

DESIGN & ACCESS STATEMENT

FELPHAM SAILING CLUB
21 BLAKES ROAD
FELPHAM
WEST SUSSEX
PO22 7EE

GROUND FLOOR INTERNAL ALTERATIONS, FIRST
FLOOR EXTENSION AND BALCONY.



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INTRODUCTION

This document sets out the design and access statement to accompany the Full Planning Application for the ground floor internal alterations, first floor extension and a balcony at Felpham Sailing Club, 21 Blakes Road, Felpham, West Sussex, PO22 7EE.

BACKGROUND

Felpham Sailing Club is situated in an unrivalled setting at the end of Blakes Road, within the Parish of Felpham. With exceptional sea views it is a unique and cherished location.

Felpham Sailing Club has been in existence for 57 years and continues to be focus for the sport of dinghy sailing. Over many years it has gained a reputation for excellence in racing both in developing racers who can compete at a National level but also as a venue for hosting National Championships.

At the height of the sailing season the Club holds racing on Wednesday evenings and all day Sunday, as well as informal sailing and skills training on Saturdays, Thursday evenings are now known as Women on Water sessions and Friday evenings have a very strong youth following. The Club prides itself as a group that is friendly and welcomes participation from families especially from the immediate local area.

In 2012 the Club was successful in becoming a Royal Yachting Association (RYA) Volvo Championship Club recognising the efforts to train Youth sailors to participate in dinghy racing at a high level and act as a feeder for young talent to enter into a training structure that could ultimately lead to Olympic participation. This is a significant achievement. For many years the Club has been an RYA Recognised Training Centre providing sail and power training to nationally recognised standards.

The Club has steadily expanded its portfolio of activities embracing a community spirit and reaching out to other groups within the local area and also those farther afield who do not have the wonderful benefit of a seaside location. The Club has long-term established relationships with Scout & Guide Groups in Felpham and Middleton, several local charities, including the RNLI, as well as more recently the Blake Belles. Links have also been established with the local schools offering taster sessions to pupils from Downview & Bishop Tufnell schools via the RYA OnBoard initiative. There is a close relationship with West Sussex County Council through the West Sussex Schools & Youth Sailing Association where the Club has hosted the County Youth Regatta on a number of occasions and also won the County Team Trophy in four of the last five years. A close relationship with the Felpham Parish Council has resulted in many joint activities over the years which have benefitted the community at large.

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The existing Clubhouse was opened in the early 1970's and the interior is now showing signs of age, even though it is a substantial brick building. The changing rooms in particular are in need of refurbishment and increasing female participation is such that the changing facilities need to be sized more equally. The Clubhouse has a prime location on the seafront which could provide an excellent training, social and function room with an outstanding view over the sea at the first floor.

The Committee has been considering various options to improve the facilities for the next generation and are now ready to formalise the ideas with the Planning Authorities. The Club has a reasonable financial reserve that enables the Committee to allow for contingencies and unforeseen expenditure however there will need to be a significant fundraising effort to realise the project.

SCOPE OF WORK

The existing Sailing Club building is tired. A considerable amount of maintenance is required to improve the current shell and interior appearance, along with accessibility issues, inadequate changing facilities and poor spacial layout. The proposed interior alterations and extension will address all of these issues.

The existing facilities do not make the most of their setting. On the ground floor high windows fail to give substantial views out to sea and the small area of first floor is dedicated to office and meeting accommodation. The aim is to provide an environment that allows those inside the building to have a view of the activities taking place on the water, to encourage more community use and involve a wider group of users. The club rooms will provide an enhanced training space, a social lounge with bar and separate dining area, and enable a wider range of social & community related activities to be hosted.

ACCESSIBILITY

The existing building is not DDA compliant. There is no accessible WC's, shower or changing facilities. Steps within the ground floor club areas limit movement and there is no lift to the existing first floor accommodation.

This submission provides a DDA compliant building. Entry into and out of the building will be via a level access. The ground floor will be on one level with an accessible WC, shower and changing facility provided. A lift allows travel to the first floor which will also be on one level.

PLANNING ITEMS

The property sits within the Parish of Felpham, but outside any conservation area. There are no recent planning applications that relate to the property.

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DESIGN PHILOSOPHY

The extension has been designed to create a visually appealing addition, with a modern appearance that complements the existing property. The scheme proposed relates sympathetically with the existing buildings and visually integrates with the site in design, form, and materials.

Careful consideration of the impact of the scheme on the surrounding area has been undertaken. We do not create any adverse overshadowing, overlooking or overbearing that affects any neighbouring properties. The design is confined to the existing building footprint, with additional internal areas being provided at first floor level only.

The extension is designed to be thermally efficient, economic with water consumption, whilst providing high levels of glazing and maximising daylight where possible.

EXTERNAL APPEARANCE

The existing setting of the building is directly onto the Felpham promenade and therefore important to the seafront vista.

The construction materials proposed for the new extension reflect the existing buildings and local environment. A controlled palette of good quality materials is proposed, such as horizontal weatherboarding, fibre-glass roof and extensive glazing.

The internal layout has been sensitively designed to maximise flexibility of spaces for all club users. The first floor gains from improved glazing to the South elevation with bi-folding doors leading to the new balcony, affording south facing views over the sea.

SITE

No felling of existing trees is proposed as part of the works. The existing landscaping will be retained.

SITE ACCESS

The existing access to the site is to be maintained along with all existing routes into the Sailing Club. Existing car parking and cycle provision will be unaffected.

CONSULTATION

The Committee of Felpham Sailing Club are committed to improving the facilities that currently exist. They have carried out a consultation process with their existing members, Trustees of the club, The Boathouse Cafe, informally with Felpham Parish Council, the RYA and numerous groups that currently use the club such as the Scouting Association and Blakes Belles.

Prior to submitting the Full Planning Application pre-application advice was sought from ADC Planning Department. Reference PAA/110/12 (Mrs J Chapman 29th October 2012) concluded 'that were an application for planning permission to be submitted it would likely to be approved' subject to more detail.

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CONCLUSION

In summary the project will improve the infrastructure of Felpham Sailing Club to provide benefit not just for sailing members but to the community at large. Benefits will include:

- Provision of enlarged & upgraded changing & showering facilities enabling more utilisation
- Provision of disabled facilities (none existing currently)
- Provision of a large community function room & balcony overlooking the sea

The sympathetic extension of the existing building will enhance the visual character of the area, whilst ensuring the current maintenance issues of the building are addressed, avoiding further deterioration. The proposal complies with the relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining property, nor would it have an adverse impact upon the established character of the surrounding area. These provisions will facilitate the Club meet the expectations of the local community, help to inspire the next generation and enhance an asset within the community.



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