

DESIGN AND ACCESS STATEMENT
BOGNOR REGIS

1.1

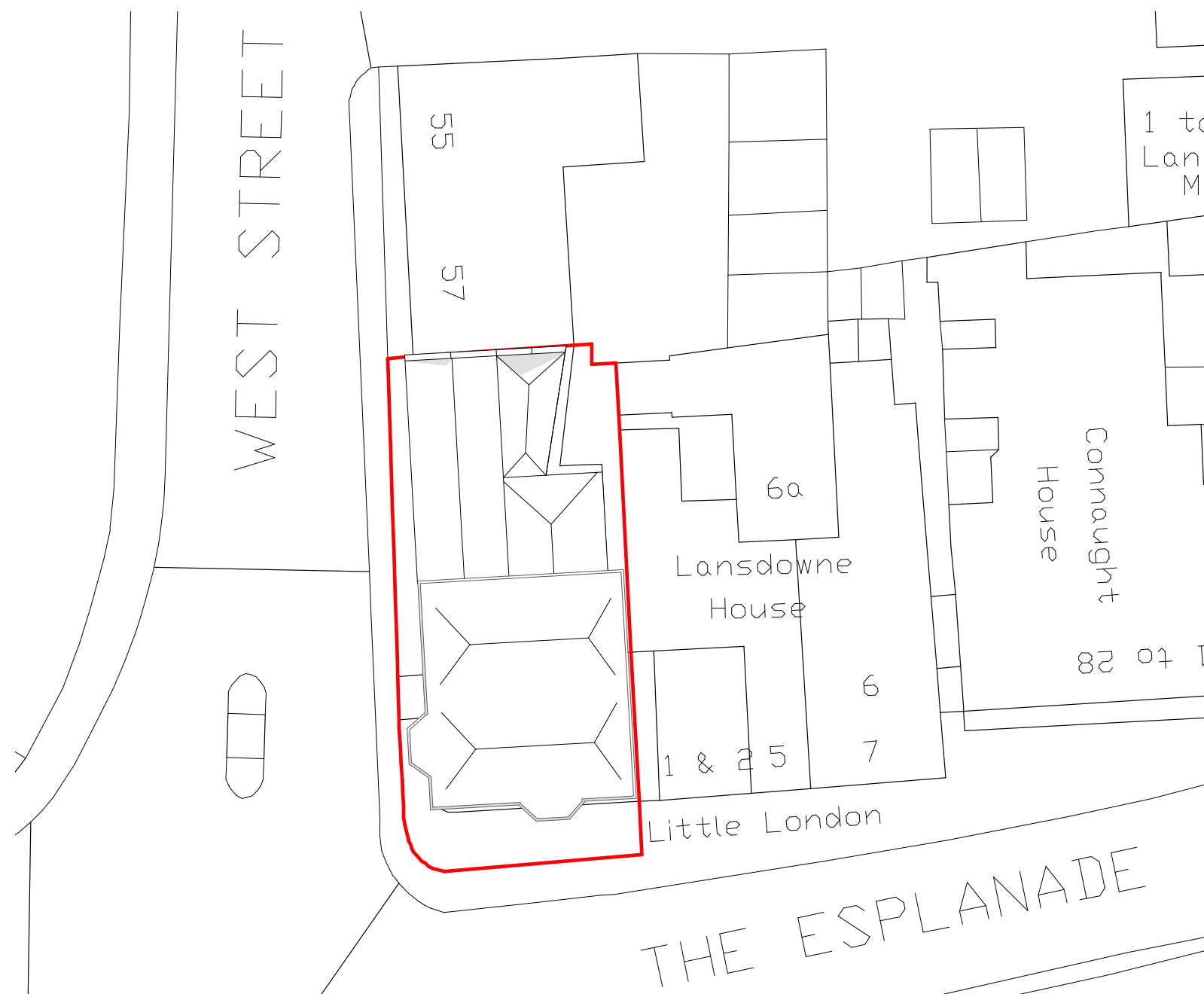
SITE INTRODUCTION

This Design and Access statement has been prepared by Ackroyd Lowrie on behalf of H&H North Ltd for the site at Ancient Mariner Hotel, 59 West Street, PO21 1XB.

The local planning authority governing the site is Arun District Council.

Existing Site

The site is situated in a prominent position facing Bognor Regis Beach, was formerly utilised as a hotel. It boasts dual access points, one from The Esplanade and the other via West Street.



Existing Site Plan



1.2

EXISTING SITE

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View map



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1.3

PLANNING HISTORY

BR/247/21/PL

Planning permission was sought for the change of use from single dwelling (C3) to 6 No self-contained flats (C3), a 10-bedroom co-living housing unit (Sui Generis) & insertion of 3 No new front windows.

Status: Refused

BR/42/16/CLE

Lawful development certificate for an existing use as private dwelling (resubmission following BR/74/15/CLE). Approved 25 April 2016.

Status: Approved



Proposed Front Elevation 1:100



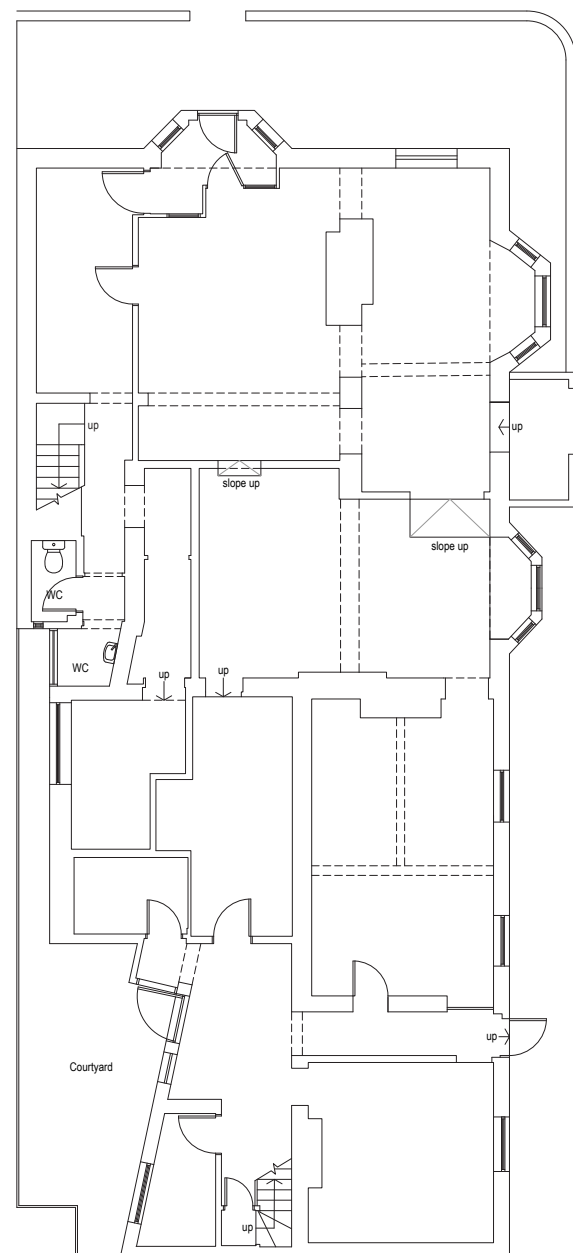
Proposed Side Elevation 1:100

1.4

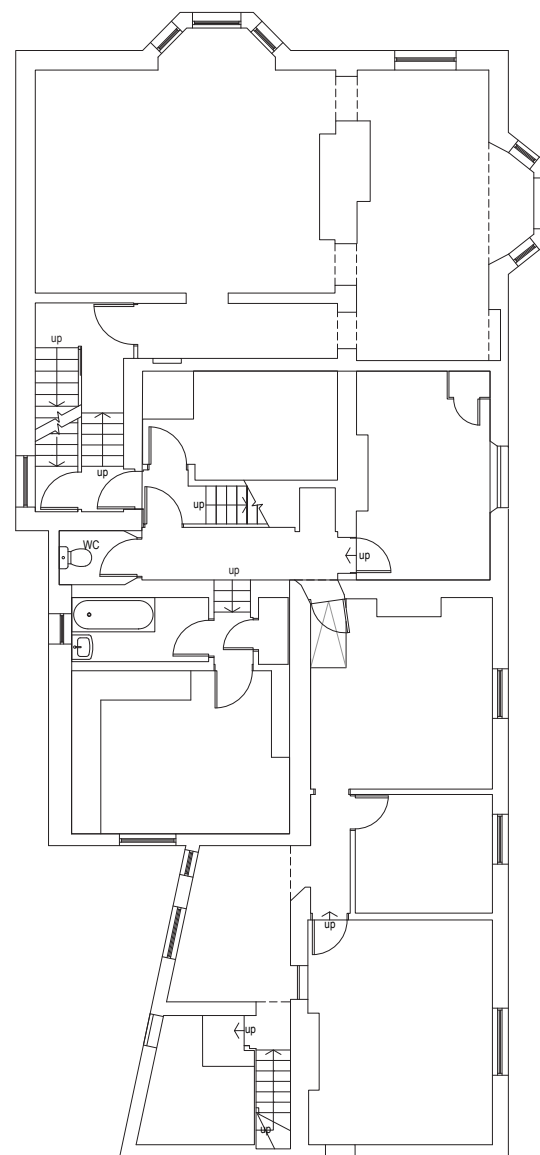
EXISTING PLANS

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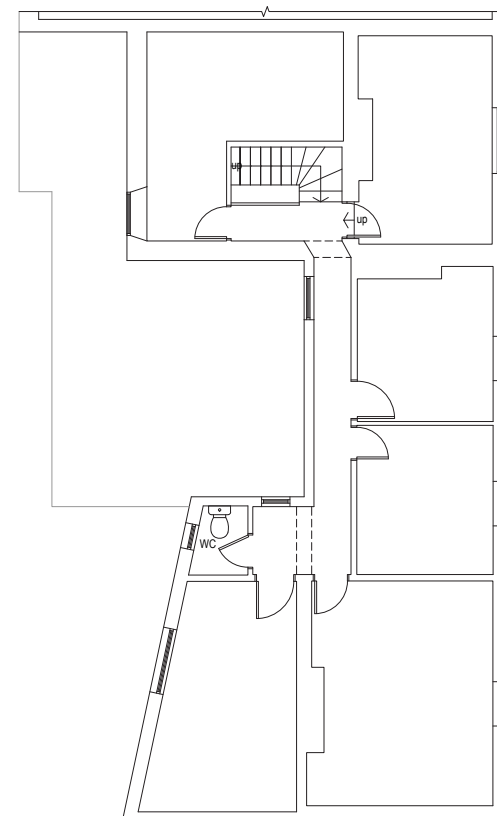
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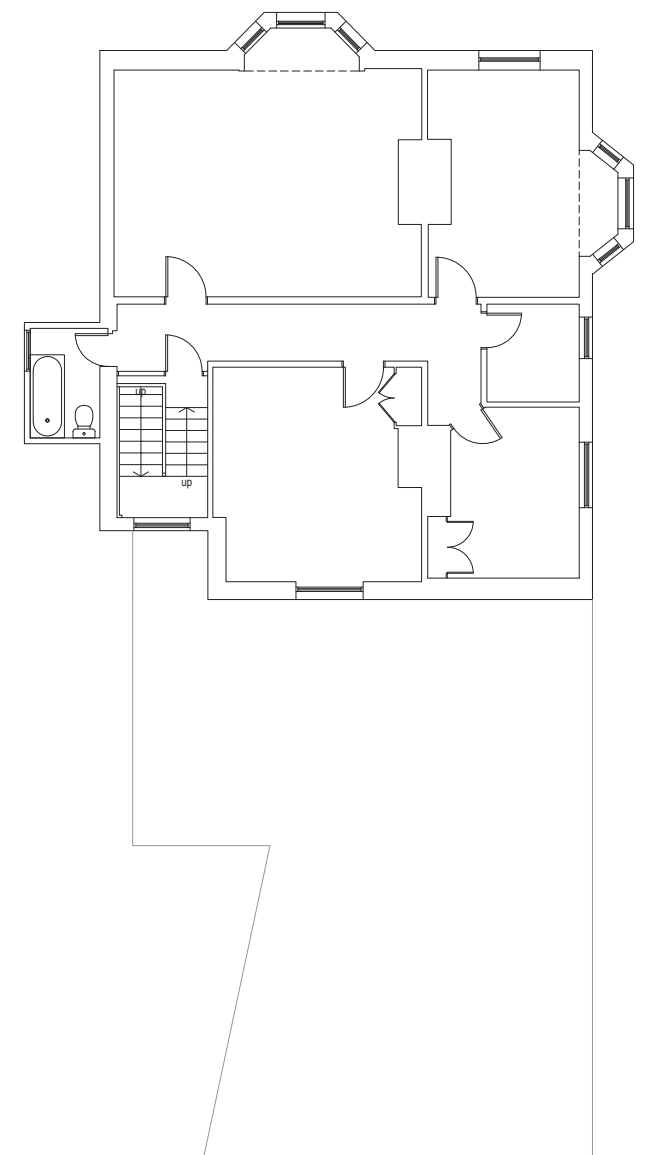
Existing Ground Floor Plan



Existing First Floor Plan



Existing Rear Second Floor Plan



Existing Front Second Floor Plan

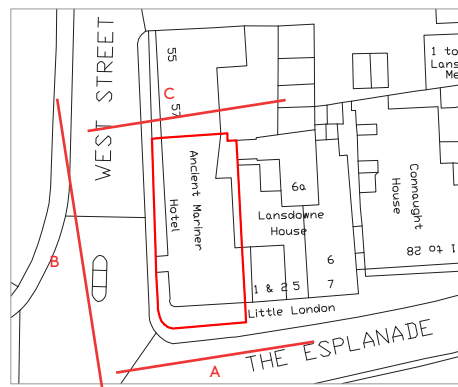
1.5

EXISTING ELEVATIONS

The proposal is committed to preserving the existing qualities and heritage of the building, and, as a result, no external alterations will be made to maintain its historical richness.

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Elevation A



Elevation B



Elevation C

2.0

DESIGN PROPOSAL

2.1

PROPOSED SITE PLAN/ ACCESS

The proposal details the conversion of the existing building into an apart-hotel. This will offer high quality and self-sufficient living units with accessible communal amenities situated on the ground floor.

Cycle Storage

The proposal features 2no. Sheffield stands providing secure parking for 4no. bicycles. Which is to be located in a secure guest cycle store

Refuse Store

A waste and recycling area will be provided in the secure yard Northeast of the building, with a private contractor undertaking weekly collections.

Vehicle Parking

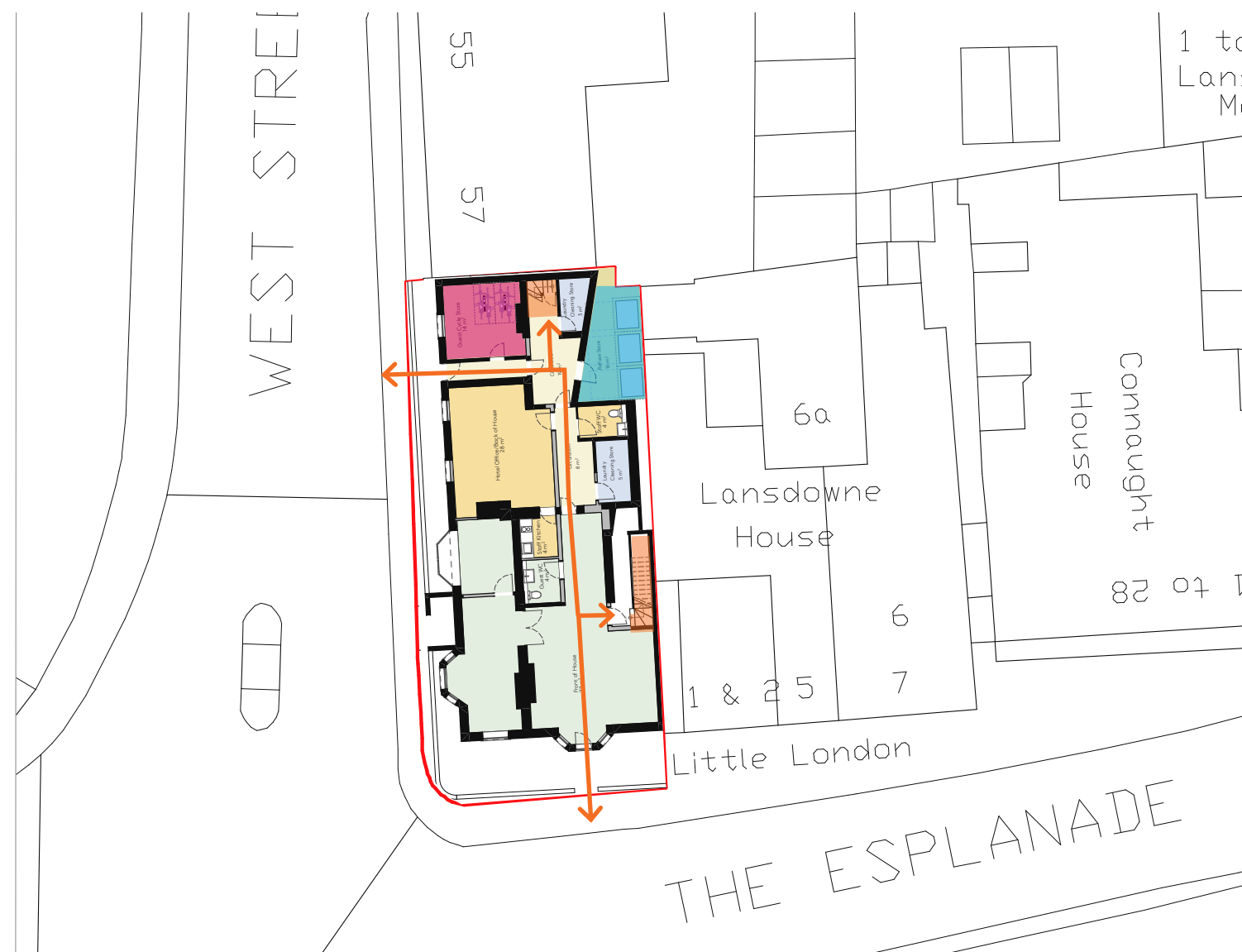
The proposal will be car-free with visitors expected to use nearby pay-per-hour spaces along The Esplanade and Aldwick Road as well as larger facilities such as The Rock Gardens and Hothampton Car Park.

Pedestrian Access

The existing pedestrian access points from the south on The Esplanade and the northwest on West Street will be retained while the third access point from the southwest on West Street will be removed.

KEY

- GUEST CYCLE STORE
- BIN STORE
- RESIDENTIAL ACCESS STAIR



Proposed Site Plan

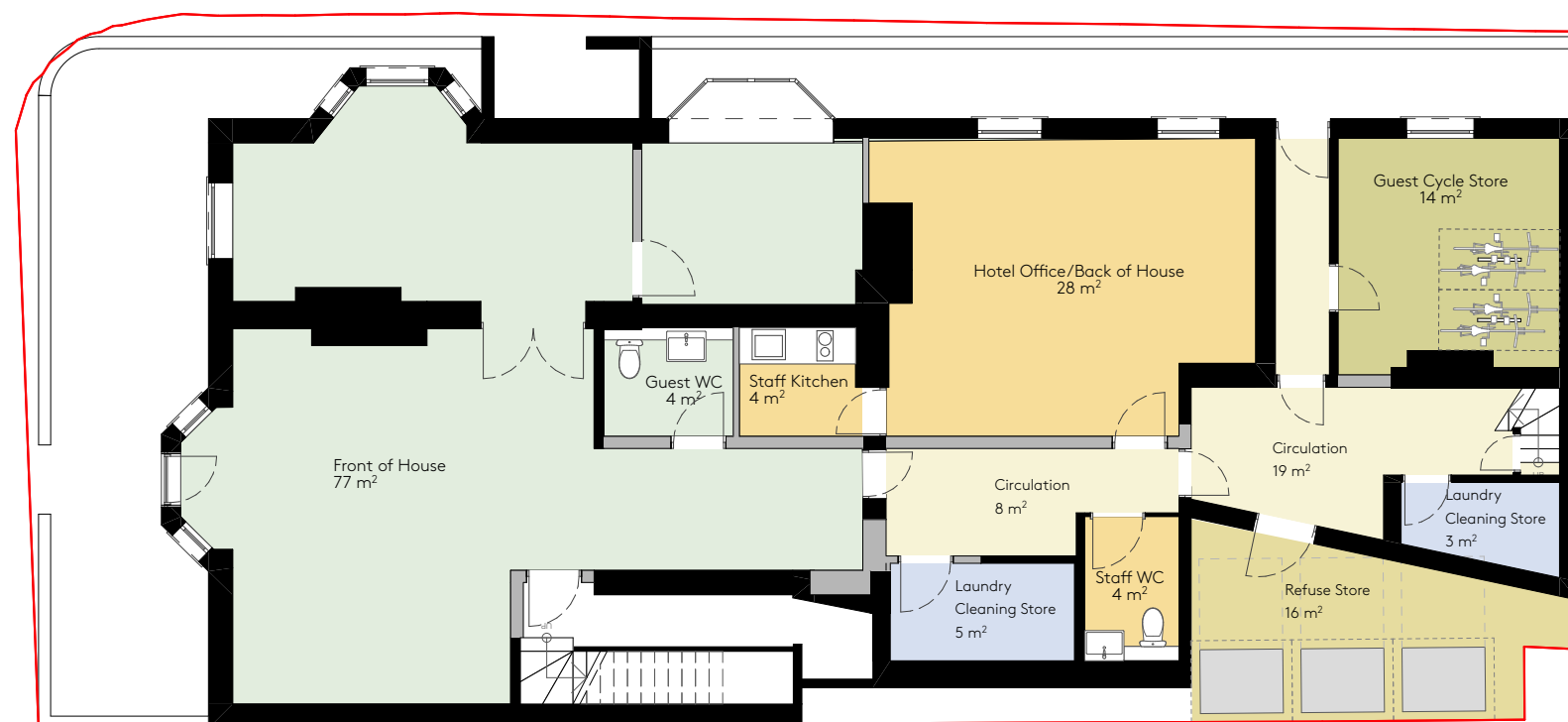
2.2

PROPOSED PLANS

Designed in accordance with the design guides technical standards, all rooms will offer high quality aparthotel rooms and contribute to restoring the buildings heritage.

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KEY

FRONT OF HOUSE
CIRCULATION
BACK OF HOUSE
CYCLE STORE
REFUSE STORE
LAUNDRY STORE

Proposed Ground Floor Plan

2.2

PROPOSED PLANS

Proposed First floor comprises of 5. no apart-hotel rooms each to be accessed via the existing staircase.

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KEY



Proposed First Floor Plan

2.2

PROPOSED PLANS

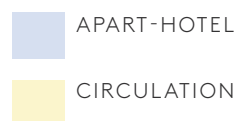
Proposed Rear Second floor comprises of 4. no apart-hotel rooms each to be accessed via existing staircase.

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KEY



Proposed Rear Second Floor Plan

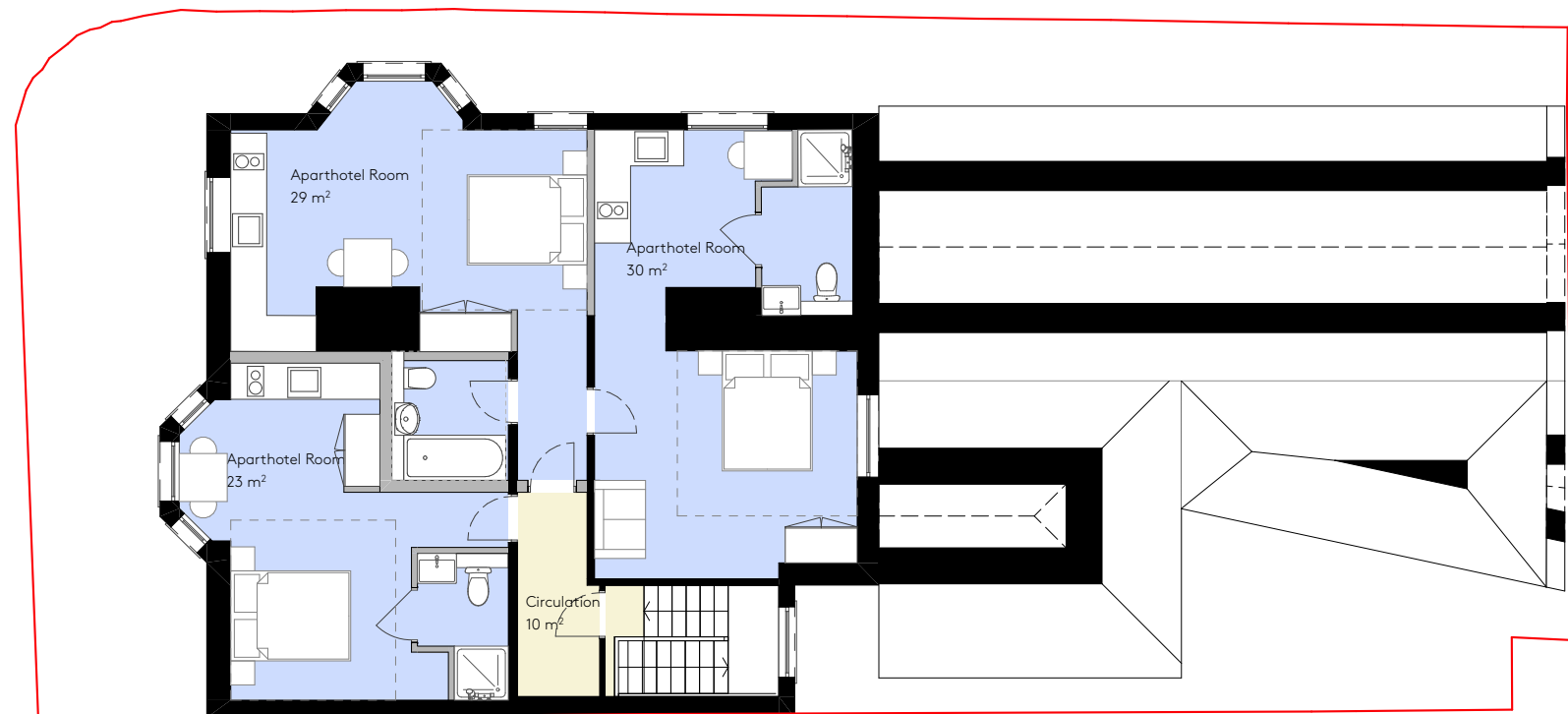
2.2

PROPOSED PLANS

Proposed Front Second floor comprises of 3. no apart-hotel rooms each to be accessed via existing staircase.

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Proposed Front Second Floor Plan

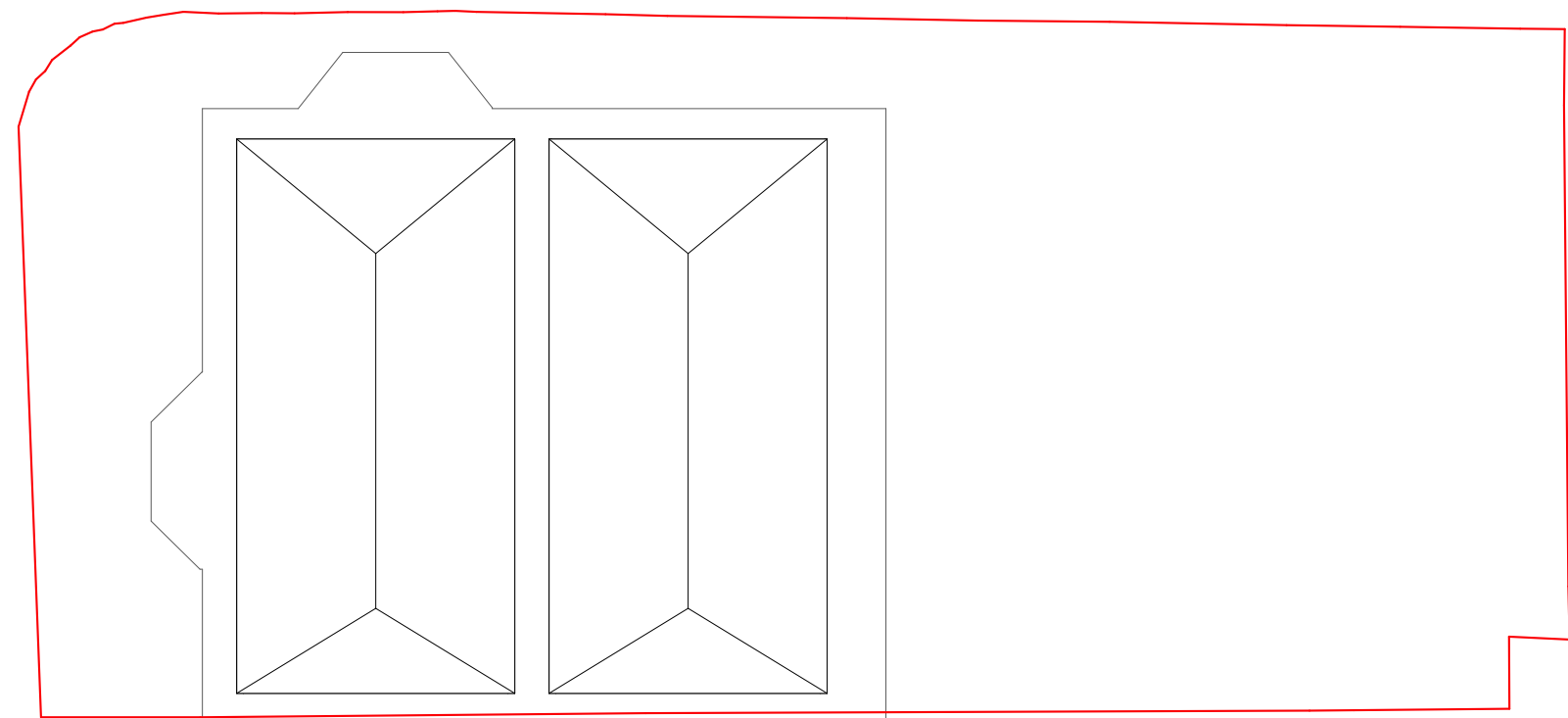
2.2

PROPOSED PLANS

The Proposed roof is retained as existing.

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KEY

APARTHOTEL

Proposed Roof Plan

2.3

PROPOSED ELEVATION

The proposed refurbishment of 59 West Street, Bognor Regis will retain the building's historic massing external structure and main entrance ensuring its continued contribution to the Norfolk Hotel Portland House and The Steyne Conservation Area.

All windows and doors will be replaced like-for-like due to their poor condition while internal alterations will involve the removal of some later partitions to accommodate new bedrooms and en-suite bathrooms.

The building's historic use as a hotel will be reinstated bringing it back into active use and enhancing the seafront character. With minimal external changes the refurbishment will result in no harm to nearby listed buildings and will positively impact the conservation area. While a low level of harm is acknowledged due to internal changes, this is outweighed by the heritage benefits, ensuring compliance with NPPF and local planning policies.

For a more comprehensive analysis, please refer to the Heritage and Townscape Report.



KEY

TO BE REPLACED