T.P. OFFICE COPY

DESIGN & ACCESS STATEMENT

IN SUPPORT OF A RETROSPECTIVE APPLICATION FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR THE INSTALLATION OF EXTERNAL LIGHT FITTINGS, THE BURLINGTON HOTEL, MARINE PARADE, WORTHING WEST SUSSEX

1.0 INTRODUCTION

This statement is in support of a retrospective application relates for the installation of external light fittings to the Burlington Hotel, Marine Parade, Worthing, West Sussex.

2.0 USE

The building which is the subject of this application is a Grade II listed building dating from 1865 by G.A. Dean. The building is used as a hotel which occupies a prominent site on the corner of Marina Parade and Wordsworth Road, on Worthing seafront and forms part of a cohesive urban set piece together with the adjacent Heene Terrace.
The building will remain in its existing use as a hotel.

3.0 AMOUNT

The works which are the subject of this application entail the installation of external light fittings to the existing building.

4.0 LAYOUT

The works which are the subject of this application have no impact on the existing layout on the site.

5.0 SCALE

The works which are the subject of this application have no impact on the scale of the existing development.

6.0 LANDSCAPING

The works which are the subject of this application have no impact on the existing landscaping.

7.0 APPEARANCE

The works which are the subject of this application have a minimal impact on the appearance of the listed building and comprise the following:

- Installation of external light fittings to highlight the features of the listed building and increase its visibility. The external lighting of the listed building emphasizes its prominent location within the conservation area. The submitted plans include moving some of the light fittings to better locations and re-routing the external wiring wherever possible to a position that conceals this element.

8.0 ACCESS

The works which are the subject of this application have no impact on the existing access arrangements of the site.

9.0 CONCLUSIONS

The works which are the subject of this application are an important part of the moves to increase the viability of this listed building. In this day and age it is essential for a hotel to be highly visible in order to encourage to attract customers which will safeguard the future of the building.

The installations have been carried out in a sensitive manner that highlights the features of the listed building, marking it more prominent in the townscape and encouraging more people to use the building.

It is important that this listed building continues to be used in the way that it was originally proposed and that the hotel is allowed to update all aspects of the building in a sensitive manner that respects the context and historic value of the building.

BOROUGH OF WORTHING
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