

EMSWORTH SAILING CLUB

Design and Access Statement

August 2014



Design and Access Statement

Overview

The Emsworth Sailing Club suffered fire damage earlier this year. As part of the repair works the club has taken the opportunity to review it's facilities and wishes to make some improvements as part of the repair.

The most visible part of the proposed changes will be the demolition of an existing shed on the north side of the main club building, and the creation of a single storey extension that would form part of the 'North Room'.

Design Rationale

The proposed massing is an improvement on the overall appearance of the club and provides a more unified facade to Bath Road. The materials proposed match existing – painted brickwork for the walls, and handmade clay tiles for the roof. All of the windows in the north facade will be replaced to have full depth muntins in the window divisions as opposed to the paste-on muntins. The window material would remain as uPVC for durability reasons.

Consultation

The design has been submitted in a pre-application process to both Havant Borough Council and to the Chichester Harbour Conservancy. Both groups support the proposal in principle.

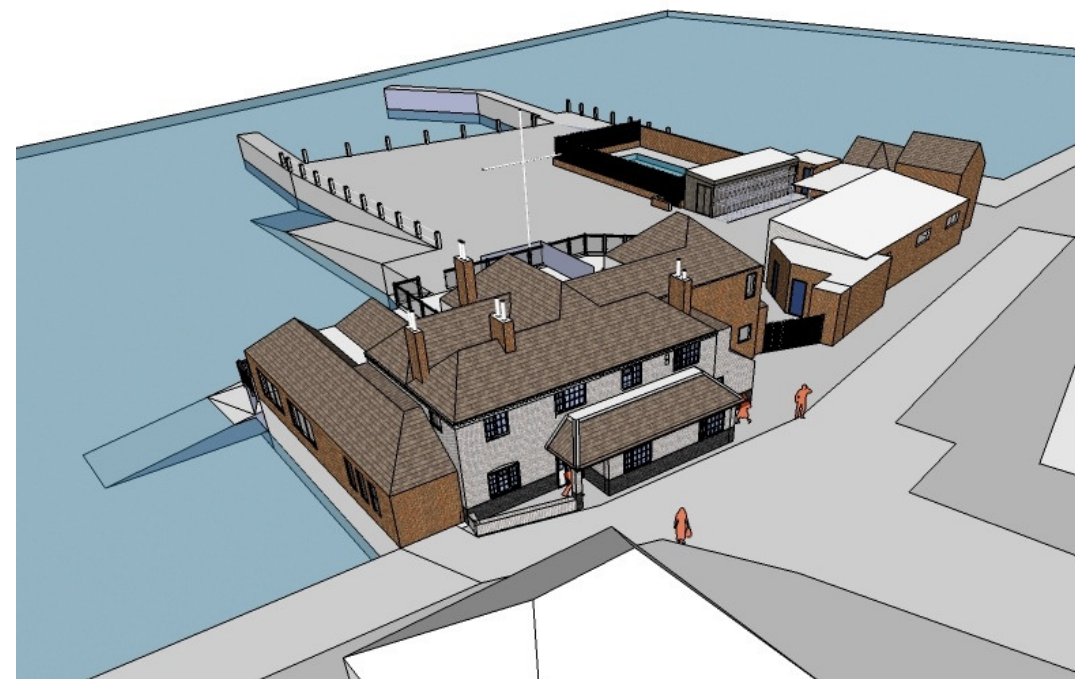
The principle of the design has been consulted with members of the Emsworth Sailing club via their website and newsletters soliciting comments. Many of the sailing club members are local residents. The comments are generally supportive, subject to affordability.

Disabled Access

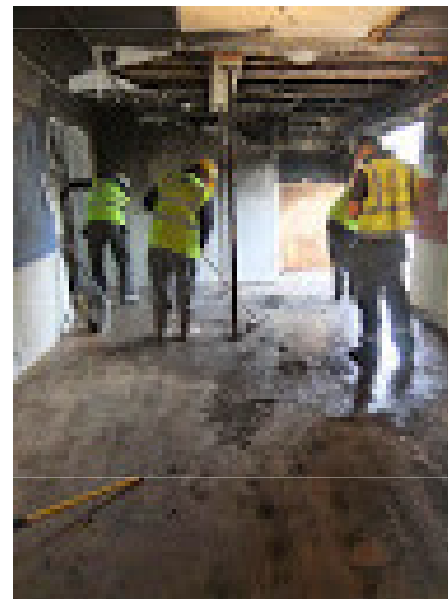
As part of the internal works the club will create a disabled toilet. Currently there is only a disabled toilet in an adjacent changing room block, and the provision of a disabled toilet in the main building will be a big improvement for visitors and staff to the club. All floors will have level access on each floor. As part of the last renovation works a few years ago, an ambulant disabled stair was installed as the main stair in the club building.

Flood Protection

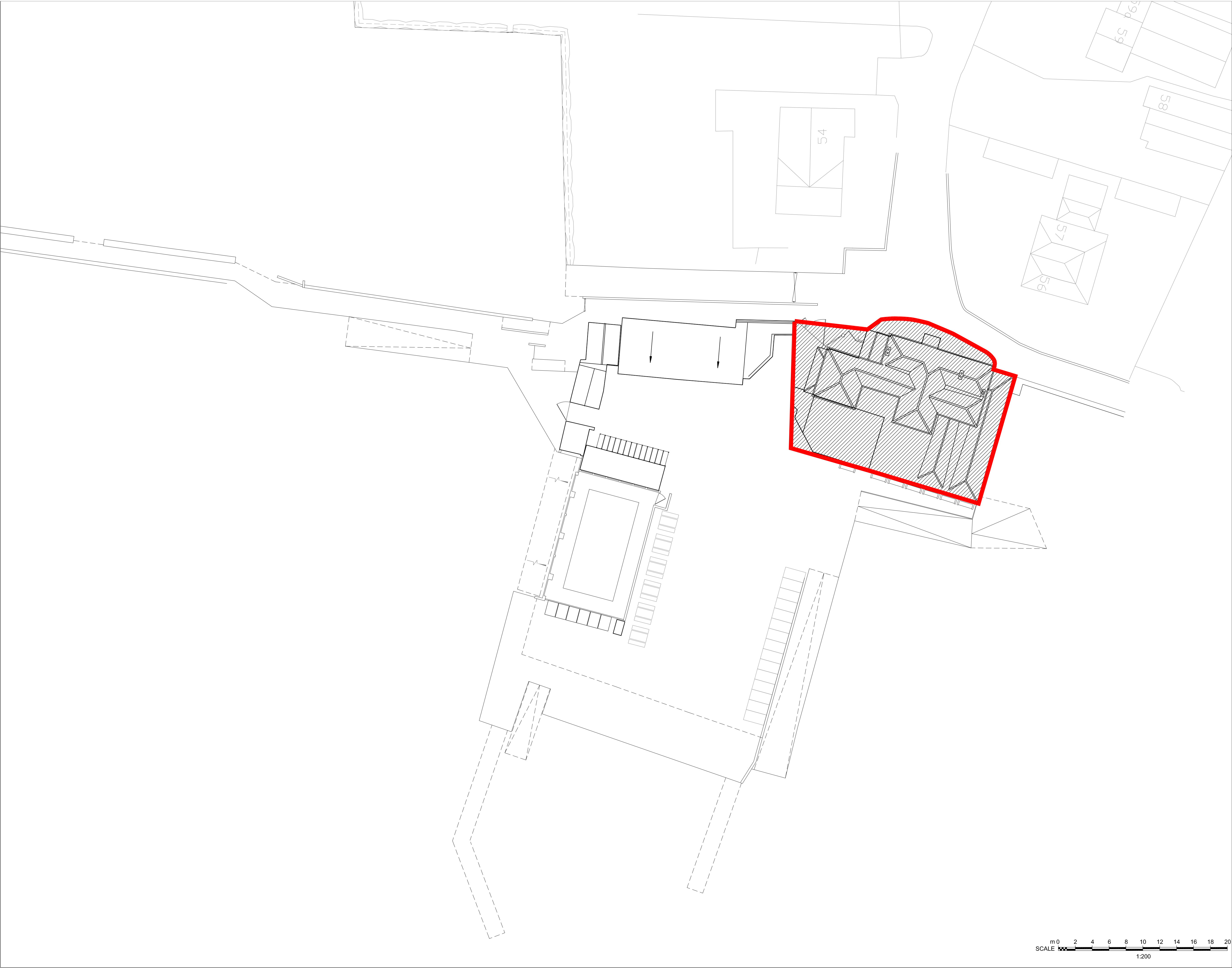
As part of this planning application we are including a Flood Risk Assessment. This was prepared for the previous planning application a few years ago. Due to the location, this site will flood on occasion. The main club building has removable flood barriers on all external doors. The proposed changes to the north main entry door incorporate a removable flood barrier



Existing Photos – Showing Fire Damage



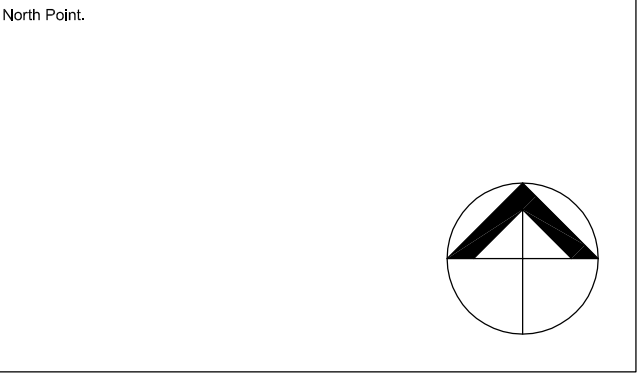
North elevation – Photo from 2011 prior to fire and re-painting



Notes
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Reference Drawings:

- A01 Existing Out Building Plans & Elevations
- A02 Proposed Out Building Plans
- A03 Proposed Out Building Elevations & Sections
- A04 Site Plan



Key Plan:

--- SITE BOUNDARY

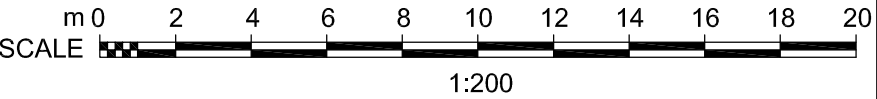
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Job title Emsworth Sailing Club									
Drawing title Existing Site Plan									
Status Planning		File Name			X-Ref File				
Drawn by DM	date 27/08/14	checked by	date	Scale at A1 1:200	Scale at A3 1:400				
Job No. 1999	CPI cat. AE	Draw No. (00)_01			Revision				
Contractors Drawing No.									





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Ordnance Survey Map downloaded from PROMap in December 2010

North Point.



Key Plan.

— PLANNING APPLICATION BOUNDARY
— LAND OWNED BY APPLICANT
(NOT PART OF THE PLANNING APPLICATION)

Rev	Date	Revision Note	By	Check
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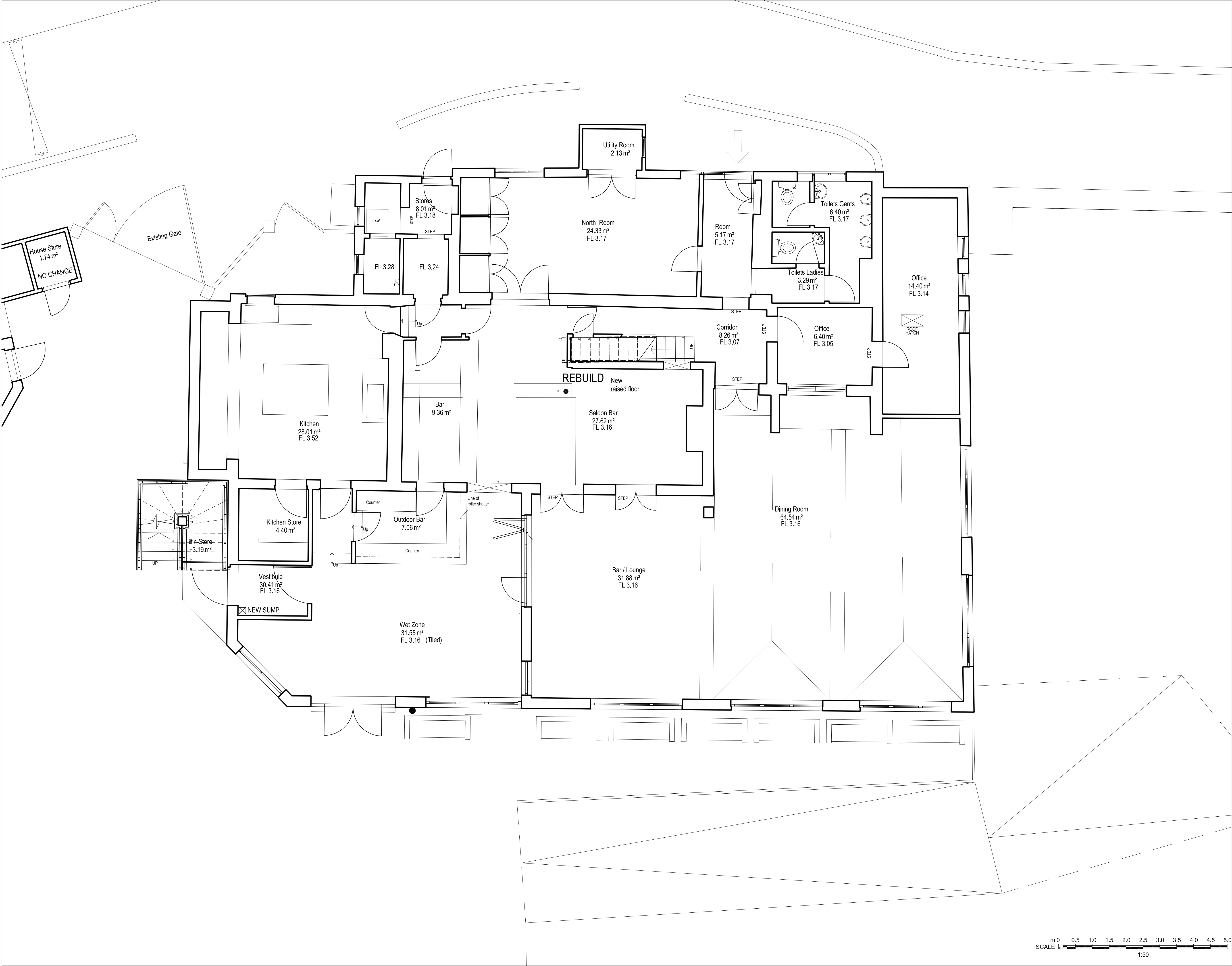
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Drawing title
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Contractors Drawing No.			

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Reference Drawings:

- A01 Existing Out Building Plans & Elevations
- A02 Proposed Out Building Plans
- A03 Proposed Out Building Elevations & Sections
- A04 Site Plan



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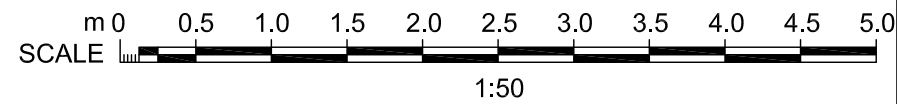


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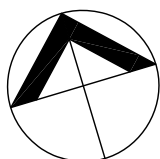
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1999		AE		(01)_03					
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SCALE 1:50



A01 Existing Out Building Plans & Elevations
A02 Proposed Out Building Plans
A03 Proposed Out Building Elevations & Sections
A04 Site Plan



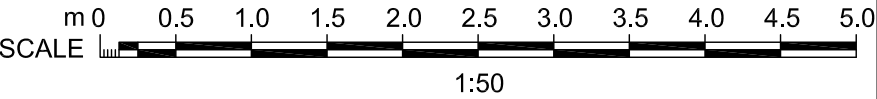
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North Elevation



West Elevation

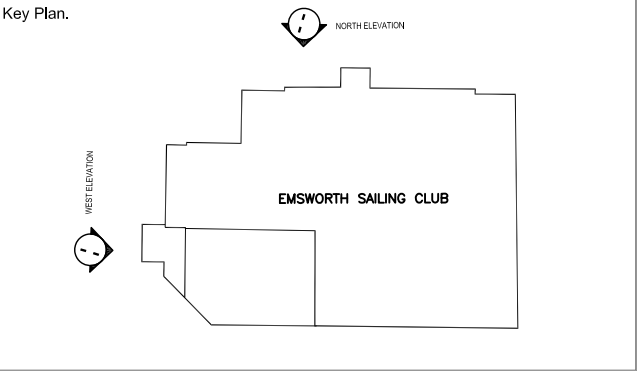


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- A03 Proposed Out Building Elevations & Sections
- A04 Site Plan

North Point.



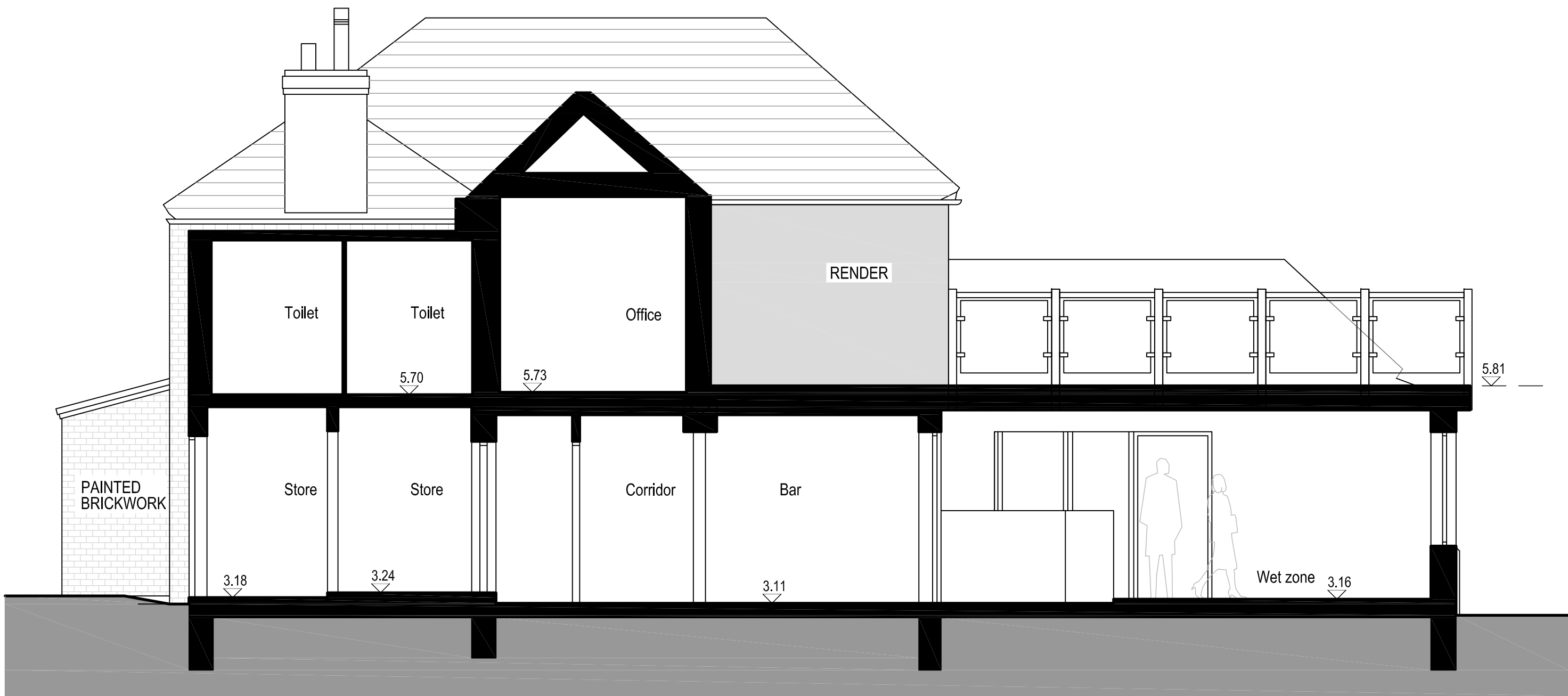
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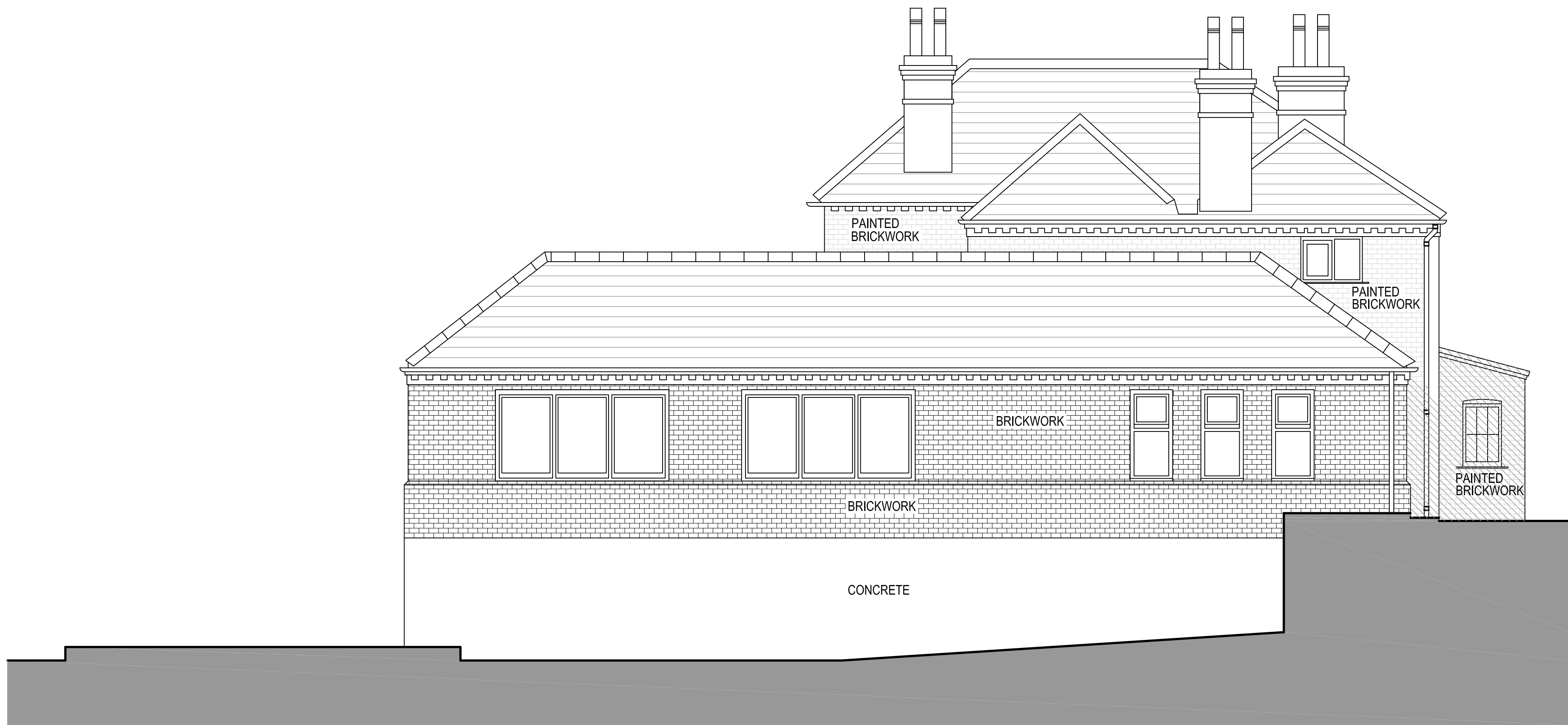
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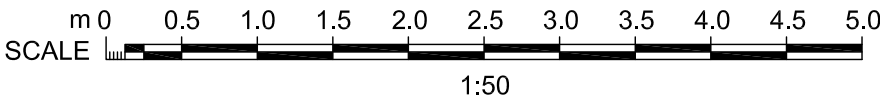
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Contractors Drawing No.					



Section AA



East Elevation

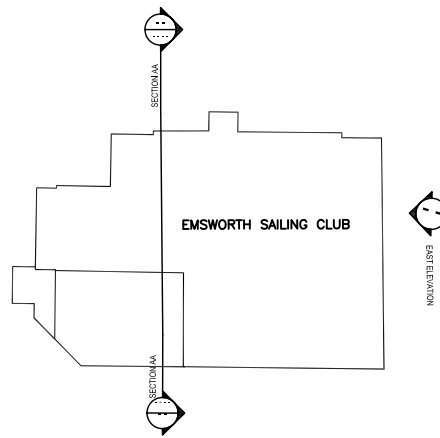


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- A03 Proposed Out Building Elevations & Sections
- A04 Site Plan

North Point.



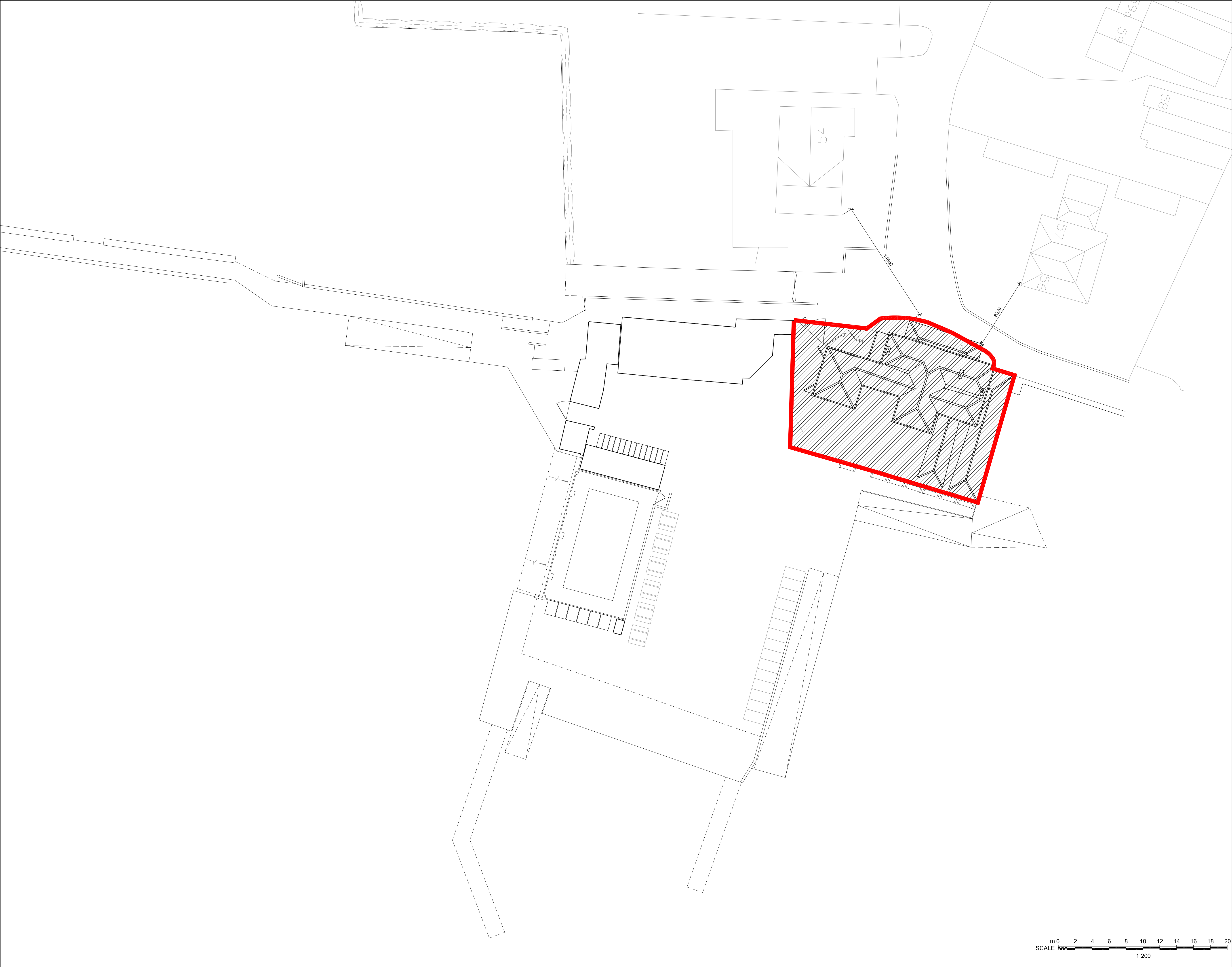
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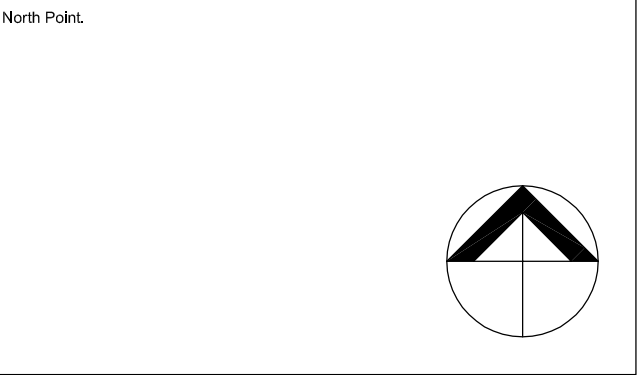
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Job title Emsworth Sailing Club					
Drawing title Existing Elevation and Section					
Status Planning		File Name		X-Ref File	
Drawn by DM	date 27/08/14	checked by	date	Scale at A1 1:50	Scale at A3 1:100
Job No. 1999	CPI cat. AE	Dwg No. (01)_06			Revision
Contractors Drawing No.					



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Key Plan:
— SITE BOUNDARY

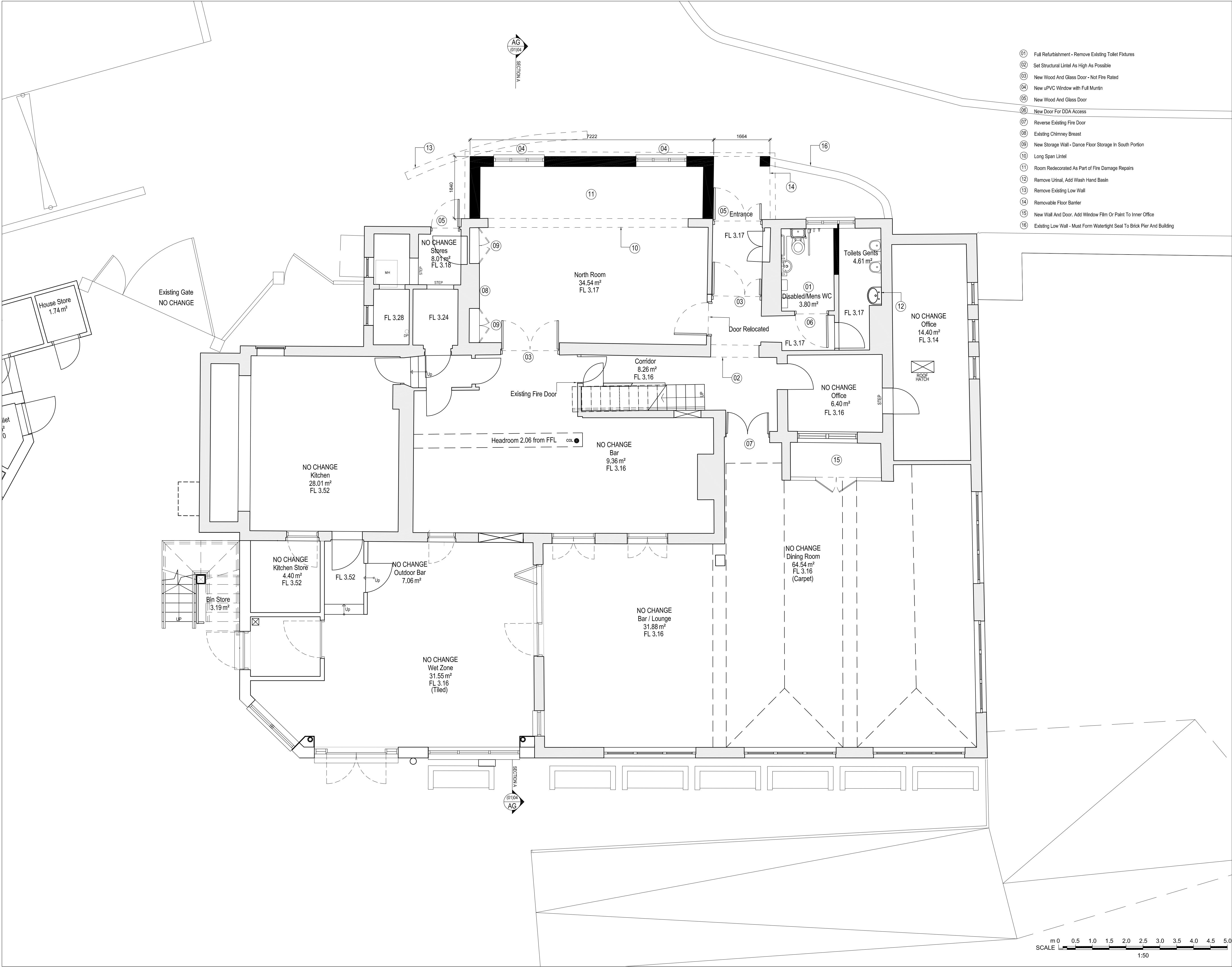
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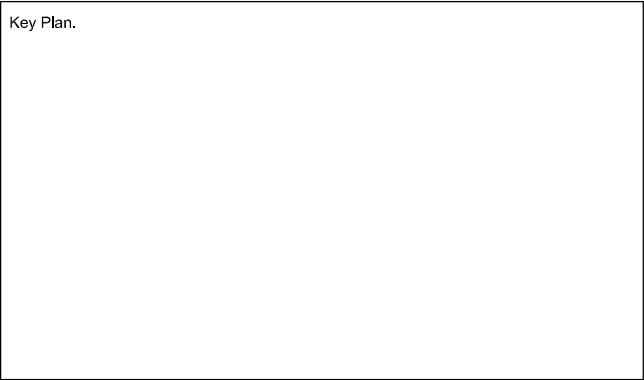
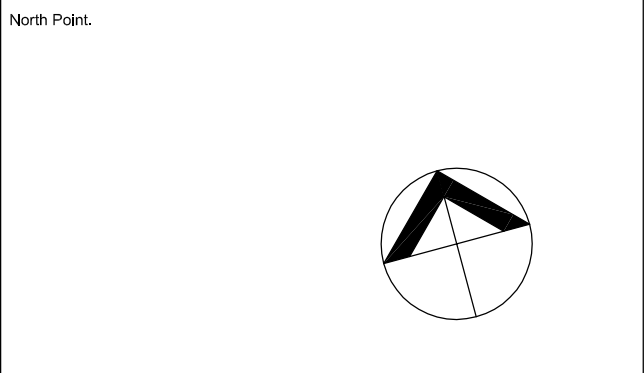
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Job No. 1774		CPI cat. AG(00)		Dwg No. 01		Revision	
Contractors Drawing No.							



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Existing Walls
Proposed Walls

- 01 Full Refurbishment - Remove Existing Toilet Fixtures
- 02 Set Structural Lintel As High As Possible
- 03 New Wood And Glass Door - Not Fire Rated
- 04 New uPVC Window with Full Muntin
- 05 New Wood And Glass Door
- 06 New Door For DDA Access
- 07 Reverse Existing Fire Door
- 08 Existing Chimney Breast
- 09 New Storage Wall - Dance Floor Storage In South Portion
- 10 Long Span Lintel
- 11 Room Redecorated As Part of Fire Damage Repairs
- 12 Remove Urinal, Add Wash Hand Basin
- 13 Remove Existing Low Wall
- 14 Removable Floor Barrier
- 15 New Wall And Door. Add Window Film Or Paint To Inner Office
- 16 Existing Low Wall - Must Form Watertight Seal To Brick Pier And Building

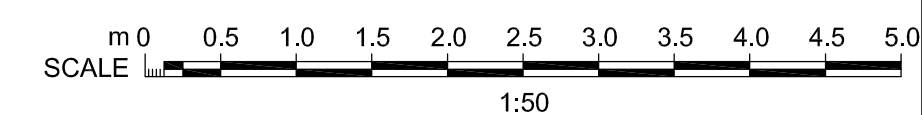


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Job title Emsworth Sailing Club					
Drawing title Proposed Ground Floor Plan					
Status		File Name		X-Ref File	
Planning					
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Job No.	CPI cat.	Draw No.		Revision	
1999	AG	(01)_01			
Contractors Drawing No.					



- Existing Walls 
- Proposed Walls 

Contractors Drawing No.			
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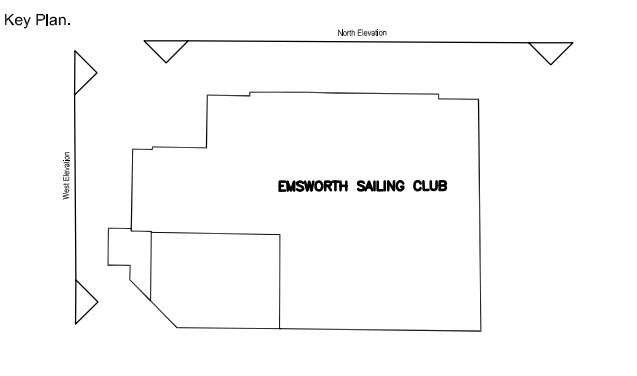
North Elevation



West Elevation

- Notes
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- (01) Existing Brickwork
 - (02) Painted Brickwork (White - To Match Existing)
 - (03) Clay Roof Tiles
 - (04) New UPVC Window With Full Muntin
 - (05) Window Opacified With Window Film From Inside
 - (06) Existing UPVC Door
 - (07) New Wood and Glass Door
 - (08) Painted Wood Trim To Match Existing
 - (09) Painted Brickwork (Black - To Match Existing)
 - (10) Remove Existing Shed

North Point



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Job title
Emsworth Sailing School

Drawing title
Proposed Elevations

Status
Planning

Drawn by
DM

date
27-08-14

checked by
AG

date
27-08-14

Scale at A1
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Scale at A3
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Job No.
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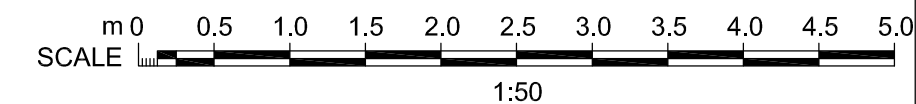
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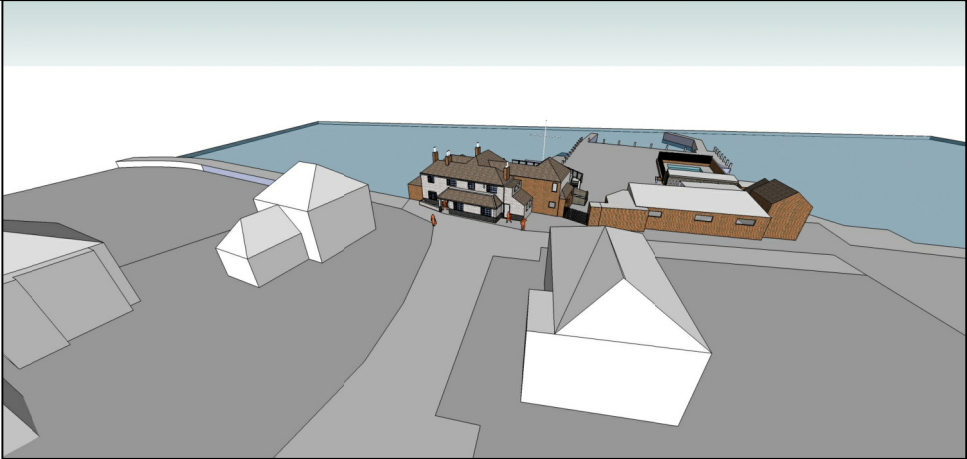
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Revision

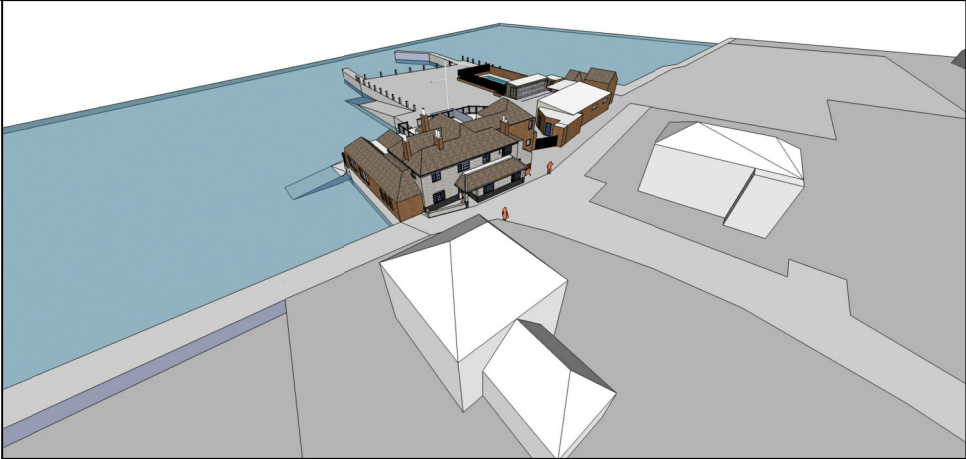
SCALE 1:50

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View 01 - Aerial View from Bath Road



View 02 - Aerial View from Promenade



View 03 - View from Bath Road



View 04 - View from Bath Road



View 05



View 06

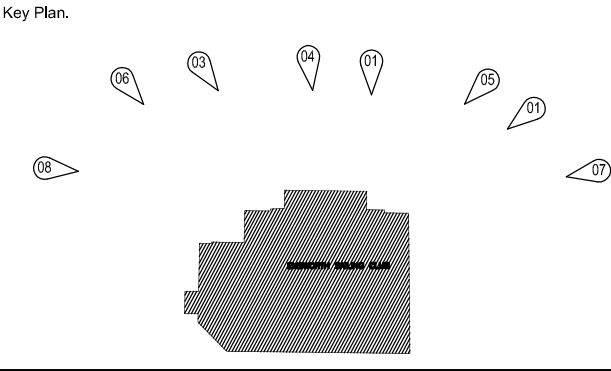


View 07



View 08

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Emsworth Sailing Club					
Drawing title					
3d Views					
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Contractors Drawing No.					