

2332:

DESIGN AND ACCESS AND PLANNING STATEMENT

Rev #

The proposal is to extend the existing leader toilet block to provide 2 accessible shower and WC's, and to form an open air wash up area.

INTRODUCTION

The proposal is to extend the existing leader toilet block to provide 2 accessible shower and WC's, and to form an open air wash up area.

The toilet block previously had permission under planning application, 'Extension to the existing toilet block and Wilson building, existing wardens building to be demolished and replaced and construction of garage for storage'. Planning Ref - 21/01322/FUL

The intention is now to only extend the existing toilet block and create two accessible shower and wc's and form an outdoor wash up area on the opposite wall.

The toilet block being extended is solely for the use by scout leaders, some of whom have mobility issues.

The extension is intended to fill the space between the water tower and the toilet block.

DESIGN COMPONENTS

Site

The Planning Use Class for the site is F2 Community Use

The site where the toilet block is being extended is relatively flat and falls towards the wooded area.

The existing Septic Tank is located behind the Toilet block on the opposite side to the water tower

Site Area

The site area around the toilet block and to the highway is 927.24m².

Footprint

The proposed footprint of the block including the area under cover of the projecting roof to the water tower is 32m²

Height

The overall height of the proposed property is 2.65m

Overlooking

The property does not overlook or is overlooked by the neighbours.

Drawings-

01_2332_00 (Location Plan)

02_2332_00 (Existing and Proposed Block Plan)

01_2332 (Existing Plans and Elevations)

02_2332 (Proposed Plans and Elevations)

LANDSCAPING

The existing site is in an established wooded area, with the woodland regularly managed by the scout leaders and full time wardens.

The site has previously received a copse back over the past few years from The woodland Trust. The site also had a hedge pack from Hinckley and Bosworth Borough Council

ACCESS COMPONENTS

Internally -

The proposed property will have a level principal entrance and entrance doors with compliant access widths for visitors and leaders with mobility issues.

Car Parking -

The site has vehicular access for off road car parking for 30+ cars with a separate parking area for scout leaders and for maintenance and deliveries.

The existing parking area is fully permeable.

Emergency access

The property can be accessed by emergency vehicles from Newbold Road.

Bio Diversity and Net Gain

The proposals replace an existing and tired construction with no detrimental works being proposed to the existing trees and planting on site that is used and enjoyed by Beavers, Cubs and Scouts visiting the site.

The area is regularly managed, and the site recently had a copse pack from the Woodland Trust to plant some more trees.

CLOSING STATEMENT

Please accept this Design and Access statement in support the proposed toilet block at Fox Coverts. The proposed toilet block is on the same site as the existing block and will be constructed in a similar way and use the existing septic tank and water tower.

The covered area between the block and the water tower will be used by scouts for washing up when they are camping.

We respectfully request that the local planning authority support this application.