

DESIGN & ACCESS STATEMENT & FLOOD RISK ASSESSMENT

For

FORMATION OF PATIOS AND ERECTION OF BALCONIES ON GOLD ACCOMODATION – BUTLINS ATLANTIC BAY VILLAGE

At

Butlin's Bognor Regis
Upper Bognor Rd
Bognor Regis
West Sussex
PO21 1JJ

Anchor (block A) - Easting: 494179 Northing: 099289
Fishermans (block F) - Easting: 494190 Northing: 099156
Mariners (block M) - Easting: 494122 Northing: 099175

West Sussex County Council
Flood Zone 3a – At Risk of flooding from rivers or sea without defences

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INTRODUCTION This statement has been prepared following guidance of the Commission for Architecture and the Built Environment (CABE) and has been supplied to record the process undertaken in the preparation of the accompanying submission.

1.0 Design Process

1.1 The reason for this Application

Butlin's is a chain of large holiday resorts founded by Billy Butlin to provide affordable holidays for all, its Bognor Regis resort opening in 1960 along with Minehead (1962), Barry Island (1966) with the first opening at Skegness (1936). Today, once again operating under the Butlin's brand and in the ownership of the Bourne –Leisure group, it continues to offer accommodation in support its entertainment ethos, to cater for different tastes and budgets; ranging from standard rooms and apartments to Silver, Gold and Deluxe rooms for the higher levels of luxury. As tastes change however, so must the facilities offered to Butlin's customers, and ever quick to react to these demands with managed efficiency, the submitted proposal seeks to obtain approval for the enhancement of Bognor Regis resorts existing stock of Atlantic Bay Village, Gold accommodation by means of incorporating private external amenity spaces in the form of the terrace/patio seating areas, and Balcony terrace spaces at upper floor levels. The proposal has been trialled for the preceding three years at Butlin's Minehead Resort, gaining positive guest feedback resulting in measureable increase in footfall.

1.2 Proposal

The submitted application seeks to obtain the Planning Authorities approval to remove existing double glazed UPVc Lounge room windows in 26 locations associated with 12 balcony 'stacks' and to replace these below existing structural lintels with outward opening UPVC French door with a colour and finish matching the remaining window installations. This would afford access at the ground floor levels to a free draining patio and at first and second floor levels, to a Balcony terrace space, all constructed using a lightweight galvanised steel frame with non-slip waterproof decking's.

1.3 Constraints

a. Physical: These include, the Preservation and Enhancement of Character for established functional timber framed residential buildings, the Quality and Security of the existing Village and landscaping settings, mostly achieved through the retention of existing physical features including established landscaping forms, and amenity spaces. The writer considers the provision of elevated balconies in positions which will not give rise to privacy or other environmental concerns will allow residents both within and outside the resort boundaries to obtain a greater enjoyment of the local amenity.

b. Planning Conditions: Arun District Local Plan 2003 (Draft Arun Local Plan 2012), and National Planning Policy framework including (but not restricted to) –

Dev1 – Sustainable Development
Dev34 – Tourist accommodation and attractions
Gen7 – The form of new development
Gen32 – Noise Pollution
CH3 – Settlement Hierarchy
NE9 – Development in Bognor Regis
CH1 – Local Distinctiveness
NE12 – Tourism Development in Bognor Regis
ERA4 – Development in areas liable to marine flooding



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1.4 Analysis

Principal of development: The proposal includes the modification of 3 existing multi-rise residential flatted apartments' within a larger village theme development of identical buildings, within the larger setting of an established Holiday Resort which is separated from the surrounding landscape by mature boundaries. The proposals represent a minor modification to the principal aesthetic causing the users to gather a greater enjoyment of the environment. Added value is achieved to the Lounge room at all levels from a reduced physical enclosure (walls) and a lighting benefit is achieved at floor level in each case. Privacy to lounge rooms is maintained at upper storey levels by the provision of balcony guarding, and at lower levels with additional focal landscaping which will form natural screens to supplement the physical enclosures.

Character and Appearance: The building will maintain its extant form and function with minor modifications referred above. Proposed colours introduce a 'New England' theme, and careful consideration has been given to the choice of Johnstone's Blue to Horizontal timber cladding, white to windows and square timber detailing, and off white to stipple rendered walls and timber infill boarding's to represent this theme. Given the character of the area within and outside of the resorts boundaries, and the presence of a number of very tall buildings all offering identical external amenity, it is not considered that the proposal will have a detrimental impact upon the area.

Residential Amenity: The building sits within a holiday resort, and habitation is taken for periods of a week or fortnight generally, no units are inhabited on a permanent basis. All units include cooking and bathing facilities although the resort offers a wider opportunity to those wishing to contribute. The proposal would see the amenity of each flatted apartment connected with this proposal at ground, first, and second floor levels where applicable, enhanced through the introduction of private external space.

Lighting: The proposal would include the installation of wall mounted low energy external water tight bulkhead lighting units which will provide lighting solely for the external seating spaces that they serve. Lighting units would comprise low impact 24w lighting levels including circular appearance with obscure outer lens and daylight sensors ensuring lighting is not permanently illuminated. Opportunity may also be taken to include external low level bollard lighting units which would serve to illuminate pathways and low landscaping within the Village setting. Again units would be fitted with daylight sensors ensuring the units would not be permanently illuminated.

Highway Safety and Car Parking: The resort strictly controls the parking of vehicles on site, and this will not be altered by the proposal. The resort includes a network of private roadways providing essential servicing, but the submitted proposals will not detriment any existing arrangement in this respect.

Risk of Flooding: The site is located within Flood Zone 3a and resort communicates openly with the Environment Agency regarding matters of risk to the site as a whole. The proposal represents minor water –compatible modification to existing buildings, and will not cause water to be collected, disposed or diverted in any such manner as to cause the existing arrangements to be detrimented.

Noise: The proposal will not include the positioning of balcony stacks where they may represent an increased noise risk to neighbouring residents; the works will not include the installation of loudspeakers nor sound amplification equipment. The proposal does not give cause for the creation of noise similar to that consented elsewhere on the resort, where local neighbouring residential concerns are prevalent. The writer is not aware that the Arun District

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Council has received any compliant or other representation from the immediate community in regard to Noise emission from the Atlantic Village. No noise limitation requirements are envisaged at this time.

Equalities Act 2010: The proposal will include level access at all levels between the existing accommodation and external amenity spaces formed, and therefore is considered to embody the protected characteristics of age, disability, pregnancy and maternity, race, religion or belief, sexual orientation, gender re-assignment, marriage and civil partnership.

Human Rights Act: The planning authority is minded to consider and take account for any implications which may arise from the Human Rights Act 1988, more specifically articles 1 and 8. The writer does not consider in this case that the proposal will unduly interfere with any local residents rights and freedoms.

2.0 POLICY APPROACH

2.1 Policy Context

Section 38(6) of the Planning & Compulsory Act 2004 requires that all development proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise.

The writer considers that the submitted proposal complies with the following list of Development Plan policies as it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse effect upon the established character of the surrounding area.

Dev1 – Sustainable Development
Dev34 – Tourist accommodation and attractions
Gen7 – The form of new development
Gen32 – Noise Pollution
CH3 – Settlement Hierarchy
NE9 – Development in Bognor Regis
CH1 – Local Distinctiveness
NE12 – Tourism Development in Bognor Regis
ERA4 – Development in areas liable to Marine Flooding

- 2.2 Pre-application Discussions:** Email and telecom exchanges have taken place between the writer and Mr Cian Cronin (Senior Planner – strategic development), regarding the submitted proposal initially, in regard to consideration as minor works against the draft Local Development Order relating to Butlin's Bognor Regis, which is not yet fully implemented. Mr Cronin advised that until such time as the LDO is fully ratified by members, a Full Planning Application will be required for any and all similar minor works proposed on resort. Mr Cronin identified that in his opinion, the location of the proposed works should be considered acceptable to the Local Planning Authority as they do not lead to loss of privacy or amenity to any party outside of the resort boundary, or to significant Noise emission or visual detriment likely to give rise to objections from stakeholders or the wider community.

Community Engagement: The writer has examined the environmental impact of the proposal and considers that No adjoining residential property owners within the immediate vicinity are likely to be affected. Residential blocks A and F will only be visible generally, from within the resort whilst Block M will only be visible from adjoining Commercial premises and the adjoining Public Highway. Proposals affecting the southern elevation of Block M are considerably concealed by the opposing block L within the same Village. The writer believes that the Felpham Parish Council and the Bognor Regis Town Council will have ample opportunity to



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comment within the context of the public consultation process during the Local Planning Authority's formal consideration of the application.

2.3 Analysis

Assessment & Involvement – Conflicts & Resolution: The information gathered by involving relevant stakeholders has provided clear advice on the acceptable form of development for the site, and this is supported by consents already achieved on this site. The applicant has followed best practice in accordance with the Local Authorities guidance for Community Involvement.

Suitability & Density: The proposed scheme provides a carefully thought out theme to enhance an extant form of residential re-development, whilst providing an opportunity for focal maintenance and weatherproofing works. The final proposal has been the culmination of positive preliminary discussions with the relevant consultees, including a Building Control Body and other parties responsible for control of elements such as new Windows and Doors. New French Doors will provide modern levels of thermal performance to retain internal heat reducing fuel loads, and increased glazed areas in lounge rooms will increase opportunities for solar heating benefit whilst summer cooling will be maintained by clear and increased sized size openings, with opportunities from cross ventilation afforded by existing kitchen windows.

Landscaping & Security: External landscaping proposals around the existing building will be enhanced providing screening as enhanced privacy for ground floor patio spaces whilst maintaining openness for cleaning and avoidance of collections of material which may otherwise be considered to represent a risk from fire. The premises are contained within a managed and secure boundary including on-site 24 hour security. Occupants are encouraged to act responsibly, but security risks arising from accessible openings arising from the proposal are considered to be negligible within the context of the managed resort environment.

3.0 ASSESSMENT OF FLOODING HAZARDS

3.1 Development Description and Location

The proposal is within an Environment Agency flood risk area, flood zone 3a (high probability of Flooding), and the works forming the basis for this submission will provide improved external amenity associated with an existing consented residential use within an established holiday Resort. The proposal could be considered either in isolation as 'water compatible development' see D.2 PPG25 or otherwise using a pragmatic approach having regard to the scale and nature of the development proposal, as a minor alteration not involving a greater risk to building users.

3.2 Fluvial and Tidal Flooding

Whilst the site falls within flood zone 3a, the proposed works are of limited nature involving materials and alterations which will not cause the existing consented buildings to be placed at a greater risk of fluvial or Tidal flooding.

3.3 Drains, Sewers, & Burst Water Mains

It is not considered that incidental flooding arising from drain, sewers, or water bursts will cause the works or existing buildings greater detriment after the works, than before.

3.4 Ground water flooding

It is not considered that incidental flooding arising from ground water will cause the works or existing buildings greater detriment after the works, than before.

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3.5 Flooding from land

It is not considered that incidental flooding arising from land run-off will cause the works or existing building greater detriment after the works, than before.

3.6 Flooding from other sources

It is not considered that incidental flooding arising from other sources will cause the works or existing building greater detriment after the works, than before.

4.0 CONCLUSION

- 4.1 It is considered that the development proposed by this submission can be accommodated satisfactorily without causing visual harm to the local visual or economic character of the setting. All relevant details required in terms of materials layout, design, scale and landscaping etc. are hereby submitted for full approval. The scheme is considered to sit well with the existing form and pattern of development within the resort and the character of the environment, in a manner which will not adversely affect the residential amenity of adjacent properties or guests of the resort. The writer considers that the new amenity spaces formed by the proposal will contribute positively to the guest and visitor experience by providing guests with the opportunity to access enhanced facilities.

6.0 TYPICAL PHOTOGRAPHS OF EXISTING BUILDINGS WITHIN THE ATLANTIC BAY COMPLEX



#01



#02



#03



#04



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#05



#06



#07

Photographs 01 to 05 indicate existing 2 and three storey buildings within the resorts Atlantic bay Village, to demonstrate materials, finishes, and to apply context when read in junction with the submitted drawings.

Photograph 06 indicates the relationship of Block F with the adjoining car park, and viewing into the resort from the esplanade

Photograph 07 indicates the relationship of block M with the adjoining boundary and highway, to demonstrate the limited impact of the proposal upon the spaces outside of the resort. Nearest residential building is 150 yds.

7.0 PHOTOGRAPHS OF IDENTICAL DEVELOPMENT UNDERTAKEN AT MINEHEAD RESORT



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