

PARKING STATEMENT

Conversion of Former Premier Inn Hotel Bayswater House
Hever Court Road
Gravesend

This statement accompanies a planning application for the change of use of Bayswater House from hotel accommodation (Use Class C1) to shared residential accommodation (sui generis HMO)

Existing Parking Provision

The site contains a substantial existing car park originally designed to serve the former hotel use.

Hotel accommodation typically generates relatively high parking demand due to:

- short-stay guests
- staff parking
- taxis and visitor vehicles
- service and delivery vehicles.

The parking provision on the site was therefore designed to accommodate these operational requirements.

Parking Demand from Proposed Use

Shared residential accommodation typically generates lower parking demand compared with hotel uses.

This is particularly the case for smaller studio units which are often occupied by single residents with lower levels of car ownership.

The proposed development will allocate parking spaces to residents within the existing car park.

Conclusion

Given that the existing parking provision was designed to accommodate hotel operations, it is considered more than adequate to serve the proposed use.

The proposed use as managed shared accommodation is expected to generate lower parking demand than the former hotel use.