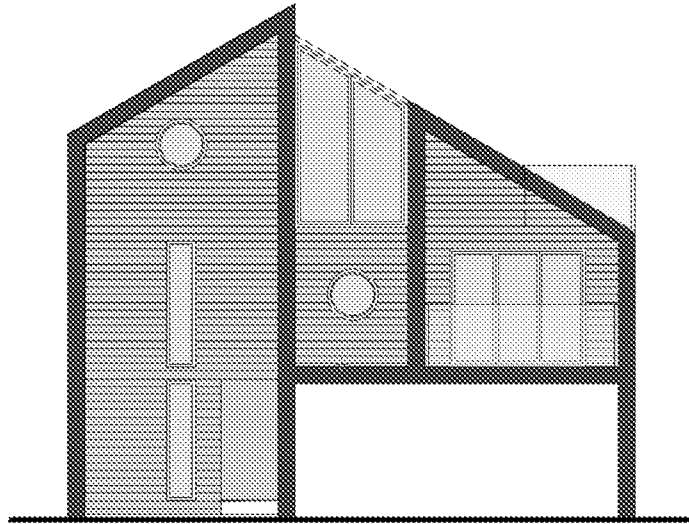


DESIGN & ACCESS STATEMENT

**THE LOOKOUT
THE BEACHCROFT HOTEL
CLYDE ROAD
FELPHAM
PO22 7AH**



IVON BLUMER ARCHITECTS LTD

Introduction

The Lookout is an exciting new proposed development adding to the existing 4 beach huts located at The Beachcroft Hotel, Felpham, Bognor Regis. The Lookout is to be located over the rear parking area behind the existing huts on Clyde Road.

The Lookout will be on 2 floors over the existing car park, it will have a sun room on the second floor, leading to an external deck, sleeping accommodation on the first floor by way of master bedroom and bunk room sleeping up to 6 persons, and a boutique style bathroom on the ground floor. 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 Savary's 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 £0.25 million, The Lookout will form a unique addition to the existing seafront hotel accommodation.

Designed in a modern contemporary architectural style inspired by the existing beach huts, The Lookout will be of 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.

Contents

1.0	Introduction
2.0	Location
3.0	Policy Background & Planning
4.0	Design Principles
5.0	Site Analysis
6.0	Use
7.0	Amount
8.0	Layout
9.0	Scale
10.0	Landscaping
11.0	Appearance
12.0	Access
13.0	Drainage
14.0	Conclusion

The Beachcroft Hotel, The Lookout

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 to be known as “The Lookout” for the Beachcroft Hotel, Clyde Road, Felpham, Bognor Regis, West Sussex, on land to the rear of the existing Beach Huts.

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.

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.



Figure 1 – Location Plan

The Beachcroft Hotel, The Lookout



Figure 2 – Aerial Photo

The site 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.

3.00 Policy Background & Planning

The site is currently designated for hotel accommodation, currently occupied by 4 sea front Beach Huts.

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

The Beachcroft Hotel, The Lookout

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/262/18/PL4 No. beach huts with sleeping accommodation & 4 No. car parking spaces for use with The Beachcroft Hotel.

Approved

4.00 Design Principles

The starting philosophy for the design brief was to design a modern, contemporary twist on the existing beach huts, maximising the prominent sea front position and spectacular views, whilst respecting the relationship between the proposed building and the surrounding residential properties.

Design Reference Points

- To respond positively to the site's current architectural style.
- To make efficient use of the available land.
- To minimise impact on the adjoining properties.
- To create a positive visual enhancement to the locality

The Beachcroft Hotel, The Lookout

- Architectural 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 and vehicles.

5.00 Site Analysis

The site is generally flat and is approximately 390 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.

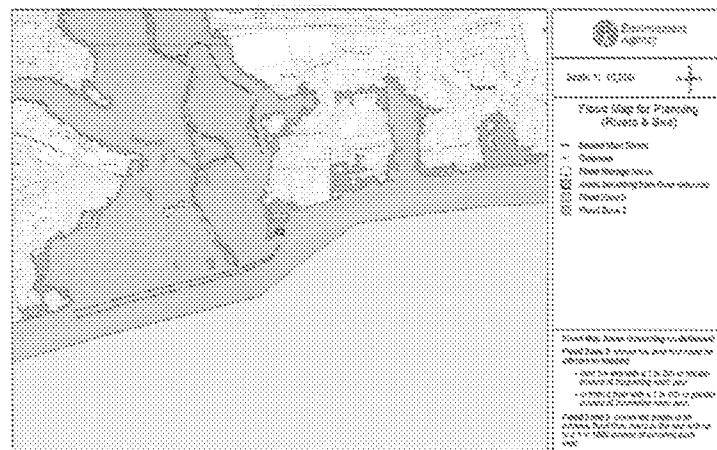


Figure 3 Flood Map

There is existing foul and surface water drainage in Clyde Road

The proposed area of new development is currently an open car park finished in gravel.

6.00 Use

The site lies within the built environment and is currently zoned for hotel accommodation.

The Beachcroft Hotel, The Lookout

7.00 Amount

The Lookout

78.75 sq. m GIA & 96 sq. m GEA

1 Car parking space

1 Cycle spaces

Site area

390 sq. m

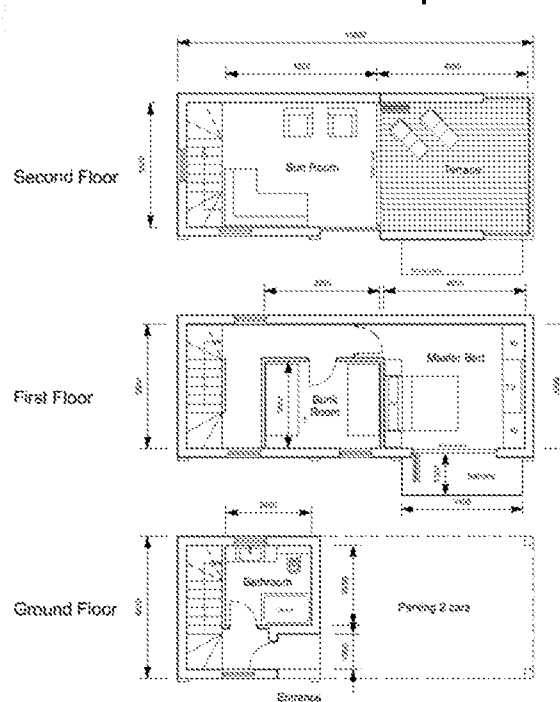


Figure 4 – Typical Floor Plans

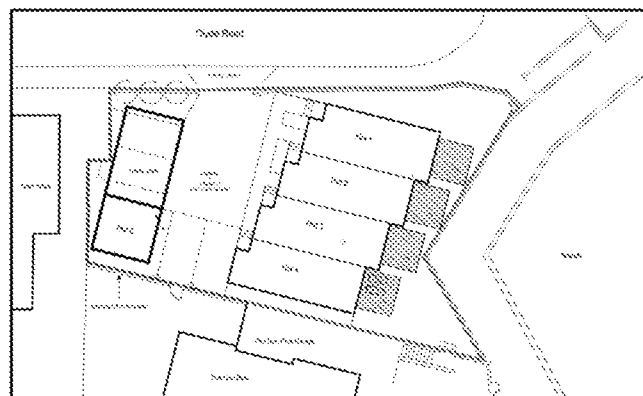


Figure 5 – Site Plans

8.00 Proposed Layout

The proposed site layout is shown on drawing IBA/549/01, submitted as part of the planning application and shown in Figure 5.

The proposed development is for 1, three storey beach hut, to be known as "The Lookout" with accommodation for up to six persons per unit with parking for 1 car. The overall height of the proposed building will be lower than the highest point of Gun Post on the southern boundary.

The proposed access is from the existing access off Clyde Road.

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

9.00 Scale and Massing

The scale of the proposed new beach hut is considered appropriate for the location of the site. Given the site's prominent position the development will sit comfortably behind the existing beach huts.

The design of the new beach hut in terms of mass, volume and height has been kept to the minimum.

Buildings of a similar height exist locally to the site.

10.00 Landscaping

There will be no change to the existing landscaping design on the site.

11.00 Appearance

The architectural appearance of the proposed hut 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, all to match the existing beach huts.

Materials

- Eternit Cedral weatherboarding to the elevations

The Beachcroft Hotel, The Lookout

- Mono pitched roofs in polyester powder coated metal.
- Aluminium PPC windows and doors.
- Feature steel frame.

12.00 Access

i) Vehicular & Transport Links

Vehicular access to the site will be as the existing layout. With 4 parking spaces. An extra parking space is to be provide in the main car park of The Beachcroft Hotel.

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, it is not viable to provide full accessibility. 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 will be into the existing cellular soakaway, located within the car parking area.

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.
- The development will provide unique beach style family accommodation currently lacking at The Beachcroft Hotel.

The Beachcroft Hotel, The Lookout

- 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.