

FIRST FLOOR BALCONY TO EXISTING OWNERS LEISURE & RELAXATION FACILITY
& ENLARGEMENT OF GARDEN AMENITY SPACE AT;

CHURCH FARM HOLIDAY VILLAGE

PAGHAM

CHICHESTER

WEST SUSSEX, PO21 4NR

DESIGN AND ACCESS STATEMENT



DATE: 8th NOVEMBER 2011

INTRODUCTION

Purpose of the Statement

This Design and Access Statement has been prepared on behalf of Bourne Leisure Ltd to accompany the Planning Application for the construction of a first floor balcony and the enlargement of the existing garden amenity space to the existing owners leisure and relaxation facility at Church Farm Holiday Village.

The new extension will provide enhanced leisure facilities.

This statement responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the "GDPO") for planning applications to be accompanied by a Design and Access Statement that explains:

- a. The design principles and concepts that have been applied to the development; and
- b. How issues relating to access to the development have been dealt with.

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

3150 – 500 Site Location Plan
3150 – 510 Existing Site Block Plan
3150 – 511 Existing Ground Floor Plan
3150 – 512 Existing Elevations
3150 – 521 Proposed Ground Floor Plan
3150 – 522 Proposed First Floor Plan
3150 – 523 Proposed Elevations

DESCRIPTION OF THE PROPOSALS

The proposed development relates to the construction of a first floor balcony and enlargement of the existing garden amenity space to the existing owner's leisure and relaxation facility to be constructed adjacent to the existing reception building.

The overriding objective of the proposals is to provide enhanced leisure facilities for the holiday park guests.

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

The scheme has evolved through discussions and consultations on a number of options with the client. The preferred option has been issued to both Arun District Council and English Heritage for pre-application advice. Arun District Council have commented upon the balustrade design and Richard Massey of English Heritage has advised the proposals do not significantly impact on the overall setting of the Scheduled Ancient Monument (SAM).

The new extension is part of the existing leisure and relaxation facility, which is within a controlled environment, adjacent to the existing reception building and therefore easily accessible for guests and easily managed by the holiday park.

The existing parking in the central location is maintained and adequately provides a clear flow of traffic at all times. The proposed arrangement allows visitors to park and easily pass through to make use of the park facilities within the central complex. Sufficient car parking within the site boundary is of paramount importance to avoid a build up of parking traffic and associated congestion in any area.

The proposed development will provide an improved leisure facility for the holiday park guests within a central location.

The proposed works represent continued investment in the holiday park and also confirm Bourne Leisure Limited's aspirations to provide improved guest facilities and to generally enhance the holiday park. Moreover, it is recognised that good sport and recreation provision can help to underpin the economic structure of a 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.

CONTEXT OF THE SITE

PHYSICAL CONTEXT

The application site is located within the boundary of Church Farm Holiday Village, one of the UK's premier holiday parks, occupying circa 43 hectares of land to the south of Pagham, West Sussex. The site is shown on drawing no. 3150-500. The site is accessed via one vehicular access point from Church Lane. There are no plans to alter or adapt any vehicular access points into the Park as a result of these works. The proposed site is flat negating any need for cut and fill to form a base for the new balcony.

Immediately adjacent to the application site is the central reception building with offices to the north all set within the Scheduled Ancient Monument known as Becket's Barn. To the west, are caravans, to the south and east are recreation facilities including a bowling green and multi-use games area.

The park entrance is to the north of the application site. Beyond the boundaries of the holiday park, residential areas lie immediately to the northern and eastern boundaries. To the southern and western boundaries, it is predominantly open countryside.

CONTEXT OF THE SITE

SOCIAL CONTEXT

The enhancement of the existing building will not only be seen as further investment in the area, but also as a statement about the aspirations of our client to provide greater leisure facilities and general enhancement of the holiday park. The development will provide a vibrant and socially inviting facility for the holiday park guests.

CONTEXT OF THE SITE

ECONOMIC CONTEXT

The client has the vision for an enhanced leisure facility. It is recognised that sport and recreation can help to underpin the economic structure of the holiday park through creating a desirable holiday environment. This vision has a positive economic benefit to the wider district through tourism by attracting more visitors to the area.

CONTEXT OF THE SITE

EMPLOYMENT CONTEXT

The holiday park currently employs 30 people on a full time basis together with 28 people on a part time basis throughout the year. During the holiday park operating season of March to November the number of employees are supplemented by an additional 15 people on a full time basis together with 50 people on a part time basis. It should be noted that a number of these persons are drawn from the local area. The holiday park also employs local contractors such as electricians, gas testers, machinery mechanics, painters/decorators, landscapers, green keepers etc.

These proposals have a positive economic benefit to the wider district through the continued employment of local people.

BUILDING POSITION AND ORIENTATION

The design of the balcony on this site is important for various reasons including effect on its surroundings but more importantly its impact on Becket's Barn, the Scheduled Ancient Monument adjacent. The main constraints are its relationship and scale to Becket's Barn and the existing central reception building, the existing tree screen to the west that is to remain together with the recreation facilities of the east and south.



Existing Central Area



Internal view from existing first floor Owners Lounge

Access to the site is to remain via the existing pathways (see Fig. 1 and Fig 2 below), which are accessed from the Park's car parks/internal road system.

The orientation of the balcony has been considered and is positioned to take advantage of the views over the recreational facilities.

Entrance to the existing building will remain. Access to the proposed balcony is only available via the existing owners lounge.



Fig. 1
Entrance to the Owners Lounge
(Adjacent to the holiday park reception)



Fig. 2
The Owners Lounge viewed from the existing
holiday park central car park

ACCESS/TRANSPORT

Public transport to and from the site is not affected by the proposed balcony. It is recognised that the majority of visitors to the site use private cars, however the new balcony is considered not to increase this vehicular traffic.

The site location is convenient for fire and emergency services with access from the Church Lane and then via internal roads. The existing service routes around the complete complex together with clearly defined escape route and disabled refuge points, allows for accessibility for these emergency services.

SCALE

Appropriate to its role within the holiday park, the accommodation proposed will always have a presence on the site. We believe the existing structures due to their size and mass can successfully accommodate the balcony.

The design has allowed for careful positioning of the balcony to balance a presence adjacent the existing structures, notably Becket's Barn, yet not dominate its surroundings.

BUILDING DESIGN

BACKGROUND

The existing building was approved 15 February 2011 and constructed in the summer of 2011 and was opened to holiday park guests in August 2011.

BUILDING DESIGN

ENTRY

The existing main entrance to the leisure and relaxation facilities complex is via a central entrance hall that provides easy access for all and leads into a light and generous space where all facilities can be readily accessed. The complex has been designed using the overriding philosophy for a facility that is fully inclusive and user friendly for all. Access to the proposed balcony will be via the existing first floor lounge.

BUILDING DESIGN

MATERIALS

The new balcony is to be constructed using materials to complement the existing building. The materials are indicated upon the submitted drawings.

BUILDING DESIGN

SUSTAINABILITY

The new balcony will have no detrimental effect upon the existing buildings energy consumption.

BUILDING DESIGN

SECURITY

The new balcony will have no detrimental effect upon the security of the existing building.

Throughout the design process, public health, crime prevention and community safety has always been considered. Consultation with the 'Secured by Design' core principles and similar design guidance has been utilised from the outset of the scheme.

BUILDING DESIGN

LANDSCAPING

It is important to treat the surrounding landscape carefully. A combination of hard and soft landscaping will compliment the building and allow for a range of attractive spaces that the building users can use and enjoy. Although the detailed design has not yet been fully developed, there are a number of design principles, which are already incorporated.

Routes across the site are clear and direct, with surfaces smooth, even, non-slip and well laid to ensure inclusive access. These will also take into account the 'core principles' of 'Secured by Design' where community interaction can take place on large, clearly delineated, well used and maintained footpaths.

The nature of the level site ensures that level access can be incorporated easily within the scheme, thus allowing full inclusion for all.

Existing car parking adjacent to the new building ensures that the area is continually monitored and a high level of visibility is present. Appropriate crossings and dropped kerbs are already installed to ensure safe access from the adjoining car park to the main entrance.

The landscaping has been carefully considered. The existing tree screen to the west of the new building is to be retained. It is a well known theory that high quality, well maintained landscaping, which creates a sense of place and strengthens identity, can aid in the prevention of crime.

External lighting has been provided around the building designed to specific lighting standards, ensuring safe means of access on site, which helps to reduce the incidence of crime.

ACCESS

Access in respect of vehicular, pedestrian and "inclusive" access has been discussed throughout the statement. In order to meet the needs of the building users, accessibility becomes key.

Through numerous consultations, the design has developed both internally and externally, to establish a fully inclusive scheme. As previously discussed, levels within the site, around the facility and internally within the building will all be designed to ensure full inclusion for all. Disabled

car parking bays are located close to the building, within the main car park and carefully located adjacent to appropriate level access crossings.

It is important that the disabled and elderly do not feel segregated and the design has set out to ensure that access and movement throughout the building and externally is the same for all.

An additional aspect of the design will be to ensure that signage, whether it is words, symbols or pictures, not only within the new facility but around the site, is informative, making way finding and orientation clear, simple and direct.

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 balcony will not be visually intrusive.

It will always be the intention to maintain detailed discussions with the Planning Authority and English Heritage throughout the remainder of the design and planning consultation period, to ensure that all parties are satisfied that the scheme meets their respective requirements.