



UNWIN JONES PARTNERSHIP
CHARTERED ARCHITECTS

Entrance Enhancement

**Holiday Inn
Black Prince Interchange
Southwold Road
Bexley
DA5 1ND**

Design & Access Statement

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1.0 Introduction

This design and access statement has been produced to accompany the full planning application for the facade enhancement works at Holiday Inn Bexley. In principle the intention is to attend to some maintenance issues such as window replacement; to clean up the façade with removal of redundant equipment and cabling accumulated over a number of years and generally enhance the entrance and guest approach.

2.0 Site Location

The site sits to the south of the A2 and north of Bexley Village. The site is bounded by a school, residential properties, rugby and football clubs and an office building.

3.0 Existing Site / Existing Access

The existing building is formed of a 1930s modest roadhouse building which has had several extensions to the south.

The original building is two storeys high (plus attic) with a grand chimneyed Tudorbethan main façade which forms the entrance to the hotel.

The existing bedroom wing extension is 3 storeys high. It has been constructed with red/brown facing brickwork and a red clay tile mansard roof. There will be some elevational enhancements to the bedroom wing that faces the entrance.

The main entrance to the hotel is from the side of the original building and is accessed up some steps under this which reception canopy.



View of entrance to the property taken in 1940



View of current entrance to the hotel



View of existing bedroom extension



View of current entrance to the hotel



View of current entrance to the hotel

4.0 Proposals

The proposals consist:

Main Entrance:

Removal of the existing white canopy entrance, and wall treatment to the retained wall beyond.

Removal of the existing steps in the same area and provision of new access ramp. To facilitate this, kerbing realignment will be required to the roadway and island.

Signage will be removed.

The intention is to remove as much as possible of the existing cabling, pipes etc that have accumulated on the building façade over several years.

Side Exit:

The current brown upvc conservatory will be removed to the side elevation, brickwork beyond will be repaired and windows in the original façade replaced. The current steps will be remodelled and timber fences/landscaping provided in this zone to mask the doorway.

Bedroom Wing:

Along the bedroom wing elevations to the North and West the following is proposed:

Removal and replacement of windows with grey aluminium

Provision of aluminium cap over parapet cap.

Provision of aluminium flashing at ridge of the mansard roof.

Removal of the existing clay tiles, and replacement with grey.

Rainwater goods will be replaced.

Rear Courtyard:

Existing oriel windows to be removed and replace with windows on the façade line.

Wall to be infilled and mural provided

Existing landscaped mound to be pulled back away from courtyard, replanted.

Courtyard paving to be extended and replaced

5.0 Flood Risk Statement

Refer to separate statement.