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Ref: 3081-16

RENOVATION & CHANGE OF USE
OF DERELICT BUILDING TO COMMUNITY HUB
GLEN PARK
STATION ROAD
SURFLEET
LINCS
PE11 4DB

FOR

TONIC HEALTH



PLANNING, DESIGN & ACCESS STATEMENT

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Ref: 3081-16

RENOVATION & CHANGE OF USE
OF DERELICT BUILDING TO COMMUNITY HUB
GLEN PARK
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This application is to acquire Town & Country Planning Permission to renovate an existing former art studio building into a local community hub building which will incorporate sports changing facilities in association with Glen Park and café and entertainment facility for the benefit of local people commissioned by Tonic Health.

Tonic Health is a health and wellbeing charity based in Spalding and has been trading as a complimentary therapy centre since 2011. In 2015, following a move in premises, Tonic Health expanded its remit to include the provision of exercise and community activities as well as increasing the number of therapies available on self-referral, private basis. In 2016, charity status was achieved and today, Tonic Health runs a range of dementia and mental health projects and works closely with other local and national health and wellbeing agencies, to continue to promote healthy lifestyles and activities for the people of Spalding and South Holland. Now established in Spalding, the next stage in the charity's development is to establish satellite centres across the region to reach a wider audience, and where better to start than Surfleet.

Tonic Health has a track record in providing health and wellbeing opportunities in Spalding, and wishes to take this out into the local area, expanding and enhancing their project range for the benefit of the wider community. 'Social prescribing' and 'green prescribing' are key initiatives to get people more active and more involved in projects and activities which will improve their overall health and wellbeing with physical and mental benefits to all ages of the community.

Tonic Health is looking to convert the disused former art studio into a into a community hub for the people in the local area. The site sits adjacent to the Village Hall and Glen Park, which attracts in the region of 40,000 people a year (Glen Park 2017 records) who make use of astroturf, playing field, adventure playground, outdoor gym, walkway/path and trim trail.

Tonic 44 aims to become a suitable, accessible and affordable focal meeting place for the local residents, be a secondary location for Tonic Health's charitable activities to run from, and service the users of Glen Park's facilities. The hub will be open seven days a week, and will offer refreshments and light bites.

They will develop a living "business plan" document in conjunction with local residents and regular users of the café that will guide their development of the facility over the next few years, making it truly a community asset.

The converted building will be renovated and developed with sporting changing rooms, kitchen and café facilities for all users of the adjacent Glen Park.

FLOOD RISK

As the site is within Flood Zone 1 of the Environment Agency flood maps there should not be a need for a site specific Flood Risk Assessment.

APPLICATION PLANS

3081-16-01	Location Plan & Existing Floor Plans & Elevations
3081-16-02B	Site Plan & Proposed Floor Plans & Elevations

G R Merchant
November 2017

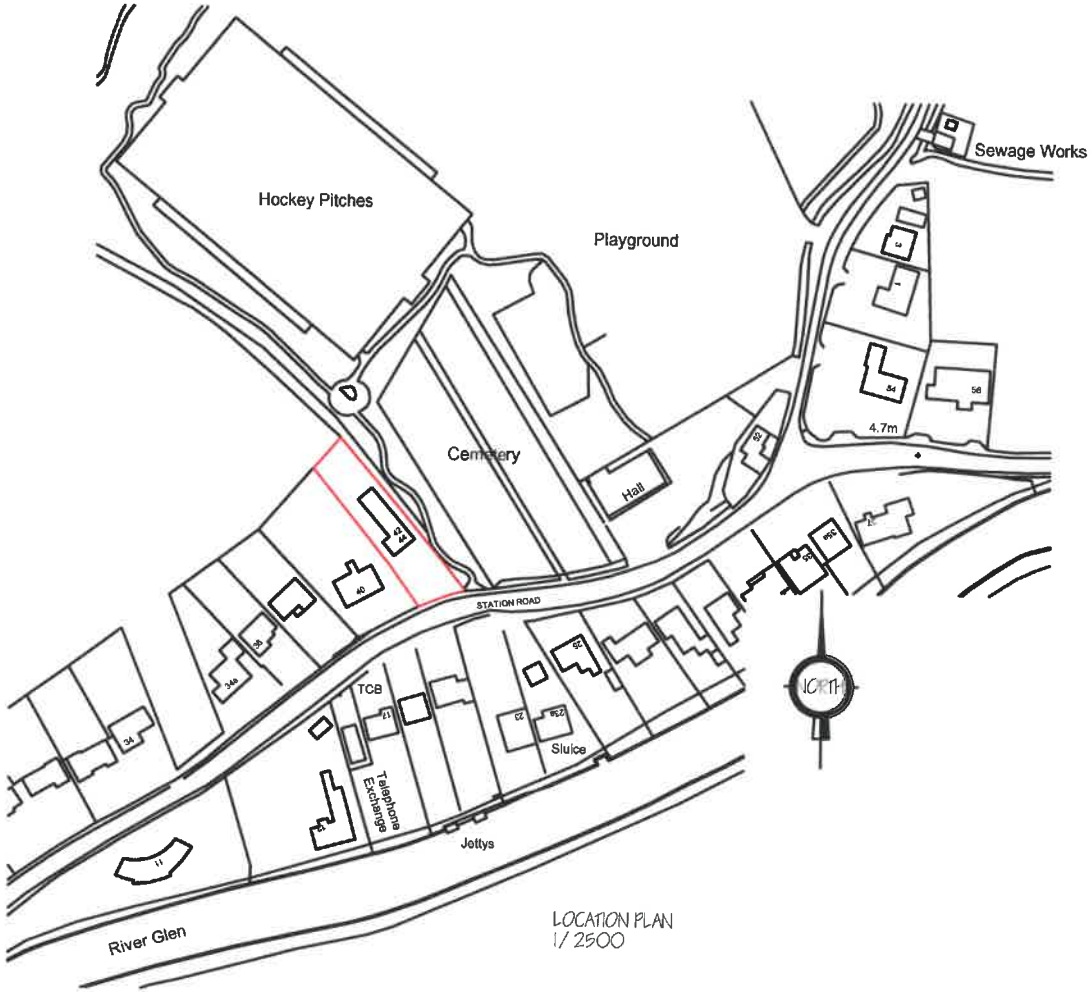
APPENDIX

LOCATION PLAN 1/2500

"GOOGLE" SITE PLANS & PHOTOGRAPHS

TONIC 44 BROCHURE

LOCATION PLAN 1/2500



LOCATION PLAN
1/2500

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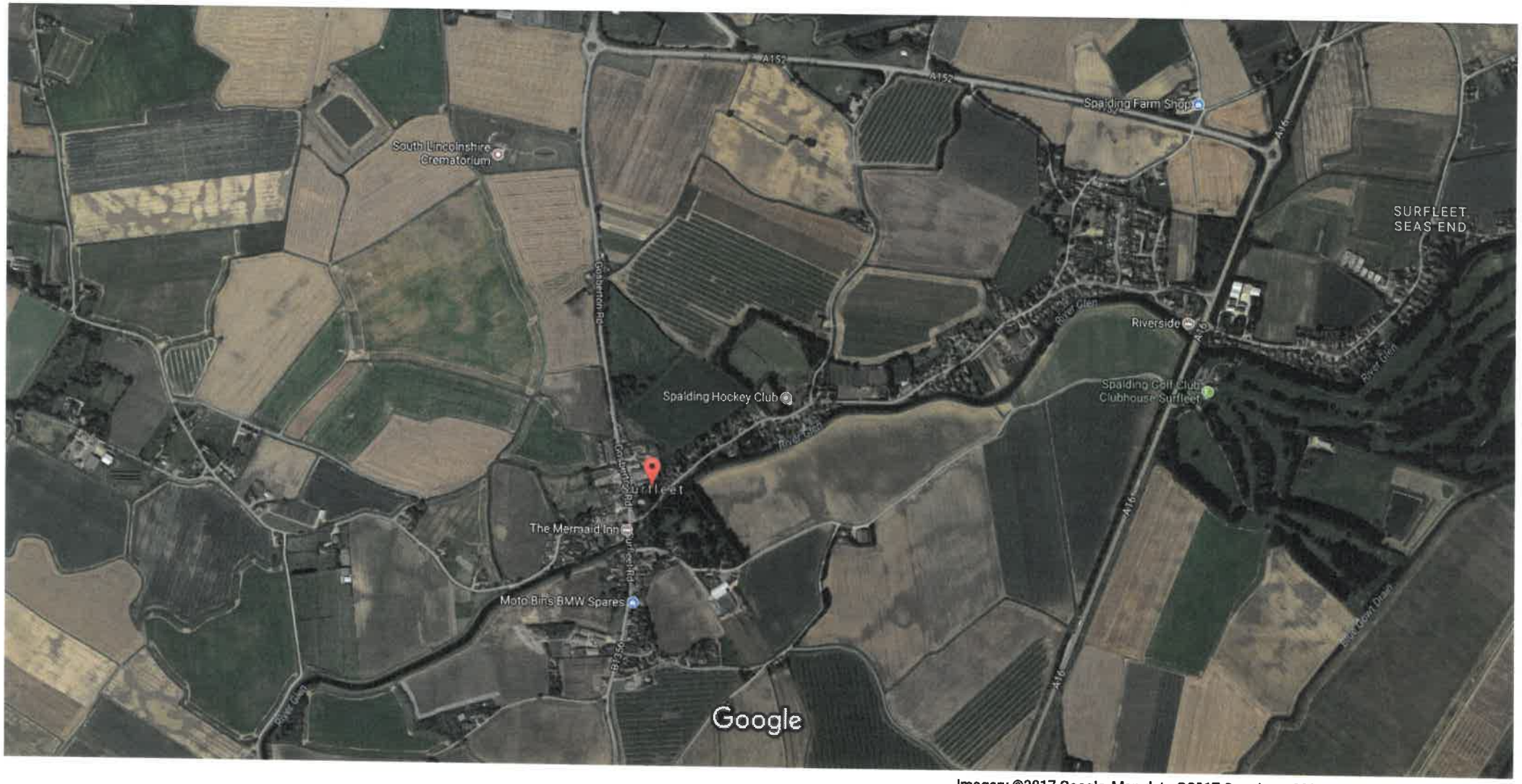
"GOOGLE" SITE PLANS & PHOTOGRAPHS

Google Maps Surfleet



Imagery ©2017 Google, Map data ©2017 Google 20 m

Google Maps Surfleet



Imagery ©2017 Google, Map data ©2017 Google 200 m

https://www.google.co.uk/maps/place/Surfleet,+Spalding/@52.8396735,-0.139213,1938m/data=!3m1!1e3!4m5!3m4!1s0x487805b06055ee4f:0xa887543f42523c98!8m2!3d52.837372!4d-0.143349?hl=en
















































FIRE
EXIT


























44























































TONIC 44 BROCHURE

Where we need your help...



Financial help:
We would like to make Tonic 44 a real community hub, where the local residents are fully involved. Initially, part of the condition of Sport England's grant is that we need to find a minimum of £10,000. We are offering everyone the opportunity to 'buy a brick'. Individuals, families, groups, companies - whoever you are, you can purchase different sized 'bricks' depending on the financial contribution you make.

A £100 will have your name listed as a permanent reminder in the building of your contribution.

A £1000 brick will get your name/company listed as a VIP supporter

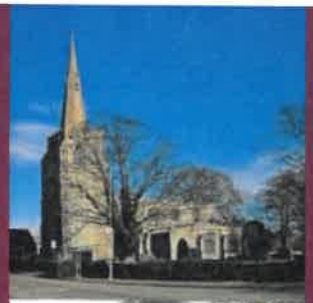
Any other financial donations gratefully received. You can make your contribution via .....

Build help:
We will need all hands on deck to get the building up and running - the more people invovled, the quicker we will be open! Help is needed in brickwork, plumbing, painting and decorating, putting things together, tidying the garden - whatever you are able to help with will come in handy!

Volunteer opportunities:
We will be looking for a number of volunteers to help run the hub once we are open. If you have a few hours to spare, would like the company, want to do something different, then this may be for you.

Projects:
We shall be looking to establish a range of community projects based from Tonic 44. Whilst we have our ideas of what might work - it's your local area and you will undoubtedly have some better ones...if you have, then please share them and we shall see if we can turn your ideas into a reality.

Tonic 44







The NEW Community Hub in Surfleet

Tonic 44
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Lincolnshire
PE11 4DA

www.tonic-health.co.uk
charity no. 1167453