

# Comments for Planning Application 19/00333/FULL

## Application Summary

Application Number: 19/00333/FULL

Address: Land To The North Of Castle Street And South-East Of Waterhouse Lane, Including Castle Buildings And The Earl De Grey Public House Kingston Upon Hull HU1 2DA

Proposal: Application for full planning permission for the demolition and partial rebuilding of the Earl de Grey public house; erection of link extension to Castle Buildings and the Earl de Grey; external alterations to Castle Buildings; use of relocated Earl de Grey, Castle Buildings and link extension for café or restaurant (A3) and/or drinking establishment (A4) and/or office (B1a); the erection of a nine-storey hotel; new public realm and associated works, including landscaping, car parking and servicing, and associated infrastructure.

Case Officer: Simon Mounce

## Customer Details

Name: Mr H AIG

Address: [REDACTED]

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: There was no accompanying Design and Access Statement to the file.

The entrance to the hotel has a revolving door and a side pass door. Revolving doors are not licked even with a pass door. We recommend that this is changed to a lobby with sliding doors which provide inclusive access.

All the accessible bedrooms provide the same transfer direction. A choice of transfer should be available throughout the building.

The number of accessible bedrooms should follow the guidance of BS8300. The following extract is taken from BS8300: 2018 part 2:-

Hotel bedrooms

Accessible bedrooms should always be provided with en-suite accessible sanitary facilities, including a WC, basin and shower (or bath) if en-suite facilities are provided for any other bedrooms.

The minimum provision of accessible bedrooms as a percentage of the total number of bedrooms should be:

- one room or 5%, whichever is the greater, with a wheelchairaccessible en-suite shower room for independent use (see examples in Figure 30 and Figure 52);
- a further one room or 1%, whichever is the greater, with a tracked hoist system (see examples in
- one room or 5%, whichever is the greater, with an en-suite shower room to meet the requirements of people with ambulant mobility impairments.

A further number of bedrooms to make up a total provision of 15% of all bedrooms should be large enough for easy adaptation to accessible bedroom standards (with en-suite facilities) if required in future, i.e. incorporate all the correct dimensions and sanitary layouts in and be structurally capable of having grab rails installed quickly and easily.

A number of accessible bedrooms should have an interconnecting door to the adjoining room.

The entrance to the Earl de Grey has a 1:12 ramp, this does not show handrails. These are required. But extending it past the face of the building would reduce the gradient.

The pattern to public realm behind Earl de Grey is made up of squares with contrasting bands.

These bands will to some give the illusion of steps to blind and partially sighted people.

There is no detail to the concrete block paving. This needs to be even and flush laid without level joints.

Not an access related item but the group do feel the design lacks imagination.