FULL PLANNING APPLICATION FOR THE PROPOSED CONSTRUCTION OF BUILDING ADJACENT TO THE EXISTING CENTRAL RECEPTION BUILDING TO PROVIDE AN OWNERS LEISURE AND RELAXATION FACILITY AT;

CHURCH FARM HOLIDAY VILLAGE

PAGHAM

CHICHESTER

WEST SUSSEX. PO21 4NR

DESIGN AND ACCESS STATEMENT

PROJECT REF: 3150/KE
ISSUE: ONE
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ARUN DISTRICT COUNCIL P/91/10/

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 building adjacent to the existing central reception building to provide an owners leisure and relaxation facility at Church Farm Holiday Village.

The new building 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 – 100 Site Location Plan
3150 – 110 Existing Site Block Plan
3150 – 111 Existing Ground Floor Plan
3150 – 112 Existing Elevations
3150 – 120 Proposed Site Block Plan
3150 – 121 Proposed Ground Floor Plan
3150 – 122 Proposed Floor and Roof Plans
3150 – 123 Proposed Elevations

DESCRIPTION OF THE PROPOSALS

The proposed development relates to the construction of an 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.

The new leisure and relaxation facility will be 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 a much improved leisure facility for the holiday park guests within a central location.

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. 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 some circa 43 hectares of land to the south of Pagham, West Sussex. The site is shown on drawing no. 3150-100. 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 building.

Immediately adjacent to the application site is the central reception building with offices to the north beyond this. To the west, are caravans, to the south and east are recreation facilities including 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 impact of a building of this scale will not only be seen as a major investment in the area, but also as a statement about the aspirations of the 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 organisation of the new building on this site is important for various reasons including effect on its surroundings, impact on adjoining buildings, visibility etc. The main constraints are 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 Reception Building



Development Site with the MUGA to the left, the Existing Central Reception Building to the right and the existing tree screen beyond.

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

Although various sketch schemes were investigated, the final position, as shown on the application drawings, was deemed to be the preferred position. Placing the building in this location allows for the entrance to be clearly visible and identifiable from the internal site road/car parking.

Entrance to the new building will be adjacent to the existing reception building entrance and appropriately faces the direction that the majority of the public will access from.



Fig. 1



Fig. 2

ACCESS/TRANSPORT
Public transport to and from the site is not affected by the proposed building. It is recognised that the majority of visitors to the site use private cars, however the new building 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 their size and mass can successfully accommodate a new building adjacent to them of the size indicated upon the application drawings.

The design has allowed for careful positioning of the building to balance a presence adjacent the existing structures, yet not dominate it's surroundings. The proposed leisure and relaxation facility does not exceed the height of the existing structures that are to remain.

BUILDING DESIGN

BACKGROUND

The building form has been through a series of metamorphoses, though always maintaining a similar layout. The main principles of the scheme have always incorporated the leisure and relaxation facilities.

Being relatively isolated within a generally open site, the building is expressed as a single storey form. Elevational treatments become a neutral background rather than a distraction.

The final building form, as present in the planning application, was born through the requirement for a unique and compact scheme. As previously discussed, the site, being generally open, can accommodate various scales of buildings. Having looked into various single storey options, the chosen design allows for minimal site occupancy, yet at the same time allows for a strong and defining presence required for a major capital expenditure.

BUILDING DESIGN

ENTRY

The main entrance to the leisure and relaxation facilities complex is via the reception area. The holiday park guests and visitors will be drawn to the entrance frontage. The main entrance gives 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.

BUILDING DESIGN

MATERIALS

As the new facility is to be seen as a focus for the holiday park, the materials chosen are an important decision. The materials reflect the forward looking and positive contribution, which the facility will make. Sustainability is one of the key elements that require enormous attention. One design principle was to incorporate simple strategies that would aid with cutting energy consumption down.

The roof is to be plain tiling to provide an elegant finish to compliment the existing adjacent structures that remain. The roof sits upon walls of feature horizontal shiplap boarding and glazing, giving the building a feeling of lightness, reducing the impact of the main massing. Evening views will further enhance this feeling, when glazing will be sensitively illuminated.

The entrance areas are impressive through the use of colour, thus distinguishing the main entrances from the subtle colours of the walling to the rest of the buildings.

It is important that the new leisure facilities stands proud and is distinguishable from the existing buildings.

BUILDING DESIGN

SUSTAINABILITY

As part of reducing energy consumption and hence CO2 emission, the design of the building has accommodated a passive design approach in ventilating and providing daylight into the facilities. Heating and lighting in buildings are typically the major consumers of energy and by taking this into account the new facilities will be aiming to cut the consumption down.

Daylight is introduced into the leisure and relaxation facilities to compliment and reduce the requirement for artificial light during the day. Daylight has also been carefully considered to be used to the new leisure facilities with a careful strategy to avoid glare problems.

BUILDING DESIGN

SECURITY

Good design is a key factor when looking at the reduction of crime. The design of the new leisure facilities addresses the problems associated with inactive and hidden corners, to the extent that there are none. Efforts have been made to establish visibility into and out of the new buildings. This is possible to two sides of the new facilities and is achieved by glazing around the perimeter walls, however, where this is not possible or regular natural surveillance is not constant for example to plant room areas, full CCTV systems have been allowed for. Additionally, the main frontage maintains good visibility and therefore helps to eliminate problems associated with inactive frontages.

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

Due to scale of a building of this size, 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. The perimeter of the building will be laid to lawn to provide an open feel to further enhance the building. 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 around the new building will be designed to specific lighting standards, ensuring safe means of access on site, and will help to reduce the incidence of crime. It is not thought that the impact of the external lighting will be any greater than that provided at present by the existing reception building.

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 activities. 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 no 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 development will not be visually intrusive.

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