

PROPOSALS

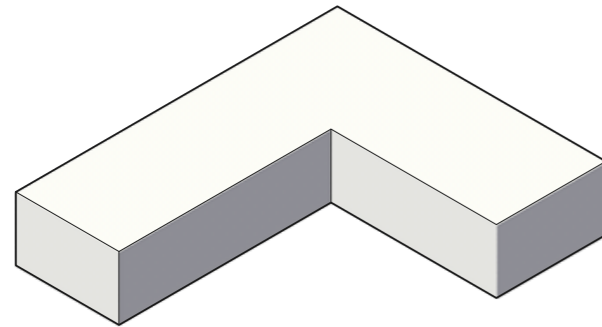
The following pages describe the proposed scheme and response to the parameters of the outline consent and immediate and wider context.

As shown in the previous contextual study, the current and historic site is characterised by robust and functional buildings, honest in their form and use of materials, though many of these are of low quality and have aged poorly.

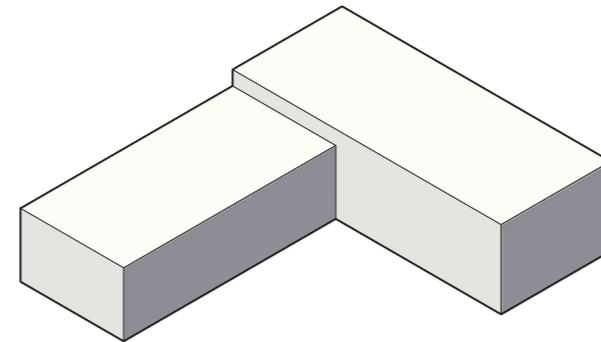
The proposals described in the following pages develop this robust, simple and functional aesthetic but seek to elevate this into a building of architectural merit through the use of high quality materials and simple, considered detailing to create an elegant building befitting of this prominent gateway site.

FORM & MASSING

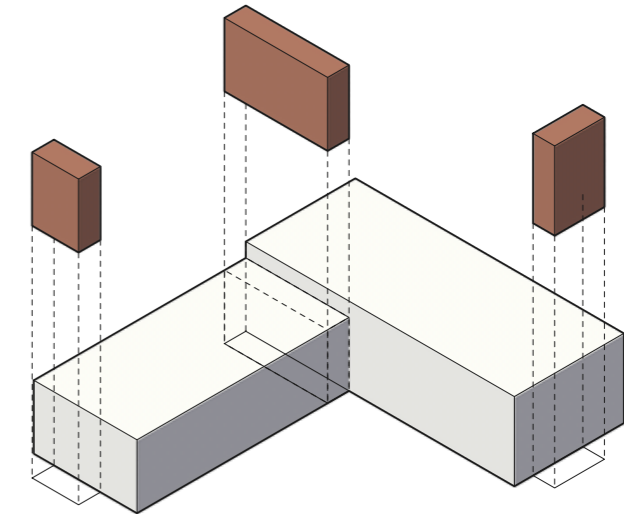
The below diagrams show the evolution of the proposed building responding to the constraints within the outline consent.



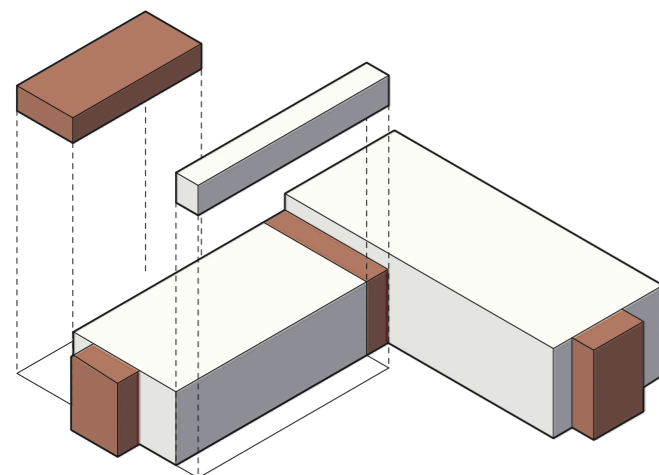
1 L Shape Form
Three Storeys responding to lower building height limit.



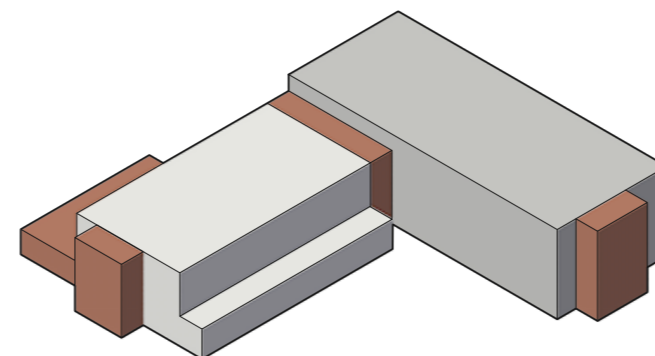
2 East Wing of building increased in height to differentiate the two building wings.



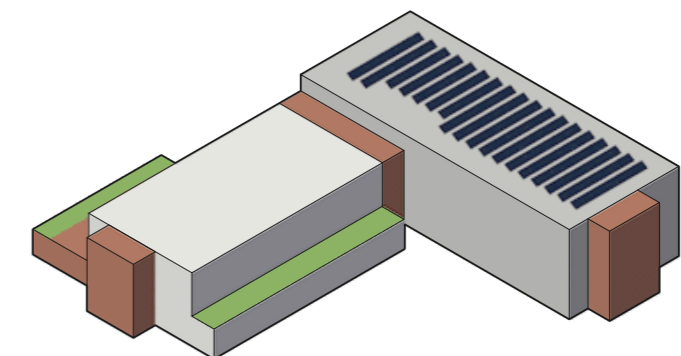
3 L-shape volume split by stair core. Escape stair volumes added at each end.



4 Projecting restaurant element and external service yard added.



5 Brickwork applied to main volumes.



6 Biodiverse roofs added to lower roof areas. Photo-voltaic array to roof.

BIG SKY & MIDDLE DISTANCE VIEWS

The area surrounding the site features a very flat landscape extending south toward Chichester Harbour and the Channel with the South Downs located further to the North looking toward the Trundle, Halnaker Windmill and the Goodwood Estate.

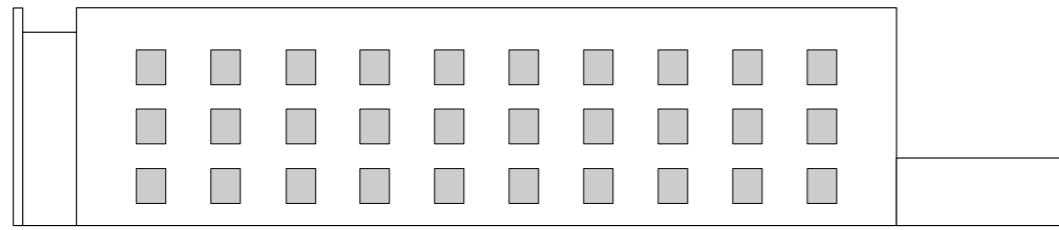
This wide flat expanse emphasises the horizon and the sky above with attractive middle ground and distant views toward trees and fields sitting in stark contrast to the immediate views of low rise buildings and traffic.

Rather than employing vertical full height windows more characteristic of an urban setting, cill heights and larger landscape windows provide panoramic views of the horizon and sky, overlooking the traffic below.

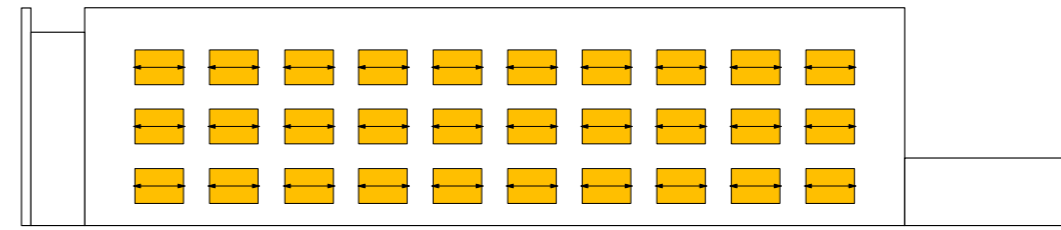


FACADE RHYTHM & COMPOSITION

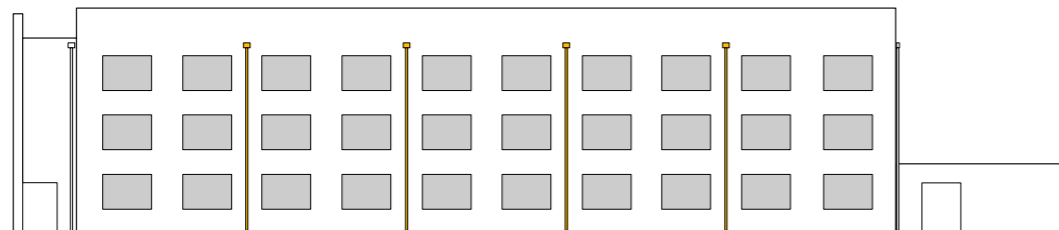
The below diagram shows how the facade design has been developed to provide a simple rhythm that emphasises the horizontal and makes the most of the site's panoramic views.



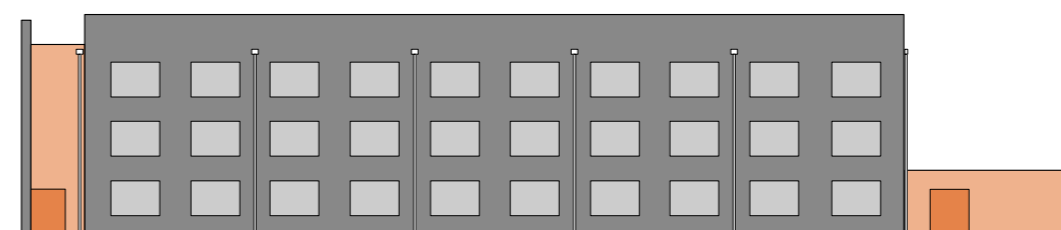
1 East Elevation with equally divided standard window sizing.



2 Windows widened to accentuate horizontality of landscape and maximise views out.

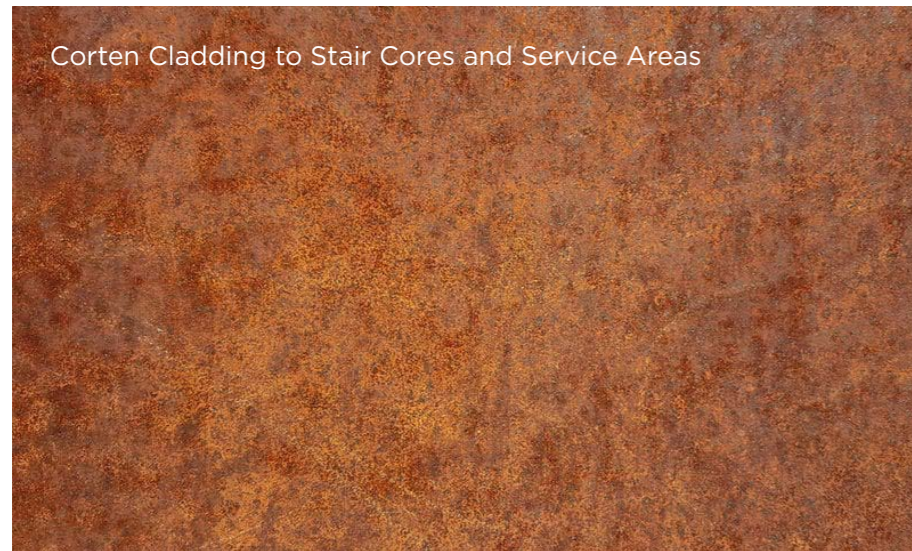


3 External downpipes and hoppers create paired rhythm.



4 Corten elements at end of elevations reinforce the rhythm of the main building volume.

MATERIAL PALETTE



Corten Cladding to Stair Cores and Service Areas



Dark Grey Brickwork



Planted Roofs to first floor for improved outlook

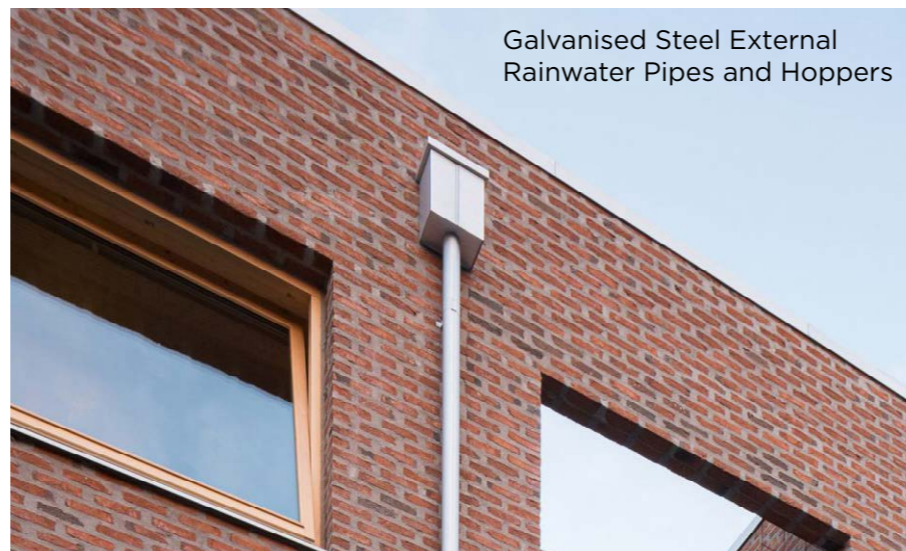
Responding to the site's former fuel depot use and the current wider commercial and light industrial context, the proposed building makes use of a limited palette of external materials.

Grey brickwork forms the main building material, responding to the black and grey colour of the surrounding metal clad buildings whilst adding a new texture and robust material that will weather well over time.

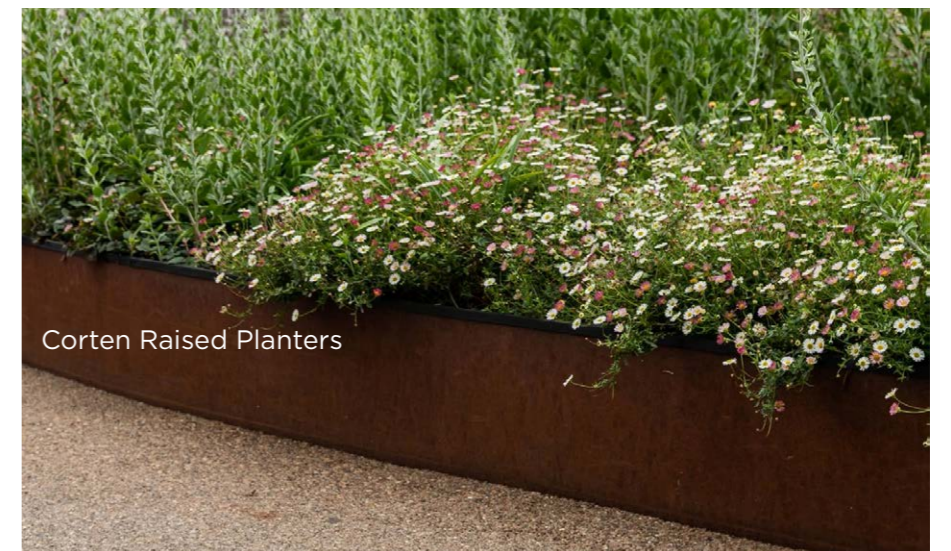
The brickwork is contrasted by elements of corten cladding to stairwells and back of house areas and raised planters. Again a similar approach to weathering has been followed using a pre-weathered finish with a rich texture.

Aluminium framed windows and external hoppers and downpipes provide further articulation providing a smooth but robust surface in contrast to the rough brick and corten.

Biodiverse roofs and site wide planting soften the built form.



Galvanised Steel External Rainwater Pipes and Hoppers



Corten Raised Planters



Buff Coloured Concrete Block Paving to pedestrian areas

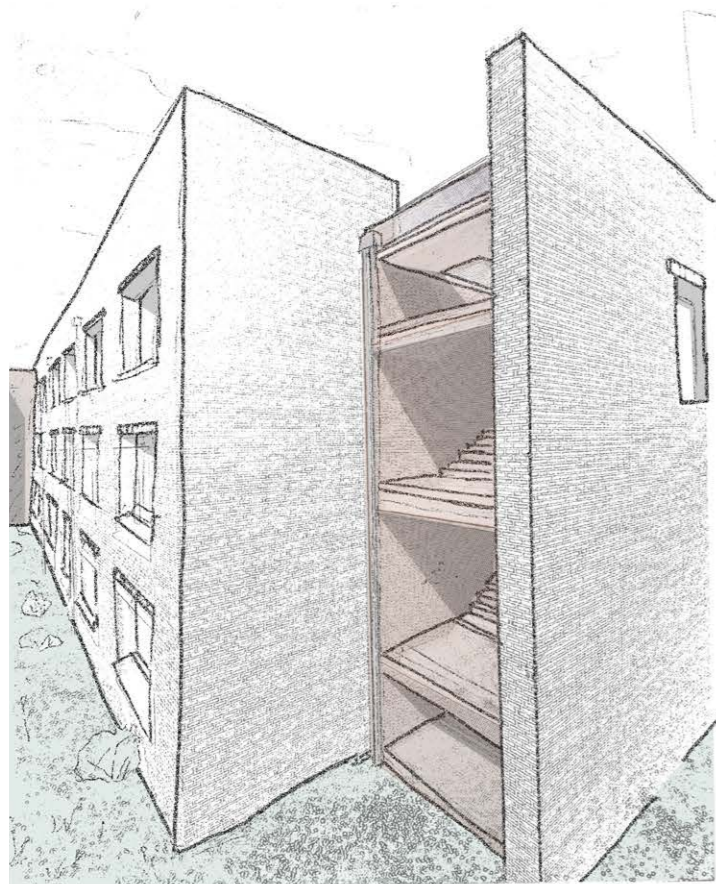


Grey Coloured Concrete Block Permeable Paving to parking spaces

DETAIL

Detailing of the building continues this simple, robust and functional approach.

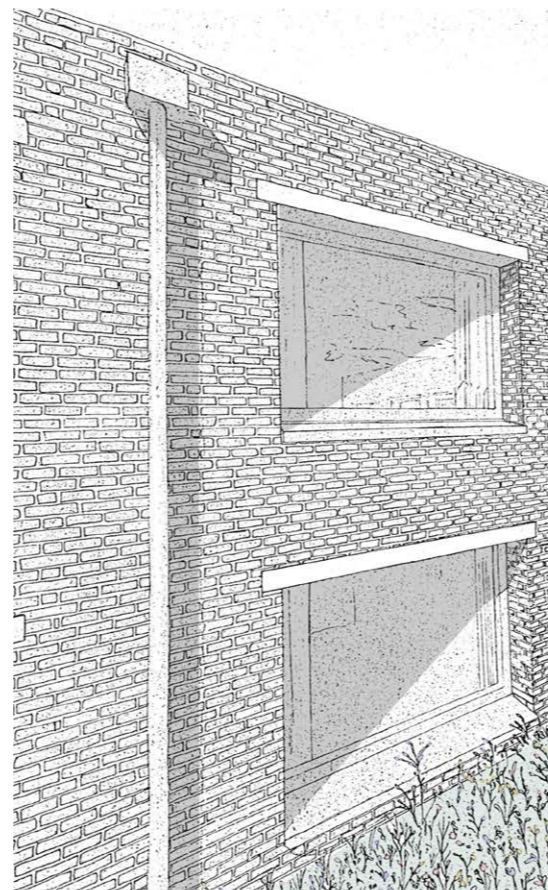
The sketches below show a few key moments around the proposed building:



Stairwell Enclosure

Solid and Perforated corten panels are used to provide enclosure and also show some illumination from within the stair, enlivening these flanking elements.

Elemental brickwork fin walls to each stair feature large openings at the top storey with simple concrete lintels and metal railings.

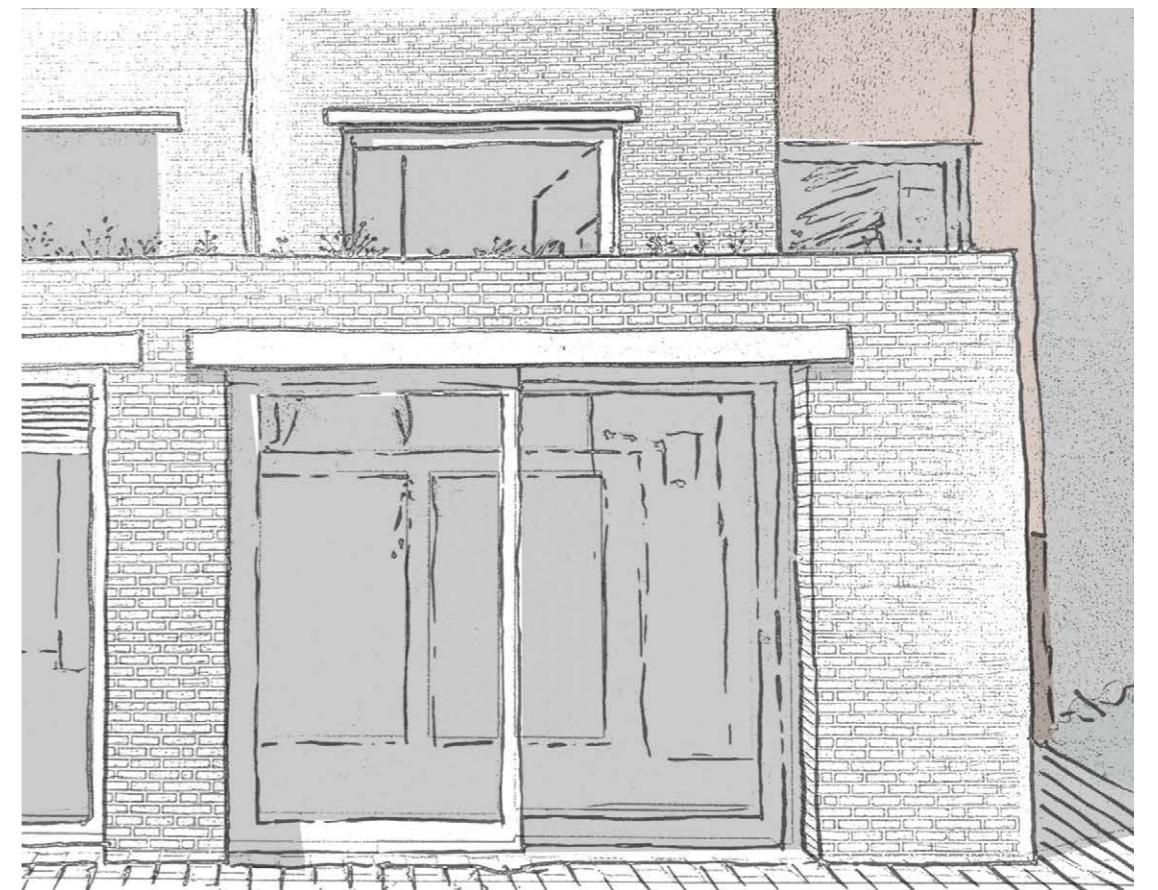


Windows and Downpipes

Windows feature 225mm full brick reveals providing depth of shadow and cloaking window frames.

Light grey concrete lintels express the structural span over each opening.

Hoppers and downpipes are fixed centrally to each brick pier. A light, smooth metal finish contrasts against the dark textured brick.



Main Entrance

Deeper window reveals are used at ground floor level, providing greater depth of shadow. Lintels at ground floor are increased in size.

Hotel signage will be the subject of a separate application but will be integrated into the design of the main entrance doors and structural opening.

PROPOSED PLANS

Site Plan

The proposed hotel site is accessed via the estate road from the east with the hotel car parking wrapping around the east and south sides of the proposed hotel.

The proposed hotel service yard is located to the north of the hotel building accessed directly from the estate road.

As further detailed within subsequent sections of this design access statement and other accompanying reports, areas of trees and planting surround the proposed building and car park.

Electric vehicle charging is provided to the South East corner of the hotel car park with infrastructure to be installed for additional future expansion of EV charging.

A cycle store is located to the west of the hotel restaurant.



PROPOSED PLANS

Ground Floor Plan

The adjacent image shows the proposed hotel ground floor plan.

The hotel reception and restaurant is located on the West wing of the building, providing a southern aspect to the hotel reception and restaurant and a south facing external seating area.

Back of house facilities are located along the northern side of the hotel.

The hotel's main stair and lift core is located in the centre of the building, providing access to all floors.

The eastern wing provides 16 hotel bedrooms, including 4 wheelchair accessible bedrooms.



PROPOSED PLANS

Upper Floors

Upper floors provide 33 hotel bedrooms on each floor along with associated linen and store rooms located to the rear of the main lift core.

Flat roofs at first floor level over the restaurant and waste and recycling stores include a biodiverse roof construction, benefiting the view from overlooking bedrooms.



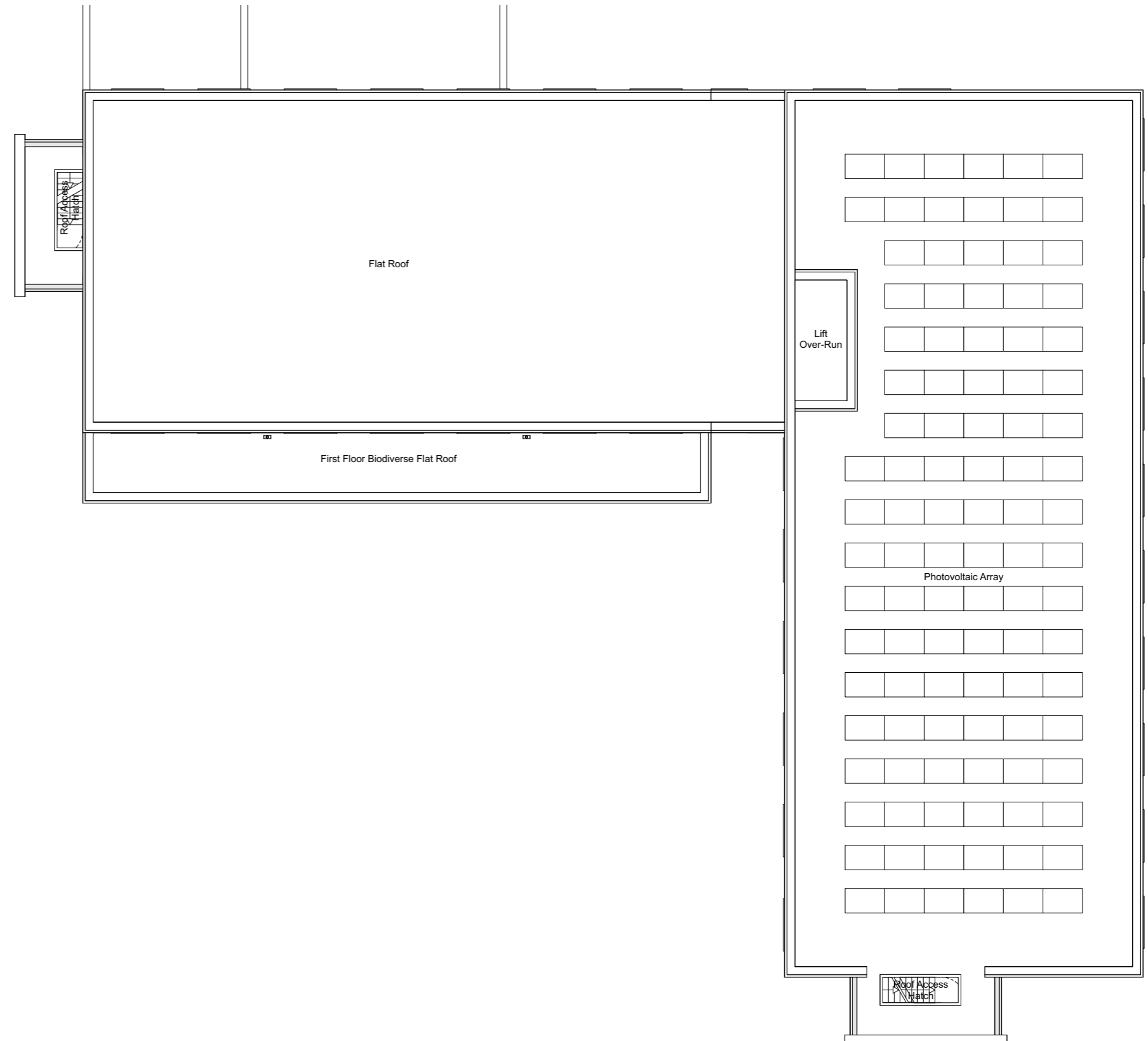
PROPOSED PLANS

Roof Plan

Owing to the tightly restricted roof ridge height of 9m to the west wing of the hotel, the proposed building features a flat roof with a minimal parapet to the west wing of the hotel.

The eastern wing of the hotel includes the same flat roof level with the addition of an 1100mm parapet around the perimeter concealing the lift over run and providing safe maintenance access to the extensive photovoltaic array.

Due to the height restrictions it was not possible to extend the photo-voltaic array across the whole roof area.



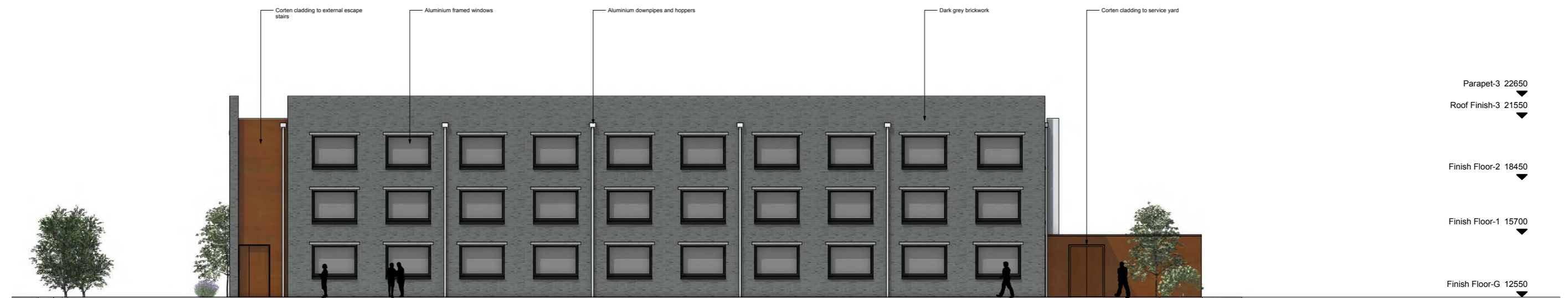
PROPOSED ELEVATIONS

The below elevations show the proposed hotel south and east elevations. As previously illustrated in earlier concept diagrams the generously glazed brickwork volumes are separated by corten cladding to the stair cores. The east and west wings of the hotel are further defined by the stepped building height.

Front South Elevation



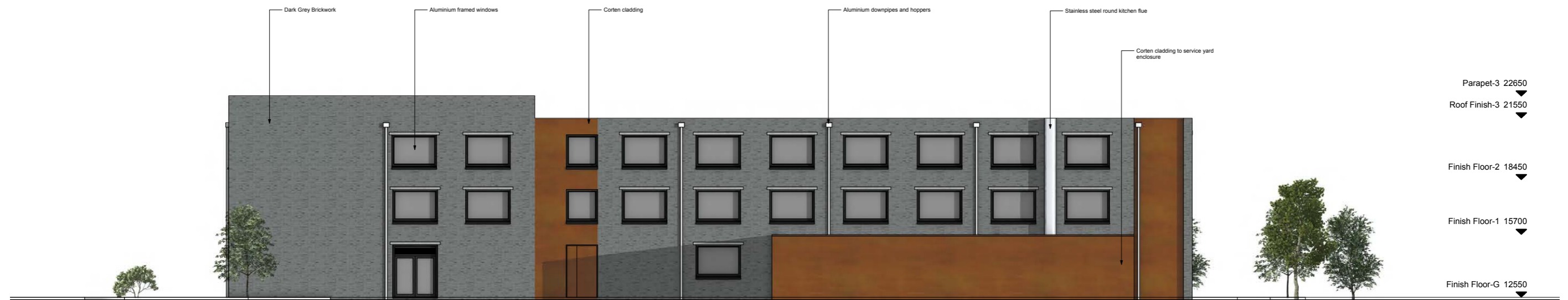
East Elevation



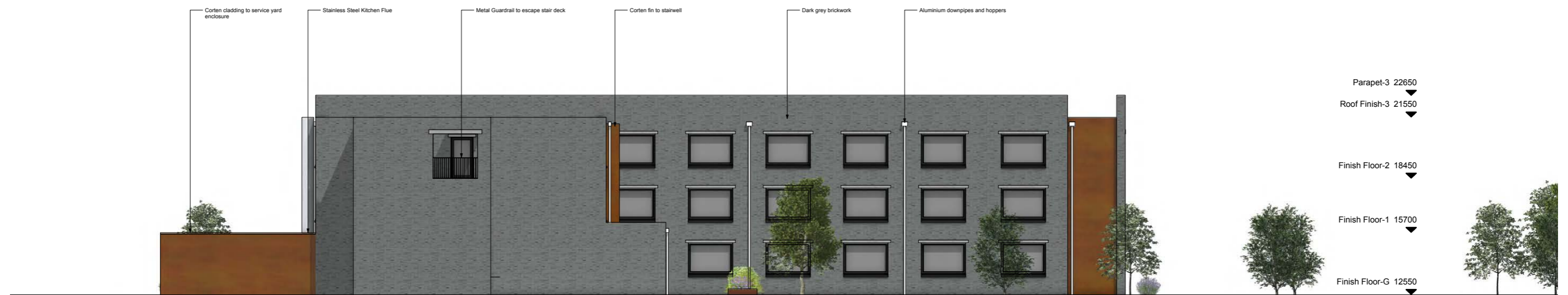
PROPOSED ELEVATIONS

North and East elevations are similarly articulated. To the north, a single storey corten volume encloses the hotel's external service yard, plant area and waste and recycling stores.

North Elevation



West Elevation



ACCOMMODATION

The accommodation provided by the proposed hotel and restaurant is summarised below:

Schedule of Accommodation

Site Area	Quantity	Area / m2
Site (including estate road)		7583
Vehicle Parking	82	
(including EV charging spaces)	6	
(including future EV connected spaces)	11	
Cycle Spaces	12	
Floor Area		Gross Internal Area / m2
Ground Floor (Hotel)		817
First Floor (Hotel)		991.5
Second Floor (Hotel)		991.5
Total Hotel		2800
Ground Floor (Restaurant)		297
Total		3097

VISUALISATIONS



VISUALISATIONS



VISUALISATIONS



TRANSPORT & LOGISTICS

A Transport Statement has been provided by RGP in support of this application to demonstrate that proposals are consistent with the provisions approved within the outline planning permission for the wider scheme.

Car Parking & EV Charging

Proposals include parking for 82 vehicles, including 4 wheelchair accessible parking bays. EV charging points will be provided for 6 electric vehicles, with infrastructure to be installed to allow the future installation of EV charging points to serve a further 11 vehicles.

Cycle Storage

To promote active travel, the proposed hotel will include covered storage for 12no cycles within a covered shelter to the west of the hotel restaurant with CCTV coverage. Shower and locker facilities

Deliveries & Waste Collection

A dedicated service bay and enclosed service yard is provided to the north of the hotel with fully enclosed waste and recycling stores.

The accompanying Transport Statement includes vehicle tracking demonstrating the suitability of the proposed deliveries area for various deliveries vehicles.



ECOLOGY & LANDSCAPING

A Landscape Strategy and Landscaping Masterplan has been provided by Indigo Landscape Architects in support of the proposed application.

The landscape strategy has been devised to respond to the requirements defined within the outline planning consent and bring wider environmental and biodiversity benefits across the site. At the same time the scheme design is mindful of the relationship with the local area and the safety and practicality for visitors to the hotel.

The landscape proposals feature the following elements:

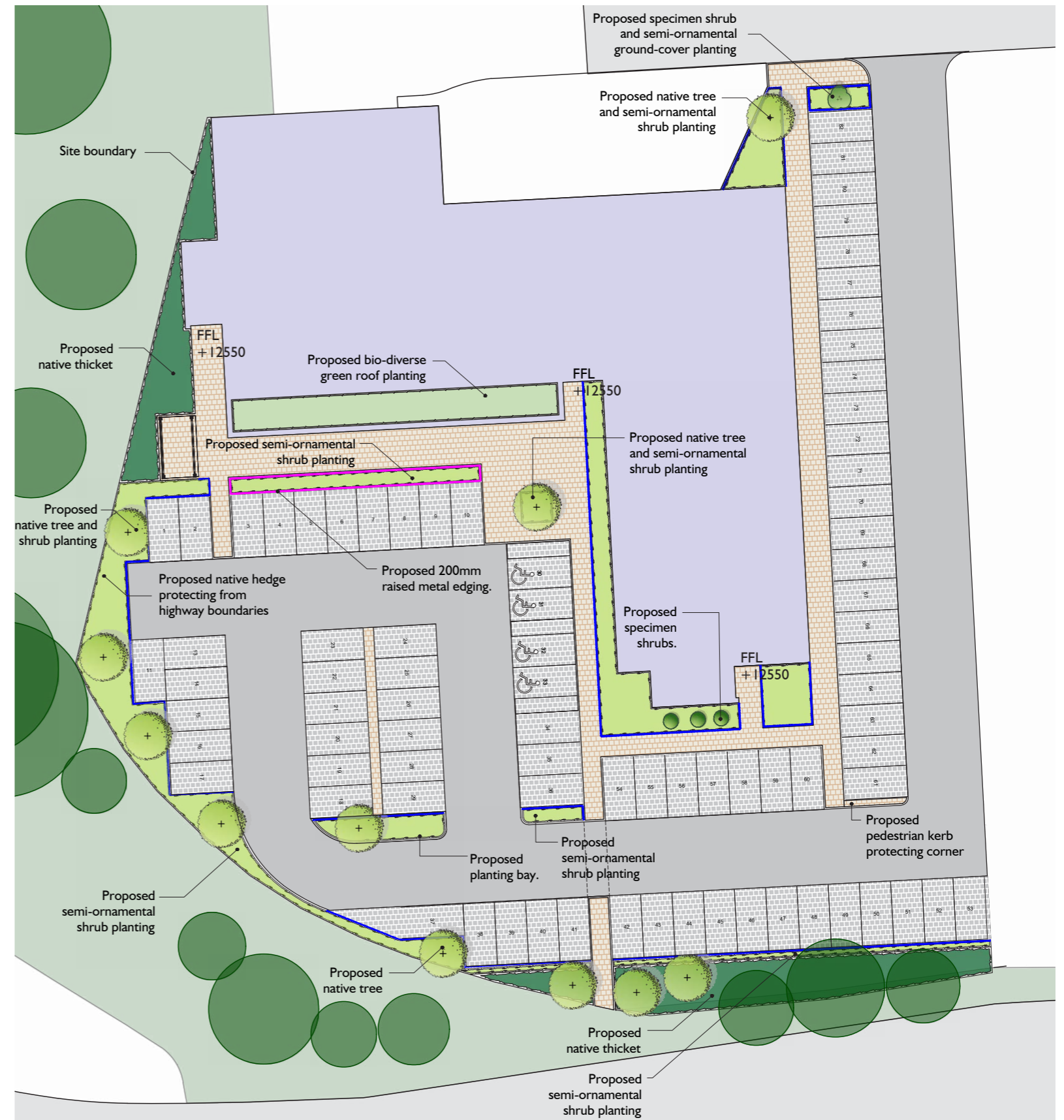
Hard Landscaping:

- Buff coloured paving setts to the pedestrian pathways around to the building.
- Permeable grey coloured paving setts to the parking bays.

Soft Landscaping

- Native thicket planting to the south and west boundaries.
- A continuous native hedge along the south and west boundaries.
- Planting to the north facing lightwell will consist of native, bio-diverse, shade tolerant shrubs, groundcovers and climbers. Paving in the courtyard to allow for access from the plant room and as an emergency exit.
- Semi-ornamental planting around the building with native trees and specimen shrubs.
- A sedum green roof to the first floor.

Overall the significant bias towards native planting will create habitat potential around the site, while reinforcing the local landscape character and contributing significantly to the overall site biodiversity.



ACCESSIBILITY

The proposed hotel will include the following key features:

1. Site Access

- 1.1. Pedestrian and vehicle access is provided via the estate road to the east of the hotel
- 1.2. Wheel chair accessible parking bays are provided adjacent to the hotel entrance.
- 1.3. Contrasting surface finishes are used around the site to delineate vehicle circulation, parking bays and pedestrian routes around the site.

2. Hotel Main Entrance

- 2.1. Guest access will be provided via a main entrance at pavement level on the south elevation of the hotel.
- 2.2. The main entrance includes automated sliding doors with level thresholds. The main entrance doors will be open throughout normal operational hours (7am to 11pm). During night-time hours (11pm to 7am) entrance doors will be openable via key card or intercom only.

3. Lifts

- 3.1. The hotel will include 2no 10 person DDA compliant lifts.
- 3.2. This lift core will provide access to all levels of the hotel.
- 3.3. The main lift lobby on each bedroom floor includes RFID key card operated doors, providing a line of security between the lift lobby and bedroom areas.
- 3.5. Refuges with two-way communications panels are provided within the lift lobbies on each upper floor.

4. Stairs

- 4.1. All stairs to the building will comply fully with Approved Documents M and K.
- 4.2. Each of the two external escape stairs will include refuges with two-way communications panels at each upper floor level with level thresholds at ground floor level.

5. Hotel Reception

- 5.1. The proposed reception is located at ground floor level, accessed directly from the hotel main entrance.
- 5.2. The reception area includes generous clear circulation space.
- 5.3. The hotel reception will include a combination of self-check-in podia along with assisted check-in desks.
- 5.4. All self-check-in podia are at a height suitable for use by wheel chair users.
- 5.5. Reception is to be staffed 24 hours a day, 7 days a week with trained staff able to provide assistance to any guests with special requirements.
- 5.6. Induction loops are provided within the reception.
- 5.7. Vibrating pillow alarms are also provided on request to any guests that may be deaf or hard of hearing.

6. Restaurant

- 6.1. The proposed hotel will include a dedicated bar and restaurant at ground floor level directly linked to the reception area.
- 6.2. Induction loops are provided at the bar.
- 6.3. A mix of seating, from armchairs and sofas with coffee tables, formal dining chairs and tables and higher bar and stool arrangements will provide a range of seating to suit individual preferences. Space for wheel-chair access to tables will also be provided with generous circulation between tables.

7. Public WCs

- 7.1. The proposed hotel includes 1no universally accessible WC within the Ground Floor Reception & Restaurant Area.
- 7.2. Male & Female public WCs are also provided within the same area.

8. Bedroom Corridors

- 8.1. Bedroom corridors within the hotel provide a standard width of 1200mm, with localised passing places 1800mm wide at regular intervals.
- 8.2. All bedroom corridors within the hotel are level without ramped or stepped changes in level.
- 8.3. All doors along circulation routes will provide a minimum clear width of 850mm and include vision panels.

9. Universally Accessible Bedrooms

- 9.1. The hotel includes a provision of 11no wheelchair accessible bedrooms, comprising 6% of all bedrooms. All proposed accessible bedrooms will comply with the minimum space requirements and facilities as set out in the Whitbread Premier Inn standard model requirements and Approved Document M.
- 9.2. A mix of shower wet rooms and bathrooms are provided with a mix of left and right handings.
- 9.3. All accessible bedrooms will include alarm buttons or pull-cords within the bedrooms and within the shower rooms, along with associated alarm reset buttons.

10. Staff Facilities

- 10.1. The proposed hotel includes a team room with a mix of seating and generous circulation space.
- 10.2. A universally accessible staff shower room and WC is provided at ground floor level, alongside a separate, non-universally accessible changing room.
- 10.3. The hotel includes a reception office at ground floor with ample circulation space for wheelchair users.

11. Internal Finishes and Colour Contrast

- 11.1. Contrasting finishes are to be provided to all guest facing areas and circulation spaces in full accordance with the requirements of Approved Document M.

SUSTAINABILITY

Whitbread Net Zero Strategy

Whitbread are actively working towards a sustainable future. Their carbon emissions target was brought forward to 2040 last year and will see the entire organisation reach net zero emissions by 2040. It is proposed that the new hotel at Bognor Road, Chichester will be an important stepping stone on the journey to a new generation of hotels.

BREEAM

The hotel is targeting achievement of an Excellent rating of $\geq 70\%$ with priority areas on:

Fabric First Approach

The proposed building will be follow a low energy design, with high levels of insulation and airtightness exceeding the requirements of current UK Building Regulations:

- U-Values for building elements as follows:

Ground Floor	0.15W/m ² K
External Walls	0.15W/m ² K
Roof	0.10W/m ² K
Windows & Doors	1.00W/m ² K
- Airtightness Rating of 3m³/(h.m²) at 50Pa or better..

Renewable Energy

- A minimum 32% CO₂ emission reduction below Building Regulations Part L 2021 through energy efficient building fabric and systems.
- The hotel is to be designed as fully electric with the use of Air Source Heat Pumps (ASHP) and Mechanical Ventilation and Heat Recovery (MVHR).
- On-site energy generation via Photo-Voltaic array generating approximately 11kWh/m²

Water Consumption & Drainage

- The hotel will achieve the BREEAM Excellent standard for water performance with $\geq 25\%$ improvement
- This is achieved with dual-flush WCs and low-flow water fittings.
- The proposed site wide drainage strategy will follow the SUDS hierarchy and include substantial areas of permeable paving and soft landscaping.

Health & Wellbeing

- Noise: internal and external studies will be made to ensure an appropriate acoustic environment is achieved minimising the audibility of external traffic noise within the hotel.
- Air-quality: The increase in greening, ensures there will be no degradation of local air quality.

Biodiversity & Green Infrastructure

The design will target an increase in biodiversity which will be achieved by:

- Biodiverse roofs to first floor roof areas.
- Ecological enhancement through wildlife friendly planting and trees.

Sustainable Travel

- 12no Cycle spaces will be provided for guests and staff.
- Premier Inn operate cycle friendly policy, meaning that guests can store their cycles in bedrooms.
- Electric Vehicle Charging points will be provided allowing simultaneous charging of up to 6 vehicles with infrastructure installed for future installation of charging points for a further 11 vehicles.

CONCLUSION

As shown within this Design Access Statement, the proposed hotel and restaurant follows all design parameters set out within the outline consent, working within the agreed height and building footprint restrictions whilst providing a simple, elegant high quality design befitting of this gateway site.

The use of honest, robust materials with simple, elegant detailing follows an architectural language consistent with the hotel's wider semi-industrial and agricultural context, elevated to produce a high quality building of architectural merit.

The proposed 82 bedroom hotel and restaurant will provide high quality, sustainable and affordable accommodation supporting local businesses and tourism within Chichester.

It is hoped the proposed scheme will be a welcome addition to the city and wider area.



ONLINE

www.axiomarchitects.co.uk
info@axiomarchitects.co.uk

TELEPHONE

Lewes +44 (0) 1273 479269
London +44 (0) 207 421 8866
Exeter +44 (0) 1392 368426

LEWES

Brooklands Yard
Southover High Street
Lewes
East Sussex
BN7 1HU

LONDON

2nd Floor
Block D
Morelands
5-23 Old Street
London
EC1V7DA

EXETER

Addlepool Business Centre
Clyst St George
Exeter
Devon
EX3 0NR

All rights reserved.
No part of this document may be reproduced in
any form without permission in writing from the
publisher.

Axiom Architects 2024

AXIOM
ARCHITECTS