



Langstone Quays SPAshell Development Planning Application

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1. Introduction

Langstone Quays Hotel is situated at the inner end of Chichester Harbour on the northern shore of Hayling Island east of Langstone Bridge crossing of Langstone Channel to the mainland. This area accommodates the Langstone Quays Hotel and the Marina and boat services.

Proposed development of modular clad portable building for health and wellness activities.

Langstone Hotel
Northney Road
Hayling Island
PO11 0NQ

GPS Grid Position
Latitude 50.8311
Longitude - 0.9710

2. Recreational & Tourism Facility Statement

The Langstone Quays Hotel has a leisure facility which is available for hotel guests and local membership. The local membership is offered to over 1000 members. These members are using all the facilities including the fitness suite, studio and swimming pool. Within the club facilities there is a small treatment area providing a combination of massage and rehabilitation treatments. These will be moved to the new building. As part of the new development the current leisure facilities will be upgraded to offer members and guests a first-class facility.

The Langstone Quays Hotel are looking to enhance the offering to its guests and members by the development of the wellness facility. This building will be available for the local community to use and to promote tourism to the area with guest in the hotel or day guests.

Wellness is an important aspect of the leisure and recreational offering and the building will offer a range of thermal and wet spa experiences. In addition, there will be a focus on offering wellness experiences and treatments to promote a healthy lifestyle. The SPAshell will operate in harmony with the current leisure offering and will provide the local community and tourists with a world class facility that will enhance their lives.

The SPAshell building is a small-scale development which is unobtrusive to the location and is based on an ECO philosophy being a natural building clad in wood and stone. The building design is a healthy building managing air quality and a user's experience, it has been sited in its location to allow guests and users to enjoy the coastal setting and promoting a sense of wellbeing in harmony with the environment and nature. The facility will extend the range of facilities for the local community.

It is planned that the building will be open from 9a.m. – 10.30 p.m. Monday to Saturday and 9.30 a.m. – 9.30 p.m. The building will be occupied by low noise activities with quite treatments and wellness relaxation areas. The building will facilitate approximately 30 guests at any one time. These will be mainly hotel and leisure guests with a small number of day guests.

3. EMPLOYMENT STATEMENT

The Langstone Quays hotel relies on a mix of hotel guests, functions and events and a thriving local membership to the leisure club.

Due to political uncertainty and the drop-in the conference sector there has been a significant impact to the sustainability of the hotel. To sustain the current levels of employment in all areas of the hotel this political uncertainty and the effect of the conference and events that a robust plan is implemented. It is recognised the reduction in the conference sector will continue and the business has looked to diversify its offering by adding spa and wellness activities extending the range of services currently offered within the health club.

Langstone Hotel are passionate about developing jobs within the local region and the SPAShell is a new aspect to the business which demonstrates this commitment. Langstone Quays Hotel are an equality employer.

At the Langstone Quays Hotel there is a leisure club that employs a team of professionals and these will grow with the addition of the SPAShell and will secure their employment.

The SPAShell will support the current employment at the Langstone hotel allowing the hotel to promote to the local community and the tourist markets to allow a sustainable hotel business providing continued employment to the local community.

It is anticipated that the SPAShell will employ a combination of full time and part time staff, these will be skilled and semi-skilled roles. The business will employ a minimum of 19 staff at maturity. In addition, the spa and the growth of the leisure tourism sector will secure the long-term future of other jobs across the property.

All employees will be provided with training to add to their skills. The therapy team will be provided with advanced training on the range of wellness treatments being promoted by the spa. In addition, a personal development program will be developed for each employee to advance their skills and learning.

The initial management of the SPAShell building will be supported by SPA Creators to help develop and promote the business and drive tourism to the hotel and the spa business.

4. BUILDING ENVIRONMENTAL IMPACT STATEMENT

The SPAShell building is designed to have a minimal impact to its location and the environment. The building is manufactured offsite to limit the time spent on site reducing the effect on the site operations and impact on the natural habitat. The building will be 24 meters wide and 20 meters deep, the location has been surveyed to identify the site impact and it was concluded that this was minimal and the building sits in the car park. The drawings supplied show in detail the building location, the satellite image below indicates the position.



The building will be delivered in 2 days being craned into the site location. Commissioning is achieved in weeks of the installation and on-site works are minimal.

The affect will reduce the impact to site noise and operations. The SPAShell does not require traditional concrete foundations. The building will be set on a pad foundation systems or screw piles [subject to the final ground survey].

This allows any wildlife to go under or around the building as there is a void of approximately 300mm [a void management plan has been

provided]. The building is going to be delivered in May 2020 and this should have minimal impact with any animal or bird welfare, in addition the speed of implementation will be very quick minimising the impact and effect to the natural habitat. It is recognised that the building is adjacent to the creek and Northney Common and consideration in the building design is in harmony with the environment and low impact. A traditional constructed building would have a greater affect than the light touch the SPAShell building has on site during construction.

The location of the SPAShell building will be within a section of car park close to the entrance of the health club and adjacent to the hotel room blocks. The area around the building has a combination of low-level trees and naturally planted bushes and grass land and hard standing car park. The SPAShell will be screened from the views from Northney Common by the current planting, the current planting will act as a screen to the surrounding area. The current planted area will remain for any animals and birds using the area for feeding and living. The building will also be set away from the creeks and the building foundations will allow the natural topography of the ground to eliminate the need for ground works and the height of the build will be at the highest point on the plot plus 500mm for foundation solution [800mm freeboard]. The height of the building will be at similar to the 1st floor of the bedroom block.

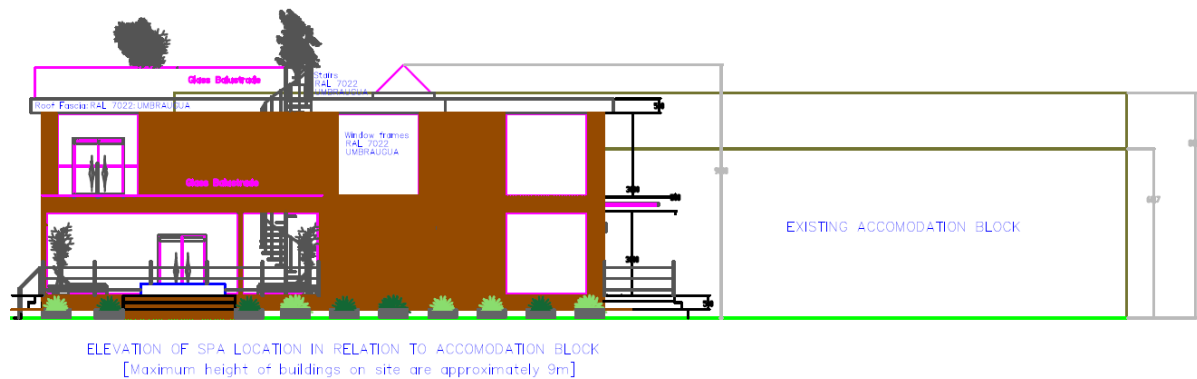
The building is manufactured from a combination of Siberian Larch Wood and Stone Cladding sourced from ethical manufacturers. Within the elevation drawings it is clear the style and look of the building. The building will have a living roof which will allow for local habitat to thrive and add to natural water management. Within the area there are residential buildings that have a similar look and feel to the SPAShell building clad in wood and stone. In addition, the building will be within line of sight to other buildings within the marina. Here there are a number of permanent/temporary buildings and warehouse style industrial buildings. The SPAShell will be visually sensitive to its surroundings which is currently unmanaged land.

Finally, the design of the building is modular with no foundations. The design allows for the building to be removed in the future with very minimal impact to site. The process of removal would be reverse engineered of the install process with a couple of days which would leave the ground as virgin land and restored with re seeding the area to grass. This is one of the significant benefits f the SPAShell building for the future. More importantly in the event any environmental changes to the site including climate change the building can be moved to a new location with very minimal impact.

5. ECOLOGY AND LANDSCAPING

The site of the Langstone Quays Hotel is within the Chichester Harbour AONB and there is importance placed on the landscape and ecology. As part of the planning submission the SPAsell shares the importance of preserving the Area of Outstanding Natural Beauty and the importance of the site and the creeks Special Scientific Interest.

The SPAsell building will be sited in the car park of the Langstone Quays Hotel. This area is surrounded to two sides by the creek and the marina and boat yard to the left of the site. The SPAsell building will be of a height of 8m at its maximum height [roof top terrace balustrade] which is lower than the hotel building and the height of the trees on site these are highlighted in the site plan below. The height will be inline with the current brick-built bedroom block adjacent to the SPAsell building which is approximately 7.9m from the damp course level to the roof apex. The highest point of the hotel is approximately 9.5m which is the rotunda structure where the main restaurant is located [unsurvey heights].



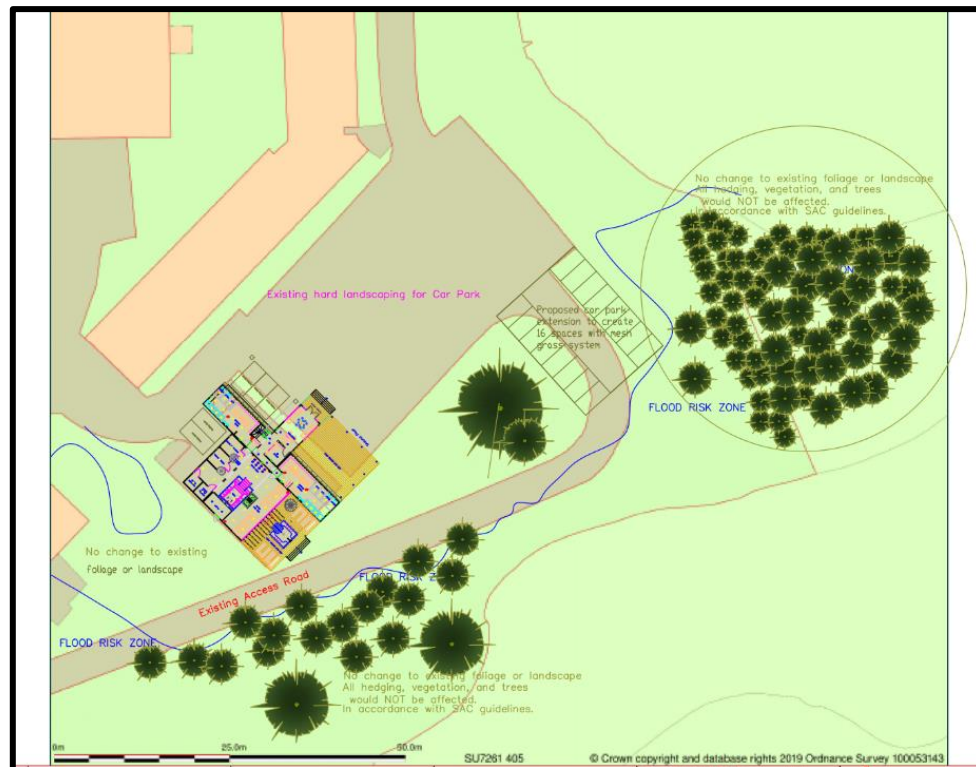
Above drawing detailed supplied separately as part of the overall submission.



The SPAsell building has been designed to have minimal impact to a site in the delivery and installation. The building is very ECO in its design and is clad in natural materials of Siberian Larch wood and stone to blend into

the natural surroundings. This finish is similar to properties developed on the Northney Road some distance from the hotel and proposed location adjacent to the site.

A visual impact report support has been commissioned and submitted. This report takes into consideration the site and the impact from various vantage points. The report has been written taking previously proposed locations of the SPAShell building. Under guidance by the Chichester Conservancy SPA Creators have moved the proposed building to a site location that has minimal impact to the site and has a better correlation with the mass of the current buildings.



The proposed site is car park with a backdrop of the bedroom block of the hotel.



The views from Northney road are minimal as the building is a similar height to the hotel and the natural current screening will minimise the building.

It is also envisaged that there will be a review of the car parking areas to include some additional planting within the car park to enhance the space and the visual impact of the hotel and the car park to the views from the creek and surrounding areas. This is being worked on in conjunction with the current landscaping proposal for the SPAsell.

Finally, the SPAsell building will have a large area of living roof planted with sedum. This will be on the front section of the building. This will provide a natural water harvesting system and reduce rain runoff. The sedum will provide a habitat for birds and insects.

6. ECO WILDLIFE IMPACT

It is planned that the building will be delivered in the first quarter of 2020 in late spring. The location of the building is close to the car park and away from the current planting and edge of the creek. There are minimal ground works required for laying of services. The building will sit on a foundation pad system which is quick to lay and means that there is no need for traditional concrete foundations. Any preparations required will take place 2 weeks prior to delivery, delivery and will take approximately 2 days.

The delivery of the SPAShell will be completed with a crane lifting the building into its location. Each module will be brought to the location by lorry and will be managed by the contractor once on site. Each module will take approximately 1 hour to install, and the building will be delivered in approximately 12 hours spread over 2 days.

The speed and process of installation will help minimise and mitigate any effects on the natural habitat and wildlife. The benefit of the SPAShell over a traditional building is there are no builders on site for a long duration during the build process. The building location will be on the grassed area, car park and access road. These areas are laid to grass and tarmac.

The building will be raised from the ground with the pad foundation systems allowing for wildlife to use the ground beneath the building.

7. CAR PARKING

The hotel management has conducted a review of the current car park and its utilisation by hotel guests staying and visiting the hotel and this has indicated that the hotel has sufficient spaces to accommodate guests at the busiest times.



The guests that will be using the proposed SPAsheLL facility will be the hotel guests and the current local memberships. The day guest market will be very low as the building will only have capacity for 30-40 people. The priority of the hotels marketing will be to target hotel guest and current members.

The day guests will be low occupancy times of the hotel.

The installation of the SPAsheLL will reduce the current parking by 16 spaces based on the proposed location of the building on site. Within the design 5 spaces will be created in front of the building.

As part of works to upgrade the hotel the car park has been identified for improvement. It is planned that as part of the improvements a review of landscaping areas of the car park to improve the visual aspects. This process will include the re distribution of the space plan and the parking bays and improving the visual impact of the car park.



In addition, it is planned to create 16 overflow parking bays on the grassed area next to the car park indicated on the site plan. This will have mesh style surface. This parking will have minimal impact to the site and may include the addition of planting including indigenous coastal trees and low-level bushes.

8. TRAFFIC

As part of the impact to the environment, it has been highlighted that a spa might have an impact on traffic journeys creating disturbance to the Hayling Island. This has been considered and is partly the reason for the long-term business strategy of adding a spa. The Langstone Quays hotel relies on a mix of hotel guests, functions and events and the leisure club. Due to political uncertainty and the drop-in conferences there has been a significant impacted to the sustainability of the hotel. It is recognised the reduction in the conference sector will continue and the business has looked to diversify its offering by adding spa and wellness activities extending the range of services currently offered within the health club.

This building will be for hotel guests, members and local residents to utilise. It is anticipated that the building will have 30-40 guests during a 3-hour duration, of which 60% will be hotel residents. Most guest will be coming with 2 people per visit. This will require an additional 8 cars. The traffic for a conference event will be single occupant vehicles and the resulting effect of the downturn of the conference market will not exceed the additional cars visiting to use the spa.

