

Application for amendments to the former Royal Hotel, Esplanade, Bognor Regis

Design, Access & Heritage Statement

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Rev 10

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1. Introduction

- 1.1. This document is in support of a Section 73 application for amendments to the permitted planning application for the renovation and extension to The Royal Hotel, The Esplanade, Bognor Regis (BR/257/19/PL)
- 1.2. For clarity within this document the building has been split into two elements, former Jack Rabbit Slims and the former Royal Hotel, as per diagram 1 below.



Diagram 1: Former Jack Rabbit Slims in green & former Royal Hotel in orange

2. Context

2.1. The application site lies on the north side of The Esplanade and totals approximately 0.064ha. The original building comprises of an imposing five storey (including lower ground level) Victorian rendered building with detailed quoining and corning.

2.2. Four recent planning consents are evident which are as follows:

Reference No.	Date Approved	Application	Status
BR/257/19/PL	03.01.20	Refurbishment, external alterations, extensions & reconfiguration of previously permitted conversion to rebuild ground floor A3 restaurant & provide a total of 27 flats. This application affects the character & appearance of The Steyne, Bognor Regis, Conservation Area (resubmission of BR/326/18/PL)	Permit with conditions & S106
BR/326/18/PL	29.04.19	Refurbishment, external alterations, extensions & reconfiguration of previously permitted conversion to rebuild ground floor A3 restaurant & provide a total of 27 flats. This application affects the character & appearance of The Steyne, Bognor Regis, Conservation Area	Permit with conditions & S106
BR/130/17/PL	26.09.17	Change of Use of hotel & function room/licensed bar (C1 Hotel) to 18No. flats (C3 Dwellinghouses). This application affects the character and appearance of The Steyne Conservation Area. Resubmission of BR/155/15/PL	Permit with conditions
BR/155/15/PL	25.11.15	Change of use of redundant hotel & function room/licensed bar (C1 Hotel) to 10 No. flats (C3 Dwelling houses). This application affects the character & appearance of The Steyne Conservation Area.	Permit with conditions & S106

2.3. The building until recent years operated as a hotel with a nightclub (Jack Rabbit Slims), before being partly converted into apartments and left vacant for a number of years. Over the last two years careful refurbishment and alterations in line with the extant planning permission has been carried out.

2.4. The former Royal Hotel portion of the building is now fully complete and occupied, and no amendments to this part of the building are sought.

2.5. The 1970s addition of the former Jack Rabbit Slims nightclub has now been fully demolished and is currently under construction in accordance with BR/257/19/PL.

2.6. The application site is located within an area of mixed development including: residential houses and apartments; the pier, commercial and restaurant units.

- 2.7. The property is within the Steyne Conservation area.
- 2.8. The property is in a prominent location and has the potential to greatly benefit the conservation area and seafront generally.



Photo 1: Former Royal Hotel and Jack Rabbit Slims prior to refurbishment



Photo 2: Current refurbished Royal Hotel. The Jack Rabbit Slims portion has been demolished.

3. Design proposals

3.1. This amendment seeks to cover a number of minor changes to the previous approval, to allow for a successful restaurant layout.

3.2. Externally the following alterations are proposed (to be read in conjunction with diagrams 2 & 3 below);

- a) Restaurant entry relocated to south elevation
- b) Amended glazing to restaurant south & west elevations
- c) Additional balcony area to first floor apartment where roofline altered
- d) Apartment lobby entrance relocated from rear to west elevation
- e) Amendments to location & quantity of doors accessing the restaurant from the rear



Diagram 2: extent of external alterations - Front



Diagram 3: extent of external alterations - Rear

- 3.3. a)** The restaurant entry has been relocated to the south elevation to provide a more dynamic and open frontage to the public and seafront, by use of an internal lobby at the ground level which then accesses both basement and upper level of the restaurant.
- 3.4. b)** The glazing to the restaurant has been modified to allow additional light into the basement level, fill in the area that was previously the entrance to the restaurant, as well as adding a curved portion of glazing to the right of the new entry to enclose additional floor area to make for a more practical internal layout.

- 3.5. **c)** Two areas of balcony are added to suit the new infilled ground floor levels. By remaining usable area, communal maintenance will be minimised, and result in a more vibrant frontage.
- 3.6. **d)** In order to provide a new service room for the restaurant to access external seating, the door to access the apartments on levels 1, 2 and 3 has been relocated to the western façade.
- 3.7. **e)** Due to internal layout reconfiguration, the stair access from the restaurant to the rear of the building has been modified, which has resulted in the reduction of one set of bin store double doors, and the access door has been relocated further to the east. An additional door for the service room mentioned in item **(d)** has been added to the western façade.

4. Access

- 4.1. There is no opportunity for onsite car parking, the property is however located within a highly sustainable location with good public transport links with regular bus services and Bognor Train Station being located within 800m. The town centre is less than 500m, a doctor is within 300m.
- 4.2. Bin storage for the apartments over the former Jack Rabbit Slims (5 no. in total) will be located at ground floor level accessed directly from Manor Place.
- 4.3. The restaurant bins are located at ground level and accessed directly from the street at Manor Place.
- 4.4. It is proposed that a management plan will be put in place in order to adequately manage the waste collection from both the residential and restaurant units.

5. Amenity

- 5.1. There is no shared amenity space currently.
- 5.2. The only amendment is to the private balcony of the 1st floor Apartment above the restaurant, this will increase in size to suit the ground floor modifications.

6. Sustainability

- 6.1.** A sustainable approach to the works is an important element to the design intent of this proposed application. Sustainable design will be achieved through a 'whole building design approach' integrating environmental performance, accessibility, cost effectiveness, function, preservation, security and aesthetics. There are 'fabric first' decisions that have already been considered, for instance, by integrating significant thickness external walls into the design, air tightness and insulation.
- 6.2.** The new windows along with insulation upgrades will greatly reduce the overall energy consumption and related CO² emissions. It is proposed that all roofs are insulated and appropriately ventilated, while all the external walls are constructed of a thermally efficient framed system.

7. Conclusion

- 7.1.** The outcome of the amendments are sympathetic to the original permission, and will result in a much-needed, bold and innovative amenity for the local area to enjoy.