

DESIGN & ACCESS STATEMENT

NEW EXTENSION TO EXISTING EXTERNAL TERRACE

THE BEACHCROFT HOTEL

CLYDE ROAD

FELPHAM

PO22 7AH



IVON BLUMER ARCHITECTS LTD

The Beachcroft Hotel, Beach Huts

1.00 Introduction

This design and access report is to accompany a detailed planning application submission to Arun District Council (ADC) planning department for a new extension to the existing terrace fronting the Felpham Promenade. Located at The Beachcroft Hotel, Clyde Road, Felpham, Bognor Regis, West Sussex.

The applicant is a private company The Beachcroft Hotel, owned by Peter and Lana de Savary.

The development is to form an important part of an ongoing modernisation of the Beachcroft Hotel, creating desirable and attractive high quality family holiday accommodation.

2.00 Location

The site is located on the sea front in the village of Flepham, on the eastern side of Bognor Regis, West Sussex. The site faces the sea to the east, with the rear boundary backing onto the existing hotel car park and the remaining boundary formed by Clyde Road.

It is to be noted that the applicant does not own the entire site with a small portion as shown on the block plan owned it is assumed by West Sussex County Council. See Figure 1 – Location Plan and Block Plan, below.



Figure 1 – Location Plan

The Beachcroft Hotel, Beach Huts



Site Photo 1 (View from the promenade)



Site Photo 2 (View from Clyde Road)



Site Photo 3 (View from Hotel Car Park)

3.00 Policy Background & Planning

The site is currently designated as a hotel.

The proposed development has been designed in accordance with the relevant Planning Policies.

Relevant Planning History. None.

4.00 Design Principles

Design Reference Points

- To respond positively to the site's character and location
- To make efficient use of the available land
- To be in context and respect the existing hotel.
- To respect the exposed sea front location.
- To create a positive visual enhancement to the locality
- Detailing and materials to be of a well considered approach
- To mitigate the risk of flooding
- To provide dry escape in the event of flooding
- To allow the safe movement of pedestrians

5.00 Site Analysis

The site is generally flat, with a typical site level of around 5.3 m AOD.

The site lies within Flood Zone 3 and is at risk of flooding by wave overtopping during extreme storm events.

A Flood Risk Assessment is attached to the application.

6.00 Use

The site lies within the built environment and is currently zoned for as a Hotel

The Beachcroft Hotel, Beach Huts



Figure 5 – Site Plan

7.00 Proposed Layout

The proposed site layout is shown on drawing IBA/510/01, submitted as part of the planning application and shown in Figure 5.

8.00 Scale

The scale of the proposed terrace is considered appropriate for the location of the site. Given the site's prominent position the development will sit comfortably behind the sea defence wall.

The Beachcroft Hotel, Beach Huts

9.00 Appearance

To Match the existing terrace, with vertical timber (Oak) to retaining walls.

Materials

- Oak
- White painted picket fencing
- Timber decking with artificial grass.

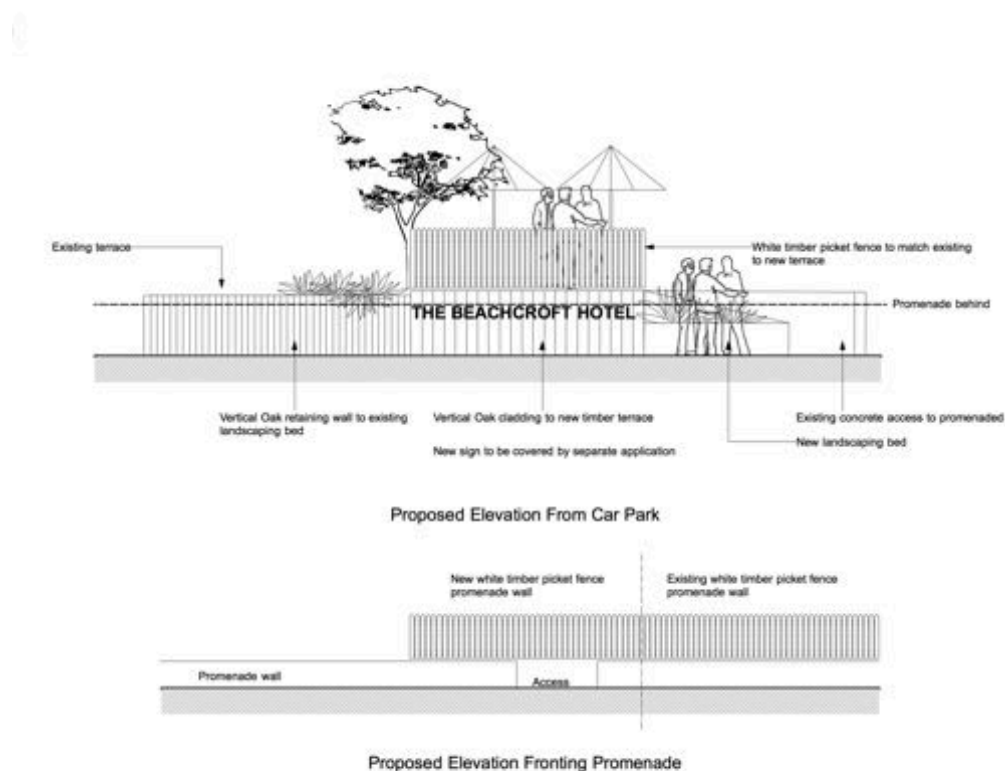


Figure 6 – Elevations

10.00 Access

i) From existing terrace.

11.00 Conclusion

- The development meets the design principles set out in section 4.0.
- The development will generate jobs and financial revenue for the local community.
- The development forms part of an ongoing modernisation of the Beachcroft Hotel, creating a desirable and attractive hotel destination within the Havana West hotel group.
- The development is in line with the relevant planning policies set out in section 3.0.
- The development responds to and will enhance the visual amenity of the surrounding area
- The development will be of a high architectural design.
- The development will not be compromised by any flood risk.