



Design & Access statement

Shackles Off Windscale Club, Gosforth Road, Seascale

28 February 2023

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1. PROCESS / USE

The design and access statement is to support the application for planning permission to demolish existing rundown timber frame structure and replace with new building on similar footprint as per shown on map below; The Building Will be occupied by Shackles off who are currently based in the Old Vicarage, The banks, Seascale, CA20 1QT. Shackles off is a charity for innovative and developing youth. The main aim is to help young people foster their personal, social and spiritual development and empower them to make a positive and fuller contribution to the local community and society. The re-location to the proposed new building will enable staff and youth to work together in a more useable controlled space than they currently have.

Proposed Opening Times;

Monday – Friday 8.00 – 22.00

Saturday – 9.00 22.00

Sundays 9.00 – 21.00



2. AMOUNT

The new modern, energy efficient building will cover approximately the same footprint as per current timber framed structure and the remainder of the area will remain for parking and amenity area.

3. LAYOUT

As per provided plans on planning application TA/2022/902

4. SCALE

The proposed building is to 25.8 meters long by 8 meters wide set on similar footprint to current structure which is proposed to be demolished..

5. LANDSCAPING

As per provided plans on planning application TA/2022/0902, Areas for parking, Amenity and bin storage. surface water runoff will be connected water butts and grey water recycling system, with an overflow into existing drainage system. Drainage manholes levels are fixed as per existing and allow

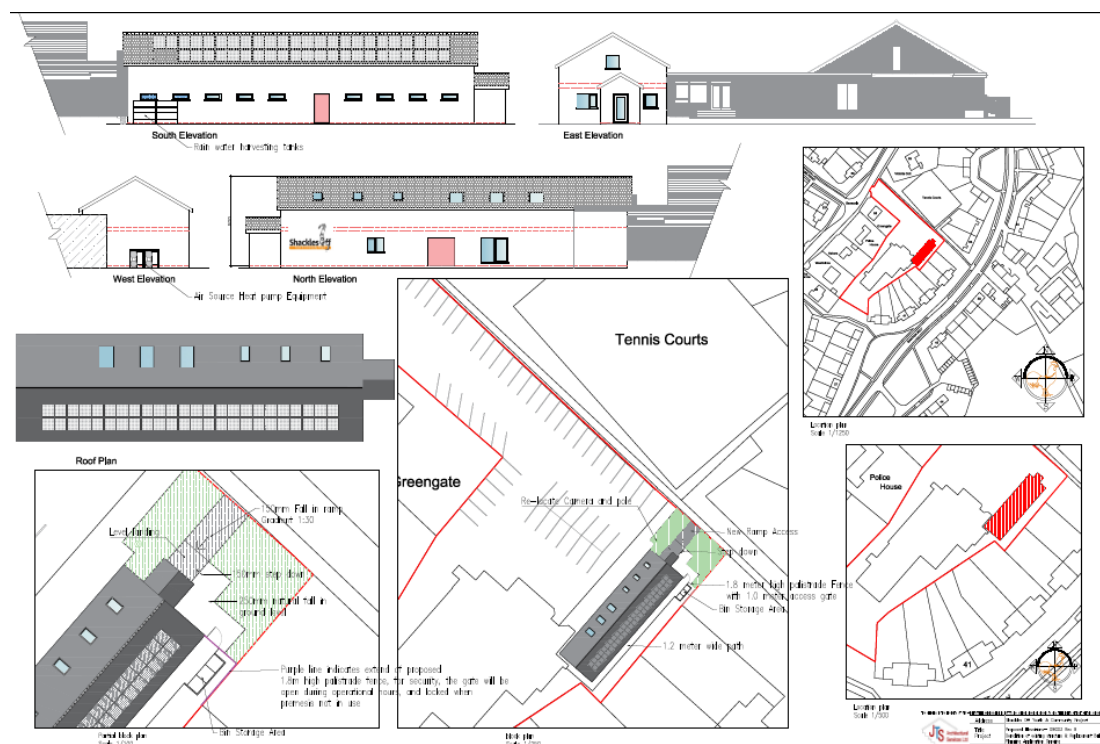
enough fall to achieve proposals. Foul drainage will be connected into existing manhole on site access.

Information requested by united utilities consultation. The current structure is taking 193m² of rainwater into the separate system. We are proposing an extra 19.07m² on top of this. The surrounding soft landscaping i.e grassed area does not allow sufficient space to provide a soak away which is minimum 5.0 meters away from the building. There is car park area; however there is no grants available for digging up the car park on the off chance a soak away will work. Nor will the club provide permission for this to be done. So we are proposing to offset the additional water plus some by using a rain water harvesting system which will be linked into toilet system and grey water used for this. Manufacturer's literature provided and above ground harvesting tank shown on plans.

2 No 235 Litre tanks proposed to be installed from free flush water management equalling a total of 470 litres

6. APPEARANCE / MATERIALS

The building will be of traditional block build construction with smooth off white render external finish, Windows and doors will be White UPVC, and Roof covered Marley duo Modern Anthracite Tiles. The Building Will incorporate renewable, such as air source heat pump and solar panels.



7. ACCESS

The building will be accessed from the existing access to the car park then public highway which will not change, There will be on site parking provided to eliminate extra parking on main road.

G.D. Taylor
28 February 2023