

Design & Access Statement

Introduction

This Design & Access Statement accompanies the Planning application including Listed Building Consent for a proposed Solar PV system roof installation at Royal Norfolk Hotel, The Esplanade, Bognor Regis, PO21 2LH.

We will seek to consider the proposal in the context of the land and surrounding areas including material considerations, Access / Design / Appearance, Location, Current Usage, Landscaping and Layout.

Location Examination / Planning History

The site is situated within predominantly the sea front, with surround properties along Norfolk Square, Norfolk Street and West Street.

A Grade II listed building, built in 1830 and listed from 1975 – see the separate Heritage Statement for further information.

Planning history, the property has had a number of planning applications submitted and approved over the years.

Planning Policy Context

The application has been designed in line with Arun District Council legislation including the Governments Planning Policy Statements, including the National Planning Policy Framework (NPPF), Planning Policy Guidance and Local Development Plan.

The design respects the character and architectural styles of adjacent buildings, incorporating key features and materials that are sympathetic to the local context. Guidance from the Commission for Architecture and the Built Environment (CABE) has also been adhered to.

Access / Design / Appearance

This application proposal provides an opportunity for the Hotel owners to install 101 solar panels across 13 roof's to help reduce the electricity consumption and CO2 emissions.

A detailed summary of the type of solar panels proposed is part of this application submission and can be found alongside this D&A Statement in supporting document format.

Please refer to the Heritage Statement for further details on the existing materials specifications.

Layout

The solar design respects the spatial arrangement and scale of the roof's and surrounding area. A conscious effort has been made to ensure the building is not overloaded with solar panels and a right balance has been carefully designed, positioned and presented.

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Conclusion

The installation of the proposed Solar PV system will greatly help in the continuous rise in energy bills and help pay towards the running costs of such a beautiful historic building.

In conclusion, we feel the development will not adversely affect the character or appearance of the property, streetscape, or surrounding area. The materials and design are consistent with solar panels that are installed elsewhere around Bognor Regis, and we are sympathetic to the wider locality, intentionally preserving the local character and visual amenity. The proposal will not impact neighboring properties through overshadowing or dominance.

We respectfully request that Arun District Council consider the merits of this application and grant approval for the proposed development.