

AVON BOWLS CLUB

PLANNING APPLICATION REFERENCE PP-14640041

ADDITIONAL INFORMATION.

FENCING

It is proposed that the fencing to the Southern and Western Boundaries will be installed along the precise boundary lines.

As regards the fencing to the Eastern boundary. The land to the east of the boundary is approximately 50cm below the Bowls Club land and has a small retaining wall running along that boundary.

On the Western side of the Eastern boundary (Bowls Club side) is a flower bed containing shrubs, a few small trees and bushes. This flower bed is broken in the centre by a pair of gates with steps leading down to the lower level.

It is proposed that the fencing to the Eastern perimeter be located on the edge of the flower bed and will join up with the centrally located gates.

LISTED BUILDING

The proposed fence along the southern perimeter will face the side of Melksham House, a listed building as detailed below, but will have no adverse effect on it at all.

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1285783

Date first listed:

13-Feb-1985

List Entry Name:

Melksham House

Statutory Address 1:

MELKSHAM HOUSE, 27, MARKET PLACE

District:

Wiltshire (Unitary Authority)

Parish:

Melksham

National Grid Reference:

ST 90280 63592

Details

ST 9063 MELKSHAM MARKET PLACE (west side)

7/129 No 27 (Melksham House)

GV II

Detached house with side wing, now sports and social club. Early C18 with C19 alterations. Rubble stone, stone slate hipped roof, ashlar stacks with moulded capping. 2 storeys and attic, 6 windows. Central 2-storey porch is C19 addition with round-arched opening with keystone, imposts and square drip mould, door inside has flanking Tuscan columns. To right are two plate glass sashes and to left are plate glass sashes and one 2-light beaded mullioned window. Continuous string course, also on porch. Porch has 3-light chamfered mullioned window to front and 2-light mullioned windows to side, on first floor, either side are cross windows. Moulded eaves cornice porch has pierced parapet and ball finials. Three hipped dormers with casements to roof. Right return has sash to ground floor and cross window to first. Wing to left is C18 with C20 alterations, rubblestone with stone slate hipped roof. 2-storeys, windows. Ground floor has cross windows and C20 insertions. First floor has four hollow chamfered 2-light mullioned windows and projecting chimney stack. Rear has large C20 attached sports complex. Interior not inspected. Included despite C20 alterations and rear additions, as good early C18 house.

Listing NGR: ST9028063592

RISK OF FLOODING

Avon Bowls Club falls within a Flood Zone 1, so there is no risk of flooding.

BIODIVERSITY

The proposed fence and ramp will not detract from any biodiversity on the site and will have no impact on biodiversity or ecology in the area.

CONCRETE RAMP

The existing portable ramp was stolen in 2025, hence the need to provide a permanent structure. The ramp will be built in conformity with the requirements of the Equality Act 2010 and Building Regulations, as detailed below.

5.2 Ramps A ramp (defined as a gradient of more than 1 in 20) can provide an alternative to steps. Where the change in level is no more than 200mm, a ramp may be used without alternative steps. A ramp should have the lowest practicable gradient. 1 in 20 is the preferred gradient and 1 in 12 is the absolute maximum acceptable. BS 8300-2 explains that the preferred gradient should only be used up to a maximum length of 3000mm, and that the maximum gradient of 1 in 12 should only be used to a maximum length of 2000mm. It also provides detailed guidance on the relationship between the going, gradient and rise of ramps. There is a relationship between the length of a ramp and the gradient that people can manage; the longer the ramp the less severe the gradient that is feasible. If a lengthy ramp is necessary, designs with frequent landings and lesser slopes for each successive segment should be considered. 47 Inclusive Mobility A slightly steeper gradient of 1 in 10 is acceptable over very short distances, for example a ramp covering a distance of 600mm. Gradients steeper than 1 in 10 are physically difficult to manage for some wheelchair users, and may cause a wheelchair to overbalance. If more than one flight is needed, there must be rest places between the flights. These should be level if under cover (1 in 50 gradient if outside, to drain surface water) and their length should be at least 1500mm and at least equal to the full width of the ramp. The landings at the foot and head of a ramp should be at least 1200mm long, clear of any obstruction such as door swing and, again, should be the full width of the ramp. Each individual flight of a ramp should have a length of no more than 10 metres and a rise of no more than 500mm. Ramps in locations subject to control under the Building Regulations and similar will need to satisfy the requirements of that legislation. Ramps should have a minimum surface width of 1500mm, but, as with flights of steps, a ramp on which there is a two-way movement of pedestrians should preferably have a width of at least 2000mm (with a minimum of 1800mm). A handrail should be provided on each side of the ramp. For ramps with a clear width of at least 2000mm, an additional continuous handrail should be installed in between the two, such that there should be a minimum clear width between handrails of at least 1000mm. The sides of a ram should be protected by an upstand that is at least 100mm in height.