

DARLING ASSOCIATES  
ARCHITECTS



## Webinar Presentation

Former Royal Pier Hotel  
Weston-super-Mare

29 April 2021

# 1 Development Team

**1.1 Development Team**

**Development Team**

Client:	CNM Estates
Architect:	Darling Associates
Planning Consultant:	JLL
Heritage Consultant:	JLL
Landscape Consultant:	Nicholas Pearson Associates
Structural Engineer:	Hydrock
Sustainability & Energy:	Hydrock
Highways:	Hydrock
Ecology:	Clarkson Woods
Public Affairs:	Four Communications



DARLING ASSOCIATES  
ARCHITECTS



NICHOLAS PEARSON ASSOCIATES

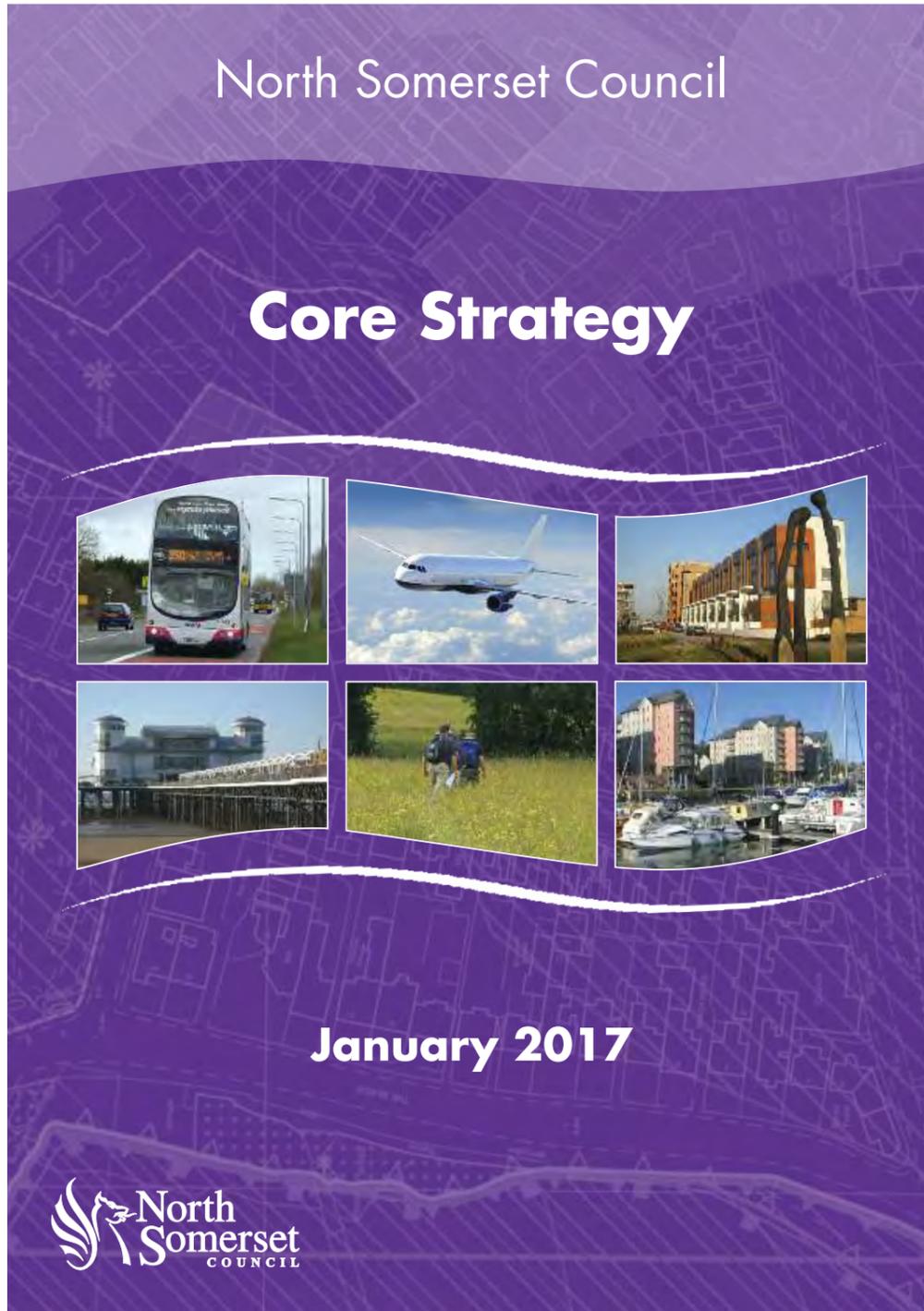


## 2 Site

Site  
2.1 Site Location



Site location Plan



North Somerset Council Core Strategy



Weston-super-Mare Prospectus

Site  
2.3 Site Topography

- 1 Former Royal Pier Hotel Site
- 2 Parking



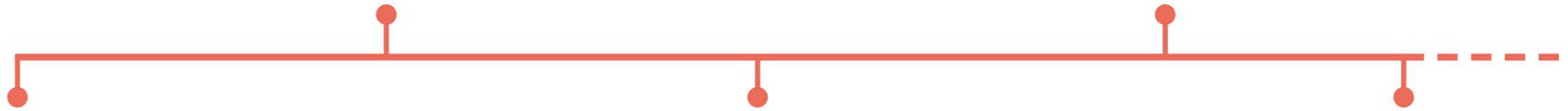
Site  
2.4 Timeline



2009, Former Royal Pier Hotel



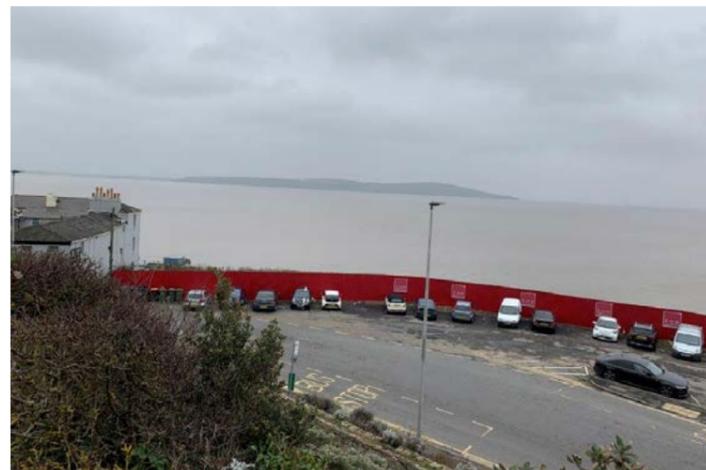
2010, North Somerset Council resolves to grant planning consent for 63 home development



Early 20th Century Postcard of the Royal Pier Hotel

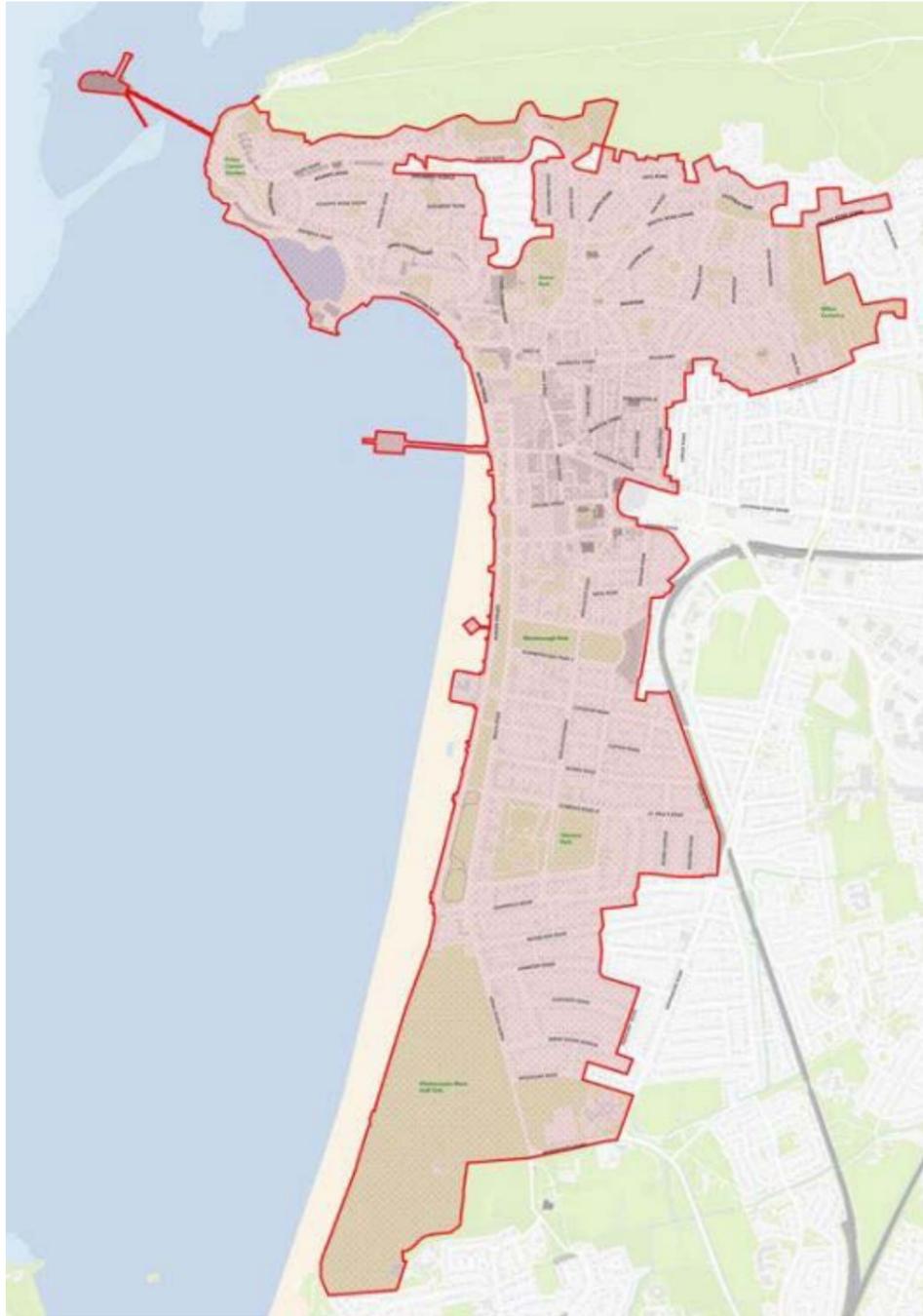
2010, Demolition & Clearance of the Site

2021, Current Proposals

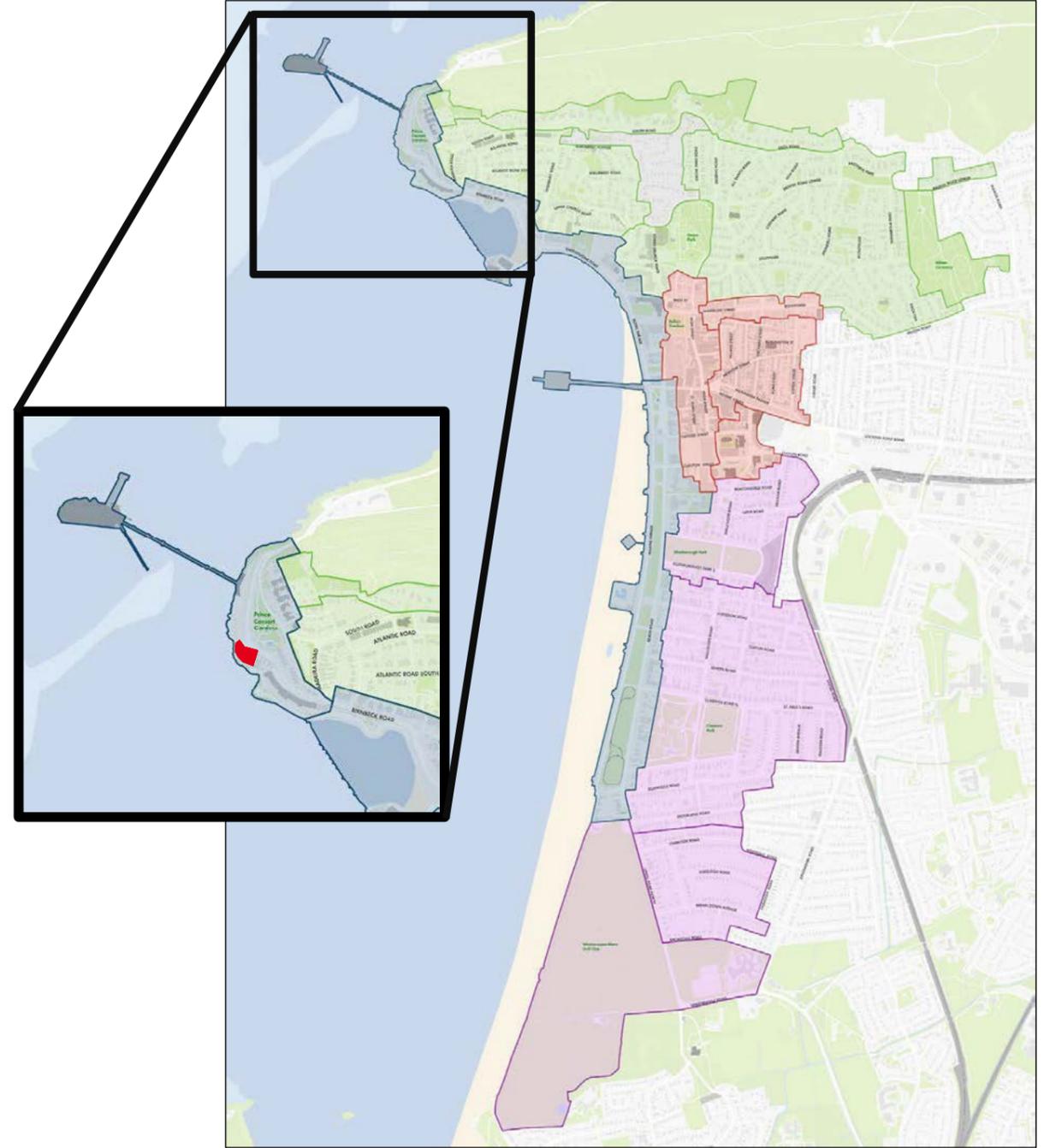


## **3** Heritage

3.1 Conservation Areas



Great Weston Conservation Area



Birnbeck Road Character Area

13

### 3.2 Listed Buildings



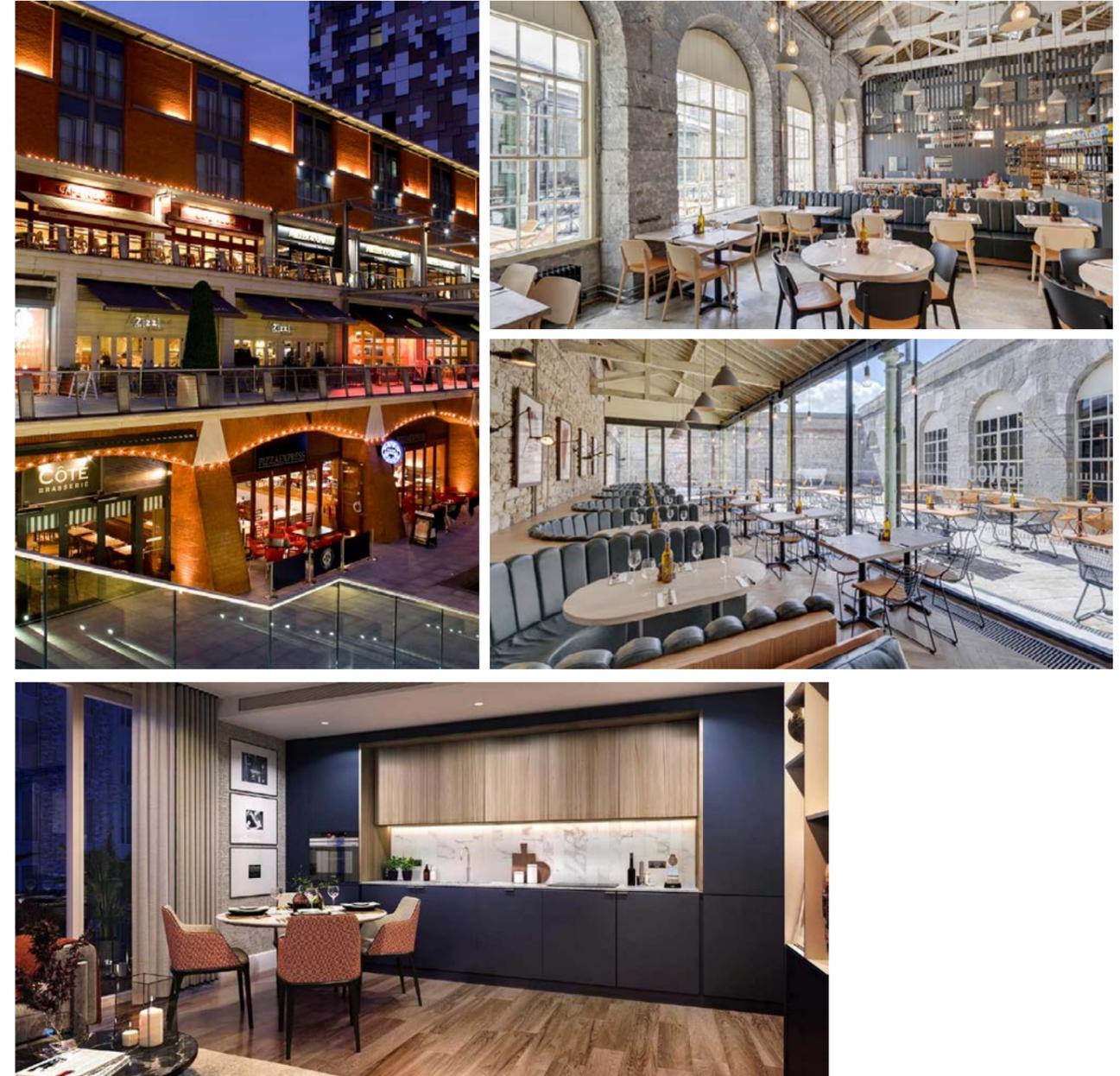
Key	Name, Address	Grade
1	Toll House Lodge	II
2	Entrance Gates & Turnstiles	II
3	Birnbeck Pier	II*
4	Lifeboat House & Slipway	II
5	Clock Tower	II
6	North Jetty	II
7	Birnbeck House	II
8	8, Kewstoke Road	II
9	6, Kewstoke Road	II

Key	Name, Address	Grade
10	4, Kewstoke Road	II
11	Windsor Mansions	II
12	1 South Road	II
13	Claremont Crescent, Anchor Head, Dauncey's Hotel, Lancaster Hotel, Somerset Legion House, The Crescent Hotel	II
A	Worlebury Camp Scheduled Ancient Monument	
B	Great Weston Conservation Area	n/a

## 4 Our Proposals

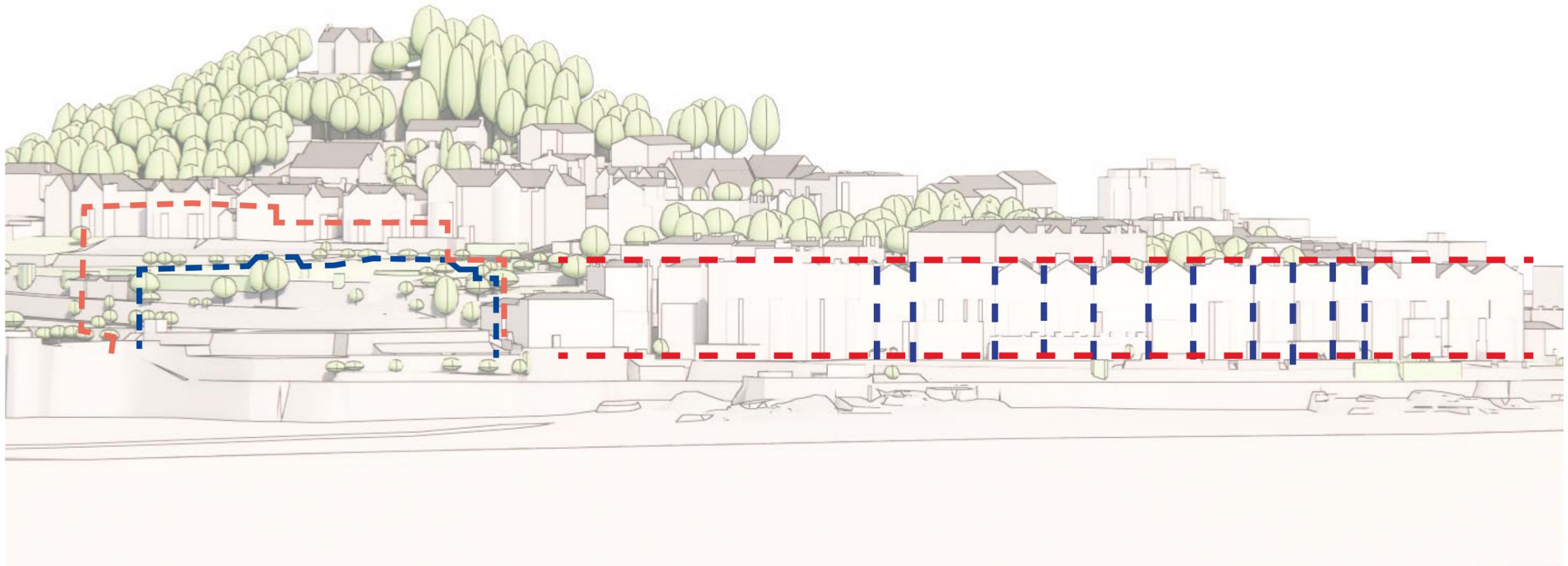
## DEVELOPMENT PROPOSALS

- Residential mixed use development.
- 95 new homes.
- Concierge.
- Restaurant and bar.
- Leisure facilities and retail units.
- Outdoor terrace spaces and roof top sun deck.
- Regenerated promenade.
- Underground and surface car parking



## **5 Design Development**

Design Development  
5.1 Existing Building Heights



 Outline of the former Royal Pier Hotel

 Outline of the scheme that North Somerset Council resolved to grant planning permission in 2010

Design Development  
**5.2 Massing Evolution, Level -2**

Level-2

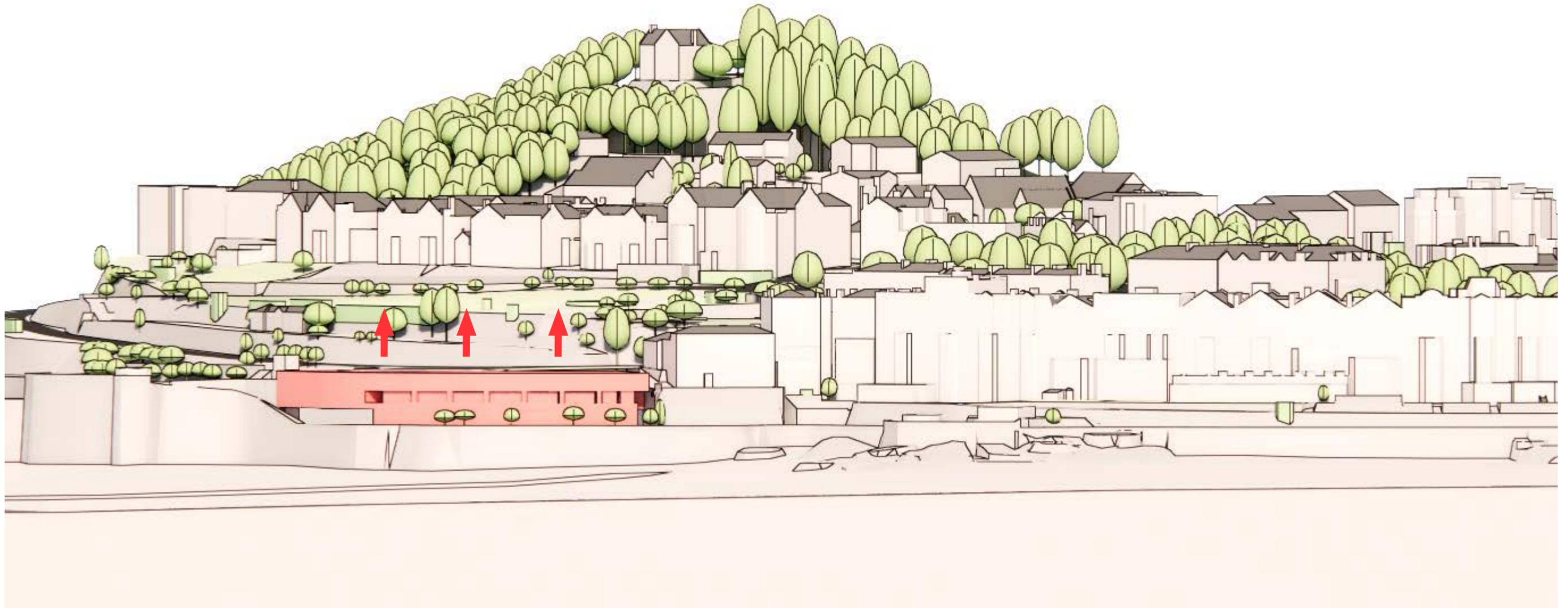
Retail kiosks/leisure use creating an active frontage along the promenade



### 5.3 Massing Evolution, Ground Level

Ground level

Restaurant and terrace with spectacular sea-front views



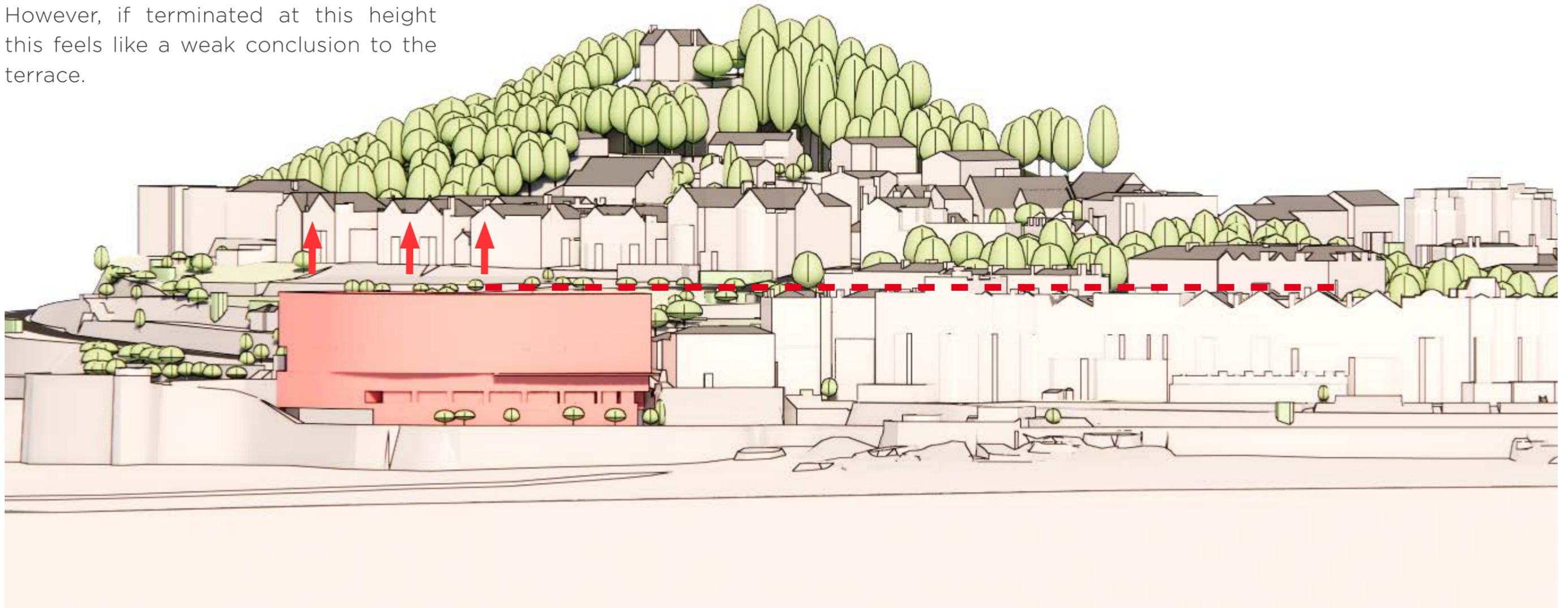
Design Development  
**5.4 Massing Evolution, Level 1-4**

Level 1-4

Residential Units

The height of the main body of the building is aligned with the neighbouring buildings, becoming part of the sweeping coastline developments.

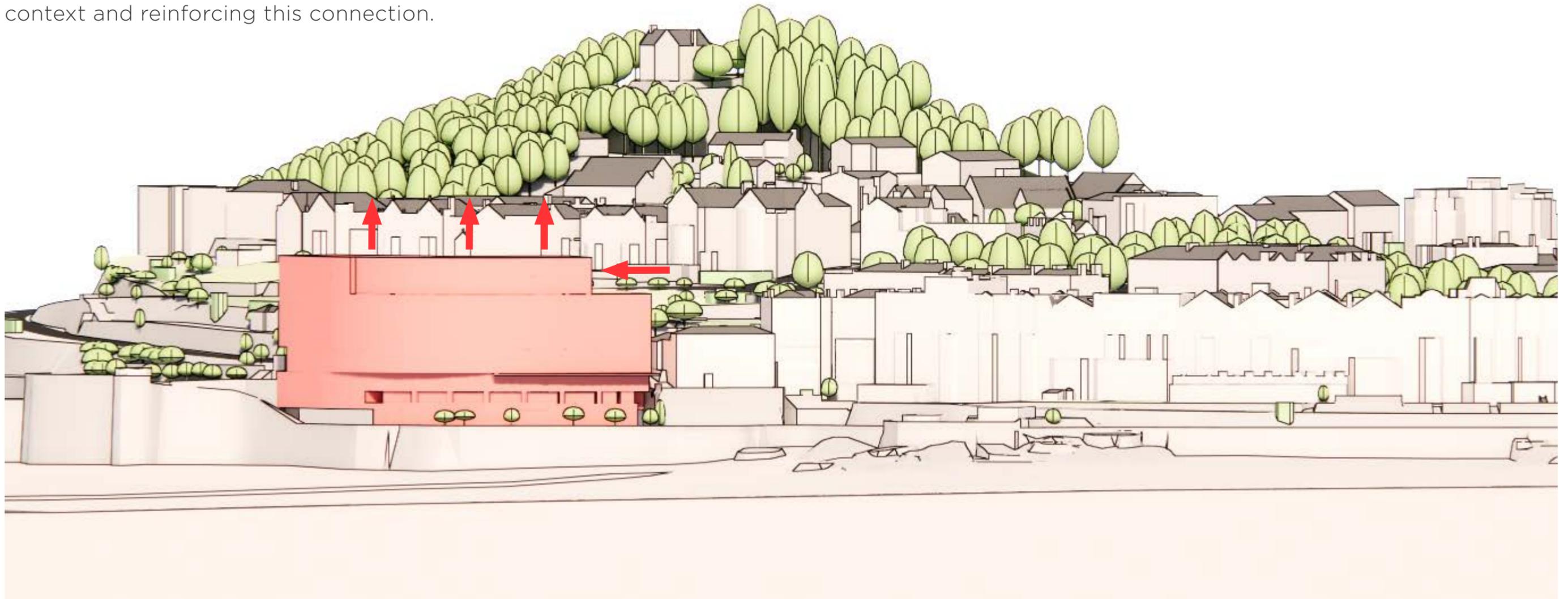
However, if terminated at this height this feels like a weak conclusion to the terrace.



Design Development  
**5.5 Massing Evolution, Level 5-6**

Level 5-6

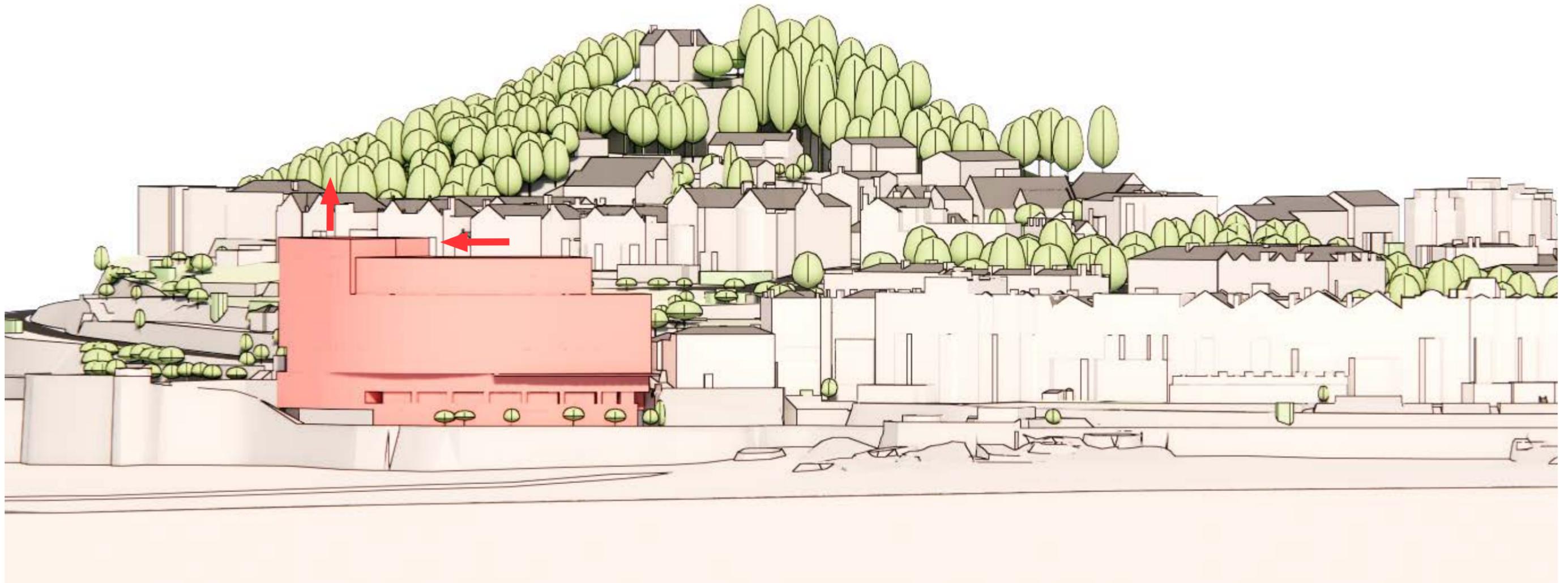
The form begins to step back at fifth floor in order to not impose on the neighbouring buildings, and to tier up towards the architectural book end to this prominent site. Allowing the lower levels to be read in line with the existing context and reinforcing this connection.



Design Development  
**5.6 Massing Evolution, Level 7**

Level 7

The final level steps back once again to provide defined end to the sweep of coastal development.



## **6 Design Proposal**

6.1 Proposed Site Plan



Indicative public realm enhancement

Shared use car park

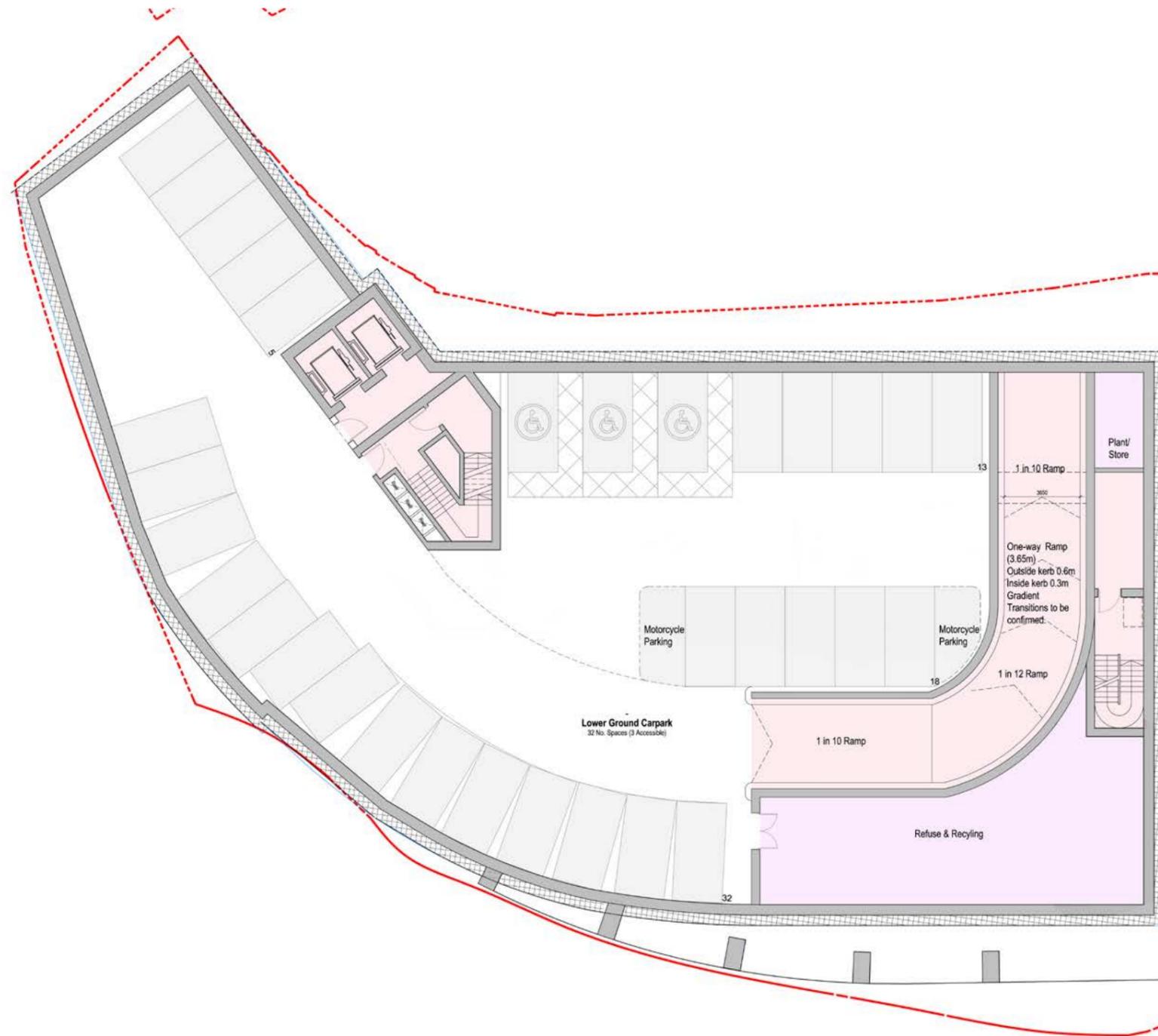
Development Footprint





Design Proposal  
**6.3 Proposed Plans**

BASEMENT (-1)



**KEY**

- Retail
- Amenity
- Back of House
- Plant
- Parking
- Circulation
- 1B1P
- 1B2P
- 2B4P
- 3B4P

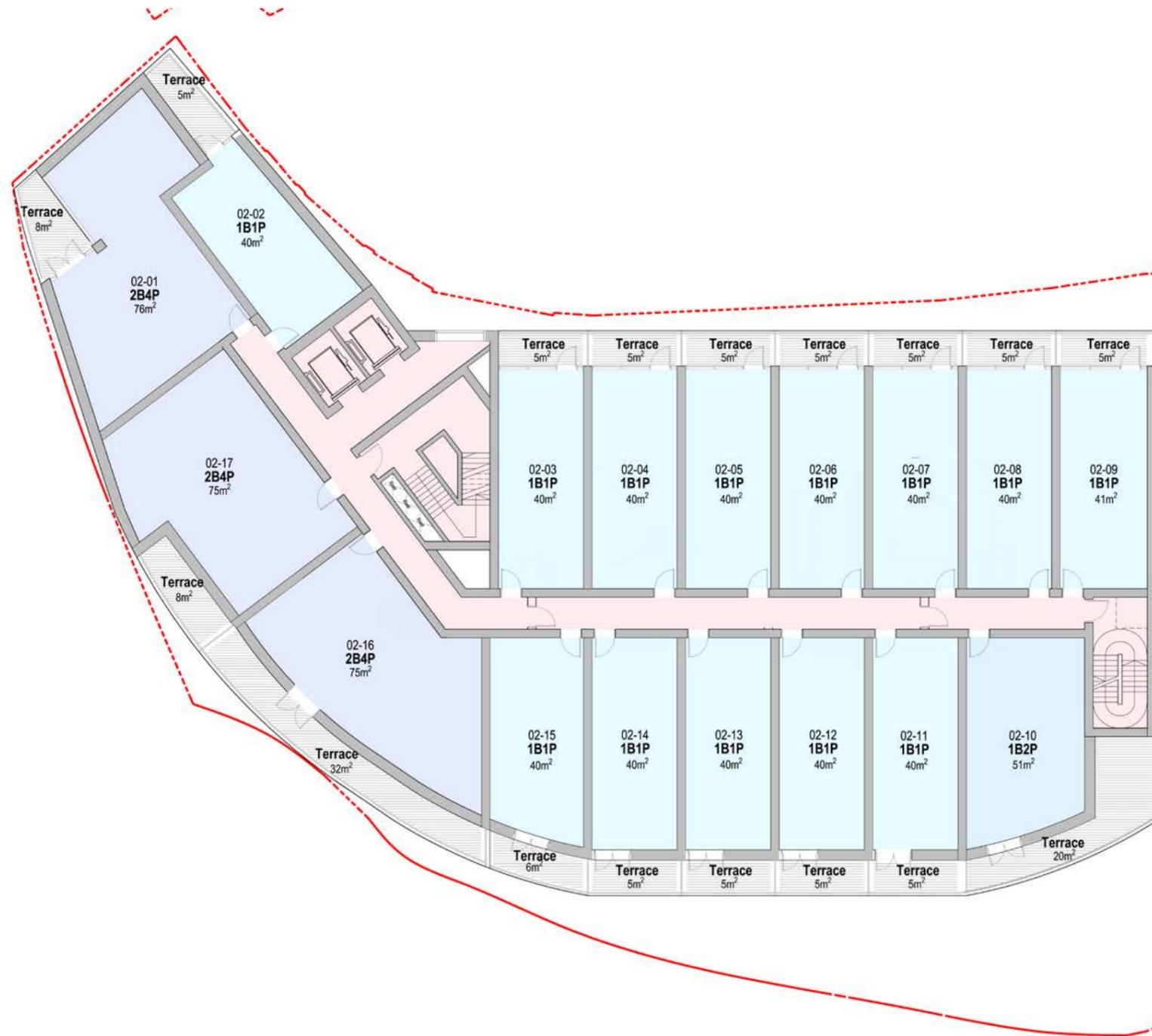


Escape Access and Ground Floor Config to be resolved - pole for ramp to be required to be moved West to fit escape stair at upper



### 6.5 Proposed Plans

1ST - 3RD FLOOR



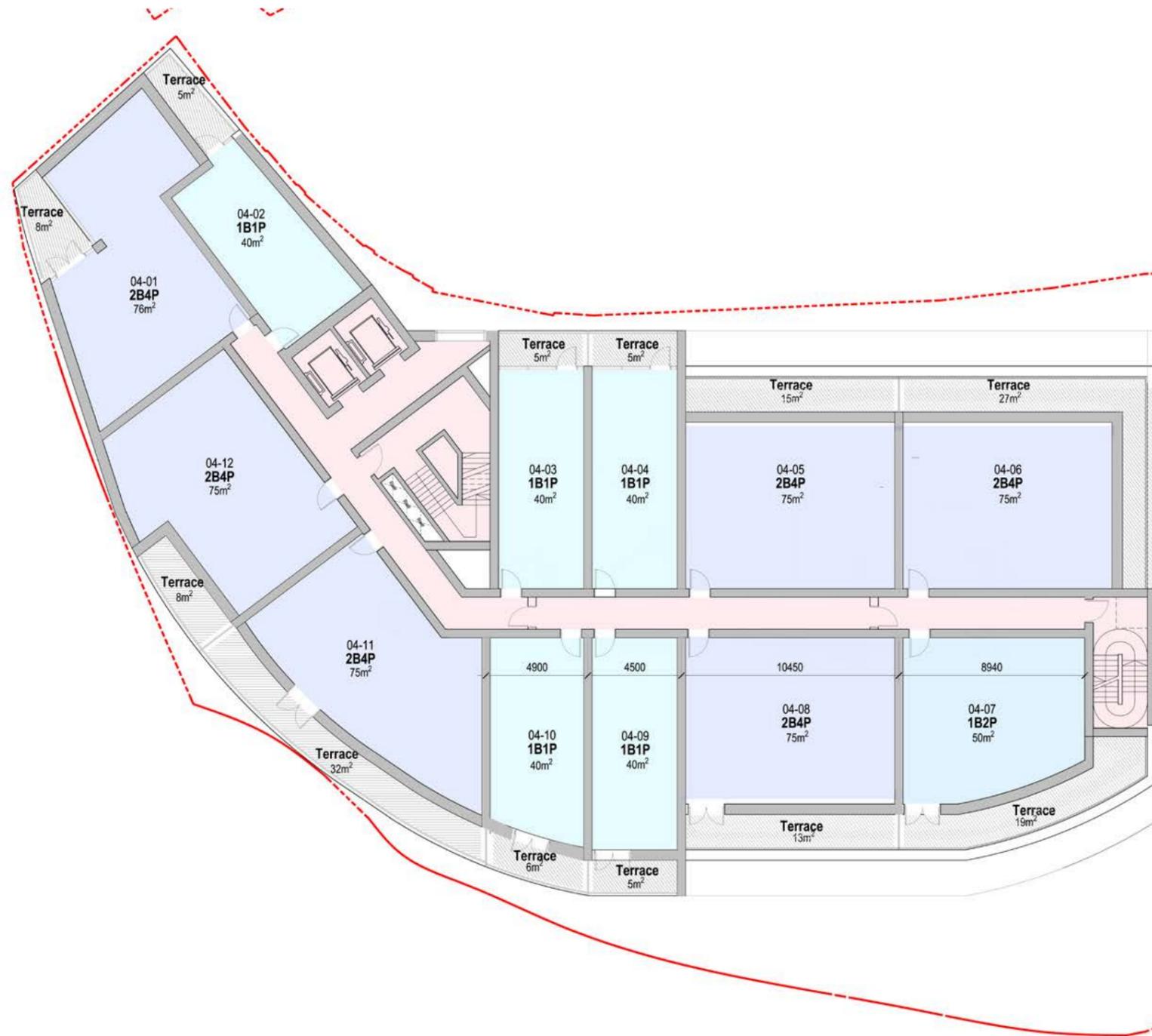
#### KEY

- Retail
- Amenity
- Back of House
- Plant
- Parking
- Circulation
- 1B1P
- 1B2P
- 2B4P
- 3B4P



Design Proposal  
**6.6 Proposed Plans**

4TH FLOOR



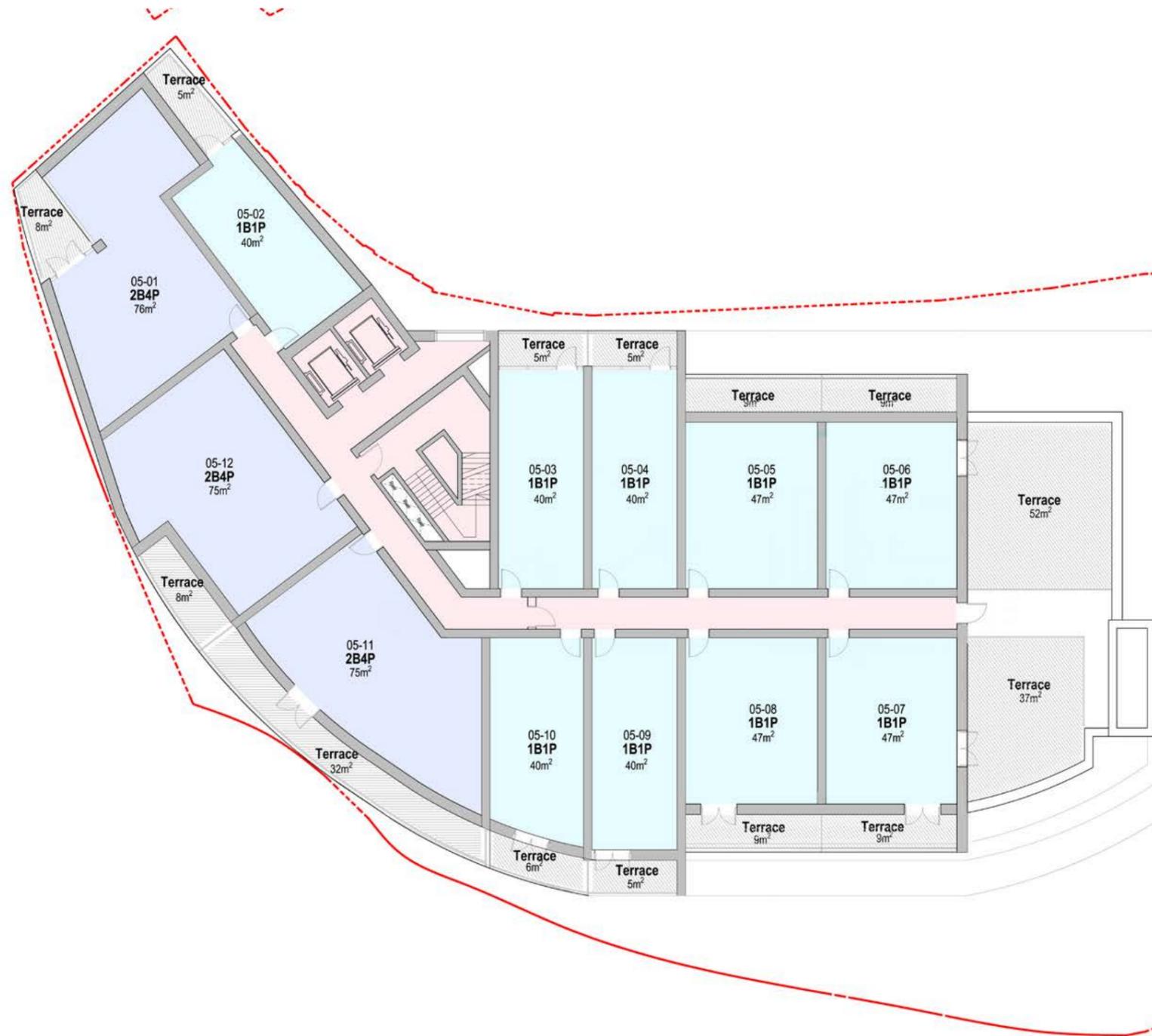
**KEY**

- Retail
- Amenity
- Back of House
- Plant
- Parking
- Circulation
- 1B1P
- 1B2P
- 2B4P
- 3B4P



### 6.7 Proposed Plans

5TH - 6TH FLOOR



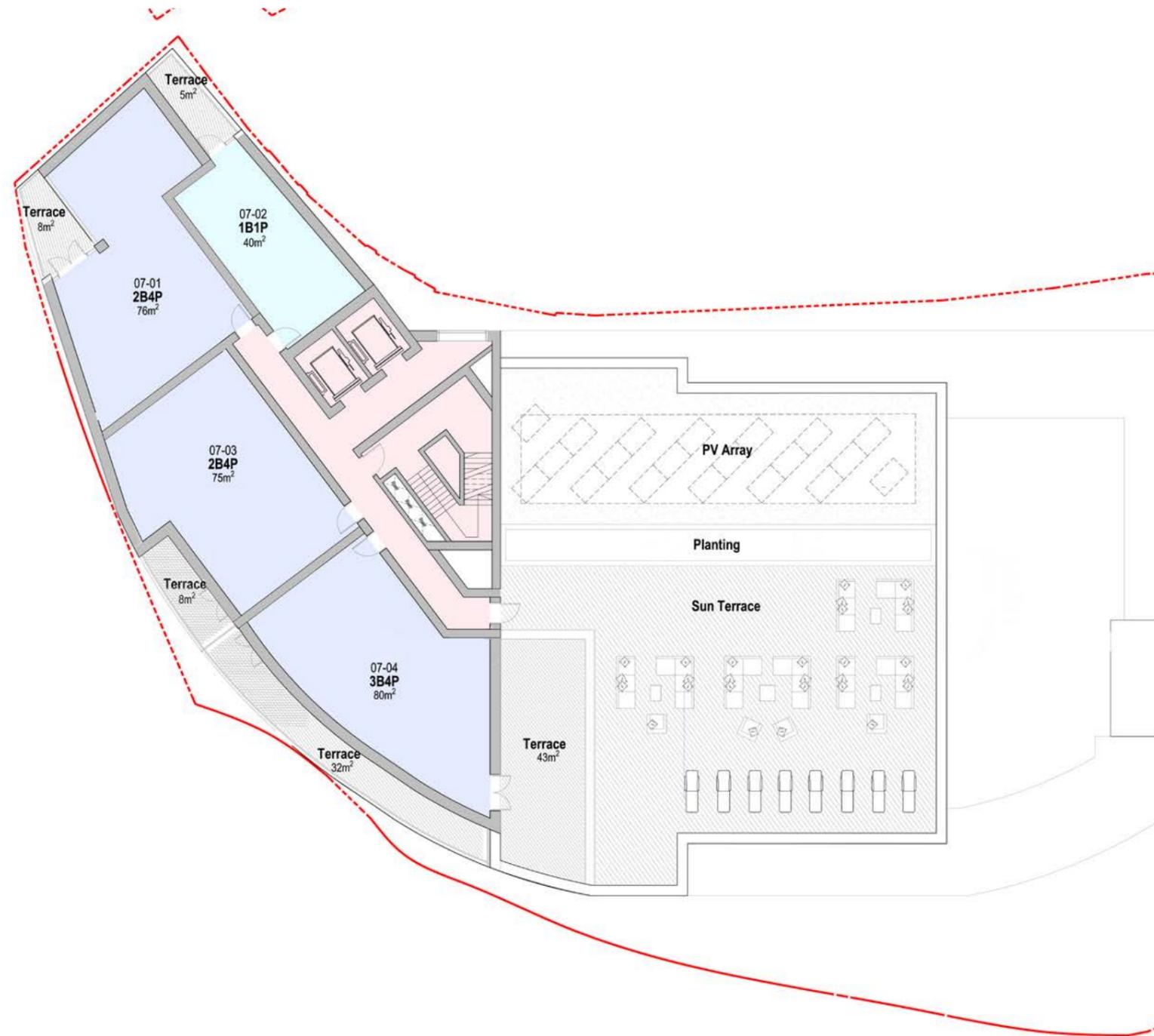
#### KEY

- Retail
- Amenity
- Back of House
- Plant
- Parking
- Circulation
- 1B1P
- 1B2P
- 2B4P
- 3B4P



Design Proposal  
**6.8 Proposed Plans**

7TH FLOOR



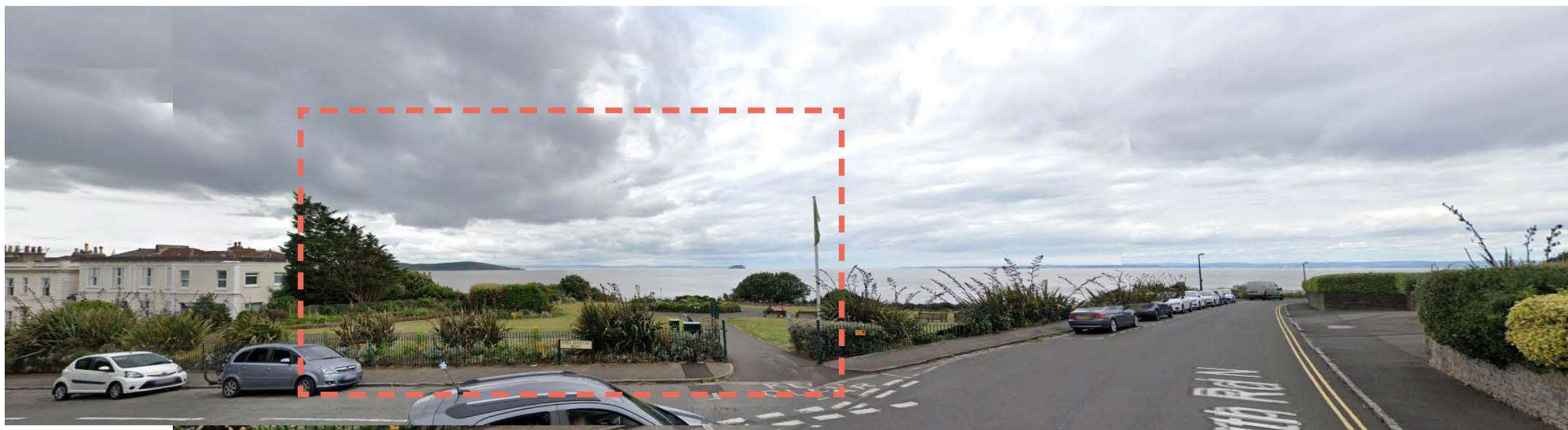
**KEY**

- Retail
- Amenity
- Back of House
- Plant
- Parking
- Circulation
  
- 1B1P
- 1B2P
- 2B4P
- 3B4P

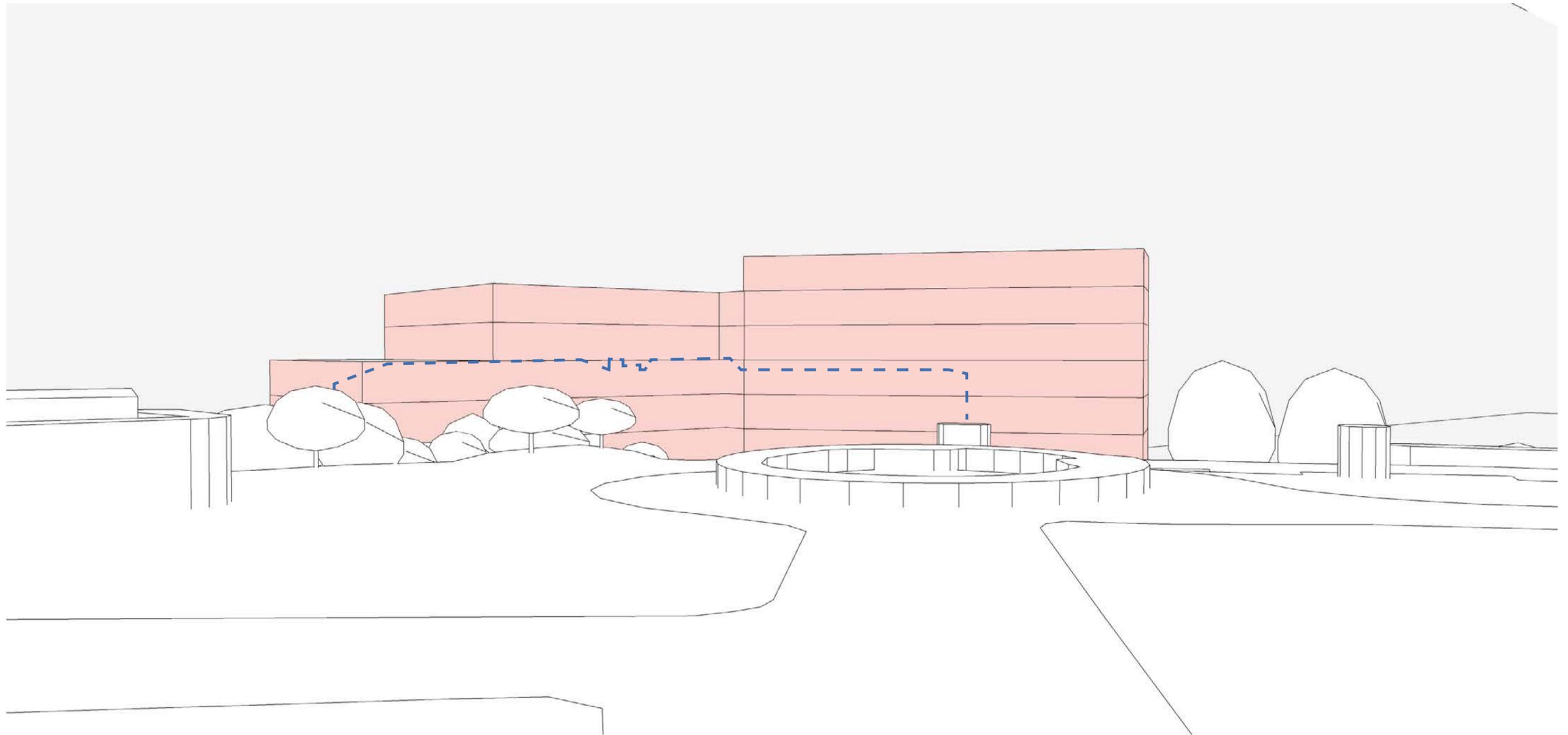




6.10 Key View 01 - Street View Panoramic



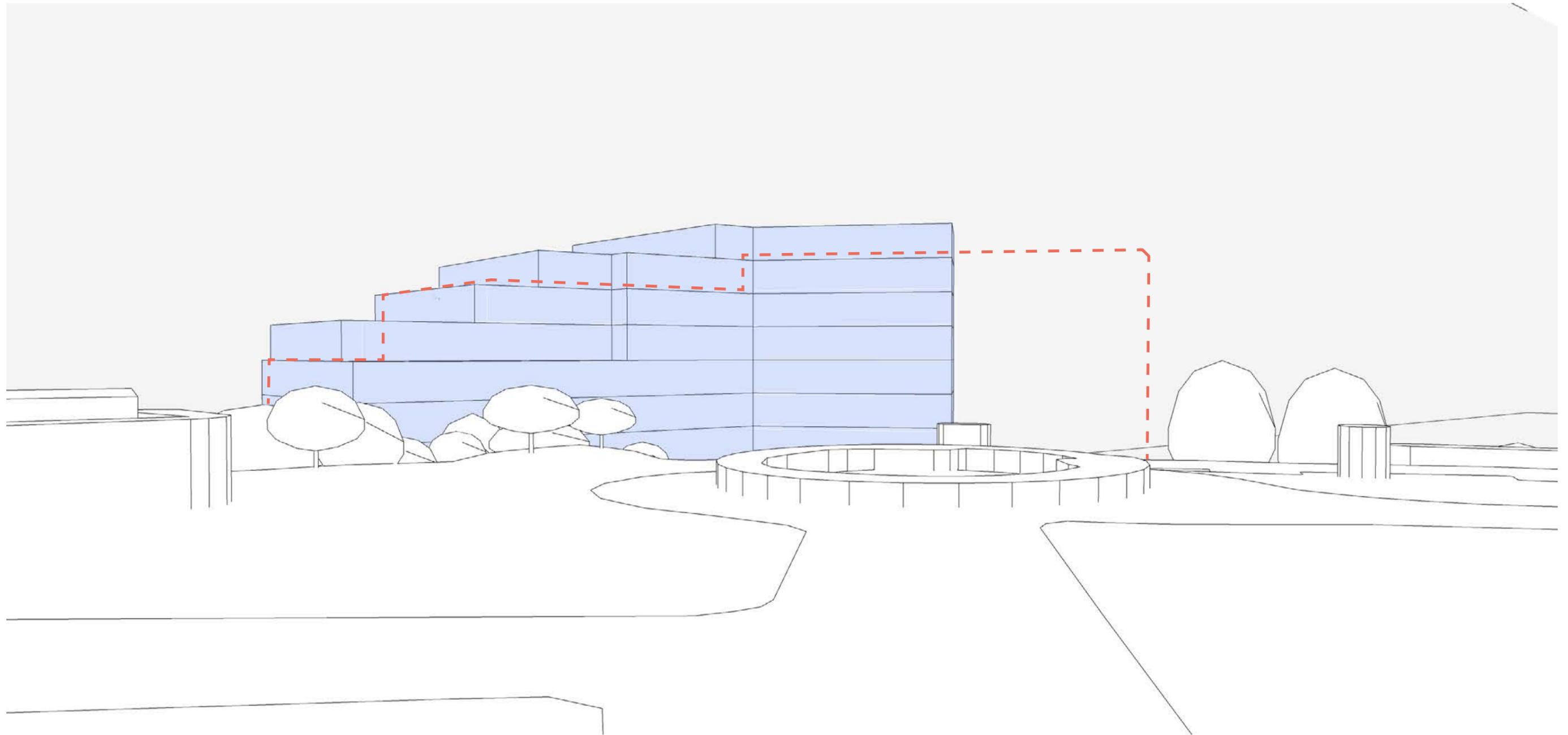
6.11 Key View 01 - Resolution to Grant



 Outline of the former Royal Pier Hotel

 Resolution to Grant Massing

6.12 Key View 01 - Proposed



-  Outline of Resolution to Grant Massing
-  Proposed Massing

Design Proposal  
6.13 Proposed Sketch



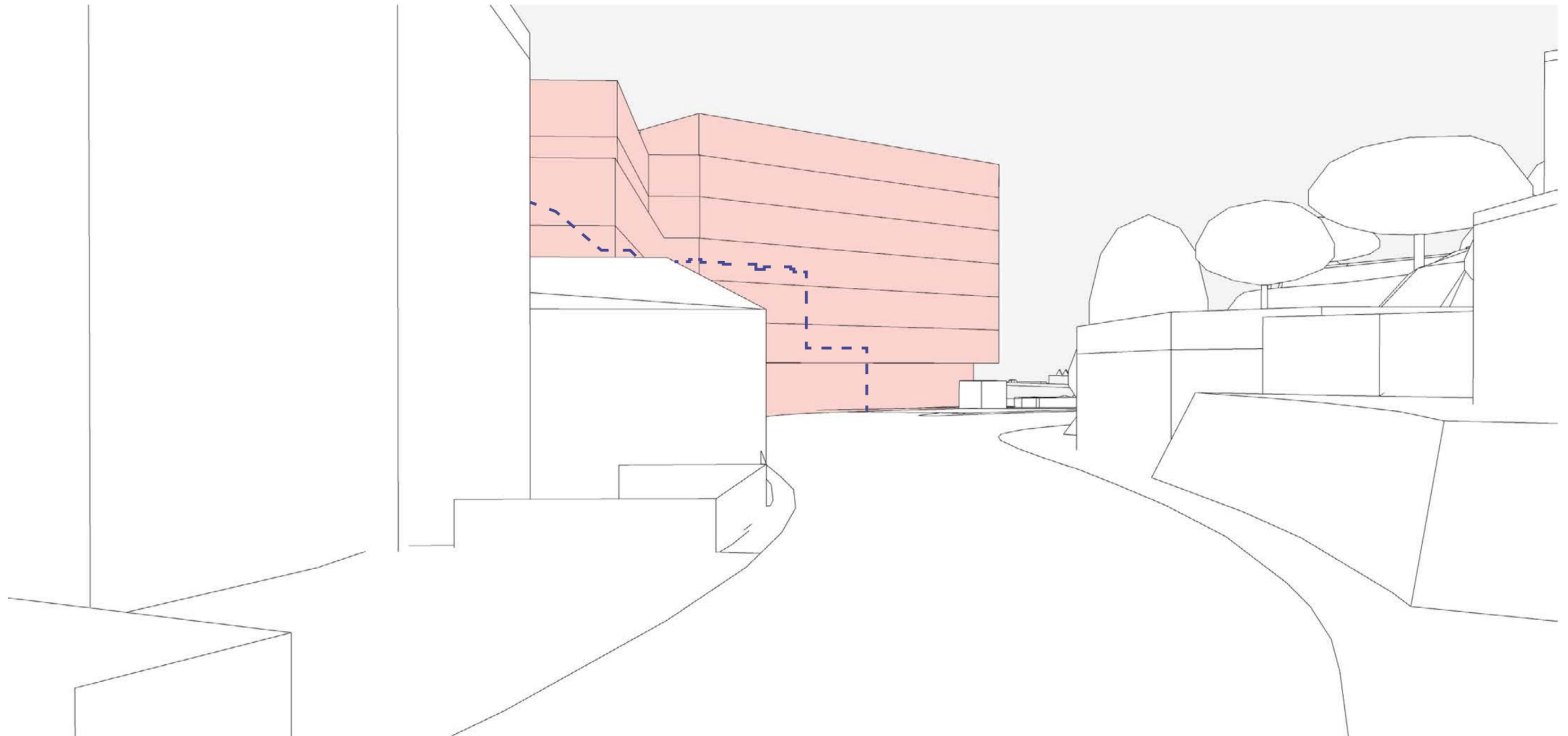
Design Proposal  
6.14 View Point



Design Proposal  
6.15 Key View 02 - Street View

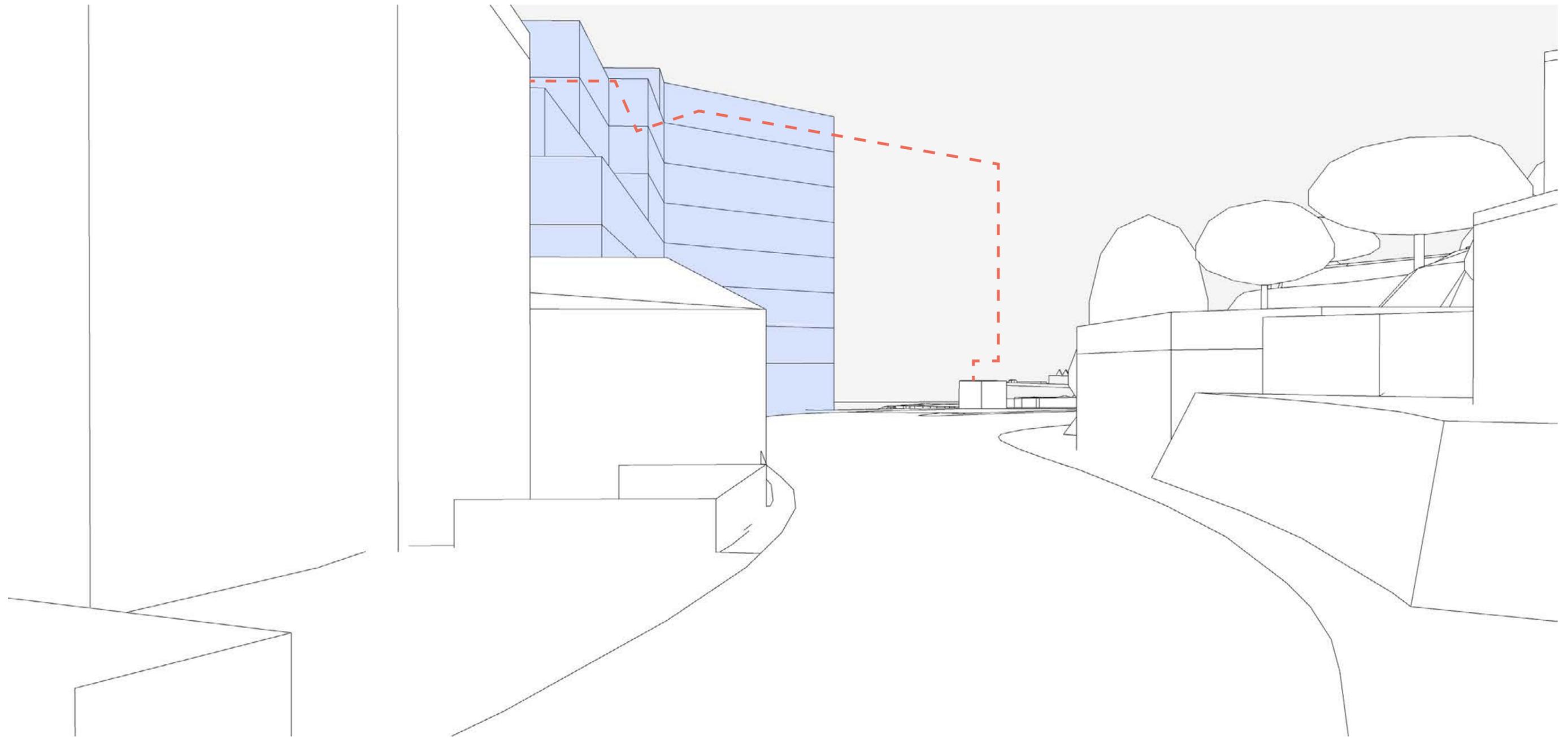


6.16 Key View 02 - Resolution to Grant



-  Outline of the former Royal Pier Hotel
-  Resolution to Grant Massing

Design Proposal  
6.17 Key View 02 - Proposed



-  Outline of Resolution to Grant Massing
-  Proposed Massing

Design Proposal  
6.18 Proposed Sketch



Design Proposal  
6.19 Proposed Sketch



Design Proposal  
6.20 Proposed Sketch



Design Proposal  
6.21 Proposed Sketch



### 3.2 Materiality Lower Levels



#### Promenade Facades

- Extension of the rubble stone retaining walls of the esplanade.
- Large sheltered openings and glazed frontage for the retail/leisure units.
- A robust and hard wearing base to the building.
- Mirroring the local context, as can be seen along the waterfront of Claremont Crescent, as well as many stone building in the surrounding context.

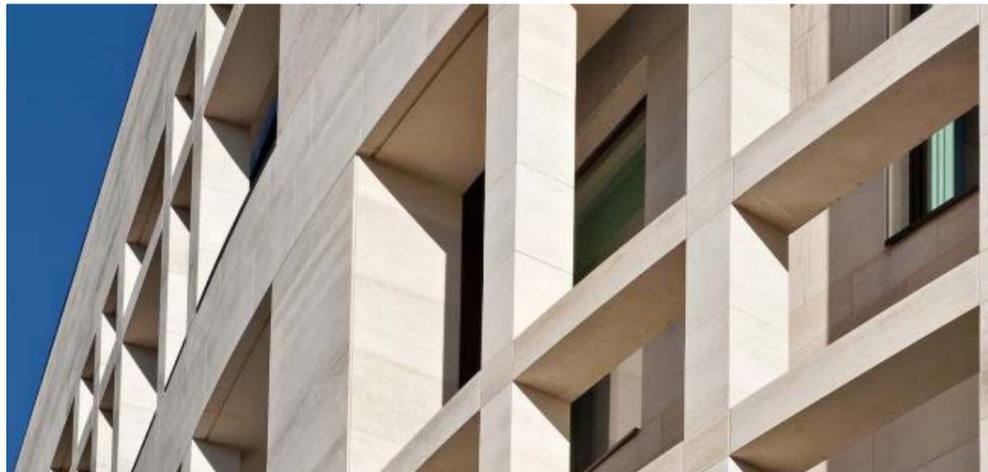


### 3.3 Materiality Upper Levels



#### Upper Floors

- Engineered stone or composite panels.
- A robust facade that can withstand the exposed location.
- Careful control over tone and texture to sit harmoniously within the existing context and surrounding developments.



**KEY BENEFITS**

- Refined building massing which preserves the setting of heritage assets and existing views, including those from Prince Consort Gardens
- Contemporary architecture that fits in with the sweep of Weston bay
- Architectural style and materials which are informed by the surrounding context and the use of materials that will stand up to the elements
- Publicly accessible sun deck terrace and restaurant with stunning views across the Bristol channel
- Re-use of a key brownfield site on the seafront promoting urban and economic regeneration of the area
- Improvements to the promenade which will also promote the regeneration of the area, consistent with the Council's Placemaking Strategy
- New housing and commercial units in a sustainable location
- A high-quality scheme which promotes Weston as an exciting and prosperous location to attract future residents and visitors
- Bringing investment and new economic activity to the site, creating new jobs and business opportunities as well as significant financial contributions, business rates and council tax for local services

# NEXT STEPS

