



Proposed Replacement Building – Design and Access Statement

Context

The context of this application is to construct a replacement scout hut to replace the existing facility, which is beyond economical repair. Due to the style of its construction is not practical to extend / convert. In addition, the existing garage unit serving as external storage will be replaced by a larger storage unit to accommodate all equipment required by the Scout Group for Scouting activity and grounds maintenance.

Amount

The proposals are shown on the accompanying drawings and allow for a replacement hall building with a gross floor area of 191m² and a replacement external store with a gross floor area of 30m².

Layout

The proposed structure allows for an enlarged activity hall, cloakroom facilities, kitchen and stores.

Scale

The scale of the proposed structure, whilst larger than the existing building, will still be in proportion with the site & the surrounding area.

Landscaping

The proposed structure will not have any adverse effects on the existing landscape. Refer to separate Landscape and Visual Appraisal for further detail.

Appearance

The proposed structure and materials have been designed to integrate with the surrounding area and has the approval in principle of The Leconfield Estate.

Access

Access to the site will not be affected by the proposals. A replacement path shall be provided from the site entrance to the new hall entrance on its southern façade, with an increased width to provide enhance accessibility. External lighting shall be provided to ensure safe access.