

Design & Access Statement

Planning Application BR/258/19/L

Royal Norfolk Hotel, Esplanade, Bognor Regis

Alterations to create a new entrance to staff room

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).

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

The works proposed will create a separate entrance to allow staff to have unshared living facilities. Live in staff are essential to the successful operation of the hotel

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. External décor will match existing

Access

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 supplements application number br/219/19/pl which is a 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