



DESIGN & ACCESS STATEMENT

JOB NO. 5093

**Application for the demolition of Bob's Yard and the
construction of a new Restaurant
Butlin's, Skegness**

INTRODUCTION

Background

Butlin's Holiday Camps have a long standing history in the UK, beginning in 1936 Billy Butlin opened the very first holiday resort in Skegness. Since its beginnings the resort and subsequent resorts have continued to provide families with year round entertainment, relaxation, accommodation and dining. As a result it is important that the resort, especially the founding holiday camp, is able to continue to deliver this service for future holiday makers by ensuring all facilities are continually improved and so increasing site longevity.

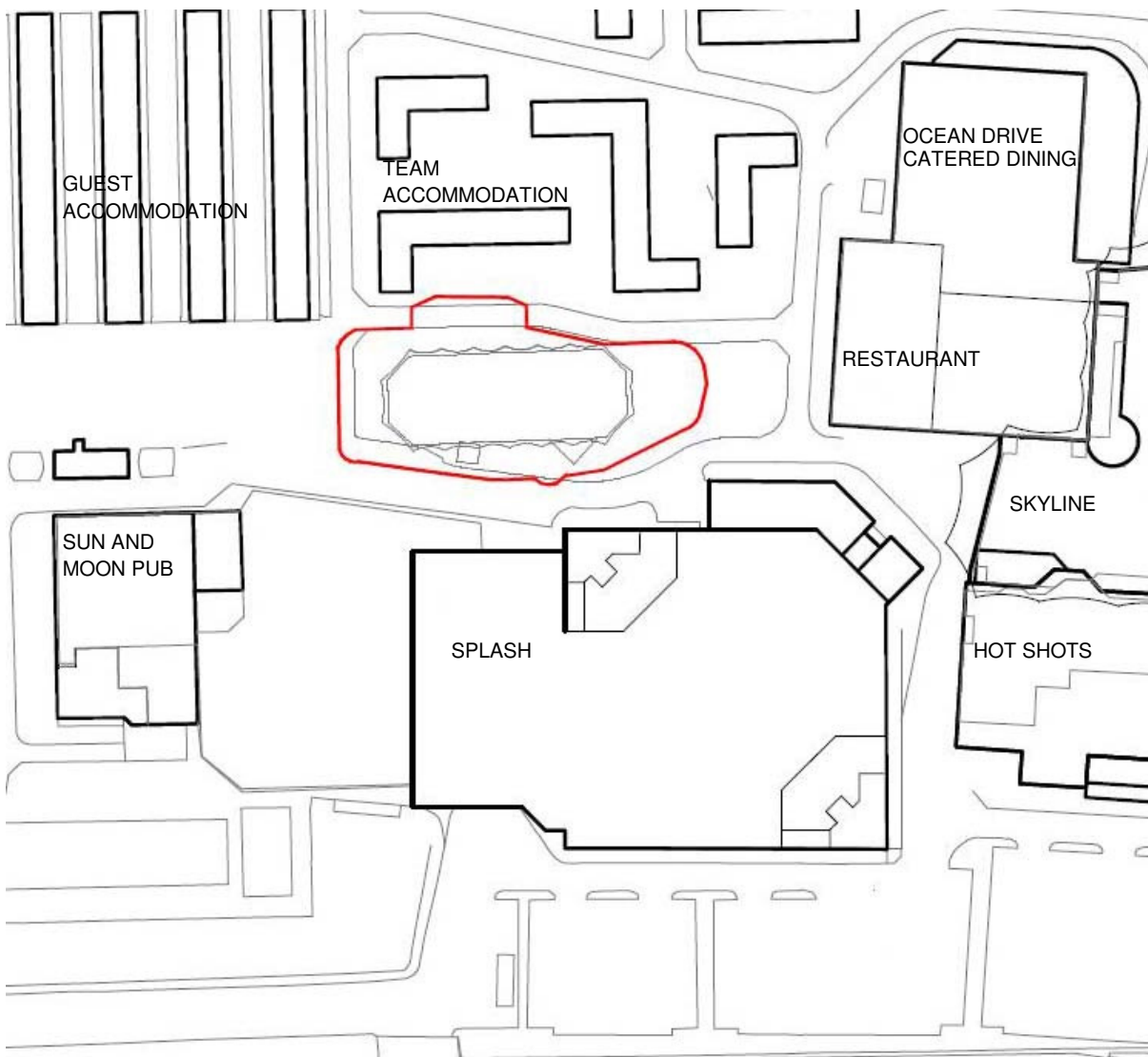


Arial photograph

PROPOSAL

The removal of the steel tented structure of Bob's Yard entertainment venue for little tots, opposite the recent New Splash Waterworld, will enable the construction of a new 185 cover restaurant, Fire House Grill. This will also allow for future phases south of the restaurant such as a new fish and chip shop and convenience store; these are to be covered in a separate application. The restaurant will fit on the same site as the previous Bob's Yard with only a marginally wider footprint. This single storey development will be situated on one of the main routes to the popular Skyline Pavillion from guest accommodation and will be serviced at the rear of the building opposite the team accommodation.

LOCATION



Site plan showing location of proposed Fire House Grill

PLANNING STATEMENT

The Draft Core Strategy, October 2012 states in Chapter 8 – Widening the inland tourism and leisure economy, Strategic Policy 9 that future aims will be that:

“The range of tourism and leisure activities will have diversified across the District. The District position as a leading visitor destination will be enhanced. There will be strong economic connections between tourism and local businesses, the local environment and local produce. The green cultural, heritage and sporting offer will complement the strong traditional offer.”

Additionally:

“The economies of the District’s towns and villages will be supported by enhanced facilities for recreation and tourism. The rural economy will be supported by new tourism opportunities connected to a network of venues across the District which support a range of cultural and leisure events, local ecology, landscape and history.

Skegness and the Coast will be in the top three most visited destinations in the UK. It will offer a range of traditional and more cutting edge facilities.”

In keeping with this document the proposed development will benefit the local economy and be complementary to its coastal heritage due to the rustic nature of the design. Furthermore the proposed development will ensure that the facilities are enhanced in order to maintain the high standards of this popular destination. Furthermore the restaurant will be a single storey development that will be situated on the same site as the previous structure therefore it will offer a like for like replacement building in terms of massing.

SCALE

The size of the building is comparable to the previous Bob's Yard construction, and is also relatively low in comparison to the restaurant's surrounding context.

APPEARANCE AND MATERIALS

The Fire House Grill restaurant will have two public faces and represent the high quality sustainable design of the interior by incorporating timber cladding and brick; ensuring the external face echoes the concept of rustic farmhouse imagery. This will be further accentuated with aluminium windows, aluminium flashings which will provide continuity with the modern sinusoidal metal cladding on the rear elevations. Furthermore the public face will also include framing around the front part of the restaurants elevation to provide extra definition, focus and depth to the design.

NOISE STATEMENT

The restaurant will be subject to noise restrictions as with all other venues on site internal or external. The restaurant is a sufficient distance away from the boundary and will be surrounded by buildings, so there should be no impact on the local neighbourhood. It should also be noted that the proposal should improve on the existing condition of the tiny tots' entertainment facility. There will be no increase in the number of guests on site.

ACCESS

There will be no change to the access arrangements on the resort. The restaurant will be wheelchair accessible.

CAR PARKING

There is no change in car parking on site due to the Fire House Grill proposal. There will be no increase in guests on site.

TREES AND HEDGES

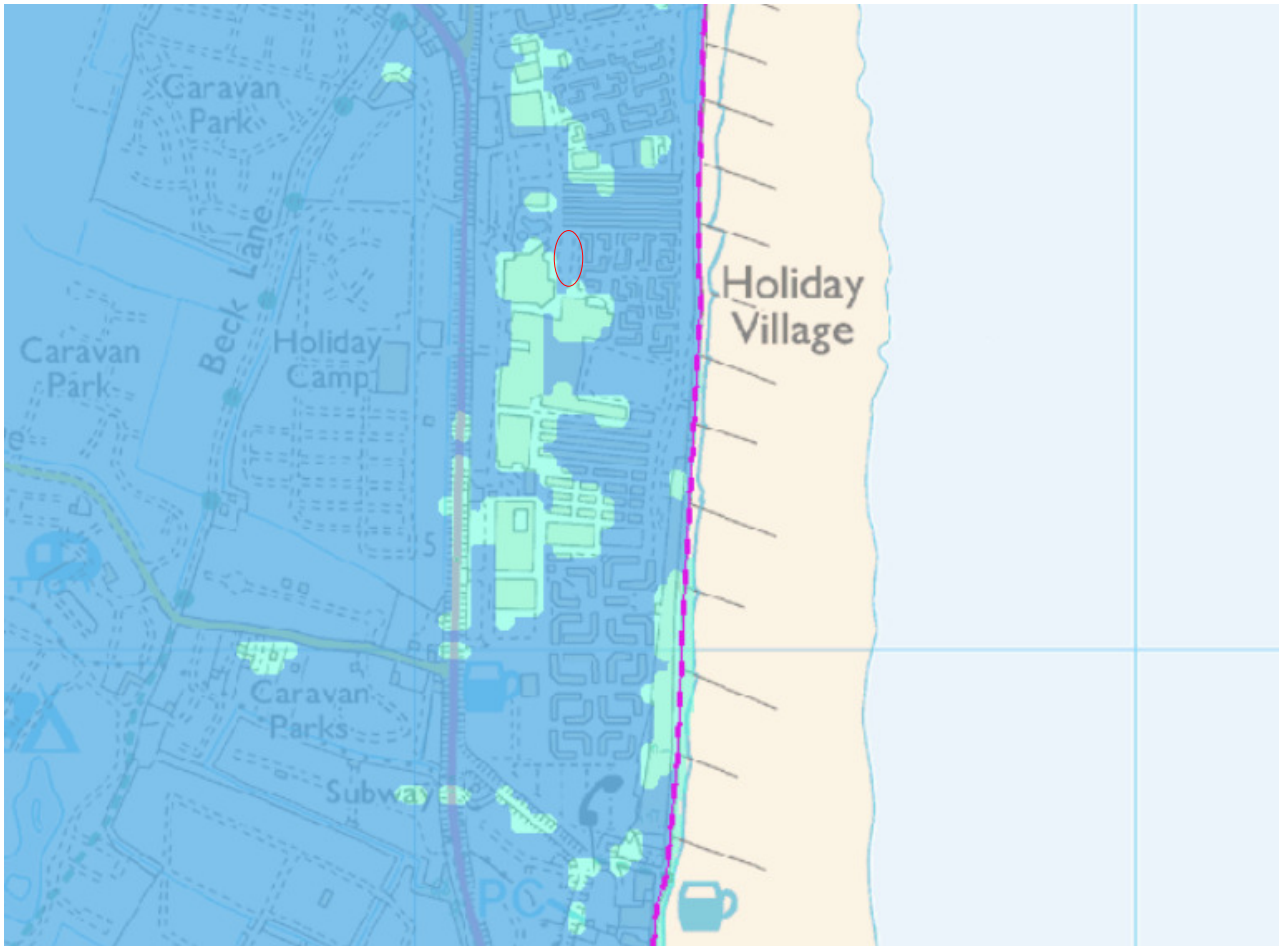
No trees or hedges will be affected by the proposal.

EMPLOYMENT

There will be an increase in employment.

FLOOD RISK ASSESSMENT

The proposed restaurant is in a high flood risk area, and it is in a less vulnerable risk class of building, which is suitable for the flood zone. The environment agency have been consulted and do not require a flood risk assessment as there is no change to the use class on site. There are also flood defences that exist on the site.



Environment Agency Risk of Flooding from Rivers and Sea Map

SITE PANORAMIC

