

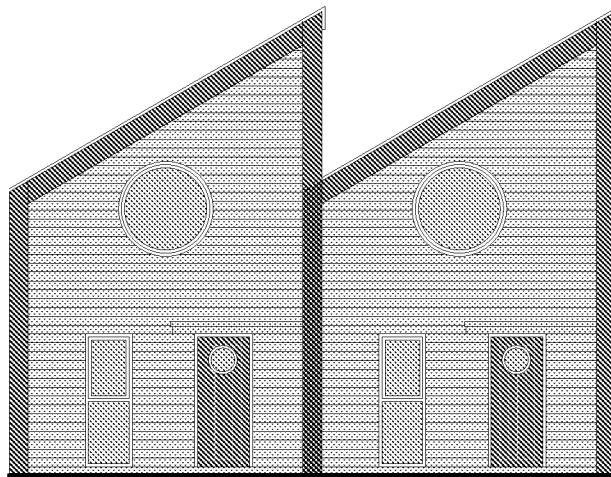
DESIGN & ACCESS STATEMENT

PROPOSED REAR EXTENSION THE BEACHCROFT HOTEL

CLYDE ROAD

FELPHAM

PO22 7AH



IVON BLUMER ARCHITECTS LTD



Hotel from Clyde Road

Introduction

The 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 follows previous applications FP/65/11 which was conditionally approved 06/10/201, now expired and FP/181/20/PL approved 06/01/2021.

ASSESSMENT

1. Description

The Beachcroft Hotel has 32 en-suite rooms; made up of doubles, twins or family rooms and 4 x 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 accommodation for 2 family suites, designed as two self-contained cottages, new ramped entrance and new accessible toilets for the main hotel.

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.

The hotel is known to many people in the locality and provides a venue for social gatherings, dining, meetings, 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.

ACCESS

4. Related Documents

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

5. Relevant Policies

The design for the proposed addition to the hotel follows the brief to provide good access and internal circulation and conforming to the relevant section of the Approved Document M.

6. 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 are rooms on the ground floor which are easily accessible.

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.

The proposed application provides for a new ramped entrance to the rear of the hotel and new fully accessible toilets off the circulation corridor.

7. Emergency Access

The Hotel Alarm and smoke detection systems will be extended to include the proposed new cottages. 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.

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

DESIGN

8. Proposed Use

The Beachcroft Hotel currently has 32 rooms, 4 x 2-bedroom beach huts and a function room which doubles as the restaurant. Demand for rooms often exceeds availability especially for family accommodation. To redress this 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

9. 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 building occupies circa 900 sq. metres. The proposed extension will cover an additional area of 99 sq. metres or an increase of approximately 11% on the existing building, providing 190 sq. metres GEA of new accommodation.

10. Layout & Appearance

The overall external design is in a similar architectural style to The Beach Huts (owned by The Beachcroft Hotel) on the southern side of the hotel, comprising of 2 x two-bedroom family suites, on two floors, accessible toilets, boundary wall and revised parking layout.

The height of the proposed development was limited to two storeys and the proposed development has been designed to avoid any overlooking of the existing residential properties on Canning Road.

The proposed architectural detailing, materials and colours will be similar to The Beach Huts, following a house theme for The Beachcroft Hotel.

11. 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 new landscaping to the boundary and courtyards.

The new perimeter wall, will be constructed in facing brickwork.

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.