

DESIGN & ACCESS STATEMENT

FOR A NEW HOTEL AT WINDMILL INN RUSTINGTON



044 – February 2022

bayside
ARCHITECTURAL DESIGN LIMITED

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1.00 INTRODUCTION:

The site of The Windmill Inn at 42 Mill Lane has been occupied with a public house since 1839 but has been rebuilt since then and subsequently extended many times to the building you see today.



1 – Windmill Inn viewed from North in Mill Lane

Like most public houses the current business relying purely upon food and drink market is difficult to sustain so diversifying into a hotel gives more year round and broader customer base. The proposals allow for the introduction for a much needed non-chain family run hotel provision in the area which will serve a variety of users.

2.00 PROPOSAL:

The proposal is to demolish the single storey previous extensions to side and rear of existing building and then extend to the rear (1.5 storey) and side (2 storey) and convert existing roof space to create a luxury twenty bedroomed hotel with a private pool (single storey).

A Pre application advice enquiry was made in 2021 and the proposals take on board the recommendations for a reduced scale scheme from the previous 25 bedrooms.

3.00 ASSESSMENT OF PHYSICAL CONTEXT:

The site is located to the east of Mill Lane partially obscured when approaching over the railway bridge from the A27.

The site view from the road is dominated by the tarmac car park to the south, a necessity for any public house.

The adjacent buildings vary from two storey character properties to chalet and single storey bungalows along Mill Lane and to Fircroft Crescent to the East.



2 – Location aerial view

The existing building has been extended previously to the east and north with flat and pitched roof single storey additions. The garden has also a large covered canopy seating area going the length of the garden adjacent to the car park part clad in timber boarding.



3 – Existing car park and previous rear extension

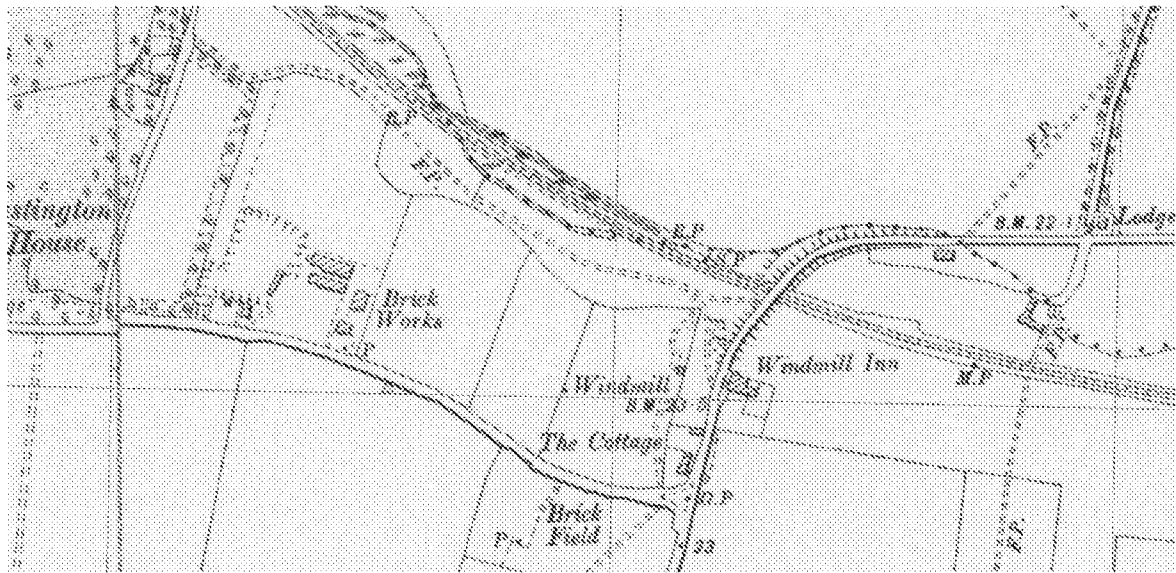


4 – Eastern side of rear extension



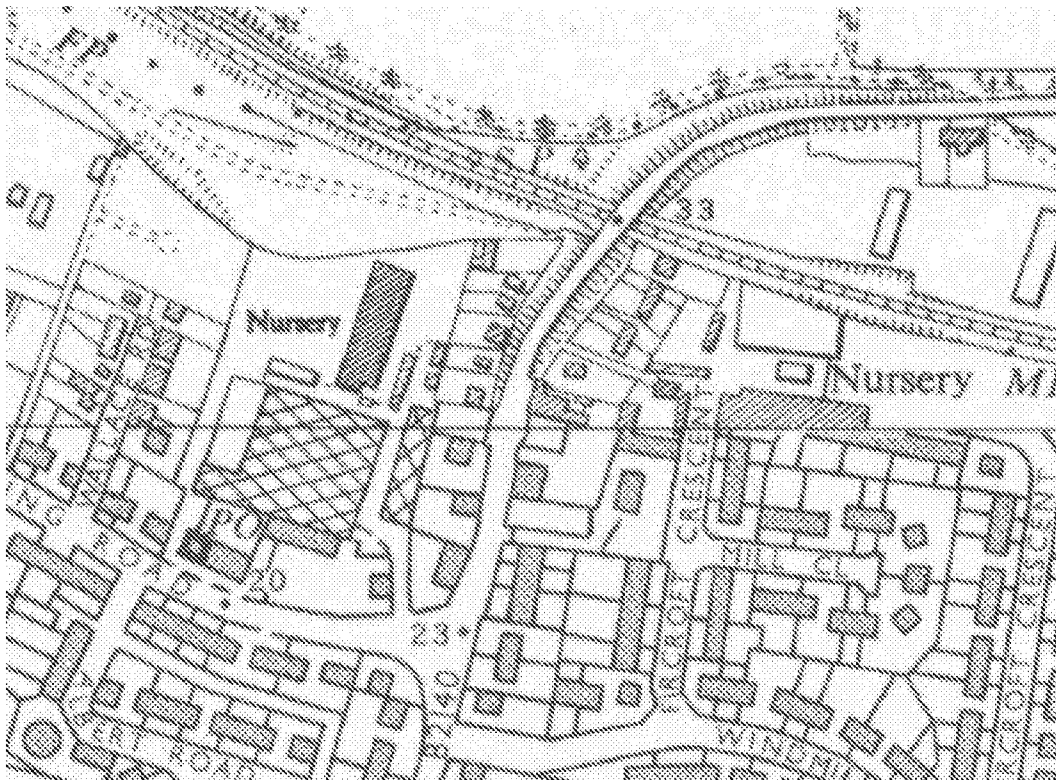
5 – Western extension

The route of Mill Lane has changed when the new A259 dual carriageway was created and the new bridge formed over the railway. Previously the road ran at the lower level past the Windmill Inn. Buildings around had a more traditional styling as seen photographs 9 and 10.



6 – OS Map Extract 1900's

Properties to the east in Fircroft Crescent are mainly 1950/60's bungalows, although the building to the north east corner of the garden is the Croft Works building probably for a former nursery. It can be seen that between these two maps the Windmill Inn was rebuilt due to its change in footprint.



7 – OS Map Extract 1962



8 – Looking towards Windmill Inn from the old part of Mill Lane

4.00 SOCIAL / ECONOMICAL CONTEXT & PLANNING:

Further to the guidance received from the Pre Application enquiry in 2021 a business plan concluded that 20 bedrooms for a hotel was the minimum required to make any scheme viable. It is well known that public houses on their own are now difficult businesses to make a profitable without diversification of either large scale chain food or the provision of letting rooms. Our proposals goes to a hotel use not a public house and therefore will be more likely used by couples and families and not singles drinking. This should minimise the possible anti-social behaviour sometimes encountered in and outside of public houses benefitting local residents.



9 – 42 Mill Lane opposite car park entrance



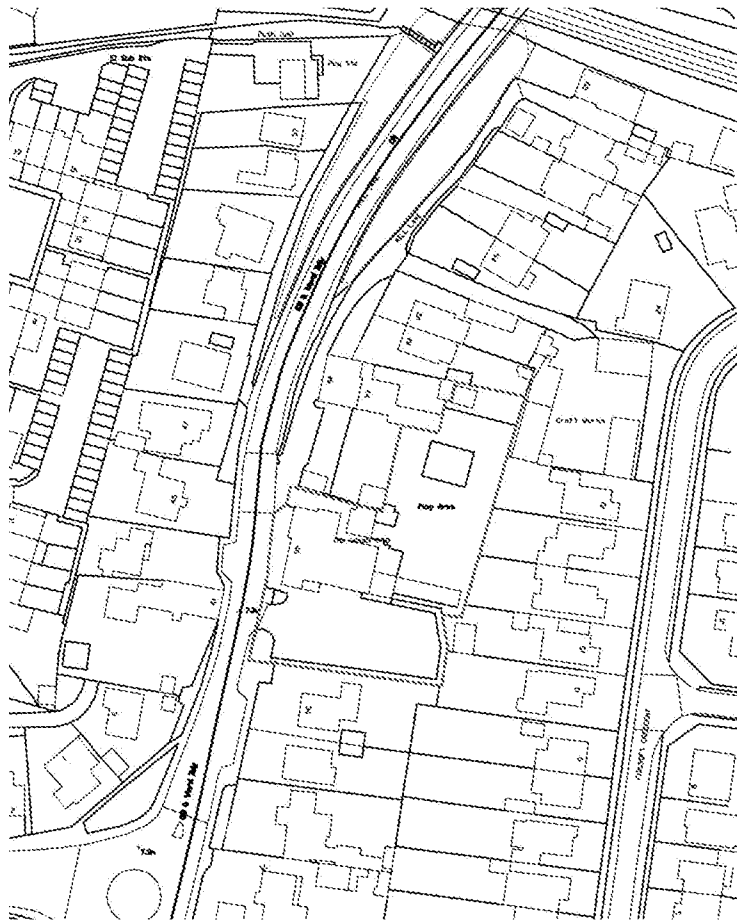
10 – 46 Mill Lane viewed from footpath approach of bridge.

Post Covid investment within the local economy is encouraged and supported by the Local Plan with policy TOU DM1 Tourism related development and policy TOU SP1 Sustainable tourism and the visitor economy. The location is ideal to generate additional footfall to local shops and leisure facilities such as the Rustington Golf course and Out of Bounds children's play centre and into the wider area of Rustington and Littlehampton.



11 – 43 Mill Lane opposite site

The site is already designated business and policy EMP DM1 Employment Land: Development Management supports additional investment in job creation within the 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.



12 – Location

Policy D SP1 of the Arun Local Plan requires that development proposals make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, scale, and materials.

This is a site with employment use, be it a different Town and Country Planning Class use class than proposed. The proposed building footprint only has 29% site coverage with varying heights of new additions. On the north side the extension matches the existing building both in materials and scale. To the rear the main accommodation and restaurant area is one and half storey dual pitch and the pool and side bedrooms are of a low rise single storey flat roof, both being subservient to the main building. Conversion of the existing roof space makes the design more efficient with two additional rooms with small dormers front and rear.

Deliveries are now directly off the car park not from Mill Lane as currently from a dedicated drop off point that allows turning on site, refer to Transport Statement for further details. Traffic will mainly come from the A259 and not through the residential areas adjacent. A reworking of the car parking surface utilises this for surface water drainage which is detailed within ABMH Civils documentation.

Landscaping is used to maximum effect to screen the building but also increase habitat from a relatively non-descript domestic style garden. Careful siting of windows and the use of rooflights allow natural light and ventilation to limit the use of artificial lighting and mechanical ventilation. Large bifold doors allow for a greater use of the garden area, with these located facing towards the centre of the garden and screened by planting to minimise noise to neighbouring properties.



13 – Artist's impression of building from SW car park entrance (excludes landscaping)



14 – Artist's impression of building from NW garden (excludes landscaping)

Multiple dormers and barn hipped roofs reduce the scale of the building giving some character and variation in style from the original building. The rear extension to be clad in timber is to be more barn like ancillary building. The pool area being the most modern of the extensions in render with a flat roof.

5.00 ACCESS:

The site is located within a few hundred meters of the A249 on the B2187. A more detailed analysis of transport and parking is given within the Brightplan Highways Statement which forms part of this application. An existing car park will be improved and the access point to the highway will be maintained.

The new main entrance to the building will provide full level access to the hotel direct from the car park which will have two dedicated disabled parking spaces. There is a passenger lift to all floors with also a bedroom which will be fully fitted out for wheelchair users on the ground floor. This is close to an external door to a small garden area ideal for assistance dogs. The building will also contain a disabled WC.

To the rear there will be level access to the private rear garden and paved dining areas. There is a level route from the delivery bay to the trade entrance to aid deliveries into the building.

6.00 LAYOUT:

Maintaining the traditional styled public house building to the road frontage was the key to the proposals. However the current entrance arrangements were very haphazard and did not take into account the proximity to a busy road or safe access from the car park.

Therefore the main entrance to the hotel is now from the side car park allowing access to all public areas to be closely monitored. This has a manned reception desk and lift or stairs to all floors.

The sunny garden is a feature of the plot and it was important to utilise these areas with large bifold doors to the pool and restaurant areas which open onto secluded patios which then go into the main garden. The garden is secure and can only be accessed from the building by guests, with a service gate only from the car park.

All ancillary service areas such as stores and kitchen are located directly off the car park to aid with deliveries and keep these noisy activities away from the garden areas. Integrating these within the building allows for the removal of the unsightly external store buildings.

The downstairs has a small bedroom wing which is ideal for those with limited mobility or may have assistance dogs as two of these have access to a private courtyard garden and the other is a dedicated disabled room.

There are two bar areas which were part of the original public house, one being more of a private lounge area the other a more formal bar. There is a centrally located block of toilets shared with the restaurant area.

A separate wing goes to the small spa treatment area and private pool which has its own changing facilities.

The first floor contains a total of 15 various sized ensuite bedrooms, some in the converted existing building, others in the new rear extension. Some of these benefit from views over the garden from Juliet balconies. There is a new second floor formed in the attic of the existing building and new side extension and has the 2 ensuite bedrooms, one being a dual aspect premium suite.

7.00 SCALE & APPEARANCE:

The existing building is traditional style Sussex pub style typical of 1930s to 50s with first floor tile hanging and lower level render. The roof is pitched with plain tiles with large brick detailed chimneys. Windows are white painted timber of various styles with gable fascia boards and open eaves timbers are also painted white. The site view from the road is dominated by the tarmac car park to the south and low level brick walled hard paved area.

Retaining the character existing public house at the road frontage only allows for the main expansion to the rear where any additions are hidden from direct road views. This is partly where there is currently covered patio areas.

An Artists Visual Impression that accompanies this application shows the proposed building in its true setting. The area does have varying Architectural styles reflecting its development over the years and our proposals have been designed to complement these.

Approximate distances to the nearest properties are indicated on the Block Plan showing that there are no major overlooking issues into private gardens.



13 – Existing Covered patio areas

Apart from the extension facing Mill Lane which replicates the existing building the extensions have been purposely created in different materials to break up the building into defined uses reducing the scale and giving it a sense of chronological expansion.

The rear 1.5 storey timber clad extension is made to feel like an ancillary barn or store that has been joined to the existing building. This will weather naturally blending in with the landscaping. This is different from the pool area of modern render which compliments the existing pub and giving a bright and light area from which to enjoy the garden. Keeping the roof to 1.5 storey makes it subservient to the original and reduces the visual impact from neighbouring properties.



14 – Existing External Stores

Removing the unsightly stores from around the building and integrating these spaces within the building makes a more efficient use of the site, reducing small yard areas which can become unsightly and have little amenity or landscaping value.

The building form being elongated single storey follows that of 44 and 32 Mill Lane which stretch into the rear gardens with joined outbuildings.

Even views from bedrooms have been considered and it is suggested that the flat roof to the pool area has sedum planting to increase the visual appeal and biodiversity, and some degree provide sound and water attenuation.

8.00 SUSTAINABILITY:

An M&E Sustainability Report is included as part of this application. It describes the methodology for the specification of the building plant. Window sizes and orientation have been considered to prevent overheating or excessive heat loss.

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

A travel plan will be developed based upon the findings of a site specific transport assessment. This will influence the design of the site and will include recommendations and measures to reduce impact of travel to and from the site by a range of users travelling by different methods.

Where possible, all materials selected for construction, new external surfaces and any boundary protection will be A or A+ rated in the BRE Green Guide to Specification, demonstrating they have low life cycle embodied energy.

All of the insulation specified for the building fabric and building services will have a high Green Guide rating and high thermal performance to ensure that the insulation products used have a minimal environmental impact.

The specification for the materials will have considered the robustness required for the vulnerable areas of the building. The development as a whole will be considered to ensure more hard wearing materials are specified where required to protect internal and external areas deemed to be at risk. This is to ensure the materials used within vulnerable areas are not frequently replaced due to wear, unnecessarily increasing waste from the building. Material efficiency measures will be identified throughout the design and construction process to ensure that the use of materials will be kept to a minimum.

9.00 LANDSCAPING & ECOLOGY:

The site is an existing brownfield site in the built up area set out like a domestic garden with large areas of grass and paving with some trees but minimal ecological habitat. The grassed area is dominated by large area of play equipment which is not required for the proposed scheme. A smaller unused area currently separated by close boarded fencing will be utilised compensating for the additional building footprint. A Landscape Strategy has been produced by Garden House Design which forms part of this application.



15 – Rear Garden

A Tree Survey was carried out and forms part of this application, in summary the existing trees are of poor quality and it is recommended replacing with new planting. Only two trees adjacent to the proposed refuse store will be removed.

The garden layout is designed to reduce both the visual impact of the proposals with landscape screening to neighbours but provide a high amenity value to the hotel users. It has also allowed the

creation of areas to increase the biodiversity of the site. A detailed planting plan has not been produced at this stage but this will be key to habitat creation.

10.00 FLOOD RISK:

The site falls within the Environment Agency's Flood Zone 1 and the relevant documentation is included within the report prepared by consultants ABMH Civils forming part of this application.

11.00 NOISE ASSESSMENT:

All mechanical plant will comply with strict acoustic requirements as detailed within the Ventilation Services Strategy Report.

The use of the buildings kitchens and parking is similar to the existing and should not significantly increase noise to neighbouring properties. However the change of the ground floor from a public house to hotel restaurant and bar should reduce the possibility of anti-social behaviour and the peak travelling times of users.

12.00 CONCLUSIONS:

The proposal for a new modern hotel can only boost tourism and business use benefitting the local economy. This will increase prosperity to this area above a single public house 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.

13.00 APPENDIX A – EXTERNAL MATERIAL SCHEDULE:

Windows	Timber / Aluminium double glazed – white
Rooflights	Conservation style Velux or similar
External Doors	Timber / Aluminium solid and double glazed – white
External Wall	Render – white smooth
	Timber Cladding – natural chestnut or black stained softwood
	Tile hanging – Plain clay terracotta with possible feature club tiles
	Dormers - Zinc – pre weathered light grey
	Brick – red brick plinths and features to match existing
Roof	Flat roof Grey membrane – with possible Sedum Planting
	Plain clay tiles and ridge – terracotta to match existing
	Zinc – pre weathered light grey
Rainwater goods	Aluminium half round - black

14.00 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. 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.

15.00 APPENDIX C - VENTILATION SERVICES SUMMARY:

The following information is presented to provide a documented description of what will be provided and give an outline of the Building Engineering Services Specification, in relation to the ventilation.

General Ventilation

The bedrooms will be ventilated via two methods. Where acoustic conditions allow the bedrooms will be naturally ventilated via openable windows with trickle ventilation provided for background. The ensembles will be provided with mechanical extract ventilation with the majority having a window or rooflight. Extract air ductwork shall be provided to each ensuite. The extract system will be activated by the lighting presence sensor and shall remain for 15 minutes after occupancy.

Where acoustic requirements necessitate the windows being closed the bedrooms will be provided with supply ventilation and extract ventilation to the ensembles. The air shall be conveyed via a heat recovery ventilator to improve energy efficiency. Windows will still be openable to provide guests with the option to open them.

The mechanical ventilation plant shall be acoustic lined for low breakout noise and shall be provided with atmosphere and room side attenuators to meet the sound attenuation requirements of the Acoustic Consultant's recommendations.

Intake and extract air shall be via weatherproof grilles mounted to the external façade or roof.

Mechanical Ventilation

All WCs, sanitary accommodation and cleaner's cupboards will be provided with mechanical extract ventilation. The extract ventilation shall operate in trickle mode (continuous) and provide 'boost' ventilation when activated by lighting presence sensor. The 'boost' function shall remain for 15 minutes after occupancy.

Elsewhere, where it is not viable to utilise openable windows heat recovery supply and extract ventilators.

All mechanical ventilation plant shall be suspended from the underside of the floor slab via anti-vibration mounts. Mechanical extract plant and heat recovery cross flow heat exchanger units shall be acoustic lined for low breakout noise and shall be provided with atmosphere and room side attenuators to meet the sound attenuation requirements of the Acoustic Consultant's recommendations.

Kitchen Ventilation

The ground floor kitchen shall be supplied with a dedicated supply and extract fan system, for the supply with the extract being at roof level. The kitchen itself shall be maintained under a negative pressure by increasing the extract air, over the supply air volume by approximately 15%. Although the final design is still to be concluded, based on the final selection of equipment with an assumed air change rate of 40ACH. The final duties shall be based on details provided by the Catering Specialist using the methods described in HVCA DW/172.

From initial plant selections we are concerned in regard to the atmospheric noise from the plant in relation to the background noise level. Attenuators have been allowed in the plant layouts on both the atmospheric and system sides of both the supply and extract fan. We will look to minimise this by selection of low noise and slower running fans as part of the detailed design, with the hope of eliminating attenuators particularly on the extract system.

Generally, the kitchen air shall be extracted through a canopy hood and baffle filters and exhausted via galvanised steel ductwork to the extract fan and onwards to the discharge point located on the

roof. The discharge of the extracted air from the kitchen is 1000mm above the roof ridge of any building within 20 m of the building housing the commercial kitchen.

Extract ductwork shall be fire rated from the point of exit from the kitchen fire compartment and shall be complete with all necessary access hatches for cleaning. Exhaust air shall pass through filters before discharging vertically, complete with atmosphere side sound attenuators and conical exhaust terminals in accordance with DW/172. All internal surfaces of the extract ductwork shall be accessible for cleaning.

The kitchen supply and extract fans shall be interlocked with the kitchen gas supply via dedicated control systems protecting the kitchen only. The system shall consist of a wall mounted control panel and a self contained actuator / pressure sensing unit within each kitchen area. The actuator shall be fitted to the gas supply serving the kitchen. Differential pressure switches shall be installed in the supply / extract ductwork to the kitchen or CT monitoring shall be installed such that if either fan is not running to the kitchen, then the gas solenoid valve serving the kitchen shall remain closed.

Ductwork

Kitchen extract ductwork shall be installed in full compliance to HVCA Specifications DW/144 and DW/172. The ductwork shall be rectangular with access cleaning doors provided in horizontal runs of ductwork at no less than 3 metre intervals and at changes of direction. Kitchen extract ductwork presents a particular hazard in that combustible deposits such as grease are likely to accumulate on its internal surfaces. Therefore the ductwork should resist fire from inside (type B) and must be rated for stability, integrity and insulation, for the same period of time as the compartment through which it passes.

As a fire in an adjacent compartment through which the kitchen extract ductwork is passing, could initiate a fire within the ductwork, which in the absence of the dampers might prejudice the safety of the kitchen occupants, it should also be tested to fire outside (type A) with the additional requirement that the internal surface of the ductwork within the compartment must meet the insulation criteria. Fire rated kitchen extract ductwork shall be galvanised sheet steel manufactured to an enhanced standard, then degreased and factor sprayed with Flamebar BW11 as manufactured by Hotchkiss Group, or equal and approved. All fire rated ductwork and penetration seals must be tested to BS 476/ISO 6944 and manufactured and installed as tested or assessed by a NAMAS/UKAS Accredited Laboratory. Final approval shall be obtained from the Local Building Control Officer/Fire Department prior to commencement of construction. All cleaning doors on horizontal ductwork shall be mounted on the side of the ductwork. Cleaning doors shall be co-ordinated with corresponding builderswork access doors in stud work around the extract duct.

16.00 APPENDIX D – M&E SUSTAINIBILITY REPORT:

Whilst there is no need to undertake a formal BREEAM assessment under the local plan we have utilised the BREEAM template / criteria to identify the sustainable considerations we have made to the scheme thus far and how we propose to develop the scheme further in the next stages of design and subsequently construction.

Management

A specialist commissioning manager from the M&E consultant shall be appointed during the detail design stage to provide design input, commissioning management performance testing and handover. The heating, hot water and electrical services within the building shall be commissioned by an appropriate person(s) to the required CIBSE and BSRIA Codes, which shall ensure the building services are operating efficiently and as the occupants require. This commissioning role will be extended to provide seasonal commissioning at part load and full load conditions over the first 12 months after occupation.

A non-technical building user guide will be produced that provides an overview of the energy efficient design features of the building, simple instructions for how to use the systems, information on how to save energy and further information about the site and surroundings.

Health & Wellbeing

Lighting to all occupied areas will meet Lux levels recommended by CIBSE guidelines and any fluorescent lamps that are specified will be high frequency. The lighting to circulation areas and stores shall be controlled via PIR sensors so shall only be on when the rooms are occupied. The lighting in the bedrooms shall also be controlled via key card to provide absence detection, therefore when a guest exits the room lighting is immediately switched off, saving energy.

External lighting, where present, shall be energy efficient and controlled via a timeclock with daylight override to ensure no external lighting remains on during daylight hours or late at night disturbing neighbours.

An acoustic consultant will be appointed to confirm that sound insulation between rooms, ambient noise levels and reverberation meet the relevant standards, with a programme of pre-completion testing carried out to confirm that these levels are realised.

Energy

The development has been designed using a 'fabric first' approach, using a combination of low u-values and air permeability to minimise the heating load.

The heating and cooling throughout is to be provided by highly efficient air source heat pumps (ASHPs) with the ventilation being predominately mechanical with heat recovery.

Sub-metering with pulsed output meters will be provided for the heating system, cooling, major pumps/fans and the lighting/small power, which will allow energy usage by each to be effectively monitored and managed. In addition to this, the energy supply to any energy intensive areas will be separately metered, which will allow abnormally high energy consumption within this space to be identified.

All external lighting will be designed to be energy efficient and time controlled to ensure the lights do not remain on during daylight hours or when not required.

A lift traffic analysis will be undertaken to determine the optimum size of lift required followed by a lift energy analysis. The analysis will be undertaken to compare a number of different lifts and the lift

selected will be the one with the lowest energy consumption. The specified lifts will include a number of energy saving features to minimise load.

Water

Water consumption within the hotel shall be kept to a minimum by specifying low water consuming sanitaryware. Water usage shall be metered by a pulsed output meter on the incoming supply.

The external lighting will be designed to comply with the ILE Guidance for light pollution, to ensure there is no upward light spill from the site. In addition to this, an acoustic consultant will undertake a noise impact assessment to confirm that there will be no likelihood of complaint at the nearest residential properties as a result of increased noise levels.