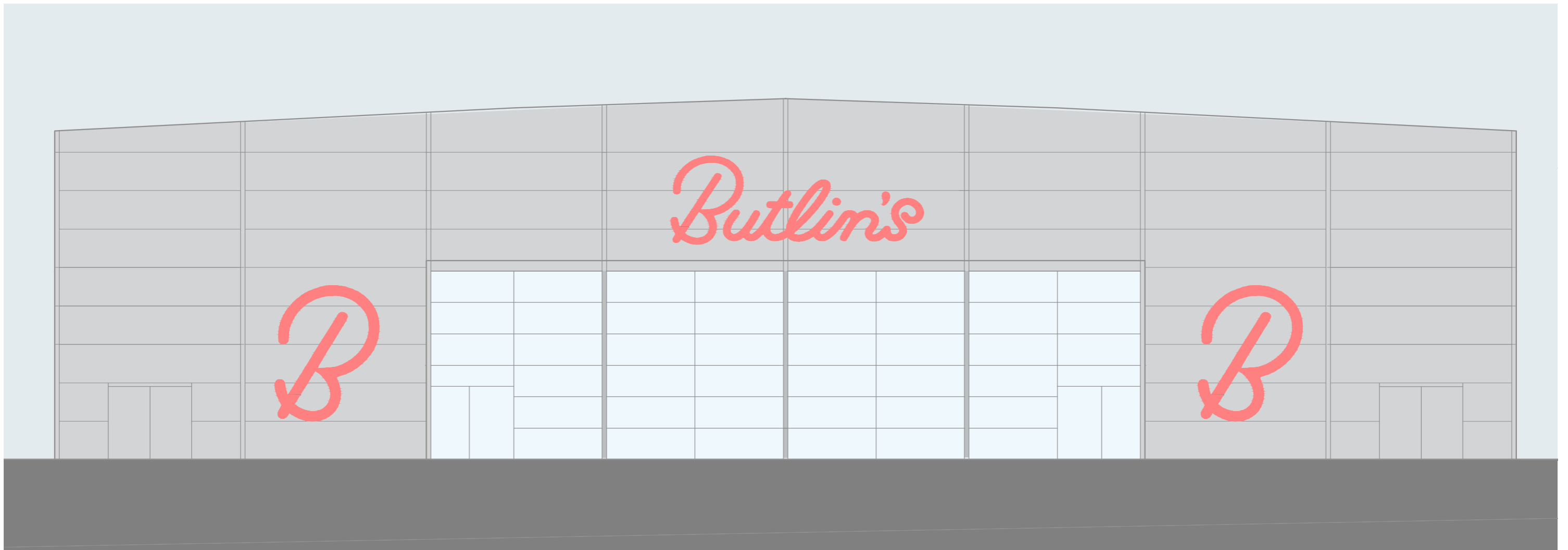


BUTLINS - SKEGNESS TEMPORARY VENUE

Design & Access Statement

November 2020



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1.1 Summary

This Design and Access Statement is submitted on behalf of Butlins Skyline Ltd in support of the proposal for a temporary event venue at Butlins - Skegness. The site is located in Butlins holiday resort on the east coast of England, in Lincolnshire.

The purpose of this statement is to communicate to the Local Planning Authority and other interested parties the process that has led to the development proposals and the design response.

The project objective is to minimise the current impact to resort capacity due to Covid-19 and social distancing rules. The resort is currently operating at less than 60% capacity due to restrictions in current entertainment venue space. The additional venue would generate an increase in performances and as a result allow the increase of resort capacity while still maintaining social distancing guidelines.

This Design and Access Statement is structured in the following order:

Process	The reasons for the application
Design	The design process in respect of use, amount, layout, scale and appearance of the development
Access	Inclusive access to the venue

1.2 Project Description

The project has been developed with the client and the design team to capture the principles of the Butlins Skyline’s requirements, whilst taking account of the site and its context. Regular briefing sessions have been held with the Butlins Skyline and other key stakeholders to establish a considered, functional and high quality design. The final design proposal has been undertaken in consultation with a Butlins Skyline Executive Steering Group.

The proposed works are to include a new temporary entertainment venue with accompanying accessible toilet facilities.

The new venue will sit to the south of the existing York building that houses the resort restaurants and to the west of the Hotshots building. Car parks wrap around the building to the south and west.

Further information, regarding these proposals, can be seen in more detail in the accompanying plans and sections.

1.3 Project Stakeholders

Butlins Skyline Ltd
1 Park Lane,
Hemel Hempstead HP2 4YL

1.4 Project Team

Architect:	WOO Architects The Mews 1a Birkenhead Street London WC1H 8BA
Cost Consultant:	Gardiner & Theobald LLP 10 South Crescent, Bloomsbury London, WC1E 7BD
Venue Supplier:	Star Live Milton Road Thurleigh Bedford MK44 2DF
MEP Engineer:	ME Engineers 2nd Floor 5-11 Lavington Street London, SE1 ONZ
Planning Consultant:	Walsingham Planning Limited Brandon House King Street Knutsford, WA16 6DX

2.1 Site Information

The site is located on the sea front approximately 3.5km north from Skegness Town Centre. It is bounded by a caravan park on the north, south and west borders. The eastern boundary of the site runs along a seafront promenade, overlooking the beach and the North Sea.

The site is approximately 200 acres/80 hectares.

The main vehicle access to the site is in the middle of the western boundary from Roman bank Road (A52). A secondary access is via the south of the resort.

There is pedestrian access to the seafront promenade the beach from the resort, to the east.

The proposed temporary venue is located east of the Skyline in an existing open grass area.



Image 2: Drone View



Diagram 1 : Site Access

2.2 Existing Context

The existing site conditions can be seen in the below images. The temporary venue will be located as shown on the diagram, between the existing cinema to the south and Seaside Village to the north.

The proposal will be located on the existing open area that is occasionally used for a circus tent.



Image 1: East View



Image 2: North View

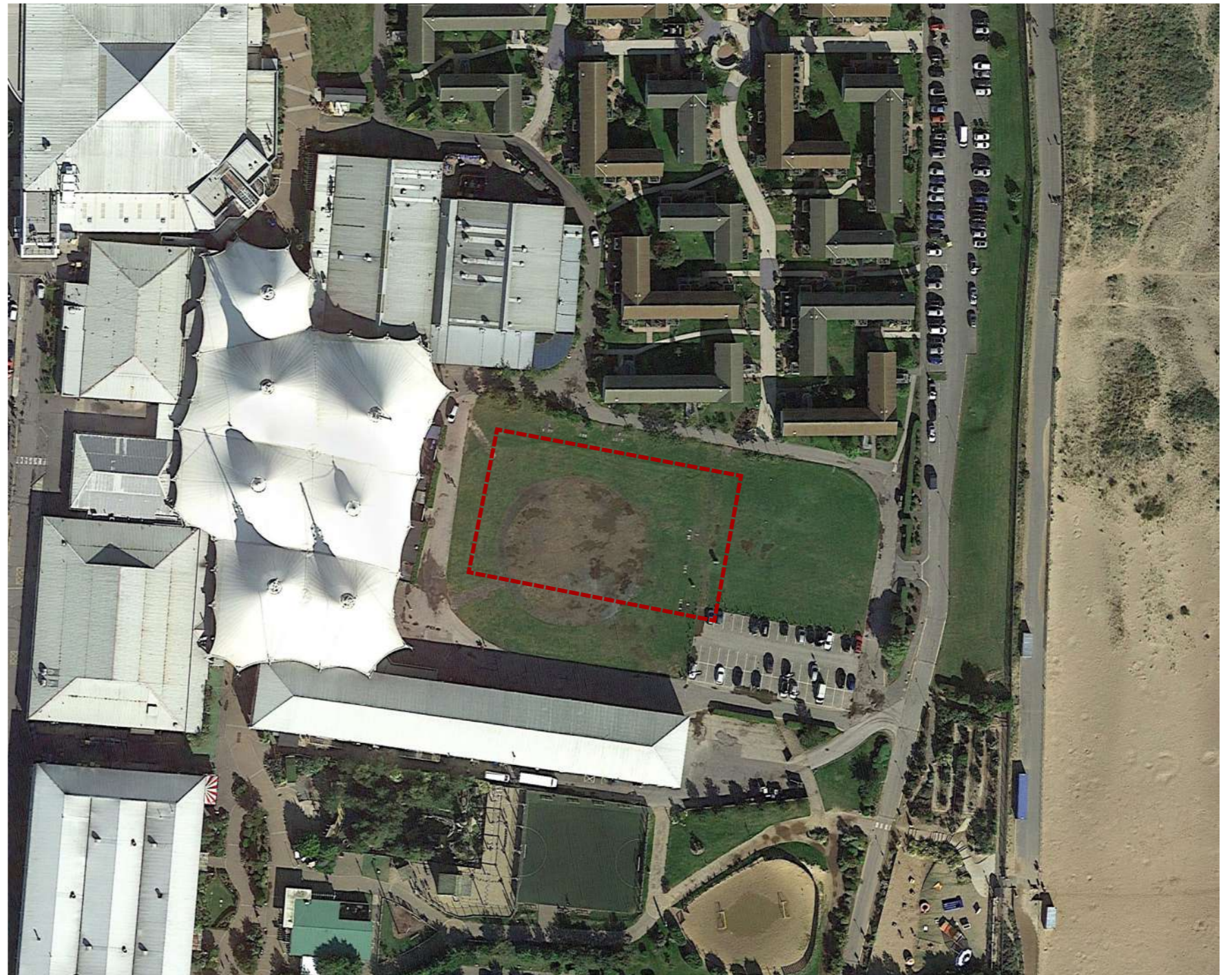


Diagram 2 : Existing site

3.1 Proposed Concept

The purpose of this temporary venue is to enable performances to take place whilst complying with the relevant social distancing guidelines.

The proposed venue will be 40m x 65m - as indicated on the plan, see diagram 3 - and will house a performance stage at the east end and loose socially distance audience seating throughout the space. The height of the venue will be 10m high, which is significantly lower than the height of the existing Skyline to the west. The venue is in keeping with the overall scale and proportion of the existing surrounding building on the resort.

The proposed fixing method will be ground penetration via 2m stakes. These will be subject to underground surveys. If staking is not permissible a chemical anchor solution will be used.

The venue is to be prefabricated off site and constructed on site. The on-site construction is expected to be around four weeks. The walls are to be Kingspan fixed panel system in shades of grey.

The roof is constructed of aluminum trusses with a white PVC fabric roof.

This proposed wall system delivers a minimum of 27db reduction as

standard. Between the buffer of the surrounding buildings and the high level of sound insulation, there will be minimal noise impact on the local neighbourhood.

The floor level will be circa 180 mm. All exit will have accessible ramps.

The proposed capacity for the venue is 860 people. It should also be noted that there will be no increase in the number of guests on site.

The venue is to be used for family entertainment.

It is estimated that 150 employees can be brought off furlough, and preventing potential redundancies, by the construction of this new venue.

The venue is to be used for family entertainment.

3.1 Proposed Concept | plans

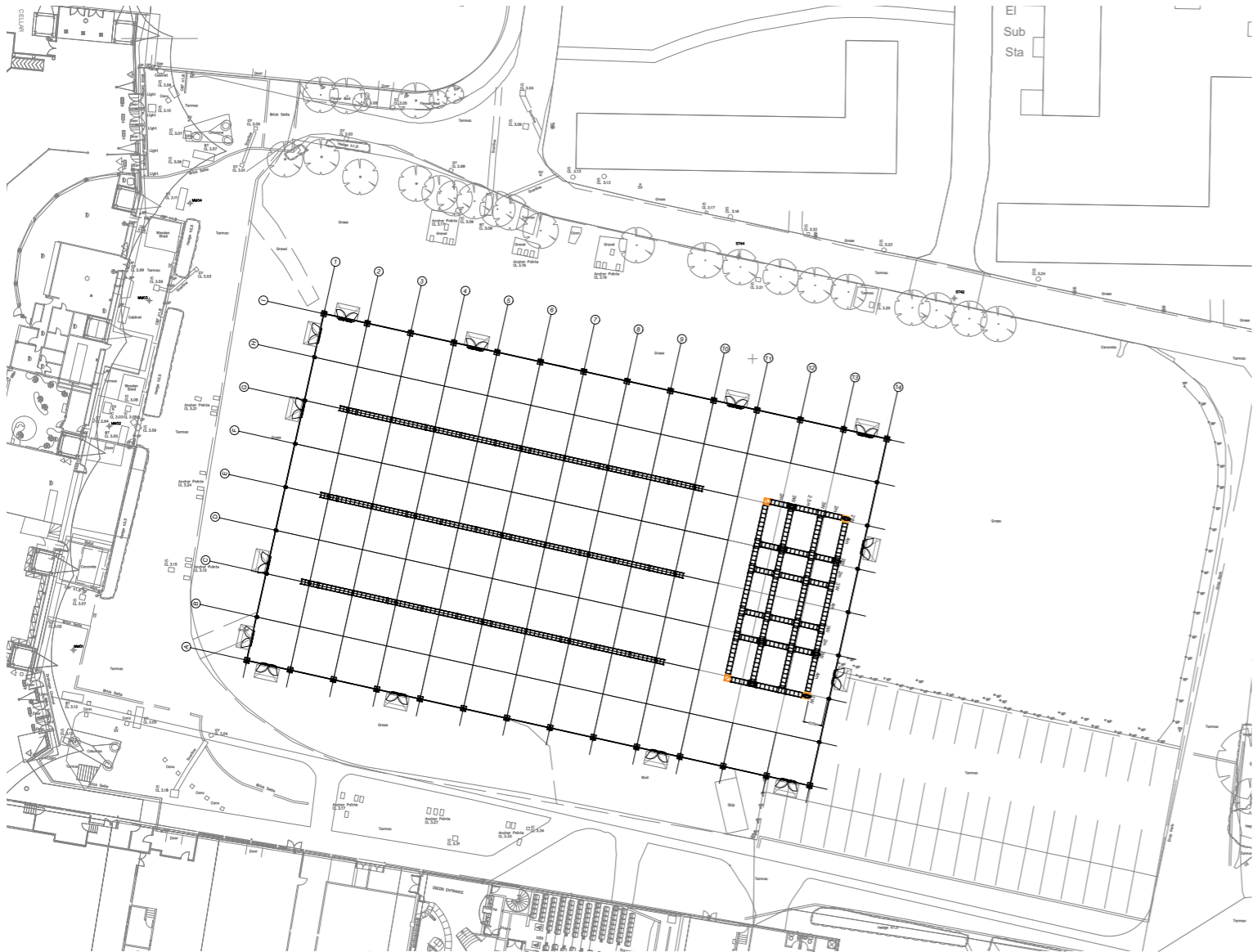


Diagram 3 : Temporary Venue location

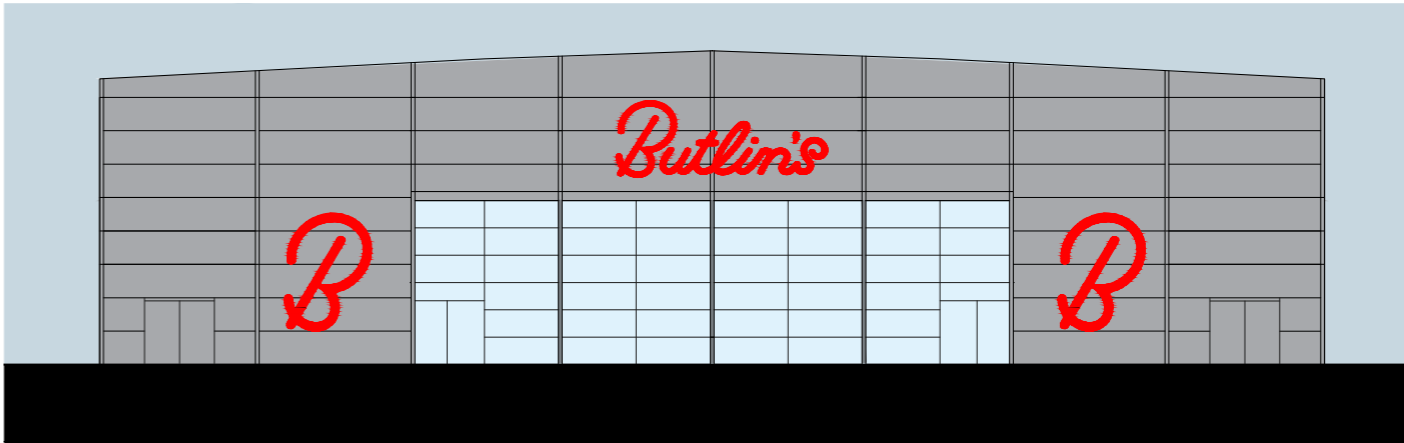


Diagram 4 : impact on the car park

3.2 Venue Specifications

The structure provided by the contractor, Star Live, will be the I-novation system. The I-novation structure is a perfect solution for a temporary event venues. Some of the key specifications of the structure are as follows.

Structure Dimensions	65m x 40m
Bay Distance	5m
Roof Truss	European aircraft aluminium 6061t6 CNC
Side Columns	Aluminium
Anchoring	Ground Frame / Base Plates
Fabric Quality	PVC-coated polyester : thickness 0,65-0,75mm
Thermo Rood	Double Canvas 650gr/m2 - U=2.3
Side Panels	PVC/Glass frames
Associated Regulations	EN 13782 and EN regulations for permanent buildings
Proposed wall system	Kingspan KS1150TF fixed wall system
Floor system	Cassette floor system
Wall system colour	RAL 7035, 9006, 9007
Acoustic Specifications	The proposed wall system delivers a minimum 27db reduction as standard



Wall pannel

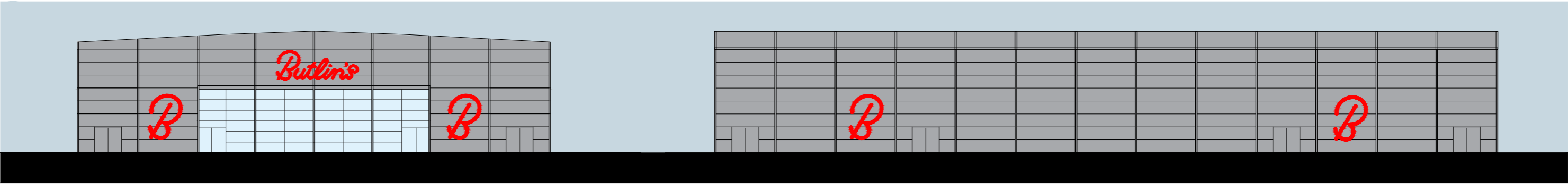


Window treatment

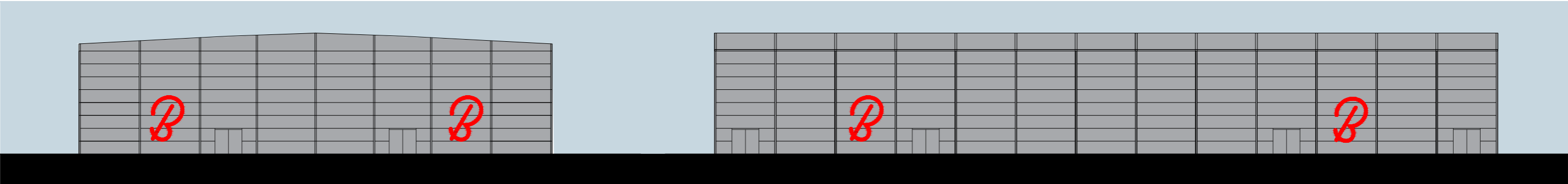


Roof fabric

3.3 Venue Elevations



Exterior west and south elevations



Exterior east and north elevations

3.4 Means of Access

There will be no change to the access arrangements on the resort. Cars will continue to enter the site through one of the two entrances - the main gate or to the south through the car park entrance. The temporary venue will not effect deliveries or the ability for fire trucks to access all areas of the resort. All deliveries to the resort will continue to come through the entrance at the south end of the resort.

There are no additional accommodation units proposed as part of this application, so as a result there will not be any increase of traffic to the resort.

As the changing rooms and artist facilities will be located in the building north of the temporary venue, in the Seaside village, the service road will be temporary blocked during show times.

During the time the building is in place, there will be a temporary loss of 12 spaces to allow circulation around the temporary venue.

No trees or hedges will be affected by the proposal.

Temporary accessible WC's are to be located in two individual units close to the venue, ensuring easy accessible access. The contractor, Star Live, are to install ramps at all emergency exits to meet accessibility codes. The finished slopes will be at a gradient of no more than 1:12.

Other guests will have access to the WC's located in the existng cinema building.

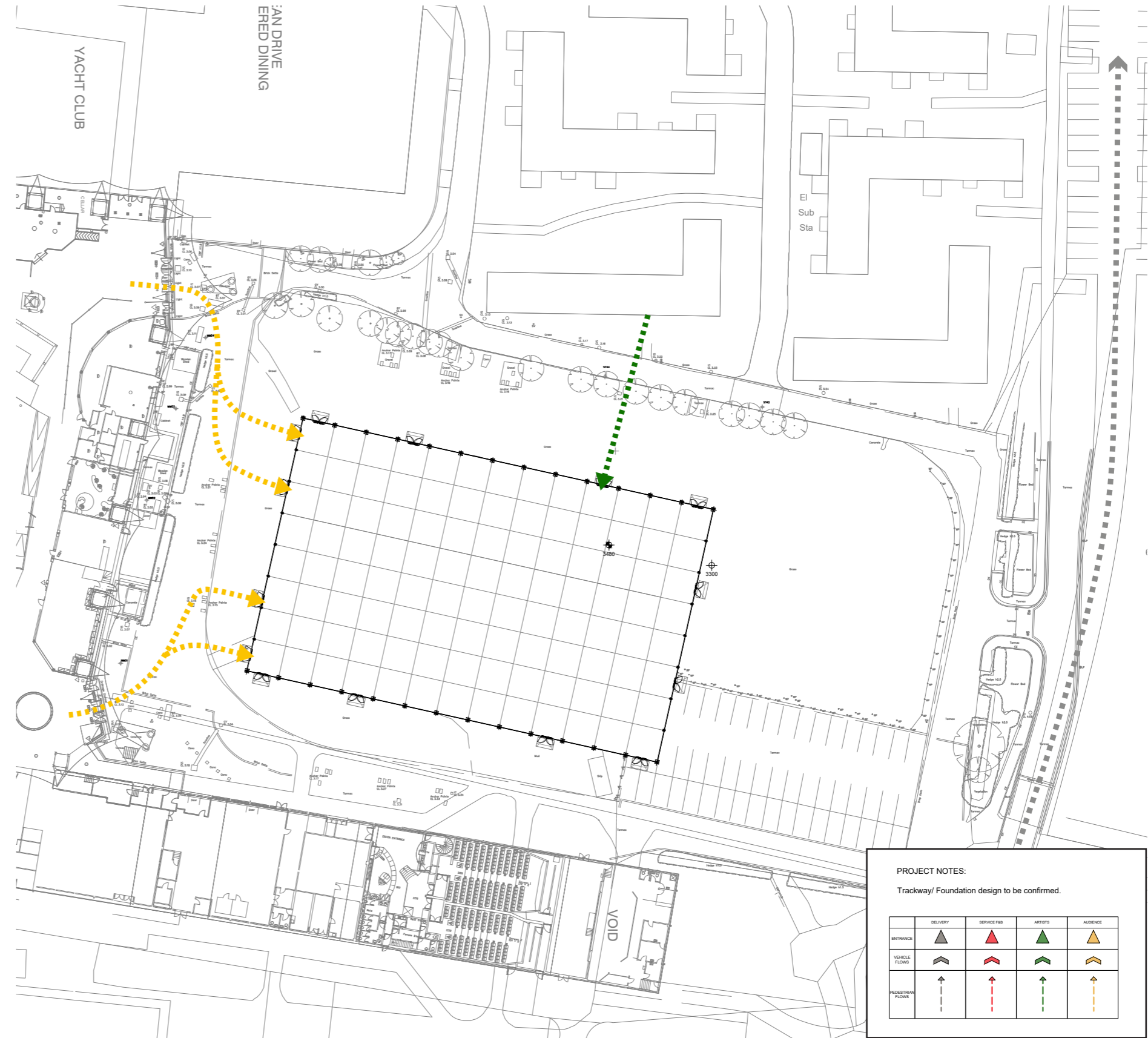


Diagram 5 : OPS Plans