



PROPOSED HOUSEKEEPING BUILDING

CHURCH FARM HOLIDAY VILLAGE

PAGHAM, Nr. CHICHESTER,

WEST SUSSEX

PO21 4NR

DESIGN AND ACCESS STATEMENT

Prepared by: A&M Architectural Partnership LLP

40 Cambridge Road
Hastings, East Sussex.
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Client: Bourne Leisure Ltd.

Project Ref: 4183

Issue No: ONE

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INTRODUCTION

Purpose of the Statement

This Access Statement has been prepared on behalf of Bourne Leisure Ltd to accompany the Planning Application for the proposed new Housekeeping building sited in the existing maintenance yard.

The proposed works will provide a better quality working environment for Housekeeping staff which will enhance the service provided for the holiday park guests.

The statement should be read in conjunction with the drawings that accompany the planning application, namely:

- Drg. No. 4183-100 Site Location Plan 1:1250
- Drg. No. 4183-105 Site Block Plan 1:500
- Drg. No. 4183-110 Part Existing Site Plan 1:150
- Drg. No. 4183-120 Existing Site Elevations 1:100
- Drg. No. 4183-210 Part Proposed Site Plan 1:150
- Drg. No. 4183-220 Proposed Housekeeping Building 1:50 & 1:100
- Drg. No. 4183-230 Proposed Site Elevations 1:100

DESCRIPTION OF THE PROPOSALS

The proposed development relates to the new Housekeeping building sited in the existing maintenance yard which is a light weight steel framed construction clad in insulated powder coated sheeting with matching personnel and delivery doors to provide a better quality working environment for Housekeeping staff which will enhance the service provided for the holiday park guests.

The scheme has evolved through discussions and consultations with the client on a number of options with the overriding objective to consolidate park services into one area and to improve the Housekeeping staffs working environment as they currently work from shipping containers in another area of the park which subsequently releases this area for potential future leisure facilities for the holiday park guests.

There are no proposed alterations to the existing vehicular access to the holiday park.

The proposed works represent a major investment in the park and also confirm Bourne Leisure Limited's aspirations to provide improved guest facilities and to generally enhance the holiday park by creating a desirable holiday environment, which therefore attracts more guests and in turn contributes a positive economic benefit to the wider area.

Alistair Tindle BSc MICE C Eng has prepared the site specific flood risk assessment (FRA) which is included in the information submitted as part of this application.

BUILDING DESIGN – BACKGROUND

The building form has been through a series of metamorphoses, though always maintaining a similar layout that has been used on other Parks. The main principles of the scheme have always been to provide improved staff facilities.



External Photograph of the existing Maintenance Yard



External photograph looking along Martlet Way from Sea Lane

BUILDING DESIGN – MATERIALS

The proposed building has a total footprint of 160 sq. m. including an integral covered area to the front of the building and is to be of a simple light weight steel frame construction covered with insulated composite cladding to the walls and roof.

Colour – Goosewing Grey (RAL 7038).

The building frame will either sit on simple pad foundations with a ground bearing slab or a reinforced raft foundation & slab.

The proposed personnel access and roller shutter delivery doors are in metal and will match the proposed building colour. Both doors will have level thresholds for wheeled delivery and pedestrians, personnel door will have a clear opening in excess of 800mm and doors will not have vision panels in the interests of security.

Proposed rainwater goods to be in Black uPVC.

BUILDING DESIGN – SUSTAINABILITY

The proposed building will be of modern construction and standards with insulated walls, floor and roof giving significant reduced heat losses, energy efficient internal lighting, etc, to provide a building that will give a minimum of 25 years of service if not longer.

CONSULTATION ON DESIGN AND ACCESS ISSUES

The design in terms of scale and siting has been determined with reference to local and national planning policy, particularly with regard to ensuring that the development will try not be visually intrusive with partial perimeter screening from existing site perimeter fence/wall & planting.