



# LLANELLI CENTRAL EAST PREMIER INN EXTENSION

DESIGN AND ACCESS STATEMENT

Former Restaurant  
August 2024 // P2



1

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# 1 INTRODUCTION

The purpose of this design and access statement is to provide comprehensive support for the application seeking approval for a proposed annexe at the existing Premier Inn Central East in Llanelli, Wales. The new annexe will add 35 rooms to the existing hotel, which currently has 50 rooms but will repurpose 7 of these rooms for a new restaurant within the existing building. The expansion aims to enhance the hotel's capacity while maintaining its current architectural style and improving the overall guest experience. The car park, which accommodates 110 vehicles, will remain unchanged to ensure ample parking space for guests.

As a key player in the local hospitality industry, Premier Inn Central East is committed to enhancing its services to meet the increasing demand for accommodation. This statement evaluates the current site conditions and details the proposed development, emphasising how the annexe will enhance both the functionality and capacity of the hotel. Additionally, it considers the choice of materials and their alignment with the existing architectural context.

By addressing the necessity for additional rooms, this project aims to bolster the local economy and support the hotel's mission of providing quality accommodation to visitors and the community alike.



Photorealistic Southeast view from the access road.



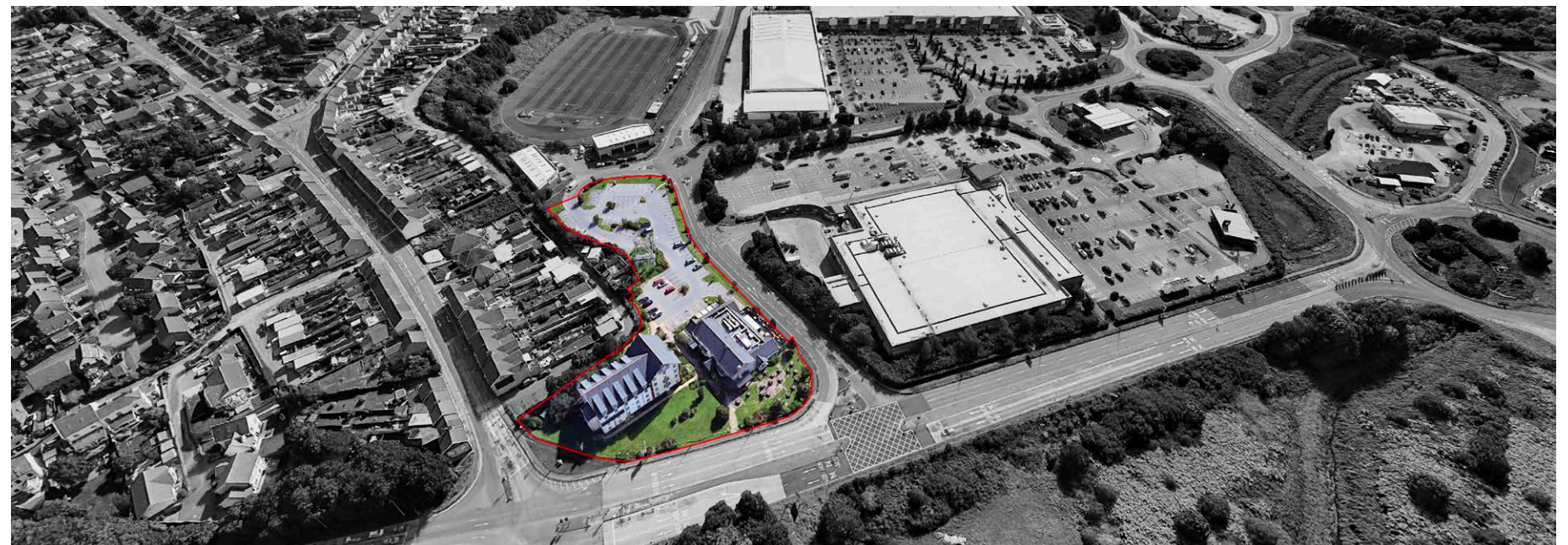
## 2 SITE & CONTEXT

### 2.1 Site Overview

The Premier Inn Central East is situated on a substantial 8142m<sup>2</sup> site at the intersection of the A4138 and Llandafen Road in Llanelli. This strategic location offers excellent connectivity and is notable for its proximity to major sports venues such as Pemberton Athletics Track and 'Parc y Scarlets' rugby stadium. These venues make the hotel a prime destination for sports enthusiasts and visitors, increasing the demand for quality accommodation, thus benefiting significantly from the additional rooms provided by the new annexe.

Llanelli's architectural landscape features a mix of historical and contemporary styles. The town's development reflects its evolution from a bustling industrial hub to a modern urban centre. The new annexe will integrate seamlessly into this environment by using materials and design elements that echo the local architectural vernacular.

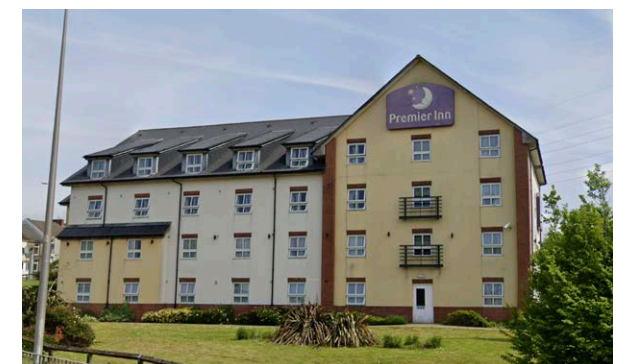
The current hotel provides 50 bedrooms in total, with an adjacent restaurant. The site includes 110 car parking spaces, all of which will be retained to cater to the guests' transportation needs. The strategic location and ample parking make it convenient for both leisure and business travellers.



Restaurant



View from Car Park



Premier Inn Hotel

# 3 EXISTING SITE & BUILDING

## 3.2 Existing Site

The site is primarily accessed through its Southeast corner via an unnamed sideroad off the A4138, running parallel to Llandafen Road, with additional access from Llandafen Road itself. Alternate pedestrian access is available from the west and north, ensuring convenient entry for guests and staff.

Deliveries will continue to be managed through the main entrance off the A4138. The site includes five accessible parking spaces located in front of the restaurant on the east side, enhancing accessibility for all guests and staff.

### Key

- Site Boundary
- Restaurant
- Premier Inn
- Hotel Entrance
- Site Entry
- Linen Delivery
- Delivery Drop Off
- Fire Escape Exit





# 3 EXISTING FABRIC

## 3.3 Existing Fabric

The existing hotel features Falstaff facing brickwork in antique hues of brown, red and orange, which form a continuous plinth around the building. This brickwork is also used to accentuate the building's corners. The remainder of the structure combines white and cream render, creating a clean, classic look. Decorative elements such as red brick soldier courses above the windows and doors add visual interest.

The existing restaurant is characterised by beige render providing a subtle contrast to the main building.

Both buildings feature a pitched roof, made from grey fibre cement slate with dressed edges with matching half round tiles for the ridge caps. The contrasting dark roof provides visual cohesion and complements the overall design.



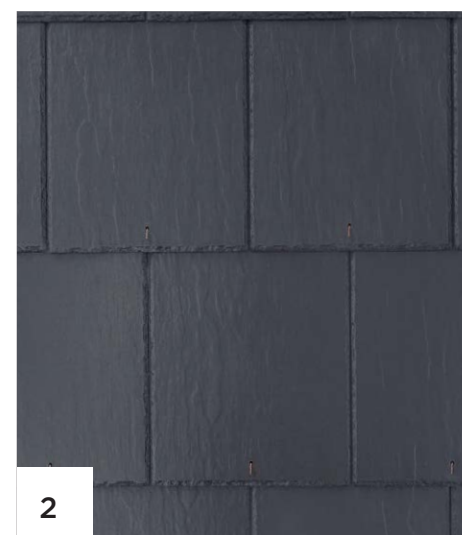
East Elevation



West Elevation

## Key

1. Falstaff Facing Brickwork in orange and red hues
2. Dark fibre cement Roof Tile
3. Orange Solider Course



# 4 SITE PLAN

## 4.1 Site Layout

The proposed extension is designed to replace the existing restaurant, occupying a slightly smaller footprint to minimise disruption to the site's established layout. This strategic placement allows for efficient use of the existing space while maximising the potential for additional accommodation.

The new restaurant within the existing hotel will accommodate 51 covers, ensuring minimal disruption to the site's operations. New landscaping will enhance the area where the restaurant's hardstand seating is currently located, contributing to the site's ecological footprint and visual appeal. This landscaping effort aligns with local architectural practices that emphasise integrating green spaces into urban environments.

### Key

<span style="color: red;">---</span>	Site Boundary
<span style="background-color: #f0f0f0; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	Proposed Building
<span style="background-color: #d3d3d3; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	Existing Building
<span style="color: orange;">---</span>	Fire Escape Exit
110	Existing Car Park Spaces
05	Accessible Car Park Spaces



## 4.2 Site Access

Site access arrangements will remain unchanged, ensuring continuity and familiarity for returning guests and staff.

## 4.3 Building Access

The main entrance of the new annexe is located on the east side of the building, accentuated by a canopy. The orientation and appearance are in keeping with the existing hotel, ensuring accessibility and continuity between the two buildings. The new annexe will also include fire escapes to the north and west, adhering to safety regulations and offering multiple egress points in case of an emergency. These access points will be seamlessly integrated into the existing building's layout, ensuring smooth circulation within the site.

### Key

- Site Boundary
- Pedestrian Access
- Car Access
- Hotel Entry
- Site Entry
- Deliveries
- Fire Escape Exit





# 5 BUILDING FABRIC

## 5.1 Design and Appearance

The design of the new annexe reflects a commitment to harmonising with the surrounding area and the existing hotel structure ensuring that it blends seamlessly with both.

The building will feature the same materials as the existing Hotel, including Falstaff facing brick and windows with white UPVC frames. In addition, the roof will match the existing, featuring grey fibre cement tiles with dressed edges, oversized eaves and stained light oak fascias and soffits to maintain consistency with the hotel's current aesthetic and the local vernacular.

The new annexe will also incorporate crucial design details such as a plinth, a red brick soldier course over all windows and doors, and dark grey powder-coated Juliette balconies on the central windows of the first and second floors, similar to those on the existing building.

By adopting the aforementioned design elements, the annexe will not only enhance the functionality and capacity of the Premier Inn but also provide a cohesive appearance between the old and the new. The project exemplifies a harmonious blend of continuity and progress, poised to support the town's hospitality sector and broader economic goals for years to come.

### Pictured

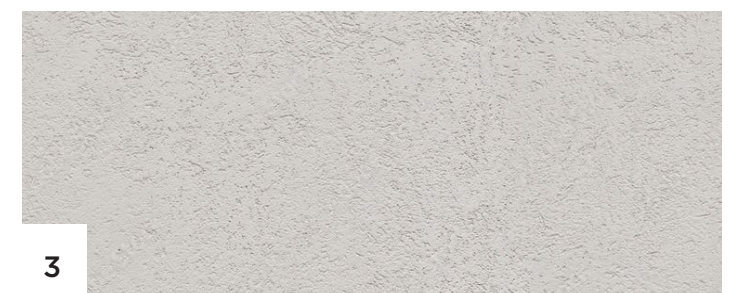
1. South Elevation of the Proposed Building
2. East Elevation of the Proposed Building
3. White Render to match existing
4. Fibre Cement Grey Roof Tile to match existing



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2



3



4





Photorealistic view from the A4138



## 7 CONCLUSION

In conclusion, the proposed annexe to the Premier Inn Central East in Llanelli stands as a testament to the hotelier's commitment to growth and improvement, whilst respecting the existing architectural context and the needs of the local community.

By seamlessly integrating with the existing structure and surrounding environment, this annexe will significantly enhance the hotel's capacity, adding 35 new rooms whilst retaining 43 existing rooms.

Furthermore, the careful consideration given to materials, design elements, and site layout ensures that the proposed building will not only serve its functional purpose but also contribute positively to the visual landscape of Llanelli. The project exemplifies a harmonious blend of continuity and progress, poised to support the town's hospitality sector and broader economic goals for years to come.



Southeast view of the new annexe.

**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

**EXETER**  
  
Addlepool Business Centre  
Clyst St George  
Exeter  
Devon  
EX3 0NR

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



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