The Broad Oak Hotel

DESIGN & ACCESS STATEMENT

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THE BROAD OAK HOTEL
COPSE LANE
HAYLING ISLAND
PO11 0QB



OUTLINE PLANNING APPLICATION
FOR
HOTEL EXTENSION
AND
ANCILLARY ACCOMMODATION
BY
DJM LEISURE

IVON BLUMER ARCHITECTS LTD

Ivon Blumer Architects Ltd 2010

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1.00 Introduction

This design and access report is to accompany the outline planning application for the redevelopment of the site providing a high quality, modern, 24-bedroom hotel complex together with ancillary tourism facilities and accommodation, by DJM Leisure (applicant) subject to outline planning approval.

The current accommodation and facilities are no longer appropriate both in terms of the quality and range of the accommodation and economically in the current economic climate.

The outline planning application includes for a 24-bedroom hotel complex, staff accommodation, 10 self-catering holiday lodges and 10 touring pitches with toilet and shower facilities. Current accommodation on site comprises of an existing 8 bedroom hotel and 5 approved static caravans plots.

Subject to planning the applicant has secured funding to both purchase the site and to proceed with a phased redevelopment in line with the illustrative layout and accommodation schedule that forms part of this planning application.

It is understood that Havant Borough Council would welcome the re-opening and modernisation of the existing site for tourism and leisure use.

The site is subject to a number of specific TPO's and two group TPO's as noted in the tree preservation Order 1170, see Appendix 3. Full account of this order and the findings of the tree survey undertaken by Arbortech have been considered in great detail in the development of the illustrative site layout.

The project design team is as follows:-

Architect	Ivon Blumer Architects Ltd
Arboroculturalist	Arborotech

The local planning authority is Havant Borough Council.

Preliminary planning enquiries with Havant Borough Council planning department have been undertaken and were generally positive, see latest planning response in Appendix 1.

The environment Agency has confirmed that the site lies in Flood Zone 1 (the area of lowest risk) and that any application on this site will not require a Flood Risk Assessment.

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2.00 Location

The Broad Oak Hotel is a large detached two-storey property standing in spacious grounds on the northern side of Copse Lane. The current site ownership occupies approximately 0.85 hectares and is largely open garden bordered by some mature screening and with several trees the subject of TPO's (See appendix 3) and group orders, either on or close to the site. There is a close-boarded fence along the western boundary separating the hotel from the garage building to the west.

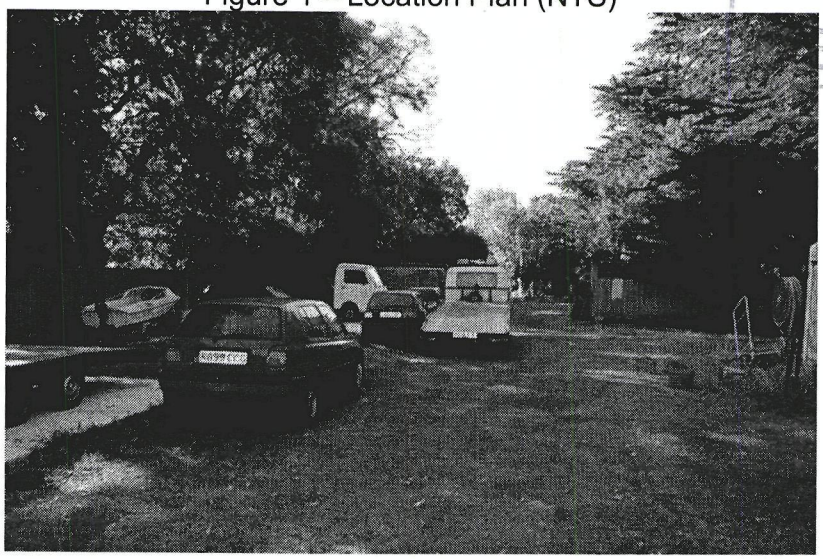
The hotel itself is a two-storey building originally dating to the late 1800s. It was formerly a residential dwelling house before being converted to a Guest House in 1983 (Planning Ref 23309/11). The hotel has nine rooms and traded for ten years before closing down approximately five years ago. It has since been occupied by the current owner.



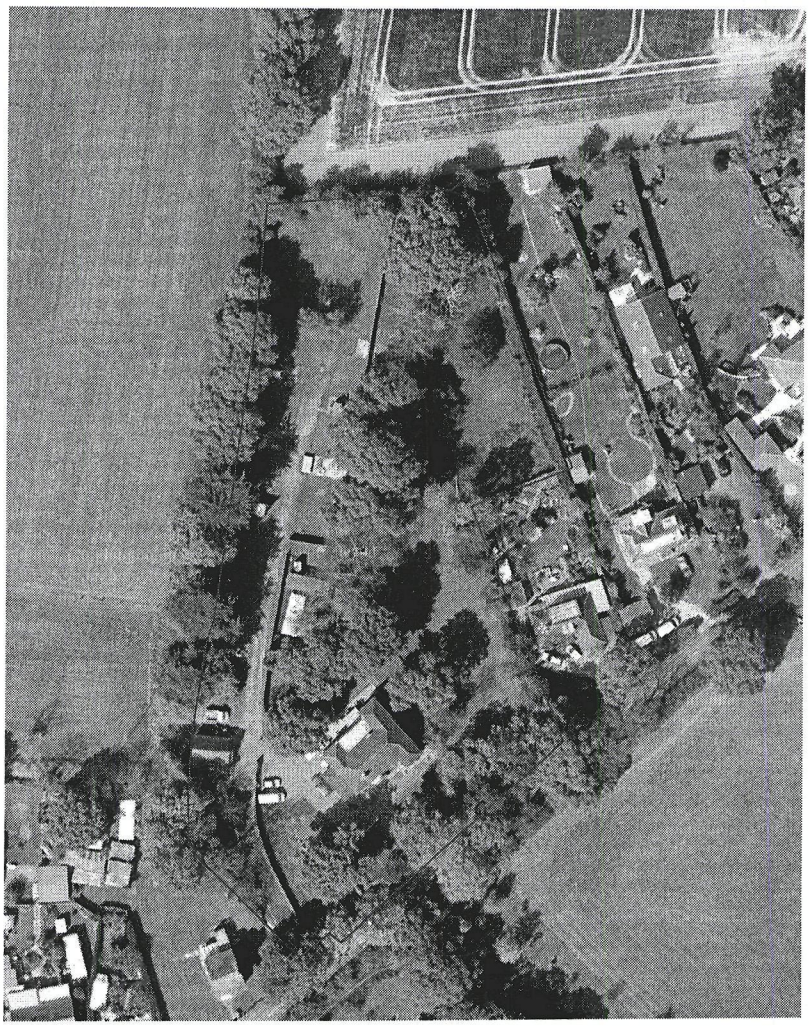
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Figure 1 – Location Plan (NTS)



Existing Site



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3.00 Policy Background

The proposed development has been designed in accordance with the guidance given in the following Planning Policies. The site is currently designated for tourism and leisure use.

Local Policies:-

The saved local planning policy is stated in the Havant Borough District Wide Plan 2005 (HBDWLP), the relevant polices being:-

- D1 High Quality Design
- L7 New Landscape Works
- TO1 Development and Improvement of Tourist Attractions and Facilities
- TO2 Protection of Tourist Attractions and Facilities
- TO4 Control of Static Holiday Caravan Development
- Appendix 1 Hampshire parking standards

National Policies:-

- PPS 7 Sustainable Development in Rural Areas
- South East Plan Abolished

Planning History, see Appendix 2

4.00 Design Principles

The starting philosophy for the design brief was to design a contemporary, high quality, architectural design, maximising the development potential, whilst respecting the relationship between the proposed building and the protected trees. From the onset it was considered that, given the site's location and the architecturally mixed character of the area, a distinctive vernacular style would be appropriate.

Design Reference Points

- To respond positively to the site's character and location.
- To make efficient use of the available land.
- To be in context and respect the existing rural area character.

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- To integrate building and landscape design to create a seamless flow between the development and it's environment.
- To minimise any impact on the adjoining properties.
- To respect the existing trees on site.
- To create a positive visual enhancement to the locality
- Architectural detailing and materials to be of a well considered approach.
- To promote the use of sustainable energy technologies.
- To comply with part M of the building regulations.
- To allow the safe movement of pedestrians and vehicles.

5.00 Site Analysis

To be read in conjunction with the site survey drawing IBA/306/03, see Appendix 4

The site is approximately 0.85 ha in size and contains a number of existing buildings, ancillary structures and substantial tree and hedge planting.

The site currently has two access points off Copse Lane and has good vehicular visibility in both directions. The main access serves the existing 8-bedroom hotel and the associated car parking areas.

A secondary access to the left of the main access serves a long estate road running up to the northern limit of the site, this serves an existing garage/annex and the existing static caravan plots together with 5 existing concrete bases for static caravans (1 occupied). Currently there are 3 static caravans on site. The remaining land is garden land associated with the hotel.

The site is predominately flat with no major physical features.

The boundaries are well screened with existing planting, with the exception of the northeast boundary, see site survey drawing IBA/306/03.

The site falls within Flood Zone 1.

6.00 Use

To be read in conjunction with site survey drawing IBA/306/02, see Figure 2

The site lies within the countryside and is currently zoned for tourism and leisure use. Current planning approval exists for use of the existing building as an 8 bedroom hotel (A), with further planning approval for 5 static caravans (23309/5).

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7.00 Amount

Accommodation Schedule (Refer to Site Layout Drawing IBA/306/02)

A Existing Hotel – 8 Bedrooms
B Proposed new Hotel extension – 16 Bedrooms over 2 floors
C Staff Accommodation – 4 Bedroom Annex
D Self Catering Holiday Lodge
E Conversion of existing garage into Hotel Manager's accommodation – 3 bedrooms
F New Toilet and Showers on existing concrete base
G Proposed 10 touring caravan pitches.
H Existing mobile home
I 1 Self Catering Pine Lodge on existing concrete base
J 7 Self Catering Lodges on new concrete bases

8.00 Proposed Layout

The proposed site layout is shown on drawing IBA/306/202, submitted as part of the planning application and shown in Figure 2 below.

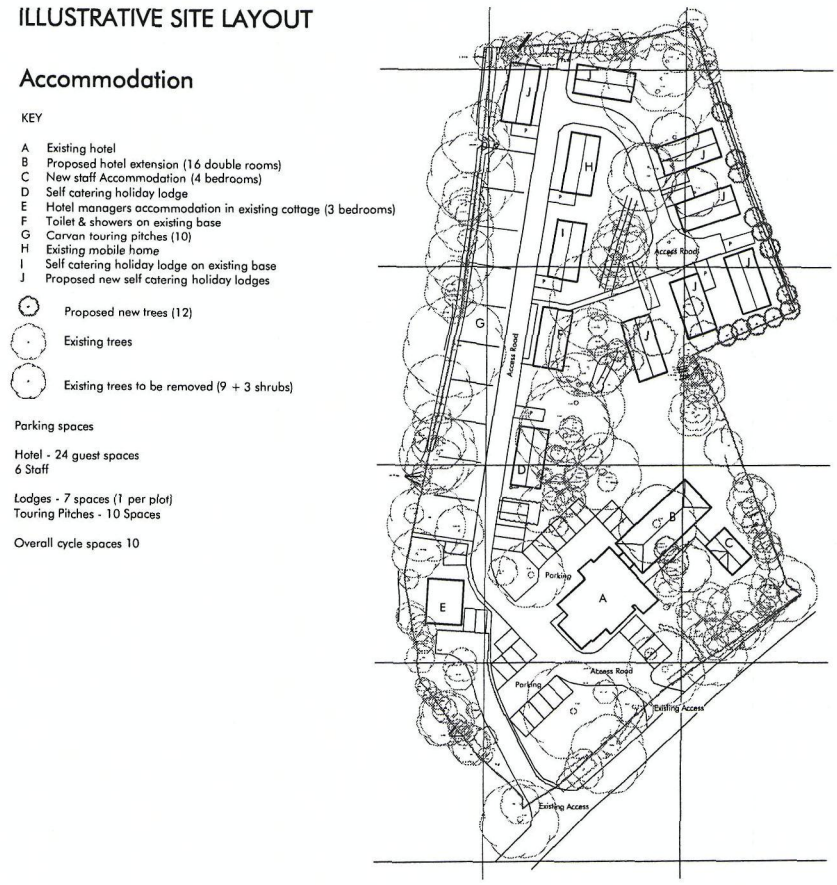


Figure 2 – Proposed Site Layout (extract from IBA/306/02)

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The layout in Figure 2 is illustrative and shows how the proposed accommodation will be located and arranged on the site and is described as follows:-

The existing hotel is to be extended by way of a two storey 16-bedroom extension (B) to the right hand side of the existing building, linked back to the main hotel. A total of 24 guest and 6 staff parking spaces will be provided together with 10 cycle spaces (overall on site). The style of the new hotel extension will be elevated in timber and rendered elevations, under a tiled roof. In order to locate the extension adjacent to the existing hotel the trees notated as T28B/C, T27C, T24C, T26C and T25C (see Tree Survey) will need to be removed. These trees are all of low quality and will be replaced by new planting as part of any approved landscape scheme.

To the south of the hotel extension a small 1 ½ storey, detached, cottage style 4 bedroom annex (C) is proposed, to provide accommodation for the hotel manager and his family, this will be elevated in timber and rendered elevations, access to this will be via the main hotel access internally. This has no impact on any existing trees.

To the west of the site it is proposed to convert and extend an existing 1 ½ storey garage/workshop into a 3 bedroom annex for staff accommodation, this will be extended and elevated in timber and rendered elevations, under a tiled roof. This has no impact on any trees,

The existing 2 static caravans to the north of the hotel will be removed and replaced with a new self-catering pine lodge (D) (see Appendix 5 for illustrative image). A new concrete base will be constructed in the position currently occupied by 2 existing static caravans. This new base and the associated access drive and parking areas have been located to minimise any impact on the existing trees and their root protection zones. To minimise any ground disturbance the new base will be constructed as a reinforced slab, resting on the existing ground (no excavation) supported by 6 no screw piles.

Running north it is proposed to provide a single storey toilet and shower block on the existing base (F), this will be a timber-clad structure with a timber shingle roof. This has no impact on any existing trees.

The next 2 existing bases will be used for new self-catering pine lodges each with one parking space (I and H). This has no impact on any existing trees.

The area to the left of the existing access road and the boundary (G) will be cleared of existing structures and landscaped to provide 10 pitches and parking for touring caravans, the area will be surfaced in grass with low timber rails to identify plots.

Seven further new concrete bases and parking spaces will be located as shown on the site layout (J) to accommodate new pine lodges. These new bases and the associated access drive and parking areas have been located to minimise any impact on the existing trees and their root protection zones. In

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order to locate the new bases the trees notated as T57R (dead), T58B, T50C and T49C2 (see Tree Survey) will need to be removed, the trees are all of low quality except T58B and will be replace by new planting as part of any approved landscape scheme. In respect of T58B it has proved impossible to retain this tree without the loss of 3-4 lodges.

To minimise any ground disturbance the new bases will be constructed as reinforced slabs, resting on the existing ground (no excavation) supported by 6 no screw piles to each slab. The access road, parking spaces and pedestrian walkways will be similarly constructed off existing ground levels as a permeable shingle surface or as raised timber walkways, as required.

The remaining garden areas will be the subject of a sympathetic landscaping scheme, as part of any detailed planning application.

It is proposed that the siting of all new buildings and pine lodge slabs will be a reserved matter to be dealt with through a detailed planning application.

9.00 Scale

The scale of the proposed hotel is considered appropriate for the location, being of similar style, massing and size, in line with the previous consent 89/50931/11, permitted 04.01.90

All other structures are either single storey or 1½ storey in height, all consistent with the surrounding area.

The overall site density and distribution of accommodation does not give rise to a feeling of overdevelopment.

10.00 Landscaping

Design Aims

- To design and implement a scheme that reflects and incorporates elements of it's wooded surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for guests and visitors to the development.
- To enhance the landscape quality of this site when viewed from the surrounding lanes and adjacent properties.
- To allow ease of access for pedestrian and vehicular users of the scheme.
- To provide a planting scheme that includes native woodland plants and trees.

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- To provide a sense of flow and cohesion between the different elements of the landscape, buildings and surrounding environment.

In order to provide a viable design solution it has been necessary to remove 8 existing trees, 2 of which are dead, 6 are of low quality and one of moderate quality.

To compensate for the loss of the few trees to be removed the applicant is prepared to plant an equivalent number of semi-mature native specimen trees as part of an approved landscaping scheme, together with new screen tree planning as shown on the site layout drawing IBA/306/02, along the north east boundary. This planting will provide increased screening to the adjoining residential houses at The Orchard and The Pines. All other boundaries front onto open farmland or Copse Lane.

It is proposed to make the boundaries secure both visually and structurally with a mixture of close boarded timber fencing and native hedge planting.

It is proposed that the landscaping detail will be a reserved matter to be dealt with through a detailed planning application.

11.00 Appearance

The architectural appearance of the proposed hotel extension is of white rendered elevations to match the existing elevational style of the Broad Oak Hotel.

Materials

- White rendered elevations.
- Timber cladding.
- Tiled roof, plain clay tiles.
- Aluminium PPC windows and doors.

It is proposed that the final design and external appearance will be a reserved matter to be dealt with through a detailed planning application.

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12.00 Access

The development has been designed in accordance with the Disability Discrimination Act 1995, BS 8300 and Part M of the building Regulations 2004.

i) Vehicular & Transport Links

Vehicular access to the site utilises the existing site access off Copse Lane, with the internal site area laid out as shown on drawing IBA/306/02. The existing access to the left of the site will be re-configured to allow for access to the Manager's Accommodation only. The existing main access to the hotel will be modified internally to link through to the existing site access running to the North of the site.

Pedestrian access is from Copse Lane,

Adequate vehicle and pedestrian sight lines are shown on the Site Plan. IBA/306/02

ii) Inclusive Access

Internal design of the houses will incorporate the following:-

- Level threshold to entrance doors.
- Hotel to have lift access to all floors.
- All doors to have a clear width of 800 mm.
- All approaches to doors to be 900 mm wide when head on and 1050mm in all other cases.
- All switches and sockets to be located between 450 and 1200 mm from FFL.

It is proposed that the means of access to the site will remain unchanged.

13.00 Conclusion

- The development meets the design principles set out in section 4.0.
- The development is in line with the relevant planning policies set out in section 3.0.
- The development responds to and will enhance the visual amenity of the surrounding area.

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- The development provides much needed modern holiday accommodation in Hayling Island.
- The development will boost the local holiday economy.
- The development will not compromise the adjoining properties.
- The development will be of a high architectural design.
- The development will comply with the DDA and Part M of the Building Regulations.

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Appendix 1 – Copy of Planning Enquiry Reply - 23/10/2009

Ivon

I apologise for the delay in responding. I have now had the opportunity to discuss the matter with our policy department, disclose the relevant constraints and inspect the planning history of the site and can advise the following.

The site falls within a non-urban (countryside) location and as such is principally subject to national planning guidance PPS 7 – Sustainable Development in Rural Areas. PPS 7 highlights the provision of tourism and leisure facilities as a form of development appropriate to a countryside location. I am therefore of the opinion that the proposed use of the land in question for the siting of static and touring caravans for holiday use is acceptable in principle with regard to PPS 7.

In terms of local policy the site is subject to policy TO4 of the Havant Borough District Wide Local Plan 2005. Policy TO4 seeks to ensure that new static caravan development is only permitted where it would not result in an over-intensive use of the site, could be adequately screened, would be for limited occupancy and would have a close physical relationship to existing caravan sites. The feedback I have received indicates that the 'close physical relationship' is interpreted in a very literal sense i.e. the policy is intended to allow for extensions to existing sites rather than new, separate sites in the vicinity of existing sites. With this in mind, and given the close visual but lesser physical relationship with existing caravan site to the south and the degree of interpretation required, I am of the opinion that a planning application would need to be submitted to test this policy and establish a definitive view on the matter.

The site is also subject to group tree preservation order 1170 which affects the bulk of the trees along the eastern and western boundaries of the site. Care would have to taken to ensure that the proposed use of the site would not result in damage to these trees.

The information available to me indicates that the site falls within Environment Agency flood zone 1 (the area of lowest risk) and as such any application would not require a flood risk assessment.

With regard to the history of the site I can confirm that planning permission 23309/5 for the siting of five static caravans was permitted on the 21st April 1977 and was implemented. This is confirmed by the submission of three subsequent applications each for the provision of three additional static caravans submitted in 1979, 1983 and 1987 respectively. All were refused and subject to subsequent dismissed appeals. The applications were refused on grounds that they would be contrary to policies within the South Hampshire Structure Plan (no longer in force) which sought to resist any further caravan development in the rural north-eastern part of Hayling Island. I have been unable to establish when the active use of the site for the siting of caravans ceased or whether this use would still be lawful but can advise that an application for the extension of the period of occupancy of the caravans was submitted and withdrawn in December 2005.

Regards

Greg Emerson

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Appendix 2 – Recent Planning History

23309/5 Permission for 5 static caravans
Permit 21.04.77, implemented

23309/11 Conversion of stable to garage with carport and change of use of dwelling to guesthouse.
Permit 1.11.83

23309/1 2 storey side extension and 1st floor rear extension.
Permit 14.2.85

89/5093/1 20 bedroom hotel, swimming pool and associated facilities. New vehicular access.
Permit 4.1.90

91/50931/3 Two storey side and first floor rear extensions.
Permit 22.5.91

91/50931/6 Relief from Condition 4 and 5 of planning permission 91/50931/3 to allow dining room to be used by non residents.
Refused 11.12.91

92/50931/8 New vehicular access and closure of existing access.
Permit 19.3.92

92/50931/9 Variation of condition 4 and relief from Condition 5 of planning permission 91/50931/3 to allow dining room and bar to be used by non-residents.
Permit 11.6.92

94/50931/11 Two storey side extension, two storey rear extension, first floor rear extension including new vehicular access previously approved under planning permission 92/50931/8.
Permit 10.3.94

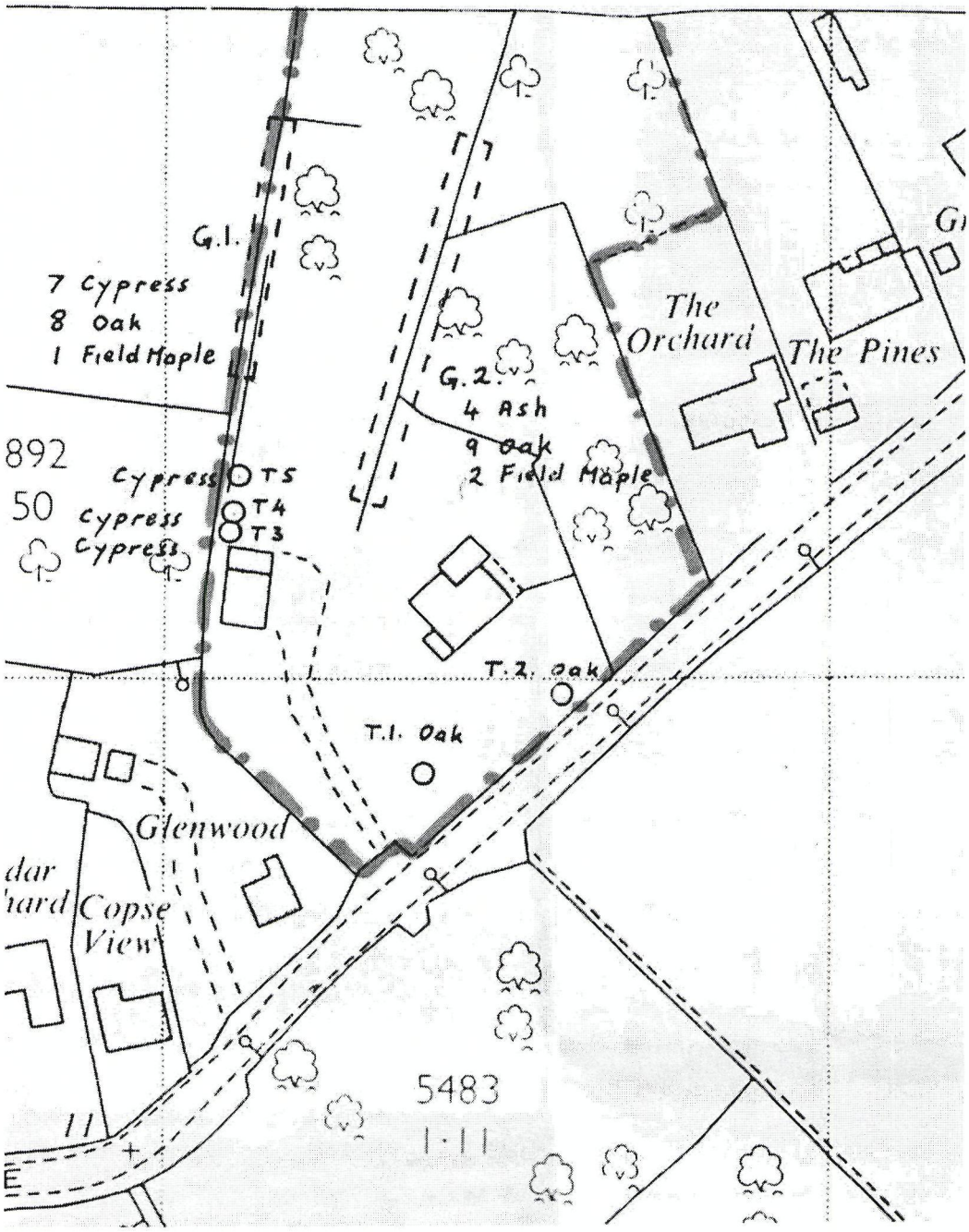
94/50931/13 Two storey side extension, first floor rear extension including new vehicular access previously approved. (Amendment to planning permission 94/50931/11).
Permit 20.7.94

96/50931/16 Single storey block of 10 no. lodges linked to hotel by covered walkway together with associated parking and landscaping including removal of preserved trees.
Refused 27.6.96) (Also dismissed on appeal).

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Appendix 3 – TPO Order Plan

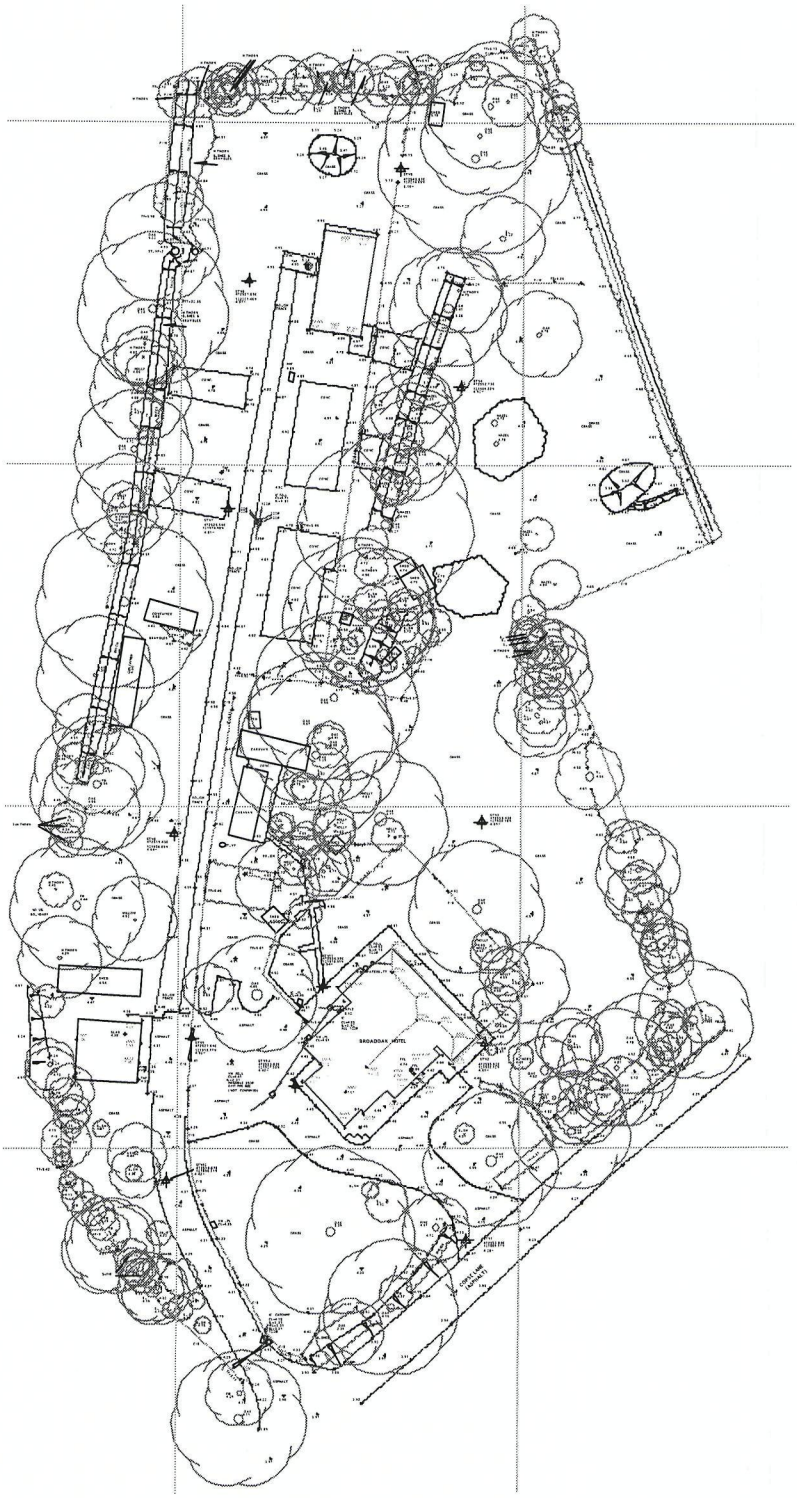
Group TPO's G1 and G2
Specific TPO's T1 – T5



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Appendix 4 – Site Survey



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Appendix 5 – Typical Holiday Lodge

