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# Design & Access Statement

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

Marine Parade, Worthing

MCP JN : 0880/AJ

**March 2010**

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 ***Design & Access 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1.2 This application is a resubmission of the previous application WB/09/0862/FULL, which was withdrawn in December 2009.

1.3 The current proposal maintains all the design principles of the previous application, and addresses the comments raised from the conservation officer and Local Planning Authority in respect of amendments to the rear and east elevations of the proposed extension.

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

## 2.0 USE

2.1 This submission is for the proposed extension and alterations to the Burlington Hotel to facilitate disabled access, DDA accommodation, restaurant, spa facilities and additional conference facilities.

2.2 The submitted application has been the subject of number of consultations with the Conservation Officer Richard Small and his comments have been incorporated in the design for this application.

2.3 The site for the proposal includes The Burlington Hotel, a Grade II listed building dating from 1865 by G.A. Dean. The hotel 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.

2.4 The current owners purchased this run down listed building 7 years ago and have gradually transformed

it into a stylish boutique hotel. Unfortunately, the layout and design of the listed building it has made it very difficult to provide disable access from the street entrance and to utilise the existing lift to serve the upper floors. This has resulted in complaints and reduced competitiveness in the local hotel market.
Additionally, the proposed redevelopment of the neighbouring Beach Hotel to provide a new 60 bed can only have an adverse effect on the viability of the Burlington Hotel.
In order for the Burlington Hotel, to be viable it is essential that it improves its facilities to resolve the access issues and provide additional hotel facilities such as the gym & spa centre.

The principles addressed in this application are as follows:

- Provision of DDA access, accommodation and new hotel facilities,
- Increase of the economic viability of the listed building, and allow to continue functioning in the manner that it was originally intended,
- Enhancement of the listed building and the Hinterland Conservation area, by infilling a gap in the urban fabric.

2.5 The existing building currently comprises of 6 storeys: cellar, raised ground floor, first floor, second floor, third floor and attic.
The storage and the laundry facilities are located in the basement area.
The ground floor comprises hotel reception, bar, restaurant and the kitchen.
The hotel bedrooms (26 en-suite guest rooms) are situated in the 3 storeys above the main floor.
The attic floor is currently used for staff accommodation.
The main hotel entrance is located of Wordsworth Road.
Located immediately to the east of The Burlington is Club Seven, a nightclub connected to the hotel. The building is single storey and has level access directly off Marine Parade.
Both the hotel and the club have an access to the rear of the site, which is accessed off Brunswick Road.
2.6 To the east the site is bounded by Beach Hotel. The existing windows facing the Burlington Hotel are obscured and serve the hallways and bathrooms.
2.7 At present none of the bedrooms have disabled access or facilities.
2.8 The application site is located within Flood Zone 1 - Low risk of flooding.

**3.0 AMOUNT**

3.1 The consultations with the Conservation Officer, Richard Small have resulted in a proposed 5 storey (4 storey plus basement) extension along the eastern side of the hotel that respects the existing context of the Burlington Hotel and the Beach Hotel.
3.2 The proposed works will require the demolition of the existing nightclub building and the small side extension to the east elevation (comprising bay window to room 1, a staff toilets and a small store).
3.3 The proposed extension provides a street level entrance, an accessible reception a restaurant, a spa with gym facilities and 13 guest rooms, 3 of which are accessible and 3 are wheelchair accessible. The extension will also provide a lift, which will connect the new reception to the facilities on the raised first floor of the existing building.
3.4 The north part of the existing basement area will be lowered to provide additional function room

facilities. The entrance to these new facilities will be from the existing entrance on Wordsworth Road. A new staircase will be provided along the external wall, which will also allow daylight into part of the basement. The proposed void will be separate from the existing sitting area with a glass partition, allowing unobstructed views through the existing window. Furthermore the existing escape staircase to the north would be altered to provide secondary means of escape from the whole existing basement area.

3.5 The existing unused attic area would be adapted to form a guest suite. The existing stairs would be replaced with a new, more generous staircase situated on the opposite wall.

3.6 In addition a new glass canopy is proposed over the raised ground floor terrace to maximise the use of this outside space by providing shade and shelter. A new glass canopy is also to be added over the existing terrace on the southern side of the existing building.

## 4.0 LAYOUT

4.1 The new hotel entrance provides level access off Marine Parade, the proposed reception and hotel lobby gives DDA access to the new restaurant, and via the new lift to the spa & gym facilities in the basement, the existing bar and the function room located on the raised ground floor of the hotel and to all proposed 13 guest rooms.

4.2 The new restaurant has a direct level access to the existing kitchen. The proposed roof light provides daylight and visually connects with the existing listed building.

4.3 The proposed first and second floor provide 5 bedrooms on each storey, 2 bedrooms overlooking the sea and 3 bedrooms to the rear, overlooking the landscaped courtyard.

There are 3 bedrooms provided on the third floor.

4.4 The proposed extension links with the existing hotel on the ground, first and second floor, which significantly improves the access to the existing accommodation.

4.5 A new DDA toilet for visitors/guests is located in the reception/lobby area.

4.6 The refuse & recycling store is located to the rear of the building as existing.

Please refer to drawing 0880-P04 in the main planning document.

## 5.0 SCALE

5.1 The scale of the proposed extension is defined by two main aspects:

- Impact on the Burlington Hotel, to protect and enhance its main features, and
- Viability of the hotel, to provide the facilities, which will allow it to continue its functioning.

5.2 The proposed 4 storey high elevation respects the existing context of the Burlington Hotel and the Beach Hotel.

The rear part of the extension is 3 storey high.

5.3 The proposed footprint closely matches the footprint of the existing extension.

5.4 The current application proposes amendments to rear and east elevation of the proposed extension as agreed with Local Planning Authority officer Jo Morin and the conservation officer Richard Small.

The first and second floor of the rear extension has been set back to the agreed position and the corner

curved. New revised elevational treatment incorporates panels of the glass blocks to north and east elevation.

**6.0 LANDSCAPING**

6.1 The proposed development will incorporate a high level of landscaping to the central courtyard and will respect the streetscape along Marine Parade.

**7.0 APPEARANCE**

7.1 The sensitive nature of the development within the Conservation Area dictates a sensitive approach to the Marine Parade elevation.
The design principle was to create a shadow building that will allow the original form of the listed building to maintain its prominence on the corner of the site.
7.2 The proposed extension respects the existing context of the Burlington Hotel. The horizontal emphasis responds to the elevational detail of the existing building. The existing 1 storey façade to the nightclub is retained, and altered slightly by the addition of a new glass canopy to emphasise the new hotel entrance.
The entrance doors to be automated (self opening and closing).
7.3 Proposed elevation treatment comprises, large glazed areas, divided with horizontal spandrel panels (blue grey to match the existing first floor canopy) and a pale grey render to emulate the façade of the listed building.
The flat roof will also have solar panels to harness solar energy for heating water.
All of the glazing elements will be double glazing with powder-coated aluminium frames, in blue-grey.
7.4 The internal courtyard would be finished with gravel and the stone tiles.

**8.0 ACCESS**

8.1 An Access Audit Report accompanies this application. This illustrates the accessibility issues of the existing building and proposes measures to facilitate DDA compliance to the existing building.
8.2 The proposed extension provides disabled access:

- Hotel entrance off the Marine Parade,
- Reception, hotel lobby and restaurant on the ground floor,
- Spa & gym facilities in the basement,
- 13 guest rooms.
- Level access to the existing bar and the function room located on the raised ground floor of the hotel.

8.3 Of the 13 new guest rooms, 3 nos. are accessible and 3 nos. are wheelchair accessible.
8.4 The application site has easy access to public transport along Marine Parade and is within a 1mile radius from main Worthing train station, with links to Brighton and London.
Metered car parking for the general public is available in all the streets surrounding the site.

8.5 At present no car parking spaces are provided for the existing hotel use. The existing on street parking would accommodate the increased accommodation.
8.6 At present 2 – 3 hotel staff cycle to work, therefore It is proposed to provide secure bicycle storage for the staff to the rear of the site.
8.7 The scheme has been designed to comply with **Part M** of the Building Regulations, **DDA** requirements set out in **B.S** 8300.2001.
The development is designed in a manner so as not to discriminate against disabled persons.

**9.0 CONCLUSIONS**

9.1 The proposed extension offers the opportunity to upgrade the facilities of the Burlington, by providing the following:

- Additional 14 guest rooms (13 in the new extension and 1 in the existing attic), this will provide 38 guest rooms in total, with 3 of proposed being wheelchair accessible.

- DDA access to the hotel and to all facilities proposed in the new extension, and to raised ground floor facilities in the existing building.

- New accessible reception, restaurant and spa & gym facilities.

9.2 The new facilities will enable the Burlington to be registered as a hotel. At present it can only be registered as a guesthouse due to its lack of accessibility.
9.3 The proposed works will enhance the conservation area by infilling a gap in the urban fabric, and increase the economic viability of the listed building thus allowing it to continue functioning in the manner that it was originally intended.