
18504 - P - 001P1
Design Statement
July 2019

The Royal Retreat Hotel

OPEN architecture

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1.0 Introduction

Open Architecture have been appointed to produce design statement for The Royal Retreat Hotel. The brief is to apply for planning permission for extension and refurbishment to obtain change of use from a Hotel into Residential.

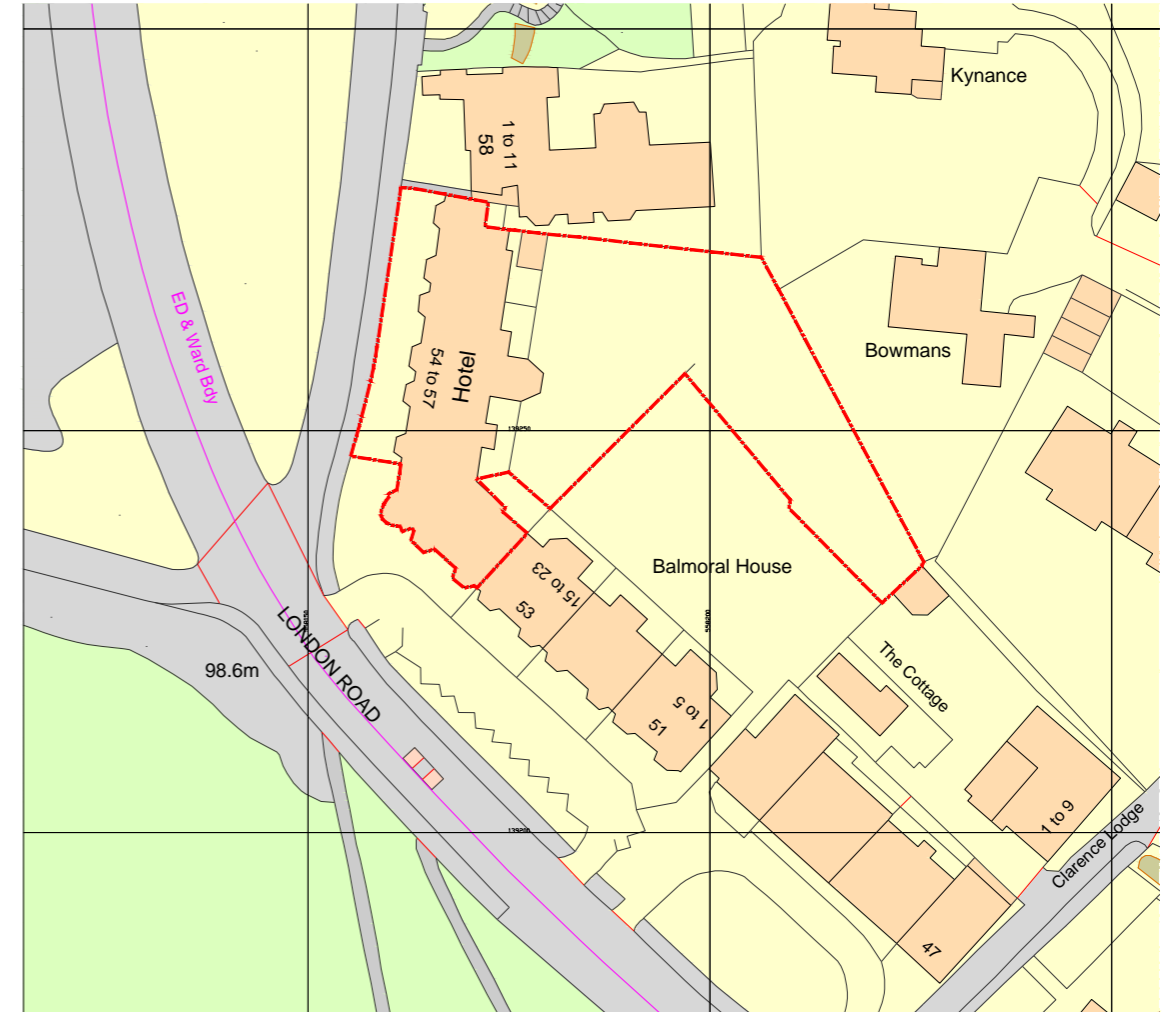


Aerial view of site

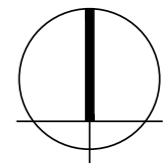
2.0 Site and Context



Satellite Image



Location Plan



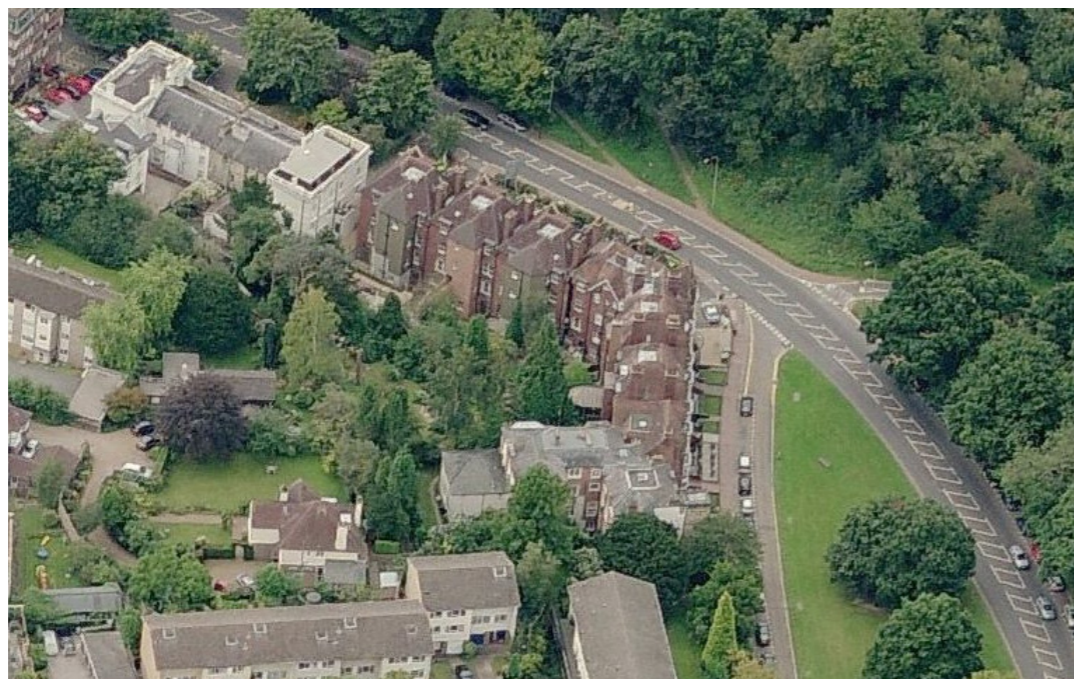
2.0 Site and Context



Aerial View of Site Looking North



Aerial View of Site Looking East



Aerial View of Site Looking South



Aerial View of Site Looking West

2.1 Existing Building Photographs



Photograph of West Elevation



Photograph of South West Elevation (first floor and above)

2.1 Existing Building Photographs



Photograph of East/Rear Elevation at Corner

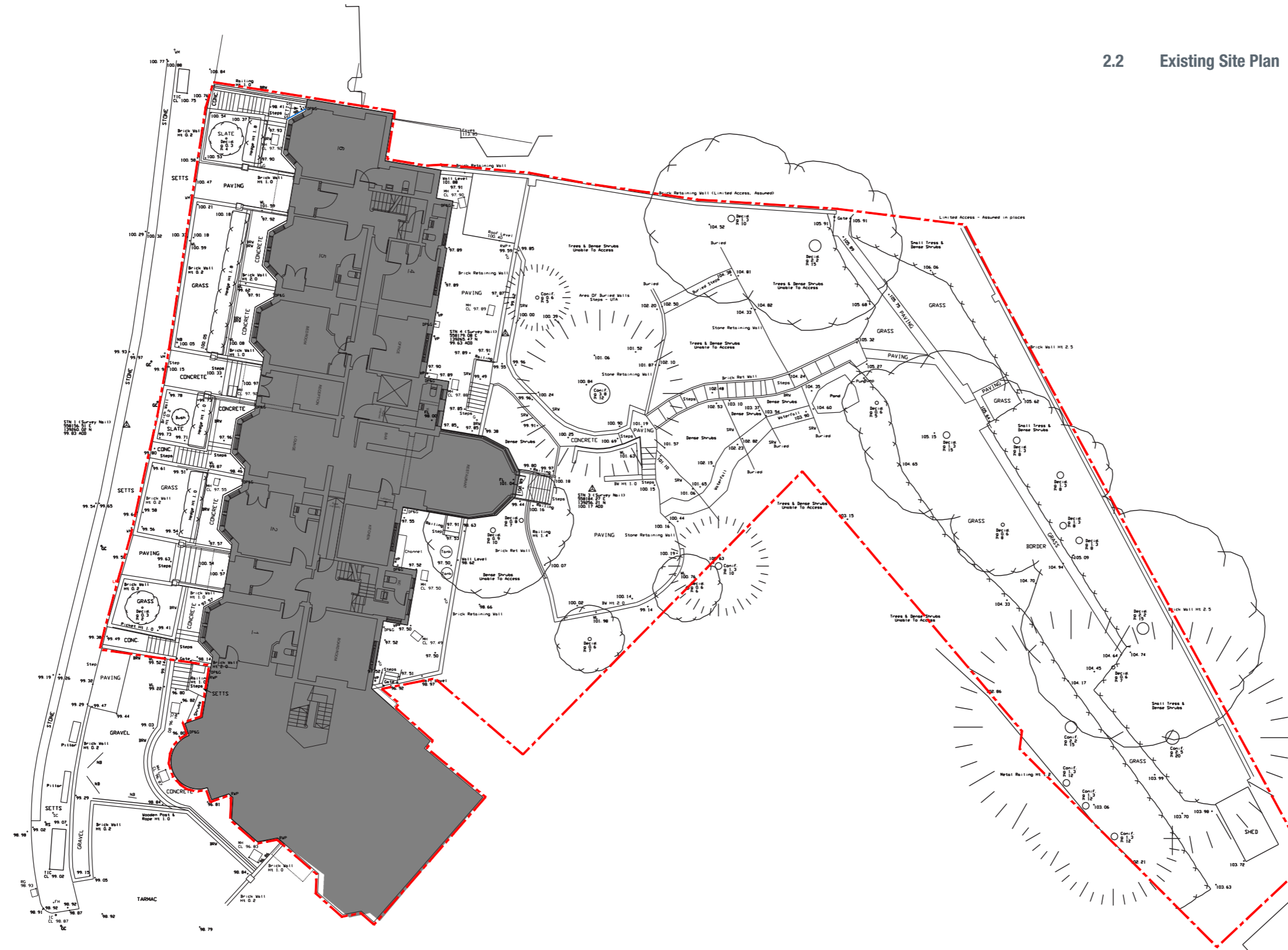


Photograph of Existing Rear Conservatory

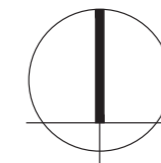


Photograph of Existing East/Rear Elevation

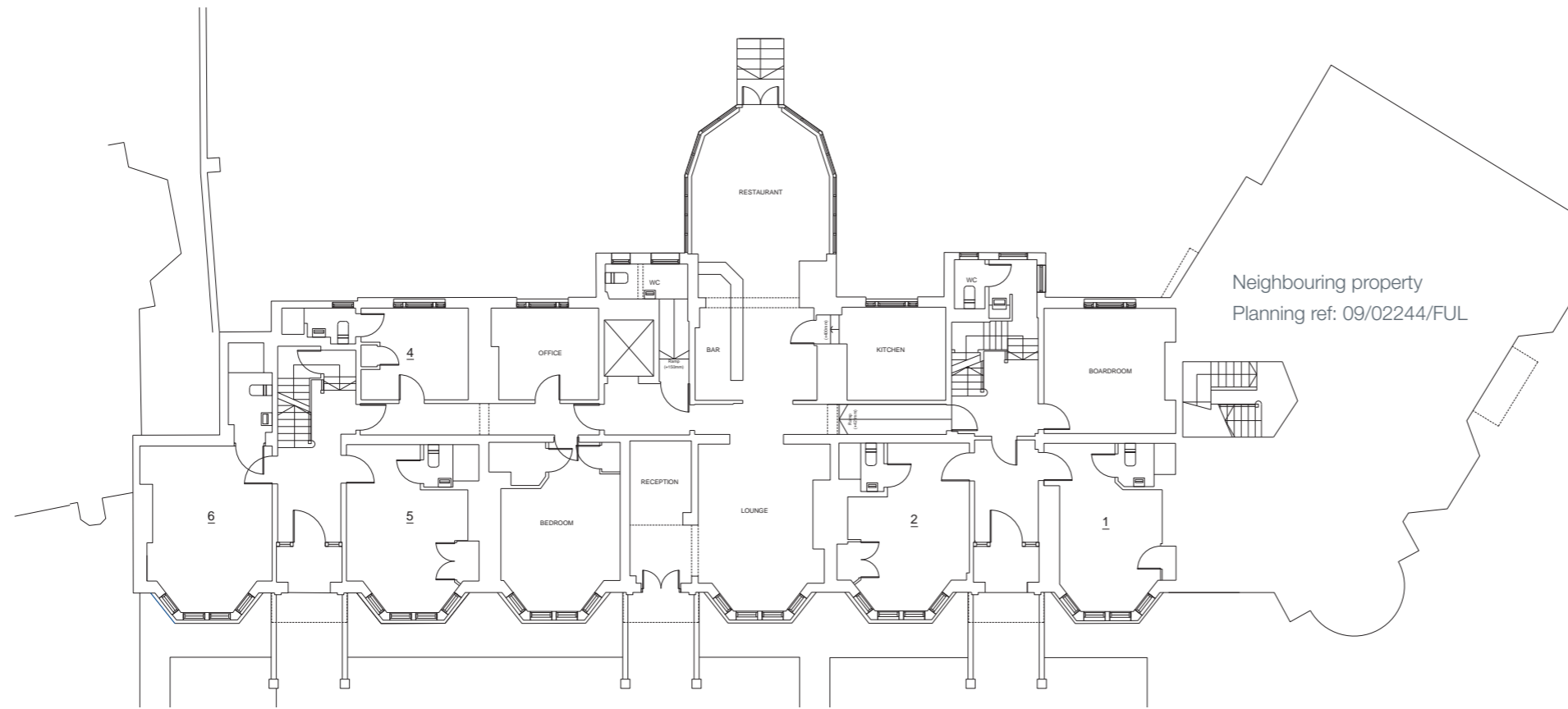
2.2 Existing Site Plan



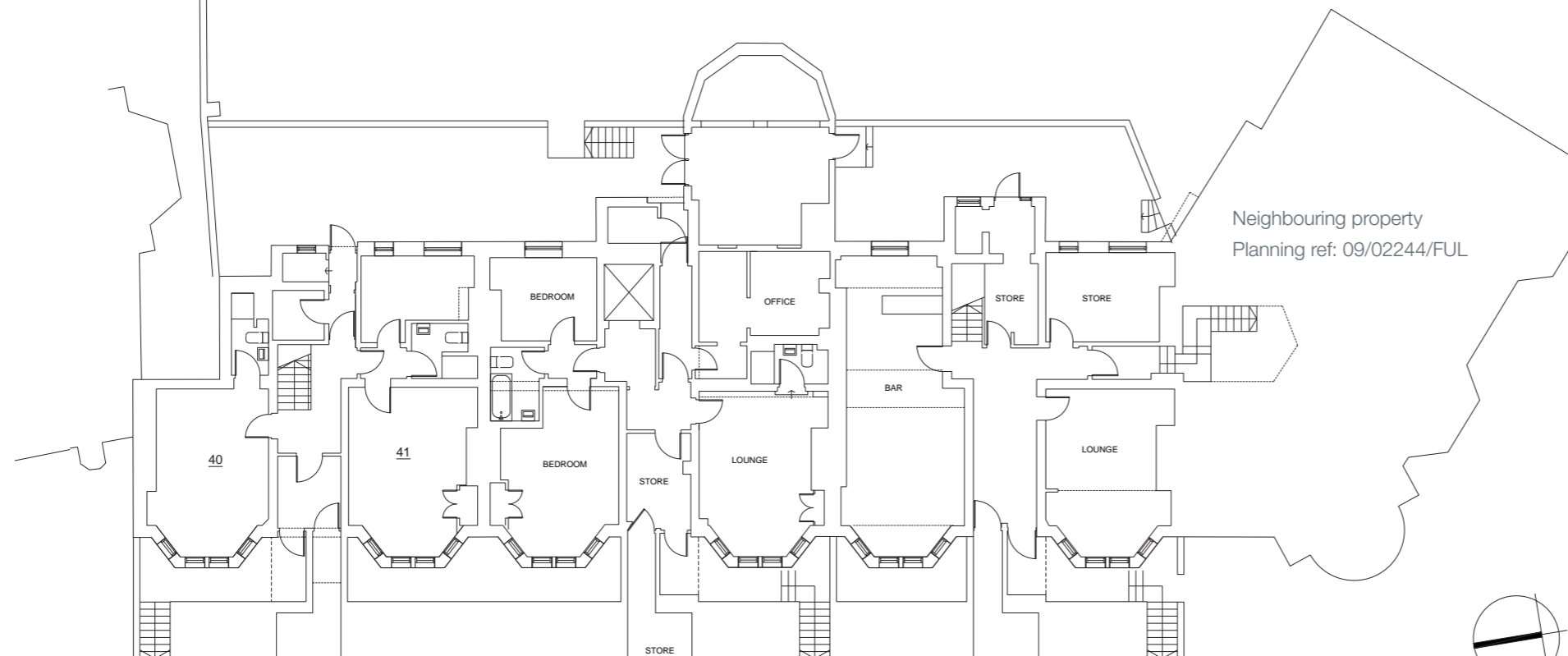
Existing Site Plan



2.3 Existing Floor Plans

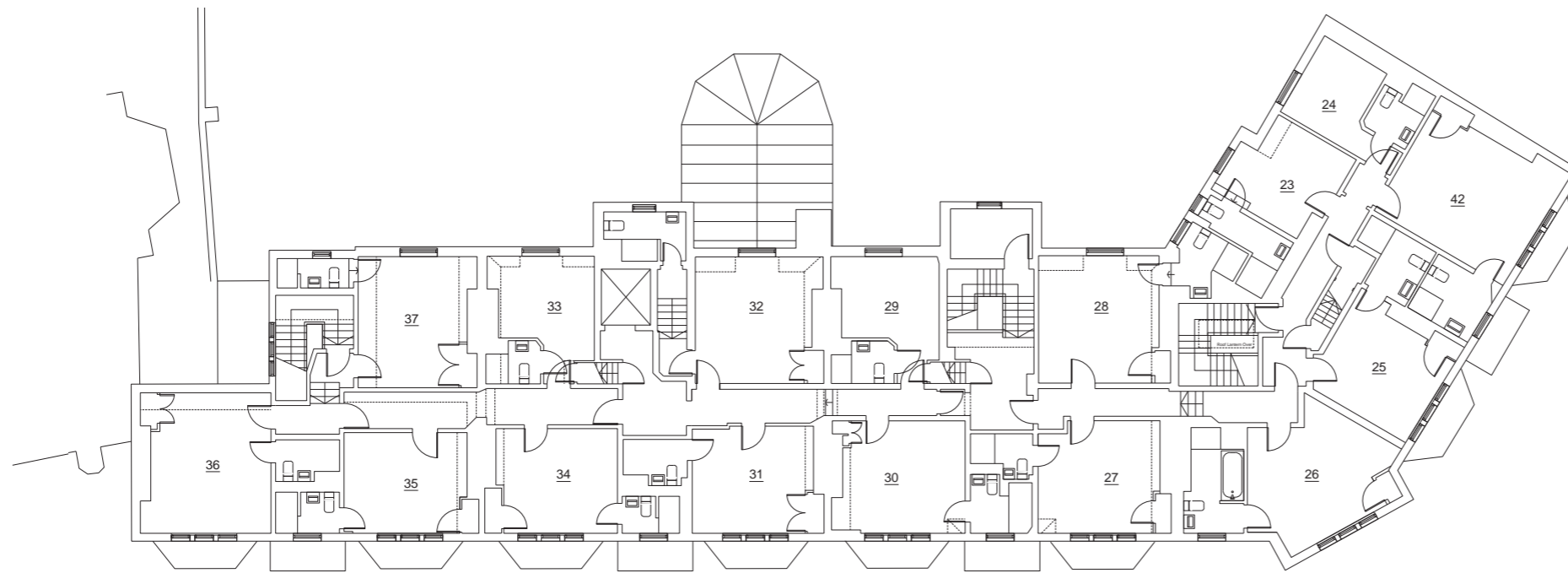


Existing Ground Floor Plan

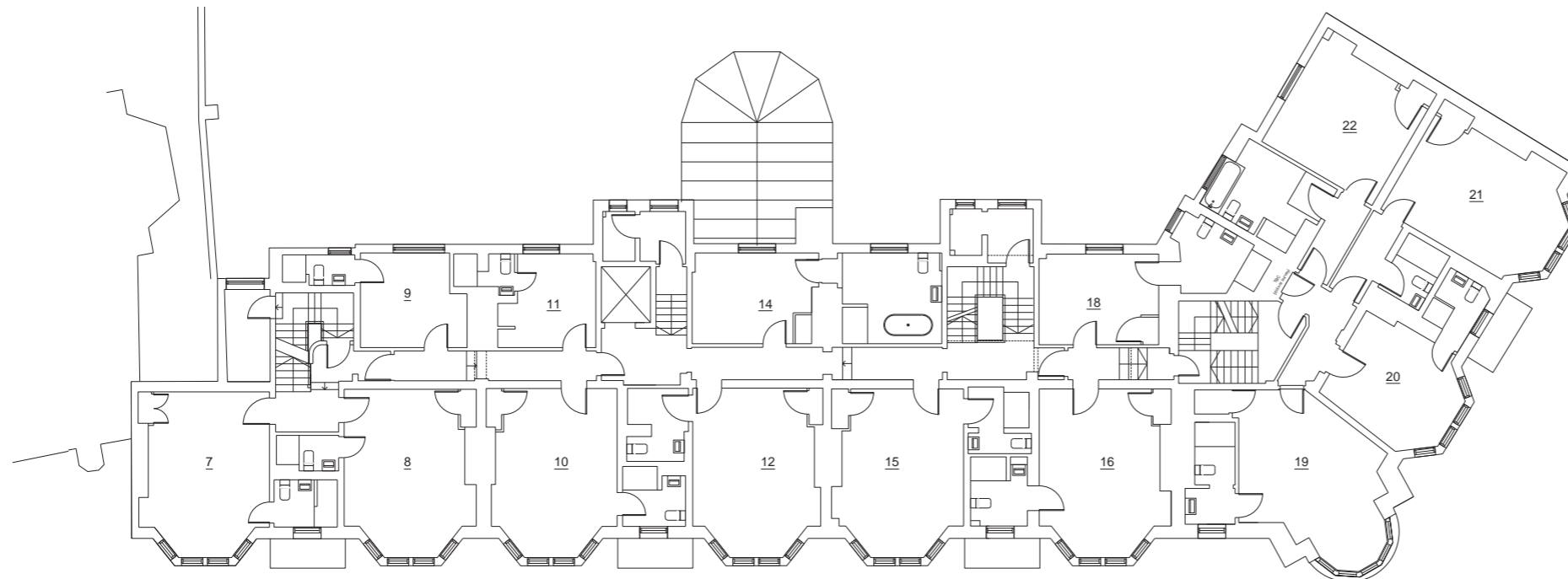


Existing Lower Ground Floor Plan

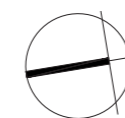
2.3 Existing Floor Plans



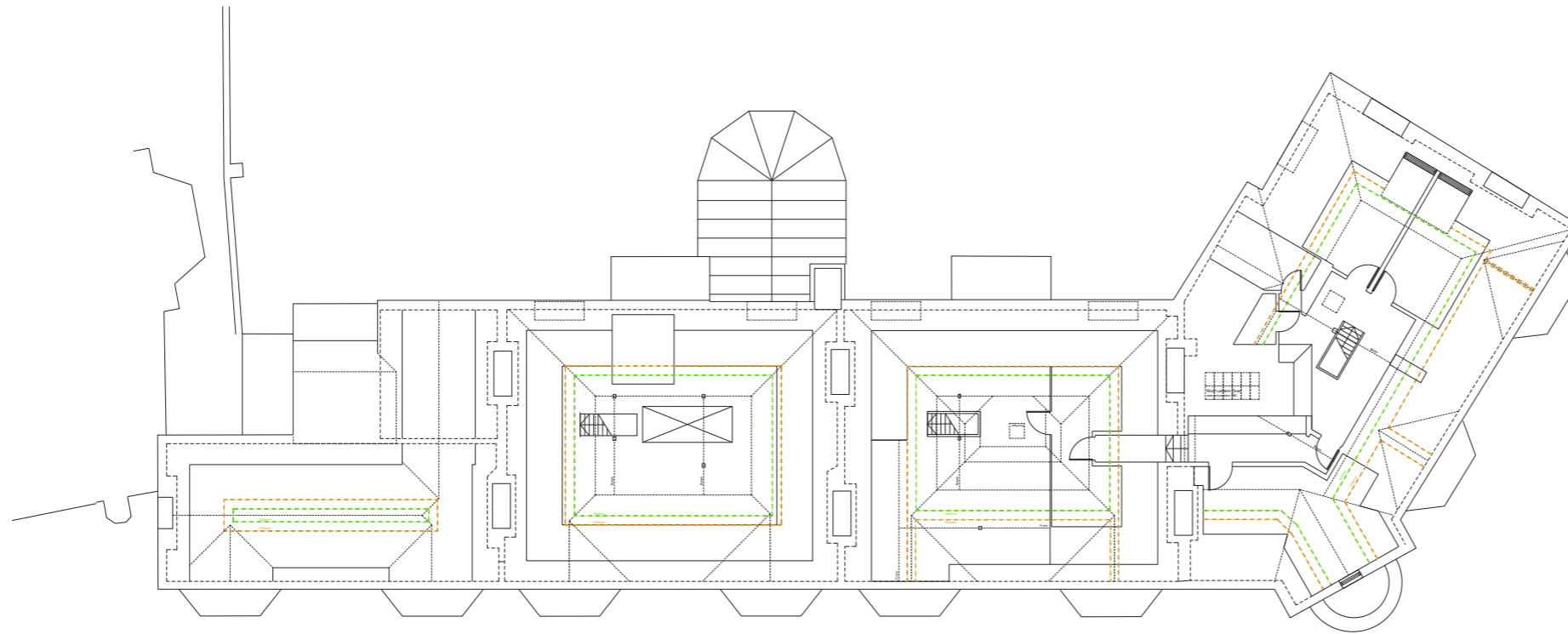
Existing Second Floor Plan



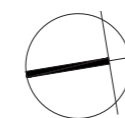
Existing First Floor Plan



2.3 Existing Floor Plans



Existing Third Floor Plan



2.4 Existing Elevations

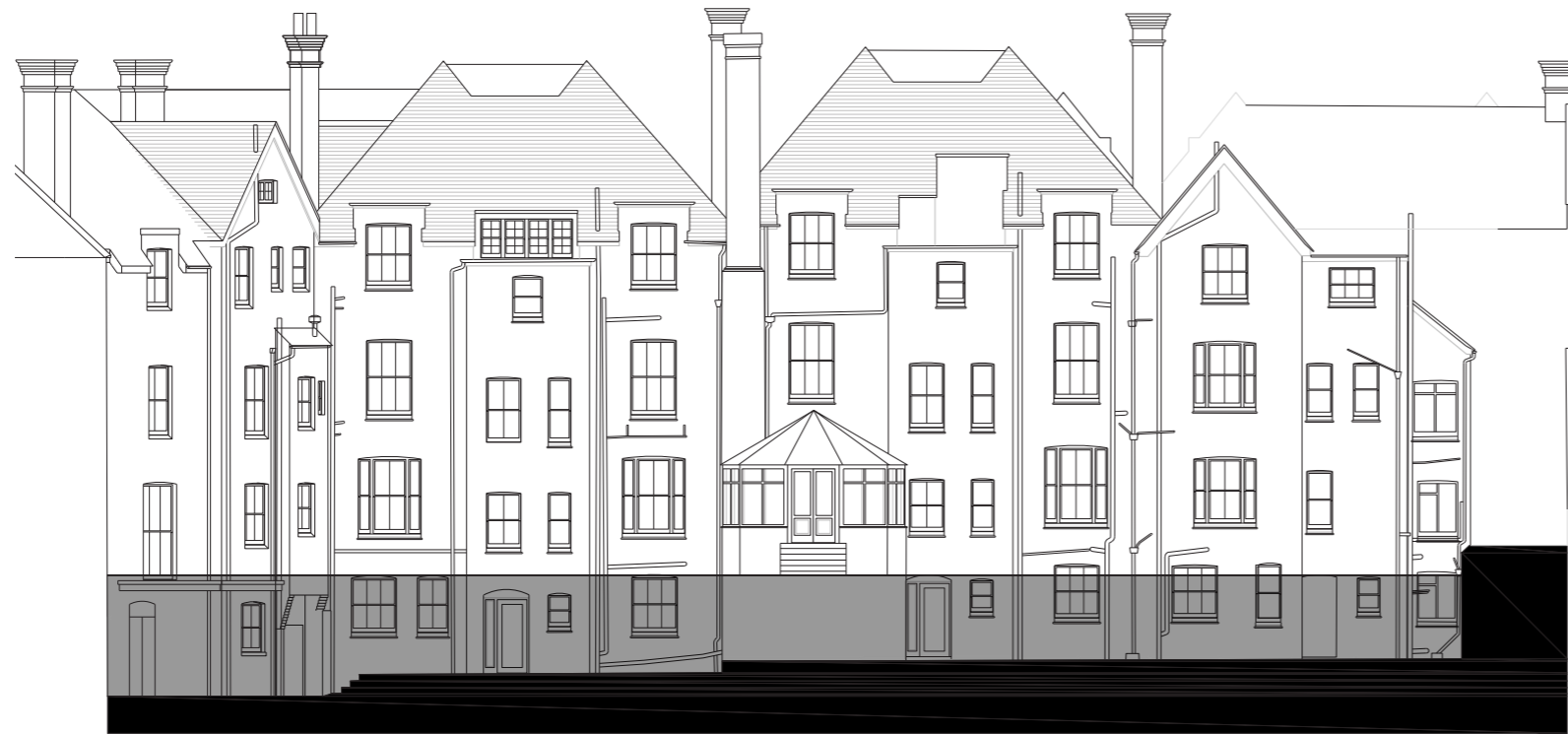


Existing Inner London Road Elevation

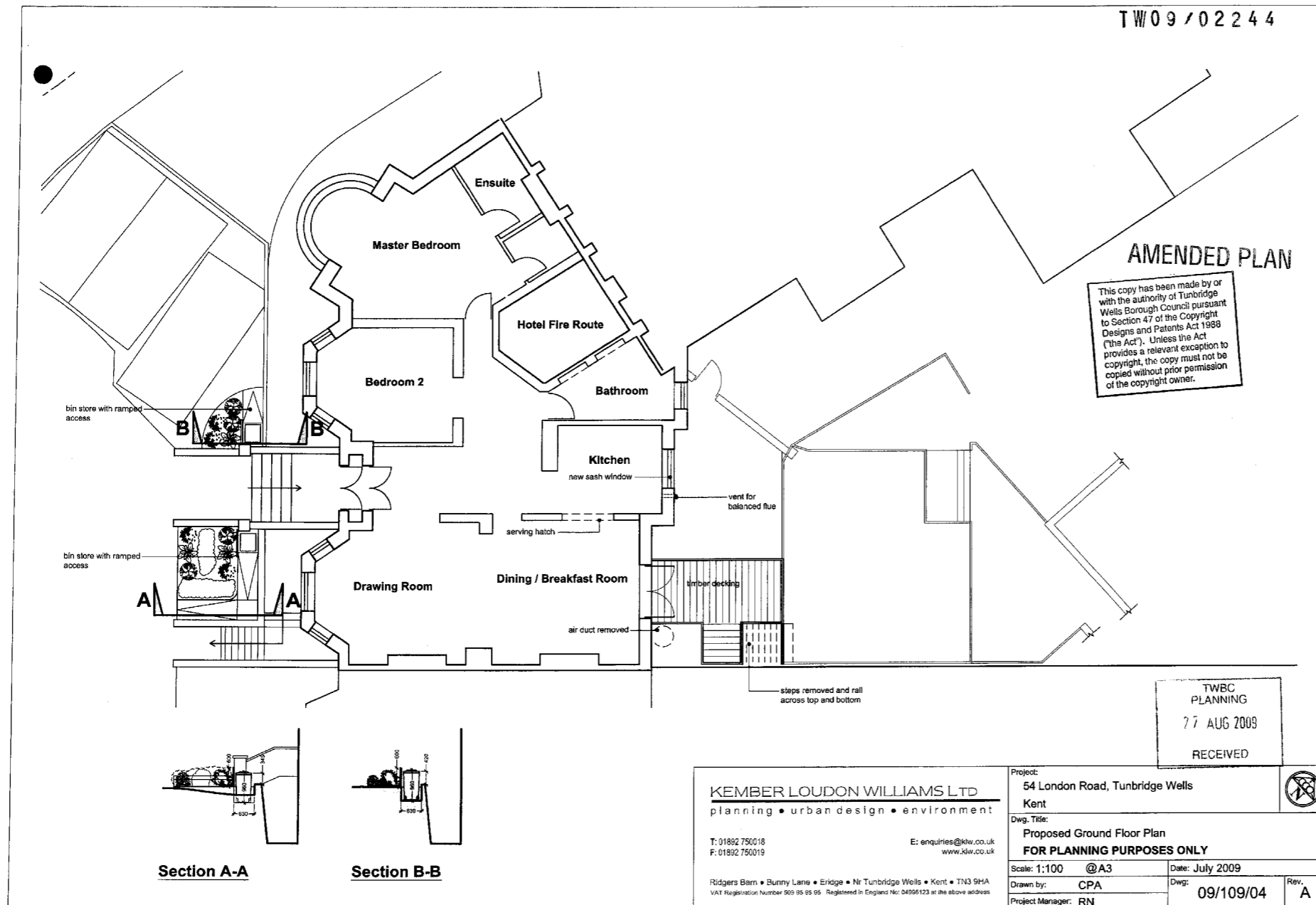


Existing London Road Elevation

2.4 Existing Elevations



Existing Rear Elevation



2.5 Relevant Planning History

Ref. No: 09/02244/FUL

Conversion of ground floor and basement to form two self contained apartments
 Decision: Granted

An application for the change of use from commercial to residential of the basement and ground floor to No. 54 London Road was granted planning permission in September 2009. The use was previously for a restaurant named 'Toast'.

Ref. No: 03/03009/FUL

Change of use from residential care of the elderly and ancillary residential to one dwelling house.
 Status: Withdrawn

Proposed Ground Floor Plan from approved application

09/02244/FUL

2.6 Pre-application advice

Pre-application advice was sought from Tunbridge Wells Borough Council Planning department and a Pre-application report was submitted. A written response from the senior planner, Richard Hazelgrove was received by email on the 22nd January 2019.

The response was very detailed and covered many of the planning considerations of the scheme moving forward, below is a precis of the response

The general principal of the scheme was supported as far as the alterations to the buildings and the minor affect it would have on the adjacent listed buildings and wider conservation area.

Support would be given for the provision of additional housing stock within the borough as there is currently a shortfall in the council's supply.

Concerns were raised with regards to the loss of the hotel through the proposed change of use and the loss of an employment generating use which contributes to the local economy.

It was noted that the loss of serviced and non-serviced tourist accommodation would be refused unless mitigating circumstances could be proven. The main discussions within the Pre-app response were regarding the loss of the hotel, its current condition, possible considerations for future use as a hotel.

It was noted that the hotel is currently in a poor state of decor and repair generally, with poor accessibility throughout given the nature of the change in levels. The business currently runs at a loss and is unable to afford the repairs required to bring this up to modern acceptable standards.

However, given the above, the scheme will still require a strongly weighted viability statement to justify the loss of the hotel and change of use to residential.

2.6 Neighbouring Property 51-53 London Road

Planning Ref. No: 02/00986/FULMJ

Conversion of existing residential care home into 21 no. 1 bed and 2 bed flats, ancillary offices and replacement pitched roof rear extensions.

Decision: Granted



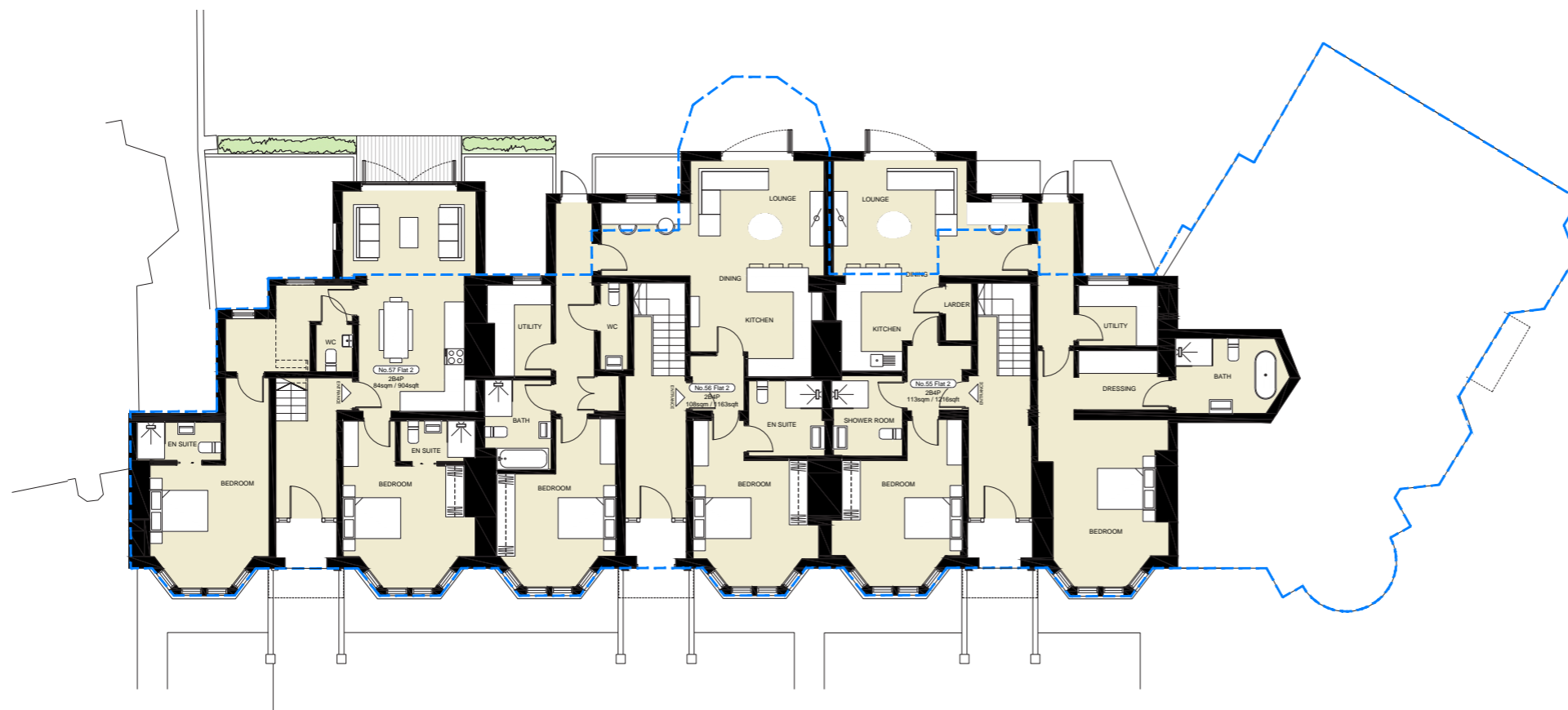
Proposed Elevation from approved application 02/00986/FULMJ



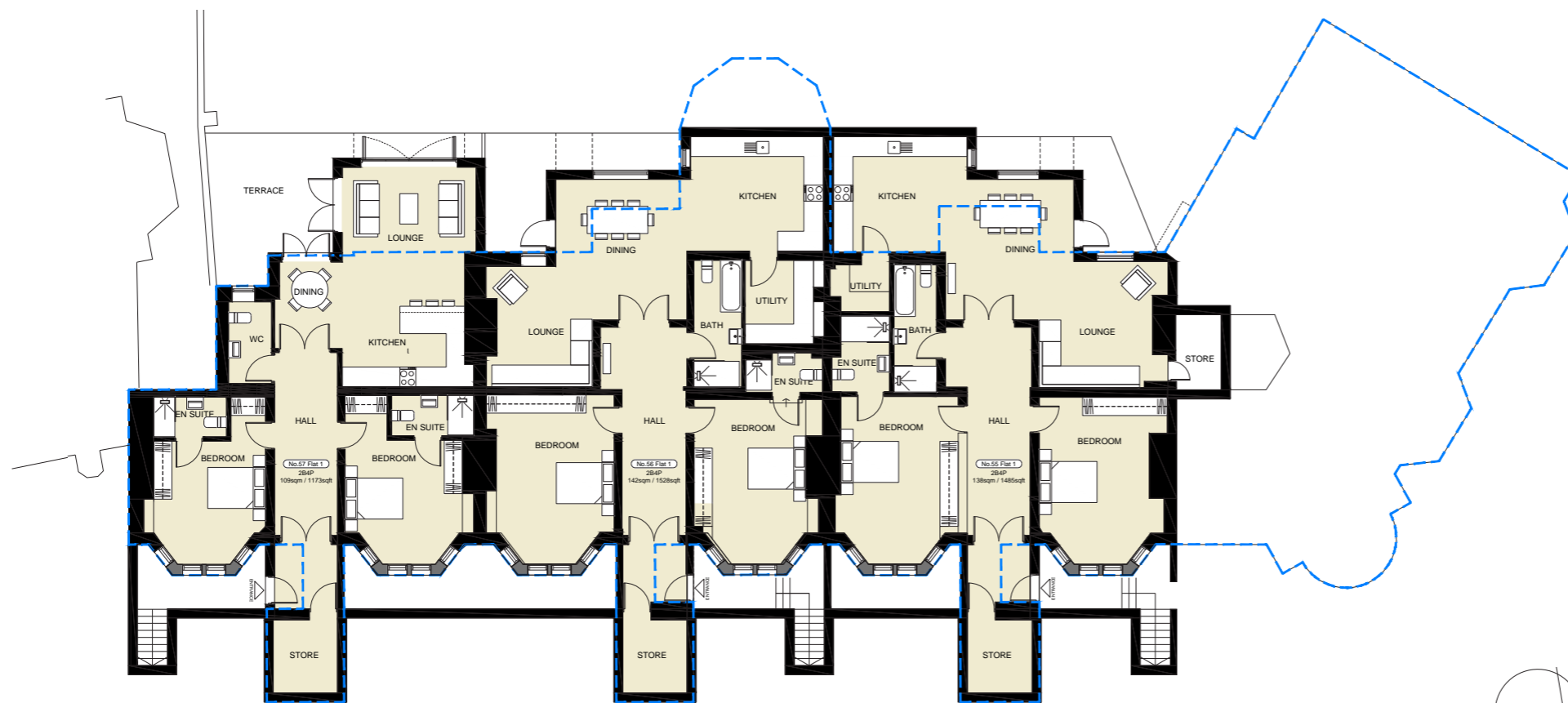
Photograph of 51 - 53 London Road (June 2017)

3.0 Proposed Scheme

Change of use from a failing hotel, into a high level residential building, providing 19 apartments. The proposed extensions will be only to the rear of the property. Small detailed Dormers are proposed to the roof line.



Proposed Ground Floor Plan

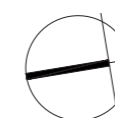


Proposed Lower Ground Floor Plan

3.1 Proposed Floor Plans

----- Outline of Existing Property

BLOCK	FLAT	Beds	m ²	sq ft
NO. 55	1	2B	138	1485
	2	2B	113	1216
	3	1B	60	640
	4	1B	61	654
	5	3B	121	1305
	6	1B	59	635
	7	1B	58	624
	8	2B	115	1238
	9	1B	62	666
	10	2B	96	1033
NO. 56	1	2B	142	1528
	2	2B	108	1163
	3	2B	110	1184
	4	2B	108	1158
	5	1B	73	789
NO. 57	1	2B	109	1173
	2	2B	84	904
	3	2B	87	936
	4	2B	79	850
TOTAL			1782	19185



3.1 Proposed Floor Plans

----- Outline of Existing Property

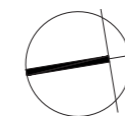


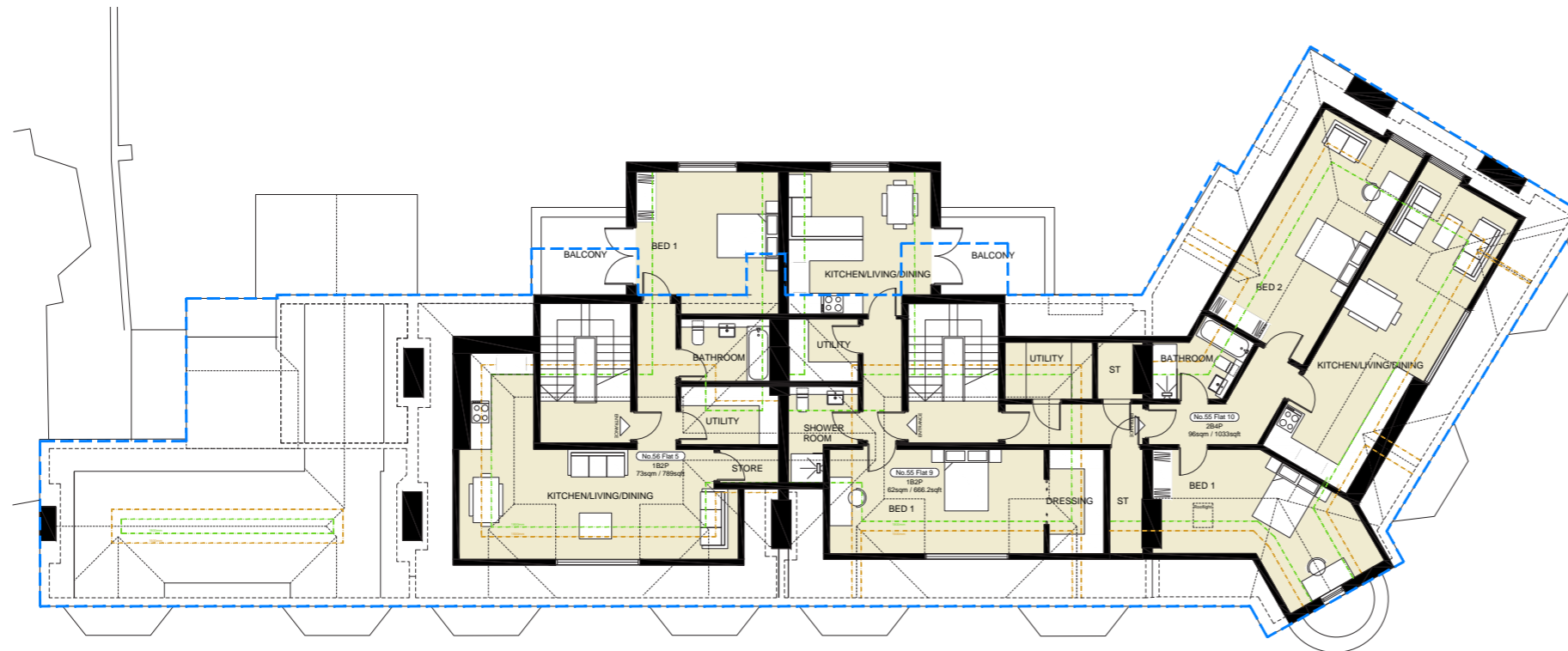
Proposed Second Floor Plan



Proposed First Floor Plan

BLOCK	FLAT	Beds	m ²	sq ft
NO. 55	1	2B	138	1485
	2	2B	113	1216
	3	1B	60	640
	4	1B	61	654
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NO. 57	1	2B	109	1173
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	3	2B	87	936
	4	2B	79	850
TOTAL			1782	19185





Proposed Third Floor Plan

3.1 Proposed Floor Plans

----- Outline of Existing Property

BLOCK	FLAT	Beds	m ²	sq ft
NO. 55	1	2B	138	1485
	2	2B	113	1216
	3	1B	60	640
	4	1B	61	654
	5	3B	121	1305
	6	1B	59	635
	7	1B	58	624
	8	2B	115	1238
	9	1B	62	666
	10	2B	96	1033
NO. 56	1	2B	142	1528
	2	2B	108	1163
	3	2B	110	1184
	4	2B	108	1158
	5	1B	73	789
NO. 57	1	2B	109	1173
	2	2B	84	904
	3	2B	87	936
	4	2B	79	850
TOTAL			1782	19185

3.2 Proposed Elevations



Proposed Inner London Road Elevation



Proposed London Road Elevation

----- Outline of Existing Property

3.2 Proposed Elevations



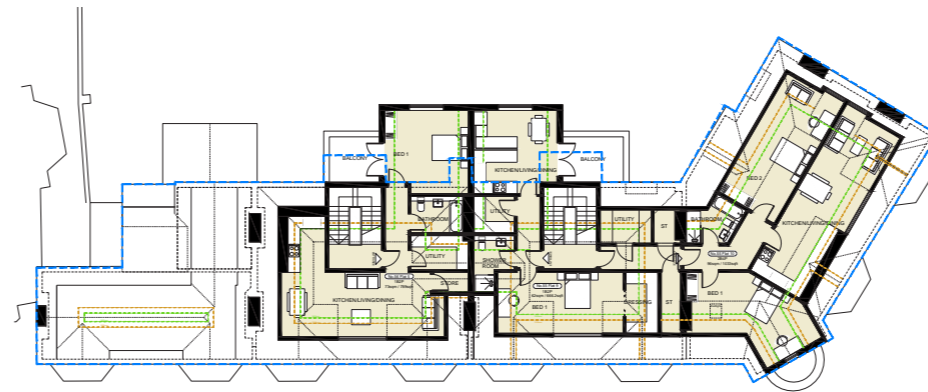
Proposed Rear Elevation

----- Outline of Existing Property

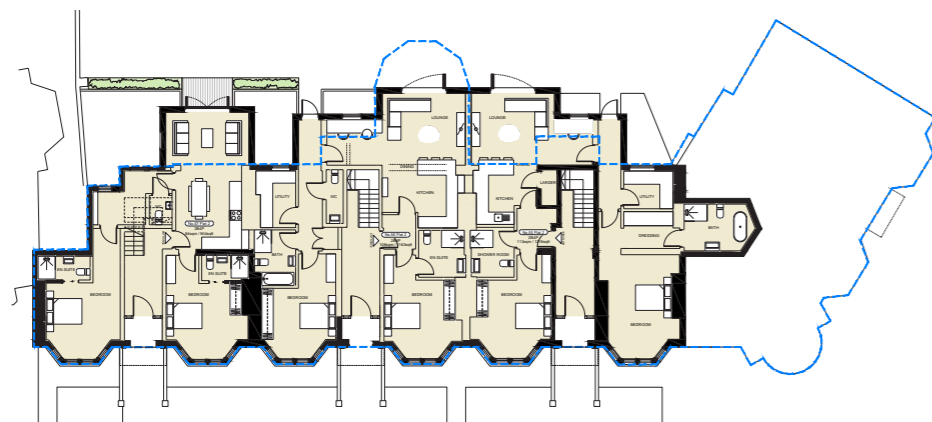
3.3 Executive Summary



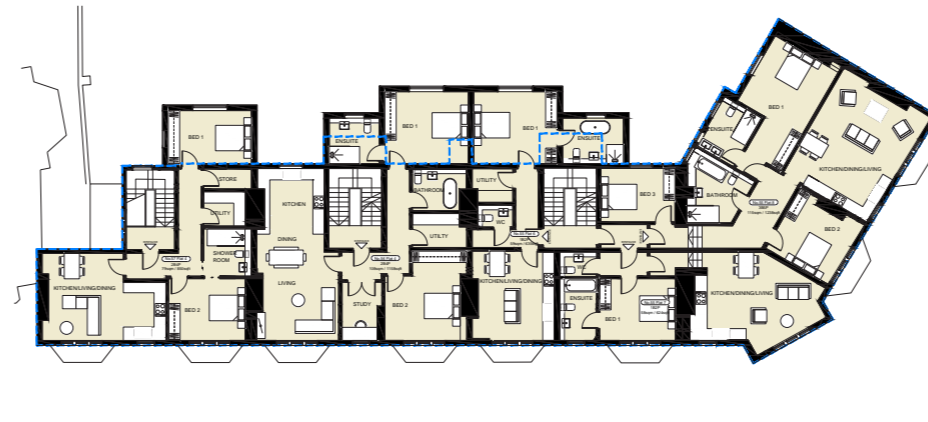
Proposed First Floor Plan



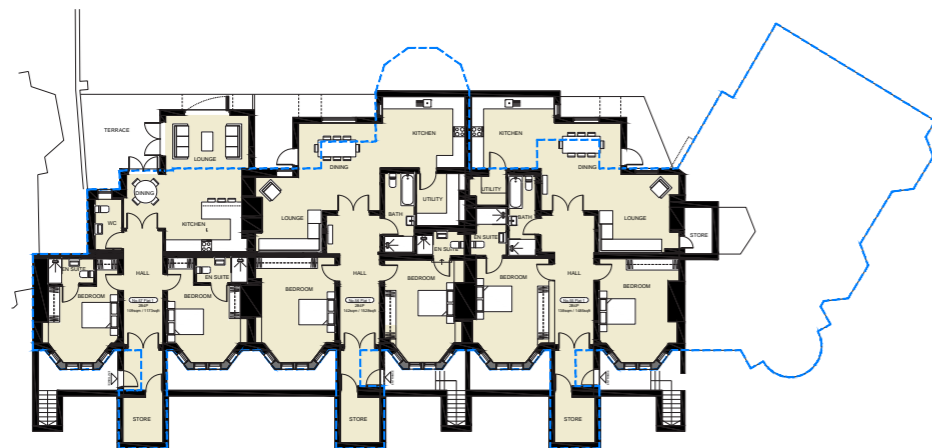
Proposed Third Floor Plan



Proposed Ground Floor Plan



Proposed Second Floor Plan



Proposed Basement Plan

GIA (Existing)	
Lower Ground Floor	367m ²
Ground Floor	345m ²
First Floor	451m ²
Second Floor	430m ²
Third Floor	264m ²
TOTAL	1857m²

GIA (Proposed)	
Lower Ground Floor	409m ²
Ground Floor	387m ²
First Floor	511m ²
Second Floor	486m ²
Third Floor	315m ²
TOTAL	2108m²

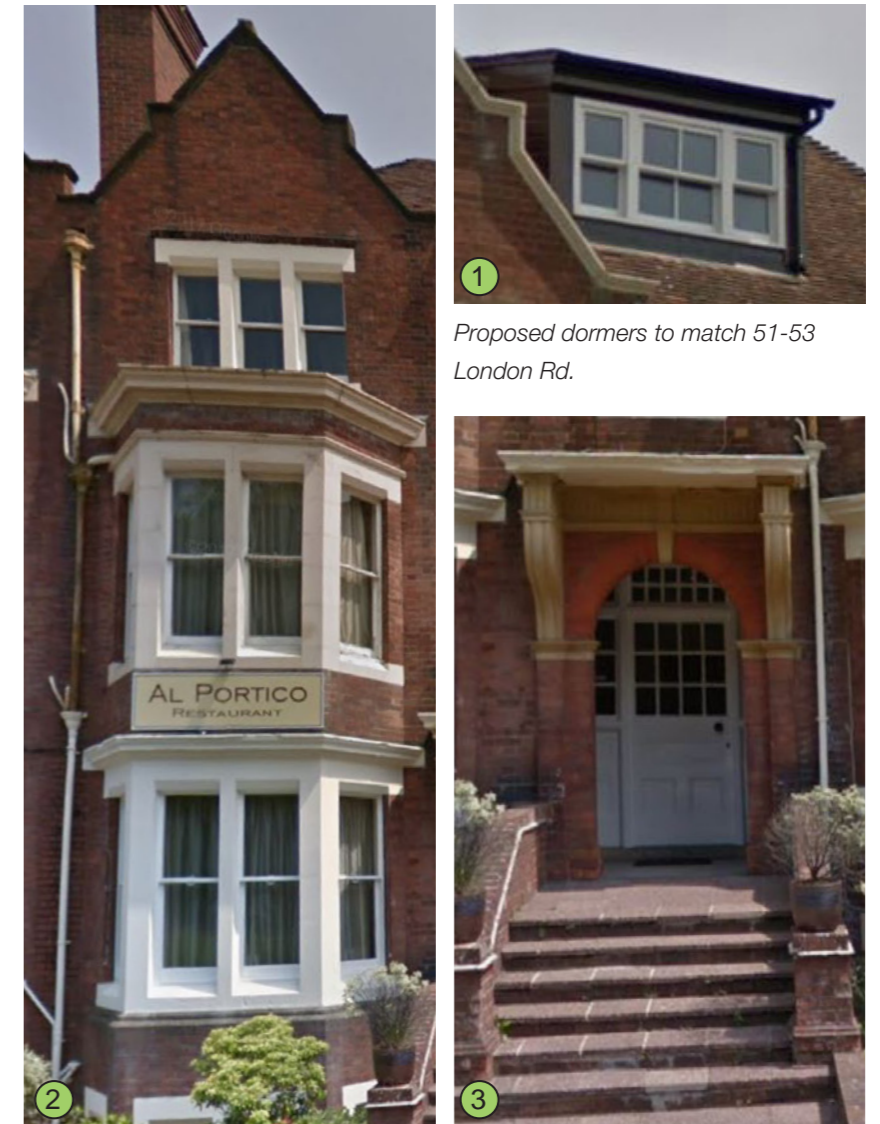
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	2	2B	84	904
	3	2B	87	936
	4	2B	79	850
TOTAL			1782	19185

Summary of Units	
1 Bed	6
2 Bed	12
3 Bed	1
TOTAL	19

4.0 Proposed Material Study Front Elevation



Proposed Front Elevation



Proposed dormers to match 51-53 London Rd.

Bay windows with sash windows and stone detailing to remain as existing.

Original stone detailing to entrance is to be retained with new timber doors to match existing.

OPEN architecture

Anton House, South Park
Sevenoaks, TN13 1EB

www.openarc.co.uk