

DESIGN & ACCESS STATEMENT

FOR A NEW HOTEL AT 61 PIER ROAD LITTLEHAMPTON



017- November 2018

bayside
ARCHITECTURAL DESIGN LIMITED

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1.00 INTRODUCTION:

The site of The Nelson Hotel at 61 Pier Road has been occupied with a public house / hotel of some description for over one hundred and seventy-five years. With an enviable corner position adjacent to the river Arun it has been a surprise to many locals and tourists that the property has remained closed since July 2017.



1 – Nelson Hotel viewed from Oyster Pond

The owners have previously been granted planning permission to make major alterations to the current building but after more detailed work these proposals do not allow for the long term financial security of the business.

Bayside Architectural Design where asked to conduct a feasibility study to review these proposals and put forward options. The outcome of this is a design for a new hotel which forms the basis for this planning application.

2.00 PROPOSAL:

The proposal is to demolish the existing building and construct a new fourteen bedroomed hotel and restaurant of a similar footprint and height to the consented scheme which will hope to be seen as a landmark project to further regenerate Littlehampton.

3.00 ASSESSMENT OF PHYSICAL CONTEXT:

The site is probably the most prominent in Littlehampton opposite the east bank river walk on the corner of South Terrace and Pier Road with enviable views of the river and across the Oyster pond.

The site is bordered to the north by ‘Smudgers’ at 60 Pier Road which is a small local sweet shop open during the summer months with residential accommodation over. The rest of this terrace are houses

independent parade of shops and restaurants with residential accommodation over converted from the original terrace of fisherman's cottages.



2 – Pier Road shops

To the east is a private alley forming part of 95 South Terrace which is a three-storey property divided into self-contained flats forming part of a terrace of four buildings going east to the corner of Bayford Road.



3 – 95 South Terrace

The alley goes to the end of an unadopted road behind the properties of Pier Road and Bayford Road before joining into Clifton Road which returns into Pier Road.



4 – Aerial view from behind properties

The rear of Pier Road properties have been extended in a very ‘hap hazard’ manner with little of the original character of the buildings remaining. The Nelson Hotel has also undergone many changes since its original construction as can be seen from the small amount of historical information that follows.



5 – Rear of adjacent Pier Road properties with The Nelson to the left

4.00 SOCIAL / ECONOMICAL CONTEXT & PLANNING:

The Nelson Hotel started out as the Victory Inn around 1840 with a name change in the later part of the nineteenth century to Nelson and Victory. In 1897 the building was updated by adding a new brick building around the original, a novel way not to break the continuity of the Alcohol licence.



6 – The original building before 1897 remodelling



7 – Image from Pubhistory.com showing the two buildings linked (after 1897)

This building was connected to the fisherman's cottages in Pier Road (*image 8*) and these can be seen mainly as single storey. From this time the building has been known as The Nelson.



8 – Extract from postcard (date unknown after 1897)



9 – Extract from postcard from 1967

The structure we see now was shaped by work carried out in the 1970s when the building was partially rendered with flat roof additions. This work along with upvc double glazing has drastically changed the character of the building into one described in the last planning application documentation by the local conservation officer as a building which is “a neutral component”.

The granted planning application LU/84/17/PL in May 2017 was to add a second floor which further emphasises that the building, as it currently stands has little historic merit or adds to the character of the area. The riverside walk regeneration of Pier Road as part of the flood alleviation scheme does bring more visitors to Littlehampton but much of the surrounding area does look dated, The Nelson included.



10 – Riverside walk

The owners decided to close the business in July 2017 after the granting of the planning permission to prepare for the building works. However after more in-depth design the viability of the scheme was challenged as it would still be a non-descript building externally which did little to enhance the area or attract business to the premises, despite what would have been a very large financial investment.

Revaluating the scheme so that the existing building is replaced gives a much more long term investment both for the owners and this area of Littlehampton and is hoped that this will migrate along Pier Road area. It is regrettable that the external condition of the existing building is deteriorating and having an adverse effect on the area, but spending any money on maintenance would now be wasteful as the premises is needing a complete refit and in its current condition the building is unusable. It is not currently generating an income for the owners, but is costing them to keep it empty. In terms of the local economy this is not what small local businesses can withstand in the short term or the area.

In terms of the use of the proposed building compared to previously consented scheme, the hotel is going to be more modern and appeal to a more upmarket cliental. The provision of a hotel roof top dining room can only enhance the experience by separating this from the general public facilities on the ground floor. Providing such a facility of a small roof terrace for hotel guests' use utilises the natural resource of the location of river views. The ground floor is going to be a restaurant, not a public house as the current arrangement and will be more likely used by couples and families and not singles drinking. This should alleviate local residents concerns as this will minimise the possible anti-social behaviour sometimes encountered in and outside of public houses. The exact opening times of the restaurant and roof terrace dining room can be agreed with the council's licencing and planning departments.

Comments have been looked at from the previous consented scheme and have been hopefully redressed with the proposals:-

- “Too large and stark appearance” – The new building is modern and colourful, but also taking note of the adjacent buildings incorporating feature brickwork by changing materials on different floors the building looks less monolithic.
- “Unneighbourly and overbearing” – the hotel dining room is set back from neighbouring properties with the terrace to the front. The setting back of this part of the building makes it

less visible from the adjacent roads so making the building look lower. Locating the terrace to the south prevents users looking over neighbours.

The main design advantage of the new building is that the floor levels are reset. By lowering the ground floor to pavement level, the building's impact is less, and described in more detail in section 7.



11 – Location aerial view

In terms of the current Local Plan the site falls within the Economic Growth Area, the Built up Area and the western corner of an Area of Character bordering with a Local Green space at the Oyster pond and the Littlehampton to Arundel Green Link along the river Arun.



12 - Extract from Arun Local Plan

Although the proposal involves demolition within an Area of Character, Policy HER DM4 clarifies that consent will be granted where new development enhances the character of the area. Any buildings retained must make positive contributions to the special character of the area, as previously established by the last planning application, the existing Nelson Hotel is neutral, so its loss would not adversely affect the areas character. A new building of modern design, such as the East Beach Café would add to and compliment the architectural character of Littlehampton.

Built up Area Boundary Policy SD SP2 supports our proposals where any new development should be focused within the boundary of this area.

The proposals will require approximately 50% increase in staff, which will probably be local due to the flexibility required within the hospitality industry. Policy EMP SP1 Strategic Economic Growth supports job creation. The seafront regeneration proposals that are in their early stages would be enhanced by a new modern hotel and restaurant which would join the east bank river with this area starting at the Oyster pond. The Littlehampton Economic Growth Area also promotes providing additional or enhanced commercial and leisure activities, including small scale retail, hotel, café and restaurant uses.

5.00 ACCESS:

The site is located on the seafront within walking distance to all amenities that users of a hotel would require: - Windmill Theatre, Harbour Park Amusements, riverside, beach, and the town centre. A more detailed analysis of transport and parking is given with the RGP Highways Statement which forms part of this application.

Similarly the separate restaurant provides for both locals and holiday makers who come to enjoy Littlehampton. It is seen not as direct competition to other business in the locality as a different menu will be offered.

With high ground floor levels both entrances into the existing building had steep steps and no lift to the accommodation. This corner plot is difficult in terms of setting a ground floor level, as the footpaths to South Terrace and Pier Road and also the side alley all slope in different directions. However the new building provides full level entrances to both the hotel and restaurant with a passenger lift to all floors including the basement where a meeting room is located. At least one of the bedrooms will be fully fitted out for wheelchair users and the building will contain two disabled WCs.

In terms of the logistics of deliveries a specialist Cellar lift will be installed to allow easy movement of barrels, crates and boxes into the cellar and basement stores.

To the rear exits, a ramp will be provided within the private courtyard to enable a level exit route from the building and aid other deliveries into the building.

6.00 LAYOUT:

Being a corner plot site the most had to be made of the river and sea views. The southern and western orientation of the majority of the bedrooms was paramount to the design of the accommodation. By doing this also reduced overlooking to neighbouring properties and allowed the inclusion of some Juliet balconies.

These views are a very important feature for the restaurant and roof terrace dining room to create a feeling of airiness and light. The glazed folding doors allow these areas to be opened up in the

summer months to take advantage of the terrace area and also the small covered seating area adjacent to South Terrace. This feature will benefit from the landscaping regeneration proposed by the local authority creating a more continental café feeling.

As the footpath to both Pier Road and South Terrace have a gradient to achieve full disabled access required careful setting out of the ground floor level. This dictated where the entrances to the restaurant and hotel were to be placed. The entrance to the restaurant would ideally be on the corner of both roads to attract the most customers and provide an easy connection to the riverside walk. This was the furthest from adjacent properties where the quieter hotel entrance is located.

All ancillary service areas such as kitchen and staircase are located to the rear of the building, with as much mechanical plant located in the basement to reduce the visual impact and assist with sound attenuation.

7.00 SCALE & APPEARANCE:

The following should be read in conjunction with the Visual Impressions that accompany this application to show the proposed building in its true setting with models comparing the proposed with the existing and previously consented scheme.

The adjacent building of 92-95 South Terrace is a large three storey Edwardian terrace similar to a four storey building at 83-89 South Terrace. These buildings dominate this area of character and our proposed was designed to be of similar height.

The existing Nelson Hotel has a semi basement, however lowering the proposed ground floor level to achieve disabled access created a deeper full basement by default. Additionally this lowered the first and second floors above, which have allowed for the addition of the smaller floor area roof terrace and dining room. The majority of the building on this top floor is set between 3.7m and 5.7m from the main wall line which allows this to be virtually hidden when viewed from the street. The building looks three stories with the terrace level set 2.85m below the ridge height of 92 South Terrace. This level is 1.94m below the previously consented scheme's roof level, 1.67m below the existing building's ridge height and 0.97m below the ridge height of the adjacent 60 Pier Road.

The following three tables compare the gross internal and external floor areas of the current Nelson Hotel, the scheme consented in 2017 and the proposed building. Although the proposed can be seen as a slightly bigger building by these figures the actual scale of the building is more in keeping with adjacent properties due to the lowering of the ground floor.

Floor Areas - Nelson Hotel

Existing Building

Floor	Gross External (m ²)	Gross Internal (m ²)
Basement	215	185
Ground	246	213
First	195	166
Total	656	564

Previously Consented Building

Floor	Gross External (m²)	Gross Internal (m²)
Basement (includes ex. Stair)	240	185
Ground (includes ex. Stair)	283	258
First (includes ex. Stair & Balcony)	266	224
Second (includes ex. Stair & Balcony)	223	178
Total	1012	845

Proposed New Building

Floor	Gross External (m²)	Gross Internal (m²)
Basement	210	187
Ground (including Seating Area)	301	243
First	290	262
Second	290	262
Third / Terrace	192	110
Total	1283	1064

The existing building is very plain with light grey render and white upvc windows to the road elevations and brickwork to the rear, with plain concrete roof tiles. Adjacent properties are either brickwork or a mixture of white render or cladding. The adjacent riverside walk has introduced a lighter contemporary feel to this area of Littlehampton with dark grey painted handrails with stainless steel cable infill, yellow brick paving, large timber and concrete seating and modern signage.

Our proposed building follows this more modern approach with fresh light colours used to merge with this new colour palette of greys and also introduce a light blue to reflect the waterside location. The random pattern of the cladding is designed to break up the uniformity of the building reducing its impact to blend in with the riverside walk and the top storey with the sky. The brickwork to the east elevation and ground floor is similar to those on the South Terrace buildings. Window colour, in particular the folding doors are similar to those in Pier Road at The Gravy Boat restaurant.

The feature windows are surrounded by darker cladding which will project slightly to mimic the feel of the bay windows seen on the existing building. The cladding material was chosen because of its long lifespan of around sixty years, recyclability, and colourfastness even in the marine environment needing little maintenance, except for a clean, with a very good fire rating.

Littlehampton does have varying Architectural styles reflecting its development over the years and modern architecture such as the east Beach Café and Leisure Centre are encouraged if they regenerate the town but also complement existing buildings. It is hoped our proposed building will add to this.

8.00 SUSTAINABILITY:

A Sustainability Report by Delta Green is included as part of this application. It describes the methodology for the specification of the building materials and plant. Preliminary Part L calculations have been carried out and the building will achieve a very good energy performance. Window sizes and orientation have been considered as well as shading of the large south facing glazed doors by covered a seating area to the ground floor and a brise soleil to the terrace to prevent overheating.

Sustainability in terms of location and transport has been included in the RGP Highways statement, in summary a town centre location close to all amenities and transport systems including cycle routes.

9.00 LANDSCAPING:

The site is an existing brownfield site in the centre of town without any existing planting or habitat. It is proposed to provide some form of landscaping in containers to the upper terrace flat roof to improve the quality of the environment for users, limit solar gain and also provide some possible habitat for wildlife depending upon species of plants that would survive in an exposed seaside location.



13 – Roof Terrace example planting

10.00 FLOOD RISK:

As the site falls within the Environment Agency's Flood Zone 3 a Phase 1 Flood Risk Assessment has been prepared by consultants Ambiental and forms part of this application.

11.00 NOISE ASSESSMENT:

All mechanical plant will comply with strict acoustic requirements as detailed within Delta Green's Ventilation Services Strategy Report.

The use of the building is the same as the existing and should not significantly increase noise to neighbouring properties. However as mentioned previously the change of the ground floor from a public house to restaurant should reduce the possibility of anti-social behaviour.

12.00 LIGHTING ASSESSMENT:

A full external lighting design and related Isoline output plot are included as part of this application from consultants Delta Green. This shows that the lighting has minimal effect on the surrounding properties.

The internal lighting has not be designed in detail but the principle is for low energy usage with limited light spill. Mitigation methods may be implemented to achieve this.

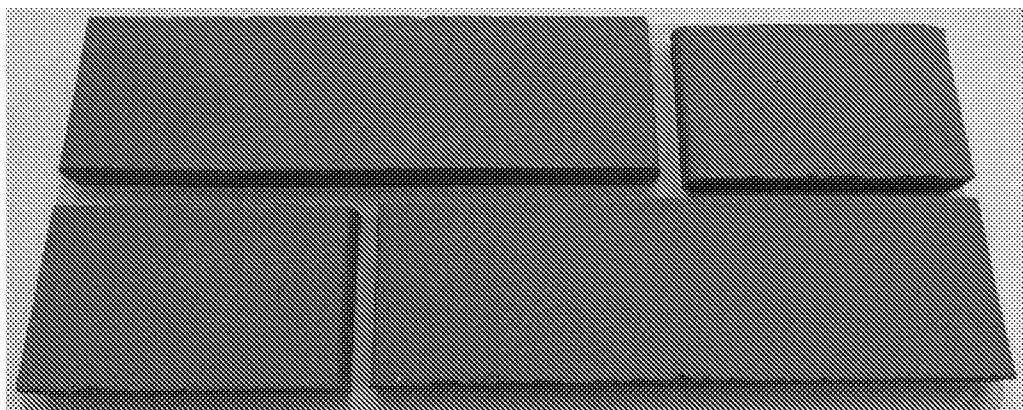
13.00 CONCLUSIONS:

The proposal for a new modern hotel can only boost tourism and aid the regeneration of Littlehampton. Both the economic and visual benefits that this will bring can only increase prosperity to this area of the town securing local jobs and encouraging other such projects.

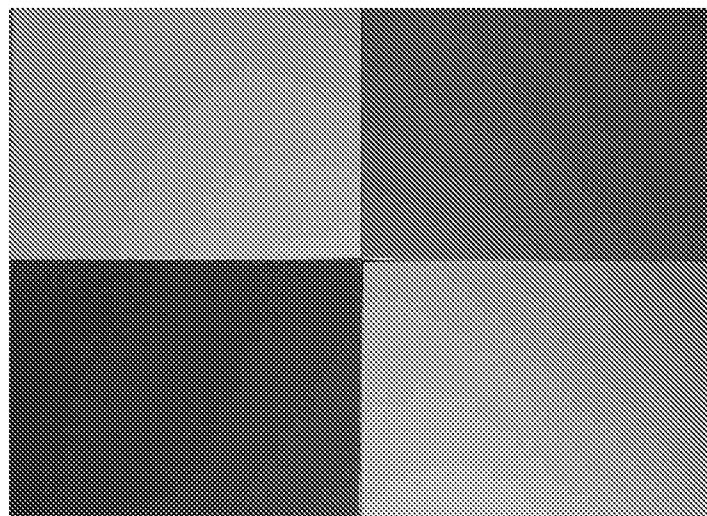
The documentation that supports this planning application shows that the proposals are well thought out and should be granted consent.

14.00 APPENDIX A – EXTERNAL MATERIAL SCHEDULE:

Windows	Aluminium double glazed – Dark Grey RAL 7012
External Doors	Aluminium solid and double glazed – RAL 7012
External Wall	Brickwork to ground floor and feature panel to east elevation Terca – Avenue Smooth Red with natural mortar
	Cladding panels to first and second floor Rockpanel – Light Blue RAL 240 80 10, Light Grey RAL 7001, and Cream RAL 9001 with feature window panels Dark Grey RAL 7012 Cladding panels to first and second floor Rockpanel – Cream RAL 9001
Roof	Flat roof Grey membrane. Timber decking or paving to roof terrace.
Balustrade	Polyester powder coated steel – Dark Grey RAL 7012 Infills – Toughened glass to terrace and stainless steel wires to ground floor
Columns and trims	Dark Grey – RAL 7012.



14 – Brickwork



15 – Cladding

15.00 APPENDIX B - FOUL AND SURFACE WATER DRAINAGE STATEMENT:

A full detailed drainage appraisal is being carried out by ABMH Civils and will form part of this application.

As an interim statement of intent, a Southern Water search has been carried out of the existing main sewers with a drainage layout included as part of this application. As the overall building footprint and hard landscaping is the same as the existing, so the surface water run-off will be the same volume going into the same system. However, roof profiles are different and so flow rates will be calculated. With regards to foul drainage, the existing mains sewer system will be used but due to the increase in the number of bedrooms flow volumes will increase and will be calculated in consultation with Southern Water so that existing system capacities are not exceeded.