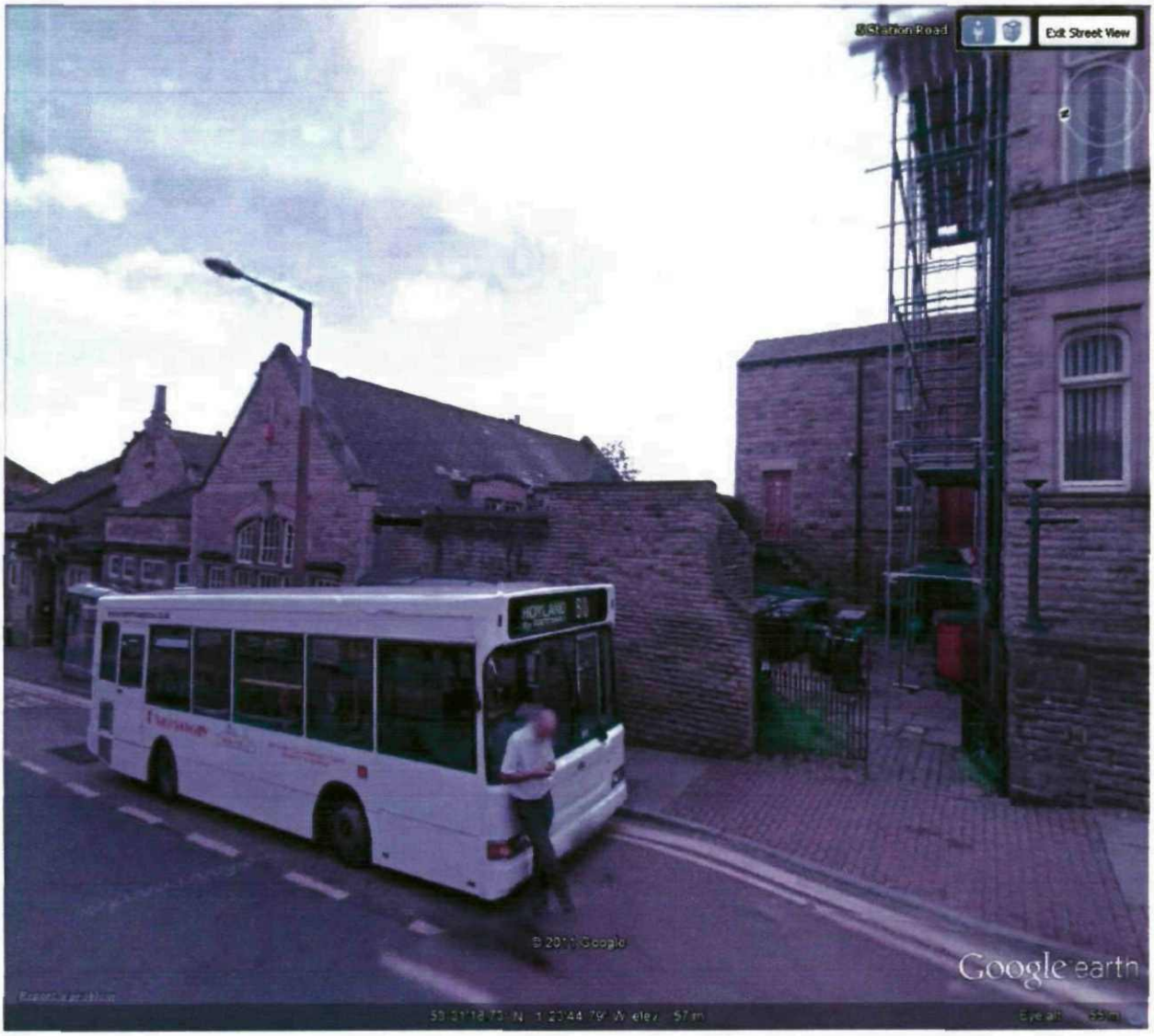
For and on behalf of
REFLEXSHIFT LTD



PLANNING, DESIGN AND ACCESS STATEMENT
Extension of Wombwell Town Hall A4 Change of Use

Prepared by
AA2L Ltd
December 2011

Introduction

1.1 This Planning, Design and Access statement has been prepared by AA2L Ltd on behalf of Reflexshift Ltd in support of a planning application for an extension of the change of use at The Town Hall , 4 High Street, Wombwell .

1.2 The statement has been written in accordance with Government Circular 01/2006 – Section 3 Design and Access statements which came into force on the 10th August 2006.

1.3 The proposed development intends to convert the former public toilets and extend the The Town Hall's recently approved A4 use with a function room /bar

1.4 Prior to the submission of this planning application pre-application discussions were undertaken with Alexandra Cotton and Anthony Murdoch in Building Control to discuss the proposal and the submitted supporting documents are intended to address any matters raised through this discussion.

1.5 This statement has been subdivided into various components beginning with the site description providing a context of the proposal in the wider surrounding area.

1.6 A description of the proposed scheme will then be presented within the design and access sections of this statement.

1.7 In evaluating the approach that has been taken for this particular proposal the design principles and concepts that have been applied to the type, amount, layout and appearance of the scheme will be explained and means of access will be detailed.

1.8 The planning policy context in relation to relevant national and local planning policy will then be assessed and appropriate conclusions will be drawn.

2.0 Site Description

Site Context

2.1 The site adjacent to The Town Hall at Wombwell, a single storey former public toilet block constructed of natural stone with a parapet flat roof and roof lights. The building has been unused since its replacement was built beside the Horseshoe PH.

The building has an entrance off Station Road which has been blocked up for several years and is an eyesore. Additional access is located off the passageway between the public library



Photograph 1 – Aerial photograph of the proposed development site and surrounding context

Planning History

2.2 We are unaware of any previous planning application of relevance to this application

Development proposal

2.3 The proposed development is for an extension of the Town Hall A4 use to create a Function Room/Bar. Single storey glass and stone extensions will create additional seating area and a UAWC respectively.

2.4 The design and access sections of this statement will provide further assessment of the *design, layout and access arrangements relating to the proposal.*

2.5 The site is sustainably located and well served by public transport

3.0 Design Statement

3.1 This section of the report has been written in accordance with Government Circular 01/2006 – Section 3 Design and Access Statements which came into force on the 10th August 2006.

3.2 The statement will identify the approach that has been used in relation to design. In particular the following aspects of the development will be considered:

- Amount of the development
- Layout of the development
- Provision of landscaping
- Appearance of the development

3.3 The scheme has been evolved following pre-application discussions with the planning officer Alexandra Cotton (See Appendix A)

Amount

3.4 It is considered that the level of proposed development represents efficient use of the building and site.

Layout

3.5 The layout has been driven by the desire to make efficient use of a derelict building with a complimentary A4 use that will also remove an eyesore from the Station Road Street Scene and provide security by design to the thoroughfare between Station Road and the car park .

3.6 **Provision of Landscaping**

Hard landscaping will be provided within the outside courtyard

Appearance of the Development

3.7 The external appearance of the building is largely unaffected with the exception of a new entrance which will provide visual interest along this part of Station Road.

4.0 Access Statement

Introduction

4.1 The statement will briefly outline the approach that has been used in relation to access.

4.2 It is not within the remit of an access statement to include an appraisal of the internal aspects of individual buildings as this is covered by Part 'M' of the Building Regulations (paragraph 100, Circular 1/2006) although Anthony Murdoch in Building Control has been consulted and the access is in accordance with Part M

4.3 The proposal will comply with a range of building regulation and environmental health requirements relating to the internal and external design of the building. This together with the overall design and layout of the site will ensure that the development can be accessed by all users.

Accessibility of the Site

4.4 The building's main 'level' entrance is accessed off Station Road. A stepped entrance provides a more direct link to the town hall and is also located within the courtyard area

Parking

4.5 There will be no parking spaces provided within the site curtilage

5.0 Planning Policy Guidance

5.1 Supporting this current application is a range of planning policies. The relevant elements of policy advice are highlighted within this report.

National Planning Guidance

PPS 1 – Delivering Sustainable Development

5.2 PPS1 advises at paragraph 2 that:

> *"Good planning is a positive and pro-active process operating the public interest through a system of plan preparation and control over development and use of land".*

5.3 PPS1 also sets out the requirement that development schemes are to be judged against their neighbouring buildings and the local area more generally (Paragraph 38).

5.4 The plans submitted alongside this application and the information in sections 3 and 4 above, clearly set out the approach that has been taken to the design of the scheme.

PPG13 – Transport

5.5 PPG13 sets out the Government's advice in respect to transportation issues and has been amended by the publication of PPS3 which cancelled the advice in paragraphs 12 – 17 of PPG13 which largely re-iterated guidance advocated within PPG3.

5.6 The application site being located within close proximity to regular bus services and being within walking distance of local facilities must be considered to be a sustainable location with a mode of transport other than the private car readily available. The availability of these amenities is set out in detail under section 2 of this Statement.

Barnsley Unitary Development Plan

5.7 The Barnsley Unitary Development Plan (UDP) identifies that the application site within a suitable policy area

6.0 Conclusion

6.1 It has been shown through assessment of those requisite elements of national and local policy guidance that the development proposals are in accordance with the prevailing Development Plan guidance and national planning policy

6.2 The development has been proposed to make efficient use of a building which may otherwise fall into disrepair.

6.3 In light of the above and the fact that it has been demonstrated that the proposal complies with relevant planning policy guidance, it is hoped that in the light of this the Council would approve the application.

APPENDIX A

Andrew

I think this is a brilliant idea. I have no problems with this.

Thanks

Alexandra Cotton
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From: Andrew Bailey [mailto:AA2LARCHITECTS@BTCONNECT.COM]
Sent: 05 December 2011 11:58
To: Cotton , Alexandra
Cc: villasbonita@hotmail.com
Subject: Wombwell Town Hall A4 Extension

Alexandra

Do you recall this application and the pre approval meeting whereby you requested that we omitted the A5 takeaway conversion of the former toilets as you preferred that the site should be given a single A4 use

I have now prepared a scheme to convert the former toilets into a function room for weddings/ funerals/ christenings/birthdays/anniversaries (A4) linked to the main building across the courtyard.

The works proposed inlcude the following:-

1. Demolition of outbuilding

2.Conversion of the former toilets to Function Room (A4)

3. New contemporary glass extension within the courtyard area.

4. Single storey rear UAWC extension to function room using reclaimed stone

3. Redefined entrance off Station Road

4. Amended bin store and external escape stair

4. New window openings giving 'security' to alleyway between toilet and library

Can you confirm you have no issues with this proposal before we submit.

Regards

Andrew.