



DESIGN & ACCESS STATEMENT

**Stop 24 Services &
Port Early Arrivals
Stanford Intersection
Kent CT21 4BL**

Prepared for
Henry Boot Developments Ltd
For Submission to
Folkestone & Hythe Council

The Site

The application site is 14.75 ha in area located in Folkestone. The site is located off Junction 11, M20 Westhanger. The Service station is a hub and cross channel travel situated 5 minutes from the channel tunnel and 15 minutes from the port of dover. The site supports Westernhanger train station and Folkestone Racecourse

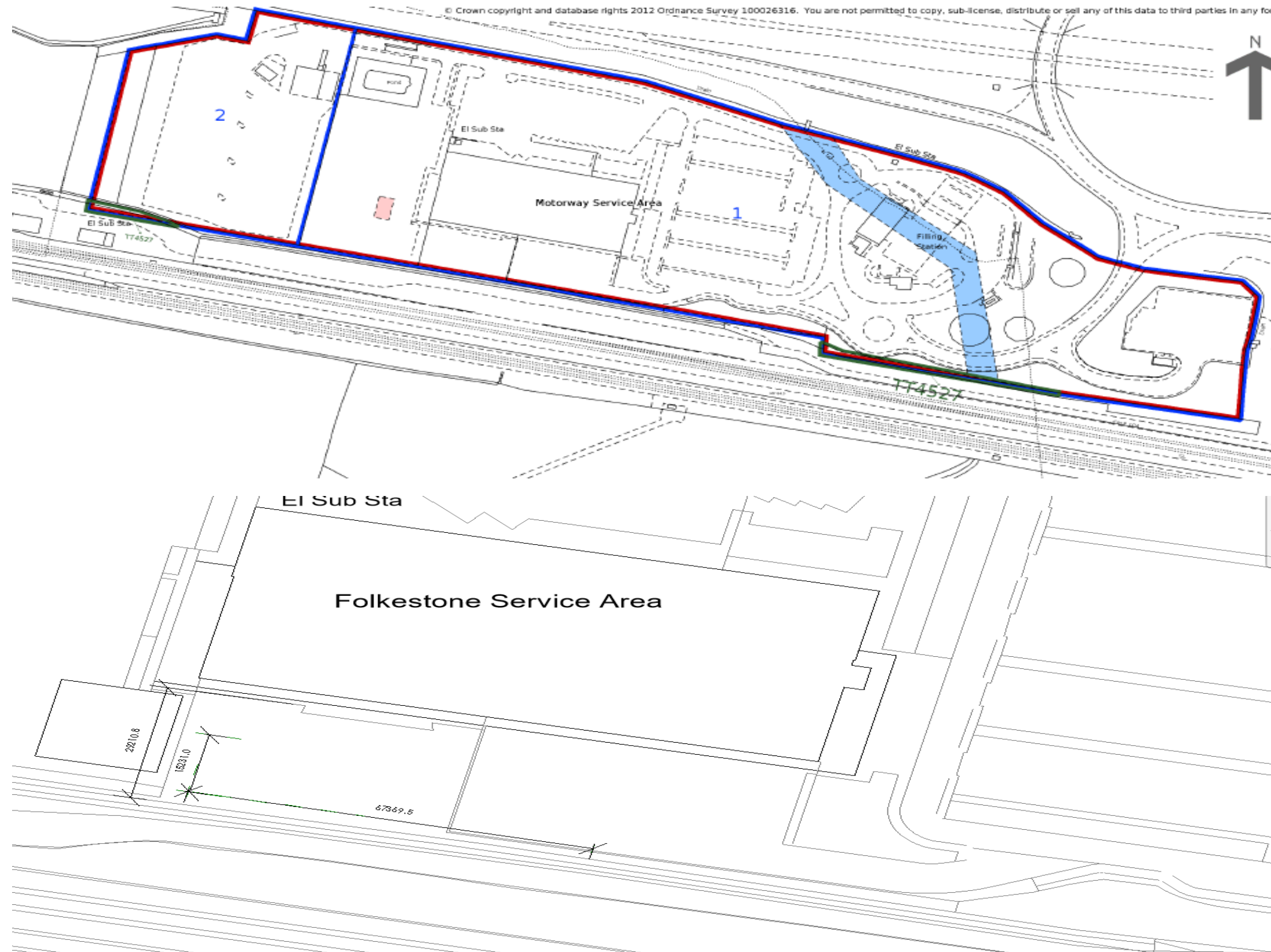
The site is located within the rural parish of Saltwood, outside of any settlement boundary and within a Special Landscape Area. It is situated within the grounds of the Stop 24 motorway service area, to the south side of the motorway, adjacent to junction 11. The development site is partly within the existing service area and partly within the picnic area of the main service building directly to the side of the building. Adjacent and positioned to south is the High Speed one railway track and directly to the north is the M20 motorway. To the south west is Channel Ports lorry park and customs building and beyond that is Westernhanger railway station and a small cluster of residential dwellings.

TRANSPORT AND AMENITY

Westernhanger Railway station is located closeby to the West of the site and is served by South Eastern and with services to Ramsgate, Dover, Priory, London Charing Cross and Folkestone. The nearest bus stop is located on Sandling Road which is a 13 minutes walk from the proposed hotel.







Site Parameter

01 Access: Site access is from the Junction 11 M20 same as the existing Service station

02 Site Dimensions: The proposed site depth is 1521mm the length of the development is 67m

03 Environmental Conditions: The site runs south to north, where this boundary is surrounded by HS1 Railway to the South directly in front is the Services

04 Site Gradient: The proposed topography has 4 steps in the picnic area



ACCESS STATEMENT AIMS

Potential users of the proposed scheme regardless of age and gender can enter the site, move around the area, enter the buildings and use stairs and lifts. The aim is to ensure the appropriate standards for accessibility have been considered from an early stage and are an essential part of the scheme.

Transport

This hotel is for overnight stay for motorway driver however saying this there are public bus stop and railway station within a mile walk

BUILDING ENTRANCES

The main building entrance is clearly visible and obvious to the visitor
The approach to all entrances will be in compliance Part M of the Building Regulations.

REFUSE

The business owners will be responsible for dealing with the disposal of the commercial waste, including recycling. Adequate waste storage will be provided. The waste will be transported and disposed by an authorised business.



Open and closed shared spaces will share a similar palette of materials to create a continuous flow of external space. Metal planters, timber seating and tall planting will create visually attractive privacy screens and 'mews' spaces for resident to enjoy.

1. Picture one refers to decking which is to be used around hotel or similar materials
2. Planting benches or similar to be used for for benches
3. Hedge to be use the right of the building
4. Shrubs and fencing panels to be place around services yard (left) to provide a greener softer look.





Picture 1 is an alcubond aluminium non combustible

Picture 2 is aluminium profiling for entrance door

picture 3 refer to insert window see render for me visual looks



