

Design and Access Statement.

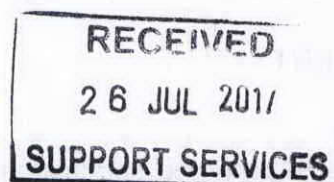
Proposed Replacement Holidays Chalets

at:

The Yacht Club at Brandy Hole
Kingsmans Farm Road
Hullbridge
Essex
SS5 6QB

for:

Mr. L. Knifton.



Applicant:

Mr. L. Knifton.

Agent:

Neo Architects, Thornacre, 173 Barnet Road, Barnet EN5 3JZ

Application Address:

The Yacht Club at Brandy Hole, Kingsmans Farm Road, Hullbridge, Essex. SS5 6QB.

Application Description:

Proposed Demolition of Existing Holiday Chalets and replacement with new C3 Dwellings chalets within the curtilage of The Yacht Club at Brandy Hole, Kingsmans Farm Road, Hullbridge, Essex. SS5 6QB.

ASSESSMENT

Physical:

The site of the proposed application is located off Kingsmans Farm Road in the village of Hullbridge in the county of Essex. The overall application site area is approximately 1.2154 hectares. The site forms part of an existing established village settlement. The property also lies within the designated Rochford District Council Adopted Replacement Local Plan area.



Physical (continued):

The land includes and is located behind the recently raised sea wall on the south bank of the River Crouch adjacent to the Crouch SSSI SPA, CSAC and Ramsar site. The Yacht Club at Brandy Hole is an established sailing club and RYA training centre. It provides both storage and slipway launch facilities for sailing dinghy's. Keel boats moored in the river are served by small tenders which can be stored ashore. The floating pontoon enables access for visiting sail craft and motor launches. It is privately owned club and is used by both water borne and overland visitors to the River Crouch area. As a members club it has a current membership of approximately 200 mainly local residents. The two storey clubhouse at first floor level contains the Bar, Restaurant Area, Private Dining Room and Disabled WC with Storage, Changing Rooms and Members facilities on the ground floor. The previously approved application 11/00375/FUL will provide an elevated deck area from the full width of the clubhouse extending towards and giving access to the sea wall. The club and its facilities is open to both members and non-members as guests. In addition to the clubhouse the site provides accommodation in the form of 16 chalets, these are aged, lack toilet facilities, in a poor state of repair, visually unattractive and are in need of replacement however there are used for the residential element of RYA youth, adult and disabled sail training courses. The site is also licensed for 10 mobile home pitches for club member usage.

Social:

The proposals form part of an extensive improvement program to a established leisure facility within an existing recreational/residential area and as such the impact on the immediate neighbourhood will be minimal.

Economic:

The site is of leisure and tourism usage as Brandy Hole Yacht Club. The proposed development will provide high quality replacement holiday chalets in an established recreational/residential area. The proposals if approved would create additional income subject to local government taxation which provides economic growth and employment locally albeit of negligible magnitude.

Planning Policy:

The proposals within this application have been prepared with consideration to the relevant development planning policies of the Rochford District Council Adopted Replacement Local Plan. Policy CC1: Undeveloped Coast - Coastal Protection Belt of the Essex and Southend on Sea Replacement Structure Plan (2001) as saved. Essex County Council Parking Standards: Design and Good Practice Supplementary Planning Document Adopted December 2010.

Involvement: Online enquiry/search result - planning applications listed:

11/00375/FUL: Alterations to Clubhouse Building to Provide Extension to Deck Incorporating Disabled Ramp Access, Construct Lock-up Stores Beneath Deck Area, Install Solar Panels to South Roof Slope and Infill to Ground Floor - Application Permitted

03/00263/FUL: Erection Of First Floor Extension (To Be Supported On Piers) Comprising Disabled Toilets And Changing Room - Application Permitted

02/00099/FUL: Erection Of First Floor Extension (To Be Supported On Piers) Comprising Disabled Toilet, Gents Toilet And Rest Room - Refuse Planning Permission

92/00166/FUL: Two Storey Side Extension - Refuse Planning Permission

89/01002/FUL: Variation of Condition to Increase Caravan Sites from 6 to 10 - Application Permitted

12/00293/FUL: Remove Existing Chalets and Caravans and Construct 14Nr. Raised Holiday Chalets and Revised Car Parking Layout - Refuse Planning Permission

13/00255/FUL Planning approval Replacement Chalets Ref

DESIGN:

Use:

The current property known as Brandy Hole Yacht Club is of leisure and tourism usage therefore the proposed replacement to new Dwellings will be a mixture of permanent C3 habitation and holiday chalets which will again be of leisure and tourism usage.

The proposed scheme is an evolution of the recently approved scheme 13/00255/FUL. The approved scheme has consented for the replacement of the existing holiday chalets whilst retaining the existing Yacht Club Building.

The new scheme seeks to provide the same accommodation however to vary the used to Permeant residence C3 with the option of using the Dwellings as holiday lets.

Each dwelling chalet will be built on raised platforms with habitable accommodations above the recommended flood plain. The ground floor will have the open car ports and entrance lobbies.

There is a provision for adaptation for a hoist to aid disabled.

Amount:

The development will comprise of 14 x 2 bedroom Chalet Dwellings, (all with undercroft parking), the reconfiguration of the site to provide 70 car parking spaces, 5 disabled car parking spaces and an area dedicated to dinghy storage/parking. Chalets 1 to 9 will have a footprint area of approx 18.00m x 8.00m (144.00m²) with a gross accommodation area of 74m² above deck and 43m² below deck, non-habitable. Chalet 10-14 will have a footprint area of 18.5m x 8.00m (148.00m²) with a gross accommodation area of 77.00m² above deck and 51m² below deck, non-habitable. Chalets 10-14 will have the option of installing a hoist to aid disabled access.

Layout:

The proposed layout configuration is determined by the orientation of the existing site to take maximum advantage of the natural landscape and riverside views all in compliance to the recommendations of the local authority planning officer Mr. Mike Strank in pre-application consultation with the client Mr. L. Knifton.

Landscaping:

In general, apart from the proposed central and side reconfigured semi-hard landscaped areas providing parking and chalet access roads the perimeter of the site will predominately remain existing. The existing seawall forms the majority of the North and East boundaries, the in slope is grassed and will be retained as such. The South boundary consists of dense hedgerow and trees, it is envisaged to cutback or remove certain trees and hedgerow to accommodate chalets 9 to 13 the remainder the hedgerow bounding the ditch will be trimmed to a presentable shape and size with any areas requiring infill being planted with hedgerow species to match existing. A schedule of tree planting is proposed to this boundary as shown on drawing reference 0458_00_021. The West boundary consists of chainlink fence, hedgerow and trees, it is proposed to remove these and replace with a 2m high close boarded fence on concrete posts as on drawings 0458_00_021. The layout as shown on drawing reference 0458_00_010 denotes formally designated parking spaces, however it is envisaged, subject to planning agreement to provide and maintain a more semi formal unmarked parking area with permeable surface finish capable of providing mobility usage. Hard landscaping to access road shall be finished Hanson Heidelberg Cement Group Aquaflo permeable paving system Colour: Autumn Bronze (AB). Each chalet shall be provided with an undercroft hardstanding for the parking two vehicles.

Appearance:

The chalets shall be of a contemporary architectural style with an elevated accommodation platform under a flat roof with an overall height above ground level of approximately 5.95m. ROOF: Firestone RubberGard® EPDM roofing system to BS 476 Part 3: Colour: Black/Grey. WALLS: Softwood weatherboard. Sadolin or similar preservative finish Colour: Chestnut.

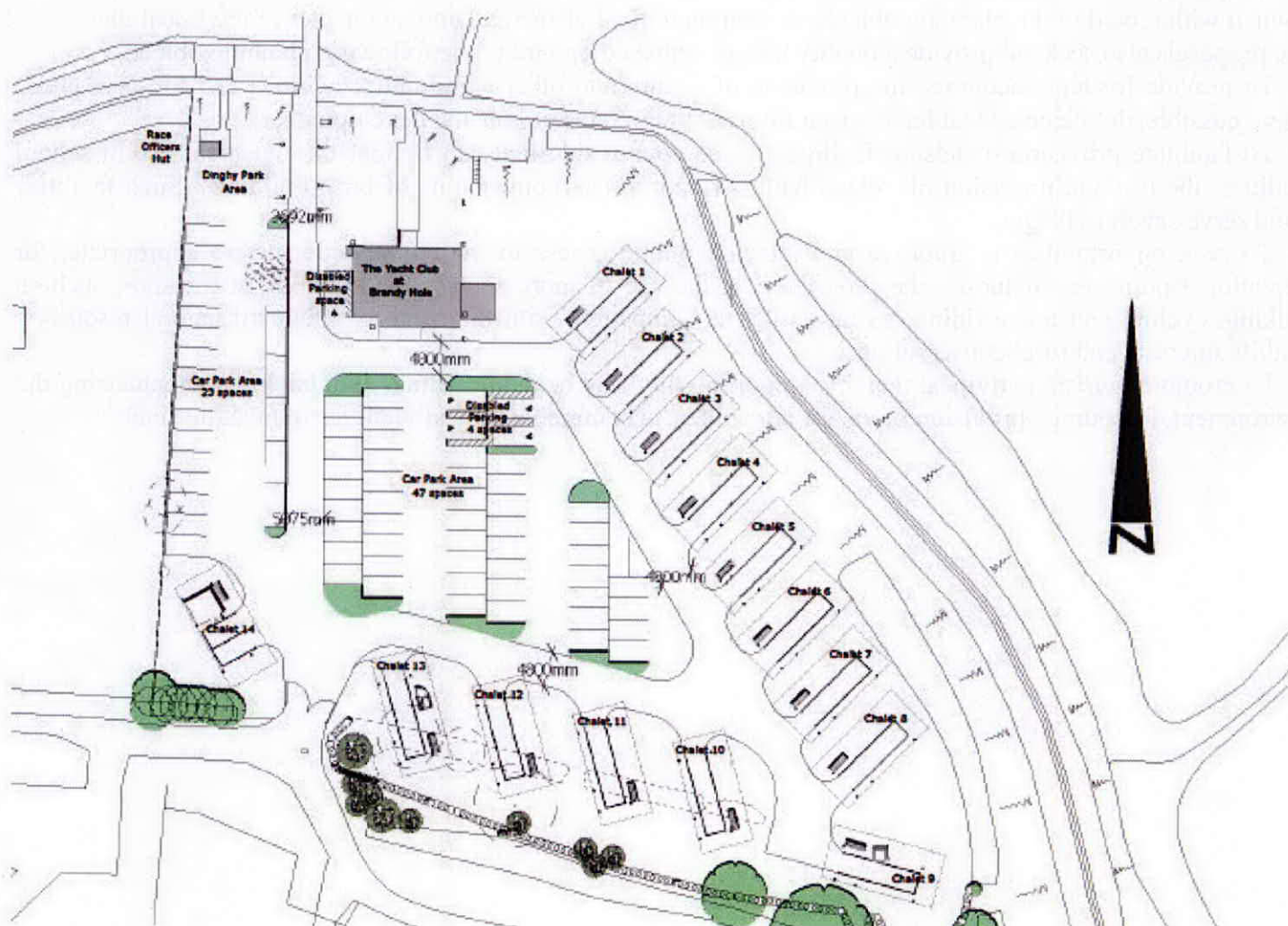
JOINERY: Fascia, Soffites and windows: Preservative finish woodwork. Colour: Chestnut. STEELWORK: Exposed steelwork columns. Brown paintwork over a galvanised precoat. See drawing references 0458_00_101, 0458_00_111

Construction:

The construction of the development if approved would be carried out with due regard to, Codes of Practice, British Standards, Agreement Certificates, all current and relevant Health and Safety Legislation and in compliance with the Building Regulations Approved Documents.

Access:

The site is accessed by a private road (Kingsmans Farm Road) that also serves the neighbouring dwellings and farms. As the existing vehicular volume relates to the clubhouse, 16 chalets and up to 10 caravans it is expected the rationalisation of on site accommodation to the proposed 16 chalets that the increase in traffic volume will be minimal if not insignificant. Vehicular and pedestrian access to and from the chalets will be by means of the individual vehicular access points from the access road to the undercroft parking bays compliant to highway authority standards. Previous application 11/00375/FUL addressed the improved mobility access to the sea wall and wheelchair/ambulant disabled toilet facilities within the clubhouse.



Proposed Site Layout

Leisure & Tourism:

The yacht club currently offers both youth and adult RYA approved day and residential training courses, it is also an approved RYA Sailability training centre. To support the clubs improvement program the RYA are presently offering grants for the purchase of new boats.

The clubs future intentions are to run more frequent youth training programs working with local schools and support charity based training facilities for underprivileged children. The RYA are keen to promote sailing activities such as a Pay and play scenario with qualified instructors and Launch and Lunch for Ladies to this area of the Essex coastline.

Crouch SSSI SPA CSAC and Ramsar site.

The ecological interests require protection from over intensification of leisure uses on and beside the river. This site is located behind the sea wall and that significant intensification of use may impact on the greater area. There are existing and established moorings to the east therefore the habitat is not unique. The proposals submitted within this and the previous application seek to improve and rationalise an established leisure and tourist venue indeed attention has been focussed on quality rather than increased quantity. The fact that at present with the existing chalets and the available caravan pitches 26 units for accommodation could be operational on site, the current application seeks approval for a total of 14 chalets therefore any impact on this sensitive area will be significantly reduced. It is envisaged a modest increase in club usage by virtue of the proposed improvements however any such increase is naturally restricted by the overall capacity of the clubs facilities and activities.

Conclusion:

The proposals within this current application endeavour to comply with the Principal Aims of Rochford District Council with regard to the planning objectives relating to the Leisure & Tourism chapter of the Local Plan.

The proposals also seeks to provide a quality leisure venue compliant to the following planning objectives:

L1 To provide for and encourage the provision of leisure and other community facilities and to make good, where possible, deficiencies that have arisen from past high rates of housing development.

L2 To facilitate provision of leisure facilities in the countryside that can be met through dual use of school facilities, the use and provision of village halls, or appropriate conversions of farm buildings. Such facilities could serve several villages.

L4 To seek opportunities to improve and increase public access to the countryside, where appropriate, for recreational purposes, including the promotion of the use of more sustainable methods of transport such as walking, cycling and horse riding, so far as this is compatible with the need to safeguard natural resources, wildlife interests and rural conservation.

L5 To promote tourism activities, thereby supporting the local economy whilst maintaining and enhancing the environment. Encourage provision of visitor attractions, accommodation and facilities to meet this end.