

DESIGN AND ACCESS STATEMENT

Conversion of Former Premier Inn Hotel
Bayswater House
Hever Court Road
Gravesend
Kent DA12 5UQ

Prepared in support of a planning application for the change of Use from Hotel (Use Class C1) to Large-Scale Shared Residential Accommodation (Sui Generis HMO)

1. Introduction

This Design and Access Statement accompany a planning application seeking permission for the change of use of Bayswater House from a hotel (Use Class C1) to large-scale shared residential accommodation (sui generis HMO).

The application relates solely to the reuse of the existing building, with no external extensions or alterations proposed.

2. Site Context

The site comprises the former Premier Inn hotel located on Hever Court Road, Gravesend. The building is a two-storey structure previously used as hotel accommodation with associated parking.

The surrounding area contains a mixture of commercial premises; hospitality uses and residential properties.

The site benefits from established access and an extensive car park originally designed to serve hotel operations.

3. Amount and Layout

The proposal involves the conversion of the existing hotel bedrooms into individual residential rooms within a managed shared living environment.

Each room will contain:

- sleeping area
- seating/living space
- limited kitchenette provision (excluding full cooking facilities)
- private en-suite bathroom

In addition, the development will provide:

- communal kitchens
- shared lounge / amenity spaces on each floor
- communal laundry facilities

The internal layout utilises the existing room configuration, minimising structural alterations while introducing shared facilities to support a communal living arrangement.

4. Scale

The proposal does not involve any increase in building height, footprint or external massing.

The scale of development therefore remains unchanged from the existing hotel building.

5. Appearance

No external alterations are proposed as part of the application. The building will retain its existing external appearance.

Any minor refurbishment works will involve routine maintenance such as repainting and repair of existing materials.

6. Access

Vehicular access to the site will continue to be provided via the existing access from Hever Court Road.

The development retains the existing car park which provides sufficient parking to serve the units.

Pedestrian access will utilise the existing entrance arrangements.

7. Accessibility

The internal layout will ensure appropriate circulation within the building and continued use of existing staircases and corridors.

Where feasible, the development will seek to incorporate accessible accommodation within the ground floor layout.

8. Conclusion

The proposed development represents the sustainable reuse of an existing building and requires only limited internal alterations.

The scheme maintains the character of the building and makes efficient use of previously developed land.

The proposal is therefore considered appropriate and consistent with planning policy.