



DESIGN AND ACCESS STATEMENT

Planning Portal Numbers: PP-03691243

Regent Bingo Club, Westlode Street, Spalding, Lincolnshire, PE11 2AE.

INTRODUCTION

This statement is in support of the above for:

- Full Planning Application for proposed 2no. outdoor condenser units, and proposed smoking shelter, both to the right hand - side elevation at ground floor level.
- Proposed Advertisement Consent for replacement signage and shopfront works/redecoration.

Use: The property is located off Westlode Street. It is surrounded by other retail units on the street. The current use of the unit is a Bingo / Social Club, under the management of Majestic Bingo and following the planned works will continue to operate as Regent Bingo.

PLANNING STATEMENT

The proposed Signage and 2no. AC units design and location will satisfy Local Planning Policy and in particular with Planning for Retail and Town Centres and Minimising and Managing Environmental Risks and Pollution.

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Access

The access will remain unaffected by the proposed works.

Community Safety

The access to the side of the property off Westlode street is gated and this access is CCTV monitored, as is the trade access to the rear. The proposed AC units will be installed at high level, behind a lockable galvanized gate.

The proposed smoking shelter will dramatically reduce congestion to the entrance of the Bingo Club, as this is currently the only place for customers to smoke on site. The installation of a new smoking shelter will therefore improve safety / facilities by clearing the pavement outside of the entrance which is currently directly adjacent to a busy main road.

Environment Sustainability

The manufacturer of the units recognises the causes and potential impacts of climate change and the need to reduce energy uses and emissions. In their design of the air conditioning condenser units they address these issues. The new AC units manage pollution and promote good environmental practice as outlined in the Planning Policy Wales. To learn more about the manufacturer's sustainability mission please visit <http://www.daikin.com/csr/>

Movement

Not applicable to this application as access points and area surrounding the unit will not be made worse, but improved, as the installation of a new smoking shelter will greatly reduce congestion to the entrance of the club.

AC Units Design & Character

Amount – 2 new AC units.

Layout – 1 row of 2 units.

Scale – Each Unit is: Height 550mm Width 660mm Depth 275mm. Please refer to drawing 872-05A for details and positioning.

Appearance – Typical AC units mounted at high level on counter lever brackets.

Landscaping – N/A.

Sound Pressure – 58db

The proposed 2no. outdoor AC units are to be wall mounted on counter lever brackets with anti-vibration pads, to reduce noise pollution significantly. They will be located behind an existing security gate to the side of the property. The area to the side of the property is rarely used for access as there is a more convenient access road to the other side of the building.

The low level of sound pressure (58db) omitted by the units will not be detrimental to neighbouring properties, as they will be mounted to the side elevation, also as there is a busy main road to the front of the property which is already noisy, and would greatly overpower any noise from the condenser unit. Furthermore there are no residential properties in close proximity.

Smoking Shelter Design & Character

New level timber deck area, canopy over with tinted polycarbonate roof system. New ash boxes, wall heaters and lighting to be installed. Please refer to separate drawing 872-06a for further details specification and calculations.

Signage Design & Character

Please refer to Drawing – 872-05a for details and dimensions.

Fascia Sign 1 Canopy Sign (Westlode Street Elevation) - Non illuminated fascia - internally illuminated Lozenge. New non illuminated aluminium fascia signage box to be folded 3mm aluminium box sign finished with laminated vinyl graphic wrap orange/ yellow gradient finish Orange - R231 G60 B41 Yellow - R243 G146 B0. Box sign faced to both side elevations of canopy with vinyl 'BINGO' letters, by 3M Scotchcal series, PURPLE. Purple 'Lozenge' surface mounted sign panel to be folded 3mm aluminium box sign powder coat RAL finish to match: purple - R70 G37 B99. Stencil cut detail backed in 3mm opal 050 acrylic with flat cut 10mm opal 050 acrylic inlays. Face of Crown logo to have digitally printed illuminating graphic applied logo panel to have luminaire panel illumination with a full backtray coated externally in RAL colour to match: orange/ yellow gradient finish Orange - R231 G60 B41 Yellow - R243 G146 B0. Text panels to be fully back illuminated by LED lighting modules to give solid and uniform illumination without spotting behind letters and crown logo. 12V drivers to locate to inside of sign box to allow for easy access. Luminance = max 800 candela per square meter.

Fascia Sign 2 Fascia Lozenge Sign (Westlode Street Elevation) - internally illuminated Purple 'Lozenge' surface mounted sign panel to be folded 3mm aluminium box sign powder coat RAL finish to match: purple - R70 G37 B99. Stencil cut detail backed in 3mm opal 050 acrylic with flat cut 10mm opal 050 acrylic inlays. Face of Crown logo to have digitally printed illuminating graphic applied logo panel to have luminaire panel illumination with a full backtray coated externally in RAL colour to match: orange/ yellow gradient finish Orange - R231 G60 B41 Yellow - R243 G146 B0. Text panels to be fully back illuminated by LED lighting modules to give solid and uniform illumination without spotting behind letters

4 no. illuminated signage poster boxes (Westlode Street Elevation). Size 1016mmX1524MM. Frame to be finished powder coated BLACK.

Shopfront Works/Redecoration – Design & Character

Please refer to Drawing – 872-05a for details and dimensions.

Aluminium Shopfront - New milled aluminium shop front and main entrance double door set. Section to be nominally 100mm x 54mm dry jointed with appropriate rebate for glass, including weathertight glazing seals. Powder coated finish to match Dulux: 15RB 07/ 237 (Purple Infusion 1) Satin 60% Gloss, all ironmongery internally and externally to be SAA. Glass to comply with BS 6206 and shall be min 10.8mm thick laminated plate glass. Frame to be sealed around perimeter with coloured mastic seal. Include for all required DPC, lintels etc.

Aluminium Double Door Set - main entrance Powder coated Aluminium Entrance Double Door and Frame set conforming to BS 1474: 1972 and BS6496: 1984. - section sizes 54mm vertical stiles 57mm top rail and 98.5mm bottom rail. Doors to be glazed with 10.8mm laminated safety glass. Door closer concealed type fit for purpose. Satin stainless steel door handles as supplied by A.S. Hardware (T. 0115 985 2900) pull handle with back to back fixings Ref. No. ASH 135 32 650 53 F1. Door locking system Adams-rite 2 point concealed deadlock or other approved. Doors spray paint finish to match Dulux: 15RB 07/ 237 (Purple Infusion 1) Satin 60% Gloss. Note: Door unit and frame to incorporate all necessary weather seals to jambs head and threshold (including level threshold bar). Supply and fix colour coded letter plate and internal flap size 300mm x 90mm. Allow for building in and sealing frame with coloured mastic seal as necessary.

Facade Render (textured high level render) - Existing rendered areas only to be redecorated Dulux: Weathersheild 40YY 74/056 (Off White) textured matt finish.

Facade Render (entrance ceramic tiles) - Existing painted ceramic tiles to the main entrance area to be redecorated Keim Royalan Mineral Silicate paint system - Colour: 9430 (Light Green).

Facade/ part side returns (existing ceramic tiles) - Carefully Acid clean all tile faces and re-grout to match the original grout colour. Heavily cracked/ chipped beige coloured tiles to be repaired/ filled and rubbed

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