

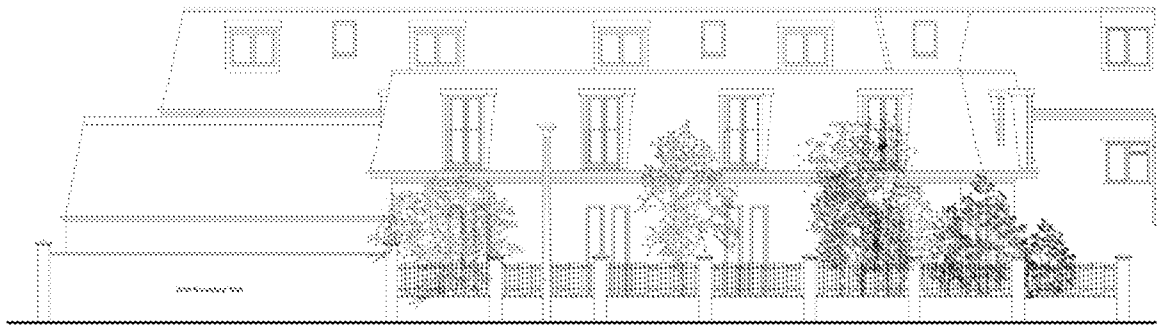
DESIGN & ACCESS STATEMENT

PROPOSED REAR BEDROOM EXTENSION THE BEACHCROFT HOTEL

CLYDE ROAD

FELPHAM

PO22 7AH



IVON BLUMER ARCHITECTS LTD



Hotel from Clyde Road

Introduction

Best Western Beachcroft Hotel

Clyde Road, Felpham West Sussex. **PO22 7AH**

This Design & Access Statement sets out to explain why the proposal has been designed in a particular way and the aspects that have been considered before submitting the application.

The planning application is similar in design and overall massing to a previous application FP/65/11 which was conditionally approved 06/10/2011, now expired. The overall external design is in the same architectural style, with the ground floor conference room being replaced with a storage area, accessible toilets and under-croft parking spaces.

ASSESSMENT

1. Description

The Best Western Beachcroft Hotel has 32 en-suite rooms; made up of doubles, twins or family rooms and 4, 2 bedroom beach huts. Many of these rooms have superb views looking out over the English Channel.

Facilities include the hotel Restaurant, a function room, bar, lounge, indoor pool and garden.

2. Proposed development

On the un-used land adjacent to the swimming pool at the rear of the hotel on the Canning Road side it is proposed to build a new, two storey building. This will provide on the ground floor a new hotel store and accessible toilet and the 1st floor there will be six en-suite bedrooms of which, two will be equipped as accessible rooms. The 1st floor will be accessed via a stair and a lift.

3. Assessment of Setting/Surroundings

The Hotel is situated at the seaward end of a quiet, mostly residential cul-de-sac and spans between Clyde Road & Canning Road, in the village of Felpham. Nearby is Butlins Holiday Camp. The Beachcroft Hotel is only five minutes from Bognor Regis railway station by car. From the A29 the hotel is signposted in both directions and may also be found by following signs to Felpham Village and 'Brown Bed' signs until the Beachcroft Hotel sign can be seen. There is a local bus stop at the end of Sea Road which travels from Bognor Regis town centre every 15 Minutes.

INVOLVEMENT

4. Consultation

The hotel is known to many people in the locality and provides a venue for social gatherings, dining, meetings and functions and festivities throughout the year. It prides itself on the high standards of service customer care and cuisine amply demonstrated by the number of awards it has won.

Consultations with the local community during the original planning application were supportive of the proposals.

ACCESS

5. Related Documents

The Building Regulations Approved Document M.
CABE Design & Access Statements.
Beachcroft Hotels Ltd. Access Statement.

6. Relevant Policies

The design for the proposed addition to the hotel follows the brief to provide good access and internal circulation without steps or changes of level and conforming to the relevant section of the Approved Document M. The brief also required the inclusion of two guest bedrooms with larger bathrooms and furnished and equipped as required by the Approved Document M.

7. Accessibility

Currently access to the hotel is all on one level, with one small access ramp to the front entrance leading to Reception in the main building. There is no lift. However there are rooms on the ground floor which are easily accessible. Currently these ground floor rooms aren't equipped to meet the requirements of Part M so are unsuitable for guests with severely restricted mobility.

The hotel has two car parks with space for 38 cars. Guests usually use the main car park located on Clyde Road. There are clearly marked disabled (Blue Badge) spaces located at the closest point to the entrance pathway.

Assistance can be obtained from the car park to a room by contacting reception.

The proposed new building provides for a new entrance to the rear of the hotel. Two of the six new bedrooms will be fully equipped and furnished for disability as described in the Approved Document "M" and these rooms will be accessed via a lift.

8. Emergency Access

The Hotel Alarm and smoke detection systems will be extended to include the proposed new wing. Regular practise fire alarms and evacuations are already carried out and new procedures will be established to evacuate people in the new building.

In the event of an Emergency there is adequate provision for exits onto Canning Road and a fire escape can be included from the 1st floor if required after assessment by the fire officer.

There is direct road access for emergency service vehicles to both Canning Road and Clyde Road.

DESIGN

9. Proposed Use

The Beachcroft Hotel currently has 32 rooms, 4, 2 bedroom beach huts and a function room which doubles as the restaurant. Demand for rooms often exceed availability. To redress this deficiency and to help meet the needs of guests & visitors an extension is proposed on a plot of unused land to the rear of the Hotel.



Hotel from Canning Road

10. Amount of Development

The Beachcroft Hotel sits on a plot of 2342 sq. metres consisting of buildings, car parks, gardens and unused land. The existing buildings occupy 904.5 sq. metres or 38.6% of the land. The proposed extension will cover an area of 163 sq. metres or an increase of 18% on the existing building. Once the proposed new wing is built the total area of buildings will be 1067.5 sq. metres or 45.5% of the total property.

11. Layout & Appearance

The height of the proposed development was limited to two storeys. A three storey building would obscure views from existing guest bedrooms. Coaches & other commercial vehicles use the rear car park to deliver or turn around. These criteria, together with the need to retain a viable rear car park defined the dimensions for a new building. In turn the available footprint constrained the maximum number of new bedrooms that could be added.

At an early stage in the space planning, ground floor bedrooms for the disabled were discounted. This was simply because views from these rooms would be compromised by a perimeter wall or obscured with railing and planting or just look out to the delivery/car park area. Moreover easier access to the storage/ accessible toilets via the main front entrance and reception or a new rear entrance would be preferable and arguably benefit the greater percentage of visitors attending functions.

A study of the buildings in the locality revealed an enormous variety of styles, materials and types. Clearly there was no local architectural precedent to emulate with a new building.

The Beachcroft's own style therefore sets its own precedent and any new addition would exist in harmony. An exception to the main hotel building was the swimming pool. This was built a number of years ago and is smaller in scale. It has a brick construction and a pitched roof. If this style were to be adopted for the new adjacent, building the resulting height of a pitched roof would obscure bedroom windows. It was therefore preferable to adopt the flat roof, style, materials and finishes of the main building. This solution derived some benefits for the design and space planning. It was possible to limit the overall height of the new building, yet allow views from new bedrooms toward the sea over the lower roof of the swimming pool yet still allow a reasonably lofty function room and externally, blend the new building to the existing and thus improve development along Canning Road.

12. Landscaping

There are no trees or significant planting of any kind which would be affected by the proposed development.

It is proposed to include some small trees or shrubs to the property boundary. The new perimeter wall, with supporting pillars at regular intervals, will be constructed from brick surmounted by stone coping and painted steel railing.

The car park will continue to be surfaced with gravel and new paving with low level lighting to assist guests/ visitors arriving at the new rear entrance.

The paving will be similar and match that at the front of the Hotel on Clyde Road.