

From: Anita Gardner
Sent: 17 January 2019 18:04
To: Planning.Responses
Subject: FW: LU/324/18/PL

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From: Martyn White
Sent: 14 December 2018 16:31
To: Anita Gardner
Subject: LU/324/18/PL

LU/324/18/PL

The proposal is to demolish the existing building and construct a new fourteen bedroomed hotel and restaurant. It affects The Nelson Hotel which is located within a prominent location; at the southern end of Pier Road, and the junction with South terrace. It is visible from a number of locations.

It forms the end of South Terrace which is one of the most prominent terraces in Littlehampton, and is therefore located within an important character area. When considered in its entirety, South Terrace contains a conservation area and an area of character, along with numerous listed buildings and buildings or structures of character. All of these assets, like the application site, front on to the Greensward.

It is noted that the previously approved application is not viable for the long term sustainability of the site, and that this revised proposal has been prepared.

The property is located within the Area of Character, and as a result, should be designed taking into account the established local character. Areas of Character are those areas within the Arun District which are considered to be of distinctive character or quality, and therefore worthy of protection through control of new development. As a result, the proposal is considered to affect a heritage asset. A heritage asset is defined as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)”.

The existing building comprises a 2 storey business premises with painted, rendered elevations and a plain tile roof. It was formerly used as a drinking establishment/ hotel. It has been altered over a number of years so that it appears to contain modern windows etc. However, it is considered that in terms of its form and massing it is suitable for its location.

As indicated in the Design and Access Statement, the site has been used as a drinking establishment for well over 100 years. The concept of using the property for an increased tourism function is supported as this is associated with the character of the local area (i.e. tourism/seaside).

The concept of introducing a high quality modern design is considered to be acceptable, provided that it reflects the established characteristics of the terrace. However, there are concerns regarding the design of the proposal. Essentially, it is not clear how the new building relates to the established character of the area.

It is considered that the building now proposed is bulky, with a continuous elevation which wraps around the corner of the site. This is in contrast to the existing building which steps back from the pavement, and the neighbouring ones which contain a mixture of bay windows and other architectural details which provide some relief.

The elevation is composed of a mixture of glazing and coloured panelling, which is not found in the local area. It is therefore not clear how these panels reflect the established character of the area, nor do their colours. It is suggested that similar materials should be used to those traditionally used in the locality. This includes brick and render, both of which can be used in a modern context.

It is therefore considered that the proposal will detract from the established character of the area, as well as the setting of the adjoining attractive terrace (e.g. no's 92 -95 South Terrace which is included in the Council's List of Buildings of Character).