

Seaview Park, Warden Bay Road, Leysdown, ME12 4LU

Design and Access Statement



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1 Introduction

- 1.1 The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2015 requires the submission of a Design & Access Statement alongside applications for planning permission and is intended to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way.

2 Assessment and physical context

- 2.1 The overall aim of this proposal is to undertake the following works:

- Replacement of the 20 existing chalets at plots 20-27, 35-45 and 50
- The chalets will be fully insulated
- High quality metal sheeting will be used as the roofing
- Windows will be doubled glazed
- Central Heating will be installed
- Insulated concrete base with damp proof membrane will be installed
- Walls will be clad in shiplap sheeting (a self –maintaining material)
- The new chalets will have a 12-month lawful occupancy (NB the existing chalets have 12 month occupancy so there will be no change to this position).

3 Evaluation of the proposal

- 3.1 The works will broadly mirror the scale/appearance and design of the existing chalets but will result in a visual enhancement through the high quality materials of the replacement chalets.
- 3.2 The replacement chalets will have significantly improved the thermal properties and result in a sustainable replacement which complies with Part L1A.

4 Building Design

- 4.1 **Amount of floorspace** - A small amount of additional floorspace is being created. The proposed chalets are a similar size as the existing being 50 sqm compared to approximately 35 sqm as existing.
- 4.2 **Layout** - The internal layout of the premises is slightly altered to provide improved, modern living accommodation. The layout of the park itself is not altered.
- 4.3 **Appearance** – The replacement chalets will improve the appearance of the park as a whole and result in a significant visual enhancement.

Figures 1 and 2: Images of existing chalets



Figures 3 and 4: Images of proposed chalets



5 Accessibility

5.1 The access arrangements will not be altered.

6 Sustainability

- 6.1 All the replacement chalets have to comply with Building Regulations (Part L1A) in terms of thermal efficiency in any event.
- 6.2 The old chalets are significantly less efficient than the replacement chalets. The old chalets are made from timber frame clad by concrete mixed with asbestos sheet. The roof sheets are corrugated approximately 5mm thick, again concrete and asbestos mix. The walls are approximately 90mm thick with the sheeting (5mm) inside and out. There is an air gap between the panels of around 80mm. The walls have no insulation. The floor is wooden on a concrete slab with no insulation. All windows are single glazed and poorly constructed with a view to air tightness.
- 6.3 As set out above, the replacement chalets are fully insulated, a high quality metal sheeting is used for the roofing, windows are double glazed and central heating is installed.
- 6.4 The chalets are erected on concrete slabs with damp proof membrane.
- 6.5 All of these enhancements significantly improve the sustainability of the chalets.
- 6.6 SAP Calculations have been included with the application documentation and it is considered that the condition relating to sustainability as agreed could be attached to this application. This reads as follows:-

“The chalets hereby approved shall be constructed and tested to achieve the following measure:

At least a 35% reduction in Dwelling Emission Rate compared to the Target Emission Rates as required under Part L1A of the Building Regulations 2013 (as amended);

No development shall take place until details of the measures to be undertaken to secure compliance with this condition have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details”

- 6.7 This condition will ensure that the replacement chalets achieve a high standard of sustainability whilst continuing to be a viable, low cost accommodation choice.
- 6.8 This condition has been previously agreed with the Council in respect of other replacement chalets on the site.

7 Summary and Conclusions

- 7.1 The replacement of the chalets to provide improved accommodation is supported by planning policy at all levels. The proposals offer an opportunity to significantly improve the accommodation in the park. They offer a visual betterment to the local area, significantly improving sustainability credentials, providing improved accommodation, and will support local tourism and the economy. The proposals comply with development policy at all levels and material considerations, therefore, it is considered that that these proposals be granted without delay.
- 7.2 The proposal will not create any adverse amenity impacts or any impacts upon highways or transport.
- 7.3 Planning permission has recently been granted for replacement chalets at the park.
- 7.4 It is considered that the proposals are acceptable, accord with planning policy at all levels and planning permission should be granted.

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