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DEVELOPMENT CONSULTANCY ARCHITECTURE CONTRACT ADMINISTRATION PROTECTED SPECIES SURVEYS WILDLIFE PRODUCTS

DESIGN & ACCESS STATEMENT

for

Proposed Extensions

to

Gun Club
Newtown Linford Lane
Groby
Leicestershire
LE8 4DP

for

L & DSBR & PC

Chartered Institute of Architectural Technologists

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The Old Dairy 25 Brookside Stretton-on-Dunsmore Rugby Warwickshire CV23 9NH 02476 541776
www.gbae.co.uk admin@gbae.co.uk

This statement has been prepared in accordance with CABE Document 'Design statements – How to Write and Read them'

ASSESSMENT

Physical Context

The subject site forms a Gun Club building located within former quarry workings at Newton Lindford Lane, Groby, Leicestershire.

Part of a previous planning consent has been implemented by the construction of access requirements and the larger of two proposed extensions to the existing gun club building.

Social Context

Planning consent for extensions was previously granted and therefore the local community will anticipate that extensions of a similar ilk to those then proposed were to be anticipated. Otherwise, in the absence of information to the contrary, it is considered that local people are unlikely to have any other aspirations for the site.

Economic Context

An increased floor area can be accommodated and, as such, would contribute to the local economy via income to the club and shorter-term benefits to local tradesmen during construction.

Planning Policy:

The following saved Local Plan policies may be applicable:

BE1: Design and citing of development
REC1: Development and recreation sites
REC4: Proposals for recreational facilities
T5: Highway design and car parking standards

Evaluation/Design:

The above sections of this statement give clear guidance on the principles and design cues for development of the site

The applicant has identified an additional need, since the previous consent for extensions granted, for internal, externally accessed, storage space which would remove the need for some steel containers temporarily in use on site.

The design directly follows that previously approved in terms of appearance, materials and general form albeit 4m longer.

Use:

The site is currently in recreational use as a gun club. This use is intended to be perpetuated. The LPA have accepted that the use is appropriate at this location by dint of previous consent.

Amount:

The additional extension is 4m longer than originally proposed and circa 7m side equating to approximately 30m^2 floor area.

Layout:

The layout reflects the existing built form and footprint and is relatively minor in nature but comprises a simple extension of a previously accepted proposal.

Scale:

The existing building and approved scheme are single-storey and of a certain agreed simple form; this proposal reflects that same scale.

Landscaping:

Landscaping exists around and within the site and no additional works are proposed.

Access Component:

Access to the site from the highway by foot or vehicle would be 'level' in terms of inclusive access, as would foot access to the dwellings, as existing levels are conducive to this approach. The development is therefore accessible to all.

Emergency vehicle access is provided for in compliance with the Building Regulations.