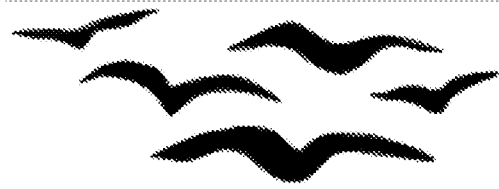


DESIGN & ACCESS STATEMENT

THE BEACHCROFT HOTEL

**GULL POINT SUITES ON THE BEACH
CLYDE ROAD • FELPHAM
PO22 7AH**



IVON BLUMER ARCHITECTS LTD

Ivon Blumer Architects Ltd 2017

Introduction

Gull Point Suites On The Beach is an exciting new proposed development of 9 luxury hotel suites at The Beachcroft Hotel, Felpham, Bognor Regis. To be located on the sea front the building will take full advantage of the location and amazing views looking to the west along the Felpham promenade and beach.

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 £2.0 million, the new building will form an important addition to the Felpham seafront and promenade, whilst creating a valuable economic boost to the local economy.

Designed in a modern contemporary architectural style inspired by the many art deco buildings in the locality the building will be an iconic statement forming part of the future regeneration of Bognor Regis and the surrounding parishes.

An important aspect of the proposed design is the dramatic gull wing roof finished in green copper 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 team is currently investigating the use of photovoltaic panels located on the gull wing roof combined with electric storage modules, allowing the building to meet most of its energy needs off grid.

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.

The development proposal will also include the future refurbishment of the Old Gun Post, a large residential sea front house adjacent to Gull Point Suites, also owned by the de Savarys.

The Old Gun Post, another important iconic building on the sea front with its sweeping curved roof, is to be refurbished as state of the art ancillary residential accommodation for the Beachcroft Hotel.

Following an extensive design process including local consultations a detailed planning application has been submitted on the 26th October 2017 to Arun District Council.

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1.0 Introduction

This design and access report is to accompany a pre-application submission to Arun District Council (ADC) planning department for a new 9 bedroom detached annex for the Beachcroft Hotel, Clyde Road, Felpham, Bognor Regis, West Sussex, on land adjacent to The Old Gun Post, to be known as Gull Point Suites On The Beach.

The proposals are based on previous pre-application advice (PAA/133/17) and form a detailed planning application, as submitted to ADC on the 26/10/17.

The Proposals have been drawn up taking on board ADC advice in the pre-app and with a full design team of specialist consultants.

Statements to accompany the planning application are:

- 1) Flood Risk Assessment
- 2) Economic Development Statement
- 3) Landscaping Strategy
- 4) Landscaping Design proposals
- 5) Topographical and soil surveys
- 6) Surface water drainage design
- 7) Foul water drainage design
- 8) Proposed access arrangements and sight lines
- 9) Transport Assessment
- 10) Travel Plan
- 11) Ecological Site Assessment
- 12) Sit 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 a desirable and attractive high quality boutique style hotel destination, currently lacking in the area, forming part of the de Savarys collection of boutique style hotels.

The site (to be known as Gull Point Suites) and the adjacent residential property The Old Gun Post was acquired by the applicant in 2017 and is currently used for boat storage. Both sites will remain in the ownership of the applicant.

The project design team is as follows:-

The Beachcroft Hotel	Applicant & Developer
Architect	Ivon Blumer Architects Ltd
Landscape Architect	Lizard Landscapes
Engineers	Archibald Shaw
Ecology	Lizard Ecology
Highways	RGP
Survey	Shaw Colegate
Soils	Southern Testing
CGI	Pixelvisuals

The local planning authority is Arun District Council.

Preliminary verbal planning enquiries have been undertaken by Ian Solkin, Managing Director, The Beachcroft Hotel with Daniel Vick and the Economic Development Officer at Arun District Council's planning department.

Preliminary consultations with the adjoining residents have been undertaken.

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 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.

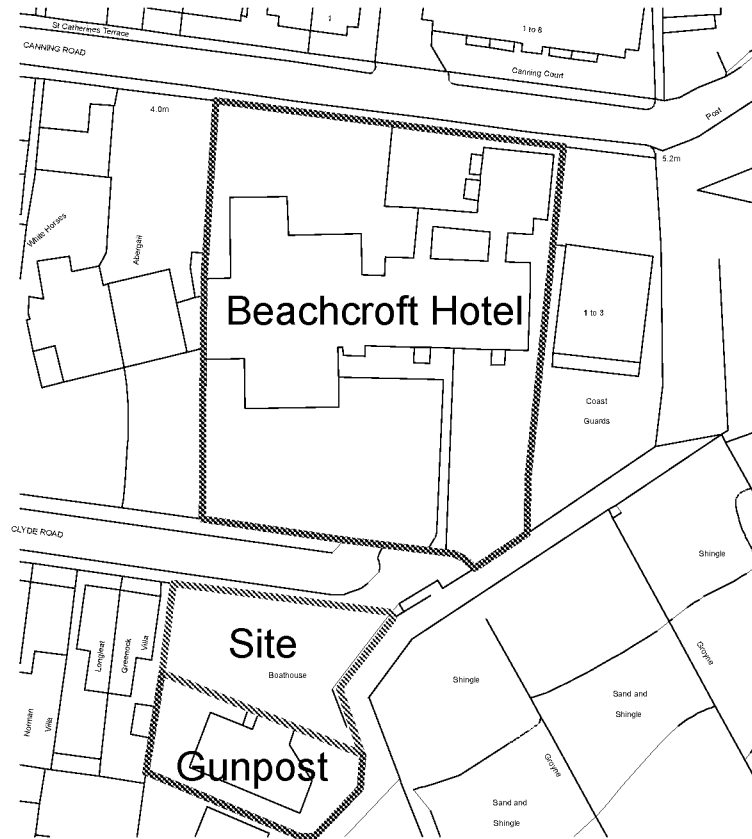


Figure 1 – Location Plan



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 hotel accommodation and access provision.



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/178/01/

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

ApproveConditionally 02-11-2001

BR/180/67

Conversion of gun emplacement to dwelling house

No Decision Given

BR/5/85

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, high quality, architectural hotel development, 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 Gull Point and its environment.
- To minimise impact on the adjoining properties to the west.
- To respect the exposed sea front location.
- 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.
- Habitable floor levels to be set at a minimum of 6.50 m above AOD.
- To provide dry escape in the event of flooding
- To comply with part M of the building regulations.
- 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. A site survey and topographical survey has been undertaken to support the detailed planning application.

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

A Stage 2 Flood Risk Assessment is attached to the application.

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

6.00 Use

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

7.00 Amount

Accommodation Schedule

Lower Ground Floor	9 parking spaces, lift & stairs	
	18 sq m	
Ground Floor	3 bedrooms, lift & stairs	135 sq m
First Floor	3 bedrooms, lift & stairs	135 sq m
Second Floor	3 bedrooms, lift & stairs	135 sq m
Total	423 sq m	

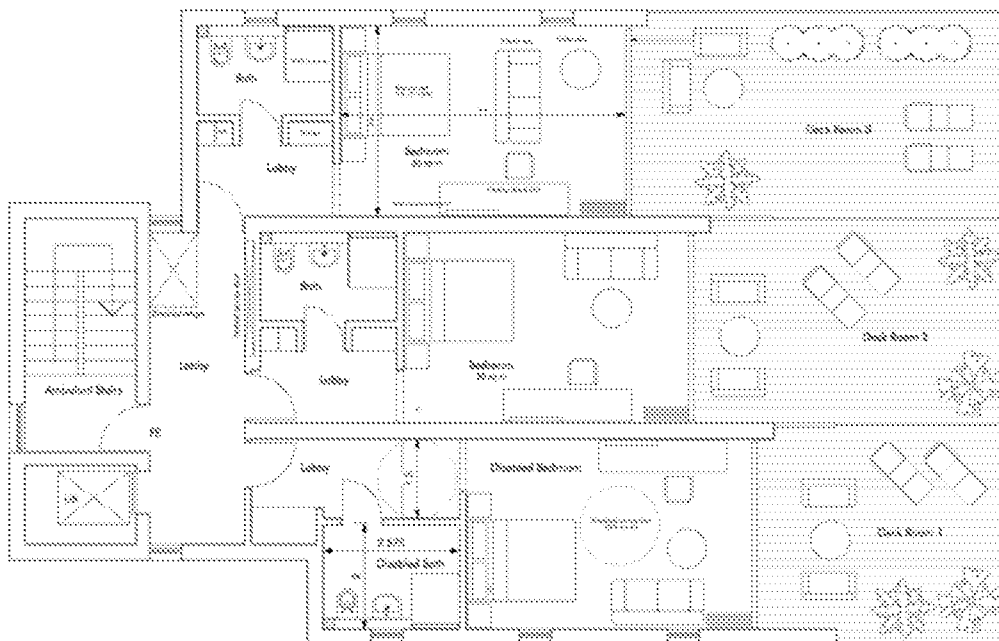


Figure 3 – Typical Floor Plan

8.00 Proposed Layout

The proposed site layout is shown on drawing IBA/480/02, submitted as part of the planning application and shown in Figure 3.

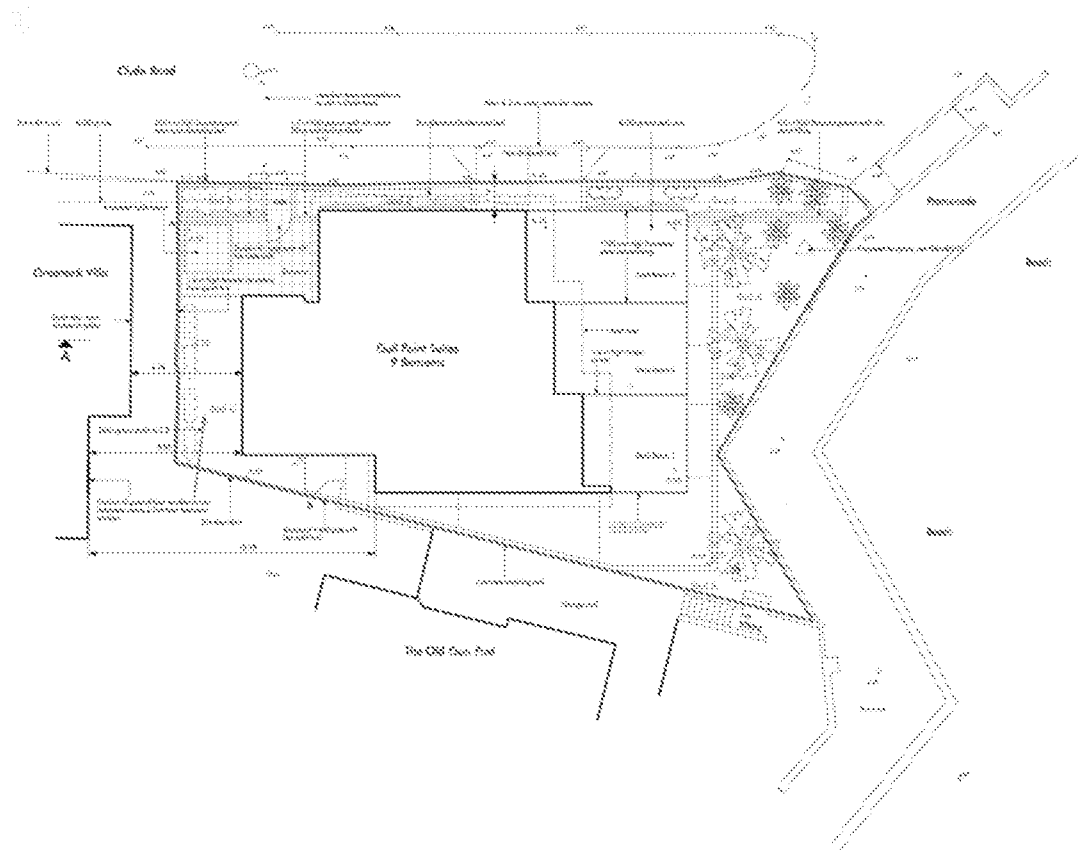


Figure 3 – Proposed Site Layout

The proposed development is for 9 hotel bedrooms and access core over 3 floors, constructed over undercroft parking for 8 cars and one disabled space. The overall height of the proposed building will be similar to the highest point of Gun Point on the southern boundary.

Taking advantage of the fall in site levels behind the sea wall the building will have the appearance of 3 stories from the promenade, similar to The Old Gun Point and the flats at 1-3 Coast Guards (see Photo 3). The undercroft parking will be excavated to the lowest level of the site (4.15 AOD) adjacent to Greenock Villa.

All bedrooms are to face the sea with full width bi-fold doors and balconies, designed to prevent any overlook of The Old Gun Post. All windows on the west elevation have been designed to avoid any overlooking of Greenock Villa.

The external space facing the promenade over the lower ground parking area is to be decked and surrounded with perimeter frameless glass balustrading, forming amenity space for the hotel residents.

All external areas to be landscaped to an approved planning scheme, see Section 10 Landscaping.

The proposed access is a new access off Clyde Road, with adequate pedestrian and vehicle visibility sight lines shown on the site layout drawing IBA/480/02, Figure 3.

The development will not cause any overlooking, loss of views or overshadowing to adjacent properties. The only property directly affected by the development is Greenock to the western boundary, it is considered that the development will not have a negative impact on their amenity space or cause any loss of light or views from habitable rooms.

The concerns raised in the pre-app have been addressed as follows:

The relationship with The Old Gun Post has been considered and a privacy screen on the first floor deck adjacent to the garage terrace has been provided, as part of the refurbishment of The Old Gun Post a similar screen will be provided along the north elevation. There is no overlooking of The Old Gun Post by the proposed bedrooms. It is pointed out again that The Old Gun Post is owned by the applicant.

The proposed building has been sited to minimise any overlooking of Greenock Vilas to the west. The applicant is currently in discussions with the current owner Mr & Mrs Barnes to alleviate any of their concerns.

9.00 Scale and Massing

The scale of the proposed building 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, giving the appearance of a 3 storey building similar in height to The Old Gun Post, The Beachcroft Hotel and Coast Guards flats.

The design of the building 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.

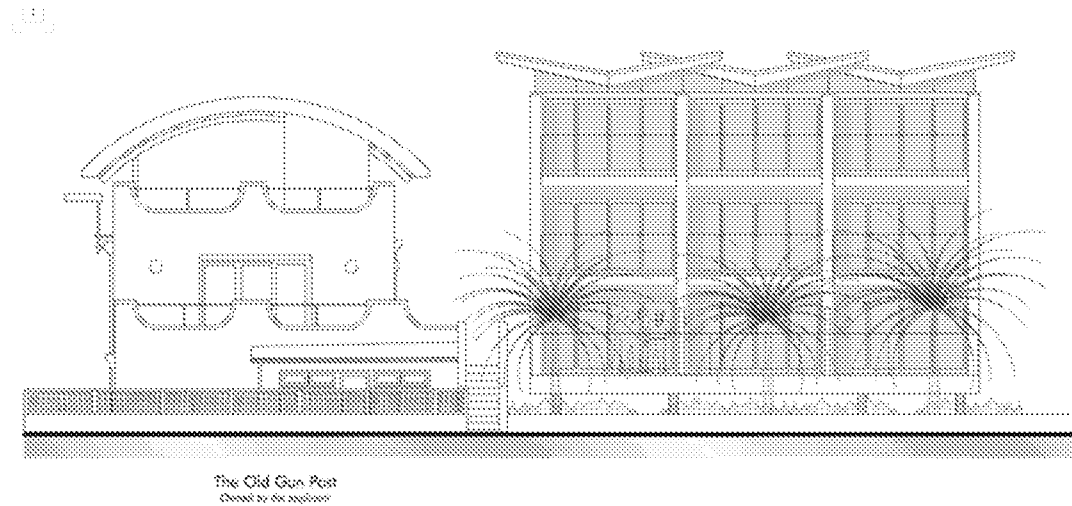


Figure 4 Sketch Elevation to Promenade

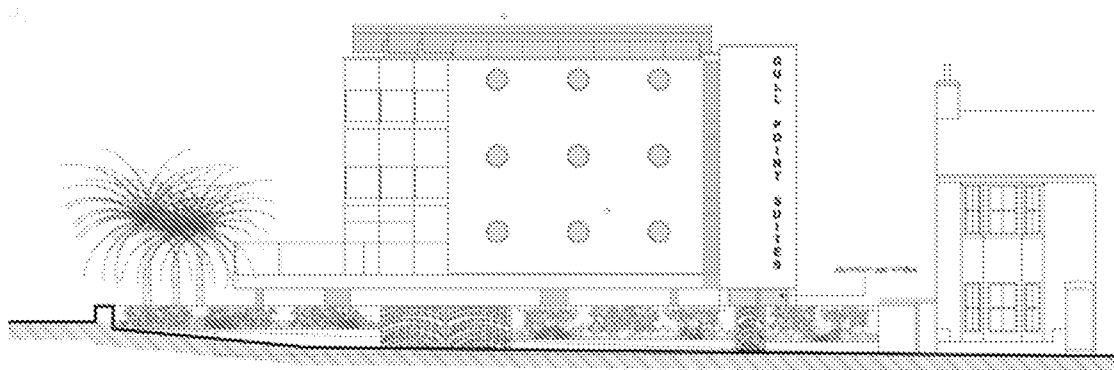


Figure 5 –Side Elevation

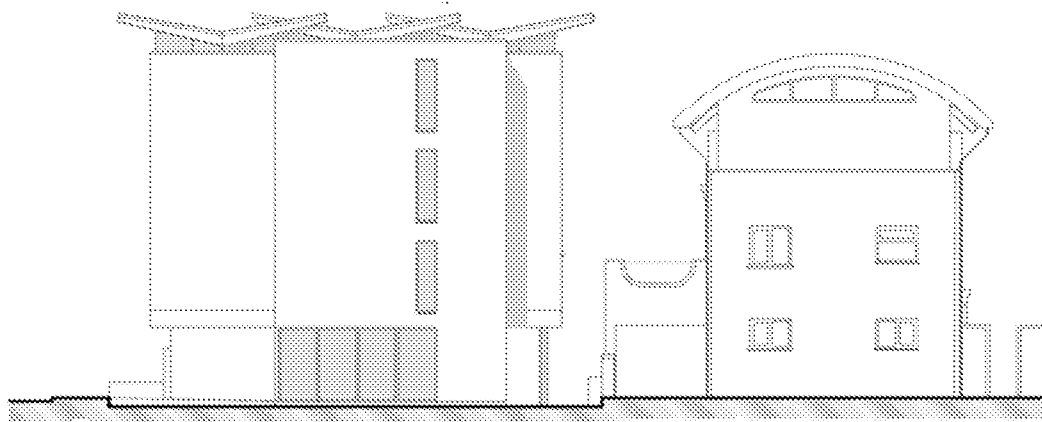


Figure 6 – Rear Elevation

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 Gull Point development.
- To enhance the landscape quality of this site when viewed from the surrounding lanes and from the sea promenade.
- 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 strong landscaping zone is proposed between the back of the Clyde Road footpath and the ground floor walls of the building, created by a low wall to contain the planting, see Figure 7 below.

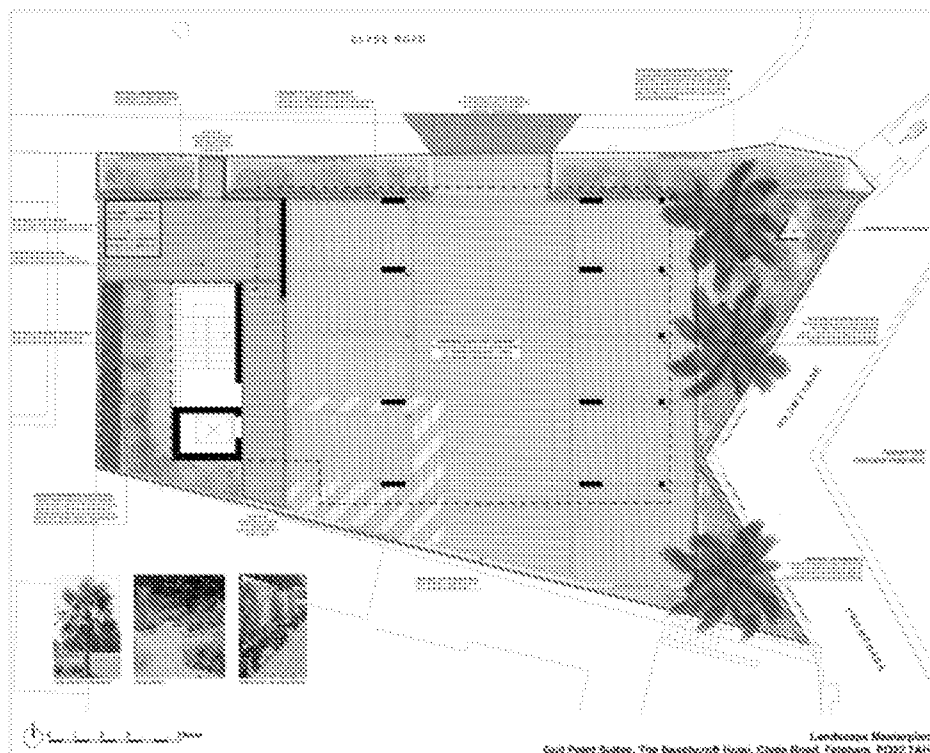


Figure 7 – Landscaping Masterplan

11.00 Appearance

The architectural appearance of the proposed hotel annex is of white rendered elevations sitting on a stone clad ground floor plinth under floating metal clad inverted gull wing roofs.

Materials

- Gabion cages with selected flint to ground floor and boundary walls to Clyde Road.
- White rendered elevations.
- Gull wing roof in polyester powder coated metal.
- Aluminium PPC windows and doors.

The design has both a vertical and a horizontal theme expressed through a sculptural articulation of the form, creating projecting balconies.

The contrast between the ground floor stone clad elevations and upper clean minimalist rendered elevational detailing is designed to visually reduce the height and massing of the overall form. It also forms a visual connection with the higher promenade and sea wall.

The stone cladding to the ground floor and external walls is to be detailed in flint filled gabion cages. This detail forms a visual and physical analogy with the rugged sea defence boulders and the shingle beach beyond the sea wall. The white rendered finish will be in a through coloured thin coat render system with a silica additive to give a slightly sparkly effect reminiscent of Art Deco building along the sea front.

12.00 Access

The development has been designed in accordance with the Disability Discrimination Act 1995, BS 8300 and Part M of the building Regulations 2004.

Please refer to RGP's Transport Statement and Travel Plan.

i) Vehicular & Transport Links

Vehicular access to the site will be by a new access off Clyde Road, with the internal area laid out with parking for 8 cars plus 1 disabled space, with adequate turning facilities.

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/480/03 below in Figure 7.

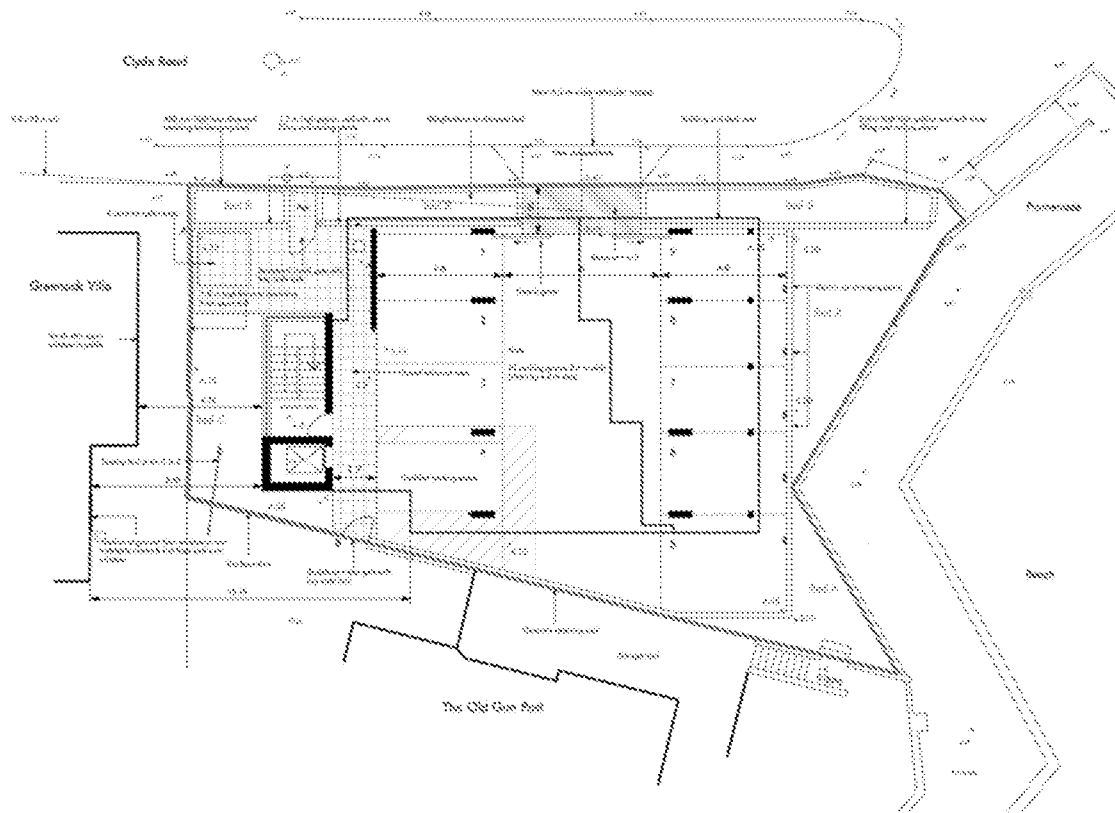


Figure 7 Lower Ground Floor Parking Plan

ii) Inclusive Access

Internal design of the hotel will comply with Part M of the building regulations.

13.00 Drainage

Foul drainage will be connected into the existing foul drain in Clyde Road, subject to Southern Water's approval. Please refer to Drainage Statement in Archibald Shaws Flood Risk Assessment

Rainwater drainage, please refer to Drainage Statement in Archibald Shaws Flood Risk Assessment

Surface water drainage 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 high quality boutique style hotel accommodation currently lacking in the area.
- 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.
- The development will not be compromised by any flood risk.
- The development will comply with the DDA and Part M of the Building Regulations.