

## DESIGN AND ACCESS STATEMENT



**Proposal of a Canopy Shelter for:  
Cowley Bowling Club,  
High Street,  
UB8 2EA**

**March 2019**

**Ref: 2018/D/250/P**

# Northwood Bowls Club Extension

## INTRODUCTION.

### The Statement:

This is short Design and Access Statement in support of a very small extension as guided by the Planners.

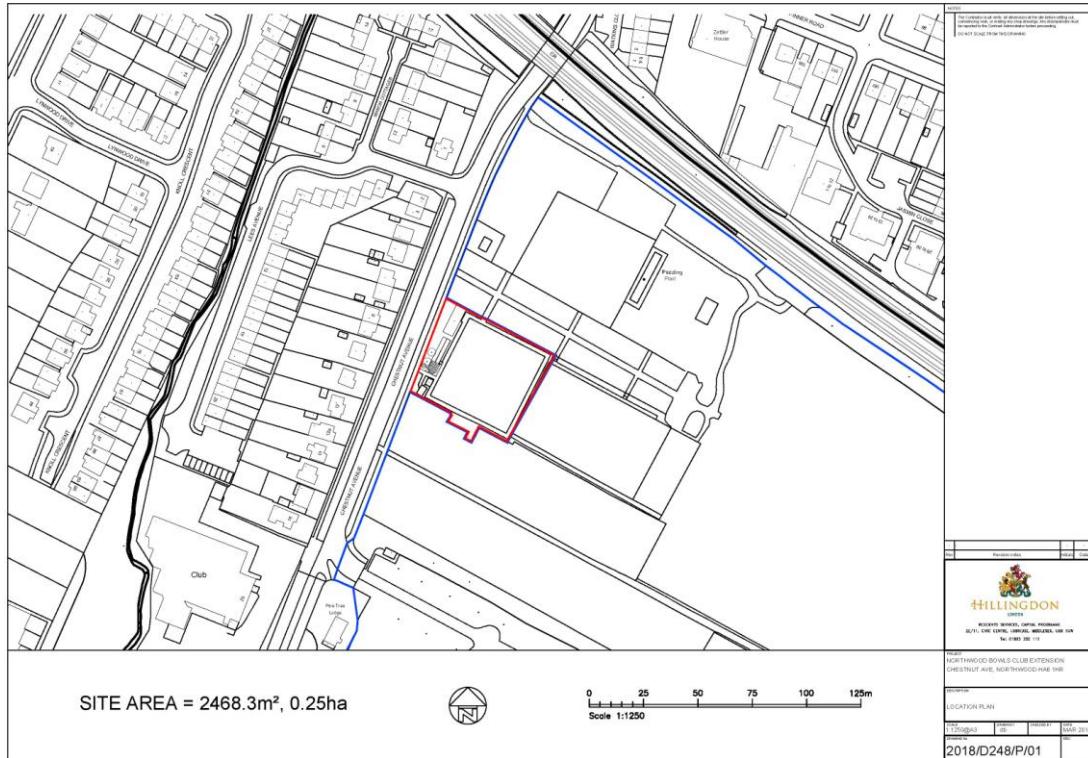


Fig 1 - Location Plan

### Background:

Due to the increase in member numbers and player generally through the borough there was a need to expand the changing facilities.

### Drawing List.

This Design and Access Statement is to be read in conjunction with the following planning application drawings:

- 2019/D248/P /01 - SITE LOCATION PLAN
- 2019/D248/P /02 - EXISTING SITE PLAN
- 2019/D248/P /03 - PROPOSED SITE PLAN
- 2019/D248/P /04 - PROPOSED ELEVATIONS

### Specialist Reports

No specialist reports have been required by the Planner.

# Northwood Bowls Club Extension

## ASSESSMENT

It can be seen from the location plan in Fig 1 and Fig 2 that there is only one viable location for the extension.

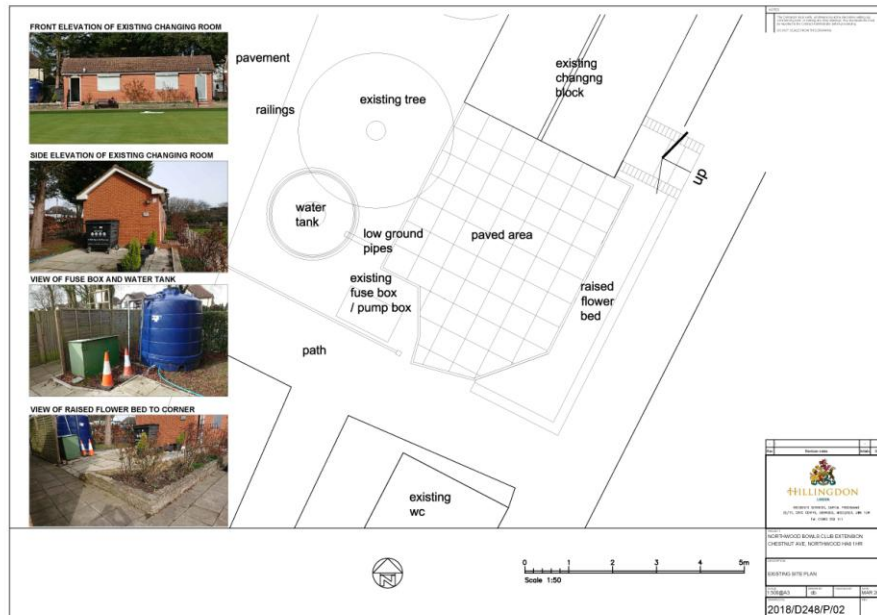


Fig 3 - Existing Site Plan

## Movement

There is no impact on the movement of pedestrians or vehicle due to the proposal

## Layout:

Is shown below in Fig 4.

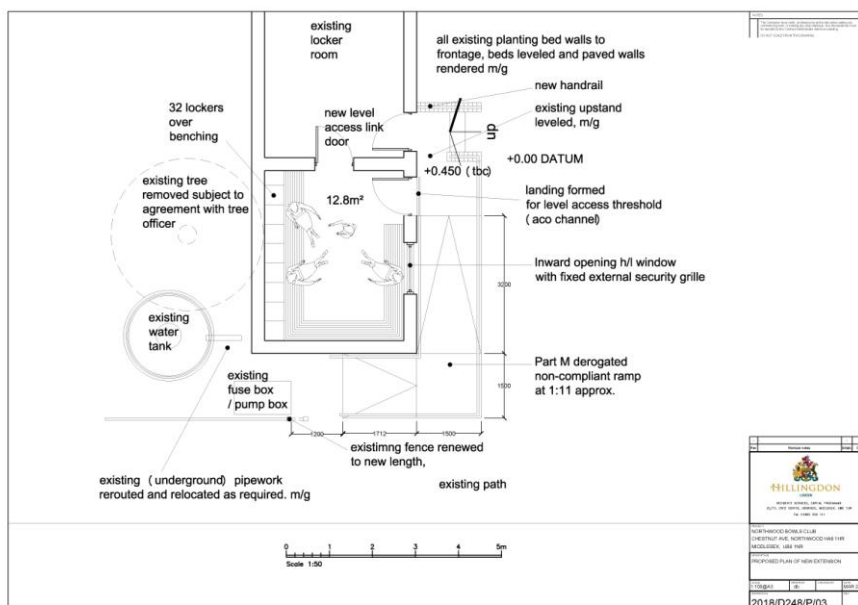


Fig 4 - Proposed Site Plan

## Northwood Bowls Club Extension

### Landscaping:

The proposal will require the removal of existing raised flower beds to allow for more seating and viewing space for increased member numbers.

The adjacent Leylandi tree will need to be removed with agreement of the Council's Tree Officer.

### Flood Risk

The Planning GIS maps show no flooding issues therefore a flood risk assessment is not required.

### Design and Appearance:

The proposed scheme be of matching construction and material as shown in the Fig 5 and Fig 6 below



Fig 4 - Photograph of Existing Elevation



Fig 5 - Proposed Elevation Showing Material Palette

## Northwood Bowls Club Extension

### **ACCESS.**

With discussion and agreement with the Council's DDA Officer it has been agreed that a non standard (ie non compliant) of about 1:10 would be permissible given the existing site conditions .

**END**