DESIGN ACCESS STATEMENT TO SUPPORT PLANNNG APPLICATION

PROJECT TITLE: Proposed Extension to Kitchen and New Roof

PROJECT LOCATION: Land off Basford Bridge Lane, Cheddleton, Staffordshire Moorlands. ST13 7EQ

TYPE OF DEVELOPMENT: Kitchen Extension and New Roof

TYPE OF APPLICATON: Full application

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Design Statement

1.00 Existing site.

1.1 The site comprises of an existing cricket ground and is located on land off Basford Bridge Lane, Cheddleton and at the junction of Cheadle Road A520.

1.2 At present there is a single storey club house, changing room building and storage outbuilding, score box and practice net facilities.

1.3 To the South and East of the site is farmland and boundaries are formed by timber fences and dry stone walls. To the North of the site there are houses across Basford Bridge Lane.

1.4 Vehicular access to the cricket ground is via gated access entrance in existing stone boundary wall to the East of the application site. Pedestrian access is gained via gate access to the North of the site near the existing changing room building in the existing stone boundary wall. The site measures approximately 1.19 hectares.

1.5 The development of new preparation kitchen will have a positive effect to the existing club. See supporting letter from Ashcombe Park Cricket Club,.

1.6 A new changing room facility has recently been constructed as part of the Club's ongoing policy of improving the facilities and profile of the Club.

1.7 The development of the kitchen will also have a positive effect on the Club from an economic perspective. The new kitchen facility would add value to the land, the Club would benefit from leasing the improved premises at the weekend outside cricket season terms. This would assist in making the facilities more sustainable.

1.8 Due to the site being located within the green belt zone, the proposal has been affected by PPG2 (planning policy guidance 2). The proposal does not conflict any guidance.

1.9 Construction of new buildings inside a green belt is inappropriate unless it is essential facilities for outdoor sport and outdoor recreation (amongst other buildings).

2.0 As stated the building has been designed to preserve the openness of the land whilst providing adequate facilities. Also the form, bulk and general use of the building is in-keeping with its surroundings as the building is single storey.

2.1 The site falls within a low risk flood area and is less than 0.1% rate of flooding likelihood.

2.2 The cricket club have had a valid and worth input into the design process to ensure quality is met alongside basic requirements.

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3.1 The proposed development is to construct a new preparation kitchen associated with the existing club facilities.

3.2 The building will have a total internal floor space of 17.4 m^2 and the building will be accessed from the existing club entrance doors.

3.3 The design involves improvements to the existing catering facilities.

3.4 The design of the building matches the adjoining buildings and is robust in detail and built to prevent the building becoming susceptible to vandalism.

3.5 Sustainability must be addressed by the design and especially to the environmental impact caused by the build. Energy saving measures will be employed throughout the building attempting to exceed current building regulations, conservation of fuel and power and meet the latest government targets.

3.6 As part of the proposal the existing felted pitched roof will be reclad with roof tiles to match those on the adjoining building improving the general overall appearance of the facility.

Planning History

4.1 87/00977/OLD housing development signboard approved. Date 04.01.1980.

4.2 03/00890/FUL extension and alterations to existing club house approved. Date 06.10.2003.

4.3 05/00126FUL new car park and access to the rear of the existing pavilion. Refused: date 11.04.2005.

4.4 06/00145/FUL new access gateway to allow deliveries and disabled access to the premises. Application withdrawn. Date 15.05.2006.

4.5 Latest extension – 08/01541/FUL.

Design Justification (use and amount)

5.1 The purpose of this application is for the development of a preparation kitchen.

5.2 The construction of this development is an extension to the existing footprint, however, this is to supply quality food preparation facilities.

Layout

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6.1 The proposed new preparation kitchen is located adjacent to the existing kitchen bar area with easy access to the main club area.

6.2 The layout of the prep kitchen has been designed to supply functional spaces around the cricket club's needs:

- Circulation between areas.

Scale

7.1 The size of the building is 6.29 long by 3.36 wide, 2.4 m to the eaves and 4.3 m to the ridge.

7.2 In terms of massing the building is single storey to match existing buildings.

7.3 All elements of the building are deemed necessary for the club's needs with the building being at a minimum size to cut costs and have less of a visual impact on the surrounding environment.

Appearance

8.1 The appearance of the extension has taken into account its surroundings and the functional elements of the building, notably the building has attempted to have little visual impact on its surroundings as possible. The building will use facing brickwork which is to match similar appearance to the existing club house.

8.2 Most of the building cannot be seen as it is fronted/covered from Basford Bridge Lane by an existing dry stone wall and the ground level is less elevation from the road level resulting in only half of the proposed new building being seen from the roadside.

8.3 No landscaping has been employed within the design as the natural surroundings mask the building within the site.

Access Statement

9.1 There are established roadways to the cricket ground via the A520 Cheadle road and Basford Bridge Lane, to which the main pedestrian and vehicular access leads from, serving the sports facilities.

9.2 The general approach to the site is level and only small gradients will be used in the building if required, to ensure the building does not discriminate the use to disable people.

Summary

10.1 This design and access statement seeks to provide a general description of the proposed preparation kitchen, its design philosophy and the context.

10.2 It is hoped that the extension will enhance the club's profile.

10.3 Visually the design seeks to blend with its surroundings.

10.4 The proposal will also be open to the community use out of cricket season and will hopefully be a welcome environment to all the users of the cricket club.

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