

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 May 2019 09:19
To: Planning Scanning
Subject: FW: LU/324/18/PL The Nelson Hotel, 61 Pier Road, Littlehampton
Attachments: SK.20190517.jpg; Nelson Hotel, Littlehampton_20190517.pdf

From: Anita Gardner
Sent: 29 May 2019 17:31
To: Planning.Responses
Subject: FW: LU/324/18/PL The Nelson Hotel, 61 Pier Road, Littlehampton

[REDACTED]

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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Save the environment - think before you print.

From: David Edwards [REDACTED]
Sent: 17 May 2019 14:55
To: Anita Gardner
Subject: RE: LU/324/18/PL The Nelson Hotel, 61 Pier Road, Littlehampton

Hi Anita,

I'm attaching a response.

Ultimately, I think it's a tricky one. I don't think it's a bad design and through correspondence on the portal, can see local support and that the applicant is trying to rework this. However, I still feel that it's over developing the plot and largely because of this, it does have an impact on views of heritage assets along South Terrace and Pier Road.

I've very quickly tried to test this in the attached and think that if 3 floors were deemed OK, there is a way to improve the scheme. I've noted some additional comments below, which, rather than being a formal response, may/ may not help if there were an opportunity to explore these;

- Return the building line of the ground floor along South Terrace to match the upper levels; this re-focuses the frontage towards the approach from South Terrace and conceals the side of the building alongside the existing property.
- Potential Juliette balconies on this elevation; the deep cantilevers that are presently proposed seek to strengthen the alignment of the street rather than respond to the proposed building line and neighbouring building.
- Alternately, if the intent were to realign the building towards the street, it is recommended to maintain the existing building line along South Parade.
- Consider reducing the strong horizontal banding – this serves to emphasise different proportions to the existing buildings.
- Greater set back on the upper level to reduce visual impact and support views from South Parade.

- Consider lighter toned materials on the upper level – heavy tones/ materials emphasise the increase in height.
- Reduce heights and massing to the neighbouring property on Pier Road.
- Avoid cantilevering across the service area to maintain an invaluable external area for services, maintenance and storage and also, to avoid the over development of the plot.

If it helps to discuss, please don't hesitate to call.

Best,
David

Site:	The Nelson Hotel, 61 Pier Road, Littlehampton
Status:	Full Planning Application
App. No:	LU/324/18/PL
Revision:	A (April/ May, 2019)
Date:	17 th May, 2019

Comments:

- The revised design is more consistent with the approved scheme and seeks to integrate with the neighbouring context much more so than the previous proposal.
- There remains a concern that it appears as an independent entity between the terraces on each side.
- Ultimately, this is because of an additional habitable floor, which has the impact of squeezing the scale and proportion of the proposed scheme in relation to the neighbouring buildings.
- While integration may be achieved through sensitive massing and materials, the impact of the proposed scheme is heightened through;
 - Exceeding the neighbouring building line and eaves heights.
 - Re-orientating the ground floor entrance to the plot boundary (rather than maintaining the line of the existing building and the proposed upper level) with the impact of presenting the side of the building when approaching from South Parade.
 - Adopting different materials to the red bricks of South Parade or the white render and timber weatherboarding of Pier Road.
- It is unclear why cladding panels and a Staffordshire Slate Blue brick have been adopted rather than seeking to marry with the materials of neighbouring properties.
- There remains a concern for the over development of the plot; it is noted that the revised scheme appears to project over the ground floor service area while deep front balconies extend to the curtilage of the plot rather than strengthening the building line and views along South Parade.
- Overall, through extending beyond the height and frontage of neighbouring buildings and adopting unique materials, the design direction appears to be based on heightening visual impact - given the nature of proposed/ existing activities, the intent for this is understood.
- However, significantly, it is noted that the property is included within an Area of Special Interest and is close to a conservation area. As such, the success of any proposal should be considered in relation to its impact on existing heritage assets. In this regard, the proposed scale, proportion and materials are still considered to have a negative impact.

