

From: Nicola Spencer on behalf of Planning.Responses
Sent: 07 April 2022 17:06
To: Planning Scanning
Subject: FW: LU/35/22/PL

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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Martyn White
Sent: 06 April 2022 17:46
To: Planning.Response
Subject: LU/35/22/PL

LU/35/22/PL

The Nelson Hotel 61 Pier Road Littlehampton BN17 5LP

Alterations to elevations, rear extension and replacement of existing various roofs with new flat roof at second floor to provide refurbished and extended bar, restaurant, function room and guest accommodation.

The Nelson Hotel is located within a prominent location at the southern end of Pier Road, and the junction with South terrace. It is visible from several locations. 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, and it is believed that the site has been used as such for well over 100 years. It has been altered over several 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.

The building 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.

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 non-designated heritage asset.

To the east of The Nelson is 92 -95 South Terrace which is included in the Council's Local List as Buildings of Character. As such these are non-designated heritage assets.

The Proposed Development

The proposal seeks to refurbish and extend the property, with a new roof structure and new fenestration. The existing property is empty and has been for approximately four 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. A comparison with a previous application identifies that the current proposal includes a reduction in height from four storeys to three which is considered to be more appropriate for this location. 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. The fenestration appears to partly reflect the location of the existing windows and increases the amount of glazing so that it now plays a significant role and dominates in the elevations. This is especially true of the South Terrace elevation. The location and size of the windows appear to be located to so as to provide for views when looking outward, without necessarily thinking of the impact upon the elevation, which reads as jumbled and unplanned. The design of the windows could also be improved to reflect the neighbouring properties.

There also appears to be an excessive amount of glass balconies in allocation where this is not the prevalent design. Such features will attract objects associated with the intended use which will be clearly visible from the roads to the front, and will have a detrimental impact upon the appearance of the building as a whole.

The large grey, top floor is another dominant feature which reads more as a flat roofed extension as opposed to a mansard roof, which could be a better design option. The mansard roof could be covered with a lead/lead alternative which would soften and improve in appearance with age.

At present, I am not fully convinced that the scheme is of an appropriate design quality for such a prominent site located in the foreground of attractive seafront and harbour views, and also not forgetting the heritage context.

Conclusion

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).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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