

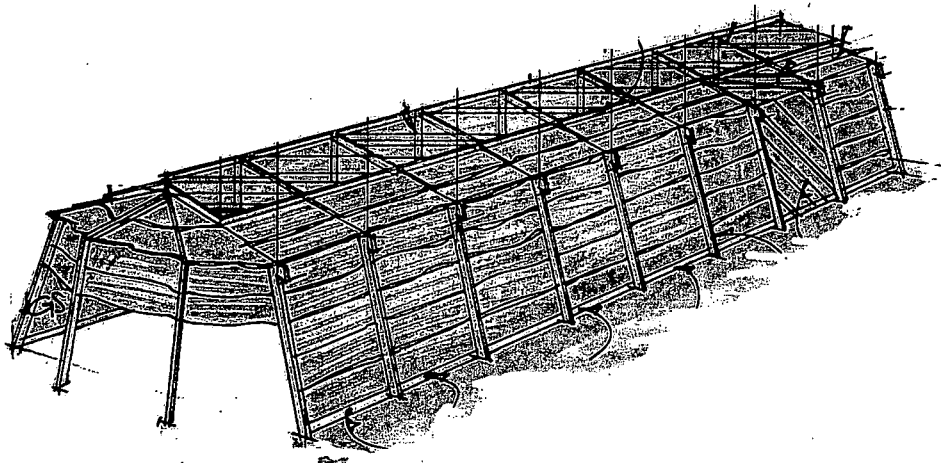
PWP ARCHITECTS LTD

ARUN DISTRICT COUNCIL			
No.	BR 14	09	
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DESIGN & ACCESS STATEMENT,**JOB NO. 4630**

Proposed Leisure Related Enclosure

**Butlins Skyline,
Bognor Regis, West Sussex
PO21 1JJ**



Design & Access Statement

1.0 INTRODUCTION

1.1 Butlins Skyline complex is situated approximately 1km to the east of the town centre of Bognor Regis. The leisure facility has operated at Bognor Regis for many years, providing holidays for many varying holiday-makers per year. The existing leisure complex provides a wide range of facilities within the site which is constantly evolving as a response to its users. The new proposed leisure enclosure is being developed on the existing Butlins site and will form part of an ancillary use for leisure to the establishment. This has arisen due to changing demands and the need for updating facilities within the site to improve the overall Butlins Brand.

2.0 ACCESS & APPROACH

2.1 The Butlins site is well established resort that is clearly signposted from all adjoining roads in the area. The main entrance is approached off a roundabout off Upper Bognor Road in Bognor Regis, guests are welcomed through the gatehouse and are directed to the appropriate facilities. Once in the resort, access to the leisure enclosure will be through paths within the which is accessible to all.

3.0 APPEARANCE & MATERIALS

3.1 The facility has been designed with consideration for its environment and setting by introducing natural materials and minimising its impact through its single storey construction. The Enclosure consists of a timber framed structure that will be clad with horizontal waney edge cedar boarding with polycarbonate windows and rooflights to maximise daylight into the space. The materials have been chosen to reflect those with the surrounding character which would also sit well on the site and complement its surroundings.

4.0 FLOOD RISK

4.1 The existing site currently sits in a flood plain. The proposed scheme has been designed to reflect this through its open structure around all façades, all the walls sit slightly above the ground which is felt would not add any further risk to flooding.