PROPOSED EXTENSION TO AMENITY BUILDING AT OLIVE TREE PARK, CHECKLEY

DESIGN STATEMENT

Location

The site is an established Traveller site on the south side of Uttoxeter Road, Checkley. The site is a family site with three pitches.

The proposed development

The existing amenity building measures about 5m x 4m and comprises a day room/kitchen, Shower room and external W.C. This does not provide adequate space for the families who occupy the caravans. The planning permission does not allow for larger static caravans but restricts the caravans to be touring type units and this means that facilities within the caravans are very limited. Each family needs an outside W.C and shower room. The kitchen/day room is also inadequate, particularly as the children on the site need space to study. It is therefore proposed to extend the existing amenity block to provide the required accommodation.

Design, scale and Landscaping

The proposed extended building will have a floorspace of 50sq.m. This is slightly larger than a typical amenity building but the additional size is dictated by the fact that this single amenity building is serving three pitches. The design will reflect the character of the existing building and the height of the extension will not exceed the existing height.

The Building is of traditional design with brick walls and a tiled, gabled roof. It is situated well within the Traveller site and will have minimal impact beyond the site boundaries.

Landscaping

No additional landscaping is considered to be required as the site has previously been subject to extensive landscaping.

Access

The proposed will not generate additional traffic. No other access issues arise.