

DESIGN & ACCESS STATEMENT

**THE BEACH HUTS
THE BEACHCROFT HOTEL
CLYDE ROAD
FELPHAM
PO22 7AH**



IVON BLUMER ARCHITECTS LTD

Introduction

The Beach Huts is an exciting new proposed development of 4 sea front beach huts with sleeping accommodation located at The Beachcroft Hotel, Felpham, Bognor Regis. The huts are to be located on the sea front taking full advantage of the location and amazing views looking to the west along the Felpham promenade and beach.

Each hut will have a lounge area, leading to an external deck, sleeping accommodation on a mezzanine floor, ancillary bunk bed room and boutique style bathroom. The accommodation has been designed to appeal to those looking for a traditional seaside family holiday experience.

The Beachcroft Hotel is a 3 star, award winning family run hotel owned by Peter and Lana de Savary, well known entrepreneurs and hoteliers. The de Savarys are committed to supporting the local economy with this modern well designed forward thinking investment at The Beachcroft Hotel.

With a proposed investment of up to £0.5 million, the new huts will form a unique addition to the Felpham seafront and promenade, whilst creating a valuable addition of much needed family holiday accommodation for The Beachcroft Hotel.

Designed in a modern contemporary architectural style inspired by the many similar beach huts and chalet style sea front houses in the locality, the huts will be an iconic design statement forming part of the future regeneration of Bognor Regis and the surrounding parishes.

An important aspect of the proposed design is the dramatic mono pitch roof finished in a zinc standing seam metal cladding complimenting the adjacent building at the Old Gun Post and other seafront properties along the promenade.

The building will be constructed using modern methods of construction with high eco credentials.

The design includes for a well considered landscaping scheme both on the promenade side and along Clyde Road, integrating the building into the sea front landscape, whilst respecting the local marine environment.

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1.00 Introduction

This design and access report is to accompany a detailed planning application submission to Arun District Council (ADC) planning department for new hotel accommodation for the Beachcroft Hotel, Clyde Road, Felpham, Bognor Regis, West Sussex, on land adjacent to The Old Gun Post, to be known as The Beach Huts.

Statements to accompany the planning application are:

- 1) Design and Access Statement
- 2) Flood Risk Assessment
- 3) Economic Development Statement
- 4) Ecological Site Assessment
- 5) Site Habitat Plan

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, currently lacking at The Beachcroft Hotel.

The site and the adjacent residential property The Gun Post was acquired by the applicant in 2017 and is currently used for boat storage.

The Gun Post has recently been refurbished to high residential standard by the applicant.

Preliminary planning enquiries have been undertaken by Ivon Blumer of Ivon Blumer Architects on behalf of The Beachcroft Hotel with Daniel Vick at Arun District Council's planning department.

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 residential properties and the remaining boundary formed by Clyde Road and the Gun Post. See Figure 1 – Location Plan, below.

Clyde Road is a residential cul-de-sac giving access to the existing residential properties, the Beachcroft Hotel and to the promenade. The

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site sits at a lower level behind the existing sea defence wall at the rear of the promenade, running between Bognor Regis and Felpham. See photograph 2 and the aerial photograph Figure 2 on the following pages.

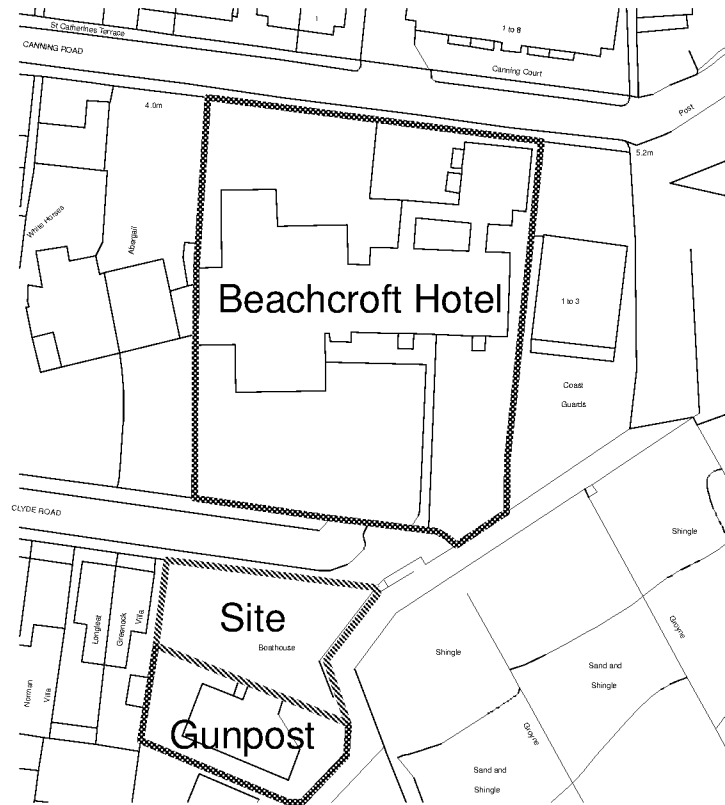


Figure 1 – Location Plan



The Beachcroft Hotel, Beach Huts

Figure 2 – Aerial Photo

The site is open with no important distinguishing features or trees and is located on Clyde Road opposite The Beachcroft Hotel. Whilst the level of the site is below that of the promenade the overall area falls away down Clyde Road towards Sea Road and the Aldingbourne Rife.

The site enjoys a prominent position on the sea front with outstanding views to the east. To the seaward side the promenade gives way to rugged granite sea defence structures and shingle beaches.

The surrounding area is predominately residential in character together with a number of small hotels and guesthouses. The architectural style is very mixed ranging from converted railway carriages, terraced and semi-detached houses and apartment blocks. Heights range from single storey through to 3/4 storeys with a mixture of architectural styles and ages.

The area is not characterised by a high degree of natural vegetation, possibly due to the proximity of the sea and the influence of wind and salt spray.

The site is considered to be sustainable in respect of the proposed beach hut accommodation and access provision.



The Beachcroft Hotel, Beach Huts

Site Photo 1 (Site)



Site Photo 2 (Approach from promenade)



Site Photo 3 (1-3 Coast Guards)

3.00 Policy Background & Planning

The site is currently designated for boat storage.

The proposed development has been designed in accordance with the guidance given in the following Planning Policies.

Arun Local Plan Policies: -

The saved local planning policy is stated in the Arun District Local Plan 2003, the emerging local plan 2011 – 20 and the draft Felpham Neighbourhood Development Plan, the relevant policies being: -

DEV34	Tourist Accommodation and Attractions
DEV35	Tourism Development Requiring a Coastal location
GEN12	Location Parking in New Development
GEN2	Built-up Area Boundary
GEN32	Noise Pollution
GEN7	The Form of New Development
GEN9	Foul and Surface Water Drainage

Publication Version of the Local Plan (October 2014):

D DM1 Aspects of Form and Design Quality

D SP1 Design QE DM1 Noise Pollution

QE SP1 Quality of the Environment

SD SP2 Built-Up Area Boundary

TOU DM1 Tourism Related Development

TOU SP1 Sustainable tourism and the visitor economy

T SP1 Transport and Development

W DM2 Flood Risk

Felpham Neighbourhood Development Plan

Felpham Neighbourhood plan 2014 POLICY BT1 Support business expansion

Felpham Neighbourhood plan 2014 POLICY BT6 Recreation and tourism

Felpham Neighbourhood Plan 2014 POLICY ESD1 Design of new development

Felpham Neighbourhood Plan 2014 POLICY ESD10 Design details

Felpham Neighbourhood Plan 2014 POLICY ESD8 Building design

National Policies

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

Planning History

Relevant Planning History

FP/268/17/PL

Detached 9No. bedroom annexe for Beachcroft Hotel with 9No. car parking spaces.

Approved

FP/178/01/

Ground floor single storey dining room extension and second floor roof extension to provide 2 no. bedrooms and a bathroom.

Approve Conditionally 02-11-2001

BR/180/67

Conversion of gun emplacement to dwelling house

No Decision Given

BR/5/85

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Alterations to the elevational treatment of house in course of construction

20-02-1985 Approve

BR/705/72

Boat storage

22-09-1972 Approve

BR/673/72

O/L private sea front development 6 flats and carports

30-10-1972 Refused

BR/191/55 Conversion of gun emplacement to detached house

Approve 30-11-1955

4.00 Design Principles

The starting philosophy for the design brief was to design a modern, contemporary twist on a traditional beach hut with overnight accommodation, maximising the prominent sea front position and spectacular views, whilst respecting the relationship between the proposed building and the surrounding residential properties. From the onset it was considered that, given the site's location and the architecturally mixed character of the neighbourhood that a distinctive contemporary style was appropriate. A modernist architectural style is not uncommon in such sea front locations.

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 residential area character.
- To integrate building and landscape design to create a seamless flow between the beach huts and the environment.
- To minimise impact on the adjoining properties to the west.
- To respect the exposed sea front location.

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- To create a positive visual enhancement to the locality
- Architectural detailing and materials to be of a well considered approach.
- To promote the use of sustainable energy technologies.
- To mitigate the risk of flooding.
- To provide dry escape in the event of flooding
- To allow the safe movement of pedestrians and vehicles.

5.00 Site Analysis

The site is generally flat and is approximately 400 sq. m in area, with a typical site level of around 4.35 m AOD with a natural fall to the North East.

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.

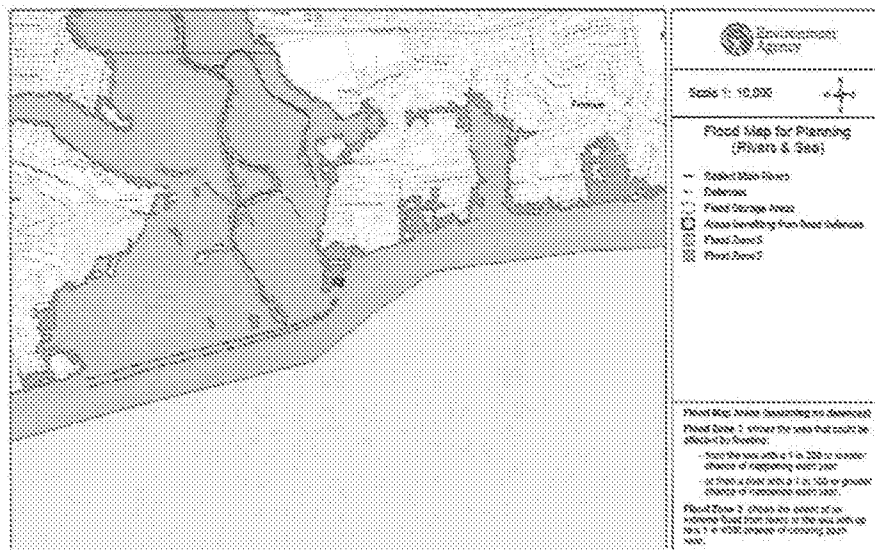


Figure 3 Flood Map

There is existing foul and surface water drainage in Clyde Road

There are no trees or landscaping features currently on the site and it is not anticipated that the site is subject to contamination.

A full ecological assessment has been attached to the application

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6.00 Use

The site lies within the built environment and is currently zoned for boat storage

7.00 Amount

4 Number beach huts
Total

34 sq. m GIA & 40 sq. m GEA
136 sq. m & 160 sq.m

4 Car parking spaces
4 Cycle spaces

Site area

390 sq. m

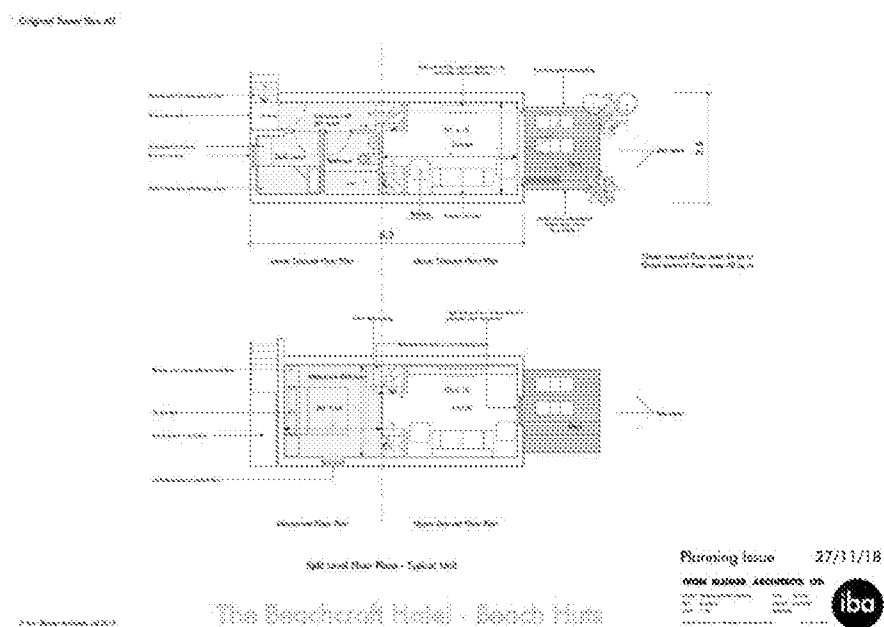


Figure 4 – Typical Floor Plan

The Beachcroft Hotel, Beach Huts

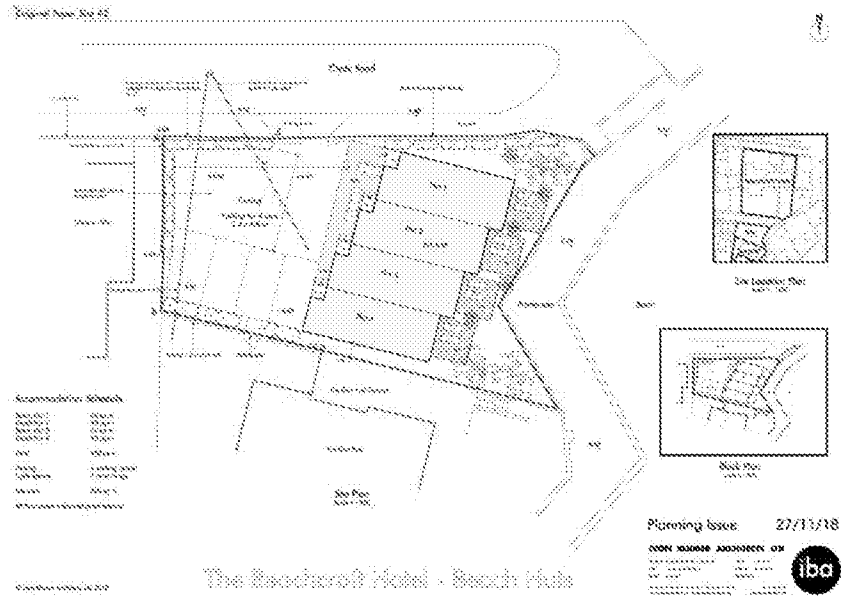


Figure 5 – Site Plans

8.00 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.

The proposed development is for 4, split level beach huts with accommodation for up to six persons per unit with parking for 4 cars. The overall height of the proposed building will be lower than the highest point of Gun Post on the southern boundary.

Taking advantage of the fall in site levels behind the sea wall the beach huts will take the form of a terrace fronting the the promenade, with parking to the rear.

All beach huts are to face the sea with full width bi-fold doors and external decking. The bi-fold doors will be fitted with storm shutters to provide security when not in use and protection during storm events.

The external space facing the promenade is to be decked and surrounded with perimeter frameless glass balustrading, forming private amenity space for each beach hut.

All external areas to be landscaped to an approved planning scheme, it is requested that this be a condition to any forthcoming planning approval.

The proposed access is from the existing access off Clyde Road, with adequate pedestrian and vehicle visibility sight lines shown on the site layout drawing IBA/480/01, Figure 5.

The development will not cause any overlooking, loss of views or overshadowing to adjacent properties, these being The Gun Post and Greenock Villas.

9.00 Scale and Massing

The scale of the proposed beach huts 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 design of the buildings in terms of mass, volume and height has been kept to the minimum in order to maximise the accommodation without over blowing the overall scale.

Buildings of a similar height exist locally to the site and it is suggested that this development will form an important visual addition to the overall sea front scene.

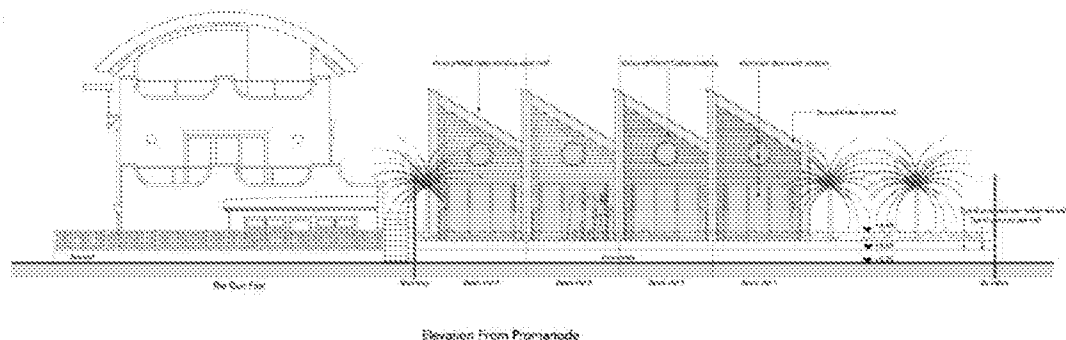


Figure 6 Sketch Elevation to Promenade

10.00 Landscaping

Design Aims

- To design and implement a scheme that reflects and incorporates elements of it's maritime surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for the hotel residents and visitors to the development.
- To enhance the landscape quality of this site when viewed from the surrounding lanes and from the sea promenade.

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- To provide a planting scheme that includes native and Mediterranean seaside plants able to tolerate the harsh maritime conditions.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings and surrounding environment.

A detailed landscaping design will be submitted under a landscaping condition to any forthcoming planning approval.

11.00 Appearance

The architectural appearance of the proposed huts is of coloured Eternit Cedral weatherboarding to the elevations sitting on a raised ground floor plinth under a standing seam metal clad mono pitched roof.

Materials

- Eternit Cedral weatherboarding to the elevations
- Mono pitched roofs in polyester powder coated metal.
- Aluminium PPC windows and doors.

12.00 Access

i) Vehicular & Transport Links

Vehicular access to the site will be from the existing access off Clyde Road, with the internal area laid out with parking for 4 cars

Provision for 4 cycle storage will be provided adjacent to the car parking.

Pedestrian access is from Clyde Road.

Adequate vehicle and pedestrian sight lines are shown on the Plan. IBA/510/01 in Figure 5.

ii) Inclusive Access

Internal design of the beach huts will comply with ambulant access only, under Part M of the building regulations.

Due to the raised nature of the proposed design, the sloping location of the site and the small size of the beach huts, it is not viable to provide full accessibility to these 4 beach huts. It is pointed

out that fully accessible accommodation is provided in the main hotel accommodation at The Beachcroft Hotel.

13.00 Drainage, See FRA

Foul drainage will be connected into the existing foul drain in Clyde Road, subject to Southern Water's approval.

Rainwater drainage, cellular soakaway, located within the car parking area.

Surface water drainage to car park area to be designed as Sustainable Drainage Systems (SuDS).

14.00 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 will provide unique beach style family accommodation currently lacking at The Beachcroft Hotel.
- 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 not compromise the adjoining properties.
- The development will be of a high architectural design.

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- The development will not be compromised by any flood risk.