pwparchitects

DESIGN & ACCESS STATEMENT, JOB NO. 5134

Application for the erection of a Helter Skelter

Butlins, Bognor Regis

ARUN DISTRICT COUNCIL BR/49/14/

INTRODUCTION

Background

The aspirations for the Butlins, Bognor Regis site are for the gradual removal of the existing chalet rows and replacement with accommodation of greater quality and increased density. This will enable Butlins to increase and improve the open space on the site, adding family friendly outdoor activities and amenity space. The change in density of the accommodation also allows us to raise the rooms above the flood risk level, improving the longevity of the site and reducing the potential impact of future flooding. This programme of chalet replacement has been started with the first three hotels, the Shoreline, the Ocean Hotel and the Wave Hotel.



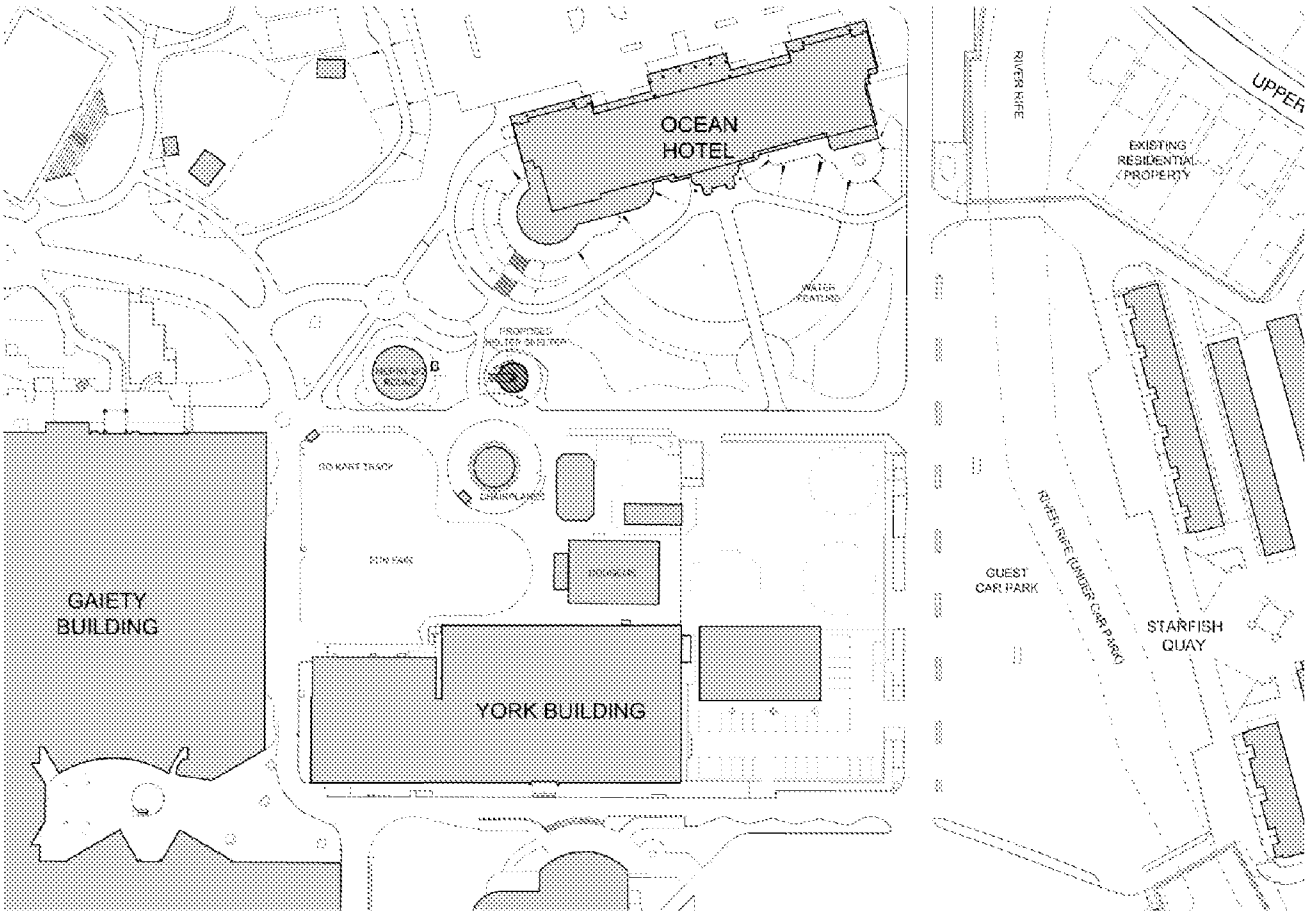
Arial photograph

ARUN DISTRICT COUNCIL BR/49/14/

PROPOSAL

Butlins wish to improve the accommodation and facilities of their site in Bognor Regis. The addition of a permanent helter skelter is an improvement of the facilities and comes at no extra cost to the guests. With the new high density hotels on site there is more space for investing in new facilities for the guests.

LOCATION



Site plan showing the location of the proposed helter skelter.

The proposed helter skelter is over 100m to the site boundary.

ARUN DISTRICT COUNCIL BR/49/14/

PLANNING STATEMENT

The 2003 Arun District Local Plan states that in Policy Dev34 Tourist Accommodation and Attractions:

'Within the built up area, permission will be granted for the extension of existing or new tourist accommodation and/or tourist attractions provided that proposals are appropriate to the character of their location.'

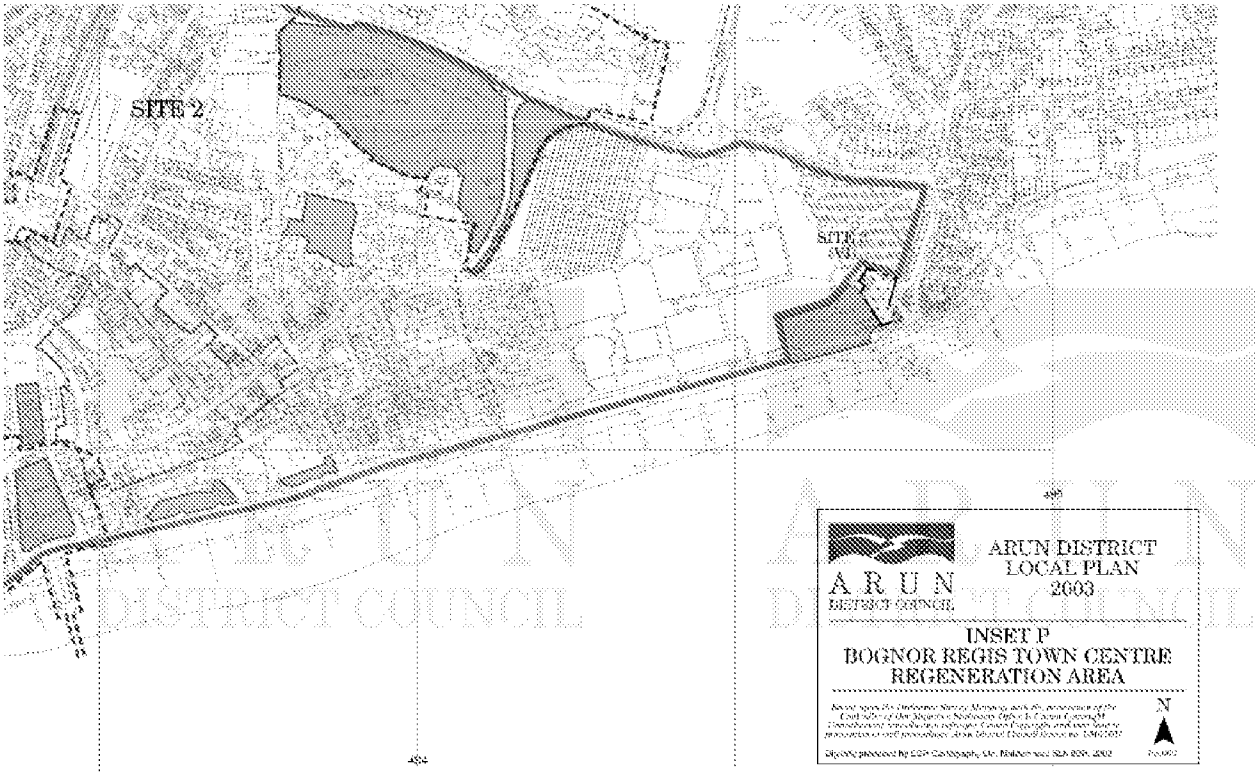
With the following reason:

'The District Council wishes to encourage the provision of good quality tourist accommodation in the traditional seaside resorts as well as in less traditional settings in order to provide for all types of visitors to the area. It is also recognised that existing local tourist attractions may require upgrading and/or extension in order to compete in a changing market. This must be balanced with the need to protect the environment.'

The Arun District Local Plan 2013 – 2028 and beyond (draft) states that in paragraph 11.0.2 Arun's Local Plan strategic objective for tourism is:

To create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities.

In light to the above statements, the proposed traditional helter skelter will add to the character of the Butlins site and will comply with Policy Site 2 Bognor Regis Town Centre Regeneration.



Arun District Local Plan – Inset Map P. Butlins within Site 2.

ARUN DISTRICT COUNCIL BR/49/14/

SCALE

The proposed helter skelter is 12m in height. However this is fairly low in respect to the other structures on site. The difference can be seen on drawing 5134 1201.

APPEARANCE AND MATERIALS

The helter skelter will provide Butlins a unique piece of British culture.

The helter skelter is painted orange and cream which can be seen in the photograph below



Photograph showing a temporary helter skelter in Bognor Regis.

ARUN DISTRICT COUNCIL BR/49/14/

LIGHTING STATEMENT

The helter skelter will emit an approximate luminance of 34 cd/sq m. The site is not within a sensitive location and there are existing facilities on site that emit significant levels of illumination.

NOISE STATEMENT

The helter skelter is a static ride and will not create any extra noise on site. The only noise will come from the guests on the ride. There will be no increase in the number of guests on site.

ACCESS

There will be no change to the access arrangements on the resort.

CAR PARKING

There will be no change to the parking facilities on the resort.

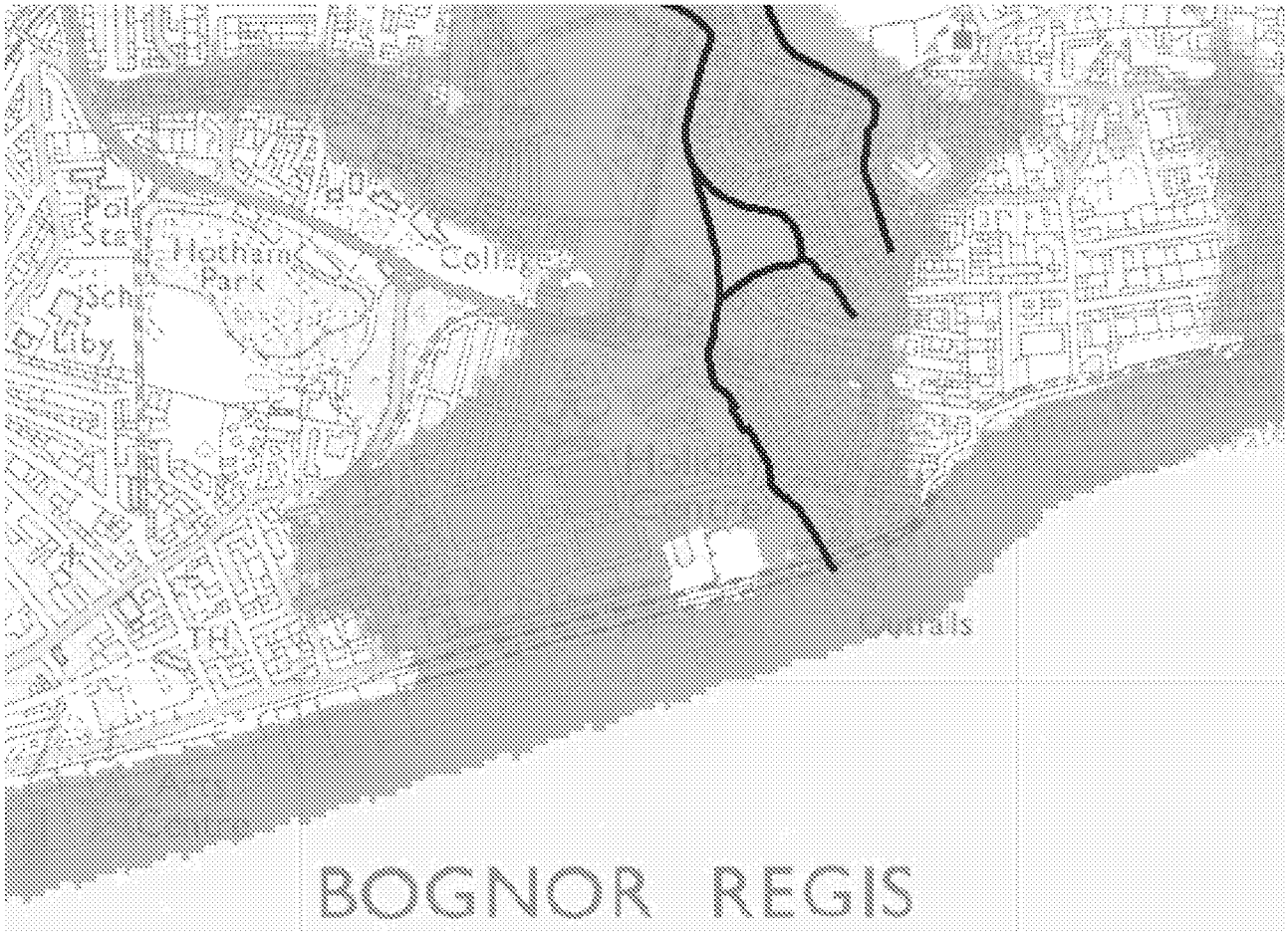
TREES AND HEDGES

No trees or hedges will be affected by the proposal.

ARUN DISTRICT COUNCIL BR/49/14/

FLOOD RISK ASSESSMENT

The proposal is within an EA flood risk area, flood zone 3a (high probability of flooding). The helter skelter falls under the 'Water-compatible Development' classification as mentioned in table D.2 in the Planning Policy Statement 25. Within table D.2 the building type is specifically in: *'Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms'*. The helter skelter is therefore an acceptable proposal for the flood zone on site.



Butlins, Bognor Regis is within an EA flood risk area. It is at risk from flooding from rivers or sea without defences and the likelihood is significant (3).

ARUN DISTRICT COUNCIL BR/49/14/

AERIAL PHOTOGRAPH



PHOTOGRAPHS



Photograph facing north-east at the proposed location with the Ocean Hotel in the background

ARUN DISTRICT COUNCIL BR/49/14/



Photograph facing west looking at the proposed location.



Photograph looking north-east at the funfair

END

ARUN DISTRICT COUNCIL BR/49/14/