



Design and Access Statement

Site: The White Swan Hotel, 16 Chichester Road, Arundel BN18 0AD.

Applicant: Pebble Hotels

Prepared by: PASS Consultants

Accompanying Drawings No.: 1493.01; 1493.02A; 1493.03A and 1493.04A

PROPOSAL

The construction of a two storey bedroom block, comprising 22no en-suite guest bedrooms (including bedrooms for the disabled), plant room, fires escape staircase and glazed link to existing building, together with associated external works involving alterations to the on-site service road and car parking provision.

LOCATION

The site is situated alongside the Chichester Road (A27 trunk road) on the outskirts of Arundel.

BACKGROUND

The White Swan Hotel (formerly known as The Arundel Resort Hotel) has developed over the years from a public house into an inn and more recent years into a hotel. The hotel which is open to both the public and guests currently provides 20 en-suite letting bedrooms, two function rooms, one bar / restaurant and associated accommodation. Currently there is designated on-site parking for up to 135no. cars and rear servicing facilities for delivery and collection of goods:

PLANNING POLICY

Countryside Protection is dealt with by Policy GE3 which confirms that development will not be permitted in the countryside unless one of five criteria is met. Development will in principle be permitted in accordance with criteria (v) providing the development accords with a policy in Section 2 and 3.

The site is situated within an area of outstanding national beauty. Developments within AONB will not be permitted unless they meet either criteria (i) and (ii) or criteria (iii) Policy Area 9 in Section 2 and in both instances they should not be unduly prominent in, or detract from views into or out of the AONB. Planning permission may be granted in exceptional circumstances in accordance with criteria (iii) where it's demonstrated that the development meets national interests; no alternative site is available; and any harmful effects are minimised.

Proposals within AONB will be assessed against, PPG Note No.7; the South Downs Planning Guidelines; the Management Strategy for the Sussex Downs Area of Outstanding Natural Beauty; the Sussex Downs landscape Guidelines; and Landscape Assessment of the Sussex Downs AONB.



Section 3, Policy DEV34 in principle confirms that within built-up areas permission will be granted for extensions to tourist accommodation provided they are appropriate to the character of their location. Further that any such development outside of the built-up area boundary will in addition be subject to the countryside protection policies. The Council anticipate therefore that there will be instances where extensions to existing tourist accommodation within the countryside will be appropriate.

PPG Note No.7 (Now PPS7: Sustainable Development in Rural Areas 2004). The guidance confirms that the provision of essential facilities for tourist visitors is vital for the development of the tourism industry in rural area. The Note advises with regards to existing tourist accommodation that planning authorities should adopt a positive approach to proposed extensions where the scale of the extension is appropriate to its location.

The South Downs Planning Guidelines (Revised Draft 2006) acknowledges that tourism is very important to the local economy. A survey carried out in 2003 by the Countryside Agency estimated a 39 million visitor days a year to the South Downs, generating a tourism visitor expenditure of £333 million, with over 1.23 million tourists staying in only 8,000 bed spaces within the Downs and 6.77 million tourists staying in accommodation outside the Downs. The Guidelines confirms "Evidence demonstrates that there is a lack of good quality tourist accommodation within and around the South Downs."

The South Downs Management Plan also recognises the importance of tourism to the South Downs economy and seeks to develop a high quality tourism industry especially by encouraging visitors to stay in the area.

PPG21 Tourism confirms the Government's commitment to encouraging tourism in Britain whilst at the same time seeking to conserve those qualities in the environment that are a major attraction for tourism. For tourism in the countryside it advises appropriate development to meet the needs of visitors is essential for the local economy, but that such development must respond sensitively to the local environment and demonstrate high standards of design and be appropriate in scale and location to minimise any environmental impact. A moderate sized extension to an existing hotel including the provision of additional bedrooms by fully utilising the potential of the site but without any disproportionate increase in scale can assist in meeting a tourist need.

As a matter of general principle an extension to existing tourist accommodation on this existing site does meet both national and local interests in accordance with Policy Area 9(iii).

CHARACTER AND DESIGN

The existing buildings which make up the current hotel are a mix of single / two storey, generally comprising of traditional brick / painted rendered walls under tile pitched roofs with timber framed windows and doors.

The design of the proposed new bedroom extension follows the simple traditional design of the existing hotel with brickwork external wall facings under a plain tile pitched roof. The windows, fascia boards follow a similar style as those in the existing bedroom block but are currently planned

to be of UPVC. Bay windows with flint facings have been introduced to reflect traditional Sussex building materials.

A visual gap between the solid existing hotel and proposed extension is to be created by a glazed link.

DENSITY

The site overall extends to approximately 8250m². The foot print of the existing buildings covers an area of some 1500m² (or 18% the total site area). This proposal would increase the buildings foot print to 1844m² (or 22% of the total site area).

The existing hotel provides a gross internal floorspace of approximately 2670m². The proposed two storey bedroom extension comprises a gross internal floor area of 668m². The resultant extended hotel would provide a total internal floorspace of about 3358m².

ACCESS

Access to the site is directly off of the A27 Chichester Road. It is not as part of this application envisaged the existing access will be altered.

CAR PARKING

The site benefits from a service access road which allows traffic to circulate around the site. Currently there is on-site parking facilities for 135 cars.

The hotel's current parking requirement based upon the Council current car parking requirements for Hotels is considered to be:

Item No	Area	Parking Requirement
A	20no. existing guest bedrooms @ 1no space per bedroom	20
B	1no staff bedroom @ 1no space per bedroom	1
C	1no bar / restaurant comprising approx 260m ² . 1no space required per 4.5m ² floor area	58
D	1no bar / restaurant staff parking	2
	Sub Total	81
F	Disabled parking @ 1 in 20 spaces (81-20=4)	4
	Total No of Car Parking Spaces	85
G	Cycles spaces @ 1no space per 8no car parking spaces	11
H	Motorcycle spaces @ 1no space per 30no car parking spaces	3

The hotel's proposed parking requirement with the extension based upon the Council current car parking requirements is considered to be.

Item No	Area	Parking Requirement
A	42no. existing guest bedrooms @ 1no space per bedroom	42
B	1no staff bedroom @ 1no space per bedroom	1

C	1no bar / restaurant comprising approx 260m ² . 1no space required per 4.5m ² floor area	58
D	1no bar / restaurant staff parking	<u>2</u>
	Sub Total	103
F	Disabled parking @ 1 in 20 spaces (103-20=5)	<u>5</u>
	Total No of Car Parking Spaces	<u>108</u>
G	Cycles spaces @ 1no space per 8no car parking spaces	14
H	Motorcycle spaces @ 1no space per 30no car parking spaces	4

The existing traffic circulation route around the site be retained but modified to take into account the proposed bedroom extension.

The extension will result in an initial reduction from the current 135no on-site car parking to a total of 120no car parking spaces. Indicated by a cross hatch on the proposed site plan are locations on the site where a further 16no car parking spaces could be created if required which if created would added to the remaining 120 spaces provide on-site parking for up to 136 cars.

DRAINAGE

The hotel has its own on-site foul drainage system. That system will be retained and its capacity increased if required to accommodate the waste from the additional bedrooms.

BIODIVERSITY

The site of the proposed extension is mainly over an existing tar macadam service road, parking spaces and small area of lawn. It is therefore not considered that this proposal will have any significant effect on the biodiversity of the site. For that reason no biodiversity report has been commissioned at this stage.

LANDSCAPING

No landscaping scheme has been prepared at this stage. The applicant would accept a suitable worded condition requiring a landscaping scheme to be submitted prior to the commencement of any works related to the proposed bedroom extension

SUSTAINABILITY

The design principles for the development will incorporate the following measures: -

Energy / CO₂

- 18% improvement over Target Emission Rate (TER) as determined by the 2006 Building Regulation Standards.
- Internal lighting – 40% of fixed light fittings to be dedicated energy efficient fittings.



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- External lighting – energy efficient fittings, taking into account the needs of people who have visual impairment fitted with daylight shut off devices. Security lighting to be maximum of 150W and fitted with movement detecting and daylight shut off devices

Water consumption

- Internal potable water consumption of no more than 120 litres per person per day.

Materials – All materials shall be responsibly sourced. At least three of the following five elements of the building envelope will be designed to achieve a Green Guide rating of between A+ and D:

- Roof
- External Wall
- Internal Walls
- Upper and Ground Floors
- Windows

WASTE MANAGEMENT PLAN

The proposal will generate waste from (i) the removal of existing materials (ii) the construction of the development and (iii) operational waste

A waste management plan for the removal of existing materials and waste from the construction of the proposed development will be prepared prior to commencement of any works in order to identify the volume and type of material to be excavated, opportunities for the reuse and recovery of material and to demonstrate how off-site disposal of waste will be minimised and managed. Particular regard will be given to the advice provided in 'Guidance for Construction Contractors and Clients on Site Waste Management Plans issued by the DTI.

FLOOD RISK

The site is located outside of the indicative fluvial and tidal flood plain areas shown on Environment Agency Southern Region 2001 Indicative Flood Plain Map for Arun District.

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