



Design and Access Planning Statement



**Community Centre
35 Northumberland Avenue
Costhorpe
Worksop
S81 9JP**

**PROPOSED CHANGE OF USE OF FORMER COMMUNITY CENTRE
TO SELF-CONTAINED DWELLING**

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VAT Registration No. 430 5166 27

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This Design and Access/ Planning Statement has been prepared by John Loom for Taylor Loom Consultants Ltd.



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ASSESSMENT

1. Name and Address of the Site

Applicant Name: Former Community Centre, 35 Northumberland Avenue, Costhorpe, Carlton
in Lindrick, Worksop

Land Location: Change of Use of Former Community Centre to Self-Contained Dwelling

2. Introduction

- 2.1 The planning application is for the local authority council to convert a former community building into a self contained dwelling for rental.

3. List Description

- 3.1 The works involve the internal remodelling of the building to ensure suitable for use by an appropriate tenant. All works will meet the current building control standards including Part M of the building regulations relating to access for all. There are 2 ramps already constructed to the front and rear access and these will be retained.

The building originally would have had access to the two storey dwelling to the side of the building which would have been accommodation for the warden. This building is now self contained from the former community building and retains its existing access arrangements.

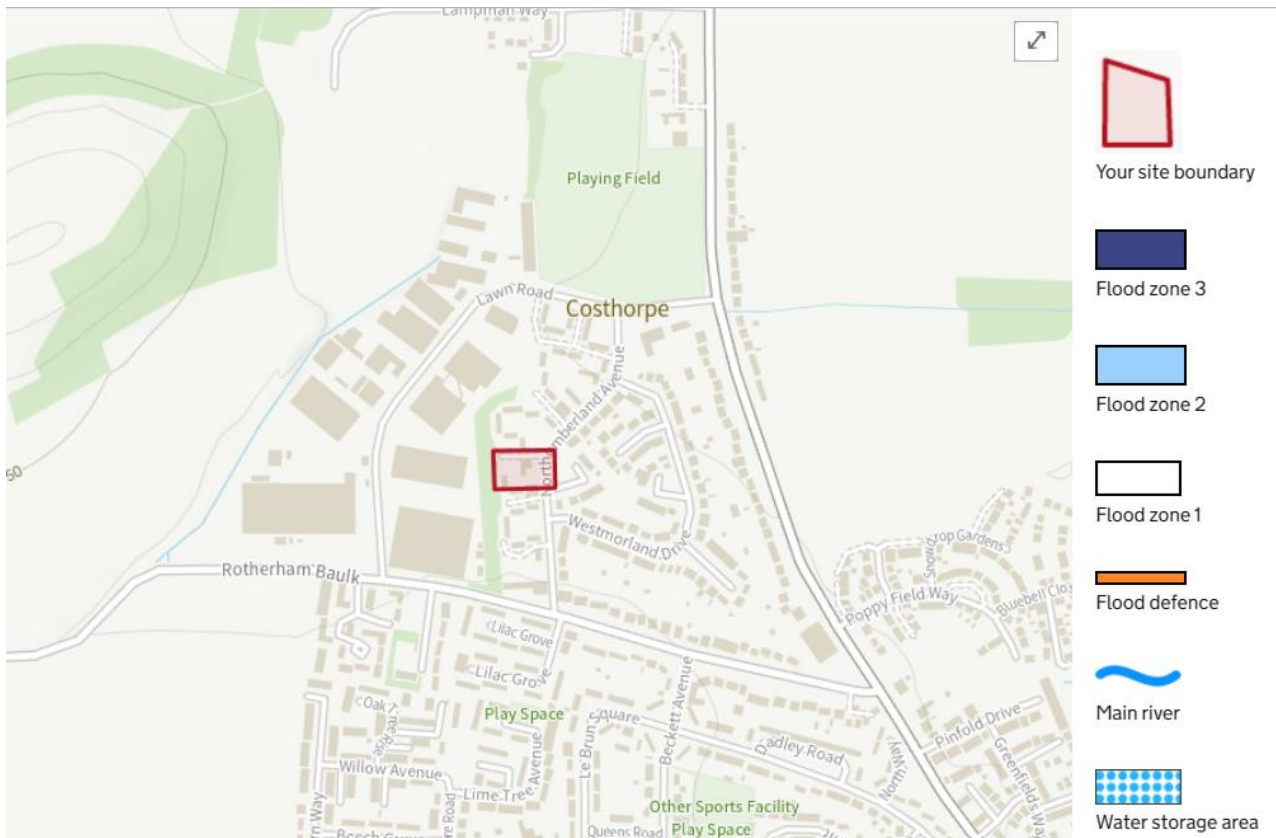
It is proposed to subdivide the existing rear garden to provide suitable amenity area/garden with a 1800mm close boarded fence to the side boundary with the former warden's dwelling.

4. Proposed Development

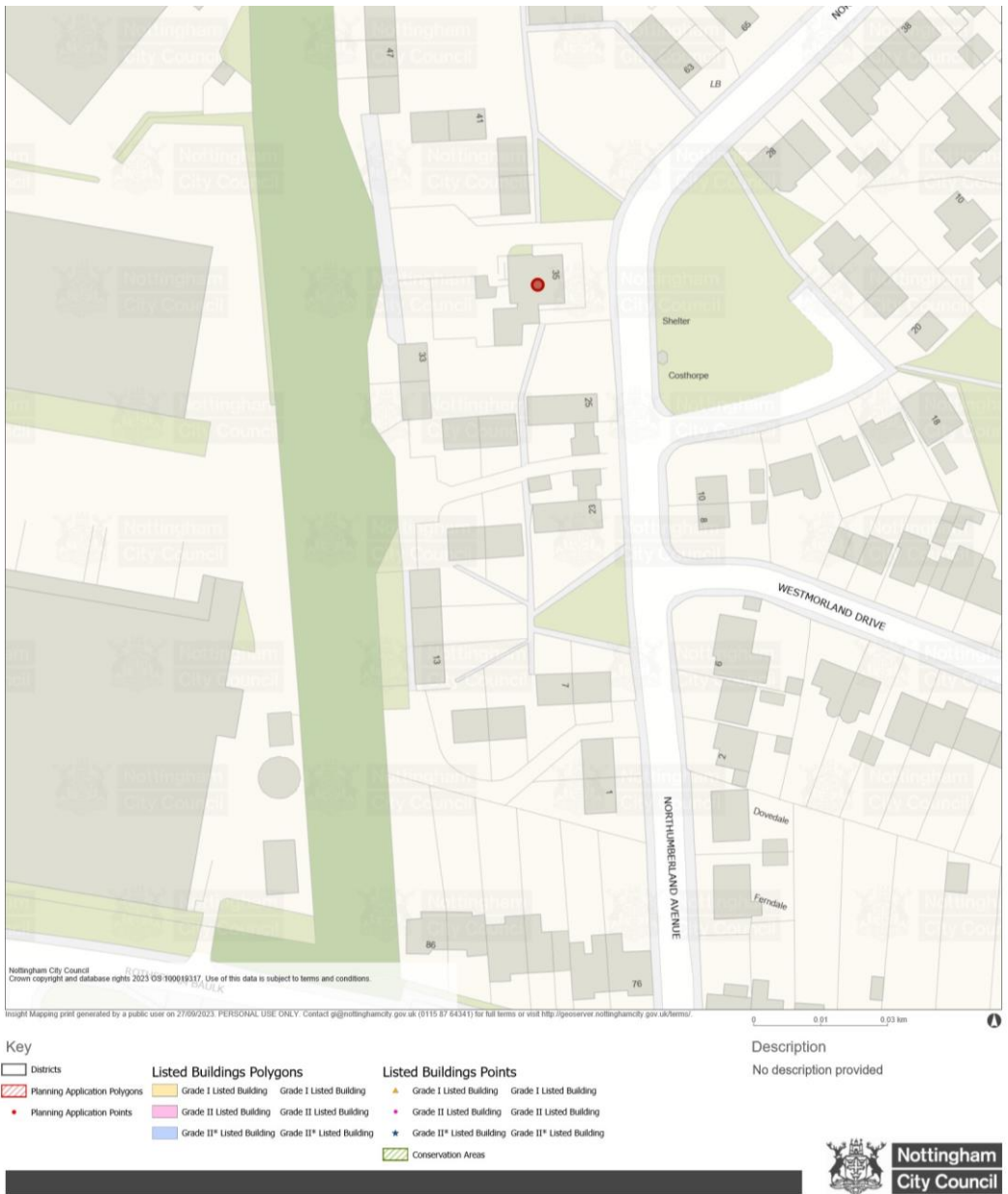
- 4.1 The works as mentioned are mainly internal alterations to the layout, but will include general maintenance and upgrades to meet the required building regulations for a material change of use of the building. This will include the upgrading of the existing flat roof with a suitably insulated finish.

5. Flood Risk Assessment

5.1 This location is in Flood Zone 1.



6. Insight Mapping



As can be seen on the insight mapping there are no listed buildings in the locality or within a conservation area.

8. Existing Photographs



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6