Design & Access Statement in support of proposed works at Thurnscoe W.M.C. "The Ship" to provide catering facilities.

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THE PROPOSAL.-

to build a single storey extension to the rear of the club premises to provide food preparation & meals service.

PHYSICAL CONTEXT:-

INFORMATION:-

a) THE PREMISES - comprises of a working mens club, constructed of facing brickwork with stone panels to the front/main elevation. The building is of flat roofed design, mainly single storey with a small portion at first floor containg the stewards living accommodation, this area is also flat roofed. The club stands within its own grounds on the junction of High Street + Billingley Drive.

b) SURROUNDINGS - at the northern side, across from the clubs front elevation there are typical red brick two + three storey terraced houses. The proposal does not affect this elevation.

- to the west of the club there are bungalows + maisonettes - the premises are separated by a side car park area + Billingley Drive.

- to the south, a car park area, largely unused, faces unto former allotment gardens which are overgrown + unused.

- to the east is a continuation of the above mentioned allotment gardens which was the subject of a recent planning approval for four houses.

c) SPECIAL DESIGNATION:- the application site is not within either a conservation area or green belt designation. The club building & the surrounding buildings are not listed + are not of historical importance.

3) DISABILITY DISCRIMINATION ACT 1995:- the club has provided both ramped access & disabled toilet facilities.

4) NATURAL FEATURES - there are no landscape features on the site, the proposal would not affect any water course + is not within a flood risk area. The site is relatively flat + contains no public rights of way.

SOCIAL CONTEXT:- the club is an existing well established place of entertainment to both a core membership + to visitors. Weekends providing the nucleus of trade + income.

ECONOMIC CONTEXT:- the past ten years (at least) have proved to be a very difficult + devastating period for the licencing trade, the village of Thurnscoe has lost licenced premises:-

The Fairway Hotel, Grange Crescent.
The Drum PH, Station Road.
The Bomb WMC, Stuart Street.
The Top Spot, Station Road.
The Cheers, Welfare Road.
The Thurnscoe Hotel, Houghton Road.
Butcher Street WMC, Butcher Street,

due to the economic climate + the general level of unemployment within South Yorkshire. It is hoped that the new facilities will give stimilus to the business.

PLANNING POLICIES:- (RELEVANT AREAS)

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

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

" planning authorities should plan positively for the achievement of high quality & inclusive design in all cases.

" the government is committed to developing strong, vibrant + sustainable communities + providing 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."

LOCAL PLANNING POLICIES:- due to the minor scale of the proposal + the fact that it is to be sandwiched between existing projections to the rear, the proposal will not provide any substancial impact on the surrounding properties
The additional floor area will not increase the hours of business allowed by current licencing legislation.
The proposal would therefore not fall foul of local planing policies.

GENERAL INFORMATION:-

a) if successful at planning stage the proposal would be the subject of a building regulation application to BMBC building control services.

b) the proposal would not affect:-

1) site access
2) brewary deliveries
3) postal + delivery services
4) fire service + emergency services
5) refuse + recycling services
6) disabled access + facilities.

c) all statutory services are existing on site.

d) the proposal would not require any additional car park areas.

CONCLUSION:- to reiterate, the proposed works are of a very minor nature, in building terms, but are of a

very major [illegible] additional income to the current business, within a business structure that is struggling throughout the South Yorkshire area.

In both national + local planning policy terms, the proposal should be encouraged + welcomed with the enthusiasm shown by the clubs officials, who are intent on ensuring the survival of Thurnscoe WMC + village facilities.