DESIGN & ACCESS STATEMENT

TWYCROSS GARDEN & AQUATIC CENTRE
23 BURTON ROAD, TWYCROSS, ATHERSTONE CV9 3RP

DEVELOPMENT SERVICES
05 MAR 2009
RECEIVED

PROPOSAL: TEAROOM AND TOILET BLOCK (Temporary buildings)

ASSESSMENT

Physical context:

The application site, which extends to approximately half an acre operates as a garden centre with aquatics and lies to the West of Burton Road on the Northern edge of the village of Twycross. The site is accessed via an existing opening onto Burton Road. The site contains a number of buildings used for the principal business including brick built, glass enclosure and poly tunnels.

Need:

The applicant, who has recently taken over the business, needs to expand the facilities available on the site for principally business reasons. The facility would hopefully attract additional visits to the site and thereby increasing the interest in the available garden centre & aquatics. It is also a requirement that staff are provided with proper welfare facilities including canteen provision and the tearoom would provide these at break times. The toilet block would provide a proper DDA compliant facility and would be a necessity of the Public Health Act with regard to the tearoom.

Social context:

The site, would allow for the tearoom and toilet block to be positioned adjacent to the East boundary of the site utilising the existing heavy hedging/tree frontage to Burton Road as a screen. The positioning of the buildings would not conflict with the existing structures and would occupy an external area formally laid out with shrubs. With a better redesign of the layout of the shrub area it is envisaged that the present sales area would benefit from being pulled away from the Eastern boundary and a similar effective sales area would be maintained. The proposed buildings would not affect the existing car park. The proposal would have little or no impact on the other adjacent dwellings, people in the locality, or the adjacent arable land. Due to the temporary nature of the structures and the construction of shallow raft slabs, the proximity of mature trees would not be affected.

2. INVOLVEMENT

The client, has had contact with the Planning department and Building Control department at Hinckley & Bosworth Council regarding the proposals. The development meets the general requirements and guidance of the National and District Local Plans.

3. EVALUATION

The site would easily accommodate the proposal and afford visitors to the site with light refreshments and proper toilet facilities. The buildings would not detract from, or affect adjacent prominent mature trees.

4. DESIGN

Use:

The tearoom and toilet block would be ancillary to the existing usage of the site.

Layout:

As previously stated, the buildings would be positioned to be unobtrusive to the adjacent Burton Road and would not affect the existing operation of the site. The existing parking provision would not be affected and is considered more than capable of supporting any likely increased traffic to the site. The present car park is nowhere near being over used at present.

Scale:

It is considered, that the "log cabin" type buildings, would be of a rural scale and would achieve an enhancement of the site to the benefit of all those who view the development.

Landscaping:

It is not considered that any further soft landscaping would be required adjacent to the proposal and hard landscaping will consist of gravel/paving in order to achieve safe and secure access to the facilities. The applicant would agree to discussion and subsequent agreement with the Local Authority Planning department for any hard/soft landscaping they consider would enhance the proposal.

Appearance:

Roof to be green mineral shingles and timber stained wild thyme green to the approval of the Local Authority Planning Department.

Access:

No alteration is required to the existing site access. The proposal would comply fully with DDA and Part M Building Regulation provisions as far as they are appropriate to the scheme.

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