

Design Access Statement & Sustainable Drainage Strategy (Surface Water)

Proposed Extension to create Bar and Seating Area with Hotel Function Room

**South Sands Hotel
1 Beach Road
Kewstoke
Weston super Mare
North Somerset
BS22 9UZ**

REF: SS2022:03A



Existing Property



Concept Proposal

1.1 Aims

This design document has been prepared for the proposed extension to create a small bar and seating area within the Hotels Function Room.

1.2 Design

The design approach can be summarised as follows:

The Hotel has aims to revitalise the function room back to its former popularity when known as the Commodore Hotel. The Hotel internals have been refurbished throughout, brought up to meet today's expectations.

To meet customer expectation for such venue it is paramount to ensure all facilities match what is anticipated for such venue. Below is a graphic visual for the proposal:



Existing Internals – Function Room



Proposed Internals – Computer Visual

1.2 Location

The site is located on Beach Road, Kewstoke.

The site already benefits from a number of parking spaces surrounding the Hotel.

1.3 Existing Site

No change to the current use of the building.

1.4 Proposal

The proposal is to create a small extension to incorporate a small bar and seating area to aid the Hotel Function Room.

Materials, colours and design will match the current property.

4.1 Design Concept

The proposed design concept is to provide better services to the Hotel customers.

4.2 Use

No change.

4.4 Layout and Scale

28.5m² Extension.

4.5 Appearance and Materials

To match existing, blockwork render and concrete roof tiles.

4.6 Opening hours

No change

4.7 Staff

The proposal to ensure an additional 1-2 permanent and 1-2 Part-time Staff.

4.8 Access

No Change

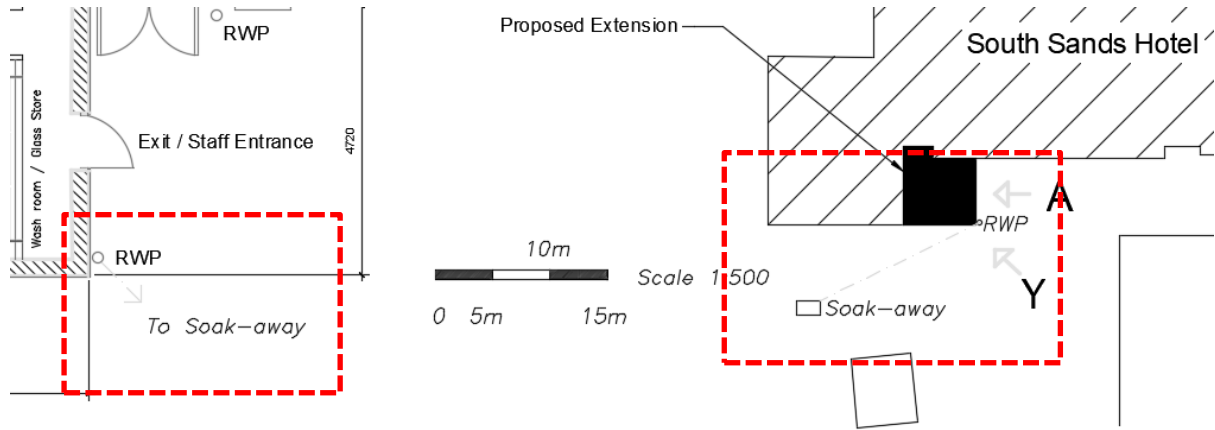
4.9 Parking

No Change

5.0 Sustainable Drainage (Surface Water)

The proposal will be a follow-on extension to the existing single storey building with a continuation of the Mono-Pitched and flat roof construction. To satisfy the requirement for

sustainable surface water drainage, the proposal is to connect the new Rain Water down pipe to a strategically located underground Soakaway that meets current Building Regulations. Please refer to Plan SS2022:02A.



AND PLAN

SITE PLAN