

Design & Access Assessment

Extension of Bandroom for Ratby Band, Taverner Drive

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RBR 21 10 Rev. C 23.02.23



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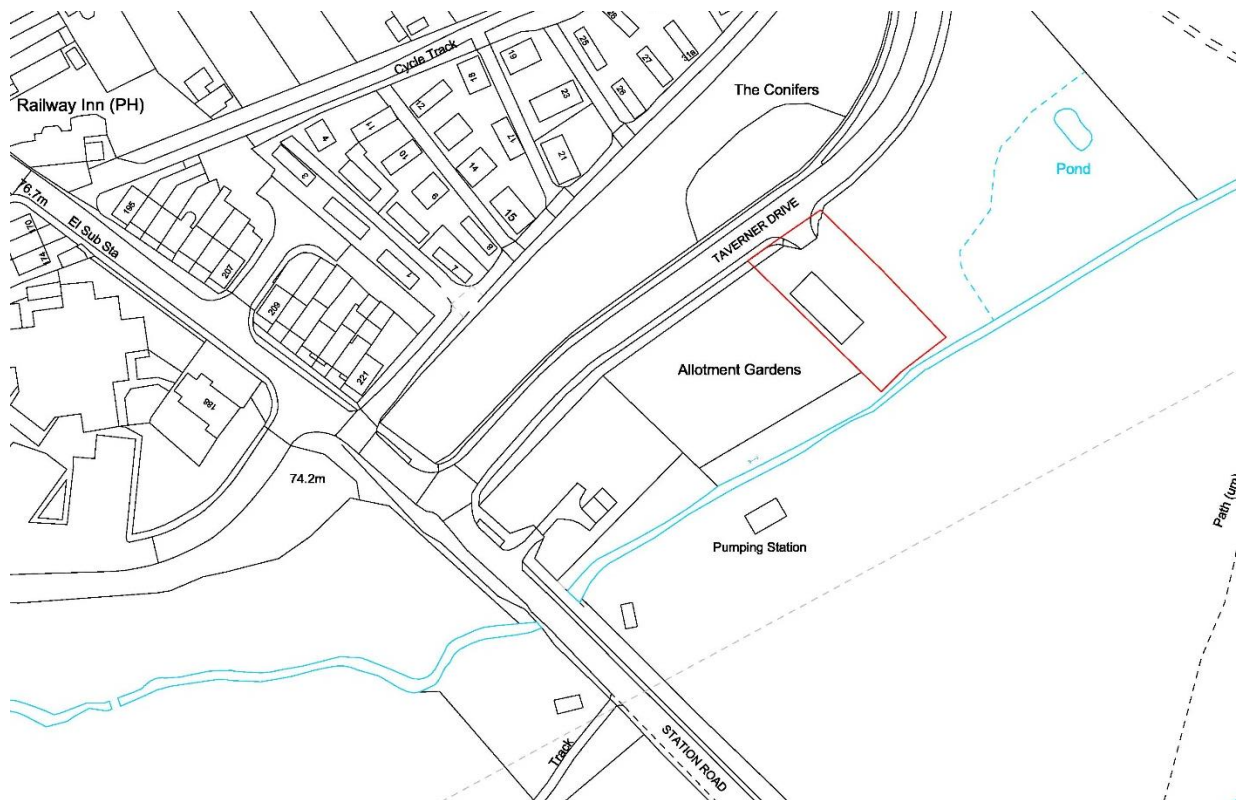
Introduction

This Design & Access Statement was written to outline the works intended to form a formal planning application to Hinckley & Bosworth Borough Council Planning Authority, for the following works:

- Extension of the Bandroom for Ratby Band

An initial Pre-Application was made in February 2022 which was approved in principle subject to getting further details by Planning Case Officer Peter Anderson on 10th March 2022.

The application site is located on the outskirts of Ratby on Taverner Drive with no surrounding residential areas, and as identified on the image below:



The following information is submitted as part of this application:

- RBR 21 01 - Site Location Plan
- RBR 21 02 - Existing Site Plan
- RBR 21 03 - Existing Plan & Sections
- RBR 21 04 - Existing Elevations

- RBR 21 06 B Proposed Site Plan
- RBR 21 07 A Proposed Plan
- RBR 21 08 A Proposed SW & NE Elevations
- RBR 21 09 A Proposed SE & NW Elevs & Sections

Proposal / Use

The existing bandroom on Taverner Drive was built in 1990 as a purpose build for the band. At the time, Taverner Drive did not exist and there was a 'track' from Station Road. The land came from the Parish Council at the time. Taverner Drive was added later so giving formal vehicle access.

The band has been in existence for nearly 140 years and until this point never had a permanent home, always leasing space in the village.

At the time of the building the band had a Senior Band and developing Junior Band. Since then, the band have gone on to have success both Nationally and Internationally and have become a band known all over the world. Presently there are the following 5no bands within the Ratby organisation:

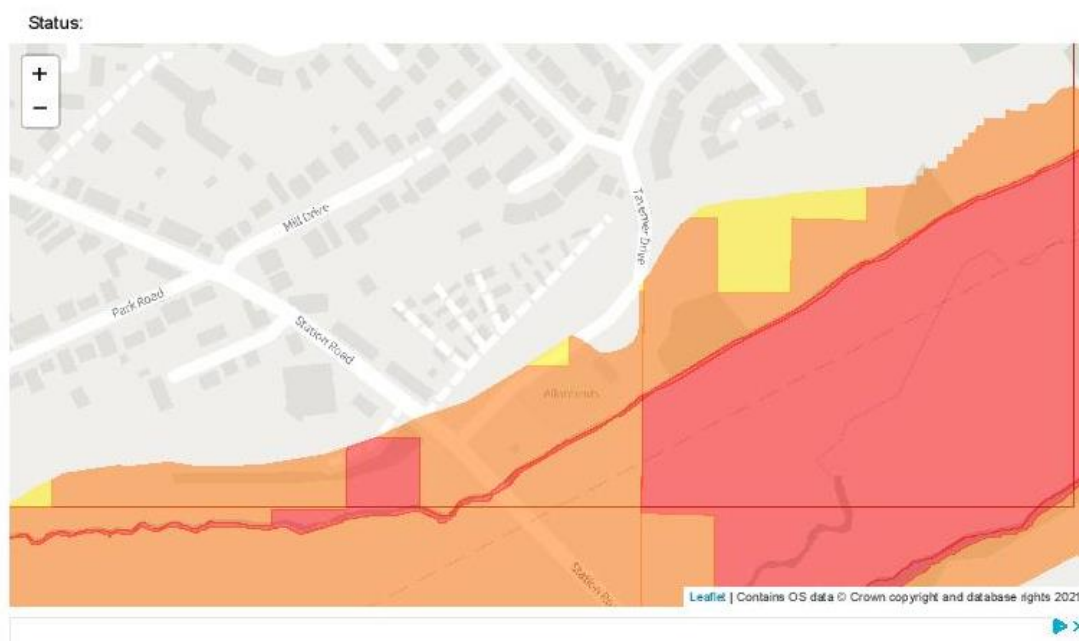
- Senior Band
- Mid Band
- Crescendos
- Tooters
- Daytime Band

Each of these bands uses the bandroom at least once a week. On top of this the bandroom is in use for other events including the adjacent Apple Orchard, Council Meetings, National Youth auditions and so supports a number of other functions.

Due to the success and development of the organisation, the band are looking to extend the bandroom to provide improved access, toilet facilities, recording facilities and a larger main band room.

The proposal is to extend the rear of the building away from the road so not changing the overall appearance to anyone else, built on the existing car park so there is no loss of any green space.

The application site does fall within a Flood Zone as noted on the Environmental Agency records as the diagram below. However, during the 33 years the band have been on this site, it has never flooded. Should the car park flood, the band room has a raised level and the flood water would remain in the rest of the car park.

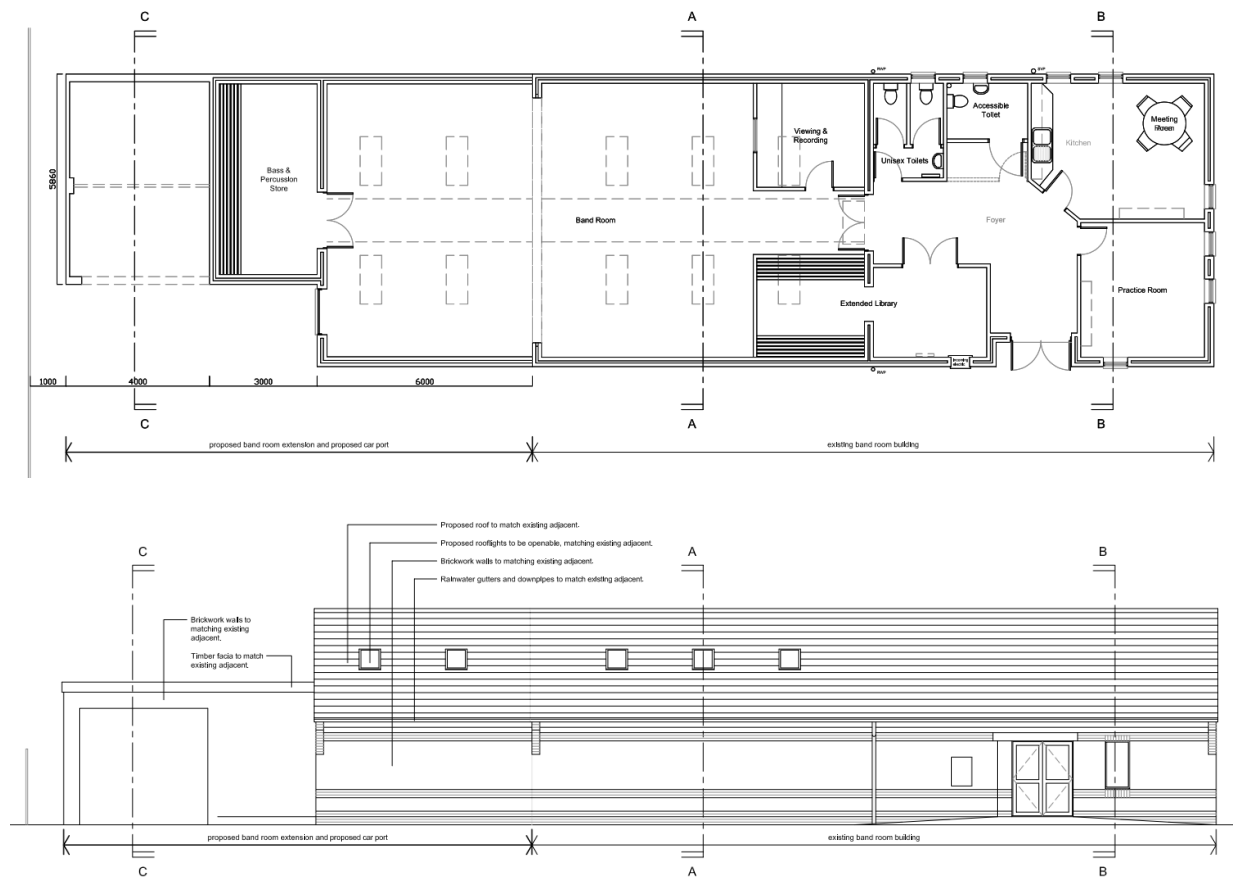


Amount / Scale / Appearance

The extension will be approx. 13 x 8m on plan, built to the rear on the existing car park. Due to the potential for flood, the finished floor level inside the building will be raised to approximately 200mm above ground level. The vehicle parking port will be at ground level to match the existing.

The building extension to the Main Bandroom will follow the same height profile as the existing bandroom. The scale of the building is in keeping with the building use, and has a finished floor level which is raised to match the finished floor of the existing bandroom. The store rooms and vehicle port will be a single storey flat roof extension at approximately 3m in height.

Given that currently the site is mainly surrounded by allotments and meadow, the amount, scale and appearance of the overall site will barely change. The site is also largely screened with heavy landscaping and shrubbery on 3no sides meaning very little visual change to anyone.



The proposed materials of the bandroom are facing brickwork to the external walls, tiled roofs, timber frame double glazed rooflights, timber doors, black plastic half round gutters and plastic downpipes. All to match the existing. Should specific materials need to be approved by planning, we would welcome this being made a planning condition.

Landscaping

The existing site surfacing is predominantly tarmac with a gravel strip along one edge. This will not greatly change with the proposal of a relatively small extension.

There are no protected trees on the application site and no vegetation will be lost.

The overall site will remain maintained to a very high standard and largely unaffected by this proposal.

Access

Both pedestrian and vehicle access to the application site will remain as per the current configuration, with access provided via Taverner Drive.

The existing car park requirement is not expected to increase as there is unlikely to be increased occupants at any one time. The band has much more equipment now needed in the main bandroom plus the additional facilities (recording and toilets etc) that are driving the need for more space.

The proposed bandroom extension will be raised above ground level in order to minimise the potential risk of flooding.

Summary

The initial Pre-App was given an agreement in principle in February 2022.

The extension is only to the rear elevation and so will go unnoticed by most. There are no residential properties that have line of sight and no adjacent buildings.

The local Parish Council have been consulted who have said provided there is no loss of green space, they would support the band proposal.

The extension is on the tarmac car park and in theory part of a flood plane, but this has not flooded in the past 33 years. The extension will have a raised finished floor to protect the building and the rest of the car park left to act as the flood plane.