

# Public Document Pack

**Southend-on-Sea Borough Council**

**Legal & Democratic Services**

**Strategic Director: John Williams**

📍 Civic Centre, Victoria Avenue, Southend-on-Sea, Essex SS2 6ER

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07 September 2020

Dear Councillor

## **DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 9TH SEPTEMBER, 2020**

Please find enclosed, for consideration at the next meeting of the Development Control Committee taking place on Wednesday, 9th September, 2020, the plans relating to Agenda Item No. 18 namely 19/02066/BC4M - Airport Parking, Southend Airport, Eastwoodbury Crescent (St Laurence Ward), that were unavailable when the agenda was printed.

Yours sincerely

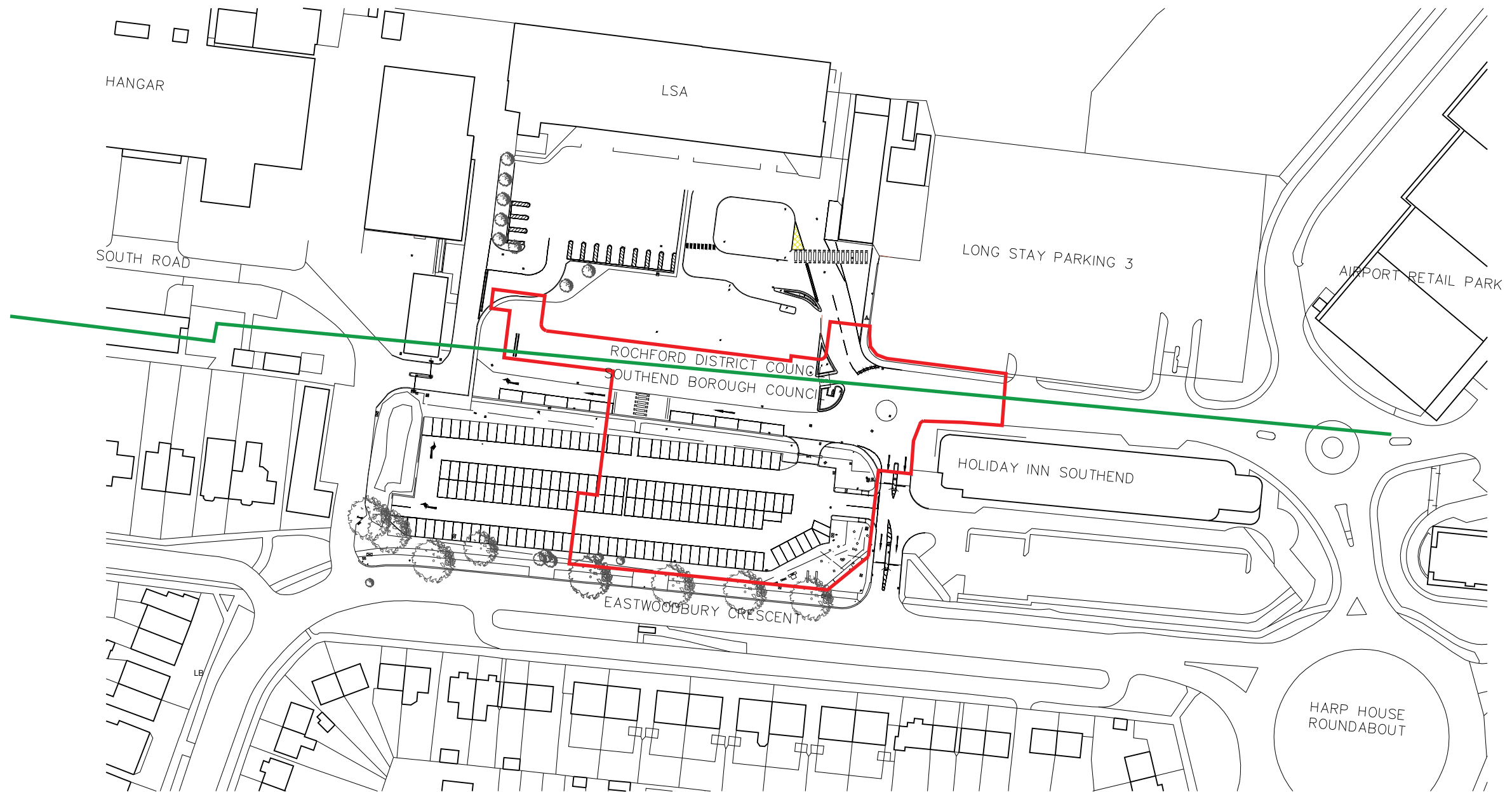
**Tim Row**

Principal Democratic Services Officer

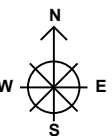
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**NOTE:**

SBC/ RDC BOUNDARY INDICATED BY GREEN LINE



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18

# Aros

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**Revisions**

Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

**Project**  
London Southend Airport Hotel  
**Title**  
Existing Site Plan with borough boundary

**Project No**  
6126  
**Date**  
March 2020  
**Status**  
Planning

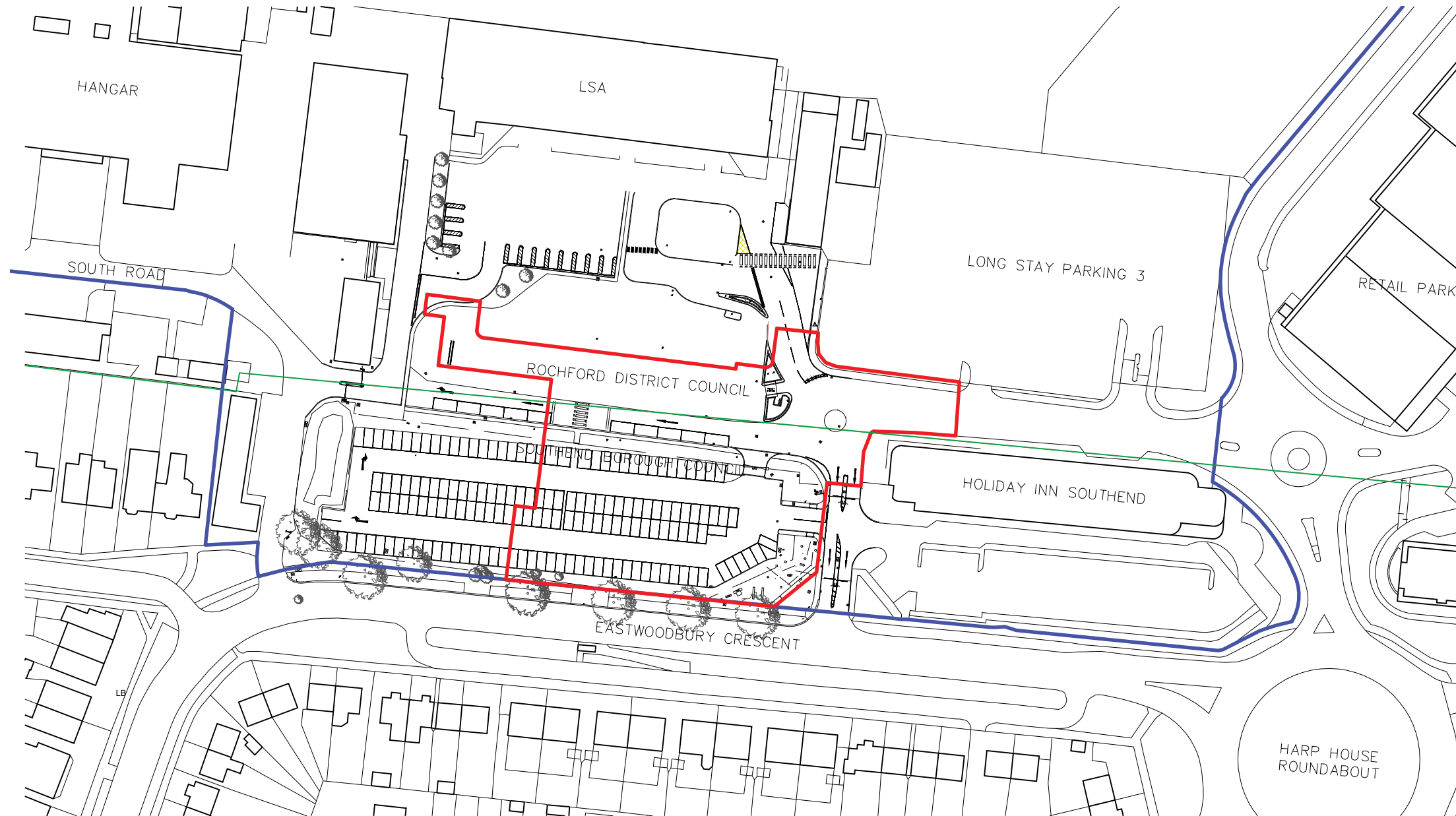
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(20) 000  
**Scale**  
1:1250 @ A3  
**Rev**  
P6

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NOTE:  
 RED LINE BOUNDARY DEMONSTRATES EXTENT OF  
 PLANNING APPLICATION BOUNDARY

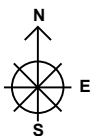
LSACL OWNERSHIP SHOWN IN BLUE

POLITICAL BOUNDARY INDICATED BY GREEN LINE



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**Revisions**

Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

**Project**  
 London Southend Airport Hotel  
**Title**  
 Existing Site location Plan  
 demonstrating Application site,  
 ownership boundary &  
 borough boundary

**Project No**  
 6126  
**Date**  
 March 2020  
**Status**  
 Planning

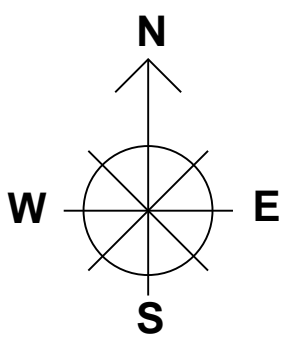
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**Rev**  
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NOTE:  
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PLANNING APPLICATION BOUNDARY

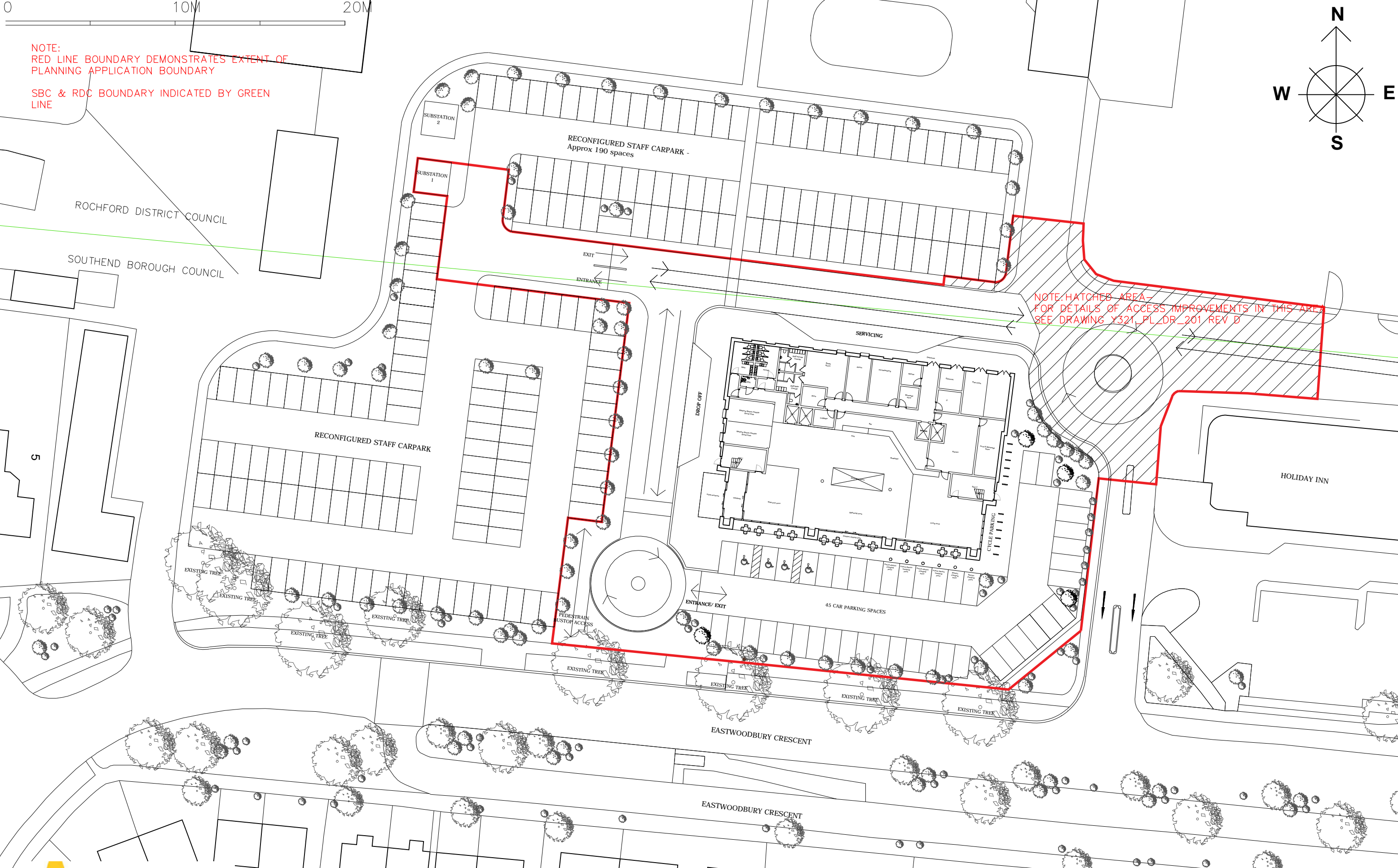
SBC & RDC BOUNDARY INDICATED BY GREEN  
LINE



ROCHFORD DISTRICT COUNCIL

SOUTHEND BOROUGH COUNCIL

NOTE: HATCHED AREA -  
FOR DETAILS OF ACCESS IMPROVEMENTS IN THIS AREA  
SEE DRAWING Y321\_PL\_DR\_201 REV B



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**Revisions**

Rev	Date	Drawn	Checked	Description
	XX.XX.XX			

Project  
**London Southend Airport**  
Title  
**Proposed Site Plan**

Project No  
**6126**  
Date  
**March 2020**  
Status  
**Planning**

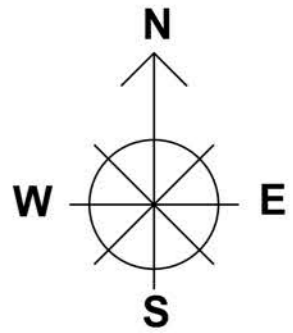
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Rev  
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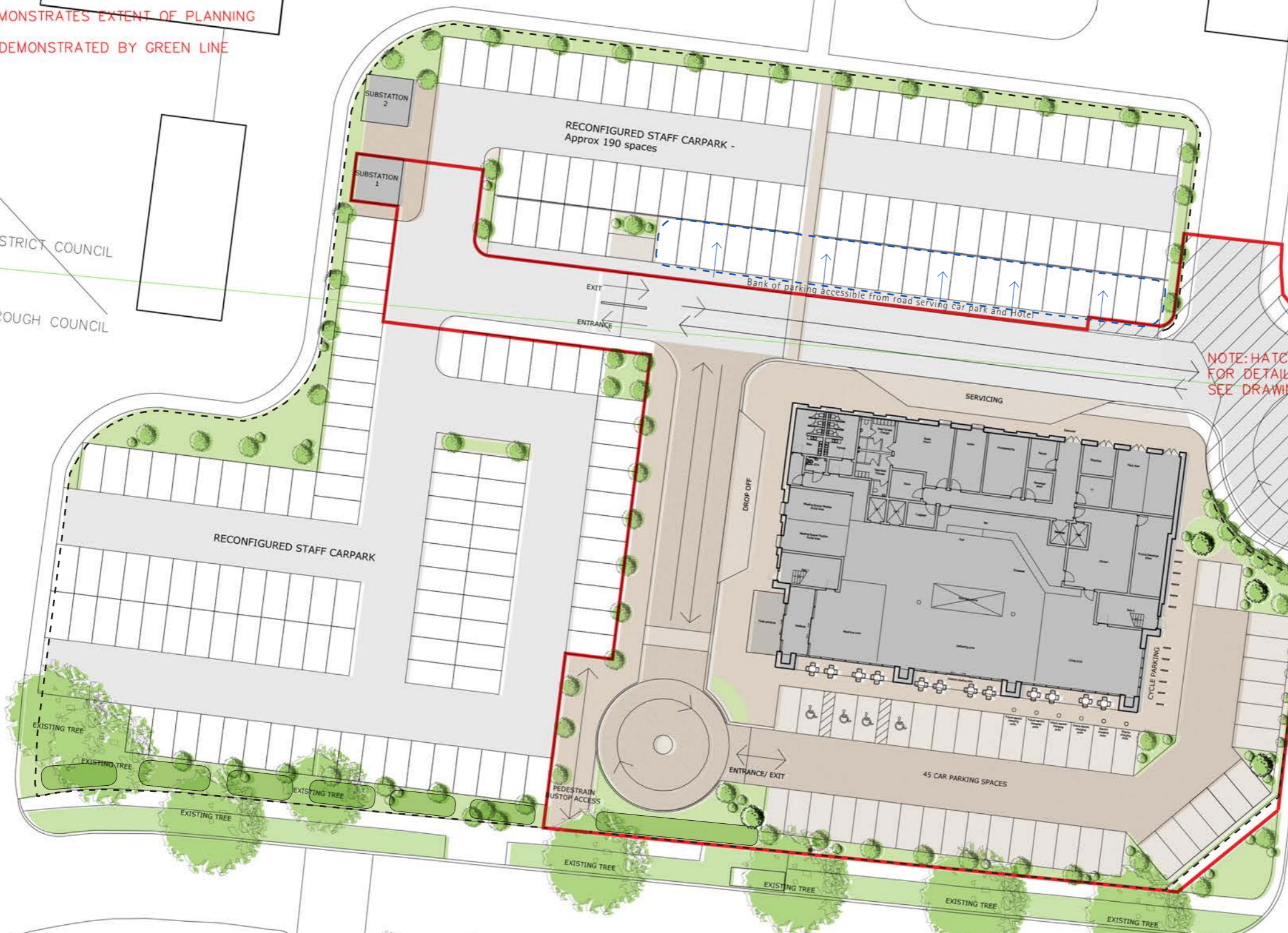
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SBC & RDC BOUNDARY DEMONSTRATED BY GREEN LINE



ROCHFORD DISTRICT COUNCIL

SOUTHEND BOROUGH COUNCIL



NOTE: HATCHED AREA - FOR DETAILS OF ACCESS IMPROVEMENTS IN THIS AREA SEE DRAWING Y321\_LPL\_DR\_201 REV D

- Planted shrubs/ floral bed
- Grass verge/ planted
- Paved pedestrian access area
- Drop off/ service surface
- Vehicle surface



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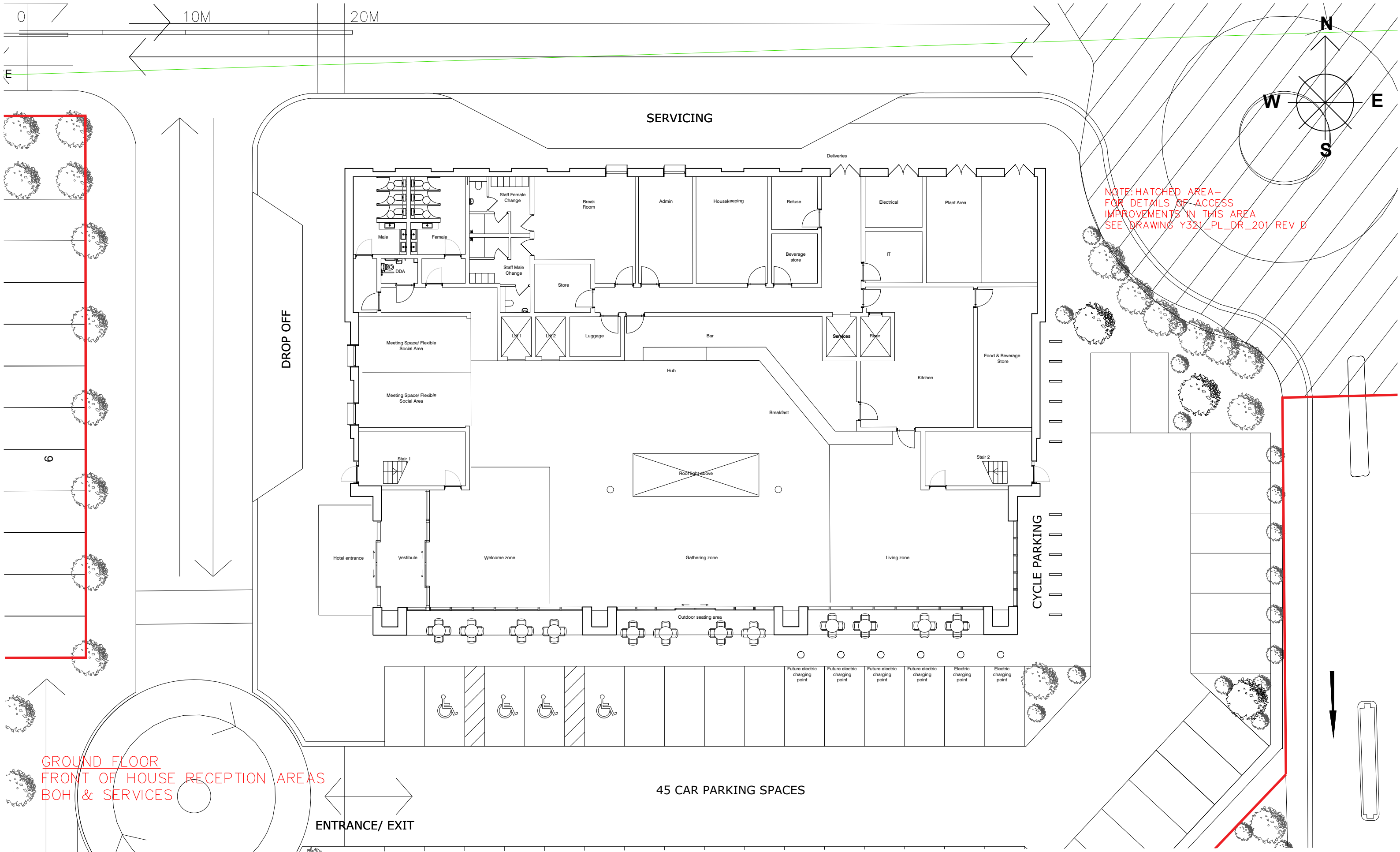
**Revisions**

Rev	Date	Drawn	Checked	Description
	XX.XX.XX			

**Project**  
London Southend Airport Hotel  
**Title**  
Proposed Landscape  
Master plan

<b>Project No</b> 6126	<b>Drawing No</b> (20) 002 (1)
<b>Date</b> March 2020	<b>Scale</b> 1:500 @ A3
<b>Status</b> Planning	<b>Rev</b> P5

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NOTE: HATCHED AREA - FOR DETAILS OF ACCESS IMPROVEMENTS IN THIS AREA SEE DRAWING Y321\_PL\_DR\_201 REV D

GROUND FLOOR FRONT OF HOUSE RECEPTION AREAS BOH & SERVICES



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**Revisions**

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-	XX.XX.XX	-	-	-

**Project**  
 London Southend Airport Hotel

**Title**  
 Proposed Ground Floor Plan

**Project No**  
 6126

**Date**  
 March 2020

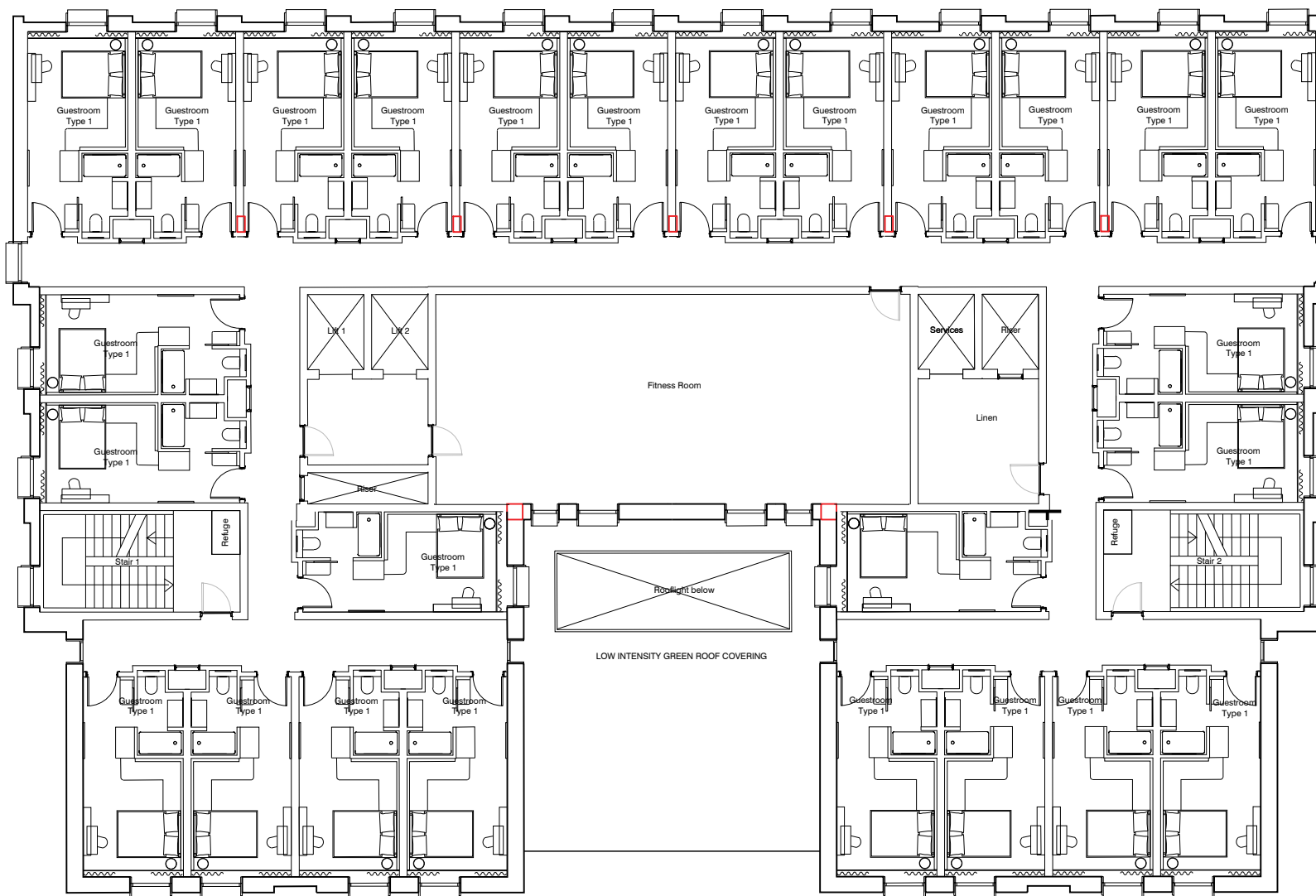
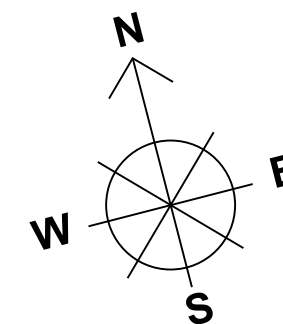
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**Drawing No**  
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**Scale**  
 1:200 @ A3

**Rev**  
 P5

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FIRST FLOOR  
26 X GUESTROOM TYPE 1  
FITNESS SUITE



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**Revisions**

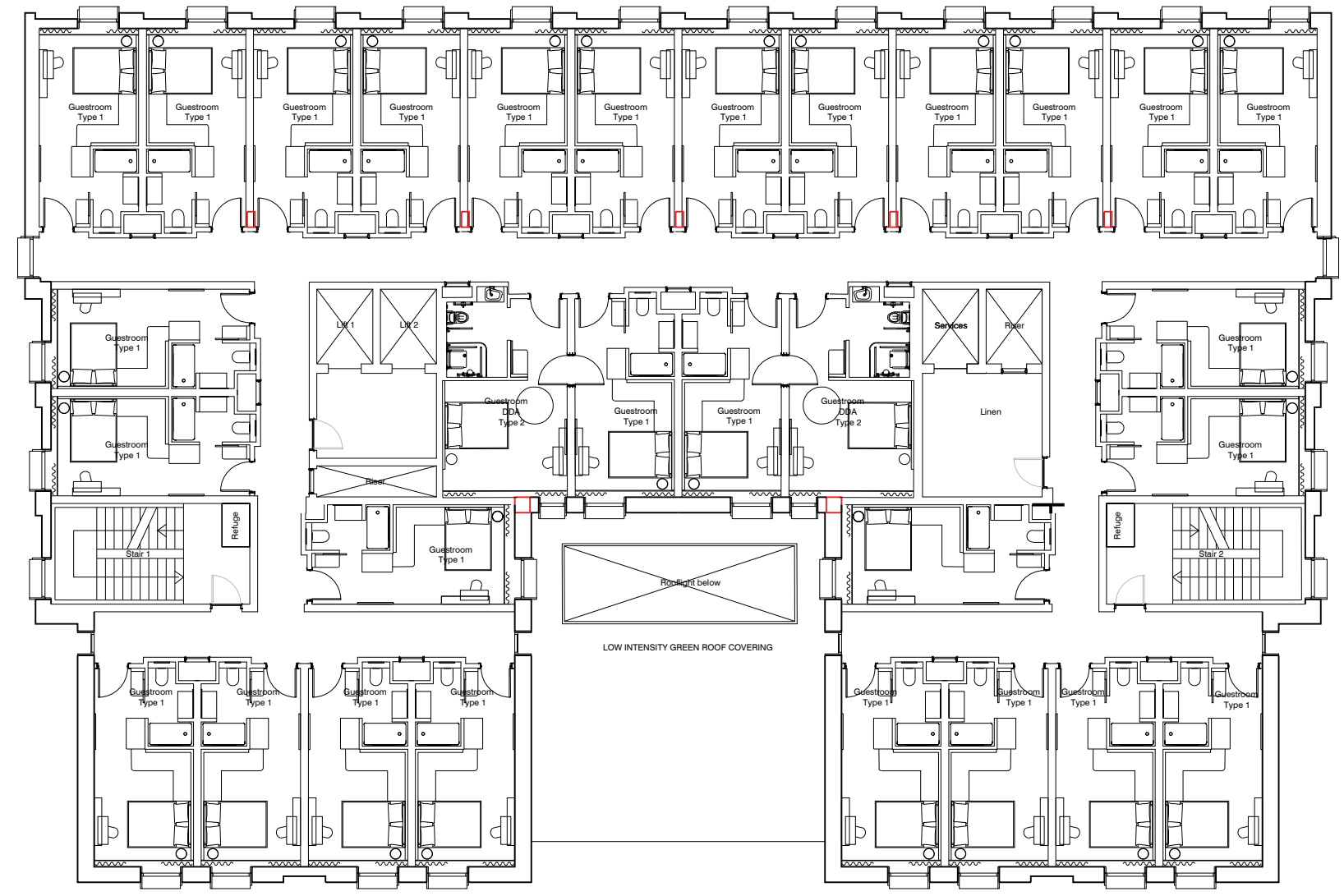
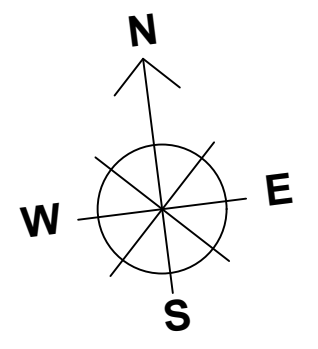
Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

**Project**  
London Southend Airport Hotel  
**Title**  
Proposed First Floor Plan

**Project No**  
6126  
**Date**  
November 2019  
**Status**  
Planning

**Drawing No**  
(20) 101 (1)  
**Scale**  
1:200 @ A3  
**Rev**  
P2

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13

SECOND TO FOURTH FLOOR  
 28 X GUESTROOM TYPE 1  
 2 X DDA GUESTROOM TYPE 2



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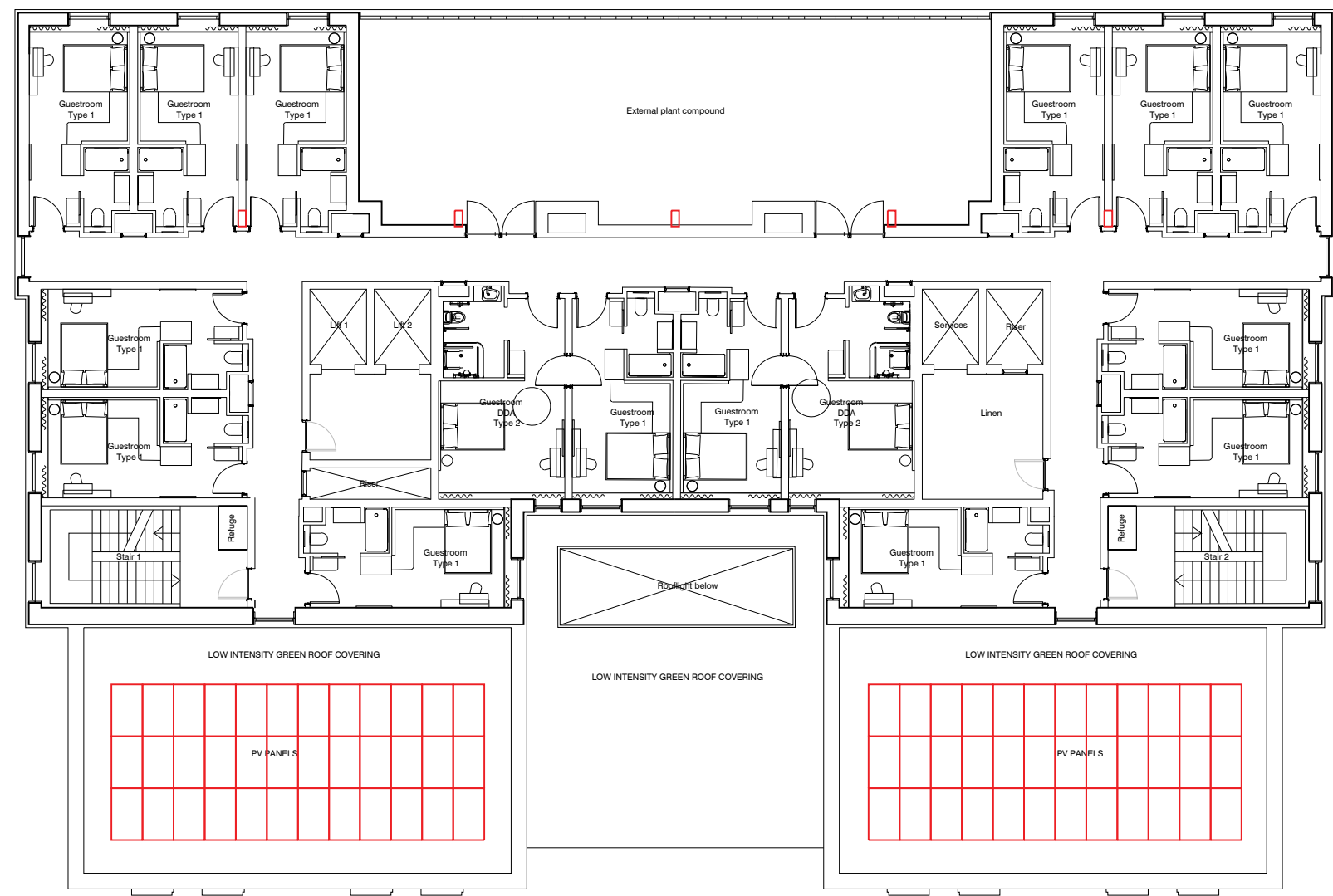
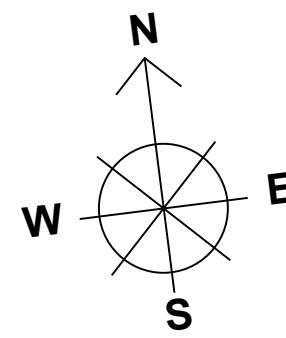
Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

**Project**  
 London Southend Airport Hotel  
**Title**  
 Proposed Second to Fourth Floor Plan

**Project No**  
 6126  
**Date**  
 November 2019  
**Status**  
 Planning  
**Drawing No**  
 (20) 102 (1)  
**Scale**  
 1:200 @ A3  
**Rev**  
 P2

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15

SECOND TO FOURTH FLOOR  
 14 X GUESTROOM TYPE 1  
 2 X DDA GUESTROOM TYPE 2  
 EXTERNAL NORTH FACING PLANT COMPOUND



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**Revisions**

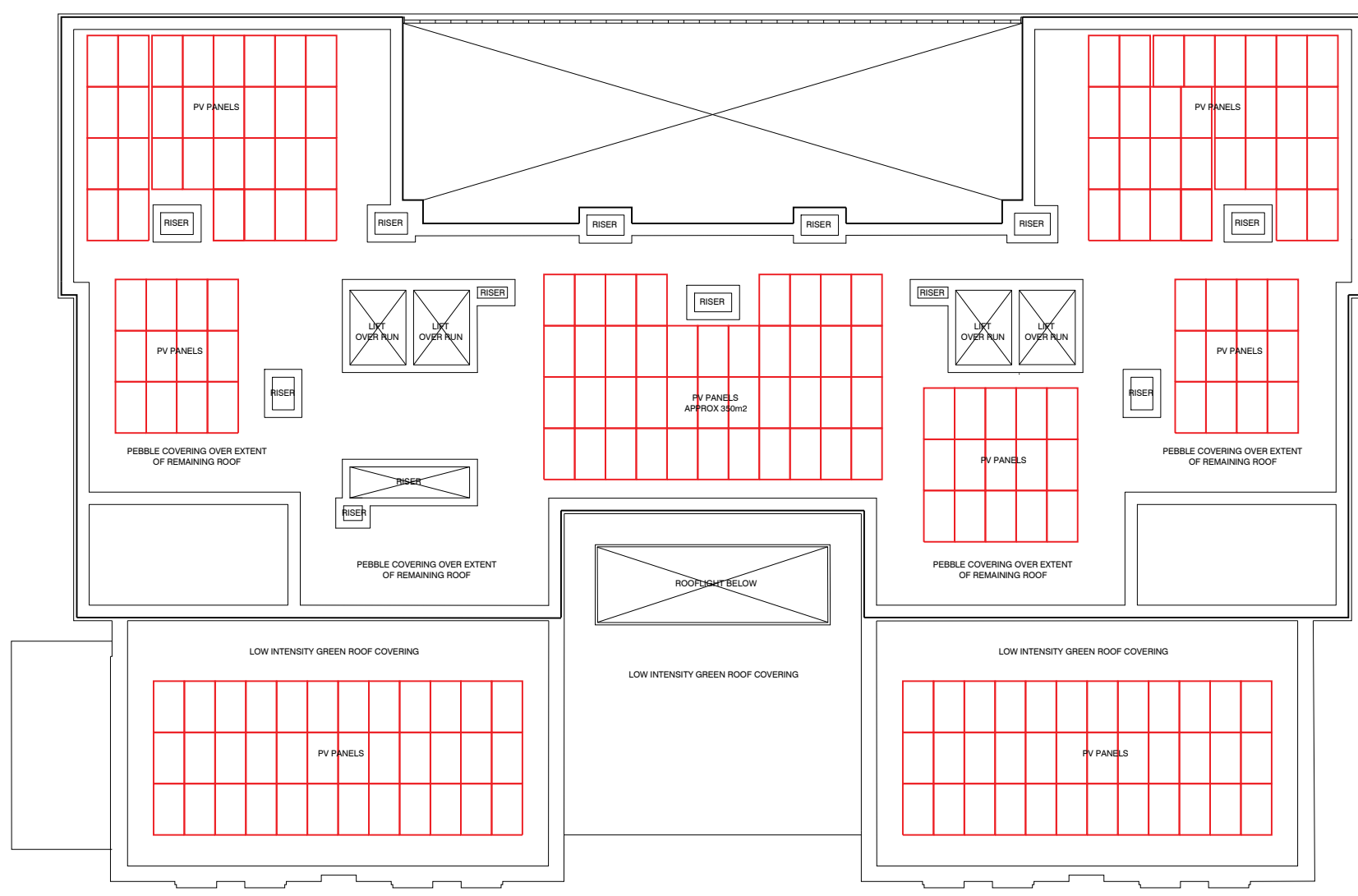
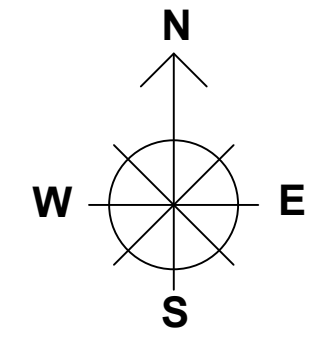
Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

**Project**  
 London Southend Airport Hotel  
**Title**  
 Proposed Fifth Roof Plan

**Project No**  
 6126  
**Date**  
 November 2019  
**Status**  
 Planning

**Drawing No**  
 (20) 103  
**Scale**  
 1:200 @ A3  
**Rev**  
 P2

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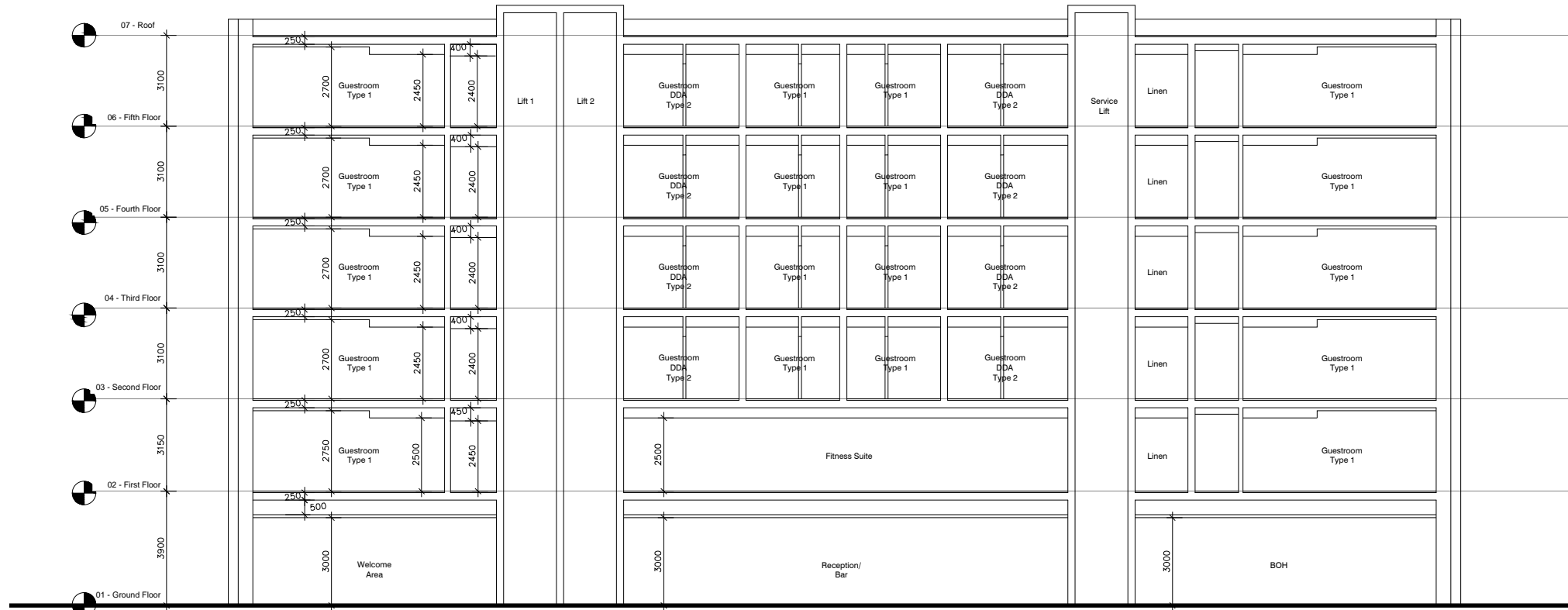
**Revisions**

Rev	Date	Drawn	Checked	Description
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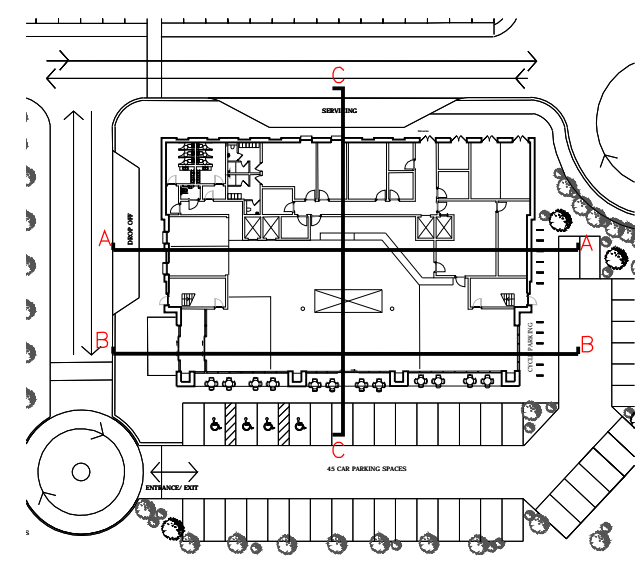
**Project**  
 London Southend Airport Hotel  
**Title**  
 Proposed Roof Plan

<b>Project No</b> 6126	<b>Drawing No</b> (20) 104 (1)
<b>Date</b> November 2019	<b>Scale</b> 1:200 @ A3
<b>Status</b> Planning	<b>Rev</b> P4

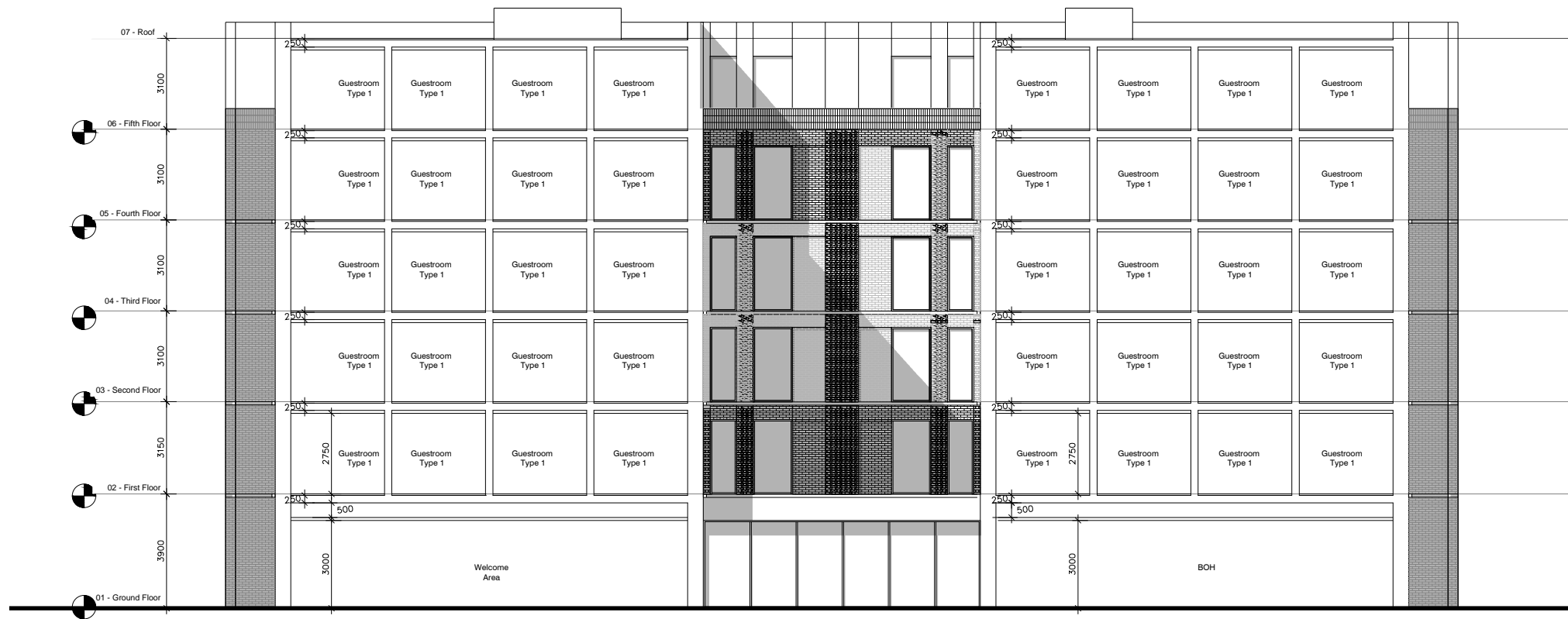
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Site Section AA



19



Site Section BB



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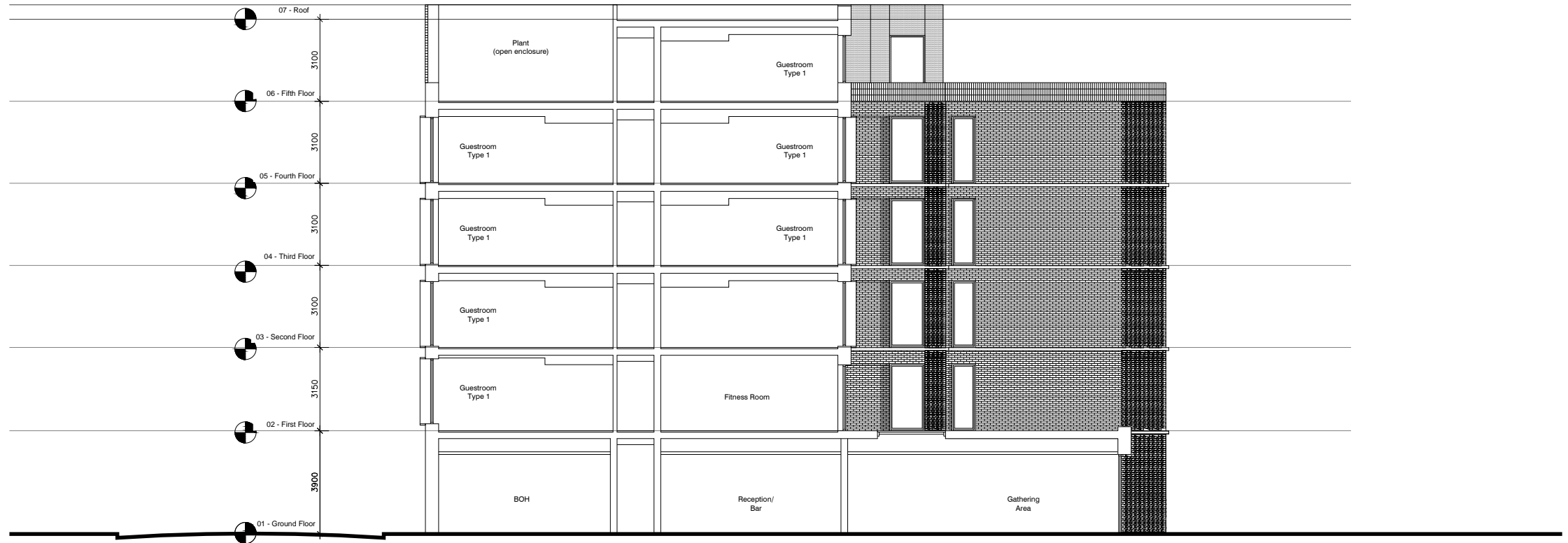
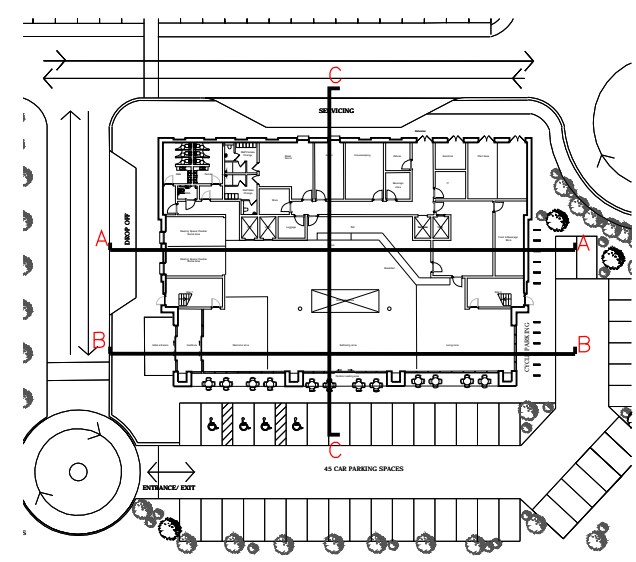
Revisions

Rev	Date	Drawn	Checked	Description
	XX.XX.XX	-		

Project  
London Southend Airport Hotel  
Title  
Proposed Site Sections  
AA & BB

Project No 6126	Drawing No (20) 300 (1)
Date November 2019	Scale 1:200 @ A3
Status Planning	Rev P2

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Site Section CC

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**Revisions**

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-	XX.XX.XX	-	-	-

Project  
**London Southend Airport Hotel**  
 Title  
**Proposed Site Sections**  
 CC

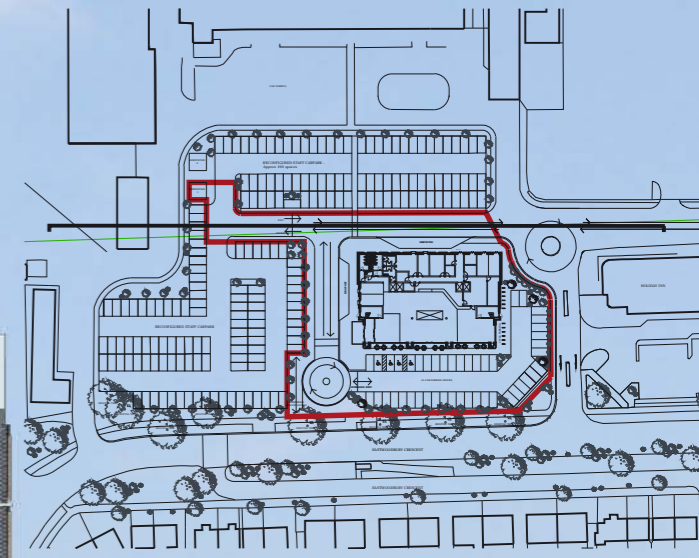
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Date <b>November 2019</b>	Scale <b>1:200 @ A3</b>
Status <b>Planning</b>	Rev <b>P3</b>

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MATERIALS :

- 01 Brushed stainless steel rain screen cladding.
- 02 Engineer Brick - Petrol Blue, variation in tone.
- 03 Brick corbel pattern to piers.
- 04 Projecting pale white tone band, square profile.
- 05 Brushed rose gold , projecting window reveal/ window profile framing glazing to bedrooms.
- 06 Low emissivity, high performing glass.
- 07 Service door to be similar colour finish to brick.
- 08 Louvered screen to external roof top plant area - similar RAL finish to rain screen cladding.



Site impression -North facing elevation

23



Scale 1:200 – North facing elevation detail



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-	XX.XX.XX	-	-	-

Project  
**London Southend Airport Hotel**  
Title  
**Proposed North Facing Elevation**

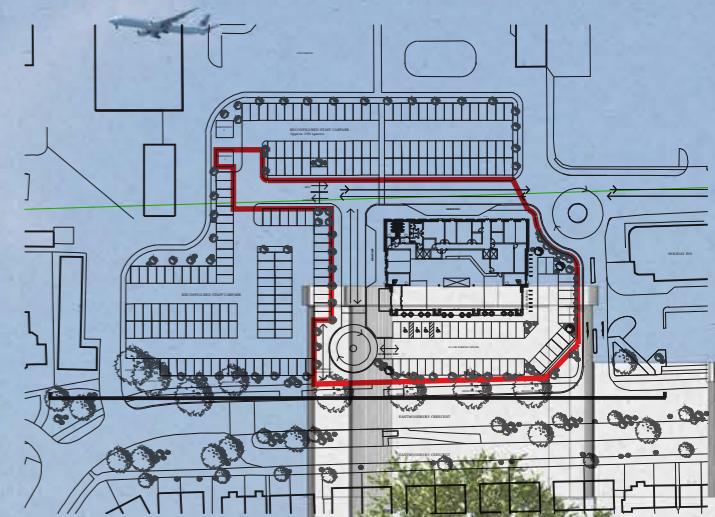
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Date  
**November 2019**  
Status  
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Drawing No  
**(20) 400**  
Scale  
**1:200 @ A3**  
Rev  
**P3**

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- 04 Projecting pale white tone band, square profile.
- 05 Brushed rose gold , projecting window reveal/ window profile framing glazing to bedrooms.
- 06 Low emissivity, high performing glass.
- 07 Service door to be similar colour finish to brick.



Site impression -South facing elevation

25



Scale 1:200 – South facing elevation detail



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Revisions

Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

Project  
**London Southend Airport Hotel**  
Title  
**Proposed South Facing Elevation**

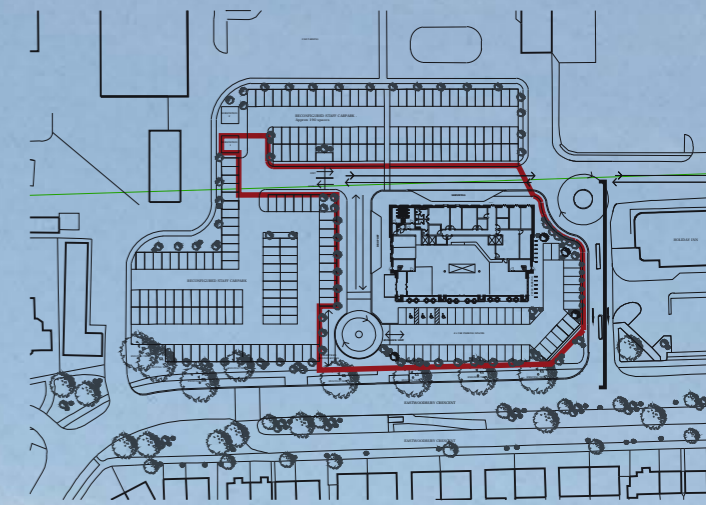
Project No  
**6126**  
Date  
**November 2019**  
Status  
**Planning**

Drawing No  
**(20) 401**  
Scale  
**1:200 @ A3**  
Rev  
**P3**

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MATERIALS :

- 01 Brushed stainless steel rain screen cladding.
- 02 Engineer Brick - Petrol Blue, variation in tone.
- 03 Brick corbel pattern to piers.
- 04 Projecting pale white tone band, square profile.
- 05 Brushed rose gold , projecting window reveal/ window profile framing glazing to bedrooms.
- 06 Low emissivity, high performing glass.
- 07 Service door to be similar colour finish to brick.



Site impression -East facing elevation



Scale 1:200 – East facing elevation



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Revisions

Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

Project  
London Southend Airport Hotel  
Title  
Proposed East Facing Elevation

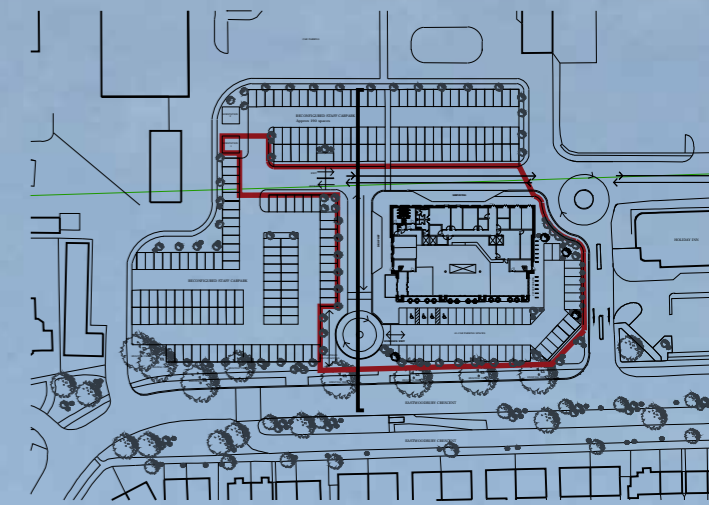
Project No  
6126  
Date  
November 2019  
Status  
Planning

Drawing No  
(20) 402  
Scale  
1:200 @ A3  
Rev  
P3

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MATERIALS :

- 01 Brushed stainless steel rain screen cladding.
- 02 Engineer Brick - Petrol Blue, variation in tone.
- 03 Brick corbel pattern to piers.
- 04 Projecting pale white tone band, square profile.
- 05 Brushed rose gold , projecting window reveal/ window profile framing glazing to bedrooms.
- 06 Low emissivity, high performing glass.
- 07 Service door to be similar colour finish to brick.

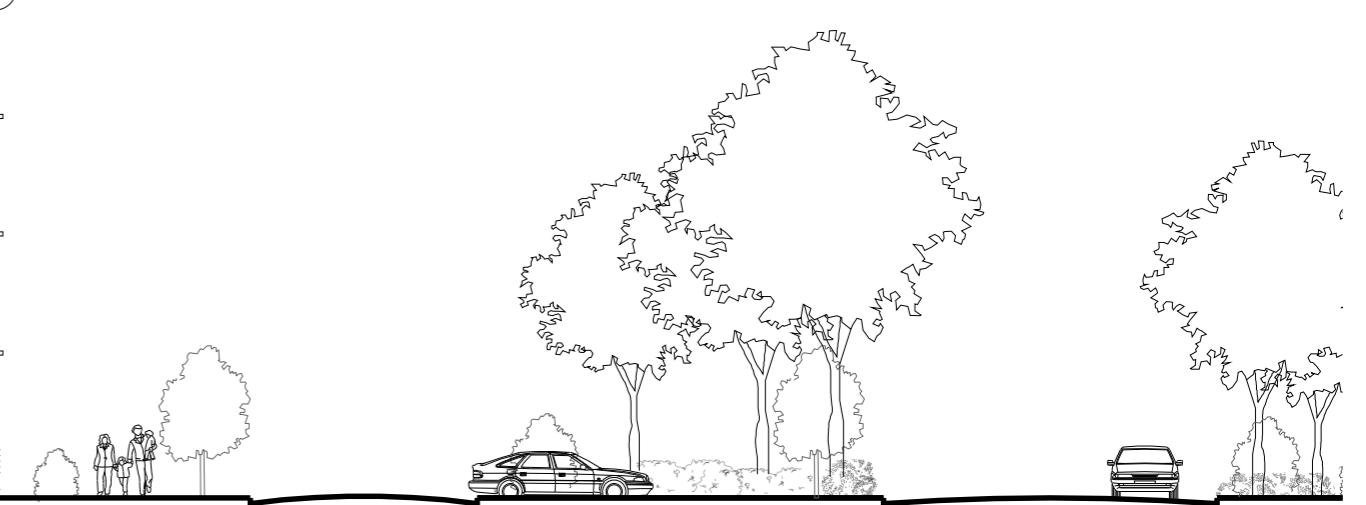
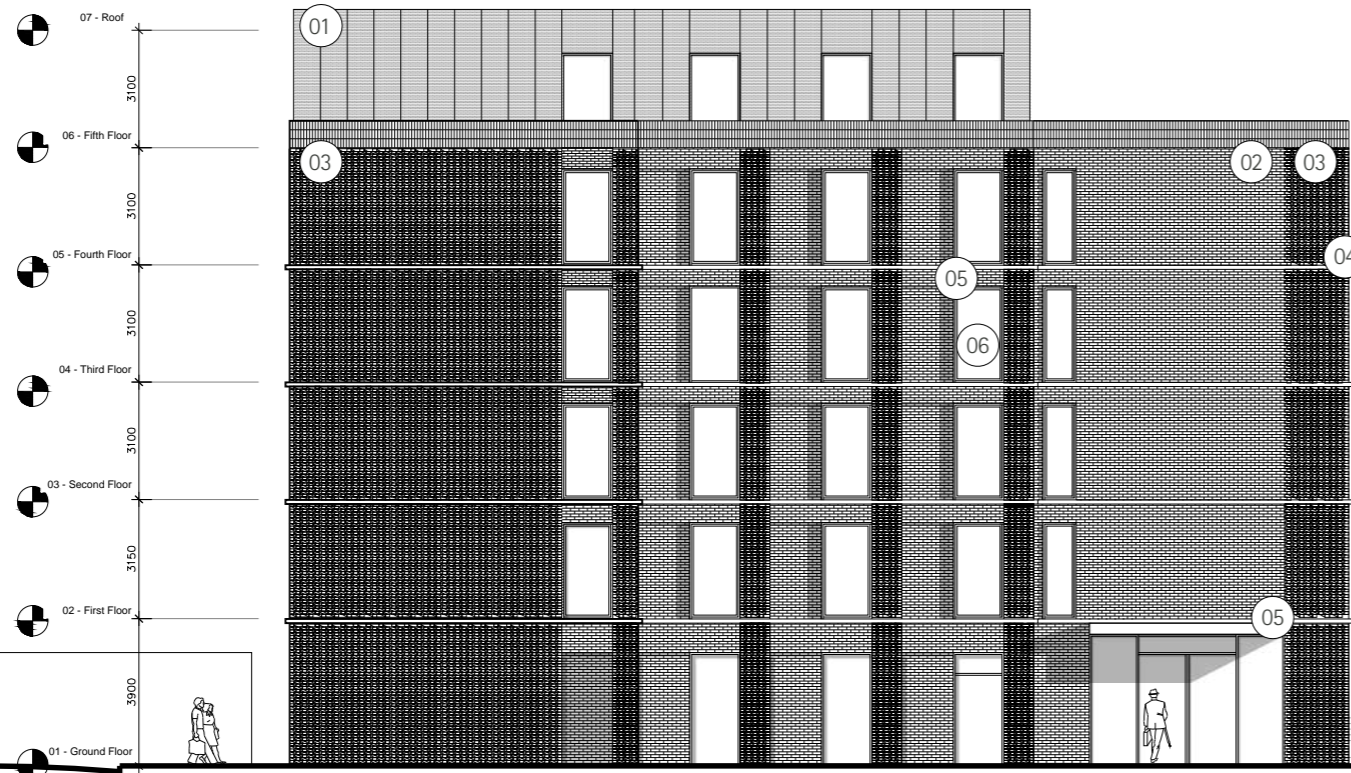


Holiday Inn plant highlighted behind the proposed scheme.



Site impression -West facing elevation

29



Scale 1:200 – West facing elevation



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Revisions

Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

Project  
London Southend Airport Hotel  
Title  
Proposed West Facing Elevation

Project No 6126	Drawing No (20) 403
Date November 2019	Scale 1:200 @ A3
Status Planning	Rev P3

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31

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#### Revisions

Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

Project  
**London Southend Airport Hotel**  
 Title  
**Proposed Street View looking East**

Project No  
**6126**  
 Date  
**November 2019**  
 Status  
**Planning**

Drawing No  
**(20) 500 (1)**  
 Scale  
 -  
 Rev  
**P3**

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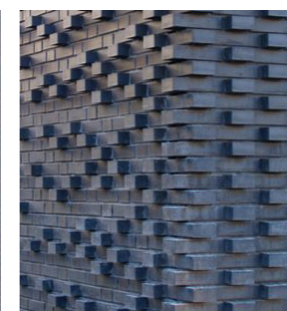
1. Aluminium rain screen cladding -Pale grey brushed metal finish.
2. Engineer brick - Petrol blue grey finish with variation in tone.
3. Brick corbel detailing -Petrol blue grey finish with variation in tone.
4. Projecting white stone band - Square profile finish.
5. Projecting window reveal/hood to bedrooms - Metal window plate in brushed rose gold finish.
6. Louvres to plant enclosure - Pale grey brushed metal finish.



01



02



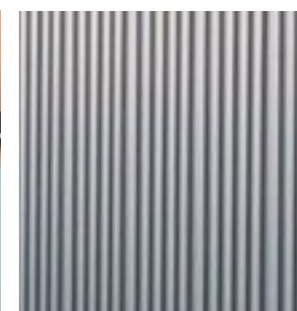
03



04



05



06



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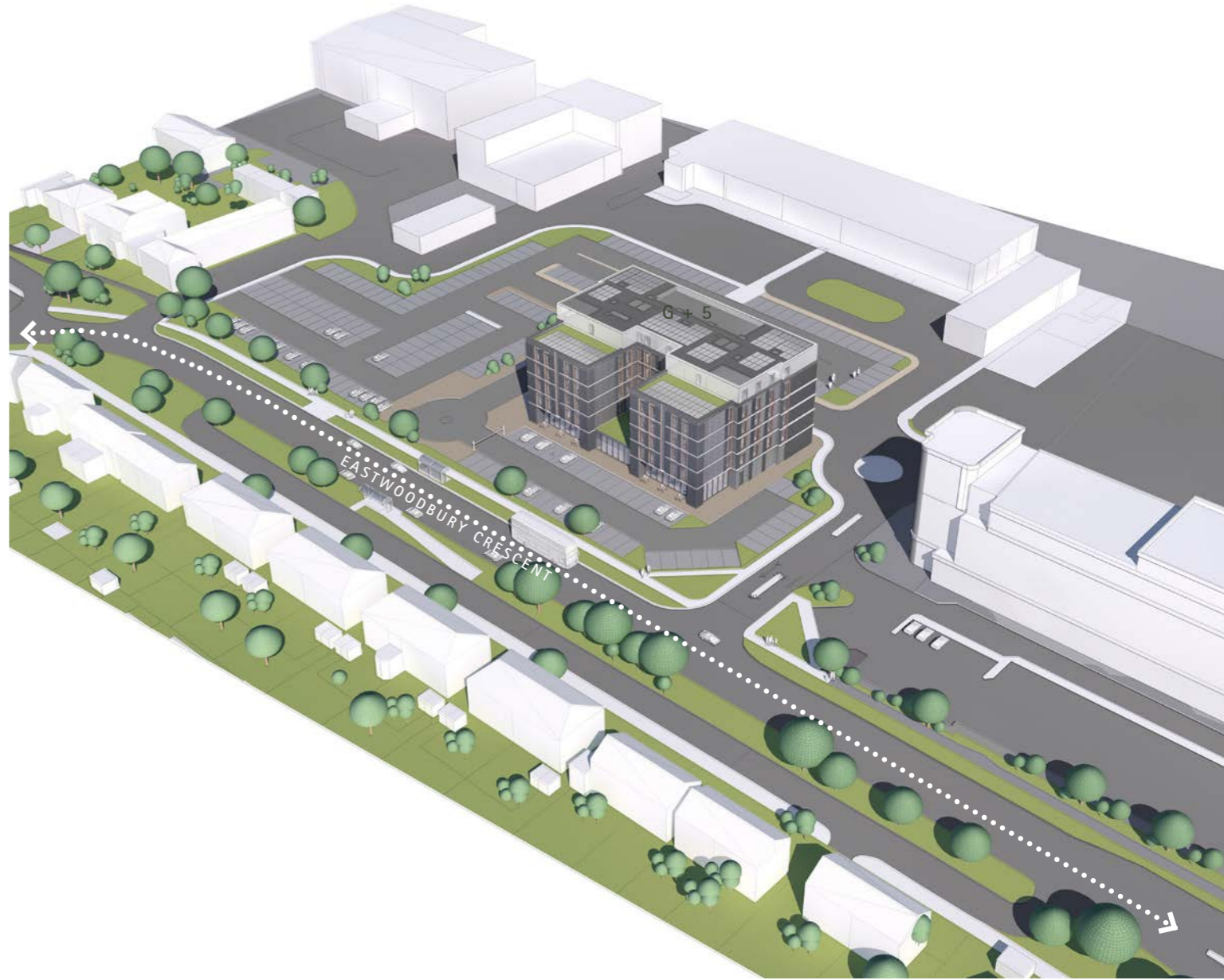
**Revisions**

Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

**Project**  
 London Southend Airport Hotel  
**Title**  
 Proposed Street View looking West

<b>Project No</b> 6126	<b>Drawing No</b> (20) 501 (1)
<b>Date</b> November 2019	<b>Scale</b> -
<b>Status</b> Planning	<b>Rev</b> P3

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### Revisions

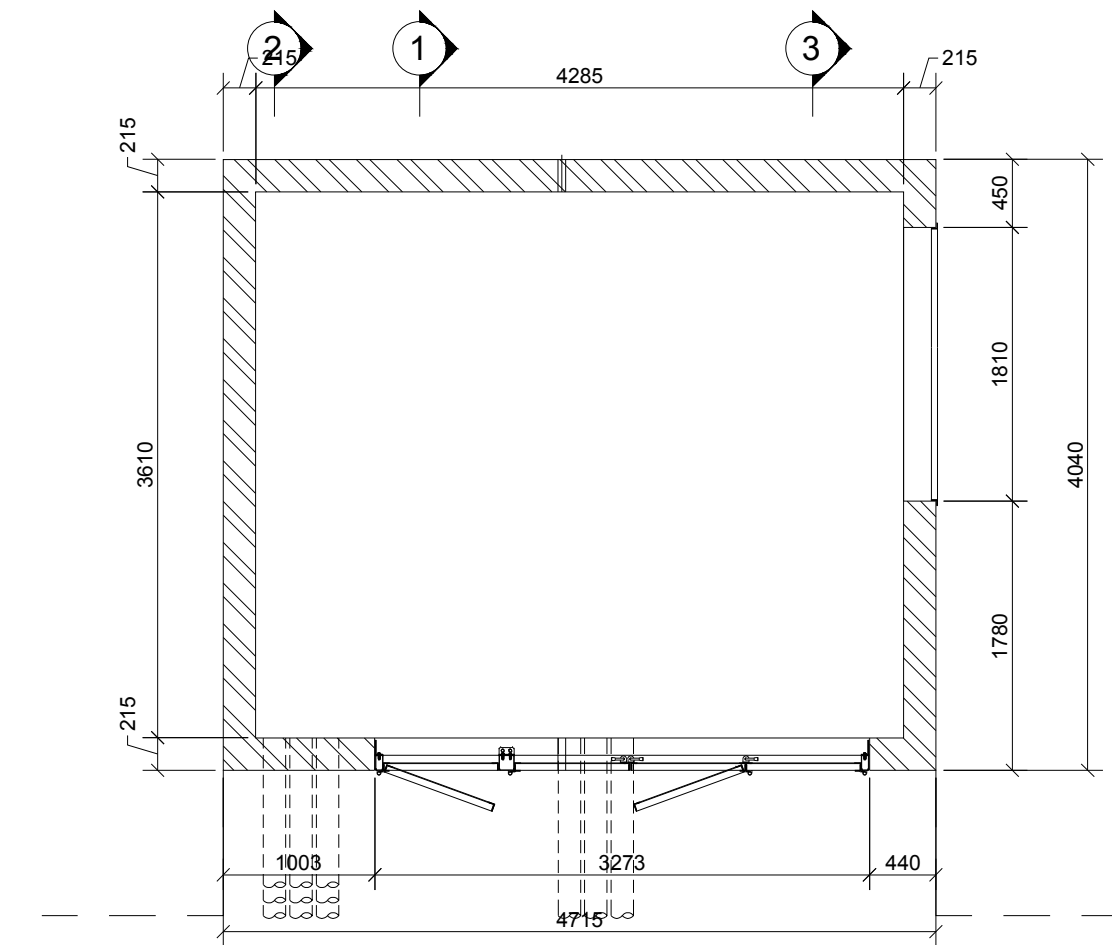
Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

Project  
**London Southend Airport Hotel**  
 Title  
**Proposed Aerial Views**

Project No  
**6126**  
 Date  
**November 2019**  
 Status  
**Planning**

Drawing No  
**(20) 502 (1)**  
 Scale  
 -  
 Rev  
**P2**

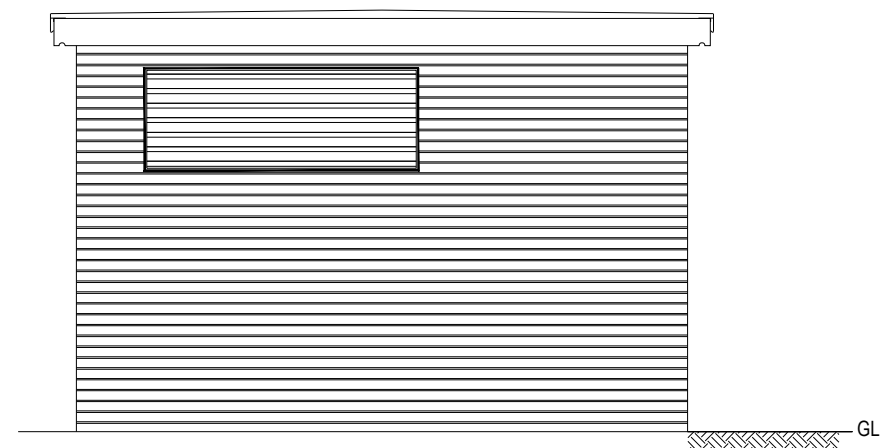
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**SUBSTATION ~ GENERAL ARRANGEMENT PLAN**



**SOUTH FACING ELEVATION**

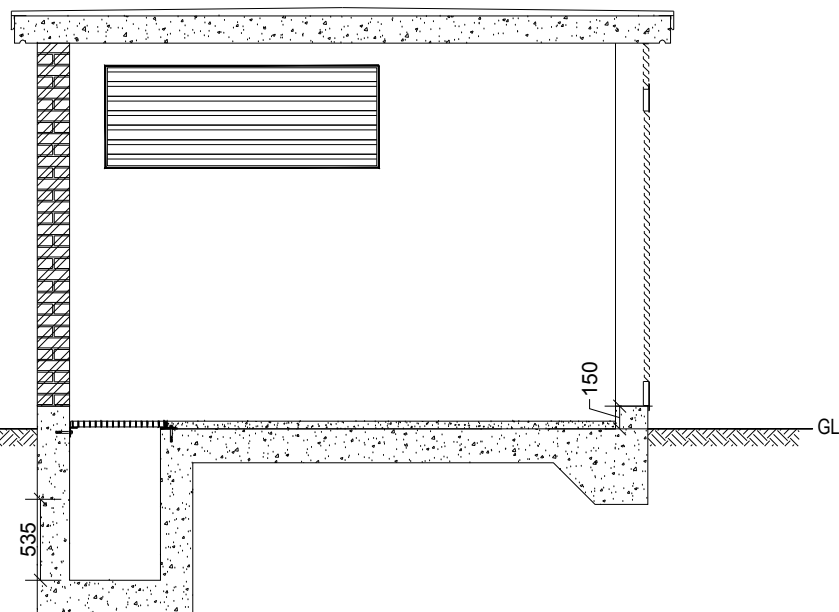


**EAST FACING ELEVATION**

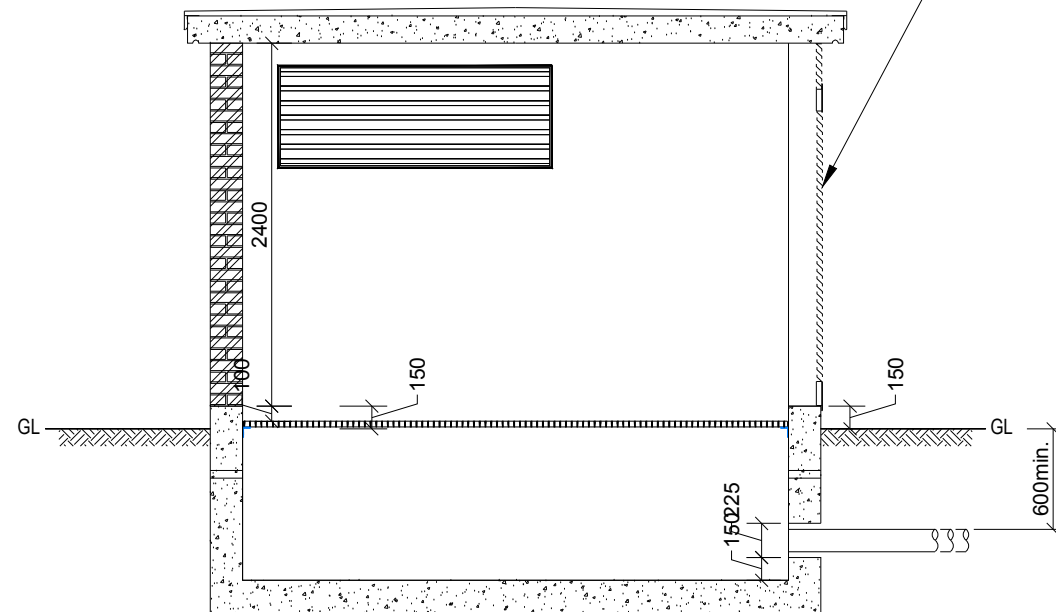
**LOCATION PLAN**

- POSITION AND ORIENTATION OF THE SUBSTATION SHALL BE AGREED WITH UK POWER NETWORKS PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS ON SITE.
- SUBSTATIONS LOCATED ADJACENT TO A PUBLIC HIGHWAY
- UNIMPEDED ACCESS FOR UK POWER NETWORKS PERSONNEL IS REQUIRED AT ALL TIMES
- PROPOSED SOFT LANDSCAPING ADJACENT TO THE SUBSTATION (E.G. PLANTING SCHEMES) SHALL ALLOW FOR FUTURE PLANT GROWTH WITHOUT COMPROMISING ACCESS OR VENTILATION THROUGH DOORS AND LOUVRES.

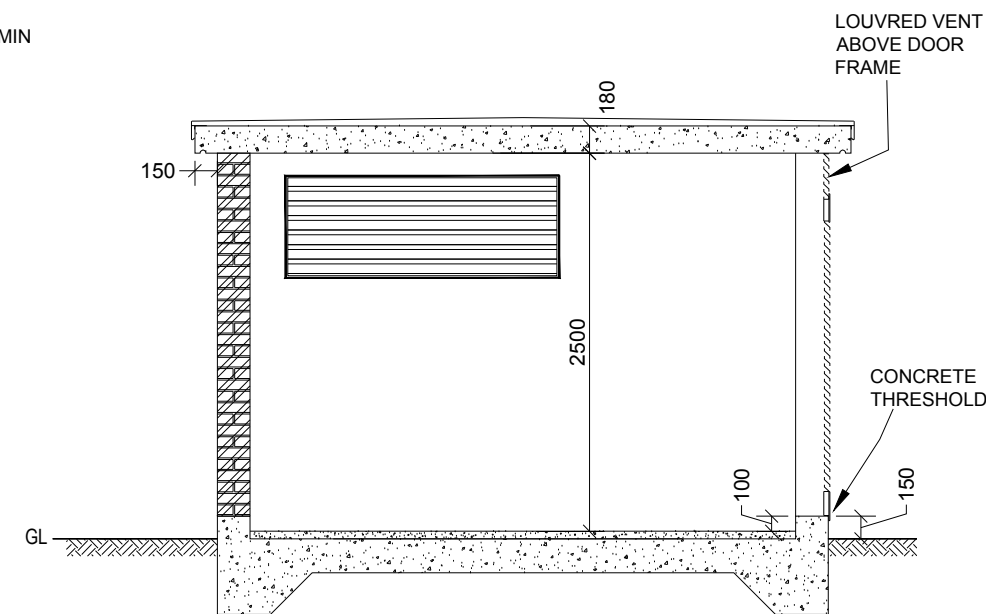
APPROVED POWDER COATED MILD STEEL LOUVRE DOOR WITH ANTI-VERMIN MESH TO REAR WITH LOUVRE PANEL OVER DOOR FRAME.



**SECTION 1**



**SECTION 2**



**PART SECTION 3**

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**Revisions**

Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

**Project**

London Southend Airport Hotel  
Title  
Proposed Substation enclosure

**Project No**

6126  
Date

November 2019

Status  
Planning

**Drawing No**

600  
Scale

1:50@A3

Rev  
P1

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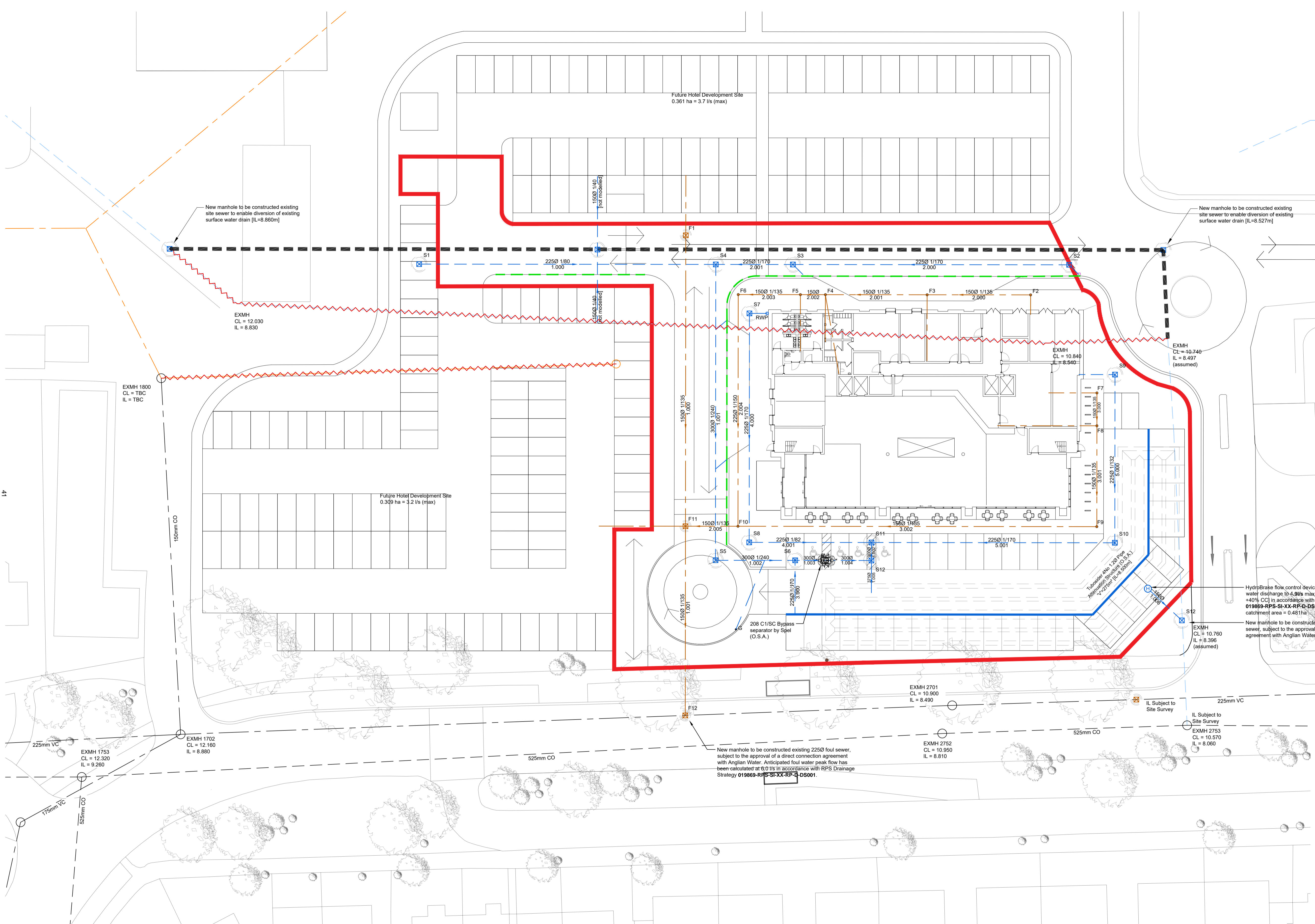
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- This drawing should be read in conjunction with all other relevant drawings and specifications.

**Key:**

***mmØ 1/300	Adoptable SW Sewer (ID & Gradient)
1500 1/135	FW Sewer (ID & Gradient)
9.001	SW Sewer (ID & Gradient)
● F1	Adoptable FW Manhole
● S2	Adoptable SW Manhole
● F1	FW Manhole
● S2	SW Manhole
○ PPI/C4	Polypropylene Inspection Chamber
○ I	HydroBrake® flow control unit
● G	Trapped Gully
● SVP	Soil Vent Pipe
● RWP	Rainwater Pipe (c/w RE)
● SDP	Syphonic Primary Downpipe
CL	Cover Level
SL	Soffit Level
IL	Invert Level
—	Slot Drain
—	Kerb Drain
—	Winds model pipe number
—	Existing SW Sewer (Anglian Water)
—	Existing FW Sewer (Anglian Water)
—	Existing SW Sewer (Capati Symonds)
—	Existing FW Sewer (Capati Symonds)
—	Existing SW Sewer To Be Removed (Capati Symonds)
—	Existing FW Sewer To Be Removed (Capati Symonds)
—	On-Plot Diverted SW Sewer



Surface & Foul Water Drainage Layout  
Scale 1:250

Rev	Description	By	Ckd	Date

**rps** MAKING COMPLEX EASY

Sherwood House, Sherwood Avenue,  
Newark, Nottinghamshire, NG24 1QQ  
T:01636 605 700 E: rpsnewark@rpsgroup.com

Client  
**London Southend Airport**

Project  
**Southend Airport Hotel**

Title  
**Surface & Foul Water Drainage Layout**

RPS Project Number NK019869 Scale @ A1 1:250 Date Created 31.10.2019

Task Team Manager SN Information Author EB Task Information Manager WL

Status  
**S1 (Suitable for Information)**

Document Number 019869-RPS-SI-XX-DR-D-0300 Revision P01

Project Code - Originator - Zone - Level - Type - Role - Drawing Number

rpsgroup.com



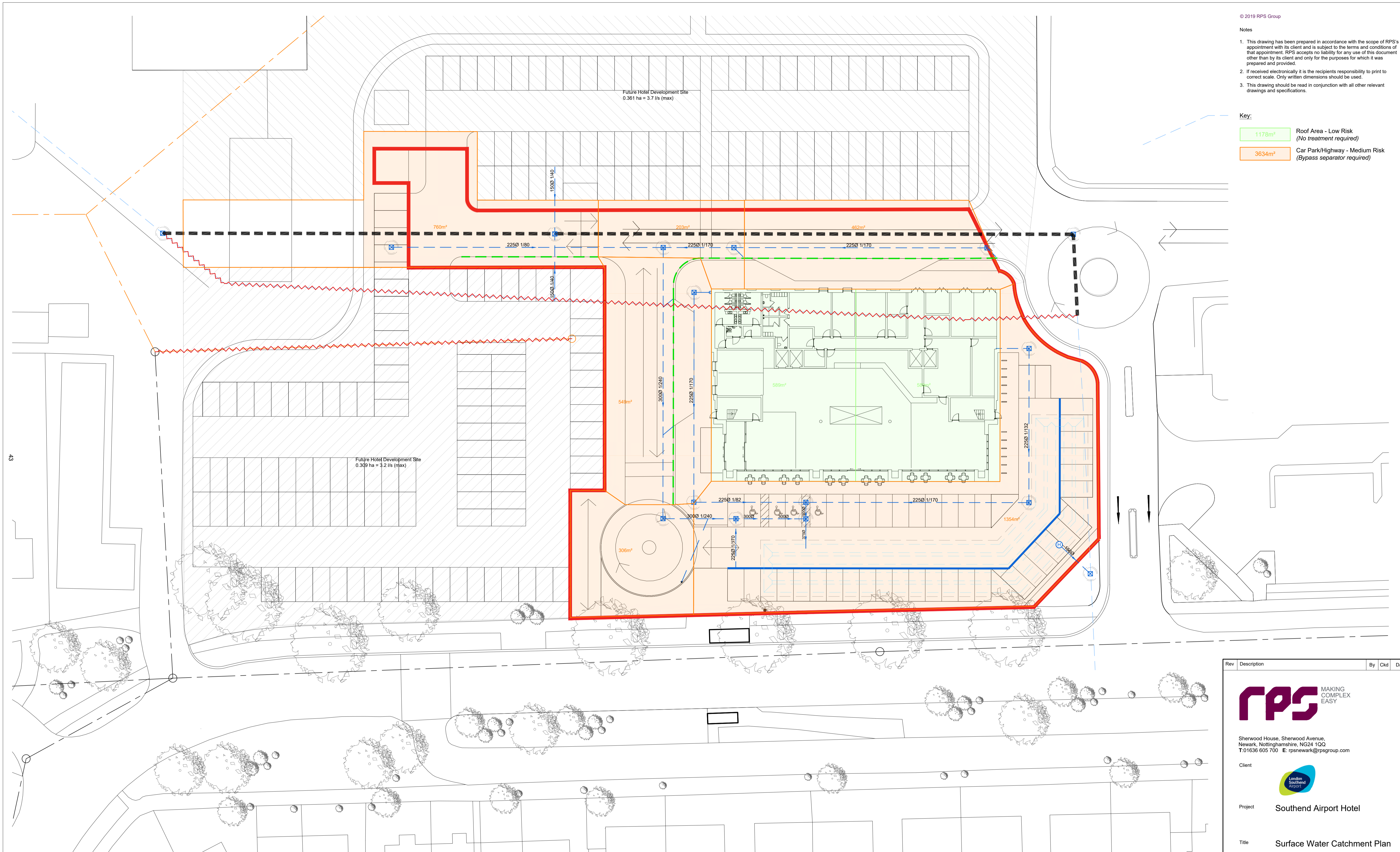
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Key:

- 1178m<sup>2</sup> Roof Area - Low Risk (No treatment required)
- 3634m<sup>2</sup> Car Park/Highway - Medium Risk (Bypass separator required)

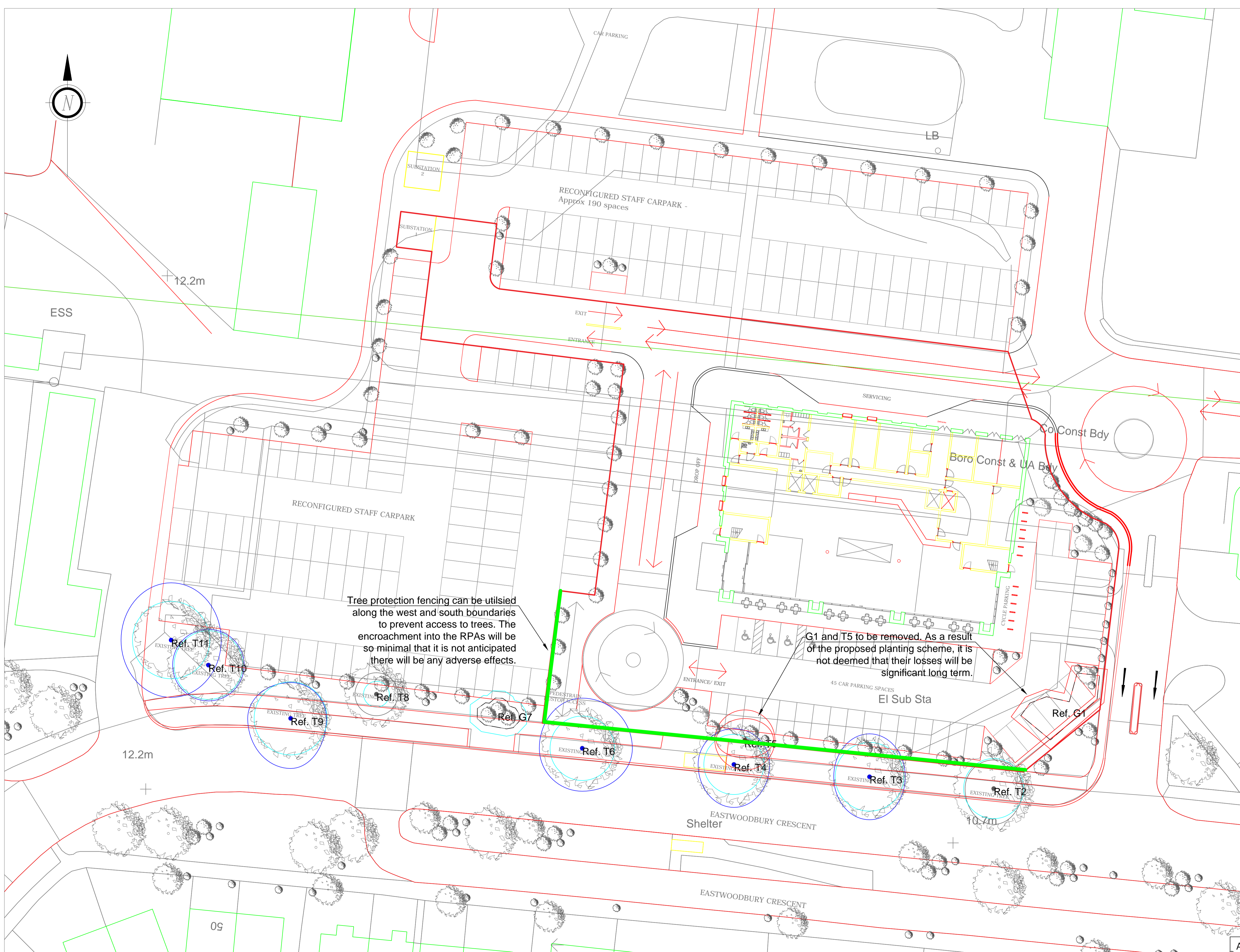


Surface Water Catchment Plan  
Scale 1:250

Rev	Description	By	Ckd	Date
 <p><b>MAKING COMPLEX EASY</b></p> <p>Sherwood House, Sherwood Avenue, Newark, Nottinghamshire, NG24 1QQ T:01636 605 700 E: rpsnewark@rpsgroup.com</p> <p>Client: </p> <p>Project: <b>Southend Airport Hotel</b></p> <p>Title: <b>Surface Water Catchment Plan</b></p>				
RPS Project Number	Scale @ A1	Date Created		
NK019869	1:250	31.10.2019		
Task Team Manager	Information Author	Task Information Manager		
SN	EB	WL		
Status				
<b>S1 (Suitable for Information)</b>				
Document Number	Revision			
019869-RPS-SI-XX-DR-D-0301	P01			
Project Code - Originator - Zone - Level - Type - Role - Drawing Number				
rpsgroup.com				



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- Key**
- A category tree canopy
  - B category tree canopy
  - C category tree canopy
  - U category tree canopy
  - Root Protection Area
  - Protective fencing

**Category definition**

**Category A tree**- trees of high quality with an estimated remaining life expectancy of at least 40 years, trees which are particularly good examples of their species, especially rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue). Trees, groups or woodlands of significant conservation, historical, commemorative, or other value (e.g. Veteran trees or wood-pasture).

**Category B tree**- trees of moderate quality with an estimated remaining life expectancy 20 years or more that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention beyond 40 years; or trees lacking the special quality necessary to merit to category A designation.

**Category C tree**- trees of a low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

**Category U tree**- those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Rev.	Description	Date

Client: London Southend Airport

Job: Potential Hotel Site

Drawing Title: Tree Protection Plan  
London Southend Airport  
Holiday Inn Car Park

**PLACE SERVICES**

Essex County Council  
County Hall, Chelmsford  
Essex, CM1 1LN  
T +44 (0)203 313 6844  
E enquiries@placeservices.co.uk  
W www.placeservices.co.uk

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Date: 16-Oct-19	Plot Date: 21-Feb-19
Scale: 1:250 at A1	CAD File: 16-Oct-19
Drawing Number: LSA_TPP_161019	Rev: REV.A

45

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View of the site form the west



The site as seen from the south



View of the site from the east looking south-west

50



View of the site from the east looking west



The site from the east



View from the site looking west



View from the site looking south



View from the site looking north





View from the site looking east



The area to the south of the site, site viewed on right hand side



The area to the south of the site, the site is viewed on the right hand side



The area to the north west of the site, the site is viewed on the right hand side



View from Airport retail area towards the application site



The neighbouring Holiday Inn



The area to the south-east of the site



The area to the north-east of the site





The area to the north of the site

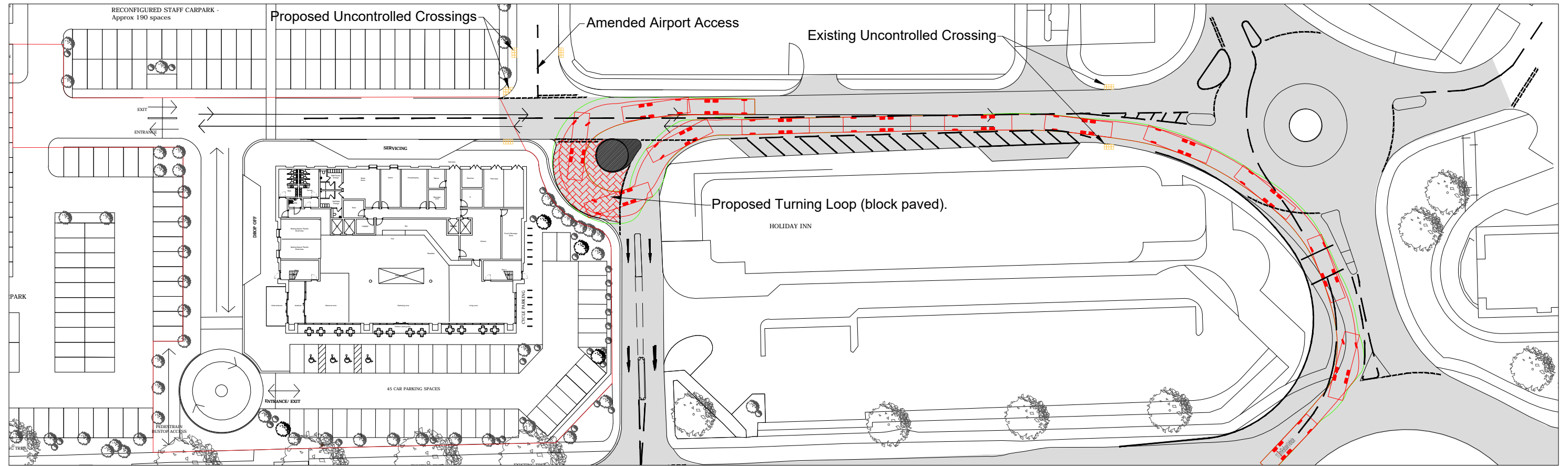


The area north of the site

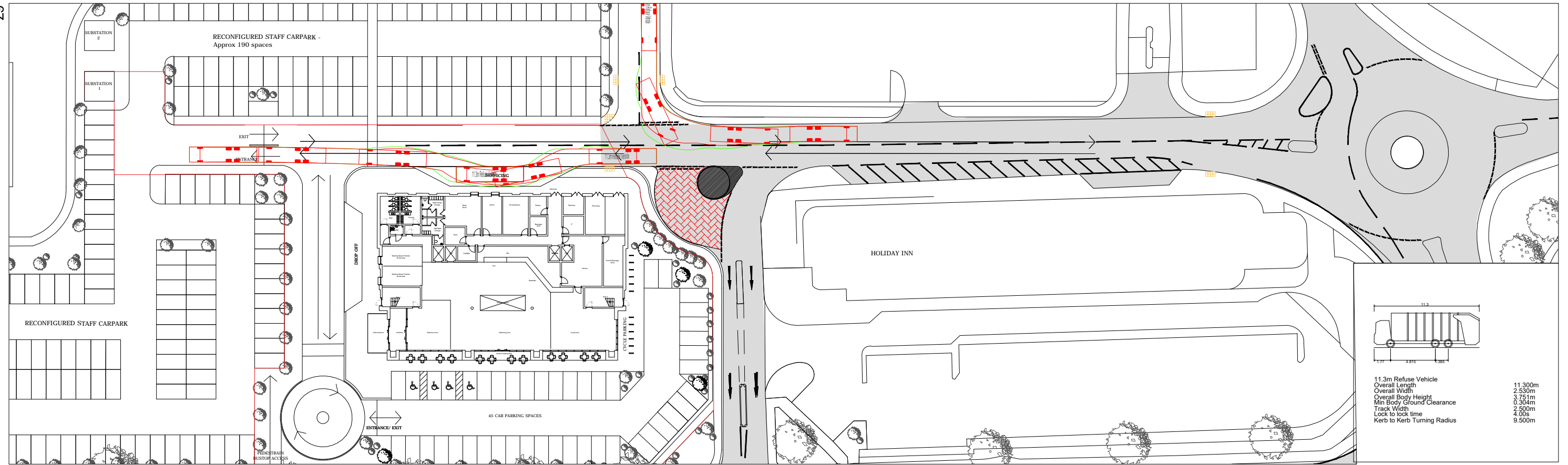


The area north west of the site

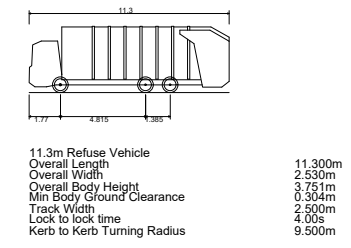
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REFUSE VEHICLE ENTERING SITE



REFUSE VEHICLE TURNING AND EXITING SITE



M:\Y321 LSA Hotel, Southend\3 PLANS\DRAWINGS\CURRENT DRGS\Y321\_PL\_DR\_201 rev D

79

REV	DESCRIPTION	DE	DR	CH	DATE
DESIGNED BY	DRAWN BY	CHECKED BY			
DR	DR	DS			
SCALE @ A3 SIZE		DATE			
DNS		DATE			

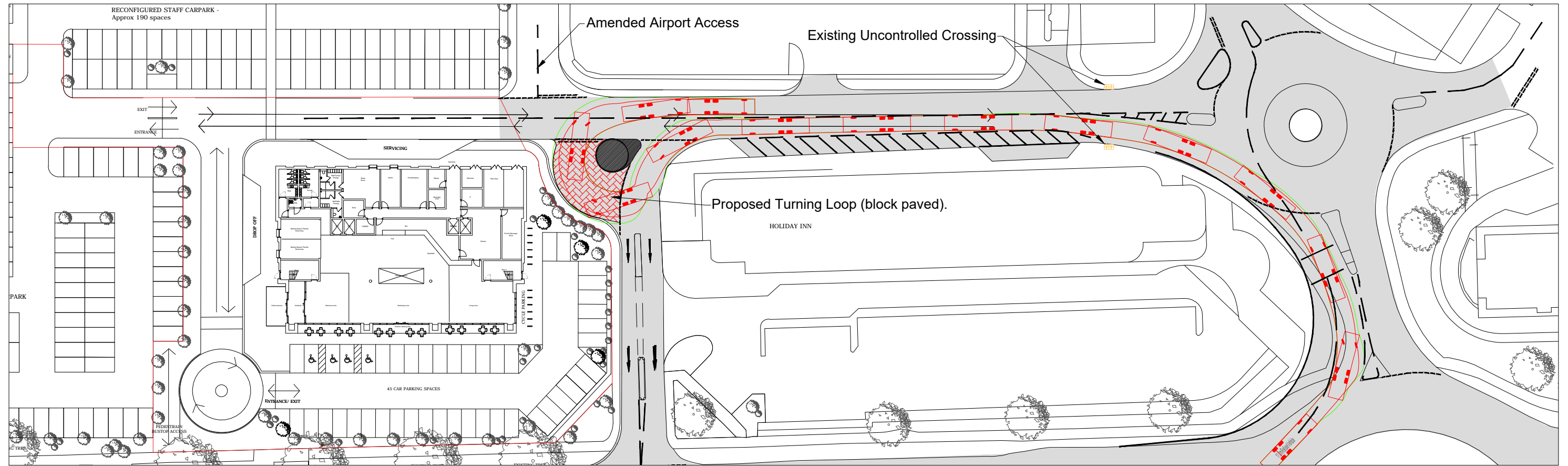
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DRAWING TITLE	VEHICLE SWEEP PATH FOR LARGE REFUSE VEHICLE

CLIENT	LONDON SOUTHEND AIRPORT COMPANY LTD
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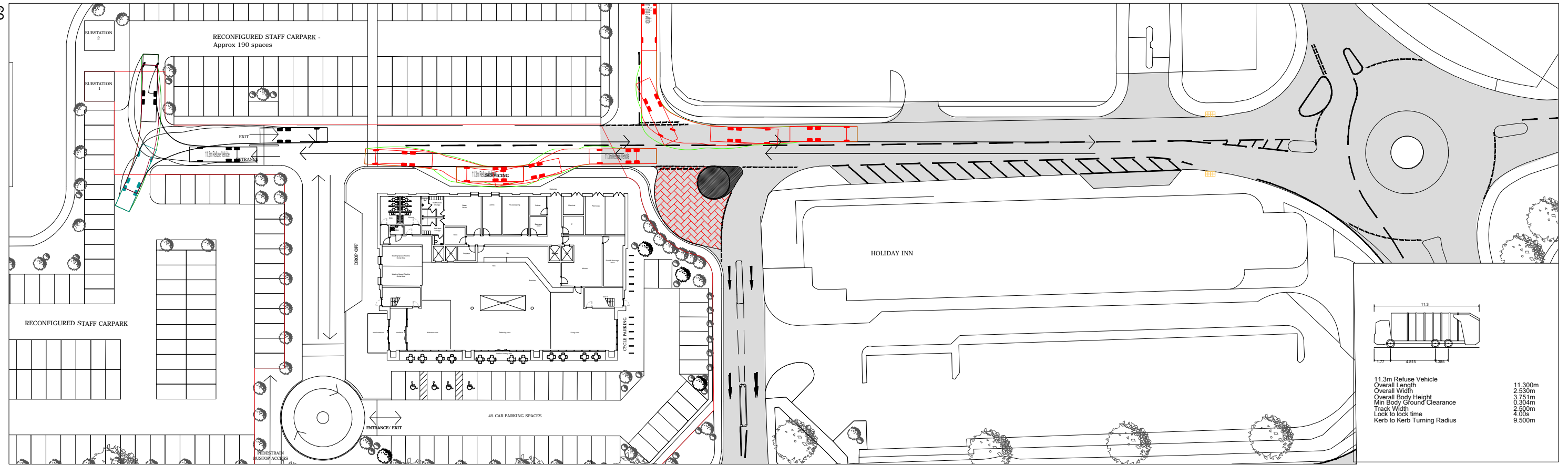
**CANNON**  
CONSULTING ENGINEERS  
Highways, Transport & Infrastructure Planning

Peek house, 20 Eastcheap London, EC3M 1EB Tel: 020 7717 5870 info@cannonce.co.uk	Cambridge House, Lanwades Business Park, Kentford Newmarket, CB8 7PN Tel: 01638 555107 www.cannonce.co.uk
DRAWING NUMBER	REV.
Y321_PL_DR_201	D

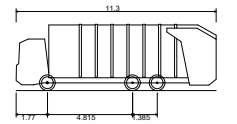
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REFUSE VEHICLE ENTERING SITE



REFUSE VEHICLE TURNING AND EXITING SITE



11.3m Refuse Vehicle  
 Overall Length 11.300m  
 Overall Width 2.530m  
 Overall Body Height 3.751m  
 Min Body Ground Clearance 0.304m  
 Track Width 2.500m  
 Lock to lock time 4.00s  
 Kerb to Kerb Turning Radius 9.500m

M:\Y321 LSA Hotel, Southend\3 PLANS\DRAWINGS\CURRENT DRGS\Y321\_PL\_DR\_201 rev F

69

REV	DESCRIPTION	DE	DR	CH	DATE
DESIGNED BY	DRAWN BY	CHECKED BY			
DR	DR	DS			
SCALE @ A3 SIZE		DATE			
DNS		DATE			

PROJECT TITLE	LSA HOTEL SOUTHEND
DRAWING TITLE	VEHICLE SWEEP PATH FOR LARGE REFUSE VEHICLE

CLIENT	LONDON SOUTHEND AIRPORT COMPANY LTD
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 CONSULTING ENGINEERS  
 Highways, Transport & Infrastructure Planning

Peek house, 20 Eastcheap London, EC3M 1EB Tel: 020 7717 5870 info@cannonce.co.uk	Cambridge House, Lanwades Business Park, Kentford Newmarket, CB8 7PN Tel: 01638 555107 www.cannonce.co.uk
DRAWING NUMBER	REV.
Y321_PL_DR_201	D

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