

Design and Access Statement

Thursday Club Storage

New storage shed for the HISC Thursday Club at Hayling Island
Sailing Club
in Sandy Point, Hayling Island PO11 9SL

March 2021



View onto existing site and unused space underneath balcony of main building.

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1.0 Preface

This design & access statement has been prepared by Miltiadou Cook Mitzman architects Llp in support of the planning application for a small storage shed at Sandy Point on Hayling Island. This brief is to be read in conjunction with the following drawings that have been submitted as part of the application.

Existing Drawings:

334-DWG-000 - Site Location Plan
334-DWG-001 - Existing Site Plan
334-DWG-002 - Existing Drawings

Proposed Drawings:

334-DWG-100 - Proposed Site Plan
333-DWG-101 - Proposed Drawings

2.0 Introduction

The proposed works at Sandy Point include the construction of a new storage shed within the existing footprint of the main building on site. The proposed shed will be used by the Hayling Island Sailing Club (HISC) - Thursday Club.

The Thursday Club is a Youth Community Sailing Scheme which offers children, often under-privileged, the opportunity to learn how to sail, windsurf, row and paddle board. It is a wholly volunteer run element of HISC and has now opened its doors to 567 youngsters aged between 8 and 18 and has seen over 6300 attendees, since its inception in 2005.

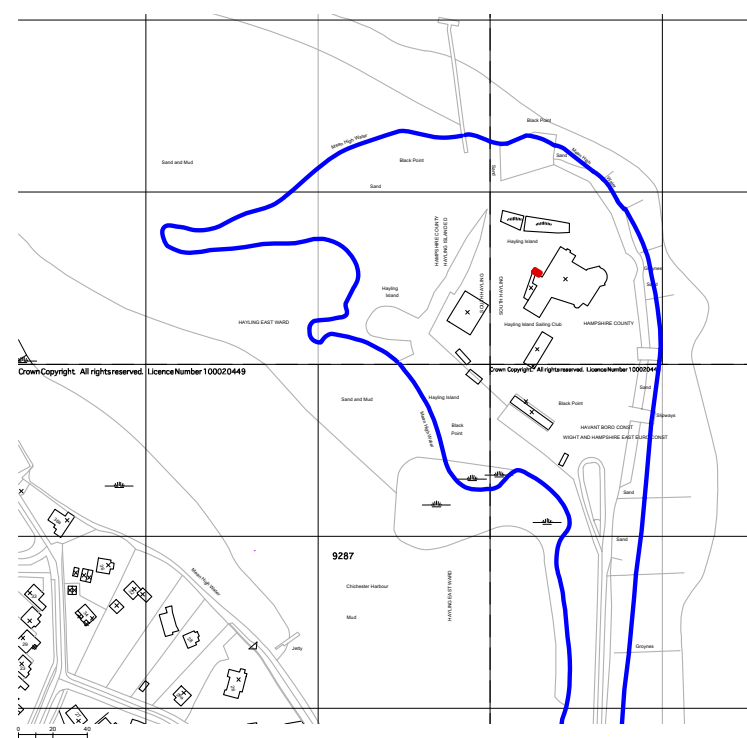
The works proposed will be done fundamentally to improve the safety and quality of storage space, as well as to improve its accessibility for the HISC Thursday Club members. The scale of the proposal will be understated and respectful of the existing main building.

This statement will briefly describe the application site and its relevant planning history

3.0 Context

3.1 The Site

The site is located on an isolated sandy peninsula "Sandy Point" at the entrance to Chichester Harbour and within the Chichester Harbour Area of Outstanding Natural Beauty (AONB).



Site Location Plan

4.0 Planning

4.1 Relevant Supplementary Planning Documents

Chichester Harbour Area of Outstanding Natural Beauty - Joint Supplementary Planning Document (2017)

The document outlines the basic design principles that should be considered in the Area of Outstanding Natural Beauty (AONB). Please find these outlined below:

8.1 Designs should be considered in the context of its setting in the AONB, its view from roads, public footpaths an/or from water.

8.2 Advises to reduce the visual impact of buildings by hiding them within adjacent landscape features, nature.

9.1 Discourages development that will result in loss of vegetation.

11.1 Scale, mass and design is critical for ensuring the development is appropriate to the character of the AONB landscape.

4.2 Recent Planning History

Application Number: APP/17/00178 (24.05.2017)

Validated: 14.03.2017

Approved

Description of works:

Erection of 2no. pontoon locating piles, repositioning of 2no. Existing pontoon locating piles and extend pontoon 10m northwards (approved 24.05.2017).

Application Number: APP/13/10062 (16.12.2013)

Validated: 25.10.2013

Approved

Description of works:

Erection of steel storage lockers for windsurf equipment

Application Number: 08/56332/011 (23.05.2008)

Validated: 18.03.2008

Approved

Description of works:

Retention of Bosun's Hut and Chandlery including extension of Chandlery.

5.0 Flood Risk Assessment

Based on guidelines available on the planning portal and previously submitted relevant planning applications that included recommendations and discussions with the Havant Borough Council, the development is considered a ‘minor non-domestic extension’.

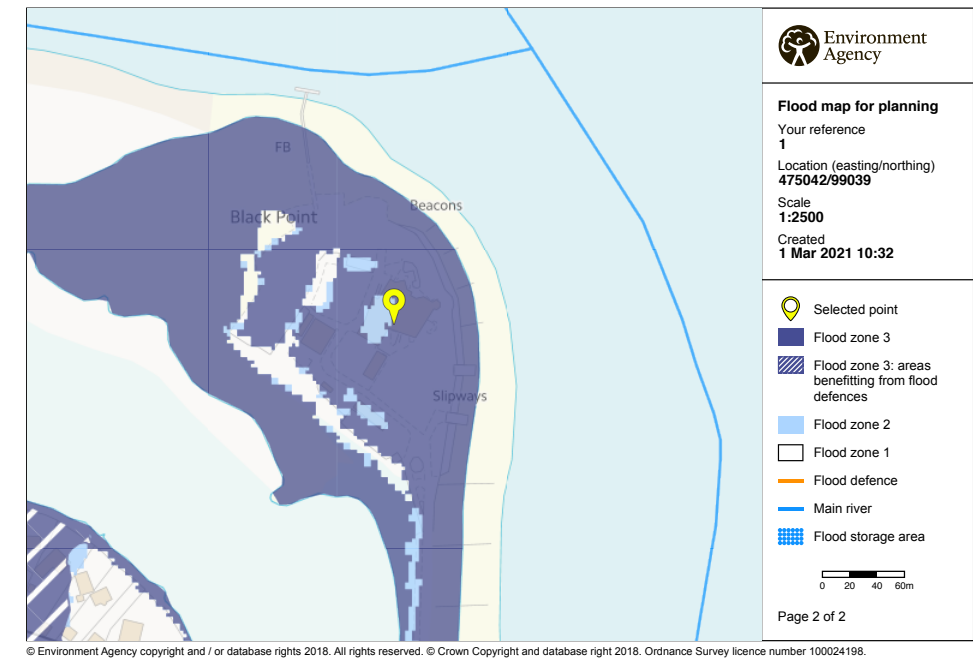
The proposed shed is to be installed on top of existing finished floor level on terrace, without new floor and vented for air circulation. The existing floor levels of the club house are at approximately 3.7 m AOD. The site itself varies but local levels are at around 2.8-3.0m AOD.

The whole site is protected by a sea defence wall that had been erected as part of re-building works carried out around 1996-2000.

The proposed shed will have a regular use for the Thursday Club - once a week for a sixteen-week season from May to September. The building will be used as storage of life-jackets, wetsuits, rigging equipment and no administrative activities will take place inside.

The proposal is very lightly serviced and can be dried out in event of a flooding incident with minimal damage to the building’s fabric.

Information about any other potential sources of flooding that may affect the site.	The risk to site is an extreme tidal event. There are no other potential flooding risks to the proposal.
Existing information on extent and depth of past flood events.	To date the site has not been inundated, guidance for levels is taken from EA.
Details of flood mitigations measures proposed to reduce the impact of flooding.	The site is already protected with a tidal defence wall, 4.2m AOD.
Assessment of the residual risks after any necessary flood proofing measures of defences have been installed.	Considering the proposed uses and frequency of use the residual risk is minimal.
Assessment of the off site impacts due to the effect on local floor storage and flood flow capacity.	No further impacts off site are predicted due to proposed development.



Flood map for considered area.

6.0 Design Proposal

6.1 Proposed Shed

The principal aim of the proposed works is to provide good quality storage space that would be easily accessible for members of the HISC Thursday Club.

We are proposing to introduce a 2 by 4 metre (approx.) ground floor shed with a mono-pitched roof. The shed will be set inside the general footprint, hidden underneath an existing balcony of the main building. It will also be set against an existing wall that will contribute to its coherency with the main building and small visibility to the visitors of the Hayling Island Sailing Club.

Due to the nature of items that will be stored in this shed the proposal will include lower level ventilation allowing for better air circulation and avoidance of mould.

The proposed shed has no impact on the amenity of the other buildings on site.

6.2 Other Planning Considerations

6.2.1 Design

As outlined above, the design has been carefully considered to respect and complement the existing buildings and the unique context of the Chichester Harbour Area of Outstanding Natural Beauty.

6.2.2 Scale

The proposal has been designed to be subservient to and respect the existing building.

6.2.3 Appearance

The proposal will reflect the materials and character of typical marine buildings in the area. The shed will be greatly concealed from the public's eye by the structure of the existing building. It will also not be visible from key sensitive locations outside the site. It will not be visible from the main land. From the water, it will be hidden by dunes and boats stored on site.

6.2.4 Use

There will be no change of use as a result of this application.

6.2.5 Access

The shed will be accessed from two sides and there will be no change to the existing access of the main building as a result of the proposed works.



View onto existing unused space underneath balcony of main building on site.

7.0 Conclusion

This application seeks permission for construction of a modest shed to improve storage space for the Thursday Club at Hayling Island Sailing Club.

The proposed shed is primarily proposed to provide good quality and easy access storage for the HISC Thursday Club Members. The design will be comfortably situated underneath a balcony within the general footprint of the existing building. It will only be visible in a few areas and will have a minor impact on the appearance of the site.

Overall, we believe that the proposal will improve the Hayling Island Sailing Club, a very important part of the local community. Based on this and the reasons outlined in this report we believe the proposed development complies with the all relevant development planning policies and local development guidance. In our judgement, no other material considerations weigh against it. Therefore, the proposed development is acceptable in planning terms.