

Design & Access Assessment – Planning Statement Extract

Extension of Bandroom for Ratby Band, Taverner Drive

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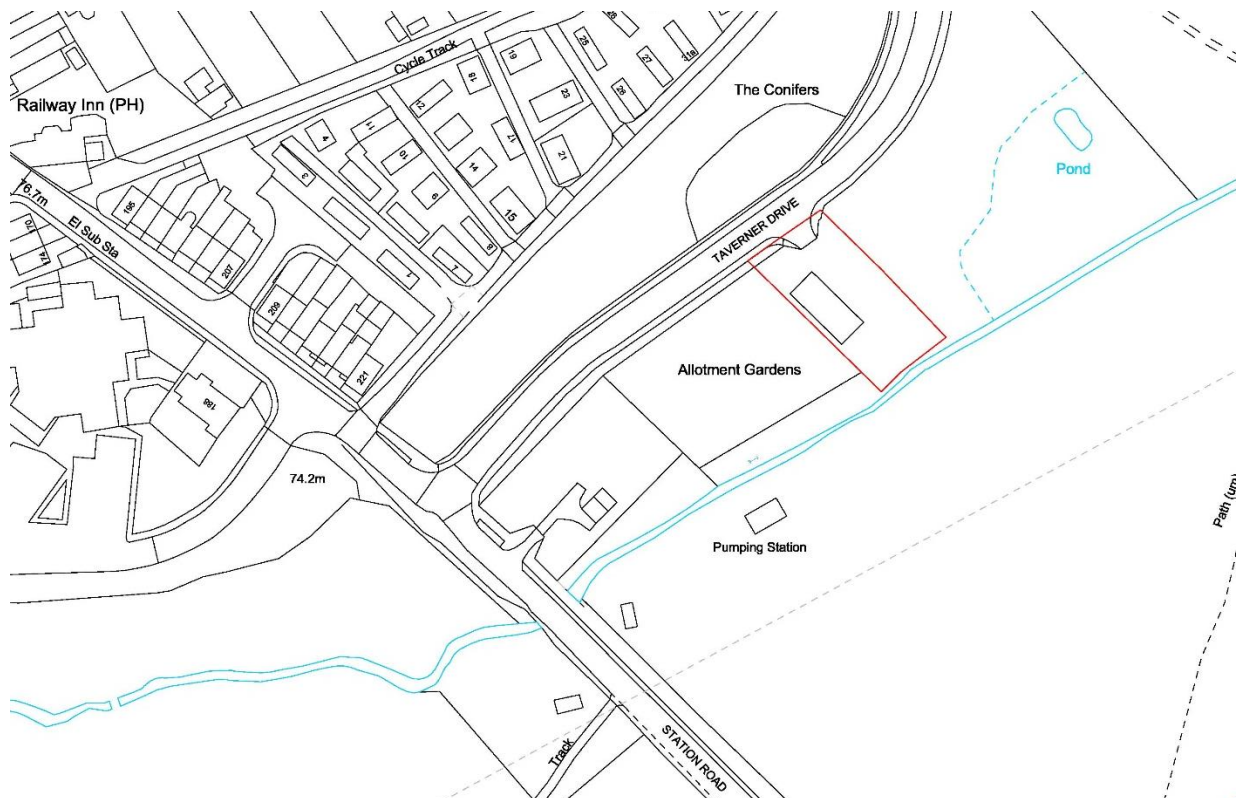
Planning Statement

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 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

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 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.