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Architectural Statement

In support of the full planning application for extension and alterations to Burlington Hotel

Marine Parade, Worthing

MCP JN : 0880/AJ

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morgan carn partnership
architects

Blakers House
79 Stanford Avenue
Brighton
East Sussex
BN1 6FA

t: 01273 55 77 77
f: 01273 55 22 77
mcp@morgancarn.com
www.morgancarn.com

1.0 INTRODUCTION

1.1 This ***Architectural Statement*** accompanies a full planning application for the proposed extension and alterations to the Burlington Hotel in Worthing and should be read in conjunction with the main Planning Document, March 2010 by Morgan Carn Partnership.

1.2 This application is a resubmission of the previous application WB/09/0862/FULL, which has been withdrawn in December 2009.

1.3 This application maintains all the design principles of the previous application, and takes into consideration the comments received from the conservation officer and Local Planning Authority in respect of amendments to rear and east elevation of the proposed extension.

1.4 The current proposal addresses the comments of English Heritage received during the previous project submission.

2.0 SITE CONTEXT

2.1 The site lies within the Marine Parade and Hinterland Conservation Area. The character and appearance of this part of the conservation area, as described in the local Authority Character Statement, is derived from its original 19th century form of development in grand Victorian interpretation of Regency architecture. The main feature of this part of the conservation area is the wide seafront

promenade and the urban square created by the setting back of Heene Terrace from the highway. The Burlington Hotel (a Grade II listed building in an Italianate style dating from 1865 by G.A. Dean) sits on the eastern corner of this urban set piece with a gap before the large mass of the Beach Hotel which is not a building of architectural merit.

2.2 This gap in the elevations facing the seafront and the nature of the Beach Hotel have served to inspire the designers to create a shadow building that will allow the original form of the listed building to be easily read. The contrast in architectural approach sets up an interesting juxtaposition between the listed building and the more modern Beach Hotel. This results in a solution that enhances the conservation area while consolidating the long term future of the listed building by allowing it to continue functioning in the manner that it was originally intended.

3.0 SITE HISTORY

3.1 The site is currently occupied by the Club Seven nightclub which is connected to the adjoining Burlington Hotel. The site was originally built as a tearoom which operated in conjunction with the hotel and was converted into a nightclub prior to the existing owners purchasing the hotel in 2000.

4.0 PROJECT AIMS

4.1 The aim of the project is to increase the viability of the hotel by improving the commercial facilities on offer with a view to safeguarding the long-term future of the listed building.

4.2 The access audit on the existing building has concluded that it is not viable to improve the accessibility of the building without damaging its historic value and integrity. The audit also recommends that the best solution to this issue would be to build an extension on the site of the nightclub, which would improve to the listed building and provide fully accessible facilities.

4.3 The provision of these improvements together with the increase in bedroom spaces and conferencing facilities are essential for the economic viability of the hotel and the long-term future of the listed building. This is in line with the council's adopted policy to encourage the owners of the building to enhance the building and return it to its former glory.

5.0 PROJECT PROPOSALS

5.1 The project entails the following works:

- The demolition of the existing nightclub and the construction of a modern, contemporary extension, which will sit in the gap between the listed building and the adjoining Beach Hotel.

- The new extension will provide new reception area with lift and access to principle floor of existing building, new restaurant, health spa and 13 no new bedrooms.

- The construction of a modern glazed entrance canopy in front of the façade of the nightclub, which is to be retained for historic reasons.

- The adaptation of the small lounge on the raised ground of the existing hotel and the creation increased basement function room accommodation in the listed building. This will also improve the means of escape from the basement area.

- Amendments to 4 no of the bedrooms in the existing building to facilitate improved room layouts and uses.

- Amendments to the roof accommodation in the existing building to create a self contained 'aparthotel' type suite, which will provide variation in the type of accommodation offered by the hotel.

- Introduction of a glazed canopy over the existing terrace on the southern side.

5.2 The style of the proposed extension is deliberately crisp, modern and clean so that there is a clear distinction between it and the original building. This will allow the original building to be easily read with the new extension being seen as a shadow between the positive building form of the listed building and the Beach Hotel.

5.3 The design following consultation with the conservation officer has been adapted to retain the existing façade of the nightclub and to ensure that the cornice of the listed building remains unaffected when viewed from the seafront and the east. The resulting solution places the new bedrooms around a first floor courtyard which minimizes the contact with the listed building and utilizes the existing eastern façade of the hotel. This effect is increased by introducing a strip rooflight against the façade which will allow the whole height of the façade to be viewed from the ground floor restaurant.
5.4 The proposed works are a carefully considered response to the findings of the Access Audit and will result in a building that will enhance the experience of the listed building thus making a positive contribution to the conservation area.

6.0 CONCLUSION

6.1 These proposals seek to enhance the listed building and conservation area by providing an extension that is carefully integrated with the existing building to provide fully accessible, up to date facilities while infilling a gap in the urban fabric. The proposals will increase the economic viability of the listed building in a manner that respects the listed building and its context while making a positive contribution to the conservation area.