



PROPOSED EXTENSION  
HOLIDAY INN EXPRESS, CORNWALL SERVICES, A30, BODMIN  
DESIGN AND ACCESS STATEMENT

December 2021

MountfordPigott

## 1. INTRODUCTION

### a. Terms of reference

This Design and Access Statement has been prepared to accompany the planning application by MRMU Ltd for the proposed extension works to the Holiday Inn Express hotel at Cornwall Services on the A30, to the west of Bodmin.

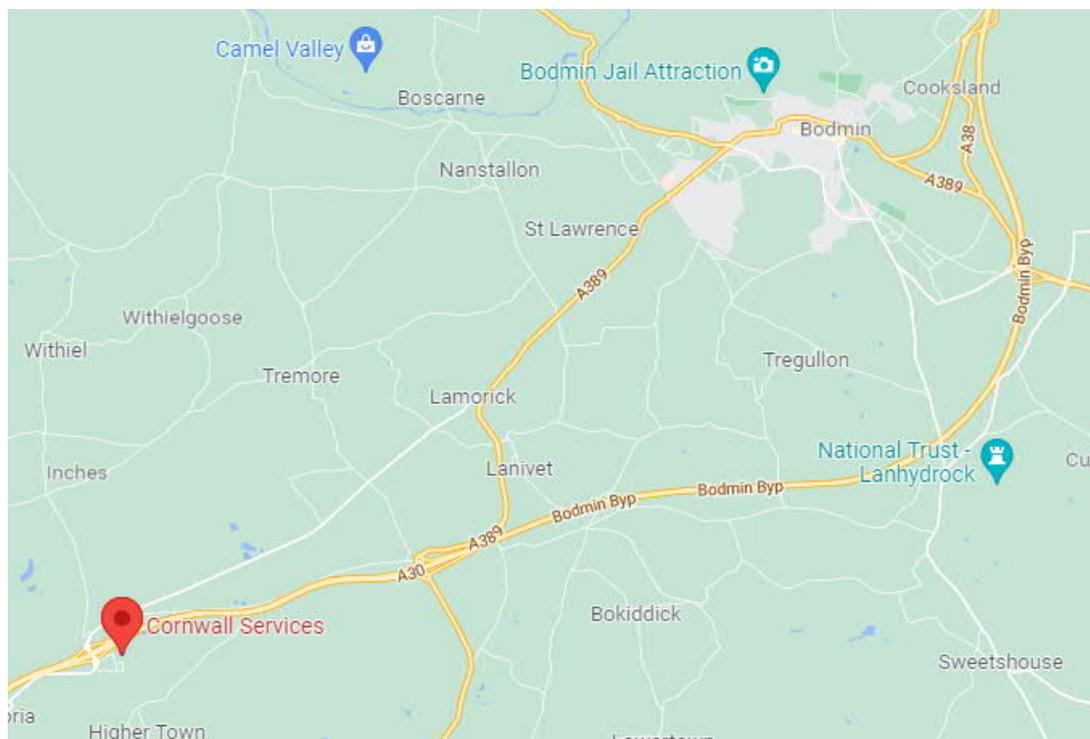
The existing hotel has 71 rooms, in a 3 storey building which includes restaurant and meeting facilities. This planning application is for a 29 room extension over 3 floors to the west of the existing hotel, plus an extension to the hotel restaurant on the internal courtyard, which will bring the overall capacity up to 100 rooms.

This statement should be read in conjunction with the other application documents.

## 2. SITE & CONTEXT

### a. Terms of reference

The site lies to the west of Bodmin at Victoria Junction on the A30, and forms part of the larger Trunk Road Services Area known as Cornwall Services. The Holiday Inn Express is a high quality hotel facility with a full range of services including a restaurant and meeting facilities.

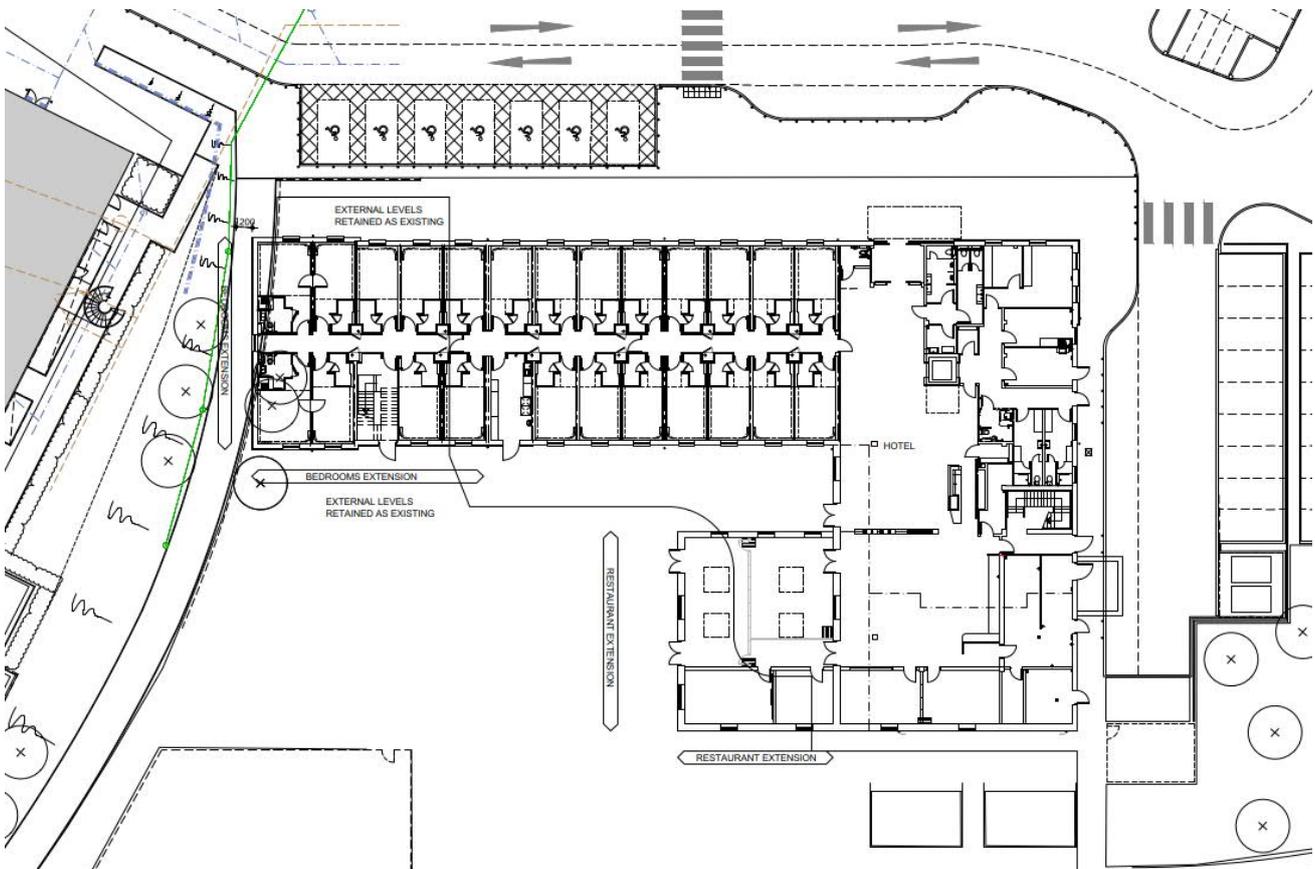


The application site comprises landscaped areas within the existing complex, and is situated in the area between the existing hotel and main Amenity building.

The hotel opened early in 2020, and in spite of the Lockdown restrictions has traded extremely well, providing an important resource for visitors to Cornwall, and fostering the tourist industry. There is therefore the demand for an extension to the existing building.

### 3. THE BRIEF

Building on the popularity of the hotel, the Brief was to design an extension in keeping with the existing design, to take the capacity of the hotel up to circa 100 rooms, making use of the area between the existing hotel and the Amenity building. Existing facilities within the hotel were to be reviewed and upgraded as required – as a result the scheme includes for the extension of the restaurant areas to increase the capacity available. The location of the extensions is shown in the plan below;



### 4. DESIGN CONCEPT & DEVELOPMENT

#### a. Building Design Principles

The proposal is for a simple extension of the existing hotel, using the same design principles, and with materials to match existing. The scheme layout is in line with earlier masterplans for the site, when the hotel occupied a larger footprint – it therefore closely follows the layout shown on the original approved plans.

The new extension areas will be accessed from within the current building, and as such external ground levels and all internal floor levels will remain as existing. There will be minor adjustments to external levels around the perimeter of the extension.

Facilities within the hotel are adequate to meet the needs of the extension, however a small addition to the restaurant area is planned to provide additional covers. This will also include an additional meeting room.

b. Scale & Massing

The hotel follows the scale and massing of the current building in the design of the 3 storey extension for the new hotel bedrooms, and curved roof design.

The restaurant extension into the central courtyard is single storey.

c. Visual Impact

The siting of the new extensions to the hotel means that they will have minimal visual impact on the key longer range views travelling westbound on the A30.

d. Materials

Materials for the new extensions will be carefully specified to match existing so that the new areas will blend seamlessly with the existing fabric.

## 5. TECHNICAL CONSIDERATIONS

The existing Hotel building has already been designed and constructed to meet many relevant Technical Criteria. These in turn have been reviewed for the extensions, and notes are as follows;

a. Noise Impact Assessment

An Acoustic report was prepared by Sharps Redmore for the construction of the original hotel and is included as supporting material with the submission. This report considered the noise environments around the hotel, which included the highway and the nearby wind turbines. These features have not changed since the erection of the hotel and therefore the criteria for any new development are unchanged.

All new areas of the hotel will be acoustically designed to meet, as a minimum, the standards set out in Part E of the Approved Documents to the Building Regulations, and will also meet the exacting standards required by Holiday Inn. Guests and users of the hotel will therefore benefit from a high quality internal acoustic environment, as evidenced by the current design.

The extended hotel will be served from the existing plant, and there are no new noise sources being created as a result.

## b. Turbine Flicker

There are substantial existing wind turbines to the south west and east of the hotel and previous analysis has been undertaken to assess the impact of any flicker created by these Turbines. The area chosen for the additional bedrooms in the hotel extension (hatched red) has low flicker impact, with the area sitting in the low flicker blue and green zones as highlighted in the diagram below;



## c. Transport

A separate Transport Note has been prepared by ADL, which confirms that the existing site arrangements are adequate, and that there is sufficient parking capacity available. The report also concludes that the extension will have minimal impact on the wider network and environment.

The site also now benefits from 12 further Electric Vehicle charging points (consented under PA21/ 04865), which will be particularly beneficial for visitors to the hotel – they are conveniently sited opposite the hotel entrance.

## 6. ACCESSIBILITY

The proposals have been carefully developed following detailed site analysis and consideration of all the site's specific design criteria. The hotel building is highly accessible, and accessibility levels will remain the same including level access points and lifts to all floors, as well as purpose designed bedrooms.

### a. Sources of Advice and Guidance

This Access Statement has been prepared with reference to the following documents;

- Disabled Rights Commission Brochures
- Equality Act 2010
- Building Regulations Approved Document M
- BS 8300 Design of Buildings and their Approaches to meet the Needs of Disabled People – A Code of Practice

## 7. CONCLUSION

The planned extension to the Holiday Inn Express meets all relevant design criteria, and the design will harmonise with the existing building.

The area for the main extension to the hotel will be discrete, sitting neatly in the gap between the existing hotel and the main amenity building. The additional rooms will further support local business and tourism, and thereby provide wider benefits to the community.

