Splash Pool Redevelopment, Butlins, Skegness

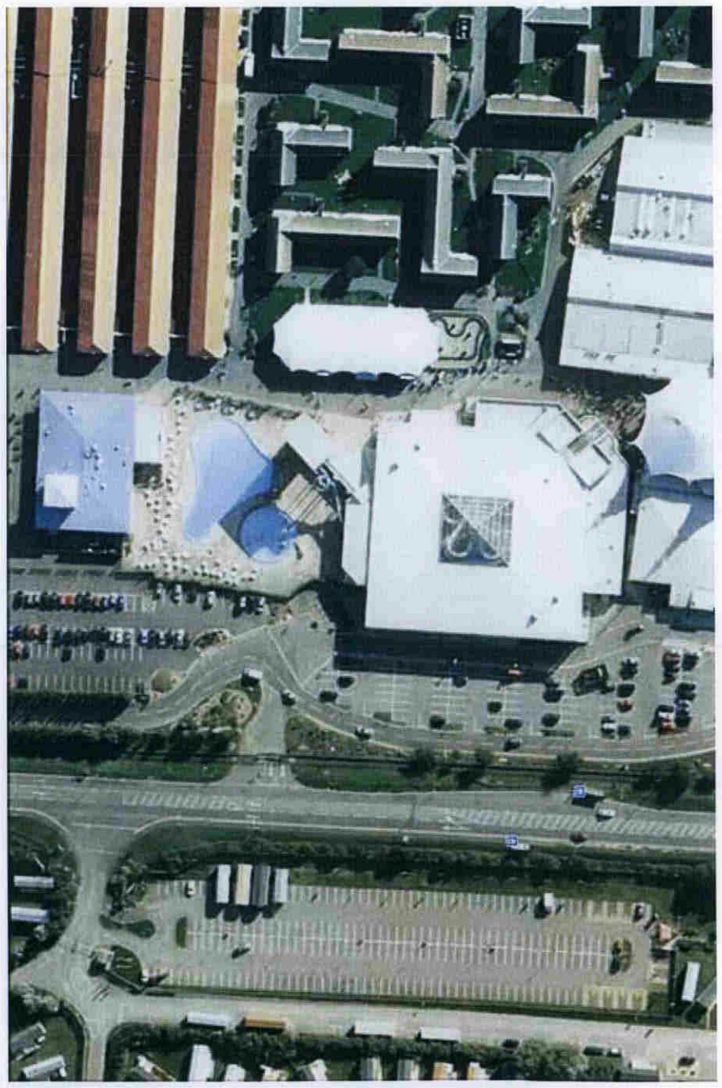
Design and Access Statement

For : **Butlins Skyline Ltd**

Prepared by:

HolderMathiasarchitects

22nd July 2011



Contents

1.0 Vision

Vision

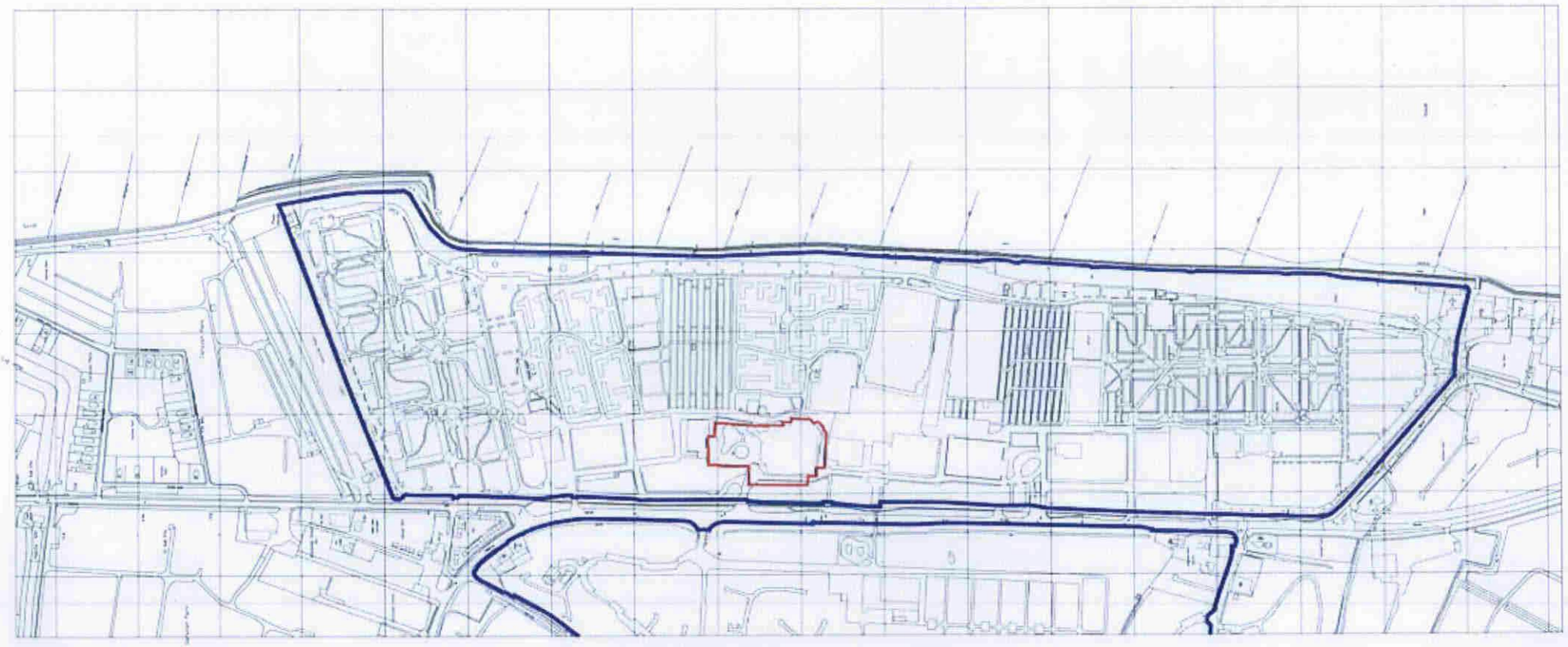
Butlins Skyline Ltd are looking to redevelop and upgrade the existing Splash pool building which is 25 years old. The current internal environment is cluttered, noisy and busy due to the flume rides (mainly the master blaster flume ride which goes around the pool interior at high level and the space bowl). There are no opportunities to sit or rest adjacent to the pools. Any spectators are currently relegated to the first floor balcony area with no easy links to pool side.

Proposals have been developed through discussions with Butlins to provide a pool environment which is less hectic and humid and has more dwell times and relaxation areas. The existing flumes will be replaced by rides that are mainly external to the building but start and finish internally. A total of five rides are shown; three of which will be provided initially, one family ride on the north elevation (to allow people to go down in two's or three's), a high adrenaline ride starting within the tower and the space bowl ride on the west elevation. Two further flumes will be provided in the future. The proposals also include the provision of a separate children's pool area with it's own water features and flumes. Access between ground and first floors has been improved by the provision of additional staircases at each end of the balcony. A new raging river water feature has been provided along the west elevation with an external Jacuzzi and cold plunge pools.

The outdoor space is important and the existing external pools will be transformed into a water fountain area with new paving, terracing, soft landscaping, external seating and loungers. It is envisaged that the fountains will be used by the children during the day and at night they will form an impressive water display. The improvements to this area will mean that it will have an pleasant attrac-

Aerial View

Existing Site Plan



tive, year round appearance even when it is not in use during the winter months.

The flume tower will form a key feature of the building. It's height and glazing will allow it to become a beacon to the site especially in the dark. It is envisaged that changing coloured lights could be used. The height of the flume tower allows for access to the flume platforms which are at differing heights to accommodate the different types of rides

The re-development aims to showcase the pools features to both guests and the general public passing the site. It will provide more dynamic and attractive rides and features in order to provide a 21st Century offer to Butlins guests.

Introduction and Site Location

Introduction

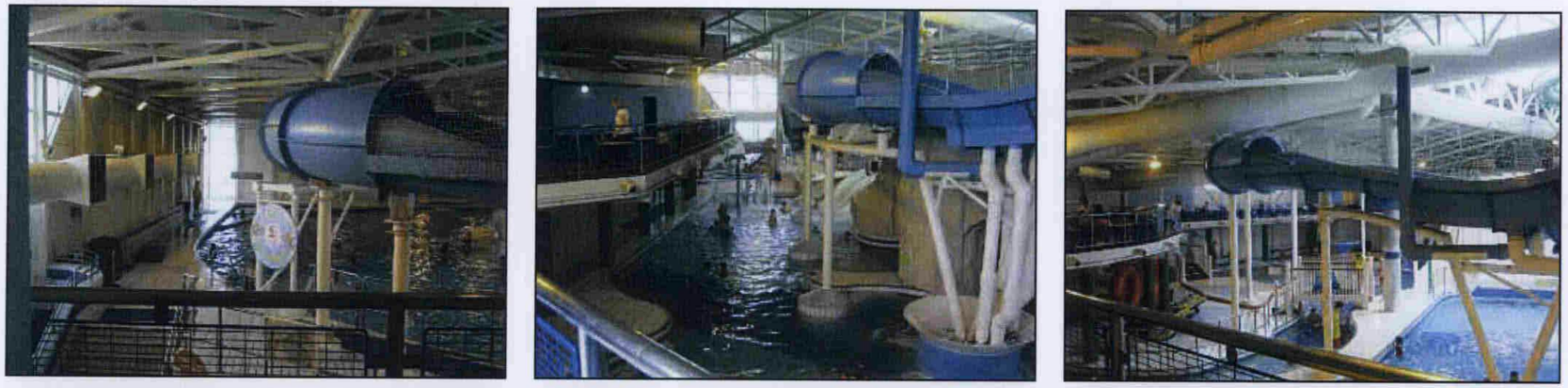
This Design and Access Statement is submitted in support of an Application for Planning Permission for the re-development of the existing Splash pool building at Butlins, Skegness. It provides an explanation and rationale for the design proposals submitted and the processes employed to reach this point. The planning application is made by Holder Mathias Architects as Agents on behalf of the Butlins Skyline Ltd as the Applicants.

Existing Building

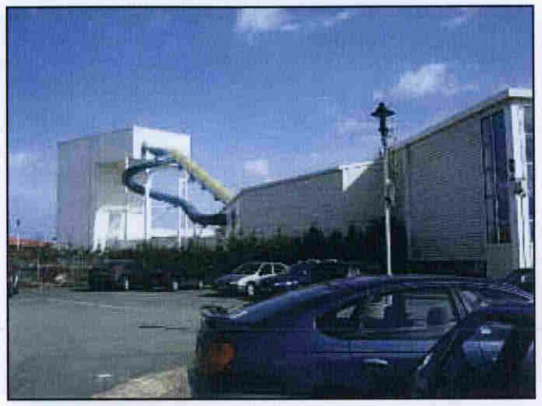
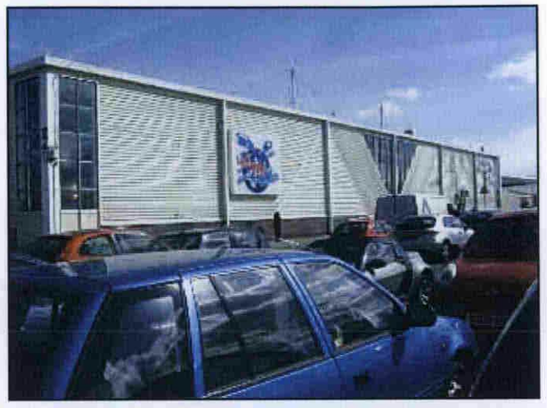
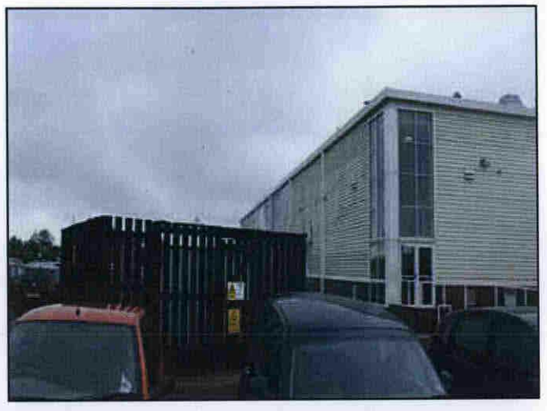
The pool building is located adjacent to the Skyline Leisure Pavilion towards the north end of the resort. The building was constructed originally in 1987 and comprises three internal pool areas (whirlpool, leisure pool with beach and rapids/grotto pools) and three flume rides which are located centrally within the building. The master-blaster and space bowl rides were added into the building approx. ten years ago when the external flume tower was also constructed. Recent developments include an extension to the changing village. The main entrance faces towards the Skyline Pavilion on the south east corner.

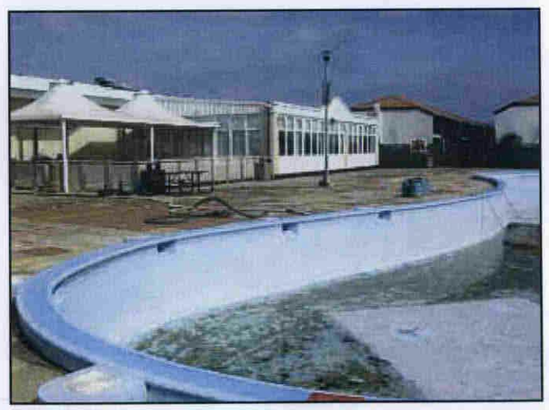
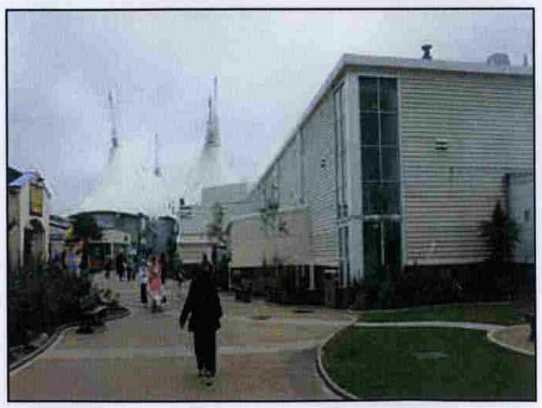
Internally, the steel structure to the building is on display both as columns around the perimeter of the building and as inclined roof trusses. The liner sheets to the roof form the ceiling. The walls are finished in tiling up to first floor level. A balcony area at first floor level runs around the west, south and east sides of the building accessed by a staircase from reception. Plant to service the pools and flumes is located at basement level around the outline of the pools and is accessed through the plant room located on the east elevation.

Existing Internal Photographs



Existing External Photographs

Externally, the building materials comprise mainly horizontal metal cladding sheets above a brick plinth with small areas of vertical glazing at the corners and mid elevation of the building. These areas of glazing only allow limited views into the pool interior. The roof of the building comprises metal corrugated sheets which form a low inclined pyramid. A steeper glazed pyramid sits over the centre of the building. Internally however this glazing is cordoned off with netting and translucent material as the glass has begun to crack and fall out. Due to it's location, replacement of any glazing is very costly.

There are two external pools which are filled and used during the summer months (May—Sept). The remainder of the year they are left empty and look run down. These pools are approx. 1.8m deep. The external pools are overlooked by the Sun and Moon Pub which is situated along the southern elevation. Currently the only access to the external pools is through the Splash pool building as externally the area is enclosed by fencing and landscaping.

Planning Context

The planning application does not involve any change of use from the current use designation as a leisure facility/ holiday resort.

Site Location

The site is located towards the north side of the resort. Immediately to the south is located the Skyline Leisure Pavilion, to the east is a pedestrian street and food outlet/ leisure units, to the north is located the Sun and Moon Pub and changing related to the external pool area and to the west is located a car park. Further west, beyond this car park, is located the A52 road.

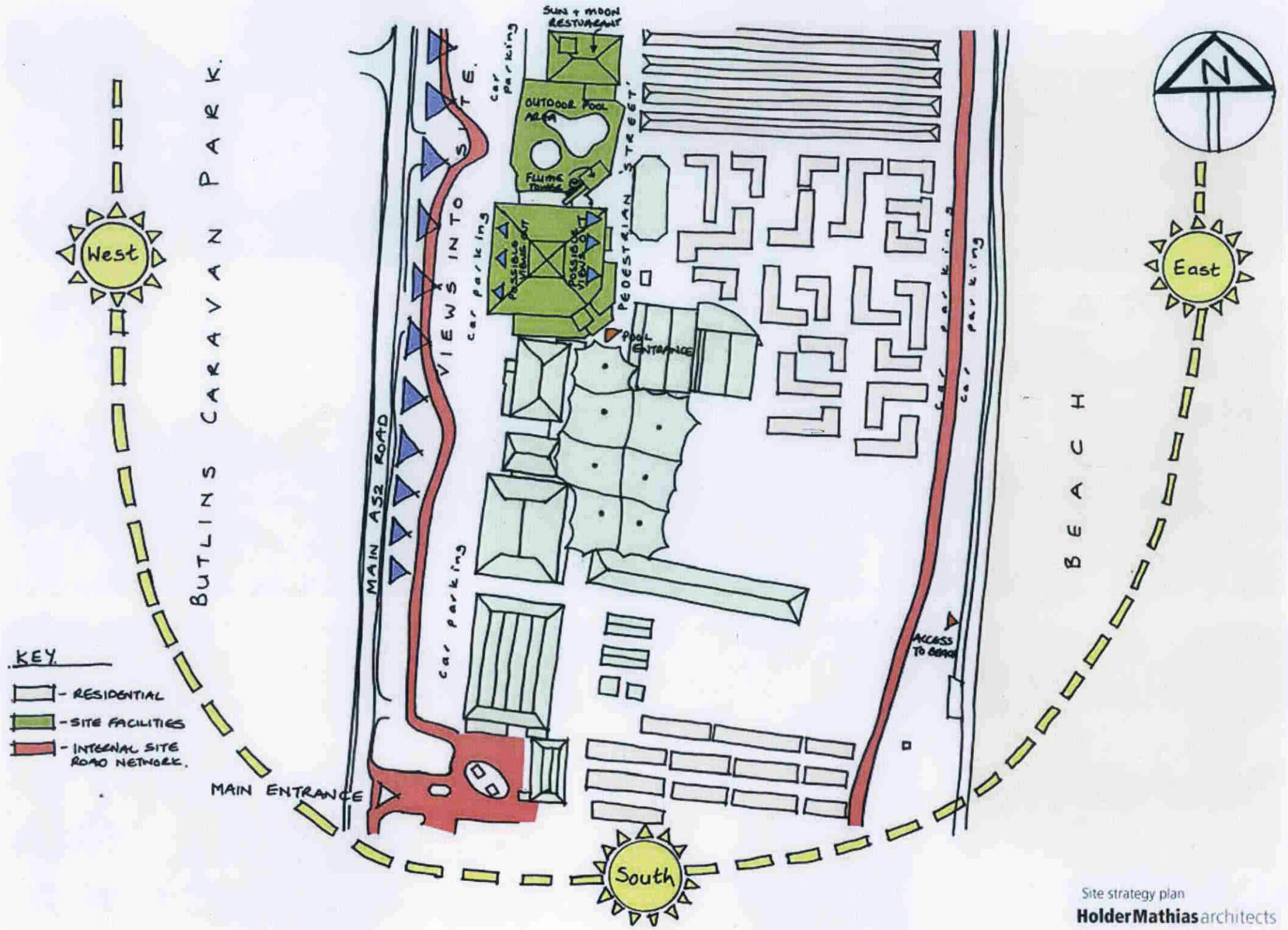
The site area within the red line boundary is 2.236 acres.

3.0 Site Analysis

Site Analysis

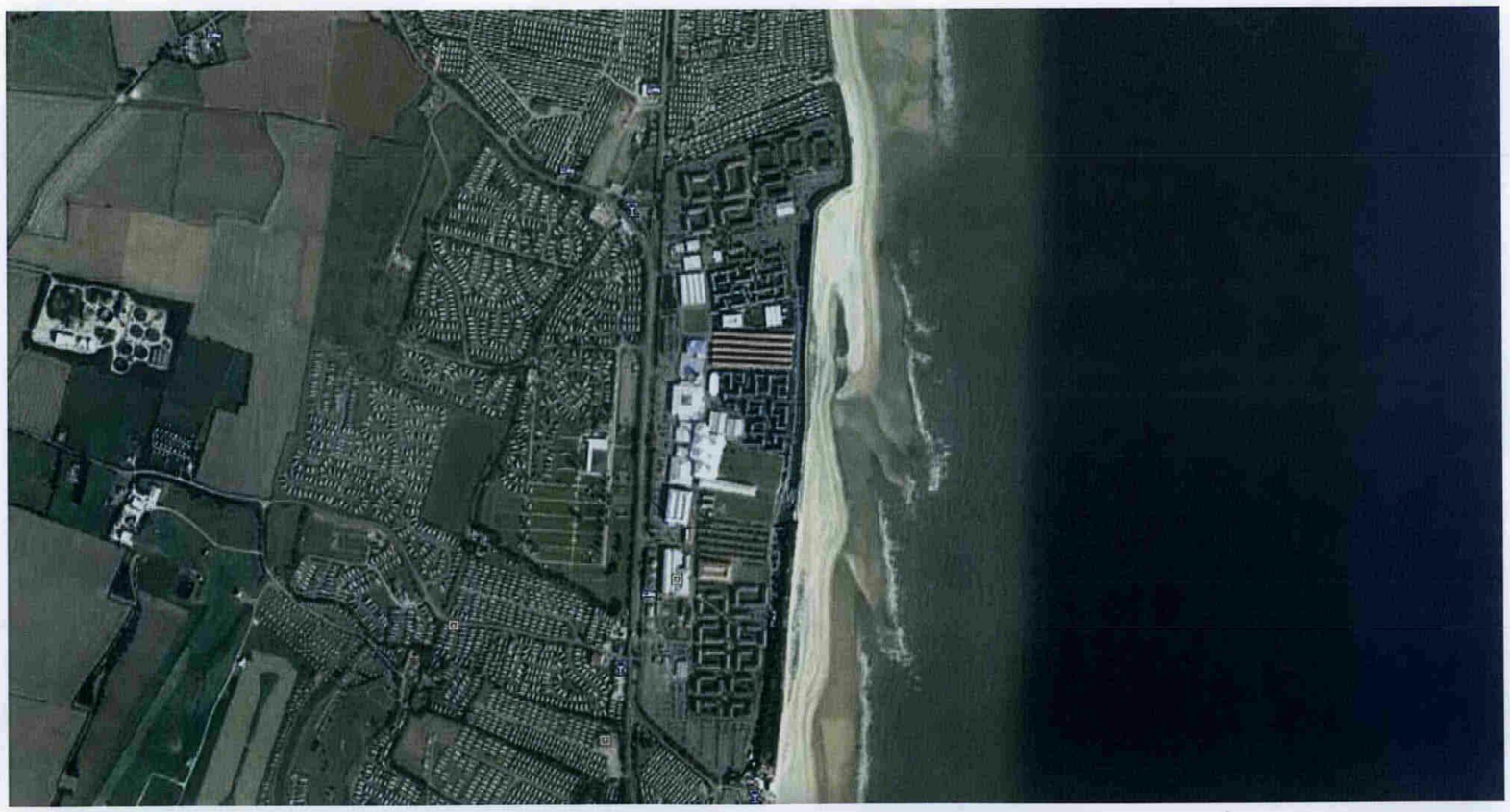
The pool building is situated towards the north end of the site and is not visible from the main entrance. It is located adjacent to the Skyline Pavilion and residences. No views are possible of the sea from the pool. The building itself shows no clues as to what is happening inside either to the pedestrian street running along the east side of the building or the car park and main road along the west elevation. Both these two elevations have the potential to allow views both into the building as well as displaying the features of the pool to the guests and the passing general public on the main A52 road.

To the north of the building are two existing outdoor pools whose usage is limited to the summer months. This area has tremendous potential to be updated and turned into a valuable asset and attraction to be used all year around by the Butlin guests. These external pools are overlooked by the Sun and Moon pub.



Site strategy plan

HolderMathias architects



Context Assessment

The Skegness resort was the first to be developed by Billy Butlin on 200 acres of former turnip fields to the north of Skegness. The site sits adjacent to the beach which runs along the whole of the east boundary of the resort. Construction began in 1935, mainly to Butlin's own design and the resort opened on 11th April 1936 and was an immediate success. It was to be a luxury camp at prices that working people could afford with three meals a day and free entertainment. The capacity was increased from 500 to around 1,200 during the first season and at the end of the first year capacity increased again to 2,000. The camp eventually went on to accommodate close to 10,000 holiday makers.

During the 2nd world war, the Royal Navy took over the resort and it became a training ground. After the war, the resort was handed back to Billy Butlin who re-opened it on 11th May 1946. Further developments included an airport next door, a hotel and theatre which were open to both holiday makers and the general public. The first commercial monorail in the UK opened here in 1965. The external pools were constructed in 1984 on the site of the old reception building which was destroyed by fire in 1974 and the land became a sport field.

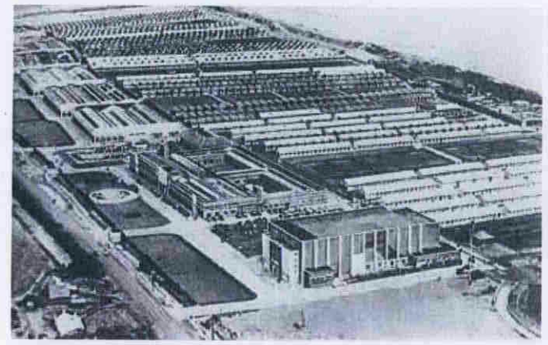
The resort continued to prosper and in 1987 benefitted from a £14 million investment and improvement scheme, including a change of name to Funcoast World. This investment included the construction of the existing Splash pool building which was built on the site of the old Princes Building (used for dancing and incorporated a ballroom) which burnt down in 1974. This area was then used as a sports field until the construction of the Splash pool building. The resort was refurbished again in 1999 which included the construction of over 1,000 'New England' style apartments. At the same time, the Splash

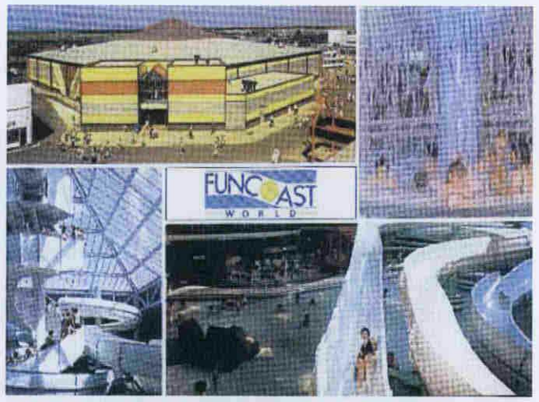
pool building was refurbished and extended to accommodate the space bowl and masterblaster flume rides. The extension meant that the size of the external pools was reduced.

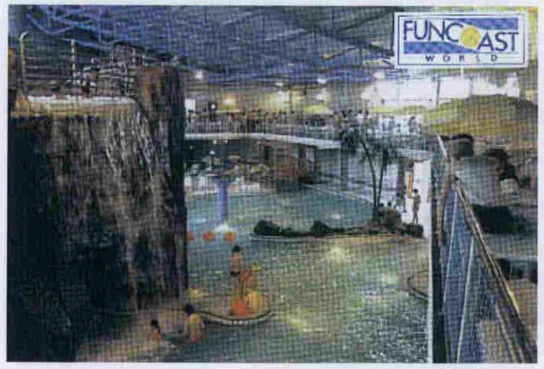
The resort now accommodates 7,500 beds and employs 300 full time and 1,000 seasonal staff. It also has its own caravan park to the east side of the A52 main road which contains over 500 static vans.

The resort site is also surrounded by other static caravan parks to the north and south. It is bounded on the west by the main A52 road and on the east by the beach and the North Sea.

Old Postcards showing the Butlins resort







Involvement and Consultation

The design proposals have been prepared following full consultation with Butlins and the management of the existing facility. The management have consulted with staff on the proposals and feedback/comments have been used to develop the design to it's present position. Appropriate and sufficient levels of consideration have been given to issues such as security, adjacent areas, site uses, ground conditions, flood risk etc. The developing proposals have been refined to reflect comments received although it is considered that the initial concepts pre-empted and integrated either known or anticipated key criteria.

A meeting was held with East Lindsey District Council Planning Officer as a pre-application enquiry in June 2011. These discussions included the need to show the proposed development in context with its surroundings and liaison with the Environment Agency.

Consultations have also been held with the Environment Agency (Lincoln office) regarding the proposals and the flood risk assessment. The EA have confirmed that a flood risk assessment is not required for this scheme which East Lindsey District Council have also confirmed.

Butlins have directly consulted with Ingoldmells Parish Council regarding the scheme who are fully supportive of the proposals.

Feedback and information from these consultations have been used to develop the scheme design to its current stage.

Design and Design Solutions

The vision for the development has been influenced by the requirements to create a space which is less cluttered, hectic and humid with more relaxation and dwell areas.

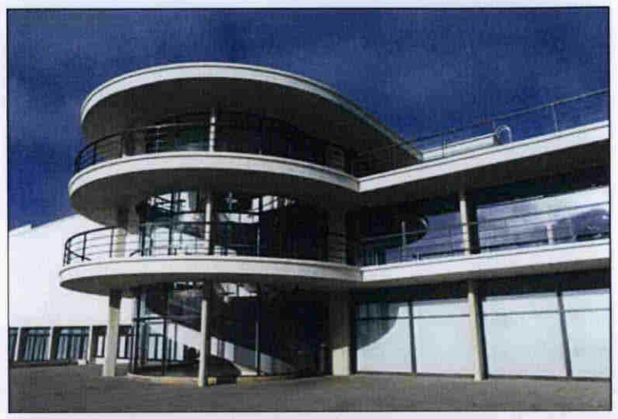
The key design principles have evolved primarily following thorough analysis of the building's characteristics, the opportunities and restrictions which have arisen out of the buildings context and setting and the understanding of the Butlins aesthetic (look and feel) for the resort which can be summarised as '21st Century seaside with a smile'. The adjacent exemplars show the aesthetic feel which Butlins are incorporating into their resorts. These have already been integrated within the pool building with the recent refurbishment of the changing village.

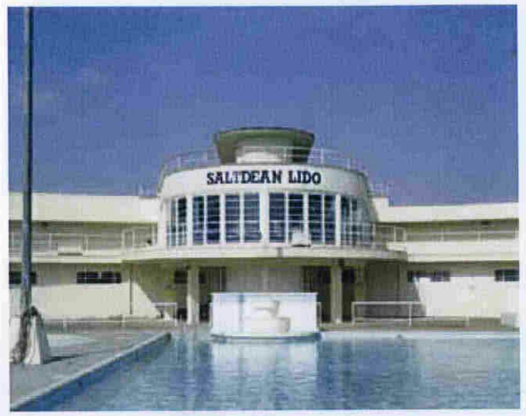
The redevelopment aims to raise the profile of the pool building within the resort, making it a landmark feature to both the Butlins guests as well and the general public passing the site on the A52 road. Opportunities are available on the east, north and west elevations to open the building up through the incorporation of more glazing in the external walls so that passersby can see what is going on within the pool as well as the building being able to show case it's facilities to guests and public alike.

The exemplars of buildings show the seaside type of architecture which feeds out of the exemplar images. The architecture of simple lines, strong building features, large areas of glazing alongside solid elements and quality architecture and detailing are all elements which have been taken onboard within the design.

The following drawings show the existing plans, elevations and sections of the Splash pool building.

Exemplars

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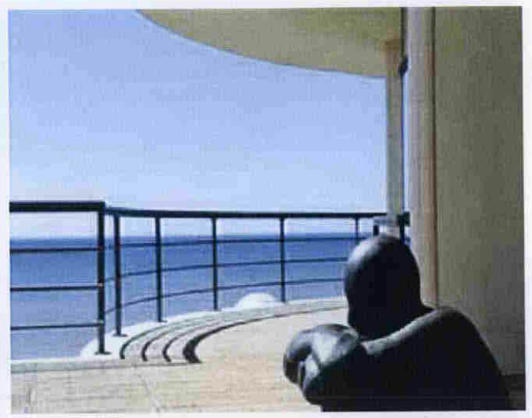
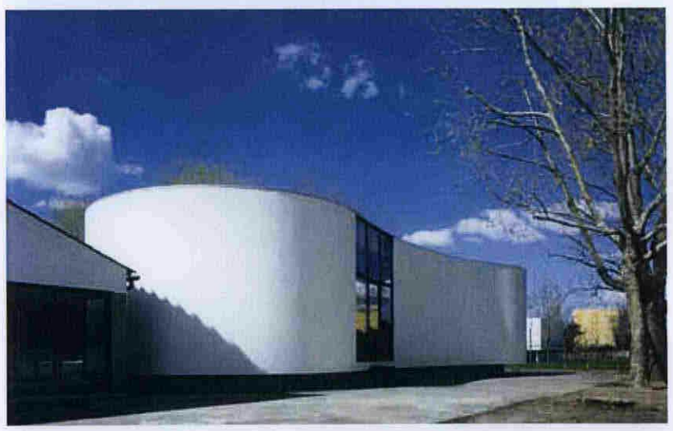
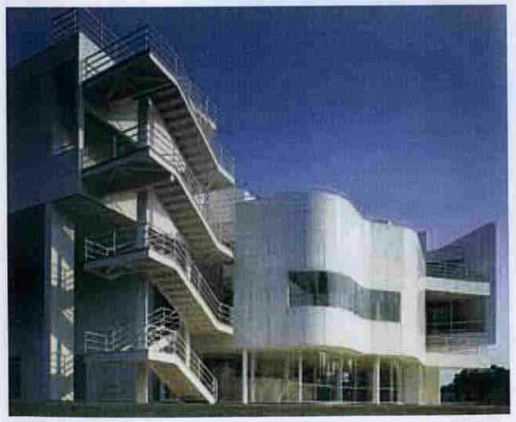
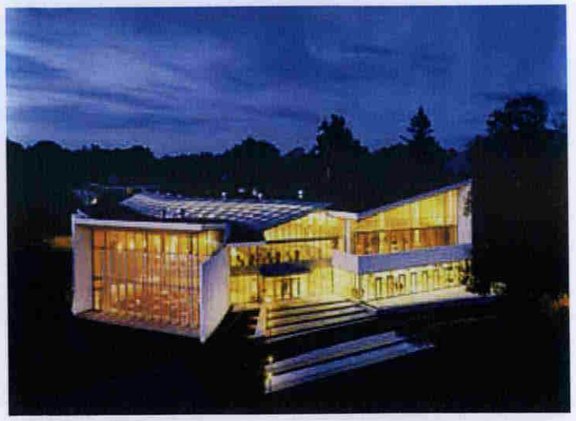
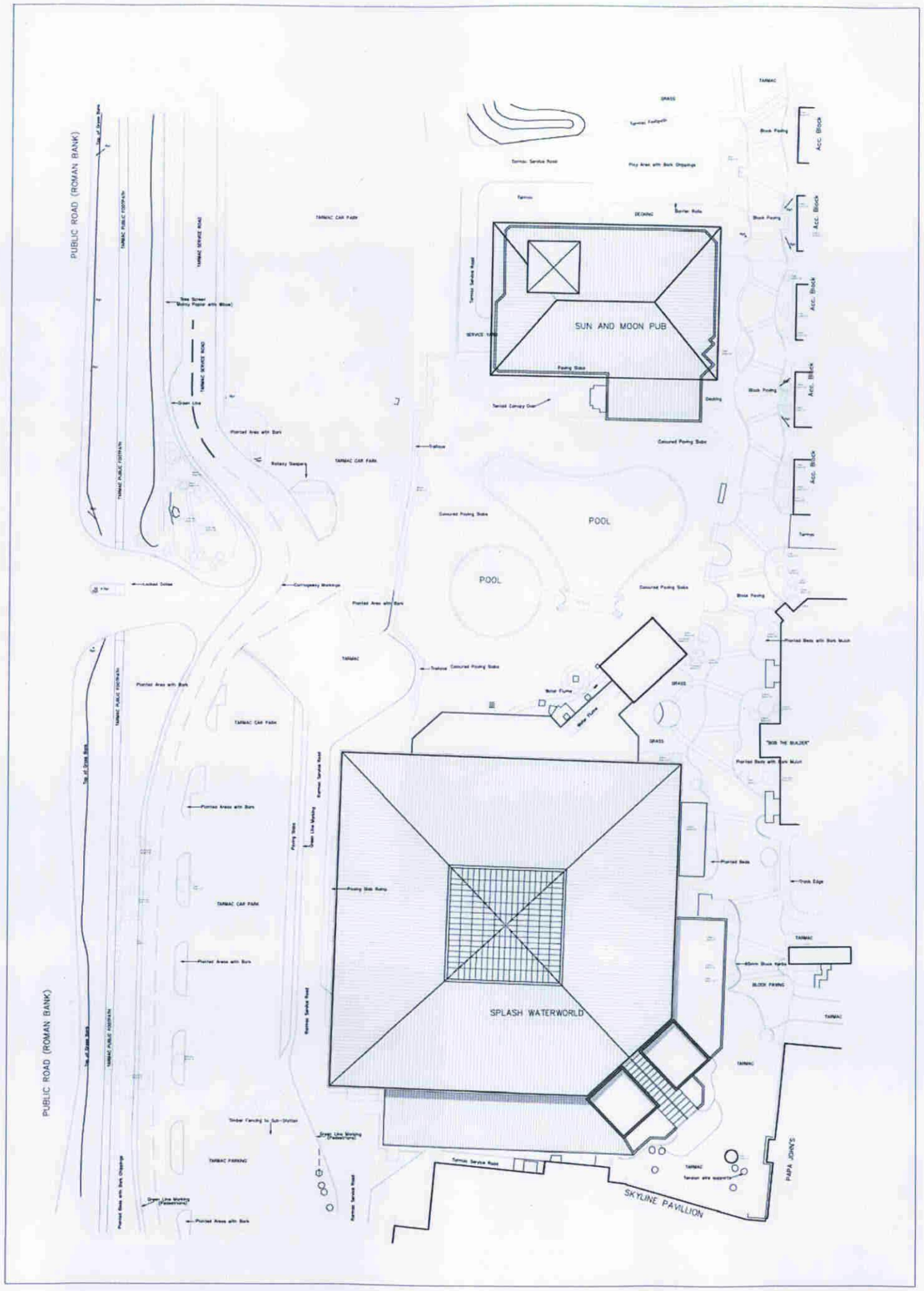


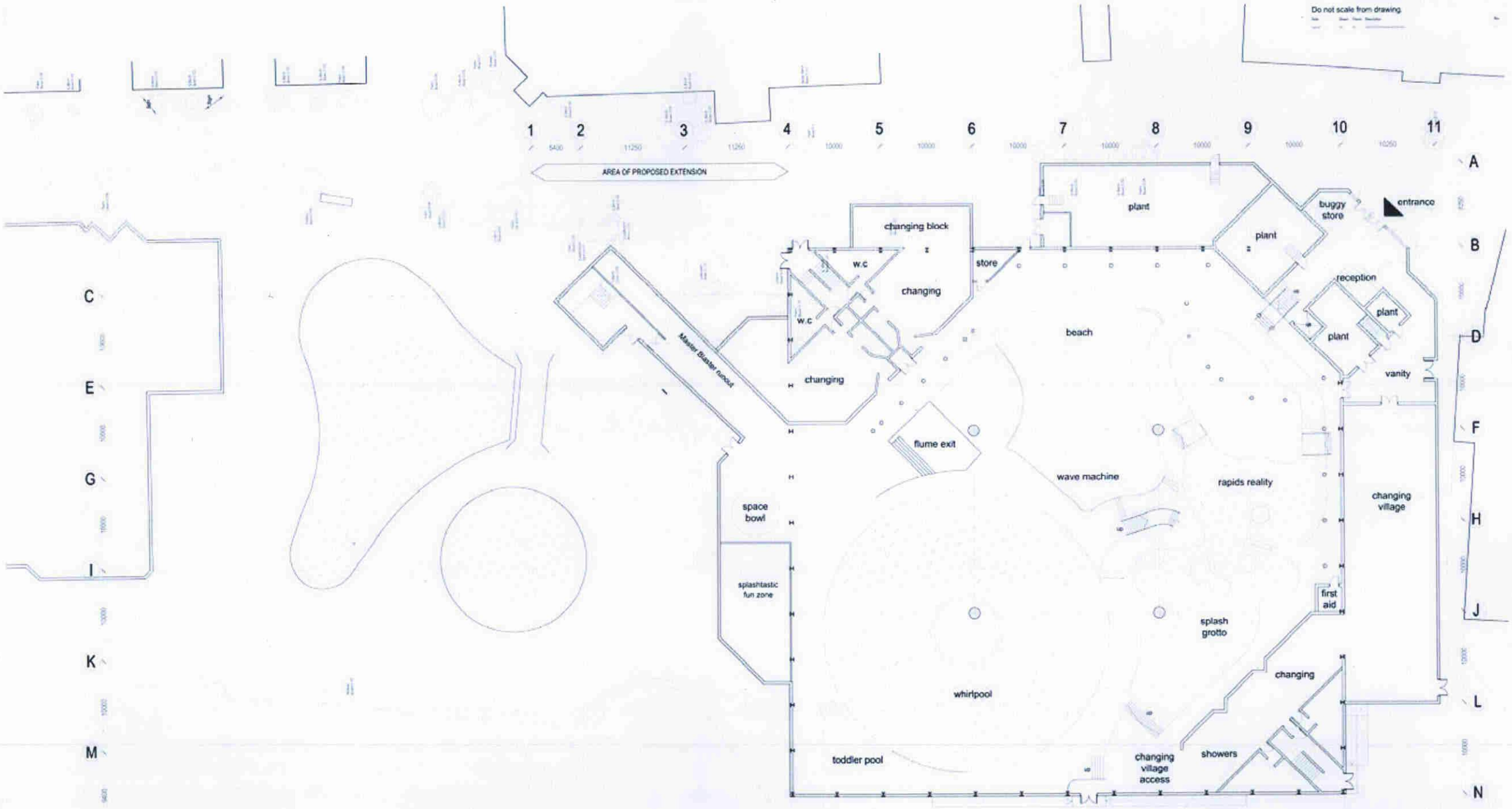






Existing Site Plan





PLANNING

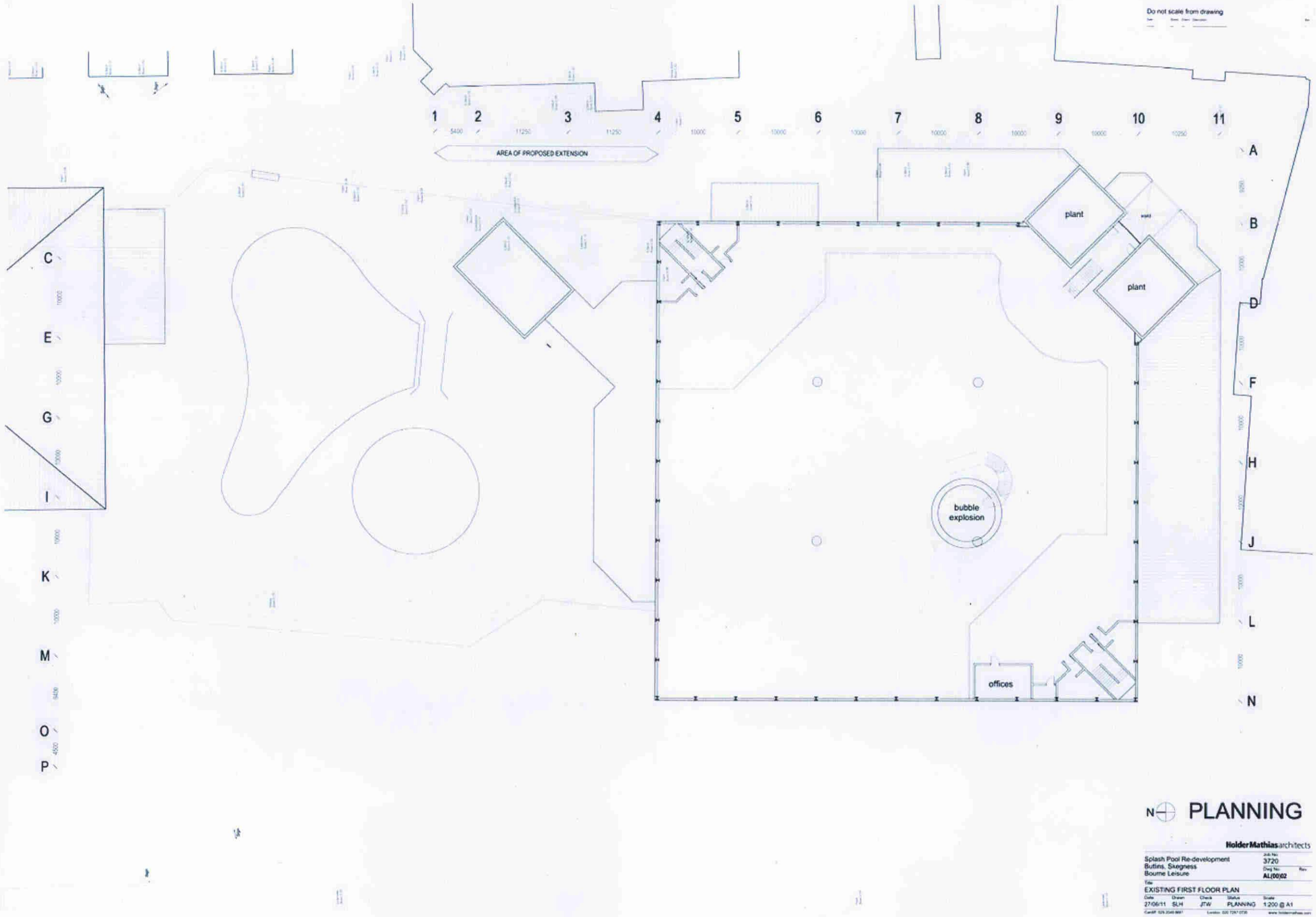
HolderMathias architects

Splash Pool Re-development	Job No. 3720
Butlins, Skegness	Dwg No. AL(00)01 Rev
Bourne Leisure	

EXISTING GROUND FLOOR PLAN

Date	Drawn	Check	Status	Scale
27/06/11	SLH	JTW	PLANNING	1:200 @ A1

Existing First Floor Plan



PLANNING

HolderMathias architects

Splash Pool Re-development Butlins, Skegness Bourne Leisure	Job No. 3720 Dwg No. AL(00)02 Rev.
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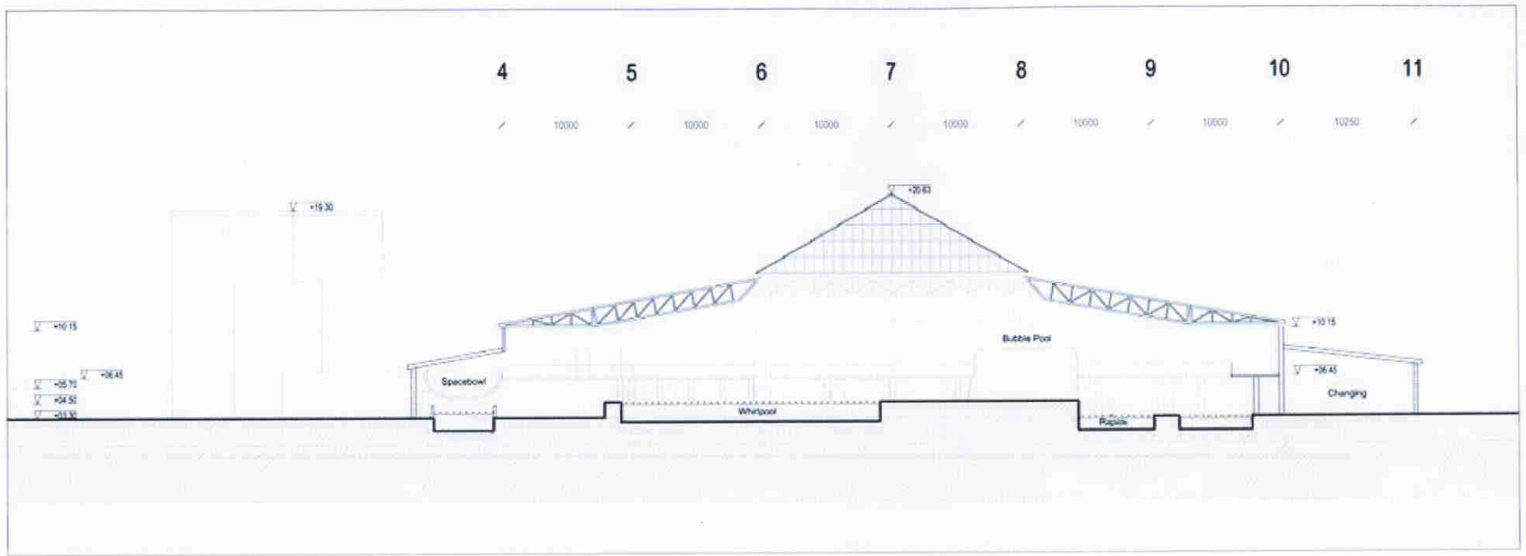

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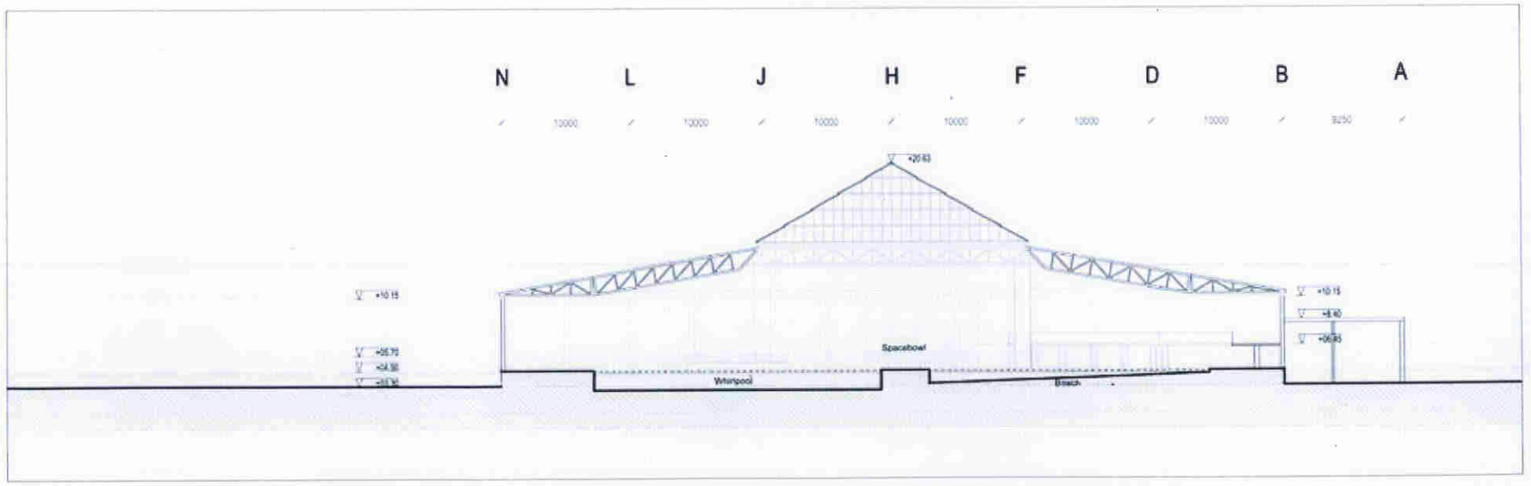
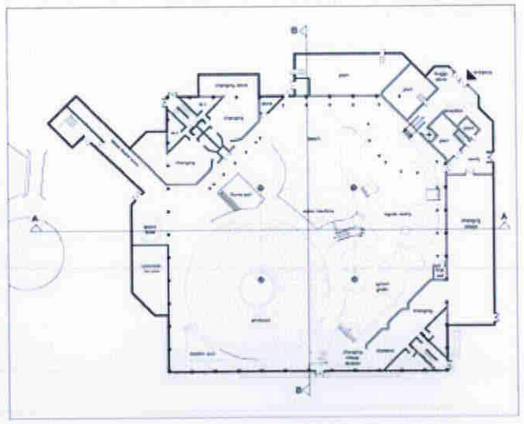


Existing Section B-B

Key Plan



PLANNING

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Splash Pool Redevelopment Butlins, Skegness Bourne Leisure Ltd			Job No 3720 Dwg No AL(00)06	Rev
Title EXISTING SECTIONS				
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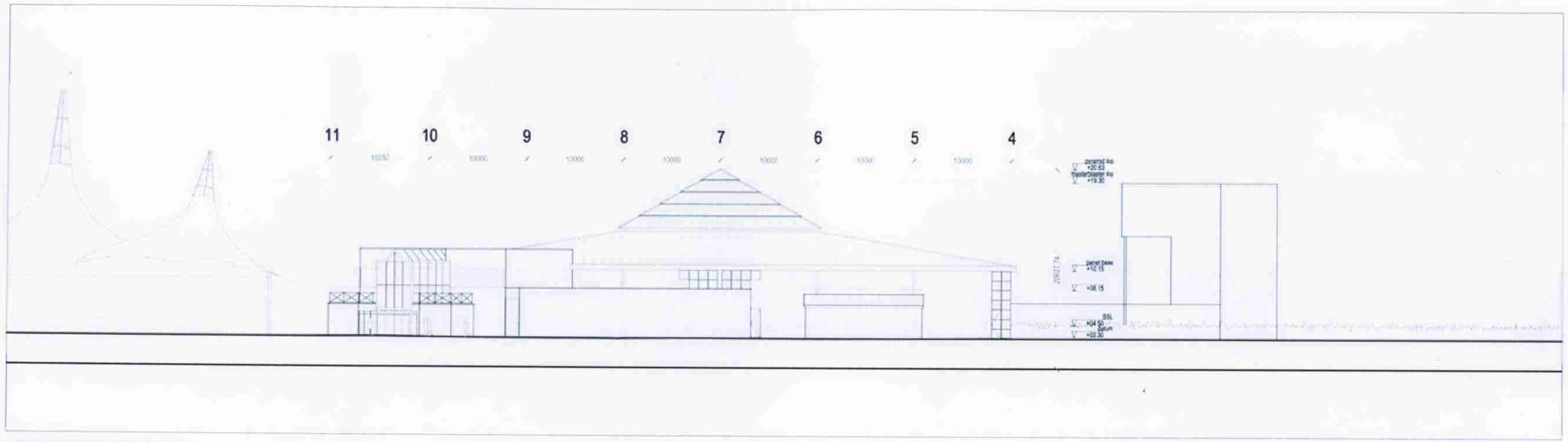
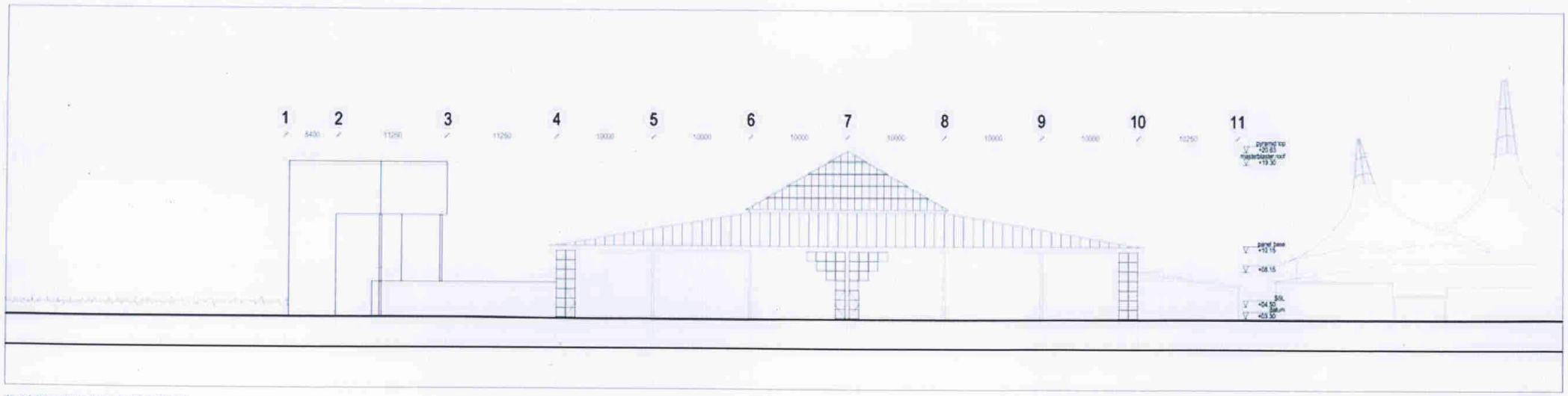


EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

PLANNING

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Splash Pool Redevelopment Butlins, Skegness Bourne Leisure Ltd	Job No. 3720	
	Dwg No. AL(00)04	Rev

Title
EXISTING ELEVATIONS

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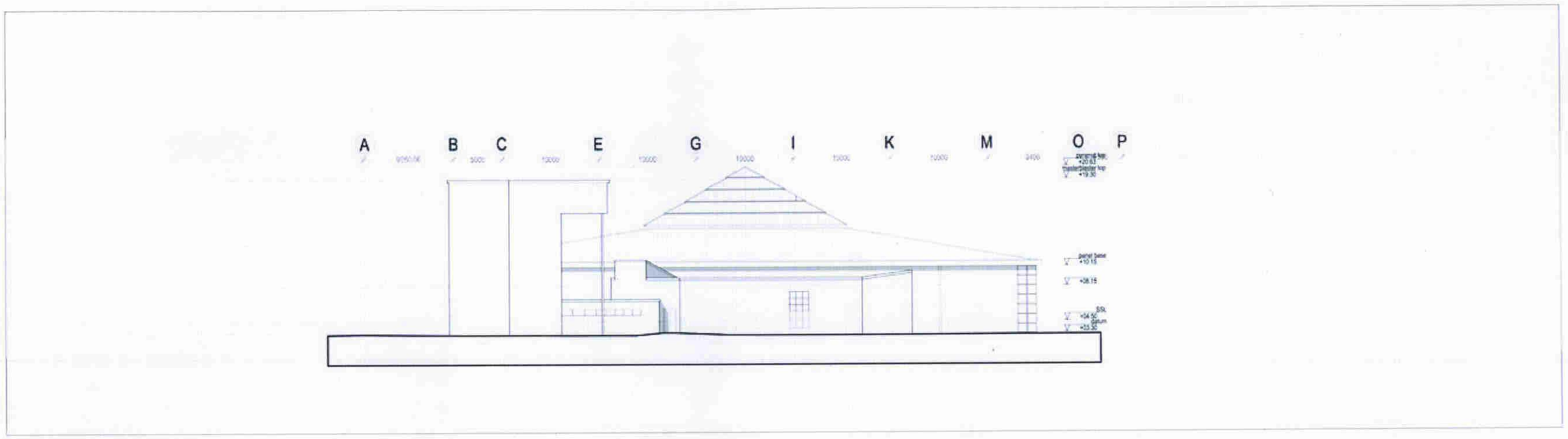
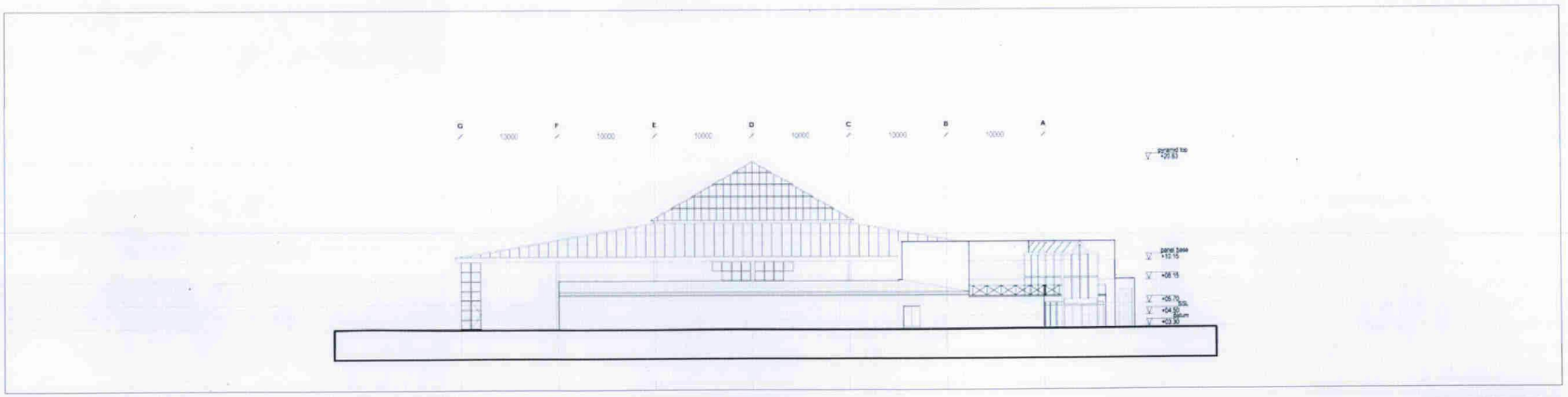


EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

PLANNING

HolderMathias architects

Splash Pool Re-development				Job No.	
Butlins, Skegness					3720
Bourne Leisure Ltd				Dwg No.	Rev
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EXISTING ELEVATIONS					
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Initially two layout options were produced as follows:-

Option 1

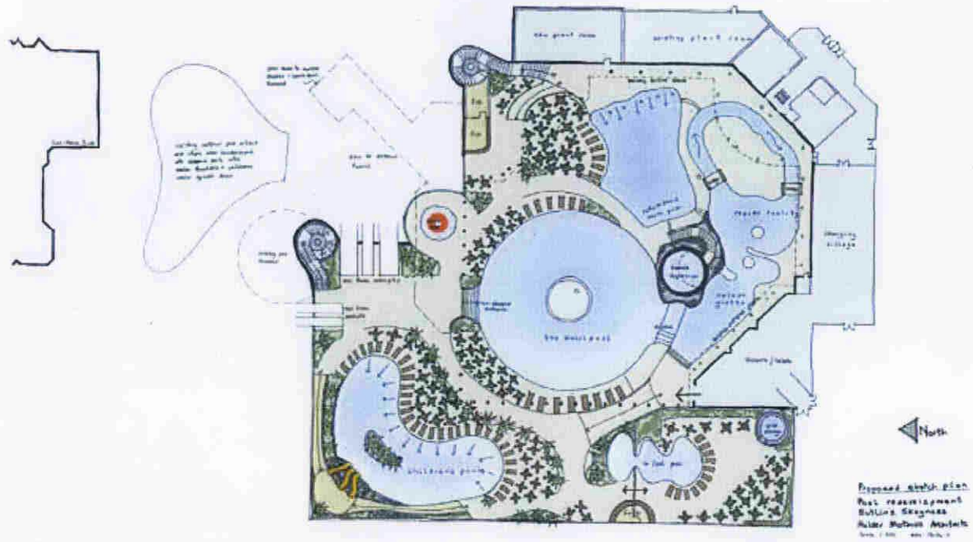
This option showed the building extending along the whole of the west elevation and part north elevation with the inclusion of a new children's pool in the north west corner of the extension. The existing space bowl was retained in its original position. Two stair towers were incorporated to provide access to high level flume platforms in the north east corner and on the north elevation. The loss of the three central flumes meant that the flume pool was now not required. This area was infilled to provide additional seating area. An indoor/ outdoor pool with small sunbathing terrace was provided along the south elevation. Two food and beverage outlets were also provided within the pool hall. The building was extended into the old changing accommodation in the north east corner of the building

Option 2

This option showed the building extending along the whole of the north elevation wrapping around onto the west elevation. The children's pool was located in the north east corner of the extension. Again the loss of the three central flumes meant that the flume pool could be infilled and allowed the creation of seating areas. There was one stair tower providing access to all the flume platforms. This stair tower situated on the north west corner of the building, forming a feature. An indoor/ outdoor pool was located on the south elevation with a small external terrace. The position of the children's pool meant that the space bowel had to be relocated near to the flume catch pits. Two food and beverage areas were included; one on the north elevation and one on the east elevation. Although the new flumes start and finish within the building, the actual rides will be external to the building.

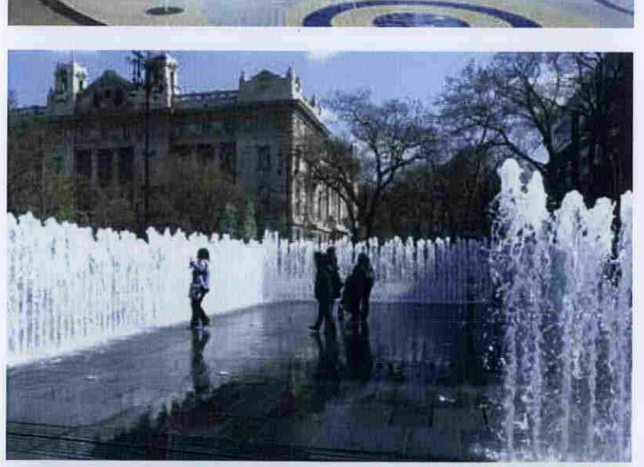
Discussions with Butlins lead to option 2 becoming the preferred option.

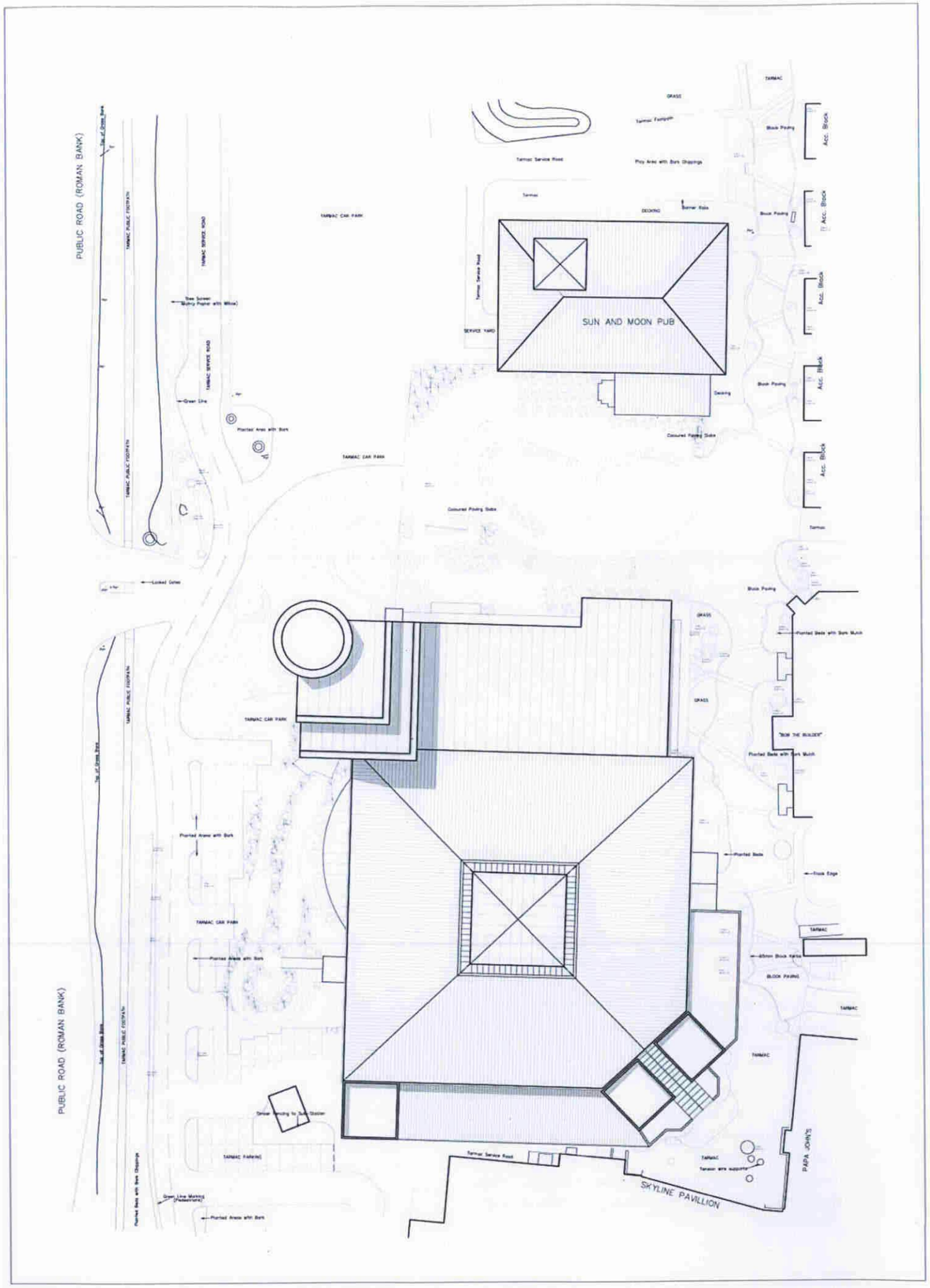
Option 1 Plan



Option 2 Plan

Water Fountain Exemplars





Proposed Site Plan

Option 2 was developed to take onboard comments raised on the initial proposals which included:

- Omission of in/out pool and replacement with an in/out ride.
- More glazing on the north elevation towards the external area.
- Providing a food and beverage area to the external area backing onto the internal one.
- Flume staircase to be sized to serve all flumes.
- Flume stair tower to become a feature of the building.
- Better links to balcony from within pool hall allowing the balcony to be used as a relaxation area.
- Additional toilets near to the children's pool.
- Plant room to be located nearer to the new pool features.
- External space between pool and the Sun & Moon pub to be incorporated into the development. Pools to be infilled and area used for water fountains which can be used year round. These would comprise jets of water, computer controlled and with integrated lighting, to create a play area for children by day and a visual show for all at night.

The raging river now runs along the west elevation facing the main A52 road. The wall closest to the road has been raised to provide privacy for the river users. The views into the main pool building from the river have been maintained. An external Jacuzzi and cold plunge pool has been provided in the curve formed by the raging river. These facilities are accessed via the bridge over the raging rapids. The bridge itself would have water guns mounted on it for aiming at descendents of the raging river. A small external sunbathing terrace has been incorporated between the building and the raging rapids which is west facing.

The sitting and relaxation areas provided at pool level have been revised to create smaller seating groups and allow easier access and circulation routes through these areas. The food and beverage areas have been combined into one facility located on the north elevation so it can serve as a back to back facility with the external food and beverage area. A DJ booth has been included above the internal food and beverage area.

The children's pool will have a beach area descending to a deepest point of one metre. There will be water features, spouts and sprays incorporated within this pool as well as three dedicated slides. Toilet facilities are located adjacent to this pool to stop guests having to go all the way back to the changing village.

Staircases have been provided to access the balcony area from pool side at both sides of the building. These are located adjacent to the main circulation routes round the pool.

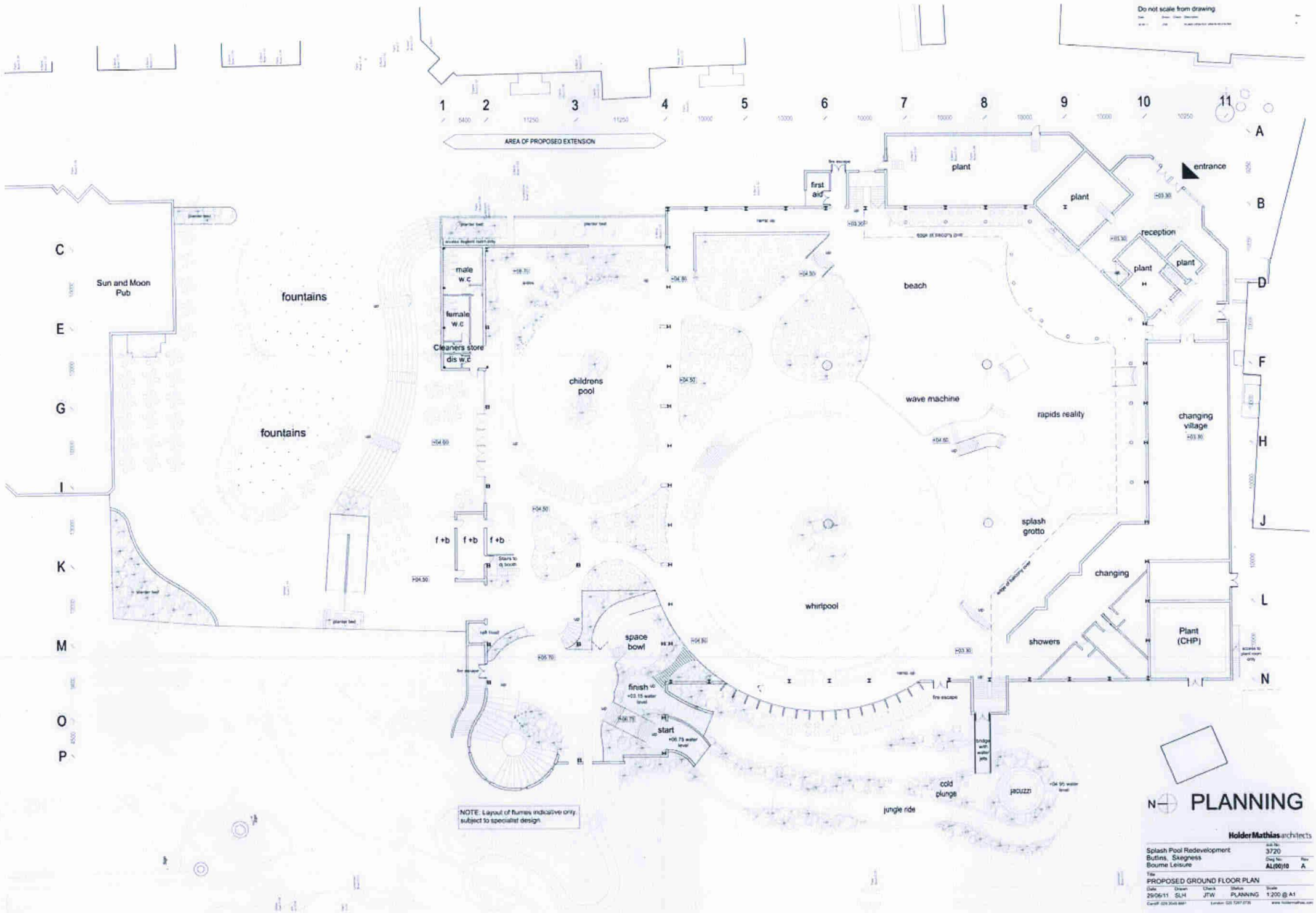
The views from reception have been opened up by the removal of the existing staircase and relocating it on pool side. Access for non-swimmers to pool side will be through the vanity area where they will be able to remove their shoes before accessing the pool hall.

The flume tower and stair access have now become key features of the building. The glazing and height of the stair tower allows it to form a beacon to the site especially in the dark. It is envisaged that changing coloured lights could be used. The height of the flume tower allows for the platforms at differing heights to accommodate the different types of rides. The concept of the rides starting and finishing within the building but the rides themselves being external to the building has been maintained for all except the high adrenaline ride. It is now proposed that the family raft ride (phase 1 flume) begins and finishes on the north elevation. This allows space for the flume catch pit as well as the raft hoist which will be necessary to take the rafts from the catch pit back up to the start of the ride and avoids them having to be carried up the spiral stairs. It is envisaged that the family flume will be approx. 100m long and the ride height will be 10 metres. The space bowl ride (phase 1 flume) will still start and finish on the west elevation but will start at a higher height than the family ride in order to accommodate the space bowl itself. This ride height will be approx. 10m to the bowl. The third flume in the phase 1 works will be the high adrenaline ride. It is envisaged that this ride will now start right at the top of the flume tower, descending one and half revolutions before passing out of the building over the roof step and continuing to descend to finish in a catch pit now located on the north elevation. This ride will drop approx. 18.9 metres and will be 120 metres long. Two additional flumes will be able to be added at a later date but the flume platforms will be designed to accommodate them now. One ride will be on the west elevation, starting at the same height as the family flume and the second flume will start at the space bowl flume level on the north elevation before descending around the flume tower to finish on the west elevation. The flume designs will be developed further through detail design works with a specialist contractor. The flume tower spiral stair will be designed to ensure that it can serve all the flume platforms efficiently and still be an elegant structure.

Consideration has been given to the external elevational treatment of the new flume tower and north elevation. It is proposed that the external walls will be finished in a rain screen cladding system which is a flat metal panelled system which is hung off the building structure. The flat metal panelling will provide a contrast to the current corrugated cladded building and clearly distinguish the new elements from the old. The module of the panelling will be altered to enable flat panels to be used around the circular tower feature. The main pool extension will have a flat roof raised above the existing building eaves line in order to provide sufficient height internally within the building. The roof will appear to float above the external walls through the use of a band of high level glazing. The roof will then step up to accommodate the flume platforms towards the circular flume tower. The new extension walls on the east and west elevations will be finished in smooth insulated render. These elevations are not as prominent as the north elevation/flume tower and therefore have been treated in a slightly different manner but still clearly differentiate between the new and old elements .

The large glazed window on the north elevation provides a visual and physical link to the external area situated between the Sun and Moon pub and the pool building which will be transformed into a paved area with terracing, soft landscaping, seating and sun loungers. Water fountains have been positioned in front of the Sun & Moon pub to allow a dual use of this area. During the day, they can be used as a children's play area but at night, with the addition of lighting, they would form an impressive water display. The external water fountains will not have any standing water with the areas being dished to central gullies to allow the unheated water to be re-circulated. There will not be any physical water play features rather water spouts will be used that are capable of being angled etc so that the water will appear to jump from place to place. The whole of the external water fountain area will be finished in surfacing that it will be visually attractive throughout the year even when the water features are not in use. The external area has also been opened up to the pedestrian street running alongside the east elevation so that there are no physical barriers now separating these two areas allowing them to flow into each other with unrestricted access.

No extension is envisaged to the changing village as it is felt that the existing accommodation should be able to cope due to the extended opening hours and more people sitting around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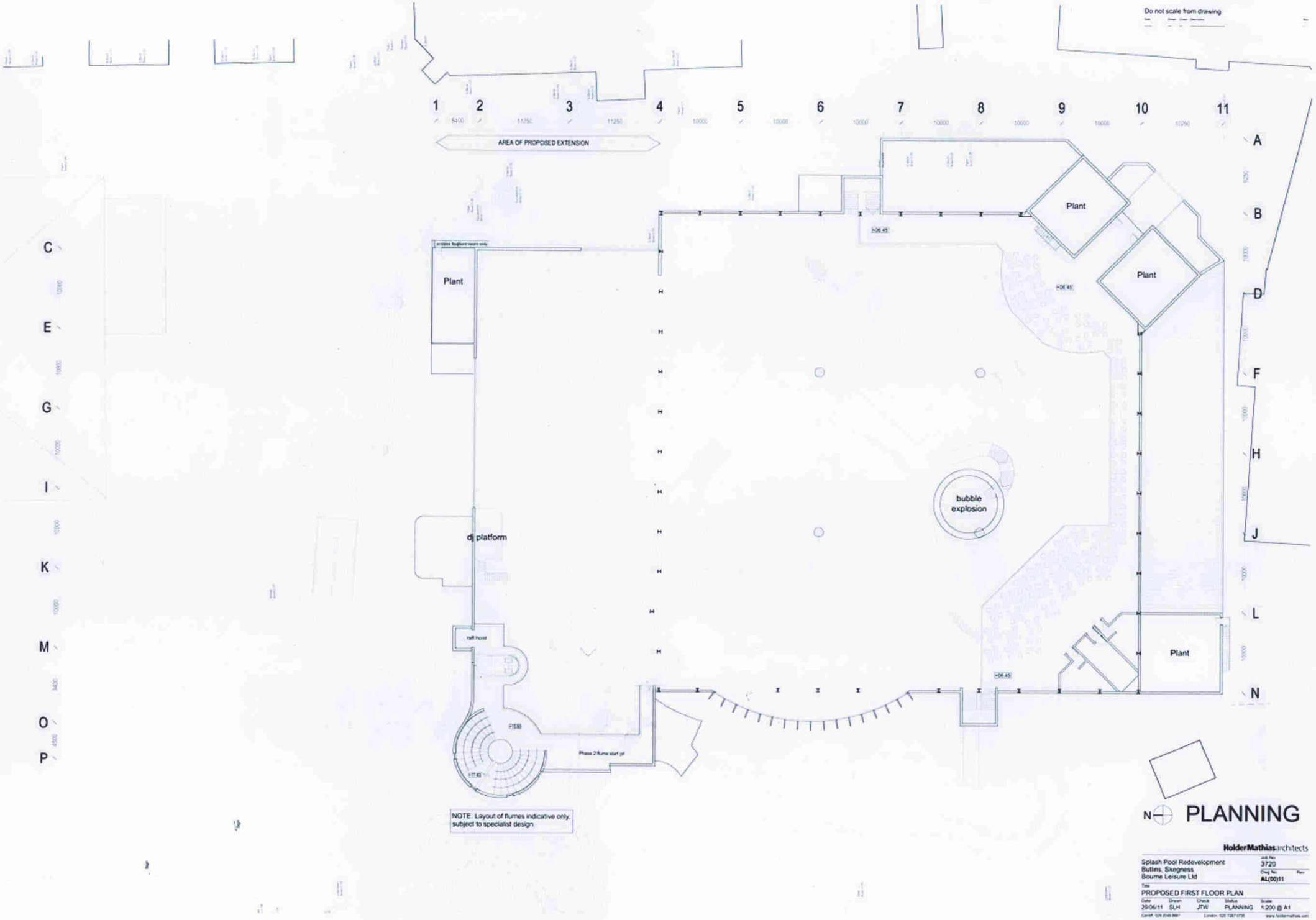
AREA OF PROPOSED EXTENSION
Sun and Moon Pub
fountains
fountains
male w.c
female w.c
Cleaners store
dis w.c
childrens pool
beach
plant
plant
plant
entrance
reception
plant
wave machine
rapids reality
changing village
splash grotto
changing
whirlpool
showers
Plant (CHP)
space bowl
finish
start
fire escape
cold plunge
jacuzzi
jungle ride
f +b
f +b
f +b
NOTE: Layout of flumes indicative only subject to specialist design
N
PLANNING
HolderMathias architects
Splash Pool Redevelopment
Butlins, Skegness
Bourne Leisure
3720
AL(00)10
A
PROPOSED GROUND FLOOR PLAN
29/06/11
SLH
JTW
PLANNING
1:200 @ A1

Proposed First Floor Plan



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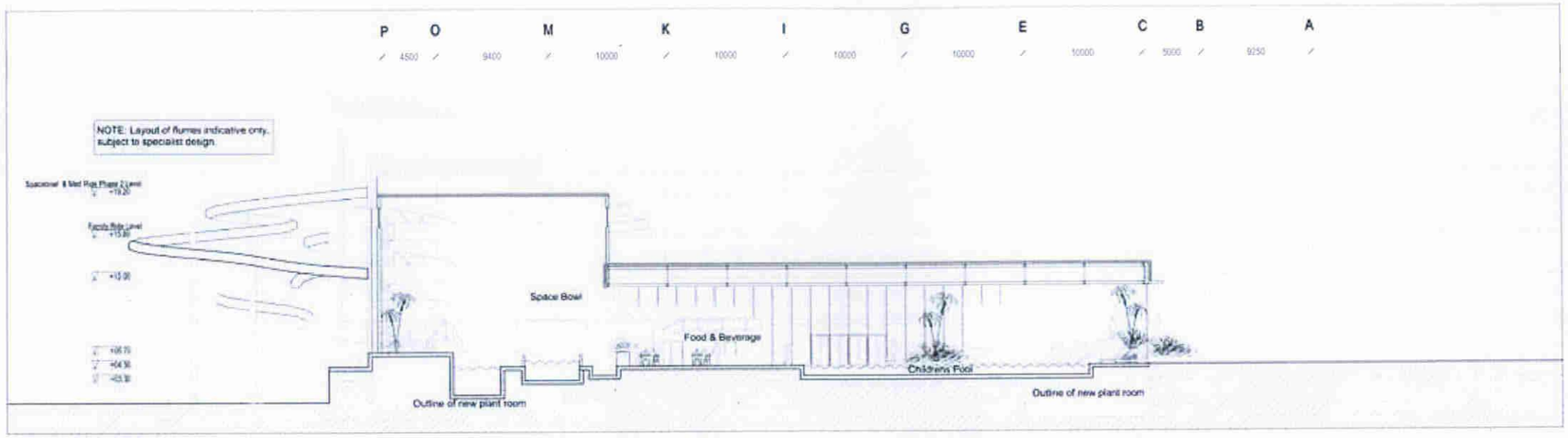
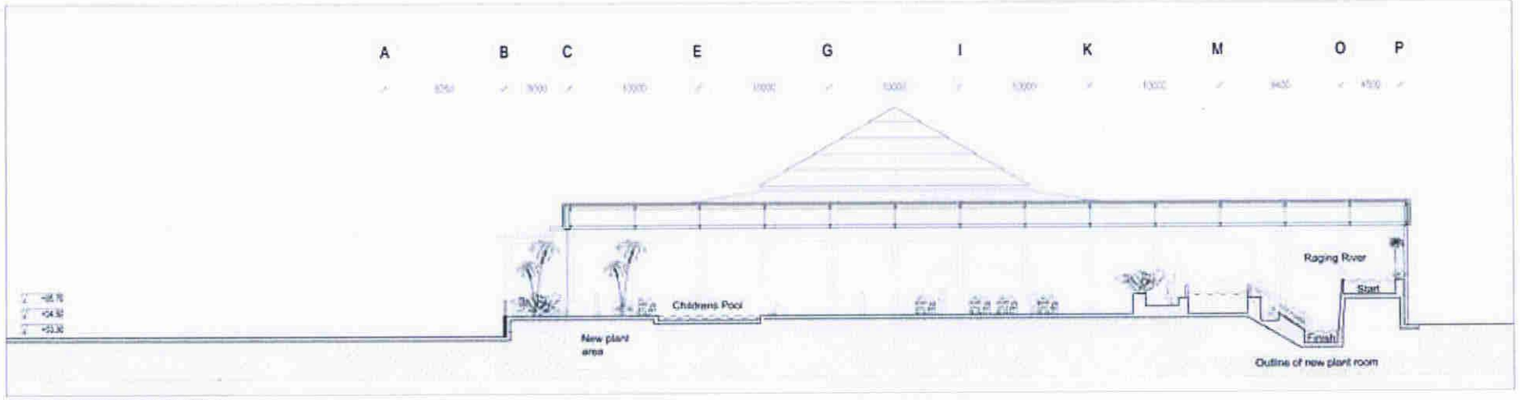
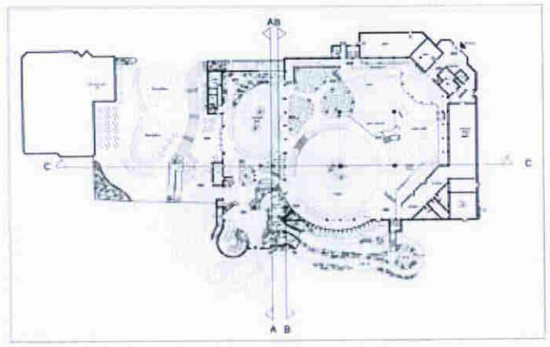


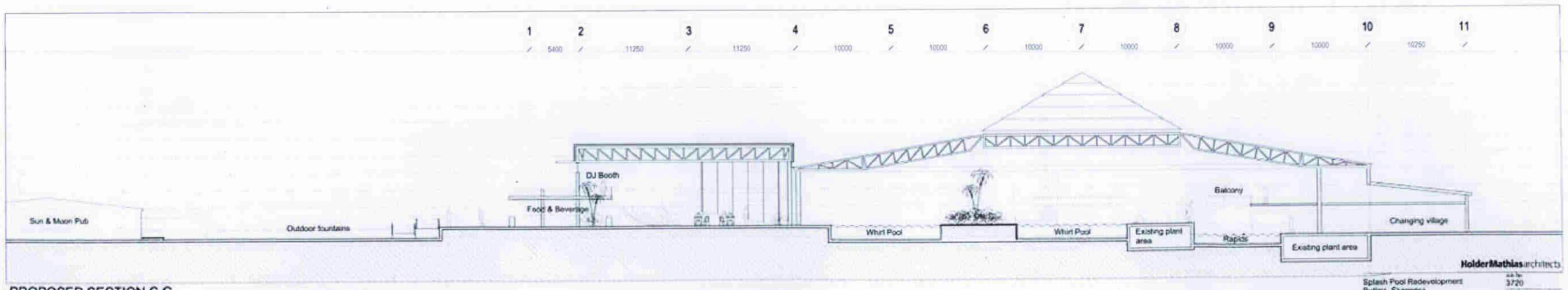
PROPOSED SECTION A-A



PROPOSED SECTION B-B



Key Plan



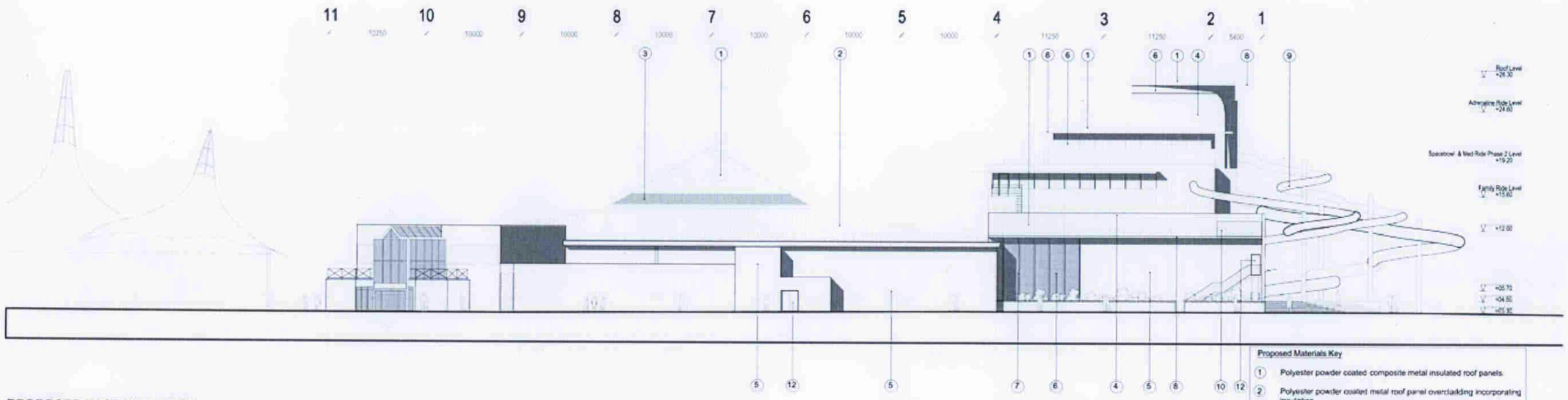
PROPOSED SECTION C-C

HolderMathias architects

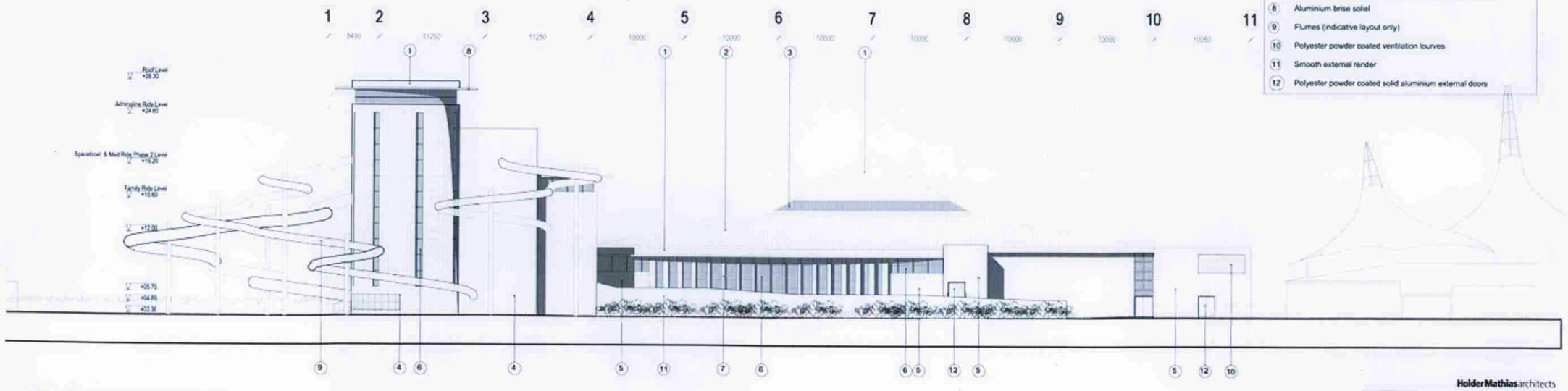
Splash Pool Redevelopment	Job No 3720
Butlins, Skegness	Dwg No AL(00)12
Bourne Leisure Ltd	Rev
Title: PROPOSED SECTIONS	
Date 06/07/11	Drawn SLH
Check JTW	Status PLANNING
Scale 1:200 @ A1	

PLANNING

Do not scale from drawing



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

Proposed Materials Key

1. Polyester powder coated composite metal insulated roof panels.
2. Polyester powder coated metal roof panel overcladding incorporating insulation
3. High level double glazing roof glazing
4. Polyester powder coated smooth metal panel rainscreen cladding
5. External insulated render system
6. Polyester powder coated aluminium double glazed curtain walling with vertical mullions and silicone joint detail to transomes.
7. Vertical external aluminium solar shading to curtain walling
8. Aluminium brise soleil
9. Flumes (indicative layout only)
10. Polyester powder coated ventilation louvres
11. Smooth external render
12. Polyester powder coated solid aluminium external doors

PLANNING

NOTE: Layout of flumes indicative only, subject to specialist design.

HolderMathias architects

Splash Pool Re-development Butlins, Skegness Bourne Leisure Ltd	Job No. 3720 Dwg No. AL(00)20 Rev.

Title: PROPOSED ELEVATIONS - EAST AND WEST

Date	Drawn	Check	Status	Scale
12/07/11	RC	JTW	Planning	1:200 @ A1

Cardiff: 029 2049 9881 London: 020 7267 0736 www.holdermathias.com

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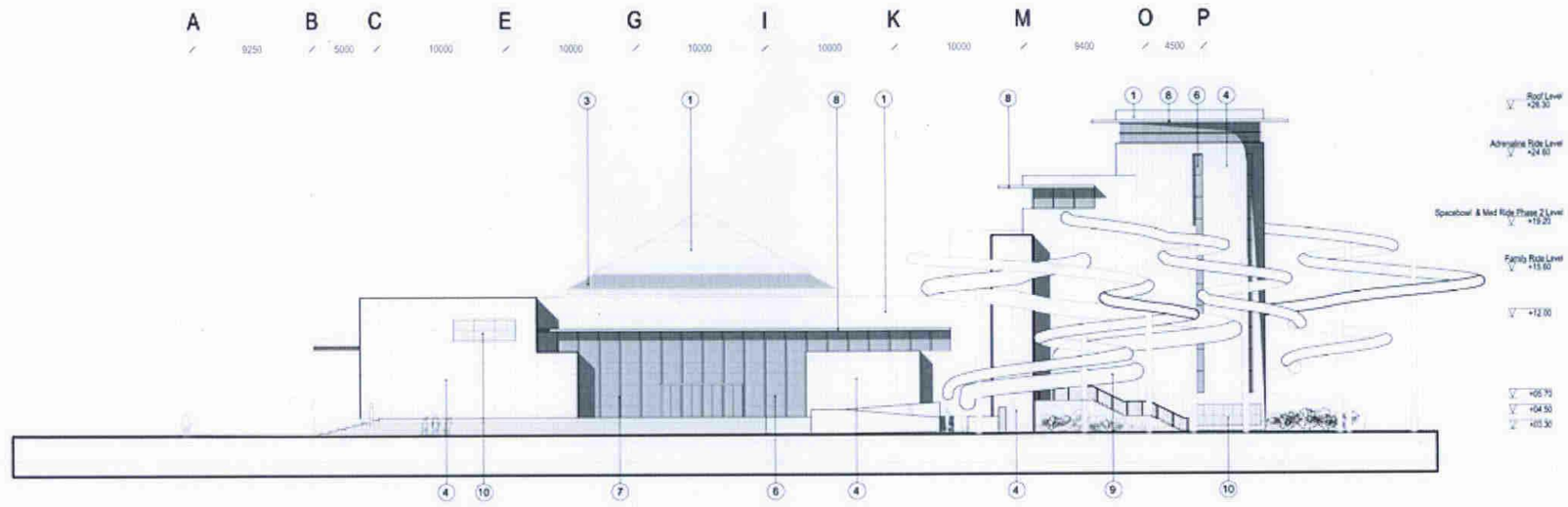
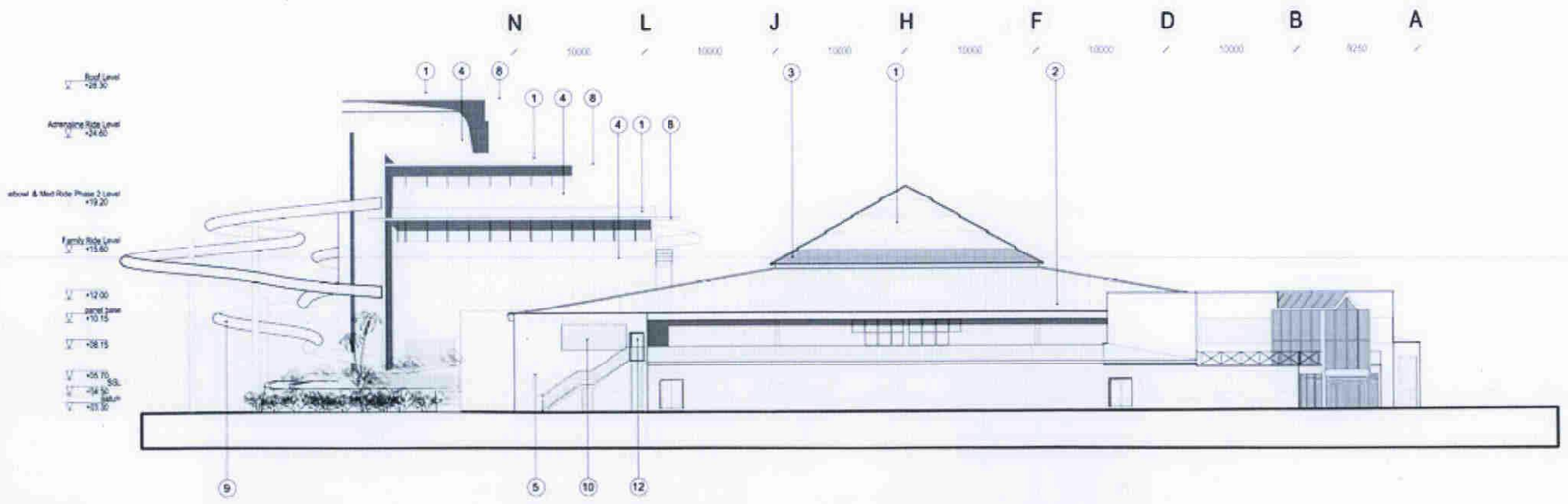


PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

Proposed Materials Key

1. Polyester powder coated composite metal insulated roof panels
2. Polyester powder coated metal roof panel overcladding incorporating insulation
3. High level double glazing roof glazing
4. Polyester powder coated smooth metal panel rainscreen cladding
5. External insulated render system
6. Polyester powder coated aluminium double glazed curtain walling with vertical mullions and silicone joint detail to transomes
7. Vertical external aluminium solar shading to curtain walling
8. Aluminium brise soliel
9. Flumes (indicative layout only)
10. Polyester powder coated ventilation louvres
11. Smooth external render
12. Polyester powder coated solid aluminium external doors

HolderMathiasarchitects

PLANNING

NOTE: Layout of flumes indicative only subject to specialist design

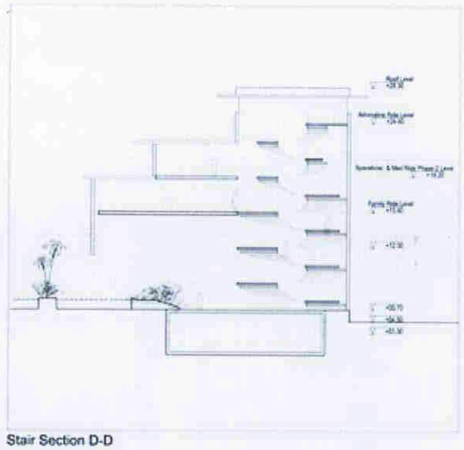
Pool Re-development
Butlins, Skegness
Bourne Leisure Ltd

Job No. 3720
Dwg No. AL(00)21
Rev.

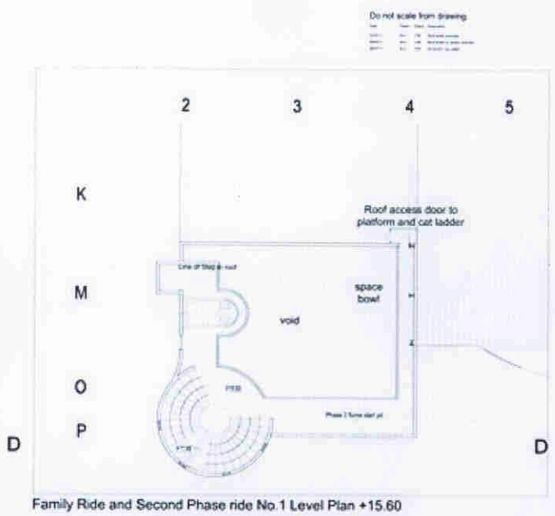
Title: PROPOSED ELEVATIONS - NORTH AND SOUTH

Date | Drawn | Check | Status | Scale

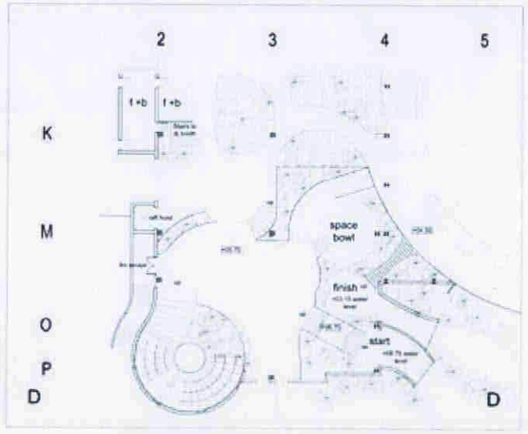
Proposed Stair/Platform Details

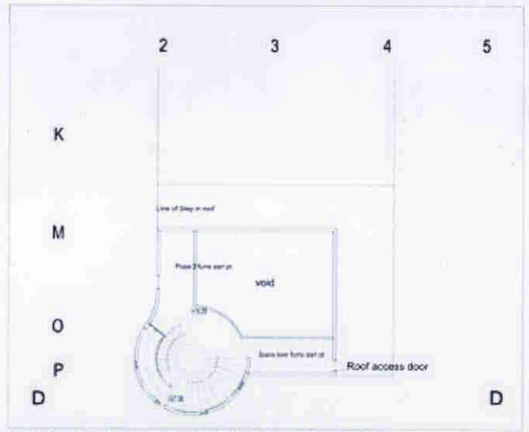


Stair Section D-D

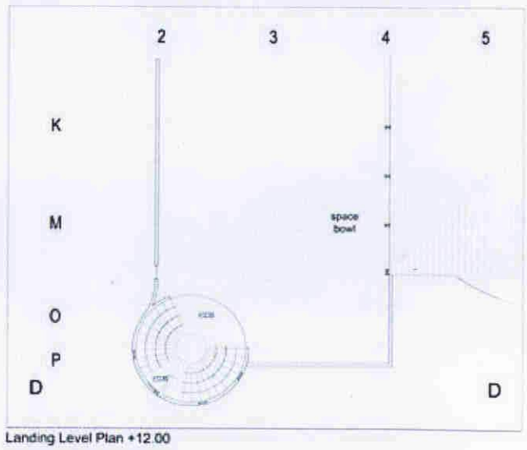


Family Ride and Second Phase ride No.1 Level Plan +15.60

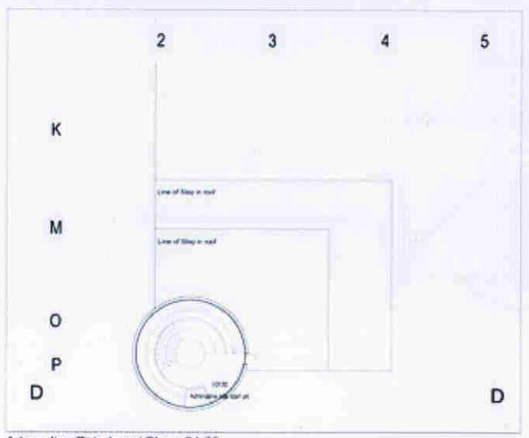




Space Bowl and Second Phase ride No.2 Level Plan +19.20



Landing Level Plan +12.00



Adrenaline Ride Level Plan +24.60

PLANNING

Design and Access Statem

Splash Pool Redevelopme

Butlins, Skegne

Butlins Skyline L

22nd July 20

Community Safety

The layout and location of the extension and alterations to the pool building are designed to make the building more open and welcoming; showing off the interior facilities to the resort guests and general public passing by on the A52 main road which runs to the west of the building.

The location of the extension allows it to open out onto the external pool area which will be refurbished to create an area which is attractive and pleasant all year round even when the fountains are not in use. The external area has been opened up to the pedestrian street so that these areas flow together with no physical barriers. Good quality paving and the use of terracing all create a public open space which is overlooked from both the pool building and the Sun and Moon pub located on the south side of the external area. New fencing along the western edge of the external area will create a secure enclosure from the car park beyond.

The internal layout of the building shows a clear legibility of the various spaces from the public main entrance, through the changing village into the pool hall. Within the pool hall, the incline brings customers up into the centre of the building where all the facilities are easily seen and located. De-cluttering the interior (removal of the internal flumes) will also open up views from the first floor balcony area down to pool level. The physical links between these two spaces have been greatly assisted by two new staircases located at each end of the balcony.

The building security will be supplemented by CCTV and floodlighting around the perimeter. The external wall of the raging river (facing onto the car park) will be designed to be unclimable to prevent unlawful access when the building is closed.

There is a clear defined separation of pedestrians and vehicles with existing defined pedestrian routes being provided through the resort from the residences to the leisure facilities including the pool building. Car parks are kept to the perimeter of the resort close to the accommodation blocks.

8.0. Environmental Sustainability

Environmental Sustainability

The proposals have been designed to incorporate as many sustainability issues as possible. These are discussed below under the following headings:-

- Health & Well Being
- Energy Use
- Transport
- Water
- Materials & Waste
- Land Use & Ecology
- Pollution

Health & Well Being

The design has incorporated good and increased daylighting through the use of vertical areas of glazing to the north, east and west elevations and top light from the roof glazing over the centre of the building to ensure maximum occupant comfort. This will also reduce the electrical lighting demands. The de-cluttering of the interior will also help to maximise occupant comfort. The lighting and lighting controls will be designed to optimise occupant comfort.

Energy Use

The building's orientation means there is north facing glazing and solar controlled west facing glazing to the pool building to allow maximum natural light penetration. There is also a small amount of glazing on the east elevation.

The design of the building has considered natural daylighting and includes the provision of a significant area of rooflights over the centre of the building.

All lighting will be dedicated low energy fittings linked to lighting levels within spaces and where appropriate PIR's will be utilised to turn off lights when not required. Any external lighting will be low energy and comply with the Institute of Lighting Engineers' guidance on light pollution. There will be separate areas of sub-metering.

An energy hierarchy, as shown below, with three clear stages will be followed to provide a structured approached to reduce energy consumption for the redevelopment.

Figure 1 Energy Hierarchy

The engineering design will embrace sustainable construction and low energy systems in order to minimise the reliance on Electrical and Mechanical services.

Energy demand will be driven down through the application of passive building design and operation techniques, new energy efficient plant and controls will be specified and the application of renewable technologies will be explored. In following this Hierarchy the aim is to overcome challenging existing conditions to reduce the buildings greenhouse gas emissions

The following outlines some of the specific Butlins Skegness Sustainability objectives:

Improved Building Envelope Performance
Building fabric U values will be improved in line with Approved Document Part L2B recommendations. This will lead to reduced building fabric heat losses, increased air tightness, a reduced risk of condensation and minimisation of heating loads.

Indoor Environmental Air Quality
Indoor environmental air quality will be improved through the replacement of the existing HVAC system. The new HVAC system will focus on delivering improving air change effectiveness via zoned ventilation strategy. This will ensure minimum levels of fresh air, control temperature and humidity and remove pool hall pollutants.

Heat Recovery in Ventilation System
High efficiency heat recovery systems will be applied to reduce energy consumption in conditioning fresh air.

Variable Speed Fans in Ventilation System
Variable speed fans will be used where possible to minimise the overall fan power consumption.

Low Velocity/low pressure duct design
To minimise fan energy requirements ductwork will be designed with low velocities/low pressure loss.

Minimised HVAC Air Leakage
Air ducts and air handling units will be designed and tested to ensure air leakage is minimised.

Variable Speed Pumping
Variable speed pumps will be specified where appropriate so as to save energy when at part load.

Power Metering
Where appropriate and where the refurbishment works allows power metering will be utilised.

Transport

The existing methods of reaching the resort by public transport, car, cycle or on foot all remain unaffected by the proposals.

Delivery and service vehicles will continue to access and leave the resort via their existing routes to access the various site facilities.

Water

The design will incorporate the following measures to reduce the amount of potable water utilised in the building:-

- Low water usage appliances including all new wash hand basins and toilets.
- External irrigation will utilise rainwater run off & the landscaping will be designed to avoid additional watering.
- Leak detection.

Where appropriate and where the refurbishment works allows water metering will be utilised.

Where the new pool water services are provided, innovative filtration methods which provide the optimum balance of water treatment and water conservation will be explored.

Materials and Waste

Where possible, materials will be selected on the basis of their rating in the Green Guide to Specification 3rd Edition. Assessments will be made of the following areas:-

- External walls
- Roofs
- Windows
- Internal walls

All materials utilised in this development will be responsibly sourced where ever practicable and where responsibly sourced will hold appropriate certification. This would include, but is not limited to, timber to holding an appropriate chain of custody certificate such as FSL or PEFC. Non timber materials to have EWAS or ISO 14001 certification and no tropical timbers will be used.

Butlins have an established recyclable waste collection system which would continue to the utilised within the proposed development. The development will not affect the existing facilities for the separation and storage of recyclable waste

Land Use and Ecology

The extensions to the existing pool building are onto the external pool area and the car park; so both are the reuse of existing land. The building itself is designed to be flexible and would be easy to extend the facility, if required, to meet increasing demands without having to demolish or relocate onto another part of the resort.

There is no affect to ecology on the site by the extension and refurbishment works.

Pollution

Assessments will be made in to the most appropriate low or zero carbon technologies for their technical and economic viability which can be included in these works. These could include:

- Combined heat and power
- Solar thermal
- Heat pumps
- Photo voltaic technologies
-

All proposed insulation materials will have zero ozone depletion potential (ODP) and low global warming potential (GWP) i.e. less then five.

Water Saving Measures (Waterless Urinals)

9.0 Movement and Access

Movement and Access

The existing vehicular access into the resort remains unaffected by these proposals. The existing private internal road network will need minor adjustments to accommodate the raging river and flume column support locations as shown on the drawings.

The existing drop off and collection points for buses will remain unaffected by this development. These are located 325m away from the pool building at the main resort entrance.

The proposals will remove some of the existing parking provision alongside the west elevation of the pool building. Currently there are 57 spaces located in this area. The provision of the raging river and flumes etc means that parking within this area will be reduced to 40 spaces. There is however ample parking provision located elsewhere around the resort and Butlins have confirmed that the current total parking capacity of the whole resort exceeds their requirements. The loss of 17 spaces does not affect this total. Butlins have also confirmed that this area of parking is one of the last areas to be filled up when the site is working at maximum capacity.

Pedestrian access will be maintained along the internal pedestrianised street to the existing entrance which faces towards the Skyline Pavilion.

The existing provision for cyclists remains unaffected by the proposals.

The proposals will ensure that the new facilities are fully and inclusively accessible to all users. In addition to recognised good practice, Approved Document M and BS8300 will be used to ensure that the facilities are fully DDA compliant.

The visually impaired will be considered through the use of contrast colours etc as set out in the Building Regulations and BS8300.

All toilets will be suitable for people with disabilities with access for ambulant and wheelchair bound individuals

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