

Project: **Treharris Mini and Juniors FC**

Design & Access Statement

Introduction

The proposed planning application currently being considered for is the placement of a modular change room building to accommodate an existing sports ground.

Site Analysis & Constraints

The proposed building will sit on an area of land north of the football ground. The land is accessed off Commercial Terrace on the north boundary.

Context Assessment

The proposed works will be to place a demountable modular building to provide changing accommodation. The building is a metal clad low level building that will be in the similar form and scale of the fire station next door, to the east of the site. All the necessary services for the unit are all within the cartilage of the site.

Policy Context

The land on which the proposal is shown has been identified By MTCBC as within settlement limit. This means that the site will be permitted for development as long as it meets the relevant criteria;

The proposed works involve a building similar to the fire station in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density.

We do not consider the unit as detrimental impact on local amenity in terms of visual impact.

Involvement/Consultation

We have not prepared a pre-application consultation with the LA planning department as its believed to be a simple planning application.

Response to Objectives of Good Design

As mentioned, the design will involve a building similar to the fire station in terms of scale, height, massing, elevational treatment We will however, examine different aspects of the scheme and address the objectives of good design, as set out in section 4 of TAN 12: Design.

Access

The access will comply with Part M of the building control documents.

Character

Not applicable, however it will involve a building similar to the fire station

Amount

The proposed works include placing a demountable building on a site. The building is approx. 130sqm

Layout

The layout will be as plans

Scale

As existing – not affected by the works

Appearance

Standard demountable building.

Landscaping

Not applicable to this application

Community Safety

Not applicable.

Environmental Sustainability

The proposal will be of a modest nature and prefabricated.

All the trades used will be sourced locally and will only require a single drop off, reducing transport costs and carbon emissions. The workers would be used from a select list, which employs local companies, providing local funded jobs, together with reducing travel time, cost and emissions. Materials used in the project will be carefully stored and handled to reduce cost while saving on wastage.

Movement

Not applicable..

Final Scheme

The proposed works are considered an improvement to the running of the local community football team, who can not change before or after a game.