

Willow Drive - Ashfield

Pre App

April 2024

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2.0 Site & Context



Annesley North Aerial Plan

Site Location

The proposed development site is prominently located on Willow Drive in Annesley, Nottingham, perfectly positioned just off Junction 27 of the M1 and at the edge of the Sherwood Business Park. This prime location within the business park ensures exceptional accessibility and convenience, making it an ideal setting for the proposed project. Sherwood Business Park is a thriving commercial hub, home to over 70 established businesses that span a diverse range of industries including manufacturing, energy supply, charitable organizations, and serviced office spaces. This eclectic mix not only highlights the dynamic economic fabric of the area but also assures a consistent influx of visitors and potential clientele for the new development. Being situated at the edge of such a bustling business environment, yet directly within it, the site benefits from the park’s vibrant atmosphere and strategic connections, promising valuable interactions with the surrounding commercial entities.



2.0 Site & Context

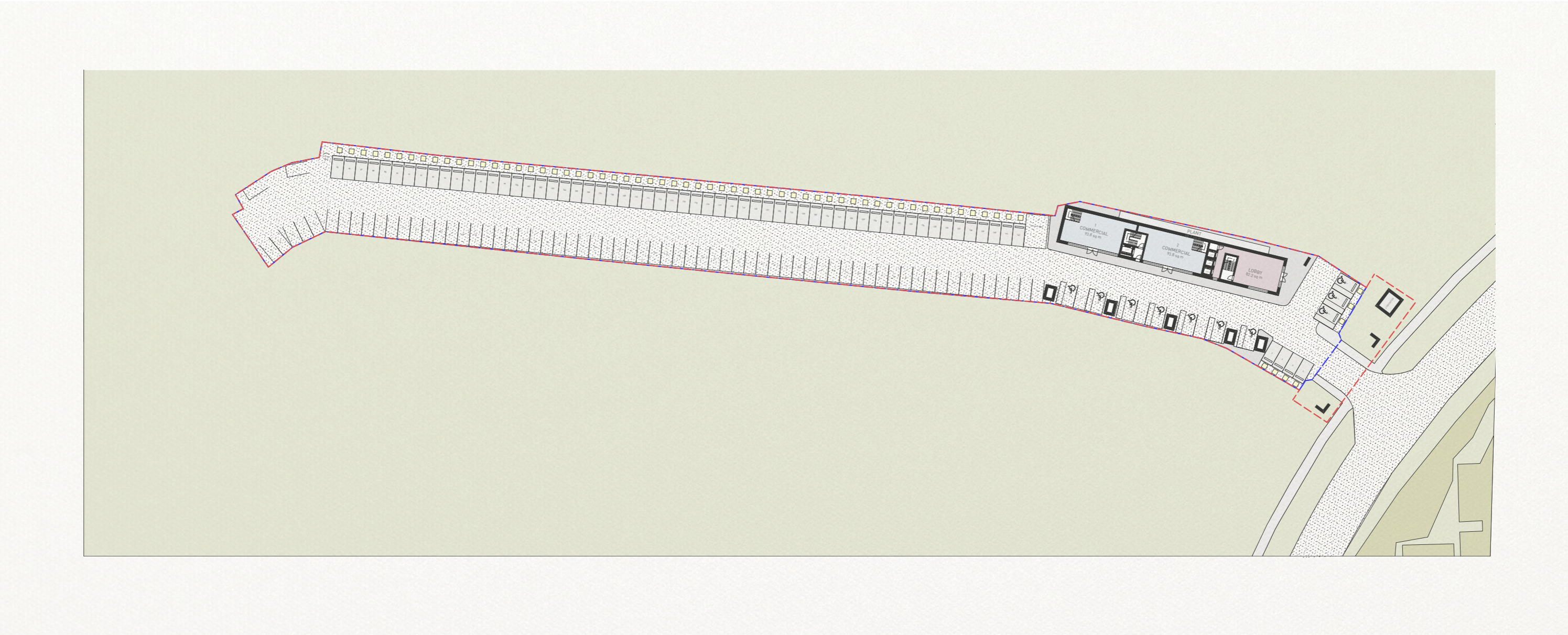


Annesley North Aerial 3D

Site Description

The current conditions of the site, as detailed in the provided 3D visualization, reveal that it stretches from east to west, with its primary access point situated on the east side from Willow Drive. Presently, the site is utilized as a car park, serving as a temporary parking solution. Surrounding the site, a notable feature is the presence of trees along its length, adding a natural, aesthetic quality to the environment. The presence of mature trees adds value to the site, providing a green buffer that can be thoughtfully integrated into the new development to create pleasant outdoor spaces, thereby improving the overall visual and environmental quality of the project.





Site Plan

The proposed site plan for the development on Willow Drive in Annesley, Nottingham, unfolds over an area of 5036 sqm and is designed to accommodate a modern hotel alongside an extensive electric vehicle charging car park. This forward-thinking development is aligned with contemporary needs and environmental sustainability, providing a total of 65 electric vehicle charging spaces. To ensure inclusivity and accessibility, 3 of these charging spaces will be specially designated as accessible, catering to the needs of all guests and visitors.

In addition to the electric vehicle charging facilities, the site plan incorporates 70 standard parking spaces, with 7 of these being accessible, further emphasizing the commitment to accessibility and convenience for all users.

This arrangement ensures ample parking for hotel guests, visitors to the commercial units, and staff, while also supporting the anticipated increase in electric vehicle use.

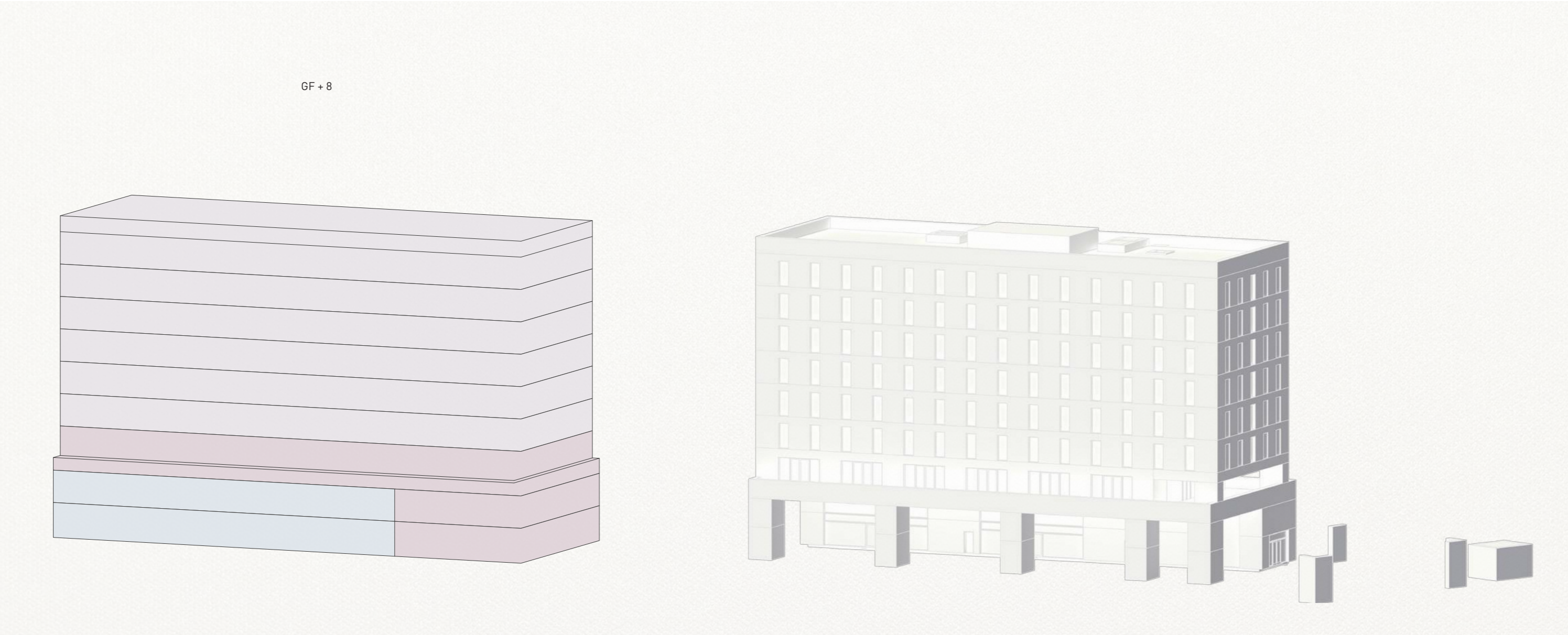
A new substation will be strategically placed on the east side of the site to support the electrical needs of the development, including the significant demand from the electric vehicle charging stations. This addition underlines the planning and investment in infrastructure necessary to support modern, sustainable developments.

Enhancing the site’s visibility and accessibility, 2 totem signs are proposed at the sides of the entrance. These signs will not only guide visitors to the development but

also contribute to the site’s identity, making a strong visual statement that complements the architectural and environmental design of the project.

The site plan is carefully designed to balance functional requirements with aesthetic appeal and environmental considerations, creating a cohesive and sustainable development that meets the needs of its users while contributing positively to the local context.





3D Massing

The massing of the project on Willow Drive is thoughtfully designed to integrate seamlessly into its context while providing a distinctive presence within the Sherwood Business Park. The development’s form is characterized by a harmonious blend of functionality, accessibility, and aesthetic appeal, ensuring it meets both the practical requirements of its users and contributes positively to the surrounding landscape.

The hotel, which is the centerpiece of the development, features a vertical emphasis to efficiently accommodate the required number of guest rooms within the site constraints. Its height is carefully considered to align with local planning guidelines and to maintain a respectful relationship with the surrounding buildings and natural elements. The massing of the hotel transitions smoothly from the ground floor, where the entrance and commercial units are located, up through the communal and accommodation floors, culminating in a roofline that complements the site’s overall composition.

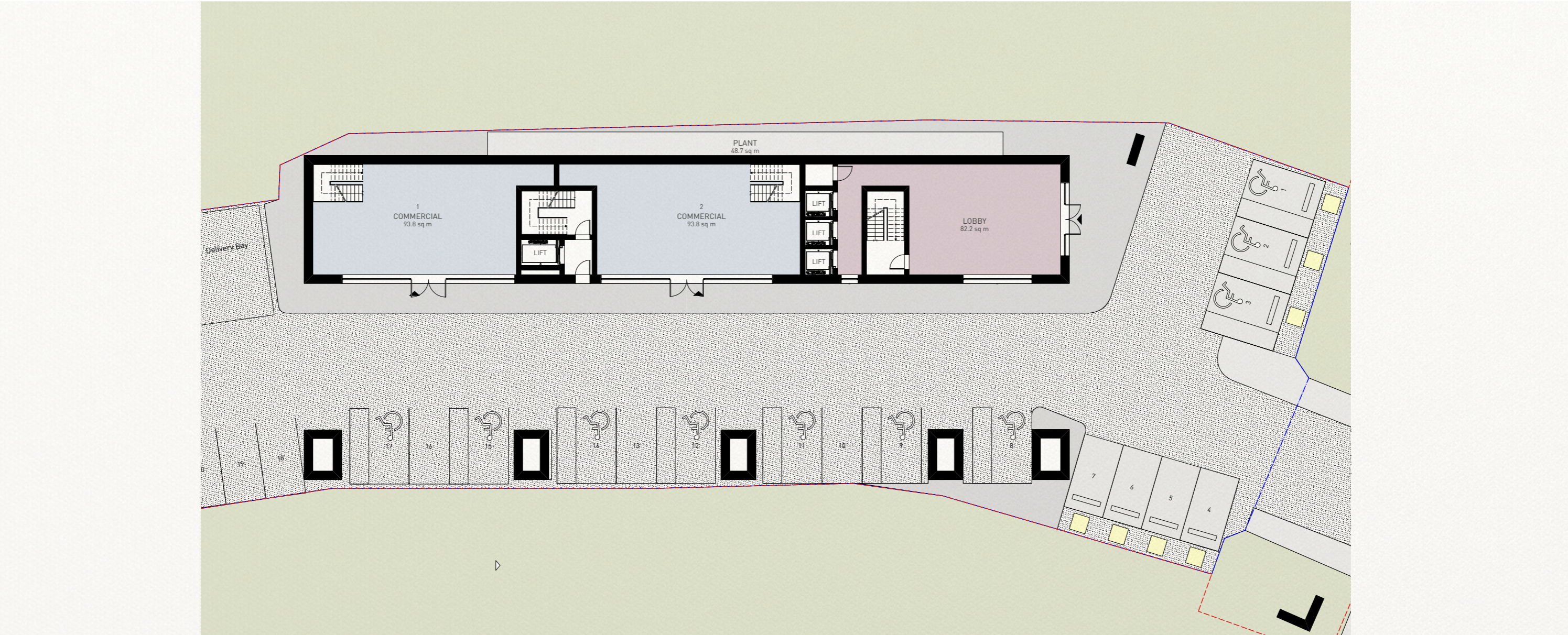
Adjacent to the hotel, the electric vehicle charging car park and additional parking spaces are laid out with an emphasis on ease of access and circulation. The car park’s design considers the optimal use of space, allowing for a significant number of electric charging and standard parking spaces without overwhelming the site. This area is efficiently organized to ensure smooth flow of vehicles and pedestrians, integrating safety and convenience into the massing strategy.

The inclusion of a new substation on the east side of the site is discreetly handled, ensuring it supports the development’s functional needs without detracting from the overall aesthetic. The positioning and design of the totem signs at the entrance are carefully considered to enhance the development’s visibility and identity without imposing on the visual harmony of the massing.

Overall, the project’s massing reflects a strategic approach

that balances scale, function, and form. It aims to create a visually cohesive and functional development that respects its environment and addresses the needs of its users, making a positive contribution to the Annesley area.

- HOTEL COMMUNAL SPACES
- HOTEL ROOMS
- COMMERCIAL
- AMENITY



Ground Floor Plan

The ground floor integrates a multifunctional approach that serves both hospitality and commercial needs. The layout is strategically designed to accommodate an entrance lobby for the hotel, offering a welcoming and efficient space for guests upon arrival. Access to the upper floors is facilitated by a well-considered circulation core, featuring three elevators that ensure quick and convenient movement between floors. A stairwell adjacent to the elevators provides an additional means of vertical circulation, doubling as a safety measure in case of emergencies. Furthermore, a secondary core houses another stairwell and a service lift, primarily used for operational purposes but also acting as an additional fire escape route. This dual-core system not only ensures efficient access and serviceability across the hotel floors but also emphasizes safety and compliance with fire regulations, ensuring a secure environment for both guests and staff.

Adjacent to the hotel lobby, two commercial units are positioned to enhance the project's versatility, catering to retail or service-oriented businesses that will benefit both hotel guests and the local community.

A distinctive feature of the ground floor plan is the inclusion of an undercroft vehicular passage. This passage not only facilitates a smooth flow of traffic but also directs vehicles to the main parking area. The undercroft passage is designed with careful consideration of dimensions to accommodate a variety of vehicles, ensuring seamless access to parking facilities.

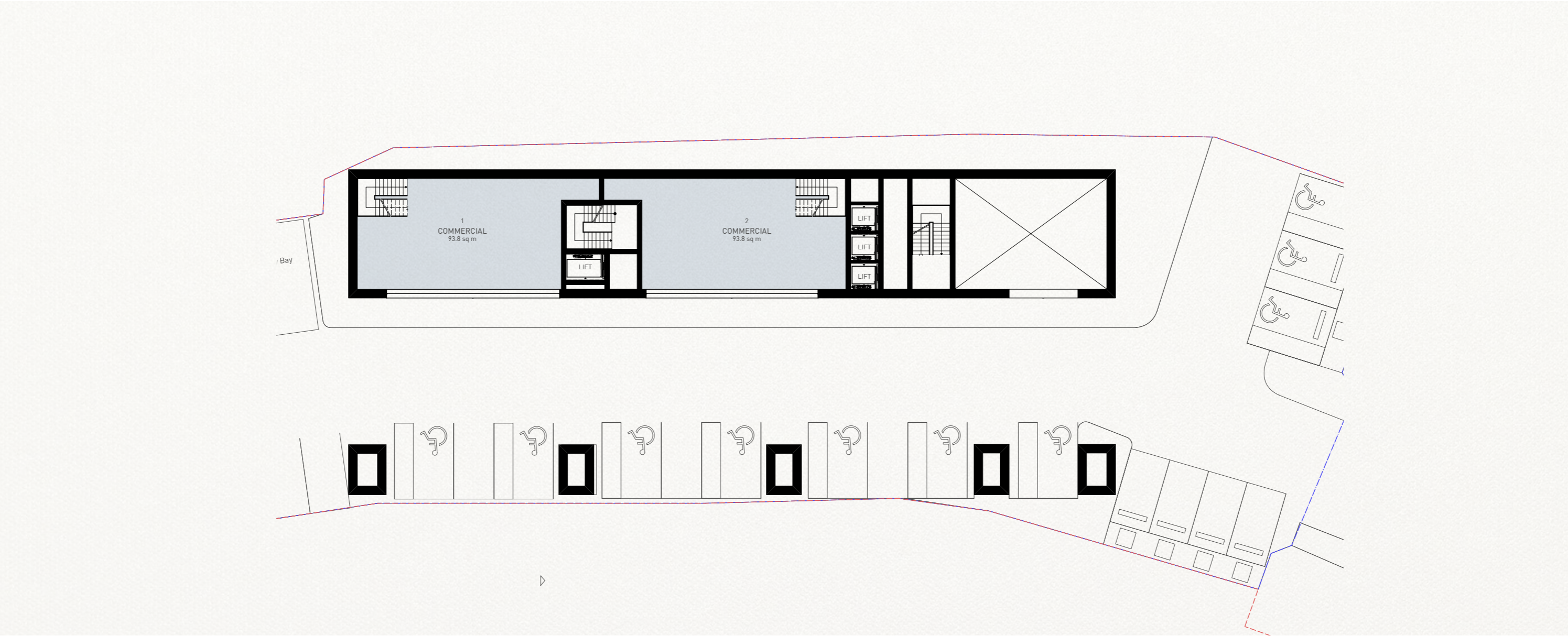
The design emphasizes functionality, safety, and aesthetic appeal, aiming to create a vibrant and welcoming atmosphere on the ground floor.

HOTEL COMMUNAL SPACES

HOTEL ROOMS

COMMERCIAL

AMENITY



Mezzanine Floor Plan

The mezzanine floor plan is designed to complement and enhance the functionalities introduced on the ground floor, featuring the upper levels of the commercial units. This addition provides the commercial entities with expanded space, potentially for office use, storage, or additional retail areas, thereby increasing their operational capacity and flexibility.

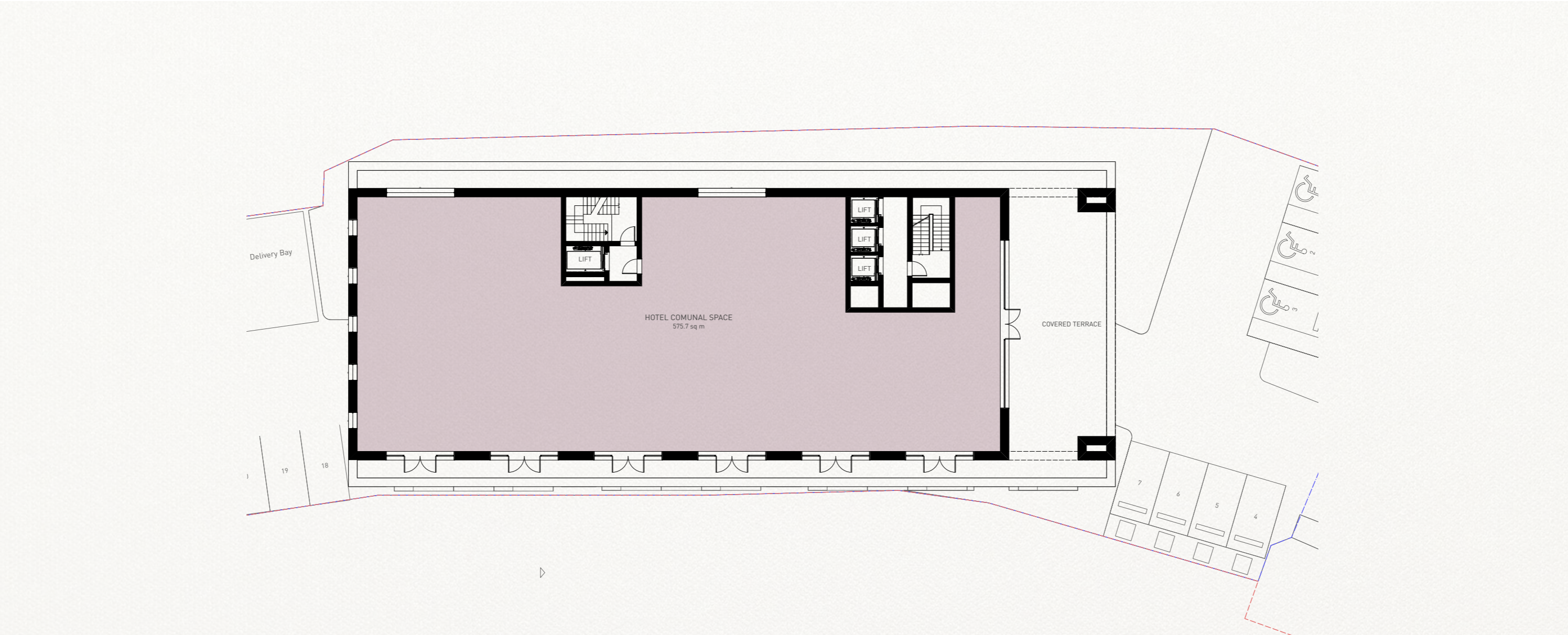
Central to the mezzanine floor’s design is a strategically placed void above the hotel lobby, creating a double-height space that not only adds to the lobby’s visual impact but also facilitates natural light penetration, enhancing the ambiance and spatial quality of the hotel entrance. This architectural feature ensures a sense of openness and grandeur, contributing to a memorable first impression for guests. The mezzanine floor’s layout is carefully considered to maintain coherence with the ground floor’s functionality while adding value and aesthetic appeal to the overall project.

HOTEL COMMUNAL SPACES

HOTEL ROOMS

COMMERCIAL

AMENITY



1st Floor Plan

The first floor of the development is dedicated to enriching the guest experience through thoughtfully designed communal spaces of the hotel, coupled with the inclusion of a covered terrace. This level focuses on fostering social interactions, relaxation, and enjoyment, providing guests with a variety of amenities and settings for dining, meetings, or leisure.

The communal areas are conceived to offer comfort and convenience, featuring a mix of lounges, a dining area, and flexible spaces that can be adapted for events or informal gatherings. The covered terrace serves as a highlight of the first floor, offering an outdoor experience shielded from the elements. This space is ideal for guests seeking a breath of fresh air or a serene setting to relax and enjoy the views. The terrace is seamlessly integrated with the indoor communal areas, providing easy access and encouraging guests to utilize both indoor and outdoor spaces for a comprehensive hospitality experience.

- HOTEL COMMUNAL SPACES
- HOTEL ROOMS
- COMMERCIAL
- AMENITY



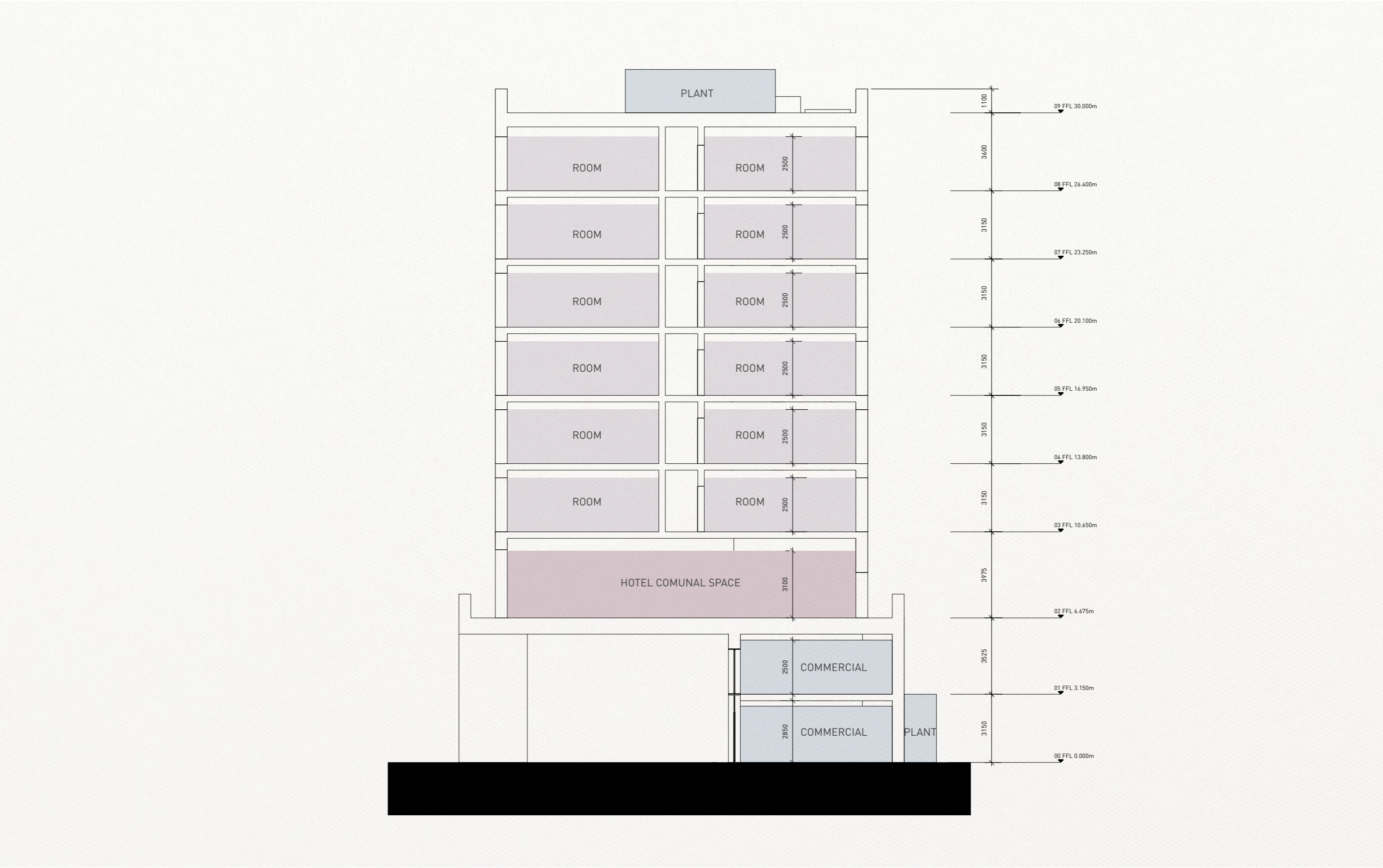
2nd-7th Floor Plan

From the second to the seventh floor, the building adopts a typical layout that is consistently applied across these six levels, each dedicated to providing accommodation with a total of 25 bedrooms per floor, culminating in a sum of 150 units. The uniformity in design streamlines both the construction process and the guest experience, ensuring efficiency and comfort.

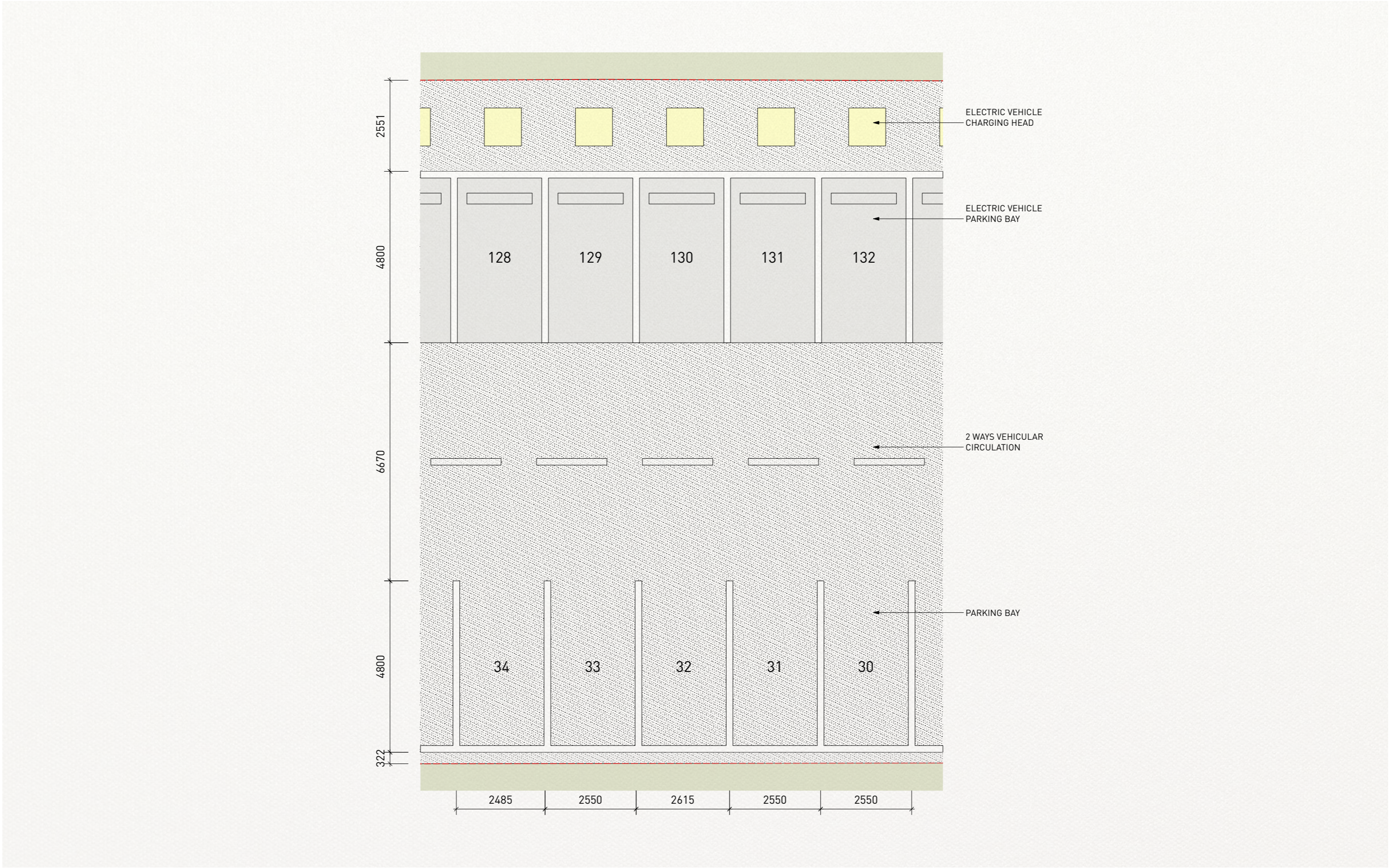
Each standard guest room occupies an area of 21 square meters, offering a compact yet carefully designed space that maximizes comfort and usability for guests.

In addition to the standard rooms, each floor features a larger unit of 31 square meters, designed to cater to guests seeking more spacious accommodation or requiring accessible rooms. This room could serve as a deluxe option, providing additional amenities, extra space for seating, or a larger workspace, thereby meeting the needs of a variety of guests, from business travelers to families.





Section



Parking Bays

3.0 Design Proposal

HOTEL ROOMS SCHEDULE

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UNITS AND AREAS by FLOOR

FLOOR	ROOMS	COMMERCIAL	HOTEL NIA	GIA	GEA
00-GF Floor Layout	0	187.7	82	332.6	429.9
01-Mez Floor Layout	0	187.6	0	332.6	429.9
02-Comunal Floor Layout	0	0.0	0	763.1	718.5
03-1st Floor Hotel Room Layout	25	0.0	535	763.1	834.2
04-2nd Floor Hotel Room Layout	25	0.0	535	763.1	834.2
05-3rd Floor Hotel Room Layout	25	0.0	535	763.1	834.2
06-4th Floor Hotel Room Layout	25	0.0	535	763.1	834.2
07-5th Floor Hotel Room Layout	25	0.0	535	763.1	834.2
08-6th Floor Hotel Room Layout	25	0.0	535	763.1	834.2
Total	150	375.3 sq m	3295.2 sq m	6007.2 sq m	6583.5 sq m

*Hotel circulation areas are excluded from Hotel NIA column

*Hotel circulation areas are excluded from Hotel NIA column

GROUND FLOR AND MEZZANINE COMMERCIAL UNITS

Floor	Unit Number	GIA SQM	GIA SQFT	Unit Type
00 Ground Floor	1	94	1010	Commercial
00 Ground Floor	2	94	1010	Commercial
01 MEZZANINE	1	94	1010	Commercial
01 MEZZANINE	2	94	1010	Commercial
Total	4	375	4040	

GIA		
Floor	sqm	sq ft
00-GF Floor Layout	333 sqm	3580 sq ft
01-Mez Floor Layout	333 sqm	3580 sq ft
02-Comunal Floor Layout	763 sqm	8214 sq ft
03-1st Floor Hotel Room Layout	763 sqm	8214 sq ft
04-2nd Floor Hotel Room Layout	763 sqm	8214 sq ft
05-3rd Floor Hotel Room Layout	763 sqm	8214 sq ft
06-4th Floor Hotel Room Layout	763 sqm	8214 sq ft
07-5th Floor Hotel Room Layout	763 sqm	8214 sq ft
08-6th Floor Hotel Room Layout	763 sqm	8214 sq ft
Total	6007 sqm	64661 sq ft

GEA		
Floor	sq m	sq ft
00-GF Floor Layout	430 sq m	4627.5 sq ft
01-Mez Floor Layout	430 sq m	4627.5 sq ft
02-Commonal Floor Layout	718 sq m	7733.3 sq ft
03-1st Floor Hotel Room Layout	834 sq m	8979.3 sq ft
04-2nd Floor Hotel Room Layout	834 sq m	8979.3 sq ft
05-3rd Floor Hotel Room Layout	834 sq m	8979.3 sq ft
06-4th Floor Hotel Room Layout	834 sq m	8979.3 sq ft
07-5th Floor Hotel Room Layout	834 sq m	8979.3 sq ft
08-6th Floor Hotel Room Layout	834 sq m	8979.3 sq ft
Total	6584 sq m	70864.3 sq ft

142 PARKING SPACES

Hotel Parking Spaces	Accessible Parking Spaces	EV Parking Spaces
70	10	65
49%	7%	46%

* 3no. combined accessible and EV bays

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