Design & Access Statement to support the proposed toilet extension & improvements @ The Officials Club, "Spit & Whisper" Lidgett Lane, Thurnscoe S63.

sheet one of five.

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* THE PROPOSAL:- to provide additional toilet facilities & a new toilet facility for the disabled, to BS 6465 part 1 1994, in a building used for public entertainment.

PHYSICAL CONTEXT RE INFORMATION:-

a) SURROUNDINGS:- the site is at the eastern end of Thurnscoe village, known locally as Thurnscoe East.
New dwellings exist to the east, north & west elevations of the existing single storey club building.
a car park area exists to the front of the club which faces Widget Lane, however customer use of the car park is somewhat limited due to obvious drink & drive legislations.
On the south side of Widget Lane is the site of the former Hickleton Colliery, now disused/dismantled & converted into a busy industrial park.

b) SPECIAL DESIGNATION:- the application site is not within a conservation area, or a green belt designation. The club building is not of historical importance & is not a listed building.

c) BUILDINGS/CHARACTER:- the club building is constructed of smooth red common facings which have mellowed/discoloured due to the natural process expected with being adjacent to a colliery process.
Roof coverings are
Adjacent residential & commercial buildings are constructed of a multitude of materials & in a multitude of colours.

D) DISABILITY DISCRIMINATION ACT 1995:- as the proposal states disabled toilet facilities are to be provided. however, in the recent past, club officials have had the forsight to provide wheel chair access to the premises, prior to legislation being made compulsory, access complies with current Building Regulation requirements.

E) NATURAL FEATURES:- there are no landscape features within the site, the proposal would not affect any water course & the site is not within a flood risk area.
The site is essentially flat although there are minor level differences rising to the rear. An uneven bank rises to the site to the rear, as part of this project the "bank" will be given a face lift whilst retaining its structural stability.
There are no public rights of way within the site.
Direct access for vehicals is shared with the new adjacent residential development, which was the subject of the planing application.

* SOCIAL CONTEXT:- the site is a single storey "Lock-up" club which was built by & for the use of officials of Hickleton Main Colliery, as part of their social well being, hence the name "Officials Club" & its nickname "the spit and whisper" which derives from a coal mining tradition. The future use of the site would be retained, with the exception that individual membership can be requested, but only granted after scrutinization by the elected club officials.
The proposal would improve the club & at the same time have very little impact on the locality & its residents.

*ECONOMIC CONTEXT:- the new facilities, it is hoped, will give stimulus to the business.

* PLANNING POLICIES:- the extension has been designed with a future proposal & planning policies in mind ie:-
(RELEVANT AREAS)

when finances allow, it is proposed to extend the building on the western elevation, the current proposal would blend & would provide adequate toilet facilities to cope with any increase in floor area.

NATIONAL PLANNING POLICY:- the scheme has been designed to take into account the advice of PPS1, para's 33 & 34 ie:-

33:- "good design ensures attractive, usable, durable & adaptable places which is a key element in achieving sustainable development."

34:- "planning authorities should plan positively for the achievement of high quality & inclusive design for all developments."

PPS1 para 14, "the government is committed to developing strong, vibrant & sustainable communities & to promoting community cohesion. This includes meeting the diverse needs of all people in existing & future communities, promoting personal well being, social cohesion & inclusion & creating equal opportunity for all citizens."

LOCAL PLANNING POLICIES:- due to the minor scale of the proposal & the proposed use of matching facing materials there appears to be no factors which could "fall foul" of local planning policies.

* The design & the use of the proposal will not impact on surrounding land uses in any detrimental manner. The additional floor space will not increase business hours or increase traffic flow to the site, the proposal would therefore be compatible with the current site use.

*SCALE OF PROPOSAL:- would consist of approx 14m^2 additional floor area plus a new pitched roof area over the existing "off shot" rear flat roofed projections.

*ADDITIONAL INFORMATION:-

a) the proposal will be the subject of a Building Regulation Application to BMBC.

b) the proposal would not affect:-

1) brewary deliveries
2) postal services
3) fire services access
4) refuse collection & recycling services.

c) statutory services are all available on site.

d) the proposal would not require any additional advertising signage.

e) there are no proposals for any external lighting

f) the proposal would not affect the accessibility of the site, there would therefore be no highway issues with the proposal.

g) temporary arrangements would be put into operation for toilet facilities during building works.