of the existing hotel, maintaining high-quality design standards and ensuring the development enhances the appearance of the area, in line with the NPPF's design objectives.

6. **Section 14 – Meeting the Challenge of Climate Change, Flooding, and Coastal Change**

The development incorporates sustainable design measures and minimizes flood risks in line with NPPF policies aimed at mitigating climate change impacts.

7. **Section 15 – Conserving and Enhancing the Natural Environment**

The proposal is designed with environmental sensitivity, ensuring that the natural surroundings are preserved, and local biodiversity is protected, in accordance with NPPF's conservation objectives.

Local Planning Policy

Rochdale's Local Plan is made up from several policies and plans. The relevant adopted plans are The Core Strategy, adopted in October 2016 and the saved policies of the Rochdale Borough Unitary Development Plan (UPD) adopted in June 2006. The Core Strategy is the lead document in the Local Plan. It provides an overview of our objectives for the whole of the borough. Its guides planning decisions and sets out the vision for the borough through to 2028.

The following local policies are particularly pertinent to this proposal:

1. Policy E2 – Increasing jobs and prosperity

This policy emphasises providing accessible, high-quality employment spaces to foster job creation, retain successful businesses, and boost the local economy. It supports protecting employment zones while also encouraging compatible job-generating uses, such as leisure and tourism, to create a more prosperous and lower-carbon borough.

2. Policy E5 - Encouraging the visitor economy

This policy supports boosting the local economy by enhancing visitor attractions, diversifying economic opportunities, creating jobs, and improving the borough's image. Key projects in collaboration with Rossendale, Calderdale, and Bury include the East Lancashire Railway, nature reserves, and countryside attractions.

3. Policy EC/2 – Primary Employment Zones

This policy aims to protect Primary Employment Zones by prioritising employment uses, including hotels, that align with the area's scale and character, while minimising environmental and traffic impacts. The policy preserves these zones for current and

new businesses, ensuring they remain key locations for employment and economic growth in the borough.

4. Policy P1 – Improving Image

This policy emphasises enhancing the borough's image to benefit residents, attract visitors, and boost investment. High-quality design is required for new developments, especially at key gateways, town centres, main transport corridors, and regeneration sites. The policy promotes innovative architecture, public art, urban greening through tree planting, reuse of under-utilised sites, and people-friendly public spaces, aiming to create a vibrant, attractive borough. The Core Strategy encourages the development of hotel and visitor accommodation to support economic growth and tourism. The proposed extension aligns with this policy by expanding the hotel's capacity and improving its facilities, ultimately contributing to the attractiveness of Rochdale as a destination for both business and leisure travellers.

Supplementary Planning Documents (SPDs) build upon and provide more detailed advice or guidance on policies in the adopted Core Strategy. While they do not form part of the development plan and cannot introduce new planning policies, they sit alongside the local plan policies and are a material consideration in decision-making. The following SPDs are relevant to the proposals:

1. Oldham and Rochdale Urban Design Guide SPD (Sept 2007)

This document provides design principles aimed at ensuring high-quality development across both boroughs. It offers clear guidance on design expectations for everyone involved in development, including architects, designers, and developers. The guide is also a tool for local authority officers to evaluate the design quality of planning applications, ensuring alignment with local planning policies.

Relevant Planning History

Two, linked, previous planning applications are particularly relevant to the proposals (reference: 03/D42737 and 04/D44181). These applications sought full planning permission for a four-storey link extension to provide 28 bedrooms. The applications were approved with conditions on 2nd April 2004 and 27th October 2004, respectively. The latter permission was subsequently implemented.

A second recent planning application is also of some relevance, (reference: 23/01367/FUL), this seeks full planning permission for the development of an Electric Vehicle (EV) charging hub and associated works at the application site. This application was submitted on 18 December 2023 and validated on Monday the 26th February 2024 and is presently awaiting determination.

The development of the EV charging hub signifies the hotel's commitment to sustainability and the provision of modern amenities for guests. This approval will sit alongside this current application once approved and will enhance the site sustainability credentials. The integration of both projects demonstrates a proactive approach to evolving hospitality standards and the importance of environmental considerations in the Village Hotel business operations.

04 / Site Appraisal

Site Context

The Village Hotel site is located within an existing employment area as designated in the Rochdale Council allocation plan, highlighting its importance as a contributor to local economic activity. It is bounded by the River Roch to the north and west, which is lined with dense vegetation and mature trees that effectively screen the hotel from the nearest residential properties. The southern boundary also features significant tree planting and vegetation that screens the site from nearby employment uses. This makes the southern section of the application site the most sensitive location for extended development. Additionally, the existing hotel building's siting and mass provide further screening from the main public vantage points and access routes into the employment park, ensuring that the proposed development achieves minimal, if any, visual impact.

Car Parking

The existing Village Hotel site features a total of 371 car parking spaces, including 18 dedicated accessible car parking spaces and 3 dedicated parent and child car parking spaces. The proposed

extension sits within the existing car parking area and will therefore require alterations to the current car park layout, resulting in a slight reduction in overall parking capacity. The overall result is a net loss of 12 spaces, yielding a total of 359 car parking spaces, including the 18 dedicated accessible spaces and 3 parent and child spaces.

A supplementary Transport Assessment has been undertaken and submitted in support of the proposals to demonstrate that despite the slight reduction in car parking spaces, the remaining provision is more than adequate to meet the needs of hotel guests, staff and leisure club users and ensures the proposals have no adverse impact on highway safety.

Cycle Provision

Secure cycle parking facilities are currently available on site and these will be maintained at their current capacity as they more than adequately meet the current demand for cycle parking and it is not envisaged that the increase in bedroom numbers will result in an increase in demand for cycle parking as hotel guests very rarely, if ever, travel to a hotel on a bicycle.

Site Photographs



Top Left:

Existing hotel main entrance and front elevation with 3 storey building mass over lower ground plinth. Brick wall facades with slate covered pitched roof. Projecting bay windows and stone band course detailing are key architectural features and characteristics.

Top Right:

Image of the 2004 approved 28 bedroom 4-storey link extension. Planning ref: 04/D44181



Bottom Left:

Image of the existing south corner showing the location of the proposed extension.

05 / Pre-application Consultation

The applicant had engaged successfully at the pre-application stage and has made a pre-application advice application (Ref: PREAPP/00014/24). The feedback identified some design-related issues but all were considered minor and manageable with design revisions. Below is a summary of the primary design feedback and the actions taken to address them:

1. Scaling and Massing

Feedback: The proposed three-storey extension has good prospects, matching the existing hotel in height and materials, which is expected to be acceptable. The design respects the established roofline and general massing.

Recommendations: A slight reduction in scale at the boundary line is recommended to preserve the tree buffer. A modest setback from the primary frontage will help maintain the symmetrical appearance of the existing building, offering a natural transition between the old and new elements.

2. Materials and Elevations

Feedback: The extension's continuation of the existing facade materials, including brickwork and window details, is likely to be well-received. This will help maintain a cohesive and sympathetic design that aligns with the existing building.

Recommendations: Early procurement of matching materials is recommended to avoid delays. If exact matches prove difficult, a thoughtful approach to variation in materials could create a distinctive design that still complements the hotel. Continuation of the stone banding across levels will reinforce the architectural language, contributing to consistency.

3. Elevation C (South Elevation)

Feedback: Elevation C is especially important due to its visibility from the adjacent site, and this will add significance to the proposed design.

Recommendations: Introducing additional architectural detailing or stonework to the base of the extension is strongly encouraged to add visual interest. It is also recommended that windows are continuous or recessed brickwork used to reference the window proportions where the internal layout prohibits windows.

Actions Taken: The scheme has been redesigned so all prominent elevations contain bedroom accommodation behind resulting in continuous windows, architectural detailing has been enhanced with stone plinths and banding introduced.

4. Ecology and Biodiversity

Feedback: The site's proximity to the River Roch makes ecological considerations particularly important, especially for wildlife such as bats, birds, and invasive species.

Recommendations: Including a bat and bird survey, alongside a preliminary ecological appraisal of the surrounding area, is recommended. A 10% Biodiversity Net Gain (BNG) may be required unless the development impacts less than 25sqm of vegetation, in which case the justification should be clearly presented.

5. Landscaping and Trees

Feedback: The proposal for additional landscaping is a positive suggestion that will help integrate the new development visually with the existing hotel and surroundings.

Recommendations: A well-considered landscaping scheme, alongside tree protection measures, will greatly enhance the visual and ecological quality of the site. Preserving existing trees where possible and planting replacements where necessary is vital for maintaining green infrastructure.

6. Drainage and Flooding

Feedback: The development is located in Flood Zone 2, so appropriate drainage strategies and flood risk assessments are necessary.

Recommendations: A detailed drainage strategy, alongside a Flood Risk Assessment, is required, with a preference for permeable paving for new parking areas. This will help mitigate any additional surface water flow to the sewerage system.

In summary, the principle of extending the Village Hotel is strongly supported, with minor adjustments recommended to enhance the design and ensure seamless integration with the existing structure. With thoughtful attention to materials, landscaping, and ecological considerations, the proposal is well-positioned to meet the Council's standards and result in a high-quality development.

Overview

The design proposals follow the recommendations received at as part of the Pre-application process and the guidance set out in The Oldham and Rochdale Urban Design Guide.

The existing hotel design makes a positive contribution to the character of the business park and wider local area. Therefore, the proposed elevations have been designed to ensure that a carry through of this positive existing architectural dialect is achieved on the proposed extension. This approach aligns with the principles of the Urban Design Guide which states that buildings must be carefully designed so that they make a positive contribution to their surroundings. They should be designed specifically for their site and ensure extensions are an integral part of the design and are not perceived as being 'stuck on' to the building.

The proposals put forward adhere to these principles and adopt the existing characteristics into the extension to ensure the proposals are harmonious in their intended environment and do not create a juxtaposition of style, scale and materials resulting in development that *"turns its back on its surroundings and ignores whats around it"*. This has been successfully achieved by adopting the existing design characteristics such as, building scale, form, proportion and fenestration patterns to create a building design that further improves the quality of the local area.

Design - Scale, Mass and Quantum

The proposed extension will achieve an additional 34 bedrooms at first and second floor levels, with each floor accommodating 17 bedrooms. Ground floor building footprint has been kept to an absolute minimum due to the site falling within Flood Zone 2. The scale and mass of the extension will follow those already established in the existing hotel, ensuring that roof heights are aligned to those of the existing building.

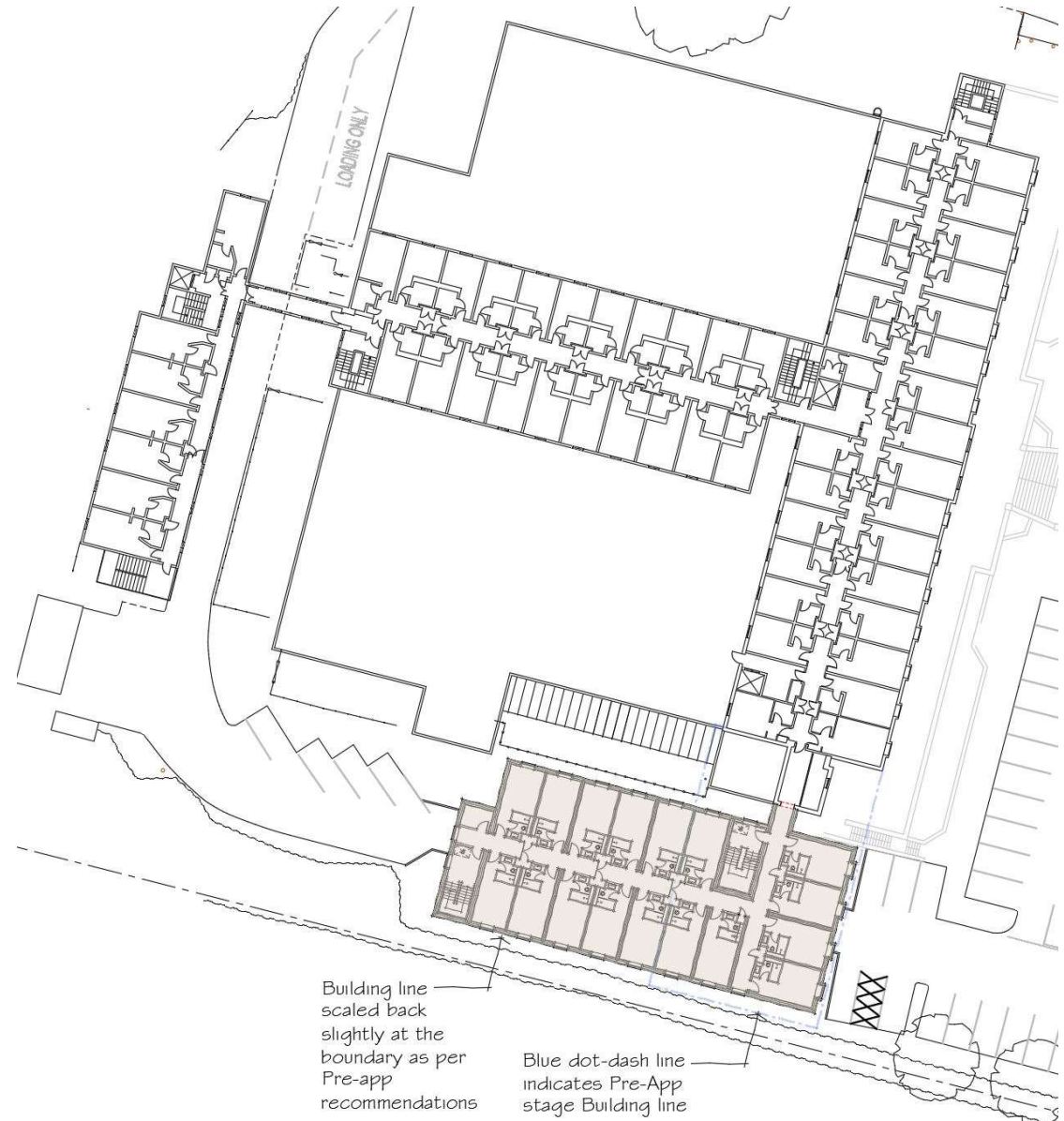
The elevational design follows to the principles and design code of the existing hotel, featuring brickwork facades with stone band detailing, slate pitched roofs and projecting bay windows.

Pre-Application Advise Design Responses.

Following the pre-application consultation with Rochdale Borough Council, the general design principles for extending the existing hotel have been positively received, with the Urban Design Officer noting that the proposed scale and design align well with the character of the existing building. While the overall approach to achieve continuity in scale and form was considered suitable, a few improvements were recommended to further enhance the proposal.

In terms of scale and massing it was established that the scale of the building in height terms was appropriate as it respects the roofline of the existing hotel. It was however recommended to scale back the extension slightly from the southern boundary line.

The submitted proposals have addressed this concern and the southern building line has been set further back from the boundary. This is articulated in the opposite image which shows the new extension in relation to the boundary with a blue dot-dashed line used to indicate the position of the building line as per the pre-application submission scheme.



Front Elevation Design

The elevation design has evolved subsequent to the recommendations received as part of the pre-application consultation.

The elevation proposals submitted at the pre-application stage continued the existing building line along its principal elevation however it was commented by the Urban Designer Officer that this approach could be problematic for two reasons, firstly the existing front elevation is symmetrical so this approach could unbalance the elevation. Secondly, the abutting of new building works and materials this way can create a problematic transition and exacerbate any minor differences between new and old materials particularly on older building which have weathered for decades.

It was recommended that some relief between the existing and proposed should be introduced and possibly consider setting the new building line back slightly to overcome these potential issues.

The submitted proposals have resolved these concerns by maintaining the existing stair tower to keep the front elevations balance and symmetry intact. A recessed link corridor has been created set back from the stair tower to create relief and detach the new element visually whilst the principle building line is also set back.



Pre-Application Stage Front Elevation Design

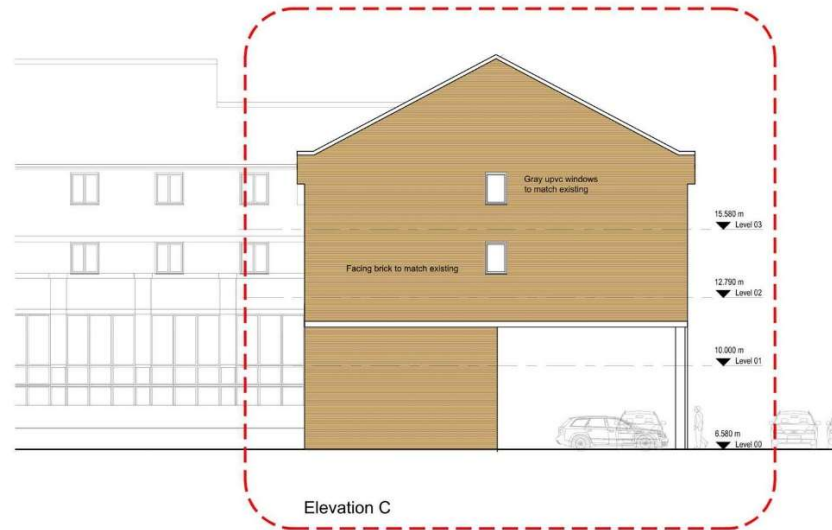


Full Planning Stage Front Elevation Design

South Elevation Design

The gable/south elevation submitted at the pre-application stage was broadly a blank elevation. The Urban Design Officer has raised concerns with monotonous areas of brickwork.

These comments received have been considered and a design response has been incorporated to overcome these concerns. The plan layout of the proposals has been re-designed in such a way that allows windows to be situated along the length of this elevation which break the monotony across this elevation.



Pre-Application Stage Side Elevation Design

Windows continued on South Elevation as per the Pre-App recommendations



Full Planning Stage Side Elevation Design

Typical Floor Plan



WINDOWS INTRODUCED TO SOUTH ELEVATION

Typical Floor Plan Arrangement

The typical floor plan arrangement follows the standard layout of the hotel operator (Village Hotel Club) which focuses on legibility, efficiency and functionality. A double-loaded corridor arrangement has been utilised to organise rooms along a central corridor, with guest rooms off both sides. This arrangement maximises space usage and ensures efficient circulation.

Room configuration

Each floor contains 17 standard double / twin bedroom types. All rooms are typically compact but functional, equipped with beds, an ensuite bathroom, a desk/ dresser and storage for clothes hanging.

All rooms feature a window to bring in natural light, these are designed with limited opening for safety and energy efficiency.

Vertical Circulation

The new rooms will be accessed through the existing main stairwell which maintains controlled and legible circulation routes. New fire escapes cores are provided at the ends of corridors, providing safety exits as required by Approved Document Part B of the Building Regulations.

Landscape Strategy and Proposals

The landscape design has been developed with several key principles in mind:

- Maintaining a strong green framework around the perimeter of the site to integrate the extension within its surroundings and enhance the visual quality of the environment for users and the wider locality.
- Enhancing biodiversity through the planting of wildlife-friendly and native species, improving the ecological value of the site.
- Providing an attractive, cohesive environment that complements the character of the site and creates a pleasant experience for hotel guests and staff.
- Retain existing trees where possible, in line with the arboricultural assessment, ensuring mature vegetation continues to contribute to the site's landscape character.
- Harmonise the landscape around the extension with the wider hotel's existing hard and soft landscape areas, creating a unified design.
- Increase ecological value by planting species that support local wildlife, contributing to biodiversity and creating a range of habitats.



Soft Landscaping

Tree species selection will consider form, ultimate height, seasonal characteristics, and native attributes, ensuring trees are well-suited to their location. Variety will be achieved by incorporating wildlife-friendly species, providing year-round interest and habitat creation.

Shrub planting will combine evergreen and deciduous species to maintain structure throughout the year, with additional interest provided by species with vibrant winter stems and varied seasonal features.

Hard Landscaping Proposals

The hard landscaping will complement the soft landscape elements, ensuring a cohesive design. Differentiation will be achieved by using a consistent 'family' of paving materials that define primary, secondary, and tertiary routes:

Paving materials will be selected to align with existing surfaces, including tarmac roads and paved pedestrian access routes.

Arboriculture and Ecology

An arboricultural survey and impact assessment have been conducted, identifying trees that may be affected by the development:

A Preliminary Ecological Appraisal has been carried out, confirming that the proposed extension will have negligible impacts on valuable habitats and protected species:

The footprint of the extension mainly covers an area of existing car park and hardstanding, which has low ecological value.

To mitigate potential impacts on nesting birds, vegetation clearance will be timed outside of the nesting season (March to September). If clearance must occur during this period, a nesting bird survey will be conducted by a qualified ecologist.

Bat and bird boxes will be installed in nearby trees, as required, to encourage wildlife activity, especially in areas identified as suitable for foraging and nesting.

This landscaping and ecology strategy seeks to ensure that the proposed extension not only integrates seamlessly with the existing site but also enhances the site's biodiversity, maintaining a green buffer that adds value to the environment and the development.

The proposed hotel extension has been designed to ensure accessibility for all users, adhering to Approved Document M of the Building Regulations and, where applicable, the guidelines of BS 8300. Every effort has been made to create a built environment that is both functional and inclusive, accommodating individuals with diverse mobility needs.

Access into the Hotel

Disabled parking bays are located in close proximity to the existing main entrance with lift access into the hotel reception provided to achieve level access. This arrangement will remain unaffected by the proposals as the control of visitor movements through one central reception zone is critical for security and general operations. These existing arrangements ensure the hotel environment is both welcoming and compliant with accessibility standards.



Internal Circulation Routes

The internal arrangement of the hotel extension includes several features to enhance accessibility and safety, these include level access throughout and adequate corridor and door opening width to suit wheelchair access. Escape routes include stair enclosures with refuge areas provided, these are complete with intercom systems linked to reception to assist individuals requiring help during an evacuation.

Contrasting colour schemes and tactile markings at changes in level (e.g., staircases) to aid those with visual impairments.

Wayfinding signage will be clearly visible, with large, contrasting text and symbols to aid navigation throughout the extension, ensuring that guests with different abilities can easily move around the hotel.

In conclusion, the access strategy for the proposed hotel extension prioritises inclusivity, safety, and ease of use for all individuals, ensuring compliance with relevant regulations and best practices in accessible design. This careful approach ensures that the hotel extension will be an inclusive environment for both guests and staff, meeting the highest standards of accessibility.

09 / Sustainability

The proposed hotel extension has been designed with sustainability at its core, in line with current environmental standards and best practices to minimise its environmental footprint. The sustainability strategy focuses on reducing energy consumption, promoting efficient use of resources, enhancing biodiversity, and creating a comfortable environment for occupants while reducing the building's carbon footprint.

Energy Efficiency

- A key aspect of the sustainability strategy is improving the energy performance of the building. The proposed extension will incorporate the following energy-efficient measures:
- High-performance insulation will be used throughout, ensuring the building envelope is optimised for thermal efficiency, reducing heating and cooling demands.
- Air tightness will be a priority in the construction of the extension, ensuring minimal air leakage through the building envelope, which will reduce energy loss and improve overall heating and cooling efficiency.
- Energy-efficient lighting systems, such as LED fixtures, will be installed throughout the hotel extension, including in public areas and guest rooms, minimizing energy consumption.
- Smart building management systems will be implemented to monitor and control energy usage, optimising heating, ventilation, and lighting based on occupancy levels.
- Photovoltaic (PV) panels and other renewable energy technologies will be explored as part of a holistic Mechanical and Electrical (M&E) strategy to assess their suitability in further reducing the building's carbon footprint.

Water Conservation

Water-saving technologies will be integrated into the design of the hotel extension to reduce water consumption:

- Low-flow fixtures, including taps, showers, and toilets, will be installed to minimise water usage without compromising functionality or comfort.
- Rainwater harvesting systems will be explored to collect and reuse water for landscaping and other non-potable uses, reducing the demand on mains water supply.

Sustainable Materials

Where possible, locally sourced and sustainable building materials will be used in the construction of the hotel extension (recycled and/or recyclable materials where possible). This approach helps reduce the carbon footprint associated with the transportation of materials and supports local economies.

Biodiversity and Landscaping

Incorporating green infrastructure is a key element of the sustainability strategy. The proposed landscaping scheme has been designed to enhance local biodiversity and create a pleasant environment for hotel guests and wildlife:

- Native and wildlife-friendly plants will be selected to improve the ecological value of the site, promoting pollinators and supporting local biodiversity.
- Green roofs or living walls may be explored to further reduce the building's visual impact and provide additional habitats for urban wildlife.

Sustainable Transport

To encourage the use of environmentally friendly transportation options, the development will be supported by the provision of the electric vehicle (EV) charging hub, subject to approval, under application ref: 23/01367/FUL. These works will increase the diversification of car parking provision across the site, supporting a shift to low-carbon vehicles.

Flood Risk and Climate Change

The design of the hotel extension will account for flood risk and climate resilience, ensuring that the building is able to cope with the anticipated impacts of climate change:

Flood risk mitigation measures will be implemented to protect the building from extreme weather events and flooding. A separate Flood Risk Assessment (FRA) has been submitted in support of the proposals which provide further details of the mitigation measures to be included in the proposed works.

In conclusion, the sustainability strategy for the proposed hotel extension focuses on creating a building that is energy-efficient, environmentally responsible, and climate-resilient, ensuring long-term sustainability while providing a comfortable and attractive space for guests.

10 / Conclusion

The proposed 34-bedroom extension to the Village Hotel has been designed with careful consideration to complement the existing building, respect its context, and enhance the site's functionality and appearance. The extension's scale, massing, and architectural language are consistent with the established principles of the hotel, while offering a design that reflects the evolving needs of the development.

Landscaping proposals have been thoughtfully planned to integrate the extension into its surroundings, retaining important green elements, landscape buffers and promoting biodiversity. The landscape strategy ensures a seamless blend between the new and existing areas, providing a pleasant environment for both visitors and wildlife.

In terms of access, the development meets and exceeds statutory requirements for accessibility, with thoughtful provisions for inclusive design both internally and externally. A robust approach to sustainable development has been embraced, with energy efficiency at its core, including the exploration of PV panels and renewable technologies as part of the overall mechanical and electrical strategy.

This proposal not only aligns with the Village Hotel's brand and operational needs but also delivers a high-quality, sustainable, and accessible extension that will contribute positively to its surroundings, improve user experience, and minimise environmental impact. It balances modern functionality with respect for the existing built and natural environment, ensuring long-term viability and value for the site.

The proposals fully accord with all relevant local and national planning policies and represent sustainable development that will enhance the local economy. By increasing tourism and creating additional employment opportunities both during construction and post-completion, the development will provide significant economic benefits to the area. As such, there should be a strong presumption in favour of granting approval for the proposed extension.



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