



## Design and Access Statement

Full planning application for planning consent to change the use of upper floors of the existing building to create hotel bedrooms (Class C1) and a rear (west) facing external terrace at first floor level.

At **The Lord Palmerston Public House**, 84-90 Palmerston Road, Southsea

On behalf JD Wetherspoon PLC

September 2020



## **USE**

The existing premises' use is classed as A4.

The upper floor will change their use to C1 – Hotel.

## **AMOUNT OF DEVELOPMENT**

The building comprises of five floor levels including a basement for storage. The pub is housed on the ground floor, staff areas and storage on part of the first floor and the basement and other upper floors areas are disused at present.

The proposal is to refurbish the existing ground floor pub as well as adding a new 1<sup>st</sup> floor customer area and roof terrace, create 20 hotel rooms on the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors and reconfiguration of the existing back of house areas.

In the Pub, a new customer stair will be constructed providing access to the roof terrace alongside a new passenger lift. The new lift will be accessible to wheelchair users and ambulant disabled. The whole of the passenger lift and stairwell structure is to be housed in a flat roofed enclosure. In the Hotel a new passenger lift is to be installed into the existing used lift shaft taking guests up to the hotel's first and third floors. The 2<sup>nd</sup> and fourth floors are only a short level change away from the 1<sup>st</sup> and 3<sup>rd</sup> floors and can be accessed by a small flight of stairs at the end of the corridors.

Arrangements for deliveries and waste collections remain unaffected by this application

## **LAYOUT**

Existing upper floor unused areas are to be rearranged to create new hotel bedrooms as shown on floor plans. The opportunity will be taken to create a roof terrace on the existing rear (west) facing flat roof. This space is currently occupied by mechanical ventilation plant serving the existing kitchen. This equipment will be relocated.

The rear elevation is not overlooked by any other adjacent buildings.

## **SCALE**

No changes are planned which affect the scale of the overall building.



## **LANDSCAPING**

The existing building has 100% site coverage. The creation of a rear (west) facing roof terrace will allow for the inclusion of soft landscaping to the areas which will enhance the overall appearance.

## **APPERANCE**

The building is located in the principal commercial centre of Southsea, in Palmerston Road, close to the main retail area. It is located opposite and adjacent to other premises of a similar nature providing food and drink.

None of the proposed internal alterations will affect the external appearance of the building.

## **ACCESS**

Internal changes will be made to improve access to and circulation within the existing building, particularly with respect to disabled customers. This will be achieved with the installation of a passenger lifts.

Wheelchair accessible bedroom is provided on third.

There are no proposals to amend or change existing main customer access into the public house accessible from Palmerston Road. A separate entrance for hotel guests will be provided, in place of the current service access from Palmerston Road.

All means of escape are either at street or ground floor level, or reached by existing shallow ramps. REAR TERRACE AREA

The new terrace is to be created from an existing rear facing flat roof area.

It's sole access will be directly from within the public house, via a lift and stair access.

As s a result, the Pub management are able to supervise and Control users of the area, backed by a state of the art CCTV monitoring system.

## **HOURS OF USE**

Hours of use of the new terrace area will be limited to 21.00 hours every day. Access doors can be locked to prevent unauthorised access.



## ACOUSTIC REPORT

The applicant has commissioned Spectrum acoustic consultants to carry out studies of on site noise, and background noise levels. Where appropriate the acoustic study and findings were used to adapt or modify the overall design. Their report, findings, and recommendations are attached to this planning application.

As a result of on-site measurements and acoustic modelling Spectrum determined the sources of noise in the terrace are as having the potential to affect and disturb adjoining residential premises to the south of the applicant's site. Their recommendations have been taken into consideration in the design and the scheme enhanced. Principally the Spectrum Acoustic report advised mitigation measures in form of covering areas of the terrace with two acoustic canopies in order to attenuate noise levels. The attached scheme incorporates this advice by creating glazed covered areas.

Spectrum further recommended that hours of use should be limited, and the applicant has agreed the terrace shall be closed after 21:00 hours every day.

Regarding the changes on the mechanical services plant, Spectrum has advised on the implementation of a 2.5m high close boarded timber barrier is around the new plant area. This has been incorporated to the proposed scheme.

## IMAGES



The current service / escape access will become the dedicated Hotel Guest entrance





Current first floor space



Current second floor space





Existing rear elevation