SILKSTONE PARISH COUNCIL

PROPOSED SILKSTONE COMMUNITY CENTRE

DESIGN AND ACCESS STATEMENT - TO BE READ IN CONJUNCTION WITH DRAWING 2013:16

1.0 Site Assessment

The site is located off the A628 at the rear of the petrol station. The site is on land known as the Silkstone Recreation Ground which currently accommodates a scout hut, Multi Use Games Area, football field and cricket field. The scout hut will be demolished to make way for the proposed community centre.

2.0 The Proposed Scheme

The proposed community centre will replace the existing scout hut and will be the new home for Silkstone Scouts, Cubs, Guides and Brownies as well as the Marie Penrose School of Dance. A number of additional users have expressed an interest in the facility including Judo, Zumba, Aerobics and Local History group. The new building will have two activity rooms and a meeting room as well as kitchen and toilet facilities. This compares to the one activity room currently available in the scout hut. It is hoped that by doubling the available meeting space, more community groups will be able to use the facility to create a real centre of community activity.

4.0 Land Owner

Silkstone Parish Council are the land owners of the Silkstone Recreation Ground and will be funding the building of the community centre; which will then be leased to the Community Centre Management Committee with representatives from each of the main user groups.

5. Surrounding Area

- The proposed design is for a traditional build red brick building on one level which has been designed to complement the adjacent facade of the Co-op shop.
- Access to the site will be via the access drive into the car park located to the right of the petrol station forecourt.
- The new building replaces the existing scout hut and will be sited on this land once the scout hut is demolished. The building will be adjacent to an existing Multi Use Games Area.
- The site landscaping will be unchanged with the exception of the necessary removal of a small tree.

6. Services

- Electricity and Water supplies are already on site but there is no gas connected
- The foul water will run to existing mains and surface water to a soakaway

KC updated 260713

7.Social Context

- The proposed building will be served by the existing adjacent car park.
- There should be no increase in the risk of vandalism or disruptive behaviour.
- The improvements will provide improved facilities which will attract additional user groups from a broad age range.

7. Economic context

The economic context of the development is not applicable. The site is already in use as a community building though the user groups are limited due to the size of the building, as such no further jobs will be created. There will be no impact upon the area to investors.

8. Community Involvement

The Scouts, Guides, Brownies, Cubs and Dance group have spent a number of years fundraising for the proposed new building. The existing facility is out dated and the demand for bookings cannot be met with the existing space. The Community Centre committee will continue to fundraise for the benefit of the building. Local external funders have already been identified.

9. Design of the scheme

- It is felt that the scheme is justified in terms of existing site and land use policies.
- The building has been sympathetically designed to complement the surroundings.

10. Layout & Scale

The layout of the scheme is designed to maximise the available space to double the meeting space of the existing scout hut. The increased building size is easily accommodated in the available land area and will not have an adverse impact on the area aesthetically.

11. Landscaping

The landscaping will remain as it is at present with grassed areas made good following construction of the new building.

12. Appearance

The materials for the scheme have been chosen to complement the existing surrounding property.

13. Access

The proposed building will be DDA compliant allowing use of the centre by those with impaired mobility as well as wheelchair users. The existing car park has open access and is free of charge to users of the Recreation Ground and its facilities.