

Design & Access Statement

Planning Portal Ref PP-07169664v1

Royal Norfolk Hotel, Esplanade, Bognor Regis

Internal alterations to create additional bedrooms and form corridor bypass to main stairs

Note: As per the guidelines set out by Arun District Council this DAS does not relate to issues regarding access to the building as the proposed works only affect the interior of the building (guidance note attached). Access in this statement is included as the proposed corridor bypass works will greatly improve access from the main lift to the bedrooms in the east wing

Introduction

Listing – Grade II

Date listed 7th November 1975

The Royal Norfolk Hotel dates from the 1830's, there have been two substantial extensions to the original building, one in 1910 and one in 1971. The hotel is located in a very prominent position on the Esplanade of Bognor Regis and is a popular holiday destination

Proposed works

Due to the popularity of the hotel there is a requirement to create additional bedrooms. The lounge on the ground floor and some larger bedrooms with more than one window can be sub divided to create additional bedrooms. The size and scale of the resultant new bedrooms are sufficient for their proposed use, e.g. single, double & twin, all with en suite facilities. The proposed new bedrooms are typical in terms of scale, size and layout to that of bedrooms located in the rest of the Leisureplex portfolio of 21 hotels. Please refer to "Access" in regard to the proposed corridor bypass works

Schedule of works proposed as part of this application

Location	Work proposed	Additional bedrooms created	Bedrooms lost as a result of the works
Ground floor lounge	Sub divide lounge to form rooms 8,9 & 10	3	
First floor east wing	Sub divide rooms 18 and 20	2	
First floor east wing	Corridor bypass to main stairs		
Second floor east wing	Sub divide room 48	1	
Second floor east wing	Corridor bypass to main stairs		1 (room number 45)

Design Principles

The listing of the building relates mainly to external features and there is little of any special or historic importance to the interior of the building. This is probably due to various building works over the years by previous owners where original features have been removed. However wherever possible it is proposed to design and carry out the works so that they blend in with the existing finishes. Doors and joinery, skirting and architrave will match existing, as will any plaster features such as cornices or coving. Final decoration will be to the Leisureplex standard decoration scheme consisting of wall papered walls, painted joinery and emulsion painted ceilings, many of the rooms in the hotel have been decorated to this standard already and can be viewed if required.

Part existing and proposed floor plans have been included with the application; elevations have not been included as there are no works proposed to the exterior of the building.

Access

From the main entrance there is level access to the lift which serves the upper floors. On the upper floors there is then level access to the bedrooms on the west wing. However, due to the configuration of the main stairs it is necessary for residents staying in the east wing to negotiate 2 flights of steps to access their rooms subsequent to taking the lift. The average age of a Leisureplex customer is 74 years of age; therefore negotiating these stairs is a real hindrance and in many cases prevents these rooms from being used by certain residents. The proposed corridor bypassing the stairs will provide level access from the lift to 22 bedrooms in the east wing; this will be a major improvement to the operation of the hotel and welfare of residents.

The ground floor currently has 7 bedrooms which are also very popular as they can be accessed without the use of the lift. The 3 new rooms proposed to the ground will further improve this provision of level access bedrooms

The hotel only has one entrance for the general public which enters at the reception area; this entrance is ramped and is DDA compliant.

The whole of the ground floor which is largely communal space, dining room, function rooms and bars is on one level without any steps.

The vast majority of customers using the Royal Norfolk arrive on pre-planned coach tours; coaches are able to drop residents right outside of the main entrance to the hotel. As mentioned above the entrance to the hotel is unaffected by the proposed works

Consultation & previous works

In 2016 a pre application advice PAA/219/16/ was made which proposed the demolition and rebuilding of the smaller 2 storey block located on the east end of the main building. The new build proposed 3 storeys to match the main façade of the hotel, primarily this scheme was intended to create additional bedrooms. The pre application process culminated in a meeting with Simon Davis and Dr Wightman of Arun Council on 6th April 2017 where a design principal was agreed in relation to window fenestration to the front elevation as part of the proposed new extension. Leisureplex has now decided that conversion of this area is preferred to demolition and rebuilding. In 2017 Listed Building Consent was granted to create 8 additional bedrooms to the west wing of the hotel and the works were completed in early 2018. This application relates to similar type of works in the east wing and subject to obtaining approval would be completed in early 2020, the hotel closes in January and part February each year

