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Hampton Quay

Vision and Impact Statement

Stolon Studio, August 2020

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The site, named Hampton Quay, lies on the eastern bank of the River Arun, on the edge of Littlehampton but within the Economic Growth Area. This area, that encompasses the town centre, the harbour and land on either side of the river, is where the council sees the focus of their regeneration plans.

Hampton Quay will be the first major development site on the river to be submitted for planning, since the east bank development, and it is seen as a benchmark for future applications.

The proposal will bring new economic life to this part of the river through a waterfront, gateway development. It comprises new leisure moorings, inclusive riverside walks, cycle paths, a waterside restaurant/café, commercial/leisure space as well as 105 riverside apartments, carefully designed for all generations.

The application is made by Robert and Fiona Boyce, two well-known local residents who run the Littlehampton Yacht Club, Littlehampton Ferry and the Arun Shipyard. A hundred years ago, William Osborne started his business building cars and boats on the River Arun. Four generations later Robert, great grandson of William, and Fiona acquired Hampton Quay in 2016. The Osborne Boyce family were renowned for creating hundreds of lifeboats for the RNLI as well as a vast range of other vessels. With activity on both the East and West Bank of the River Arun at Littlehampton the days of shipbuilding have left a legacy as well as an opportunity to create a new future for Littlehampton town and harbour.

The Boyces have an interest in the success of the Economic Growth Area and the West Bank, in particular. The development at Hampton Quay is seen as the catalyst for the successful regeneration of the West Bank, including much needed flood defences. It is seen in the context of the regeneration of the West Bank and the opportunity this brings.

The local council have attracted and delivered some exciting local landmarks such as the East Beach café designed by Thomas Heatherwick, the UK's Longest Bench designed



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by Studio Weave, and performance space by Flanagan Lawrence. These projects have helped to expand the visitor attractions in Littlehampton and the next step is to turn this into genuine economic growth and job creation. This inevitably will rely on the growth of the marine leisure industry and the supporting residential growth, which provides for an increased population to support the wider area.

The Littlehampton Harbour Leisure Study, 2009 identified demand for 200-400 additional moorings along the river with the leisure marine sector contributing the largest Gross Value Added and Full Time Employment (FTE). It referred to 'The potential to attract between 100 and 200 boat-owning households based within the Arun District but currently mooring their boats at other sites, despite the fact Littlehampton Harbour is their closest mooring provider.' Littlehampton is described in the Local Plan to have 'an expanding marine-based leisure economy.' The proposal has been carefully considered and designed over the last two years to identify the most appropriate uses, mix and scale, to support the economic growth area balanced against the local characteristics of the site and the environmental value. It has been designed to facilitate connections with recent development at Kingley Gate and future redevelopment of the Industrial Park, with new footpaths and cycleways through the site and around bridge roundabout. A hotel was considered but market research indicated that it would need to be a large Premier Inn type. Whilst this may provide some employment, it would have taken business away from local hoteliers / B&Bs in the town centre, which by their location increase dwell time and support local businesses. By the design nature of these buildings it would have also detracted from the riverfront. A small boutique hotel was also considered but hotel consultants advised against this. Furthermore, it was felt that this would also detract from local businesses and the town centre.

Hampton Quay will deliver almost 500 metres of new moorings, a new café and some leisure facilities, along with new homes designed to support a range of ages from young families to retirees. The new homes will attract a mix of locals and boat-owning households, supporting job growth in the area, associated with supporting industry – boat maintenance, repairs, cleaning, parts, supply, marina maintenance, and add on sales industry. This will support local businesses located in the existing marina, shipyard and town centre, rather than detract from existing retail businesses. It sits harmoniously alongside the Littlehampton Harbour Board plans to develop, encourage, and improve the leisure use of the harbour.

The additional ferry stops will provide an attractive route from the site to the town centre, bringing additional passengers and business to the town centre. The café/restaurant is seen as a space for locals and to attract passers-by to Littlehampton and encourage dwell time in the area. A water taxi / ferry will provide an impetus to locals and tourists to use the river as a connection between Arundel and Littlehampton



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The buildings are envisaged as a transition from the coastal riverine landscape to the town. A tall building on the junction with the A259 could make a landmark building and gateway to Littlehampton from the river and by road. They are designed to be exemplar and high quality. All parking is to be located below ground level and out of sight, leaving the public realm unencumbered and with direct views over and access to the river.

The development is designed to substantially reduce carbon emissions through a fabric first approach to reducing heat loss, combined with heat pumps, and renewable power. The apartments are designed to provide for all generations, with larger units that cater for young families and retirees, and provide shared spaces, promoting better social cohesion. Due to the complexity of the site and the ambition of the project, the viability of the scheme is marginal and yet a proportion of the development is to be affordable. A shared courtyard/garden space is provided at the ground floor of each building with a shared common space for residents to interact, cook and eat together.

The Boyces are committed to the long-term success of Littlehampton. Hampton Quay will create an inclusive, mixed-use riverside destination and generate important revenue for the local economy. The success of Hampton Quay will help to support the marine leisure economy of the town, and through reinvestment it will help the regeneration of the West Bank and the Harbour.