TOWN & COUNTRY PLANNING ACT 1990

Planning, Design and Access Statement

Beechwood Hall

14 Wykeham Road

Worthing

BN11 4JD

Prepared for Brewhouse and Kitchen

December 2018

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Caldecotte Group

Site •
Beechwood Hall, 14 Wykeham Road, Worthing, BN11 4JD

Report for •
Brewhouse and Kitchen

Document revisions •

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1 Introduction

1.1 Background

1.1.1 This Planning Statement has been prepared by Caldecotte Group on behalf of Brewhouse and Kitchen ("the applicant") and accompanies an application for full planning permission and listed building consent for alterations to the ground, first and second floors of the premises known as Beechwood Hall ("the application site") together with a new rear extension and reconfiguration of the grounds.

1.1.2 The application site is owned by the applicant and currently comprises a pub restaurant on the ground floor, a function room with bar and cellarage at basement level and hotel accommodation on the first and second floors.

1.1.3 The property was put on the market in January 2018 by Fleurets following circa 8 years of ownership by Rose and Paul Wiley who were looking to dispose of the property due to personal circumstances. The applicant purchased the property in December 2018 and are understood to have been the only interested party wishing to use the property for continued use.

1.1.4 The applicants "Brewhouse and Kitchen" are a national pub company whose unique model creates pubs that offer both fresh food and a range of craft beers that are brewed on site. The company now have 24 properties across the country within their portfolio, two of which (including the application site) are to provide hotel accommodation. The applicants have been recognized at the national Publican Awards for their success in an increasing difficult industry.

1.2 Application Documentation

1.2.1 The planning and listed building consent application is supported by the following documentation:

Application Form and Ownership Certificates

Drawings:

- Location Plan
- PL02A Existing Site Plan Beechwood Hall
- PL03C Proposed Site Plan Beechwood Hall
- PL04 Existing GF and Basement Floor Plans Beechwood Hall
- PL05C (Without Furniture) Proposed GF and Basement Floor Plans Beechwood Hall
- PL06 Existing Elevations Beechwood Hall
- PL07A Proposed Elevations Beechwood Hall
- PL08 Existing 1st and 2nd Floor Beechwood Hall
- PL09A Proposed 1st and 2nd Floor Beechwood Hall

Heritage Impact Assessment

Arboricultural Survey and Statement

CIL Form

2 Site Description and Context

2.1 Application Site and Surrounding Area

2.1.1 The application site measures approximately 0.35ha and is located off Wykeham Road near the junction with Richmond Road and Tennyson Road in Worthing. It is located between Amelia Park (overlooked by Park Crescent) to the east, the access to Victoria Park and a purpose-built block of apartments – Wykeham Court - to the west. It borders St Mary's Catholic Primary School to the north.

2.1.2 Beechwood Hall is a large, elaborate detached building that was built to form part of Park Crescent (circa 1830) to the designs of the famous Brighton Architect, Amon Wildes. Originally built as two semi-detached houses known as North and South Swiss Cottages, the property was later converted into a hotel "Beechwood Hall" in the 1930s.

2.1.3 The property has been known as The Prince Regent and in the 1990s it became a carvery known as The Gatehouse, before reverting back to the Beechwood Hall.

2.1.4 Set within its own grounds and sharing a border with Amelia Park, the property's principal elevation faces east and is accessed via two points off Wykeham Road. A gap within the northern boundary where the site joins the public footpath which runs along the school boundary and provides pedestrian access into the site from Victoria Park.

2.1.5 A low rise wall defines the boundary with Wykeham Road whilst other boundaries are defined by a mixture of fence, railing types and hedges.

2.1.6 The two points of access off Wykeham Road serve an informally marked car park, the surface of which is in a poor state of repair. The car park is largely focused to the south of the site with a driveway which runs in front of the building leading up to a small parking area on the northern boundary. A trade garden is found immediately north of the building with a service yard to the rear.

2.1.7 The property, now in use as a hotel with public bar and restaurant functions, is laid out over four floors. The pub and restaurant trade and customer areas are laid out over the basement and ground floors with hotel accommodation on the first and second floor. The basement is accessed internally and via two external uncovered staircases at the rear of the property. The basement is currently in use as a bar and function room and also contains the ladies and gents' toilets.

2.1.8 The ground floor is currently accessed via a single door on the principal elevation although there are multiple points of entry around the building. The ground floor contains a bar, a restaurant and breakfast room. A commercial kitchen is found within an extension to the rear. A conservatory is attached to the restaurant.

2.1.9 Two internal staircases serve the upper floors. The first floor comprises 8 hotel rooms each with en-suites as well as an office and laundry room.

2.1.10 The second floor comprises a flat that appears to be have been used for ancillary accommodation for staff. The flat has a bathroom, a small living room, single bedroom with en-suite and a double bedroom with en-suite. The property was marketed as having a second flat but this comprises only two double bedrooms each with en-suites. It seems that these spaces have been used flexibly as the arrangement would allow the rooms to be used for hotel accommodation if required.

2.1.11 The condition of Beechwood Hall has been declining and both the interior and exterior is now dated. It does not seem to have seen the level of use and investment evident in newer hotel establishments. As a result, the property requires repair works and modernizing to ensure that it is fit for purpose for continued use as a pub, restaurant and hotel.

2.2 Planning History

2.2.1 The planning history is varied and has seen multiple planning and listed building consent applications. A schedule showing the most recent applications has been taken from the Council's public access website and is available below.

- *APPLICATION FOR LISTED BUILDING CONSENT FOR AN EXTENSION OF THE EXISTING FUNCTION ROOM, TOGETHER WITH STILL ROOM & MALE & FEMALE CLOAKS WITH EXTENSION OF BASEMENT KITCHEN*

Ref. No: 90/05767/LBC | Status: Application Refused

- *PROPOSED EXTENSION OF EXISTING FUNCTION ROOM, TOGETHER WITH STILL ROOM AND MALE AND FEMALE CLOAKROOMS WITH EXTENSION OF BASEMENT KITCHEN*

Ref. No: 90/05768/FULL | Status: Application Refused

- *APPLICATION FOR LISTED BUILDING CONSENT FOR AN EXTENSION TO THE EXISTING FUNCTION ROOM, TOGETHER, WITH STILL ROOM AND MALE AND FEMALE CLOAKS, WITH EXTENSION TO BASEMENT KITCHEN*

Ref. No: 90/05769/LBC | Status: CCN

- *PROPOSED EXTENSION TO EXISTING FUNCTION ROOM TOGETHER WITH STILL ROOM AND MALE AND FEMALE CLOAKROOMS WITH EXTENSION TO BASEMENT KITCHEN*

Ref. No: 90/05770/FULL | Status: CCN

- *APPLICATION FOR LISTED BUILDING CONSENT FOR SINGLE-STOREY EXTENSION TO WEST ELEVATION, TOGETHER WITH INTERNAL ALTERATIONS TO PROVIDE ADDITIONAL RESTAURANT AREA*

Ref. No: 96/05917/LBC | Status: CCN

- *SINGLE-STOREY KITCHEN EXTENSION TO WEST ELEVATION AND INTERNAL ALTERATIONS TO PROVIDE ADDITIONAL RESTAURANT AREA*

Ref. No: 96/05918/FULL | Status: CCN

- *APPLICATION FOR LISTED BUILDING CONSENT FOR PROPOSED SINGLE-STOREY EXTENSION, GENERAL INTERNAL ALTERATIONS AND NEW OPENINGS TO BASEMENT AND GROUND FLOORS*

Ref. No: 96/05919/LBC | Status: CCN

- *APPLICATION FOR LISTED BUILDING CONSENT FOR THE ERECTION OF VARIOUS EXTERNALLY ILLUMINATED ADVERTISEMENT SIGNS INCLUDING THE PROVISION OF TWO LANTERNS OVER MAIN ENTRANCE*

Ref. No: 96/05920/LBC | Status: CCN

- *PROPOSED EXTERNAL LIGHTING SCHEME*

Ref. No: 96/05921/FULL | Status: CON

- *INSTALLATION OF VARIOUS EXTERNALLY ILLUMINATED ADVERTISEMENT SIGNS*

Ref. No: 96/05922/ADV | Status: ADC

- *BEECHWOOD HALL HOTEL RETENTION OF EXISTING BIN REFUSE COMPOUND AND ACCESS PATH WITH PROPOSED SCREEN PLANTING*

Ref. No: 97/06016/FULL | Status: CCN

- *BEECHWOOD HALL HOTEL PROPOSED GRAVEL CAR PARK AND ASSOCIATED LANDSCAPING/PLANTING*

Ref. No: 97/06017/FULL | Status: CCN

- *BEECHWOOD HALL HOTEL PROPOSED GLOBE LANTERN TO ENTRANCE PORCH*

Ref. No: 97/06018/FULL | Status: CCN

- *BEECHWOOD HALL HOTEL APPLICATION FOR LISTED BUILDING CONSENT FOR PROPOSED GLOBE LANTERN TO ENTRANCE PORCH*

Ref. No: 97/06019/LBC | Status: CCN

- *BEECHWOOD HALL HOTEL INSTALLATION OF TWO NON-ILLUMINATED BANNER SIGNS*

Ref. No: 97/06020/ADV | Status: Application Refused

- *BEECHWOOD HALL HOTEL APPLICATION FOR LISTED BUILDING CONSENT TO UPGRADE BEDROOMS AND BATHROOMS ON FIRST AND SECOND FLOORS*

Ref. No: 97/06021/LBC | Status: CCN

- *Application for Listed Building Consent for minor external alterations (retrospective)*

Ref. No: 98/00747/LBC | Status: CCN

- *Retrospective application for various minor alterations*

Ref. No: 98/00748/FULL | Status: CCN

- *THE WIDENING OF THE ENTRANCE WITH THE REMOVAL OF THE WALL ADJACENT TO ACCESS AND THE ADDITION OF TARMAC SPEED HUMPS AT THE MAIN ENTRANCE PLUS A DISABLED RAMP, PICKET FENCE AND EXTENSION OF TILED TERRACE ON THE NORTH SIDE OF THE BUILDING*

Ref. No: 98/00311/FULL | Status: Application Refused

- *APPLICATION FOR LISTED BUILDING CONSENT TO REDUCE HEIGHT OF WALL ADJACENT TO WYKEHAM ROAD ENTRANCE*

Ref. No: 98/00312/LBC | Status: Application Refused

- *APPLICATION FOR LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS INCLUDING EXTENSION OF KITCHEN INTO EXISTING RESTAURANT AREA, GLASS WASH AND SERVERY, RAISED TIMBER FRONT AREA TO PART OF FLOOR AND OPENING UP OF CHIMNEY BREAST*

Ref. No: 98/00313/LBC | Status: CCN

- *INSTALLATION OF VARIOUS SIGNS AND RE-PAINTING OF EXISTING POST SIGN*

Ref. No: 98/00314/ADV | Status: CCN

- *APPLICATION FOR LISTED BUILDING CONSENT FOR INSTALLATION OF VARIOUS SIGNS WITH EXTERNAL LIGHTING AND ONE BRACKET LIGHT OVER THE MAIN ENTRANCE*

Ref. No: 98/00315/LBC | Status: CCN

- *INSTALLATION OF A SATELLITE DISH, BEER PIPE DUCT, ERECTION OF PICKET FENCE AND REPLACEMENT TILED PATIO AREA*

Ref. No: 98/00547/FULL | Status: Application Refused

- *APPLICATION FOR LISTED BUILDING CONSENT FOR THE ERECTION OF A SATELLITE DISH AND INSTALLATION OF BEER PIPE DUCT*

Ref. No: 98/00548/LBC | Status: Application Refused

2.2.1 It appears that the site is void of any planning history since the last on this list which is dated 1998.

3 Proposed Development

3.0.1 The application seeks full planning permission and listed building consent.

3.1 Proposed Development (Use)

3.1.1 It is understood that the application site has an established hotel use with ancillary public bar and restaurant functions. The property's use is to remain the same. The existing hotel comprises 8 - 10 hotel rooms and an ancillary manager's flat.

3.1.2 It is proposed that a total of 10 hotel rooms are created from the existing accommodation together with a more substantial ancillary manager's flat provided through its relocation. As a result, it is proposed that the 3 of the rooms on the second floor are converted into an ancillary 'manager's flat' with the remaining two to be used by the hotel.

3.2 Built form (Amount, Layout, Scale)

3.2.1 Alterations to the existing building and grounds are proposed. The existing building has a total gross internal area of 969sqm and sits within a site measuring approximately 0.35ha. The existing and proposed gross internal floor areas of the building are as follows:

Floor	**Existing (sqm)**	**Proposed (sqm)**
Basement	242	242
Ground	318	406
First	281	281
Second	128	128

3.2.2 New built form principally comprises the new rear extension. This would have a gross internal floor area of 88m2 and a cubic area of 228m3. It would be approximately 16.4m in length and extend approximately 3.5m from the rear elevation. The central component of the extension would extend by an additional 3.4m. The height of the central part would measure approximately 3.2m with the remainder of the extension measuring approximately 2.1m tall.

3.2.3 The remainder of the alterations to the building are internal and cover all floors. Changes to the site are also proposed and taking each area in turn, a brief summary of the proposed alterations are as follows:

Site

- Reconfigure existing car park
- Modify existing access to form pedestrian access
- Remove driveway running to the north of the site to create enlarged trade garden and create a footpath
- Create new bin store
- Replacement boundary treatments to eastern, north and western boundaries

Basement level

- Removal and cutting back of walls and partitions in function room
- Removal of walls and partitions in cellar and the creation of a new opening to enable access from the yard
- Removal of partition in ladies' toilets

- Switch the locations of the ladies and gents' toilets
- Replace existing bar server

Ground floor level

- Remove box bay window to create new access into a new rear extension
- Remove existing bar and back fitting
- Removal and cutting back of partitions and walls in the existing bar and restaurant areas
- Reinstate door to form main entrance with external ramp to allow for disabled access
- Insertion of a new bar counter and back fittings
- Insertion of partitions to form disabled WC, store and brew pad
- Remove side window of existing conservatory to create access into the new rear extension
- Replace existing toilet with store

First floor level

- Removal of partition and extension of en-suite bathroom in proposed room 5
- Relocation of partition to enable the switching of en-suite and "snug" in proposed room 4
- Extension of en-suite in proposed room 3

Second floor level

- Removal of existing en-suite and partitions in proposed room 9 and the creation of a new access to existing bathroom located adjacent to form en-suite. Blocking up of existing corridor access to bathroom
- Removal of partitions and walls in proposed room 10 and insertion of new en-suite
- Removal of partition and extension of bathroom for manager's accommodation
- Removal of existing bathroom, partitions and walls to create living room for manager's accommodation
- Create new access from the staircase to the corridor and block up existing doorway
- Removal of partitions in corridor

3.2.3 The proposed architectural drawings show the alterations in further detail.

3.3 Appearance

3.3.1 The external appearance is to remain largely unchanged with the exception of the southern (side) and western (rear) elevations.

3.3.2 The proposed rear elevation will change the appearance of the rear elevation. It is proposed that the single storey rear extension be located between the existing extension which houses the kitchen and the conservatory with a central protrusion. The facades on either side of the central protrusion would be set slightly lower and be glazed with the central part rendered to match the existing building and with three windows proposed.

3.3.3 In the southern elevation, the first-floor dormer windows to proposed room 4 will change due to the 'swapping' of the bathroom and 'snug' room. At present, the right-hand dormer window, albeit blocked up due to the position of the toilet, serves the bathroom.

3.3.4 It is proposed that the rooms are switched to allow the 'snug' to make use of the balcony window with the bathroom be served by the left-hand dormer which is already blocked up.

3.4 Landscaping

3.4.1 There are numerous trees and shrubs on the site and an arboricultural report has been prepared and accompanies this application. Please see Section 5.2 for further details. Due to the reconfiguration of the grounds, a large amount of hard standing will be given up to form an enlarged trade garden towards the north of the site. Some of the parking lost to this proposed change will be relocated, with an area of lawn to be removed to facilitate this.

3.4.2 The western boundary will have a new boundary treatment with a new close boarded fence to run from the edge of the building line around the site and stopping at a point on the eastern boundary. The existing boundary treatment to the immediate rear of the property will be replaced with metal hooped railings.

3.5 Access

3.5.1 The main entrance off Wykeham Road will continue to act as the principal point of vehicular and pedestrian access into the property for customers. The secondary access off Wykeham Road which is currently underused will be modified to form a pedestrian only access. This will allow for a bin store to be inserted adjacent to the existing alley behind the kitchen extension which is currently used for bin storage.

3.5.2 The reconfigured grounds will result in 32 parking spaces. The current parking arrangement is very informal with no designated bays and parking is determined by the first car and on an ad-hoc basis.

3.5.3 The proposed arrangement provides for a single one-way route through the site.

4 Planning Policy Context

4.0.1 At a National level, planning policy is provided by the National Planning Policy Framework (NPFF) (March 2012) and Planning Practice Guidance (PPG).

4.0.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications for development be determined in accordance with the Development Plan unless other material considerations indicate otherwise. In this case, the Development Plan currently comprises:

- Worthing Core Strategy (2011)
- Saved Policies from Worthing Local Plan (2003 and first review 2007)

4.0.4 In terms of emerging local planning policy, the Council's new (draft) Local Plan underwent consultation in October and December 2018.

4.0.5 Additionally, local Supplementary Planning Guidance (SPG) is provided by Supplementary Planning Documents (SPDs).

4.1 National Planning Policy Framework (March 2012)

4.1.1 The National Planning Policy Framework (NPPF) stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay. The main premise of the NPPF is a presumption in favour of sustainable development.

4.1.2 The following sections of the NPPF are considered directly relevant to the current application:

2: Achieving sustainable development

4: Decision making

6: Building a strong, competitive economy

8: Promoting healthy and safe communities

12: Achieving well-designed places

16: Conserving and enhancing the historic environment

4.2 Core Strategy (2011)

4.2.1 The Worthing Core Strategy was adopted in April 2011. The principal policies relevant to this planning application are as follows.

Policy 5 – The Visitor Economy

Policy 16 – Built Environment and Design

4.2.2 Despite the Core Strategy being prepared before the NPPF was originally published in 2012, it is considered to confirm based upon the Council's NPPF Conformity Assessment.

4.3 Saved Policies (2003 and later reviewed in 2007)

4.3.1 According to Appendix 6 of the Core Strategy, the saved policies relevant to this application that have not been superseded by those contained within the Core Strategy are as follows.

Policy TR9

4.4 Supplementary Planning Guidance

4.4.1 The purpose of SPG is to provide additional, detailed guidance on how local planning policies will be implemented as part of the development management process. The following documents are therefore intended to expand upon, rather than add to, the requirements of policies contained within the Development Plan.

- Sustainable Economy SPD (adopted February 2012)

4.4.2 Other available SPDs are not relevant due to the type of proposed development.

5 Key Planning Considerations

5.0.1 This Section now provides a detailed assessment of the key considerations with respect to the application and assesses the planning balance of the proposed development.

5.0.2 The proposals have been the subject of a pre-application enquiry with both a written response provided and a follow up meeting held. Whilst the original plans submitted were not supported, we understand that dialogue has since taken place and the proposed plans which form part of these applications have been discussed at length. The revisions contained within were made in order to address some of the original concerns regarding the size of the new extension, impact upon the trees on the rear boundary and some of internal alterations to the ground floor.

5.1 Material Considerations

5.1.1 The primary considerations relate to the two Local Plan Policies; Policy 5 – The Visitor Economy and Policy 16 – Built Environment and Design.

5.1.2 The application site falls within a Conservation Area. It is also a Grade II listed building and is sat amongst other statutory listed buildings on nearby Park Crescent.

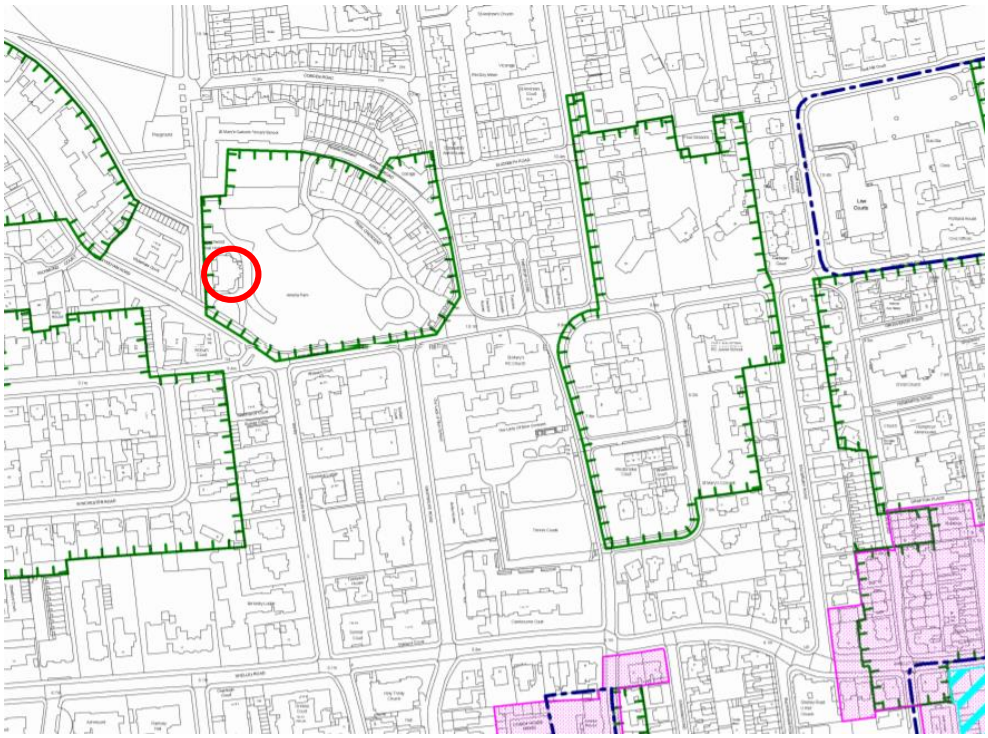


Figure 1: 2011 Map of Conservation Areas with the application site indicated red.

5.1.3 The property was statutory listed in October 1949. The listing entries are as follows;

PARK CRESCENT 1. 5406 Beechwood Hall TQ 1402 NW 1/27 11.10.49. II GV 2. Private Hotel. This is approached from Wykeham Road but it was actually built as part of Park Crescent as North and South Swiss Cottages, presumably at the same date and by the same architect. 2 storeys, attic and basement. Faced with roughcast. Red tiled roof. The roof sweeps right down to the ground floor on south side and forms a veranda with square trellised wooden columns and cornice. Window with oriental shaped lights copied from the Pavilion, Brighton. Projecting porches on east front (the main centre one modern)with rustic wooden balconies above them and an outside staircase to one of them. Hipped gables with scalloped bargeboards. Dormer windows on 2nd floor probably added. One pointed turret. Chimneys with twisted or zig-zag ornamentation.

Nos 1 to 14 (consec) and the gateway and lodges form a group with Beechwood Hall.

5.1.4 The proposals have been prepared with due consideration to the constraints of the existing building and its significance as a heritage asset.

5.1.5 As referred to previously, the property is not in a favourable condition and requires repair and upgrade. The proposals go beyond simple alterations to bring the property back into use, and propose changes that will result in the long-term conservation of the building and enhance and improve the space making this a viable premise for continued hotel use.

5.1.6 The existing ground floor layout is not coherent due to the bittiness of the room layouts, a consequence of the property's original use as two dwellings and subsequent alterations. The proposals intend to rectify this by creating a story as one enters and walks through the building. Upon arrival, the internal space is legible as there is a clear visual route through the building as one can see the brewpad and bar in one view rather than trying to navigate corridors to find the various aspects and components of the business.

5.1.7 Through the proposal to create a new rear extension, the trade space will be extended to provide additional restaurant and dining space that is clearly and closely linked to the commercial kitchen and bar area.

5.1.8 The rear of the building is a poor state and has been kept as a private 'back of house' area for the storage of bins and access to the basement and associated stores from the kitchen. As result, this area is unkept, not very attractive and has been hidden from the public realm. We believe that the new extension will enhance the experience of the building as this area will be improved and increase the public's interaction with the building, both internally and externally from the walkway that leads to Victoria Park. As a result, the extension has been carefully designed and accommodates glazed aspects so that this interaction is increased. We see the extension as having an overall benefit and improves the outlook and rear aspect of the building which has to this point been ignored.

5.1.9 The Core Strategy states that high quality development should be delivered in such a way that protects and enhances these assets, however this should not limit the consideration of contemporary design solutions in appropriate locations. We believe that the proposed extension would fall into this category as the extension would remain distinctive yet be understanding of the character and appearance of the existing building.

5.1.10 Internally, the brewpad is a feature of Brewhouse and Kitchen pubs and is a unique selling point that increases the use and appeal of their premises. It offers added value by providing educational tours, tasting days and other events that other pubs are unable to offer. This is one of the attractions of the Brewhouse and Kitchen model and contributes toward their overall offering which sets it apart from competitors.

5.1.11 It is argued, that these ground floor alterations adapt the existing building without considerable harm to accommodate the changing needs of pub, restaurant and hotel users. This is explored in more detail in the following paragraphs.

5.1.12 In addition to looking at the changing expectations and desires of customers who use pubs, restaurants and hotels, design consideration has also been given to those who require further assistance to use such facilities. We refer to the Equality Act 2010 and in considering those less mobile, consider that the insertion of a disabled WC adjacent to the proposed brewpad and the provision of a ramped access, as reasonable adjustments to enable the business and property to fulfil its obligations as it balances the requirements of the Act and the particular significance of the building.

5.1.13 Turning to the first floor, the existing floor and room layouts are utilized to avoid any excessive works needed to facilitate an improvement to the accommodation at this level. As referred to Paragraph 3.3.3, the most significant change at this level is the relocation of the bathroom and ‘snug’ room in proposed room 4.

5.1.14 We consider this change to be beneficial in terms of how one experiences the building from both a heritage point of view in that the balcony window will be used and utilized as intended and in a practical/operational capacity as it provides a feature and space that the customer will benefit from.



Figure 2: Southern elevation windows at first floor

5.1.15 As mentioned at 3.1.2, the alterations to the second floor mainly concern the reconfiguration of the existing floor layout to accommodate ancillary manager's accommodation. The current flat is inadequate as a self-contained unit as it does not provide sufficient accommodation i.e. a kitchen, which would be expected for such long-term use.

5.1.16 As required by the NPPF, in order to fully assess the impact these works will have on the heritage asset; a heritage impact assessment has been undertaken by M-ARC Heritage. The report identifies the architectural and historic significance of the site and assesses each proposed alteration.

5.1.17 Without wishing to repeat the content of the report, it concludes concludes that most of the proposals would not harm the special architectural or historic interests of the property. Of those proposals that could result in slight harm to those interests, they are justifiable because they are reasonable accommodations to ensure that the property continues in use. The proposals maintain the essential character and heritage significance of the property while minimising harm to its special architectural and historic interests.

5.1.18 Overall, a sympathetic approach has been taken to the design of the proposals. We therefore consider that the layouts work from not only a functional and operational point of view, but one that improves the quality and value of the heritage asset. The proposals would enhance the public's interaction with the building, meet the needs of multiple users and bring about investment into a historic building which would result in its long-term longevity as a pub, restaurant and hotel.

5.1.19 Therefore, our view is that the benefits of the proposals outweigh significantly any slight harm that has been identified and consequently, Paragraphs 192, 196 and 200 of the NPPF in particular and local plan Policy 16 are met.

5.1.20 The proposed alterations also need to be understood in the context of the wider benefits of the proposals and so the following paragraphs consider Policy 5.

5.1.21 The capacity of the existing building to continue to function and operate as before is limited in the face of changing customer needs. The marketing campaign led by Fleurets – the premier commercial agents for hospitality property - is testament to that as we understand from the agents that aside from developers, Brewhouse and Kitchen were the only party interested in the continued use of Beechwood Hall as a pub, restaurant and hotel. Its designation as a statutory listed building somewhat constrains the site from being adapted and modified to accommodate the expectations and aspirations of customers in a challenging industry and we for the reasons outlined above, believe that Brewhouse and Kitchen have been creative and found a way of reconciling this with the significance of the building.

5.1.22 The Core Strategy states that tourism in Worthing has long been an important sector of the economy. It does however recognise that the industry in seaside reports and towns has changed and that there been a decline in the 'traditional' tourist market. As a result, Worthing, like most resort towns, has been working towards adapting to these changes and is aiming to deliver a more varied and flexible tourism, cultural and leisure 'offer' to meet the new requirements of visitors coming to the town. It goes on to say that in recent years this sector of the economy has faced a number of challenges and investment in leisure, cultural and tourism related facilities has largely been lacking. In addition, the accommodation stock has become more vulnerable to other market forces, most notably the pressure to change to residential use. A key challenge will be to ensure that the accommodation stock adapts to the needs of visitors through a combination of upgrading the quality of the existing stock and new provision.

5.1.23 Policy 5 concerns the visitor economy. It supports the retention, upgrading and enhancement of existing visitor accommodation and aims to enhance the visitor offer to support the regeneration of the town and help to reduce seasonality.

5.1.24 The Core Strategy finds that the town's hotel supply comprises primarily 3-star hotels in long standing family ownership that offer a traditional style of hotel accommodation. There has been some recent investment in terms of refurbishment but this has not led to a significant change in the market positioning. There has been one recent exception which has seen the former Berkeley Hotel become a Travelodge.

5.1.25 Whilst research indicates that the sectors likely to drive forward the local economy over the next 5-10 years include tourism and leisure, investment in leisure, cultural and tourism related facilities has largely been lacking. Indeed, Worthing has seen one of the lowest levels of new business growth in West Sussex.

5.1.26 The Adur and Worthing Economic Strategy 2018 to 2023 finds that the visitor economy has scope for expansion by working with partners to broaden our accommodation offer, and by promoting underplayed attractions better, to capitalise on the proximity to the South Downs National Park and opportunities for "active tourism" and further develop the evening and night-time economies. The supporting text of the Core Strategy finds that existing hotels, restaurant and bars need upgrading in order to play an improved role in attracting visitor to the town amid increasing competition from other towns and cities and the changing aspirations and expectation of visitors. Research indicates that there is potential to deliver a wide range of accommodation to meet the current and forecast needs of visitors. The widening of the accommodation offer will help to bring visitors to the town all year round and may encourage them to stay longer.

5.1.27 Whilst the use of the property is not changing, through the proposals for Beechwood Hall, we consider that Brewhouse and Kitchen can add to the town's offer by providing a different type of accommodation from the existing stock and with a unique public restaurant and bar concept.

5.1.28 The applicant has a well-regarded track record for investing in their assets and this proposal would inject a significant amount of capital into the existing building and the business operating from it. Brewhouse and Kitchen properties can generate significant levels of expenditure, raise the profile of an area and also form an important part of the tourism product that a place can offer due to their unique pub/restaurant concept.

5.1.29 As indicated, today's tourists and customers are increasing looking for something different from the commonplace bed and breakfast market as described above. The Brewhouse and Kitchen model can offer this. By supporting existing visitor accommodation such as that at Beechwood Hall, its upgrading and enhancement will help reposition itself in the market and deliver on the vision of the Core Strategy. The proposal to expand and enhance the existing business and operation at the property is supported by Policy 5.

5.1.30 The proposed alterations would help Brewhouse and Kitchen create a sustainable business which would increase Worthing's attractiveness as a tourist destination by providing much needed accommodation for visitors and contribute towards the night time economy by improving the pub and restaurant facilities. The choice and options for not only visitors but long-standing residents of Worthing would be increased.

5.1.31 In summary, the alterations enable this property to remain in viable use as a pub, restaurant and hotel and be occupied by one of the country's leading pub groups. The proposals have a strong strategic fit with the intention and aims of local and national tourism and economic policies.

5.2 Other Considerations

5.2.1 TPO 14 of 1997 is relevant to the site which includes various trees surrounding the site but of particular relevance are the Holm Oaks at the rear (west) side of the building.

5.2.2 An arboricultural survey has been undertaken and accompanies the applications. It provides a tree plan, shading plan, RPA, TRP plans and a method statement. The statement is split into two parts. The first of which deals with recommended tree care and maintenance and the second part, specifically identifies any works needed to facilitate the development. Within Section 2, trees labelled T26 Holly, T43 Sycamore and H17 Viburnum tinus are proposed to be removed.

5.2.3 The statement finds that although there is a slight intrusion into the Holm Oak T19 and Sweet Bay T20's RPAs, it does not have a significant impact. In addition, minimal ground-level changes and porous surfacing will be required around Beech Trees T24 and T25. The trees, shrubs and hedges can be protected by careful construction as detailed in Section 6 of the report with the overall conclusion being that the proposed improvements at Beechwood Hall require minimal tree removal and work.

5.2.4 The proposed changes to the driveway in order to provide for the larger trade garden and parking area would result in the removal of an original route which runs across the front of the building. This driveway would have linked the property up to the wider network serving Park Crescent and can be seen on the earlier ordnance survey plans. Nevertheless, the significance of this passage has been largely eroded due to the severing of it at the northern boundary by the School and on the eastern boundary. The driveway therefore has little purpose now other than to serve the car park at the application site. There is some merit in retaining some demarcation of part of the route and the proposals include this in the form of a footpath which would run along one edge of the existing driveway and go through the proposed trade garden.

5.2.5 The current accesses off Wykeham Road first appear on the 1954 ordnance survey map and therefore the modification to one for pedestrian use only would not harm the historic layout of the site. The change to provide a dedicated pedestrian access of a width suitable for wheelchair use would create a safe point of access for pedestrians as at present, the principal access off Wykeham Road is shared and used by both vehicles and pedestrians.

5.2.6 Whilst some landscaping is to be replaced with car parking, this is more than compensated by the increased level of landscaping to the north of the site following the removal of the driveway and parking area on the boundary with the School. Consequently, there would no net loss of open space or landscaping.

5.2.7 On balance, the alterations to the parking area and landscaped areas would have negligible effect on the setting of the Listed Building and its relationship with the surrounding landscape.

5.2.8 Also shown on the proposed site plan are boundary treatments. The existing boundaries are either not well defined or are but with failing treatments such as fences in a poor state of repair. A new hoop topped railing will sit on the boundary immediately behind the new extension to increase the visibility and interaction from the public realm. Elsewhere, close boarded fences are proposed.

5.2.9 Policy TR9 concerns parking. Changes are proposed to the parking arrangements at the application site. Parking at the site is in ad-hoc fashion with no marked bays. The parking area surfaces are riddled with potholes and is of a poor quality. The proposals intend to reconfigure the parking arrangements to make it safer for users by introducing a one-way system around the central island of trees. As mentioned above, the driveway and parking area to the north of the site will be relocated so that the parking is contained in one area rather than be spread out across the site. A total of 32 parking spaces are proposed with two being allocated for disabled use. This would be in line with numbers that are currently found on site despite the informal nature of the existing parking arrangements.

6 Conclusion

6.1.1 This Planning, Design and Access Statement has been prepared by Caldecotte Group on behalf of Brewhouse and Kitchen and accompanies an application for full planning and listed building consent for a new rear extension, internals alterations to all floors and the reconfiguration of the site at the property known as Beechwood Hall located on Wykeham Road in Worthing.

6.1.2 Brewhouse and Kitchen is a national operator of public houses and restaurants and this proposal will support their operation within the District enabling them to invest in and enhance a business thus contributing to the economic development of the local area and wider region. This provides a unique opportunity to expand the hotel and pub/restaurant offering within Worthing.

6.1.3 The Heritage Impact Assessment submitted with this application assesses the property's significance and reviews the impacts of the proposed alterations of the proposed development. It concludes that the public benefits of alterations outweigh the slight harm to the heritage asset.

6.1.4 The application has been considered in the context of Worthing Council's adopted development plans, and in accordance with established national planning policy and guidance.

6.1.5 The development represents a high-quality and sustainable development and it is therefore felt that the planning balance clearly weighs in favour of granting planning permission and listed building consent for the proposed development.