

SPACE & PLACE ARCHITECTS

3893- HAVEN – ALLHALLOWS HOLIDAY PARK

Design Statement for Planning

Date: 11.05.2023

The proposed development at Allhallows has been designed by a skilled and experienced professional team to provide high quality swimming and leisure water facilities, to enhance the guest experience, and maximise the site potential of the holiday park.

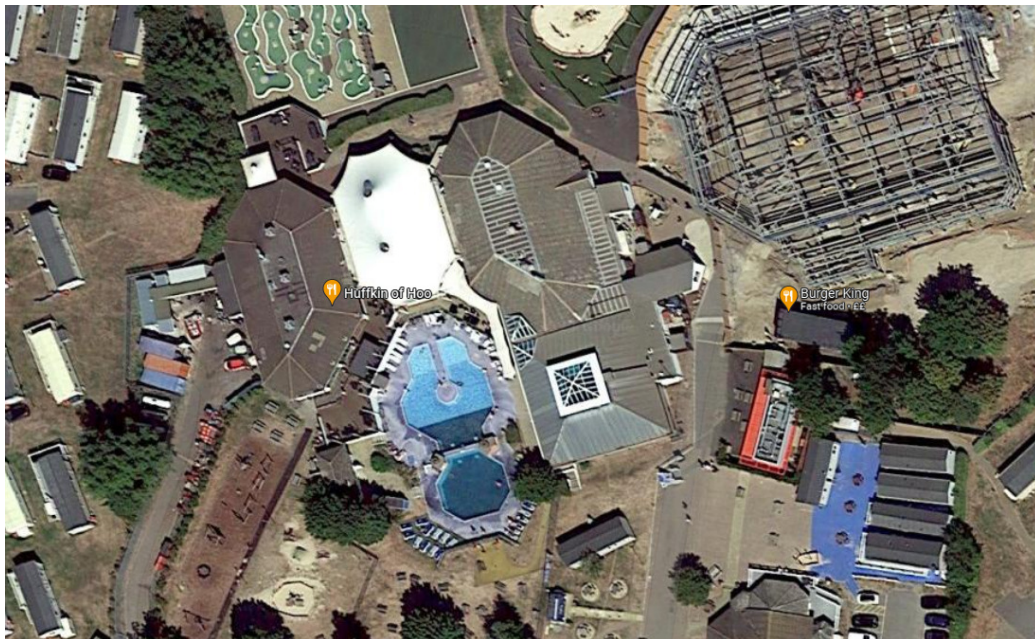
The main existing leisure building at Allhallows comprises two blocks which are oblong with chamfered corners on plan, and large pitched roofs over; a connecting 'big top' structure with tensile roof; and a square plan pitched roof block to the south housing the swimming pool.

In the external courtyard formed between the different building blocks, there is an external pool which is tiered on two levels, and is a figure of eight on plan.

There is a recent addition of the Marina Bar / Showbar building to the east of the main leisure building, which was completed last year.

Around the main leisure buildings are a number of outdoor activities, F&B units and holiday park accommodation caravans and chalets, along with access roads. To the north is the beach and the Thames estuary.

The existing square plan building with the indoor pool has a pyramid-shaped roof form with a glazed lantern at the apex. There are a number of changes in ground level across the site, and the ground rises up towards the south.



Existing aerial view of the site, with main leisure building surrounding the outdoor pool. The Showbar under construction to the north east. (Showbar building now completed on site.)

The existing pool building has a small plant area and small changing / shower / locker area. The indoor pool is also small to meet the demands of the visitors to the holiday park. The outdoor pool has its own separate plant within an outbuilding, but this is also too small to meet current requirements.



Existing building – Looking south west towards 'big top' between two blocks of main leisure building



Existing building - Looking east across outdoor pool with roof of indoor pool building

In order to increase the water area and bathing numbers on the site, and to include a range of water attractions for multi-generational activities, it is proposed to:

- Extend the existing pool facilities with a new building to house a confidence pool area and multi-level play structure.
- Reduce the overall size of the outdoor pool and add a corridor structure allowing internal access to the outdoor pool
- Create a new central plant room to serve the indoor pool, outdoor pool and new water extension.
- Create a new service yard for delivery and maintenance vehicles servicing the new pool extension.
- Improve the changing numbers and layout (this will be wholly internal works and not subject to this planning application.)

The leisure water extension is proposed to sit to the south of the indoor pool building, to allow internal movement from the pool to the leisure water. This also provides a visual draw to guests arriving on the site for the first time, with views in to the leisure water providing an active frontage to the main leisure building.

The massing of the new extensions were carefully considered, as the play structure requires a significant internal height, higher than the existing pool hall. The floor levels of the leisure water and plant room also sit higher than the existing building floor levels, due to the rise in ground levels to the south. However the impact of this has been minimised by use of pitched roof on the main leisure water extension and by staggering the internal floor levels of the plant space to ensure that the parapet line is constant.

Massing studies were carried out as the design proposal emerged, to ensure that the impact on the site was minimised as much as possible.



3D study of proposed development, from main approach to the leisure complex with the new leisure water extension in the foreground.



3D study of proposed development, from outdoor pool looking south

The leisure water extension was developed as a pitched roof design, to keep the eaves level down to reduce the visual mass of the building from the surrounding holiday park.

The confidence pool connecting the new extension and the existing building has a flat roof and parapet to allow the roof lines to link together. The plant room is designed with a flat roof and parapet to enclose the outdoor pool, and allows some necessary plant to be located on the roof behind the parapet.

(See roof plan for further info)

The external materials of the new leisure water extension have been selected to be complementary to the existing building and site, with cementitious weather-boarding in pastel colours adding to the beach feel of the site. The cementitious weatherboarding is long-life and low maintenance, which will ensure that the new building looks sharp for longer.

The glazed openings have been carefully selected to allow views in and out, and will be aluminium framed solar control clear glass.

The roof material is grey standing seam single ply membrane, to be modern and crisp and give the building a high-quality finish, to the visible sloped roofs. The flat roofs behind the parapets will be single ply membrane where no plant is proposed, or robust bituminous roofing with slabs over where access and maintenance is expected to service rooftop plant.



Standing Seam Single Ply Roof

Fibre Cement Weatherboard Cladding



Curtain Wall



Overall the applicant and design team feel that the proposed pool extension for the Allhallows site is a high quality, and well-considered development that will enhance the existing facilities on the holiday park.