HPK/2013/0183
HIGH PEAK
21 MAY 2013
BOROUGH COUNCIL

Design and Access Statement

Proposal Address; Toddbrook Sailing Club, Toddbrook Reservoir, Reservoir Road, Whaley Bridge

Applicant; Toddbrook Sailing Club

Proposal; Retrospective application for extension of storage unit

Amount;

The proposal is for the extension of an existing steel framed timber clad, flat roofed single storey storage unit that will enable the sailing Club to house a rescue boat and other sailing equipment. The original structure has stood on the site for over 20 years but was too small to house the cub's equipment including a recently acquired rigid inflatable boat (rib) which is used as a safety boat when sailing takes place on the adjacent reservoir.

The existing structure comprised a single storey rectangular wooden structure measuring approximately 6m deep x 5m wide x 2.5m in height (total floorspace area 30.6 sqm). The extension comprises an increase in the width of the building by 2.89m and the introduction of new double doors positioned at an angle to the boat yard 4.26m from its rear boundary.

The extension has involved the extension of the steel frame and the introduction of plastic coated steel cladding finished in green to match the original building along the rear (north western elevation) of the building and on the south western elevation. Also steel double doors to be coated green to match at an angle facing into the boat yard.

The sailing club provides a community based sailing, water sports and community resource that is used on a regular basis by its 70+ members.

Layout;

Toddbrook sailing club occupy a site within the ownership boundary of Toddbrook Reservoir with access via a slip road off Reservoir Road Whaley Bridge.

The building the subject of this application, is located along the northern boundary of the sailing club site occupied by the sailing club. It is set up against a low brick walled boundary belonging to Toddbrook Lodge a two storey detached cottage which was once occupied in relation to the reservoir. The whole site is leased from the Canal and River Trust who own the adjacent reservoir and the sailing club occupy a club house and changing rooms 20m south of the storage unit. The area in between the club house and the storage unit is used as a boat yard for storing sailing boats which are used on a regular basis for recreational and sailing instruction. Access from the boat yard to the reservoir water is via a gate onto the slip road from within the wider reservoir site.

Scale;

The size and scale of the extension is in keeping with the existing storage unit enlarging the original building by approx 30% (an extra 10.4 sq m).

Landscape;

There are no notable landscape features affected by the proposed development. The sailing club itself is situated within the context of the reservoir which offers an attractive environment for leisure and recreation use but the environs of the clubhouse, boat yard and storage unit are largely

occupied with the buildings and open boat storage within an unmade grassed area. The boundaries to the curtilage of the site are stone walling in keeping with the surrounding area.

Appearance;

The appearance of the extension is in keeping with the original building and the clubhouse which have both grown organically over some 30 years as part of the sailing club. While not the most aesthetic of designs in terms of materials the storage unit performs an important function for the club. The existing wooden building is in good condition and finished in green.

It is visible from the adjacent garden of Toddbrook Lodge to the north as it abuts the boundary of the garden of the two storey brick built residential cottage. The building and site boundary is also adjacent to the Todd Brook which flows at a lower level immediately to the east and there is limited impact from Reservoir Road which is eight metres to the east of the building's side elevation. The front aspect of the building is into the boatyard itself.

Access;

Access to the sailing club site is by way of a public access road from Reservoir Road which leads to a public car park and the sailing club. Access to the storage unit is from within the curtilage of the sailing club but also via a gated access on the western boundary of the site adjacent to its boundary with Toddbrook Lodge. Boats are moved from the boatyard to the reservoir water through this point of access.



Storage Unit before extension from east



Extension front elevation – double doors to be coated green to match existing



View of north west elevation



View of southwest elevation from boatyard



Boundary with Toddbrook Lodge



Storage unit within boat yard



Access to storage unit from within site



Sailing Club from reservoir