

Design and Access Statement

Ref: 29 Regency Square Brighton, BN1 2FH (Formerly The Prince Regent Hotel)

Internal alterations to the historic Regency House to create larger hotel suites, generally one suite per floor. Alterations to the rear block including infilling the open garage to create a rear entrance lobby, rendering the brick walls and adjusting the staircase and levels down to the basement. Alterations in the basement to create amenity space for hotel guests including a gym with shower rooms. Adding a glazed roof to decrease the size of the courtyard at basement level. Alterations to the ground, 1st, 2nd, 3rd and 4th floors to create hotel suites; 1 suite per floor. Improving the layout of the rooms and removing the small en-suites. An extension is proposed to the south west corner of the rear block to add en-suite bathrooms and increase the footprint of each floor.

Introduction

Planning permission was granted on 30th May 1977 for major alterations to 29 Regency Square including the large 4 storey block to the rear, removal of all chimney breasts, insertion of en-suite bathrooms to the rear rooms within the original building, removal of all walls (apart from the spine wall) and doorways at 2nd, 3rd and 4th floor levels to create small hotel rooms with en-suite bathrooms (appendix A). The rooms remain largely unchanged from the 1977 works. An en-suite bathroom has been added to the first floor south facing room (appendix B) and a bedroom added at ground floor within the link structure between the old building and new block to the rear.

The Proposals

The building has recently been bought by the applicant who would like to refurbish and upgrade the whole hotel investing money in creating a luxurious boutique hotel offering guests a hotel suite for a weekend away or a longer stay. The suites will have the flexibility to have a bedroom plus a living space/second bedroom ideal for families.

The suite layout allows each floor to be more in keeping with the original historic layout. The small en-suites will be removed and each suite will have one bathroom located above each other, making use of the existing risers with soil pipe. A bathroom already exists in this location and the works involved are minor, consolidating the size and design of each bathroom. The en-suite bathrooms on the ground and 1st floor will not go all the way up to ceiling but will finish at 2.5m with a flat ceiling. The cornice will continue around the main ceiling and be uninterrupted by the bathroom.

The architrave will be restored on the ground and 1st floor around the original opening between the front and rear rooms. A concealed door will be added as the passageway between the front main room and rear bedroom.

The previous drawings included the provision of two lifts; one in the front historic house and one to the rear modern block. We applied for pre-application advice from Brighton and Hove City Council and following a site visit, received a pre-application response from Lance Penman on the 19th December 2023. The advice was against the insertion of the lift. We have revised the plans and removed the lifts from the new plans.

The number of bed spaces remains similar to what is currently on offer but offers flexible accommodation and opens up the opportunity for families to stay in the hotel.

The basement will be opened up to provide amenity space to hotel guests with a small gym and shower facilities. Part of the lightwell will be glazed over to add natural light down to the basement. The rear stair way and

mezzanine level have been re-designed to create better access to the newly created rear entrance lobby. The mezzanine level and rear rooms of the basement will be used for hotel equipment, plant area and storage. There is currently an open parking space to the rear which has had to be boarded over because of criminal damage. The proposal allows to enclose this area to create a rear entrance lobby and a service entrance for hotel use. A part glass part rendered wall 'shop front' will be installed on the rear ground floor elevation.

The rear fire escape will be removed. This is no longer used or required and was granted planning permission in 2012 Ref BH2012/03123. Render repairs will be scheduled and carried out when a scaffold is erected and closer inspection can be safely carried out.

It is proposed to render the rear modern block, currently brickwork, to be more in keeping with the neighboring properties. An extension to the rear southwest corner of the modern block is proposed to enclose this recess. This 3 storey extension can be constructed in lightweight steel or timber and will be rendered to match the block. This will create a square block and add floorspace to each hotel suite in the rear block. The extension will be used to house the bathrooms for each suite.

The pre-application report notes that the rear buildings are of little or no historic significance.

A small extension is proposed on the rear block on the roof to provide head room over the stair to access the roof. The existing stair has been designed to continue up to roof level but a building over was never constructed. Instead, the roof is accessed via a hatch from the stair landing. This isn't ideal and makes maintaining the flat roof very difficult. A modest extension is proposed to be able to continue up the stairs and access the flat roof via a door for maintenance purposes only. This extension will have a slate roof facing the historic main building. A door will be in the north elevation.

Planning Policy and Guidance

Brighton and Hove City Plan: Policy CP15

The applicant is investing money into refurbishing this neglected property, promoting the city's heritage, conserving and enhancing the most significant parts of the building whilst providing valuable tourist accommodation to the city in a prominent position.

Supplementary Planning Document 09: Architectural Features & National Planning Policy Framework: Paragraphs 194 to 208

A Heritage Statement has been produced by Neil England, Surveying Consultant of HBA (Heritage Building Advisors). Please refer to this for the explanation of the historic research on the existing interiors and the proposed reinstatement of original features.

The proposals will provide a much-improved hotel.

Conclusions

The proposals are to refurbish and upgrade a run-down hotel investing money in protecting the original fabric of the building ensuring the viability and use of the hotel for many years to come.

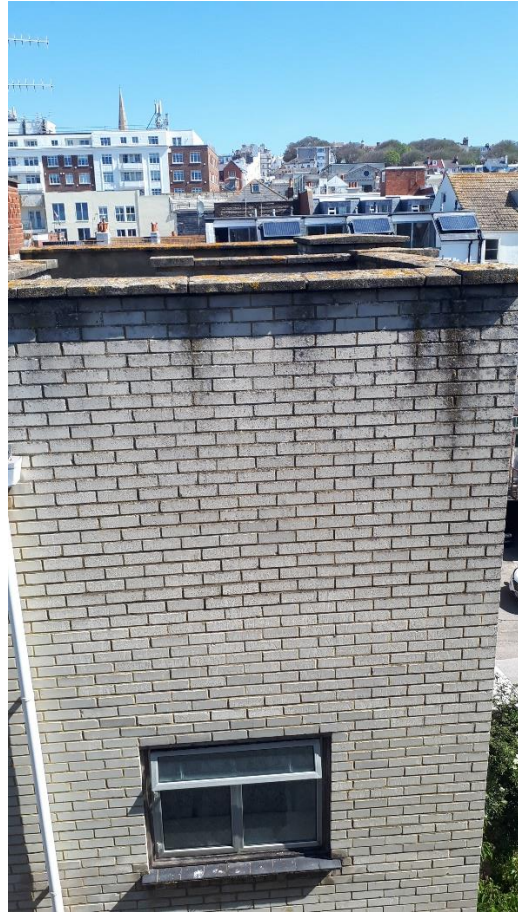
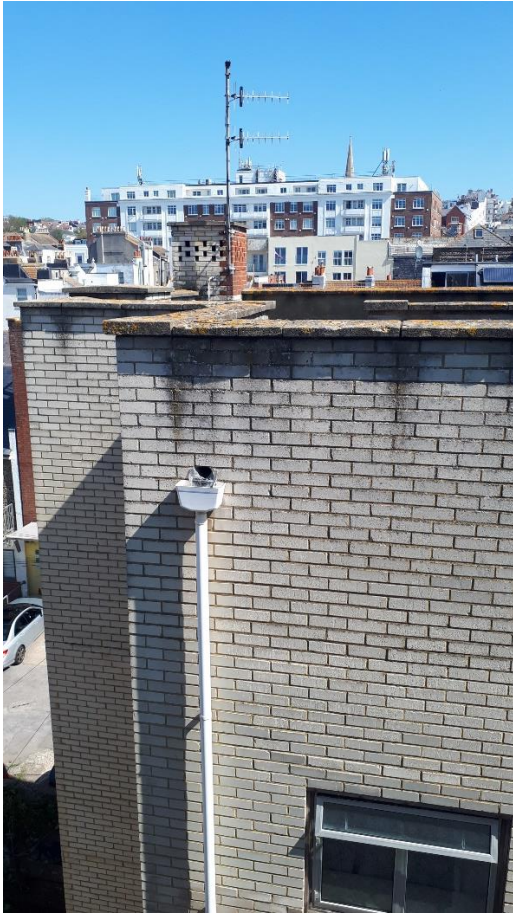
We believe that the proposed design and layout improves upon the existing building within its setting and that it is an architecturally appropriate development that would be highly sustainable in terms of its function as well as its use of materials.

Photos

Pictures of the rear 1970's block. It is proposed to infill the south west corner and render the building. The windows will be replaced with sash windows and a band detail on each floor added to provide definition to the building. A stone cill will also be added to provide character to the building.



An extension on the flat roof will be added over the stairwell with a slate roof facing the historic main building.



The aerial view shows many alterations and extensions to the rear of Regency Square and alterations and additions to the roofs. The flat roofed extensions all have a building on the roof for access on to the flat roof area for maintenance.

