

**Application for new renovations and extensions to the former Royal Hotel, Esplanade,
Bognor Regis**

Design and Access Statement



December 2018
Rev 08

Halls Orchard Barn
Oak Lane
Apuldram
Chichester
PO20 7FD



1. Introduction

- 1.1. This document is in support of a planning application for the renovation and extension to The Royal Hotel, The Esplanade, Bognor Regis to provide 27no. Apartments and 200m² of restaurant space with ancillary facilities.
- 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.

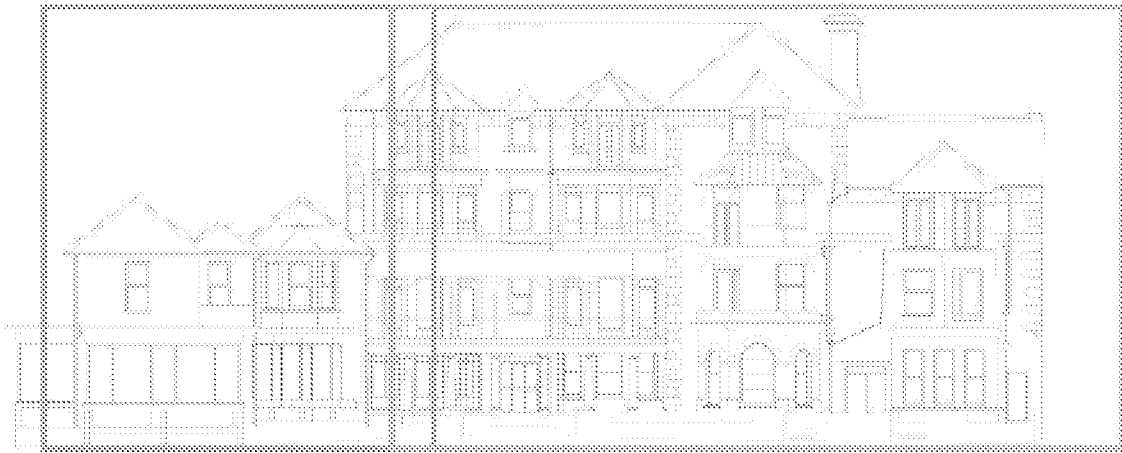


Diagram 1: Former Jack Rabbit Slims in green & former Royal Hotel in orange

2. Context

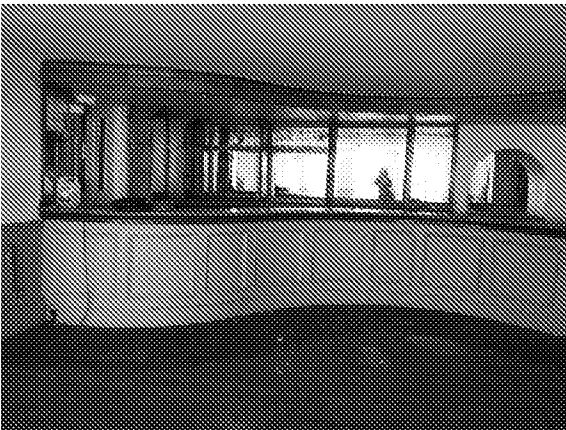
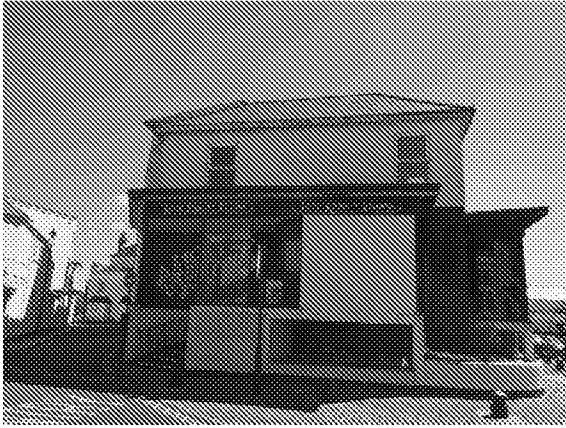
- 2.1. The application site lies on the north side of The Esplanade and totals approximately 0.064ha. The original building comprises of an imposing five storey (including lower ground level) Victorian rendered building with detailed quoining and corning.
- 2.2. The building until recent years operated as a hotel with a nightclub (Jack Rabbit Slims). It has now partly converted into apartments. Two recent planning consents are evident which are as follows:

Reference No.	Date Approved	Application	Status
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 principal façade faces The Esplanade and is set back from the public highway. It is evident that originally there would have been sunken amenity spaces to the lower ground level on the southern aspect. These subsequently have been covered at the assumed same time as the 1970's additions were made to the former Jack Rabbit Slims.
- 2.4.** The northern façade abuts Manor Place. There are limited openings at ground level along with a metal spiral staircase which serves a first floor fire escape.
- 2.5.** The application site is located within an area of mixed development including: residential houses and apartments; the pier, commercial and restaurant units.
- 2.6.** The property is within the Steyne Conservation area.
- 2.7.** The property is in a prominent location and has the potential to greatly benefit the conservation area and seafront generally.
- 2.8.** The existing property has been left to fall into disrepair and is in great need of extensive work to ensure its long-term future.
- 2.9.** The existing building has been vacant for a number of years, internally there is clear evidence of the previous uses, including the flats, hotel rooms and night club.
- 2.10.** It is evident that current use and the extant planning consent are not viable options to secure the future of this important building given the investment costs required to undertake the required repairs and renovations. It is also the case that the building was on the open market for two and half years with no proceedable offers made during this time up until Metamorph Management LLP's offer.

3. Design proposals

3.1. The proposal seeks to convert and renovate the entire building.



Figs: 1-6, Jack Rabbit Slims, View from the Esplanade, former reception, former Jack Rabbit Slims, Lower Ground Level & bathroom to 9.

- 3.2.** The existing building is in an extensive state of disrepair. Appendix I includes the remediation works required, all of which come at a great financial cost. The extent of the accommodation with the proposed 27 units and a restaurant, are required to provide the level of revenue needed to cover the large costs for the extensive repairs.
- 3.3.** The proposed alterations comprise of three main parts; the renovation of the existing hotel, the eastern mansard roof extension and the addition of two storeys over the former Jack Rabbit Slims.
- 3.4.** The western existing corner condition is at odds with the predominant scale when compared with the built form on the Steyne and Esplanade which are mainly 3 and 4 storeys in height.



Fig 7: View from the Steyne

- 3.5.** Comprising of a corner plot, the proposed two storey addition sits comfortably in respect of scale and form. The proposed articulation, while in a slightly more contemporary form, extenuates the horizontal detailing found on both the Royal Hotel and the existing buildings on the Steyne.



Diagram 2: Hierarchy of elevations

- 3.6.** Referring to the hierarchy of elevations diagram 2 above the orange show that the horizontal arrangements are similar between the new west alterations / extension and the former Royal Hotel. In the same vain the blue boxes also denote that the window / door proportions are similar, although the style differs.



Fig 8: Artist's impression for the renovation and alterations to The Royal Hotel Apartments



Fig 9: Existing Royal Hotel and Jack Rabbit Slims

3.7. Externally the following alterations are proposed (to be read in conjunction with diagram 3 below);

- a) 1970's fenestration to Jack Rabbit Slims removed and replaced by a simpler fenestration which ties in the proposed addition.
- b) Removal of the roof over former Jack Rabbit Slims with an additional two storeys constructed over, including the setting back of the top floor.
- c) Reinstatement of the bay window to the ground floor to the west of the main entrance to the apartments.
- d) Reinstatement of the partially sunken amenity spaces to the existing lower ground level.
- e) Reworking of the roof to the far eastern side of the former Royal Hotel.
- f) Conservation rooflights and dormer windows to the former Royal Hotel's main roof.
- g) Replacement of all windows with sash style window units.



Diagram 3: extent of external alterations

3.8. a. The removal and replacement of the unsympathetic fenestration to the former Jack Rabbit Slims night club is intended to be an improvement with a design solution which compliments the former Royal Hotel and surrounding properties.

3.9. b. The proposed additional 2 floors take advantage of the corner aspect of the former Jack Rabbit Slims. The additions remain subservient to the former Royal Hotel and will result in a limited impact in respect of the existing western fenestration of the aforesaid Royal Hotel. The proposed mansard roof is a contemporary take on a traditional roof form, where the mansard meets the existing building, the roof lowers to ensure the existing detailed bracketry is not interfered with. The east and west mansards are similar in form and result in a balanced south elevation while being subservient to the main part of the former Royal Hotel. The proposed style has taken a contemporary approach that compliments the existing hotel and surrounding context while not detracting from the existing building.

- 3.10. c.** The reinstatement of the bay window results in the rebalancing of the primary façade of former Royal Hotel.
- 3.11. d.** The removal of the unsightly concrete wall / planters and reinstatement of the amenity areas to the lower ground level will enhance the setting of the property and will allow for amenity space to each of the 4 apartments proposed within the lower ground level.
- 3.12. e.** The new mansard roof for the eastern wing is proposed as the existing roof space, while used for domestic purposes, is restricted in respect of head height and thus its use. A zinc clad mansard is proposed, which is set away from the main roof of Royal Hotel and the existing gable end on the east to ensure there is a definition between the existing and proposed structures. Dormer windows similar to those of the main roof are proposed to create harmony across the roofscape.
- 3.13. f.** The existing roof is proposed to be converted into a single apartment. Limited alterations are required internally as the stairwell is formed into the roof space. Externally lead lined dormers and conservation rooflights are proposed to the north, west and southern façades. The existing roof finishes are in need of replacement, refer to Appendix I for further details.
- 3.14. g.** The existing windows are a miss match of styles, with many beyond economic repair. It is proposed that all windows are to be replaced with sash effect units to harmonise the building.

4. Restaurant

- 4.1.** The proposed restaurant is set across two floors in the former Jack Rabbit Slims. The principle seating area is located on the Esplanade frontage with large bifold doors taking advantage of the view to the sea.
- 4.2.** All servicing, including the kitchen, will be located in the lower ground level. It is also intended that a small dining area be within the lower floor.
- 4.3.** The kitchen extract is located behind a parapet on the fourth floor, ducting to this will be concealed within the wall of the apartment stair core, and therefore no extract services will be visible from the public realm. Acoustic attenuation and odour control will be located at 3rd floor.

5. Access

- 5.1.** Given the existing floor levels, it is not possible to provide a level access. Furthermore, the internal floor levels and stair arrangements result in only 5 of the proposed apartments being fully accessible by the existing lift given the existing stair arrangement. It is however the intention that the existing lift be replaced.

- 5.2.** A platform lift is proposed for the restaurant, along with disabled toilet facilities on the ground floor.
- 5.3.** 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.
- 5.4.** Cycle & bin storage for the apartments within the main hotel will be located at lower ground level and accessed internally and externally from Manor Place. A small platform lift will be installed to overcome the change in levels between the street and the lower ground level (approx. 1.8m)
- 5.5.** Cycle & bin storage for the apartments over the former Jack Rabbit Slims (5 no. in total) will be located under the apartment stairs and accessed at street level on the western elevation.
- 5.6.** The restaurant bins are located at lower ground level. A small platform lift will be installed to overcome the change in levels between the street and the lower ground level (approx. 1.8m)
- 5.7.** 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.
- 5.8.** The existing service bays to the west of the building are proposed to remain to provide deliveries for the restaurant, parking for emergency vehicles and bin collections.

6. Amenity

- 6.1.** There is no shared amenity space currently.
- 6.2.** Private balconies where they exist will be retained, additional balconies will be provided to two of the four additional apartments created outside of the existing structures.

7. Sustainability

- 7.1.** 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.
- 7.2.** 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 will be internally insulated with thermally lined plasterboard.

- 7.3.** A-rated gas boilers are proposed to each of the 27 apartments, the restaurant have independent gas fired heating system.
- 7.4.** The site is in a highly accessible and sustainable location, the provision of cycle stores will encourage sustainable modes of transport.

8. Conclusion

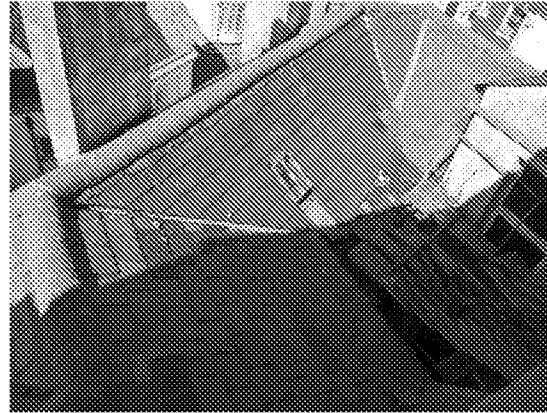
- 8.1.** The outcome of the proposal will result in the restoration of the iconic former Royal Hotel into high quality apartments and a destination restaurant.
- 8.2.** The proposed removal of the 1970's alterations, namely the Jack Rabbit Slims façade, alterations to the bay window at ground floor and enclosure to the lower ground level amenity areas will greatly enhance the building, especially when viewed from the promenade.
- 8.3.** The proposed additions are sympathetic to the existing building, harmonising the former Jack Rabbit slims to coalesce with the former Royal Hotel.

Appendix I – Schedule of Works

The following comprises a schedule of abnormal works required as urgent maintenance and repair prior to the main renovation works taking place.

1. Roofing:

The existing roof is in a very poor state of repair and poses the risk of slates dislodging. Historic sections of repair comprise of slate effect tiles containing asbestos materials.



Existing slate roofs require a complete removal of the existing slate finishes, salvaging slates where they are in a good condition. Retained existing slates are to be used on the most prominent sections of the roof, e.g. the south roof facing the Esplanade.

All flat roofs are in need of renewal. These are to be stripped back and new insulated flat roof coverings installed.

2. Ironwork

Due to a lack of maintenance the existing ironwork is in a poor state of repair. Degradation of the ironwork where balconies connect to the main façade is evident, furthermore there are sections where large areas of rust are evident.



It is proposed the existing localised connections to the façade be removed and new sections installed. Where rust is beyond repair localised sections are to be cut out and replaced. The entire ironwork is to be sand blasted back and refinished with black anti corrosive paint to suit the marine environment.

3. Render

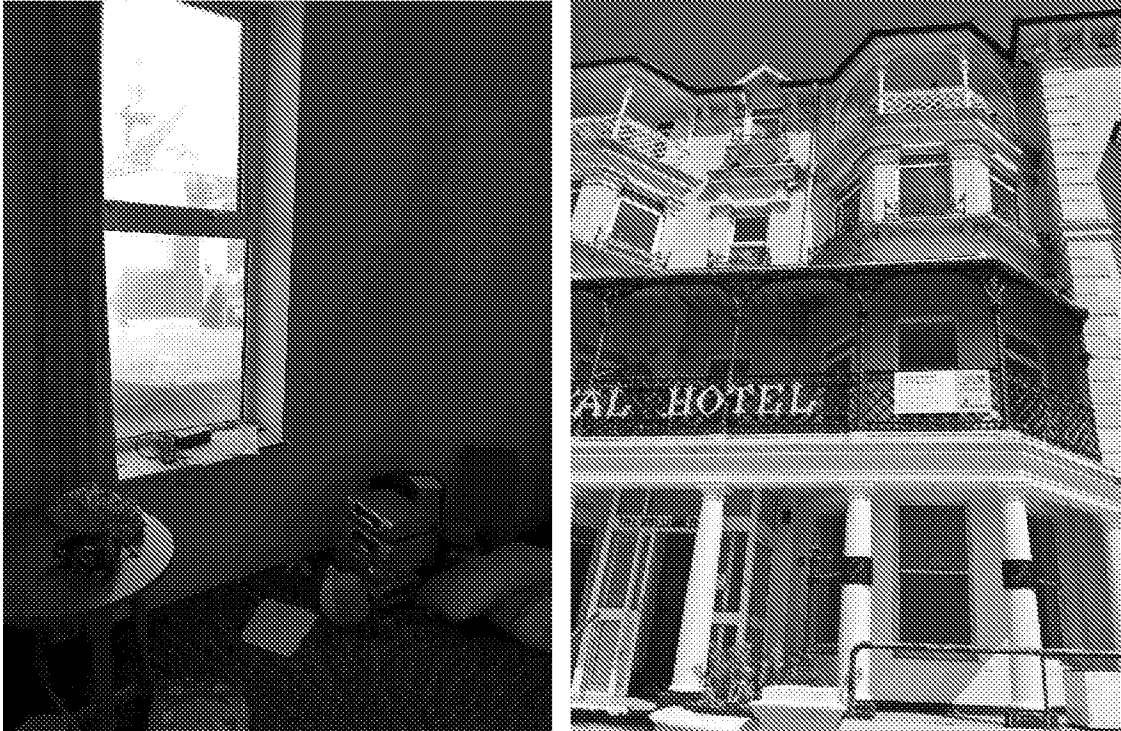
The existing render is in a poor state of repair with extensive cracking and large areas having blown from the substrate which is leading to damp internally.



It is therefore proposed that the existing render be removed where required, all existing quoining and cornice detailing is to be repaired in situ. Following the replacement of the windows and doors the building is to be rendered where required using traditional techniques with mineral based breathable paint system. All retained detailing to be painted with a mineral paint system with a slightly contrasting colour.

4. Windows

The majority of the windows and doors are uPVC with the exception of 8no. timber sash windows at ground floor on the southern façade. The windows which remain in the lower ground level are also timber sashes, however these are in a very poor state of repair. The existing uPVC windows and doors are beyond repair, with hinges failing & double-glazed units blown.



It is proposed that all windows be replaced with uPVC with a sash effect profile to harmonise the external appearance of the building. The two new front entrances will comprise of a PPC aluminium. As an aside the bi-fold and sliding doors to the restaurant will be PPC aluminium (colour TBA).

5. Lower ground level waterproofing

It is evident that the lower ground level is subject to flooding, while sections of the floor comprised of bare earth.



It is proposed that the entire lower ground level be tanked, following localised sections of the floor be cast. A Delta tanking system will be installed with sump pumps to draw any water out of the lower ground level. The result will be an entirely dry lower ground level which will enable the habitable uses proposed.

6. Rewiring

The entire building is in need of an entire rewire, the majority of this will take place with the renovation works proposed, however the existing incoming mains distribution are extremely old and unsafe which could result in a fire.

All existing incoming mains distribution are to be replaced entirely.

Appendix II – Schedule of Accommodation

Floor	Unit no. (Units in yellow are new build)	Bedrooms	Bathrooms	Approx m ²	Arun unit type
Basement	1	1	1	52	1 Bed 2 Person
	2	0	1	40	Studio
	3	1	1	52	1 Bed 2 Person
	4	1	1	56	1 Bed 2 Person
Ground floor	5	2	2	69	2 Bed 3 Person
	6	1	1	42	1 Bed 2 Person
	7	2	2	79	2 Bed 4 Person
	8	1	1	54	1 Bed 2 Person
First Floor	9	1	1	47	1 Bed 2 Person
	10	2	1	58	2 Bed 3 Person
	11	1	1	44	1 Bed 2 Person
	12	2	2	54	2 Bed 3 Person
	13	1	1	45	1 Bed 2 Person
	14	2	1	50	2 Bed 3 Person
	15	2	1	53	2 Bed 3 Person
Second Floor	16	1	1	47	1 Bed 2 Person
	17	2	1	58	2 Bed 3 Person
	18	1	1	44	1 Bed 2 Person
	19	2	2	54	2 Bed 3 Person
	20	1	1	45	1 Bed 2 Person
	21	2	1	50	2 Bed 3 Person
	22	2	1	53	2 Bed 3 Person
Third Floor	23	2	2	65	2 Bed 3 Person
	24	3	2	76	3 Bed 4 Person
	25	2	2	55	2 Bed 3 Person
	26	1	1	46	1 Bed 2 Person
Roof Space	27	2	2	62	2 Bed 3 Person