
T B P

- Architects
- Surveyors
- Planning and Design Consultants
- Health and Safety CDM Co-ordinators

DESIGN & ACCESS STATEMENT

Proposed Smoking Shelter

FOR

The Chichester

AT

The Barnard Partnership

Barnard House
London Hill
Rayleigh
Essex
SS6 7BP

Tel: 01268 773776
Fax: 01268 774044

www.tbpartnerships.co.uk

Prepared by
G. G. Pearce
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The Chichester
Old London Road
Rawreth
Wickford, Essex

1.0 THE PROJECT

1.1 Client

The Chichester
Old London Road
Rawreth
Essex. SS11 8UE

1.2 Site Location:

The application site is situated at:

The Chichester
Old London Road
Rawreth
Essex. SS11 8UE

The proposed works are located within the existing enclave of buildings comprising The Chichester. The buildings are located within the Metropolitan Green Belt, and are set well back and screened from Old London Road.

1.3 The Site



The site comprises an established Hotel and Function Rooms, together with supporting ancillary facilities. This application relates specifically to the Function Rooms facilities and is not associated with the Hotel.

Any proposals for the development within the site must be mindful of its relationship to the adjoining buildings in terms of height, scale and materials.

1.4 Client Requirements

The Chichester comprises Function Rooms for Banquets, Weddings and social functions and Restaurant/Bar within the Essex Barn, the Tudor Suite and the Stable Bar. The Client's clientele are increasingly indicating an expectation and have made requests to the Client for a covered smoking facility to support the use of the function rooms. The Client has accordingly responded to the Clientele's wishes to make such provision in order to maintain its current customers and provide such facilities for which there is a commercial demand.

It is logical and functional that the sheltered smoking facility be located in close proximity to one of the entrance doors, but sufficiently distanced in order that smoke does not carry to the interior of the buildings.

1.5 Design Considerations

Initial investigations considered locations for both the Tudor Rooms and the Essex Barn. The Essex Barn Location offered a more cohesive and less impactful location for the smoking shelter.

Due to the varied roof profiles of the existing buildings which form the back drop, it was considered appropriate to form one extended roof profile which would also serve as a covered way to the approach to the entrance door, utilising a simple pitched roof taking the form of a Lychgate, which would also be welcoming on approach to the Essex Barn.

The overall proposal would be low key, but integrated with the host building. The ridge height of the new roof would be kept below 4m high, being mindful of the Green Belt location.

The existing brick walls would be utilised for the structure, with oak posts and framework to reflect the historic style and form of the host buildings.

1.5 Orientation

The proposed Smoking Shelter is orientated to the western aspect of the enclave of buildings.

The proposed shelter location is not visible from the public highway (Old London Road) nor from outside the site boundaries.

2.0 THE DESIGN

2.1 Form and Layout

The Client favours a style and selection of materials that will integrate and empathise with the existing building style, adopting the form of a traditional Lychgate. Rather than simply form a disparate stand alone smoking shelter, the roof canopy will also then serve as a shelter and defined welcoming approach to the Essex Barn entrance as well.

The existing brick garden walls will be adopted and adapted as the primary low level structure, off of which the timber posts and structure will be built. The primary posts and frame will be formed in oak to reflect the age and style of the host buildings. Sprocket bracket details and exposed rafter sprockets will be incorporated to also match the style and detail of the host buildings.

A simple pitched roof will span between the two wings embracing the entrance to the Essex Barn, tiled in plain clay tiles to match the existing roofs. The height to the ridge will be no greater than 3.5m above the ground level entrance pavings: the height to eaves will be 2.25m above ground level pavings.

The structure is primarily open on all sides as required by a smoking shelter and serves as an ancillary external function only to the banqueting and social facilities.

The design and form presents a solution to the site constraints, and the scale and massing presents an appropriate relationship with the main host buildings.

2.3 Landscape

The proposed Smoking Shelter and canopy stands alone: existing garden walls are utilised and existing brick pavings retained. The proposed canopy forms an attractive external landscaping feature in its own right.

2.4 Accessibility

The area:

The site is an established business within the Green Belt, and serves a wide geographical area for social functions, weddings and as a Restaurant and Bar. The facility is supplemented by the adjacent Chichester Hotel.

The Chichester is accessible via the A130, A1245, A127 and A129, all of which lie within a short travel distance.

Level/Disabled person's access:

The Essex Barn, Tudor Room, bars and restaurant all have suitable and appropriate accessibility for all building users. The approaches are either level or suitably ramped.

The proposed Smoking Shelter and canopy has no impact upon or impedence to any building user: the canopy will also serve any wheelchair dependant smoker.

2.4 Drawings

This Design and Access Statement is to be read in conjunction with architects drawings 3350/3B, Location Plan, and Block Plan.

3.0 ENVIRONMENT

3.1 Land Contamination

The site is historically of social use and the risk of land contamination extremely low as a consequence.

3.2 Sustainability

The site is located within the site of an established built enclave. The proposal for a smoking shelter is an essential additional facility required by the Chichester's Clientele and necessary to maintain the commercial and social functions of the business.

The location is well served with public roadways.

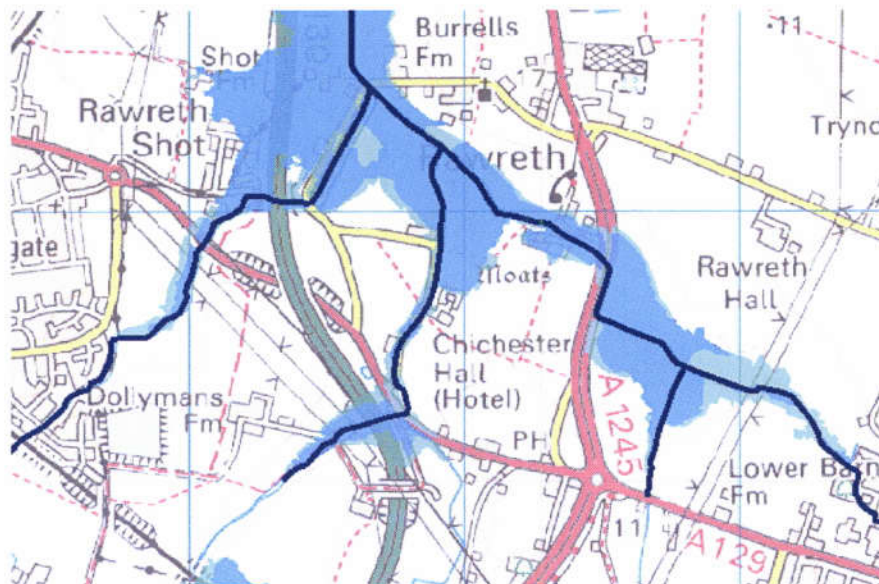
A summary of the key tests for sustainability is:

- **Effective protection of the natural and cultural environment:** the proposed shelter does not harm the natural and cultural environment, and indeed provides a social enhancement due to the Clientele's demand for such a facility.
- **Ecology and biodiversity:** There is no impact on local ecology and biodiversity as a consequence of these proposals.
- **Surface water resources:** the proposal has no impact on surface water resources
- **Soil and groundwater:** the development will not result in any increase in soil water wastes: mains foul water services are in place.
Rainwater catchment will discharge to the existing rainwater gutters on the adjoining roofs.
- **Landscape, townscape and cultural heritage:** the proposal enhances the immediate landscape and townscape and will contribute to the scale and varied roof forms of the existing building enclave and host buildings. The proposal is not visible to the public from outside the site.
- **Prudent use of natural resources:** the proposed development will utilise best practice and sourcing of materials from sustainable resources.
- **Construction Materials:** Primary construction materials will be selected from the Green Guide to Specification, and will be assessed on sustainability credentials.

Where applicable, all timber and materials used will be obtained from certified sustainable sources. All key materials have been selected for their sustainability in production, construction and life cycle use.

- **Energy:** the proposed smoking shelter will be open to the elements and will have minimal energy usage demand. Existing external lighting will be supplemented with LED lighting under the proposed canopy.
- **Waste:** the proposal has no impact on waste management.
- **Air quality and climate factors:** the proposals will have no significant impact upon or detriment to local air quality. The shelter is open sided enabling natural dispersal of cigarette smoke
- **Noise and vibration:** the proposals will not result in detrimental noise or vibration within the locality.
- **Visual amenity:** the scale, massing, selection of materials, and appearance of the proposed building is compatible with the host buildings and the immediate enclave of buildings
- **Transport and access:** The area is well served with public transport, and links to wider public transport services. Major arterial routes such as the A127, A129, A1245, A13 and A130 are a short travel distance from the site: the proposed development will not impact upon the infrastructure or the volume of traffic to the site.

3.3 Flooding



Reference to the Environment Agency Flood Maps indicates that there is risk of flooding within the immediately adjacent areas of the site: this application proposal is confined within and between existing buildings, is of an open and non-habitable nature and therefore unaffected by flood risks. Similarly the proposal does not contribute to or exacerbate any risks of flooding due to surface water or rainwater increase.

5.0 SITE PHOTOGRAPHS



1. Inward view (eastward) to the site from the entrance on Old London Road: note that the proposed shelter is not visible from the highway.



2. Old London Road – view northward from entrance to the site



3. Old London Road – view southward from entrance to the site.



4. View eastward within site showing the existing building ensemble: the proposed location of the shelter is centre of rear building (Essex Barn)



5. View of Essex Barn elevation: the location of the proposed shelter is between the two projecting single storey wings.



6. Detail view of Essex Barn elevation: existing brick courtyard walls retained and proposed shelter elevated off of existing walls.



7. View westward from proposed shelter toward entrance roadway within the site



8. View southward from site

5.0 MATERIALS & FINISHES (PLANNING CONDITIONS)

5.1 Walls

Existing brick walls retained – see photographs.

5.2 Roof

Pitched roofs will be finished plain red clay tiles to match existing single storey wings roof: Marley Eternit Hawkins Clay Plain Tiles – Dark Heather



6.3 Timber Frame

American Oak frames, stained Sadolin black to match existing timber work detailing. Stained construction grade timber to rafters and sprockets.

6.4 External Surfaces – Hardstanding

Existing surfaces retained.

6.5 Landscaping

Existing landscaping features retained.