Planning Application:	The Ratby Co-operative Brass Band
Location:	Taverner Drive, Ratby. LE6 0HQ
Proposal:	Extension to band room.

DEVELOPMENT SERVICES
28 OCT 2008
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DESIGN AND ACCESS STATEMENT

1.0 Context Appraisal

1.1 Assessment The Ratby Band is a charitable organisation involved in the promotion and development of brass band music. The organisation has over a hundred members in the five bands which meet and practice separately. The purpose built existing practice hall (cir. 1986) is proving to be too confined to accommodate the full senior band together with its expanding percussion section, which requires additional floor area for the larger instruments.
The site lies outside the settlement boundary. The existing building is an established formal recreational facility and meets the requirements of the recreational policy of the adopted Hinckley and Bosworth Local Plan. The Plan allows for the extension of existing recreational facilities.

1.2 Involvement The Environment Agency:- The site lies partially within the wash land area of the adjacent watercourse. The finished floor level of the existing building was fixed at 600mm above the 100 year flood level and the paved parking area is some 250mm below this floor level. The Environment Agency have indicated that they would not object to the proposed extension.

1.3 Evaluation It is considered that the proposal constitutes a development that complies with the adopted policies of the Local Plan in respect of recreational facilities in the open countryside.

1.4 Design The design of the extension is a simple extension of the existing building

2.0 Design Component

2.1 Amount 4.00m extension (21% of existing) to the building. Floor area 32.6m2
2.2 Use Extension to practice hall
2.3 Layout Extension to the rear of the building
2.4 Scale The extension continues the profile of the existing building. Height to ridge:- 5900mm, length:- 4000mm, depth:- 8150mm.
2.5 Landscaping No new landscaping envisaged. Footprint of extension is tarmac paving.
2.6 Appearance The proposal has been designed as an extension to the existing using identical materials and details.

3.0 Access There are no additional access facilities planned. The current level of vehicle parking places can be maintained by the provision of marked parking bays. The existing building complies with Part M of the Building Regulations for disabilities .

24.10.2008

Ref. No. 2284.6 D M H