

Restaurant Extension & Internal Alterations at Hayling Island Holiday Park, PO11 0QS **DESIGN & ACCESS STATEMENT**

14 September 2020
ARA Architecture
8182

1.0 SITE ASSESSMENT

1.1 Present Use

The site the subject of this application consists of the restaurant contained within the main leisure complex building at Hayling Island Holiday Park. Specifically the site relates to the restaurants West facing covered outside space.

1.2 Proposed Use

The proposal seeks to extend out from the restaurants covered area with a new portal frame structure creating a glazed semi-external space. This is achieved via an extension with three glazed walls, two of which will be of bi-folding doors and a retractable roof system (as detailed in Appendix A).

1.3 Site Surroundings/Boundaries

The site is situated on Hayling Island just outside the urban area boundary and the uncertain sites Brent Geese and or Waders (Policies CS11 and DM23). The restaurant itself is within the holiday parks main complex building located at the Park's entrance of Manor Road. It is surrounded to the East, North and South by the holiday park itself and residential dwellings to the West across Manor Road. The site has no other local or national designations.

1.4 Levels

The site is virtually level with no cross fall.

1.5 Planning History

The site has had several previous applications with regards to extensions to the numbers of caravans, advertisements and the Park's recreational facilities, however no applications have been made within the last 5 years.

2.0 PLANNING POLICY

2.1 The Core Strategies and Policies of the Havant Borough Council Local Plan 2014 and the Havant Borough Core Strategies 2011 that relate to the proposals the subject of this application are as follows:-

- Policy DM23: Sites for Brent Geese and Waders
- Core Strategy CS5: Tourism
- Core Strategy CS11: Protecting and Enhancing the Special Environment and Heritage of the Havant Borough
- Core Strategy CS16: High Quality Design

2.2 As the site is adjacent to the locally designated uncertain sites Brent Geese and/or Waders the application will look to adhere to where applicable Policy DM23 and Core Strategy CS11.

1. *Both these look to protect this protected area from development if possible and those developments permitted must protect or enhance the environmental character and wildlife assets of the area.*

The proposal is located on the West elevation of the main complex building on the most westerly boundary of the Holiday Park. This is the furthest part of the site from protected land and shares more visual relationship with the urban area boundary. It is therefore considered the development will have no physical or visual impact on this park boundary designated land.

2.3 Policy CS5 will support tourism developments that adhere to the following:-

1. *Promote sustainable and small-scale recreation opportunities.*

The proposal is an improvement and minor expansion to the existing Park's restaurant facilities providing the Park with improved external covered seating area. This allows the Park to accommodate larger numbers and better adhere to the current social distancing rules. However long term it will also comply with the Park's need to develop the business in line with market demands and keep up with the current holidaying trends in the South.

2. *Provide hotel and other types of tourist accommodation.*

While the proposal does not create any new tourist accommodation it does support the Park's existing caravan and lodges and continue their attraction to holidaymakers.

3. *Safeguard existing tourist facilities, hotels, holiday centres and caravan parks.*

As aforementioned in order to safeguard the use and sustainability of the Park's facilities it is necessary to develop the business in line with market demand and the current social distancing requirements.

4. *Improve existing tourist facilities hotels, caravan centres and caravan parks.*

This directly relates to the proposal the subject of this application therefore it is considered this proposal is supported by this policy.

2.4 Policy CS16 requires that new developments must be of high quality design and that retains or enhances the character of the area and any part of development that contributes to the public realm.

The proposal will be of a clean modern design being of high-quality bioclimatic pergola, creating a semi external seating space for the park's restaurant, as shown in the included drawings with the submission.

The location of this extension will be visible from the Holiday Park's main entrance and contributing to this entrance, therefore forms part of the Park's publicly viewed identity. By adding this biometric pergola it shows the park to be active, modern and response to market demands, all positive to the sustainability of the business and inward investment from tourists within the area both to the local shop facilities, amenities, pubs and restaurants.

3.0 DESIGN

- 3.1 The design has been formulated following photo analysis of the surrounding area and discussions with the Park owner. The scheme therefore incorporates the design and layout requirements put forward by both the owner and our own analysis to ensure the scale, orientation and position of the extensions sits well within the main complex building and the Park itself and is not detrimental to its surroundings.
- 3.2 The proposal will be an approximate 6m x 9m extension to the restaurant's external covered seating area, however the structure will be a bioclimatic pergola having the ability to retract the roof and glazed side walls. Therefore can also act as an internal heated space providing a more sustainable year round usable space.
- 3.3 The additional space is not only a reaction to the tourist demand and need to develop to maintain the economic viability of the Park. The extension also allows a restaurant and other facilities in the Park's main complex to adhere to the current social distancing requirements.

The new bioclimatic pergola uses modern reactive technologies and is considered a piece of high quality sleek modern design. Its location near the Park's entrance will further enhance the Park's prestige and is considered appropriate for the local character area. This character being of large detached dwellings of a mixture of local vernacular and contemporary design.

4.0 ENHANCEMENT AND TOURISM TO THE AREA

- 4.1 It is important to emphasise that currently the demand at Hayling Island Holiday Park is such that there is a need for the redevelopment of the Park and the creation of additional facilities.
- 4.2 The National Planning Policy Framework (NPPF) supports the redevelopment of existing holiday parks and paragraph 28, which relates to supporting a prosperous economy states that planning policy should support economic growth in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong economy Local and Neighbourhood Plans should support sustainable growth, expansion of all types of business and enterprise both through conversion of existing buildings and well-designed new buildings and supportive sustainable tourism and leisure developments that benefit business, communities and visitors which respect the character of the area. This should include supporting provision and expansion of tourism and visitor facilities in appropriate locations.
- 4.3 This application will ensure that both income from tourism industry and inward investment from tourists within the area both to local shops, facilities, amenities and local restaurants/pubs is both an enhancement and adds a financial contribution which is in much need in the South of England.

5.0 FLOOD RISK ASSESSMENT

- 5.1 The site is not within an area identified by the Environment Agency as being at risk of flooding therefore no particular flood precautions are proposed. Dispersal of water from the development will be by way of ground soakaways therefore this will not lead to an increase on the adopted surface water drains.

APPENDIX A:

RETRACTABLE ROOF SYSTEM

Brera

Hi-Pergolas



pratic

60 Anniversary

Tecnologia bioclimatica con lame retrattili

The image shows a modern lounge area with large glass walls and retractable louvers. Inside, there are two light-colored sofas with orange and white cushions, a low wooden coffee table, and several large potted plants. The background shows a city skyline at night, with a prominent church spire visible through the glass. The text is overlaid on the left side of the image.

Serie Brera è stata concepita per rispondere, in maniera semplice e funzionale, al desiderio di vivere giardini e spazi open air con la massima libertà, unendo due benefici: protezione e possibilità di apertura totale. Con un unico movimento rapido, silenzioso ed elegante, le lame frangisole di Brera scorrono e si compattano in uno spazio ridotto.

EN
Bioclimatic technology with retractable blades

Brera series has been conceived to respond, in a simple and functional way, to the desire to live gardens and open air spaces with the highest freedom, by combining two advantages: protection and possibility of total opening. With a single fast movement, silent and elegant, the sun-shading blades of Brera slide and compact in a small space.

DE
Bioklimatische Technologie mit einstellbaren Lamellen

Die Serie Brera wurde entworfen, um auf einfache und funktionale Weise auf den Wunsch zu reagieren, Gärten und Freiräume mit der höchsten Freiheit zu leben, indem zwei Vorteile kombiniert werden: Schutz und Möglichkeit, eine vollständige Öffnung zu erreichen. Mit einer einzigen schnellen Bewegung, geräuschlos und elegant, gleiten die Brera Sonnenschutzlamellen und verdichten in einem kleinen Raum.

FR
Technologie bioclimatique avec lames rétractables

La série Brera a été conçue pour répondre, de façon simple et fonctionnelle, au désir de vivre jardins et espaces extérieurs en totale liberté, en combinant deux bénéfices : protection et possibilité d'ouverture totale. Avec un seul mouvement rapide, silencieux et élégant, les lames brise-soleil de Brera glissent et se compactent dans un espace réduit.

ES
Tecnología bioclimática con lamas retractiles

Serie Brera se concibió para responder, de manera simple y funcional, al deseo de vivir jardines y espacios al aire libre con la máxima libertad, juntando dos ventajas: protección y posibilidad de total abertura. Con un único movimiento rápido, silencioso y refinado, las lamas de Brera deslizan y se compactan en un espacio mínimo.



Brera P

Pensata per chi ama la libertà a 360°: le lame si compattano creando una finestra sul cielo. Brera P è la versione full-optional con tende verticali Raso e chiusure vetrate Serie Glass.



EN

Designed for who loves a 360-degree freedom: blades become compact creating a window to the sky. Brera P is the full-optional version with vertical Raso closures and Glass Series windows.

DE

Diese Pergola kam zur Welt für alle Leute, die die 360° Freiheit lieben: die Lamellen verdichten sich, indem ein Fenster zum Himmel erschafft wird. Brera P ist die voll ausgestattete Version mit vertikalen Markisen Raso und Glasverschlüsse der Glass Series.

FR

Conçu pour ceux qui aiment la liberté à 360 °: les pales sont compactées en créant une fenêtre sur le ciel. Brera P est la version complète avec des stores Raso verticaux et fermetures vitrées de la Série Glass.

ES

Pensada para quien ama la libertad a 360°: las láminas se compactan creando una ventana en el cielo. Brera P es la versión completamente equipada con cortinas verticales Raso y las cristaleras de la Serie Glass.

Brera S offre funzionalità e tecnologia: una struttura solida ma visivamente leggera con lame frangisole compattabili. Brera S può essere arricchita da vetrate Serie Glass.

Brera S



EN

Brera S offers functionality and technology: a solid but soft in the eyes structure with compactable sunshade blades. Brera S can be enriched with Glass Series windows.

DE

Brera S bietet Funktionalität und Technologie: eine feste, aber optisch leichte Anlage mit Sonnenschutzlamellen, die verdichtet werden können. Brera S kann mit Glass Series Glastüren bereichert werden.

FR

Brera S offre fonctionnalité et technologie: une structure solide mais visuellement légère avec des lames brise-soleil rétractables. Brera S peut être enrichi avec fermetures en verre Série Glass.

ES

Brera S ofrece funcionalidad y tecnología: una estructura sólida pero visivamente ligera con láminas parasoles compatibles. Brera S puede enriquecerse con cristalerías de la Serie Glass.



Brera B

Brera B si compone di profili studiati per avere il minimo ingombro e adattarsi in modo discreto in cavedi e spazi preesistenti.



EN

Brera B is customized and made up of profiles that are conceived to take up a minimal amount of space and to discreetly adapt in pre-existing spaces.

DE

Maßgefertigt hergestellt, besteht Brera B aus Profilen, die so konzipiert sind, dass sie Mindestabmessungen haben und diskret in bereits vorhandenen Räumen passen.

FR

Réalisée sur mesure, Brera B est composé de profils conçus pour avoir un encombrement minimum et s'intégrer discrètement dans des espaces préexistants.

ES

Realizada a medida, Brera B se compone de perfiles estudiados para ocupar el menor espacio posible y adaptarse de forma discreta a espacios preexistentes.

Brera Series

IT

TRE VERSIONI DISPONIBILI

- **Brera P** – struttura in alluminio completabile con tende verticali Raso e vetrate Serie Glass
- **Brera S** – struttura in alluminio completabile con vetrate Serie Glass
- **Brera B** – copertura con profili perimetrali di dimensione minima per inserimento in cavedi e strutture preesistenti

CARATTERISTICHE TECNICHE

- Dimensioni massime singolo modulo:
Brera P: 450 x 610 cm
Brera S: 450 x 600 cm
Brera B: 430 x 585 cm
- Sistema di lame frangisole che con telecomando si inclinano e si compattano
- Ingombro ridotto delle lame compattate
- Protezione dal sole, dalla pioggia, dal vento e dalla neve
- Struttura e lame frangisole interamente in alluminio UNI6060, UNI6063
- Aste di collegamento delle lame in INOX
- Moduli accoppiabili nella profondità e nella larghezza per coprire anche spazi ampi (Brera P, Brera S)

OPTIONAL

- Raso: tende verticali integrate nella struttura (Brera P)
- Vetrate panoramiche Serie Glass (Brera P, Brera S)
- LED integrati con luce RGB (con bianco incluso) o con sola luce bianca
- Quadra Light
- Sensori di temperatura, pioggia, vento
- Pedana Set: pedana certificata integrabile alle strutture

PATENTS PENDING

Domande di brevetto depositate

EN

THREE VERSIONS AVAILABLE

- **Brera P** – structure made of aluminum finishable with vertical Raso closures and Glass Series windows
- **Brera S** – structure made of aluminum finishable with Glass Series windows
- **Brera B** – structure with minimum size perimetral profiles that can be easily inserted in inner courtyards and in pre-existing spaces

TECHNICAL CHARACTERISTICS

- Maximum dimensions single module:
Brera P: 450 x 610 cm
Brera S: 450 x 600 cm
Brera B: 430 x 585 cm
- Sunshade blades system that tilt and become compact by remote control
- Reduced obstruction thanks to the compacted blades
- Protection from sun, rain, wind and snow
- Structure and sunshade blades entirely made of aluminum UNI6060, UNI6063
- Link rods and blades made of INOX
- Modules that can be connected in depth and width to cover even wide spaces (Brera P, Brera S)

OPTIONAL

- Raso: vertical closures integrated in the structure (Brera P)
- Panoramic windows Glass Series (Brera P, Brera S)
- Integrated LED lights with RGB light (white color included) or with white light only
- Quadra Light
- Temperature, rain and wind sensors
- Set platform: certified platform that can be integrated with structures

PATENTS PENDING

Patent applications filed

DE

DREI VERSIONEN VERFÜGBAR

- **Brera P** – Aluminium Anlage, die mit vertikalen Markisen Raso und Glasverschlüsse der Glass Series ergänzbar ist
- **Brera S** – Aluminium Anlage, die mit Glasverschlüsse der Glass Series ergänzbar ist
- **Brera B** – Schutzdach mit umlaufenden Profilen geringerer Abmessungen zur Anpassung in Innenhöfen und bereits vorhandenen Anlagen

TECHNISCHE EIGENSCHAFTEN

- Maximale Abmessungen einzelnes Moduls:
Brera P: 450 x 610 cm
Brera S: 450 x 600 cm
Brera B: 430 x 585 cm
- Sonnenschutzlamellen System, welches erlaubt, die Lamellen über die Fernbedienung zu neigen und zu verdichten
- Geringe Abmessungen der verdichteten Lamellen
- Schutz vor Sonne, Regen, Wind und Schnee
- Anlage und Sonnenschutzlamellen vollständig aus Aluminium UNI6060, UNI6063
- Verbindungsstangen und Beschichtung der Lamellen aus Edelstahl
- Die Module können in der Tiefe und Breite gekoppelt werden, um auch große Räume abzudecken (Brera P, Brera S)

OPTIONAL

- Raso: vertikale Markisen in der Anlage integriert (Brera P)
- Panoramafenster der Glass Series (Brera P, Brera S)
- Integrierte LEDs mit RGB Licht (weiß eingeschlossen) oder mit nur weißem Licht
- Quadra Light
- Temperatur-, Regen-, Windsensoren
- Unterbau Set: zertifizierter Unterbau, welchen in den Hi-Pergolas Anlagen

PATENTS PENDING

Angemeldete Patent Anfragen

Brera Series

FR

TROIS VERSIONS DISPONIBLES

- **Brera P** – structure en aluminium pouvant être complétée par des stores verticaux Raso et fermetures vitrées de la Série Glass
- **Brera S** – structure en aluminium pouvant être complétée par des fermetures vitrées de la Série Glass
- **Brera B** – couverture avec profils de périmètre de taille minimale pour insertion dans des niches et dans structures existantes

CARACTERISTIQUES TECHNIQUES

- Dimension maximale module:
Brera P: 450 x 610 cm
Brera S: 450 x 600 cm
Brera B: 430 x 585 cm
- Système de lames brise-soleil qui avec télécommande, sont inclinables et compactables
- Réduction du volume des lames rétractées
- Protection contre le soleil, la pluie, le vent et la neige
- Structure et lames brise-soleil entièrement en aluminium UNI6060, UNI6063
- Tiges de liaison et couvercle des lames en acier inoxydable
- Modules pouvant être couplés en profondeur et en largeur pour couvrir même les grands espaces (Brera P, Brera S)

EN OPTION

- Raso: stores verticaux intégrés dans la structure (Brera P)
- Fenêtres panoramiques de la Série Glass (Brera P, Brera S)
- LED intégrées avec lumière RGB (avec blanc inclus) ou avec lumière blanche uniquement
- Quadra Light
- Capteurs de température, pluie, vent
- Plate-forme Set: plate-forme intégrée aux structures Hi-Pergolas

PATENTS PENDING

Demandes de brevets déposées

ES

TRES VERSIONES DISPONIBLES

- **Brera P** – estructura en aluminio completa de cortinas verticales Raso y cristalerías Serie Glass
- **Brera S** – estructura en aluminio completa de cristalerías Serie Glass
- **Brera B** – cobertura con perfiles perimetrales con una dimensión mínima para la inserción en compartimentos y estructuras preexistentes

CARACTERÍSTICAS TÉCNICAS

- Dimensiones máximas de cada módulo:
Brera P: 450 x 610 cm
Brera S: 450 x 600 cm
Brera B: 430 x 585 cm
- Sistema de láminas parasoles que, con el mando a distancia, se inclinan y se compactan
- Poco espacio ocupado por las láminas compactadas
- Protección frente al sol, la lluvia, el viento y la nieve
- Estructura y láminas parasoles completamente realizadas en aluminio UNI6060, UNI6063
- Mástiles de conexión y cobertura INOX de las láminas
- Módulos acoplables en profundidad y anchura para cubrir también amplios espacios (Brera P, Brera S)

OPCIONALES

- Raso: cortinas verticales integradas en la estructura (Brera P)
- Ventanas panorámicas de la Serie Glass (Brera P, Brera S)
- LED integrados con luz RGB (blanco incluido) o solo con luz blanca
- Quadra Light
- Sensores de temperatura, lluvia y viento
- Plataforma Set: plataforma integrada con las estructuras Hi-Pergolas

PATENTS PENDING

Solicitudes de patente presentadas

COLORAZIONI / COLOURS

Struttura / Frame

Colorazioni standard

	RAL 9016 Bianco sablé RAL 9016 White sand
	RAL 1013 Avorio sablé RAL 1013 Ivory sand
	RAL 9006 Grigio sablé RAL 9006 Grey sand
	RAL 9010 Bianco semilucido RAL 9010 White semi-gloss
	RAL 1013 Avorio semilucido RAL 1013 Ivory semi-gloss
	RAL 9006 Alluminio brillante opaco RAL 9006 Bright aluminium matt
	Grigio ferro Iron grey
	Corten

Con supplemento / With extra charge

	Tiger Coating Colors Class 2		RAL altro RAL other
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Parti plastiche / Plastic parts

	Bianco White
	Avorio Ivory
	Grigio Grey
	Grigio ferro Iron grey
	Corten

Le parti in plastica non sono verniciabili e sono disponibili esclusivamente nelle colorazioni indicate.
Plastic parts can't be lacquered and are available only in the colours above mentioned.

La riproduzione dei colori è indicativa.
The reproduction of colors is approximate.
Die Reproduktion der Farben ist indikativ.
La reproduction des couleurs est fournie à titre indicatif.
La reproducción de los colores es aproximada.