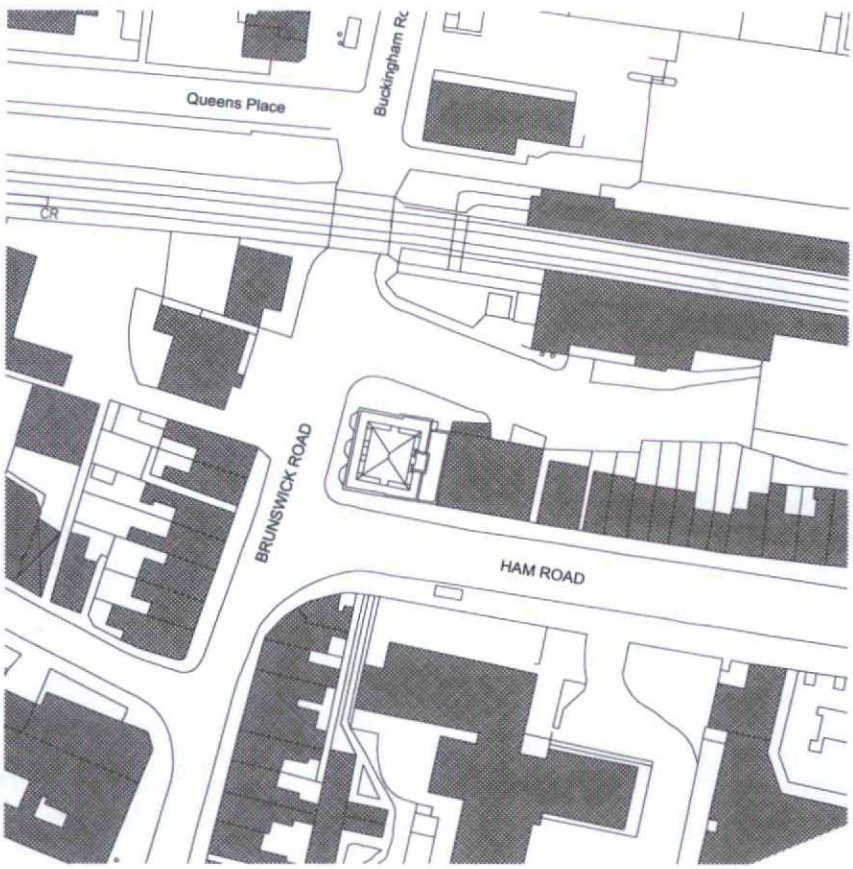
Design & Access Statement

for

Proposed Extension & Alterations to The Burrell Arms, Brunswick Road, Shoreham-By-Sea

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Miller Bourne Architects
332 Kingsway, Hove, East Sussex, BN3 4QW

November 2006

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Design & Access Statement

This Design & Access Statement is to be read in conjunction with the application drawings 3994 AD-01 to AD-04 and AD-10 to AD-19 and the Planning Policy Assessment Document

History & Context

The Burrell Arms was originally called the Burrell Hotel, named after the local MP, Sir Walter Wyndham Burrell (1814-1886), and was opened shortly after the opening of the railway.

As can be seen from the photograph below, the Hotel was once a major building within the town, with its grand three bay fronted façade and generous floor to ceiling heights, especially to the first floor, which is dominated by the large sash bay windows. The sides of the building are simpler, with most of the original wall being used for signage. The rear portion of the building, with sections of flat roof, dormers and pitched roofs sloping up into the main part of the building, looks slightly incongruous compared to the front and gives the building the feeling of a set from a western, or having not quite been finished off.



Brunswick Road Shoreham-by-Sea Circa 1909

Existing Building

The existing building in its overall form has changed little from when it was built. At some point the side entrance doors have been blocked off, presumably from when the pub would have been divided into a number of bars. An alternative entrance has been added to the North side to service the rear function room and the main chimney of the western side has been removed. The most prominent alteration has been the addition of the ornate render detailing to the front and side elevations which has been painted in contrasting colours and gives a chocolate box feel to the building when compared to the simple flat render of the original.

Located on a prominent site marking the corners of Brunswick Road, Ham Road and the access road to the railway station, the building is very much a landmark within the town and marks the beginning of the town centre from the northern approach of Buckingham Road. It is also the first image one gets of Shoreham when coming out of the railway station.

Over the last few decades the building has not been adequately maintained internally or externally, and has become a rather sad reflection of the prominence it once had within the town. The layout of the building, with large amounts of accommodation on the upper floors accessed via a central stair behind the bar, does lend itself to being converted back to providing good quality B&B accommodation.



View from Railway Station Entrance



View from Ham Road



View from Brunswick Road



View from Buckingham Road

Elevations & Massing

The proposals extend the existing building to the rear, which has the effect of squaring the building up and improving the proportion of the side (north & south) and rear (east) elevations. The building steps in at the rear at first floor level to form two small roof terraces to the first floor flats, reduce the impact on the buildings to the east, and enliven the street scene. The guarding to these roof terrace areas is a combination of a small parapet which is formed by the continuation of the existing feature mounding, and painted railings above.

A new chimney is added to the north east corner of the building, which will take the extracts from the ground floor commercial accommodation.

It is proposed to raise the existing top parapet level to balance the proportion of the façades.

The ornate render work, which was not part of the original building, will be removed and replaced with a plain flat render which will be painted. The feature mouldings will remain and will be continued into the new sections of the building. This will unite elevations and give the building a crisper appearance, more in keeping with the original design.

It is intended that the ornate finials will be reintroduced to match those seen in the photo of the original building, above the signage on the front façade.

Access & Travel

The ground level, as can be seen on the elevations, rises from south to north, with the ground level on the southern elevation being below ground floor level and above ground floor level on the northern side. With the face of the building being hard up against the boundary and pavement lines, there is no scope around the rest of the building to get an alternative level access into the commercial accommodation, other than the existing front entrance.

The ground floor level to the entrance lobby of the residential accommodation will be dropped below that of the main building to provide level access.

With the number of residential units served and the size of the building, it is not practical or feasible to provide a lift with the building. Access to the flats is therefore provided via an ambulant disabled designed stair.

Provision for cycle storage has been provided off the ground floor lobby to the residential accommodation. The location of the property, adjacent to the railway station, directly opposite the main town bus route and close to all the town facilities, negates any need for car parking provision.

The Proposals

The proposals look to create a building that will once again make the Burrell Arms an attractive and positive landmark building within the town, as well as providing high quality commercial and residential accommodation.

The building has been designed to be efficient, to provide attractively planned apartments which maximise the features of the existing building such as the high ceilings and bay windows, and to create attractive and well proportioned facades in keeping with the original intention of the building.

Ground Floor & Basement

It is proposed that the front bar area is refurbished, maintaining as many of the original features as possible. The existing halls behind the central spine wall will be removed and this area reformed, with the commercial area continuing round and providing space for a new entrance and stairs to the residential accommodation above.

The existing cellar will remain much as it is, although with a new access stair to the ground floor and improved delivery access via a larger hatch and steps on the northern side of the building.

First Floor Plan

The existing first floor structure above the front bar will remain in place and a new additional floor structure put in above. This will reduce the excessive floor to ceiling height at the first floor level, allow space for services to the residential accommodation, and help provide the necessary acoustic separation between the ground and first floors.

The layout on the first floor is extended and provides two 2 bedroom and one 1 bedroom flat, whilst maintaining the existing façade and large bay windows to the front elevation. Some additional sash windows have been added to the side elevations, although these are in keeping with the style and proportion of the existing windows.

Second Floor Plan

The second floor is arranged to form two 2 bedroom flats, although the overall floor area is reduced, with the rear section of the building stepping in and providing two small roof terraces off the lounge areas. The central window to the front face will be blocked up and replaced with two matching windows, which will also maintain the symmetry of the front of the building.

Third Floor

The third floor consists of a 2 bedroom flat formed within a mansard roof, with slate clad sides and lead dormers. The mansard is set behind the parapet, forming some small roof terrace areas to the front and rear. The mansard (as can be seen from the 3D views), being positioned behind the parapet line and kept low, provides a visible rooftop to the building, whilst not being overly dominant, and is in keeping with the style and character of the building.

Conclusion

The Burrell Arms is a landmark building within the town and the first building seen when coming out of the southern side of the railway station or approaching the town centre from the North or East.

Years of neglect or just making do has resulted in its slow but steady deterioration into what is now a poor quality pub and a tatty, run down building that gives a negative impression to people visiting the town.

The proposals look to overhaul the entire building, restoring the qualities that once made it a grand and prominent building. It is hoped that the new building, as well as providing a high quality licensed premises on the ground floor and much needed residential accommodation within the town, will act as a catalyst to help revitalise the area around the railway station and create a positive and pleasant vision of the town.

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