

Proposed Ceremony Building & Landscaping
Burntwood Court, Brierley Common, Brierley, Barnsley
May 2013

Supporting Information:
Design & Access Statement

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1.0 Introduction

This Design and Access Statement provides a supporting document to accompany an application for full planning permission for the erection of a single storey building within which civil ceremonies and civil partnerships would be conducted at the existing site complex of Burntwood Court, Common Road, Brierley, Barnsley. The proposal also includes associated hard and soft landscaping works and an additional Children's Play Area to the rear of The Burntwood family public house facility.

The proposal Ceremony Building would form part of the overall complex of facilities at Burntwood Court. The development currently undertakes civil ceremonies and civil partnerships on the site, providing facilities for a whole wedding event and offering varying options for the extent and nature of the services provided on each occasion. Burntwood Court began to undertake wedding receptions during 1980 and commencing civil ceremonies in 2002 within the hotel banqueting / conference facilities.

Presently Burntwood Court perform civil ceremonies and civil partnerships either within the main Hotel building or 'The Qube' facility, located to the rear of 'The Burntwood' public house. These facilities link to wedding breakfast / reception venue options include using the 'Banqueting Suite' or 'The Woodlands Restaurant' facilities, located within the main Hotel building or using 'The Qube' restaurant facility in the adjacent building.

Since 2005 Burntwood Court has seen an increase by approximately 34% in the number of civil ceremonies undertaken on the site, but on average 10 couples are refused per annum due to a lack of space to meet their ceremony requirements or lack of ability to undertake two ceremonies a day due to spaces currently 'doubling up' to provide both the ceremony and banqueting facility.

2.0 Location

Burntwood Court is rurally located directly to the East of the village of Brierley, South of Hemsworth and to the West of South Kirkby. The development is accessed via Common Road, linking Brierley to South Kirkby, and from the B6273 (Southmoor Road) which connects A628 (Barnsley Road) and A6195 (Park Spring Road). The development is also accessible by local bus routes 30 and 30A operating between Barnsley Interchange and Pontefract. On a wider outlook, Burntwood Court is easily accessible from both the M1 and A1(M), and located between the cities of Leeds and Sheffield.



Figure 1: Aerial image showing the Burntwood Court complex and location of ownership boundary.

The overall site within which Burntwood Court is situated borders agricultural land set within the natural undulating topography and borders Common Road to the South and B6273 (Southmoor Road) to the East. The site is located within the Green Belt and provides an opportunity for regular and occasional visitors to enjoy the vista from the facilities, particularly to the North of the site.

In total, the site ownership measures approximately 14.164ha (35 acres) and the proposed location for the Ceremony Building is to the South of the main hotel building prior to an existing track separating the development from agricultural land prior to the site boundary.

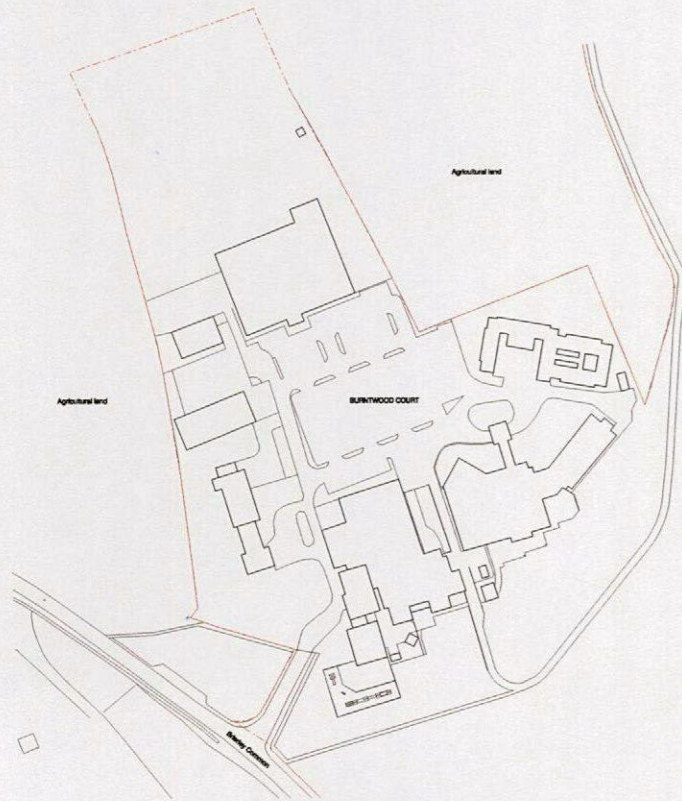


Figure 2: Location Plan

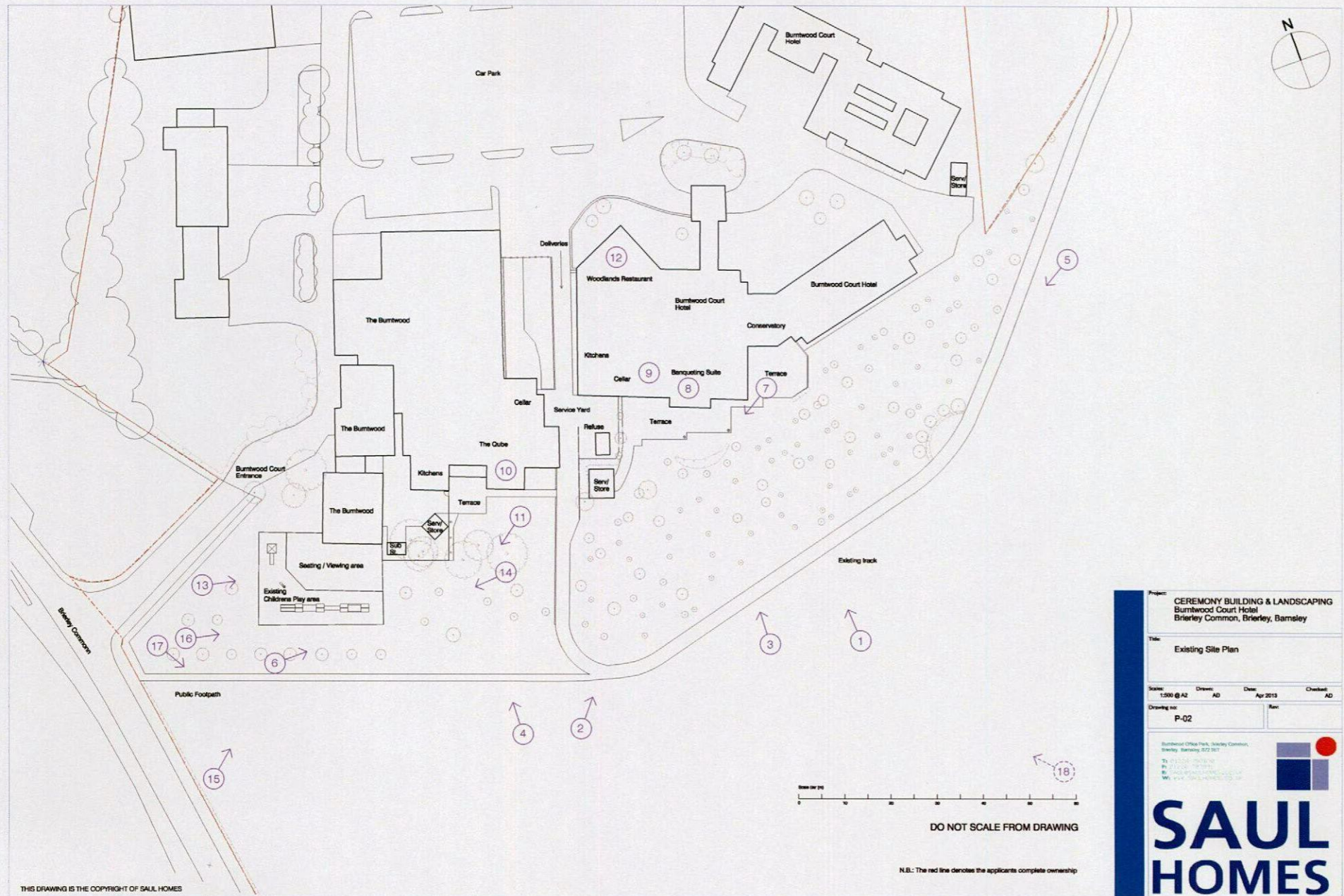
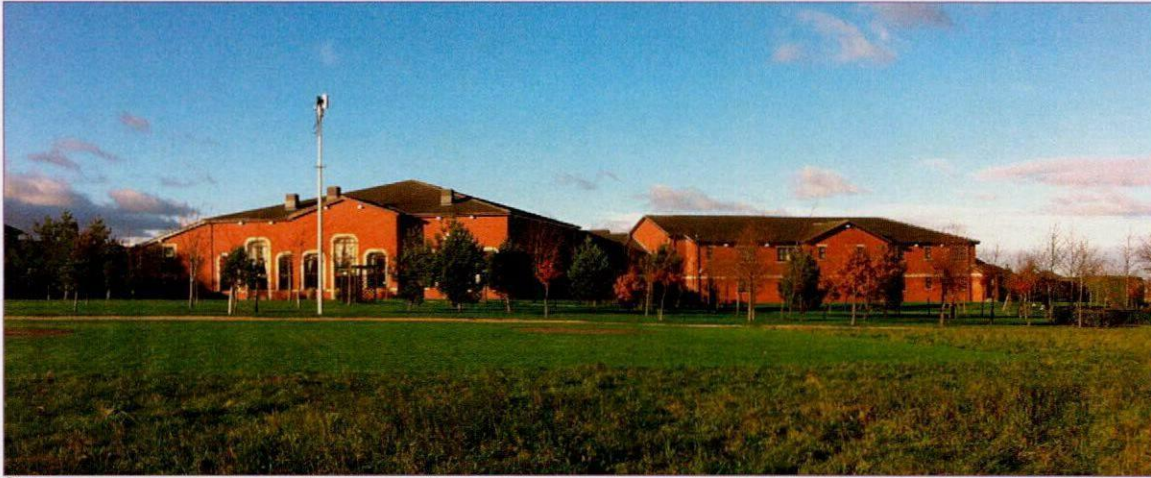


Figure 4: Existing Site Plan with positions of site photographs (Page 05)



① View facing North showing location site for Ceremony Building to the rear of the Hotel buildings. Left: Banqueting facilities, Right: Hotel accommodation.



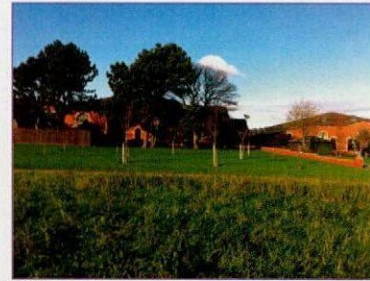
⑧ Internal view of Banqueting venue used for Wedding Breakfast / Receptions and for civil ceremonies within the main Hotel building.



② View facing North East of the rear of the Hotel facilities and existing track between Hotel and 'The Qube'.



③ View facing North to the rear of the Hotel facilities and existing track positioning.



④ View facing North showing the rear of 'The Qube' facility.



⑨ Internal view of Banqueting venue used for conducting civil ceremonies, within the main Hotel building.



⑩ Internal view of 'The Qube' venue used for Wedding Breakfast / Receptions and for civil ceremonies.



⑤ View facing South West showing the rear of the Hotel bedroom building and position of the amended existing track.



⑥ View facing East showing the vista of the outlook from the site from the rear of 'The Qube' / existing Play Area.



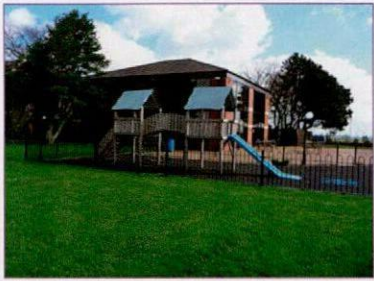
⑦ View facing South showing the vista of the outlook from the site from the rear of the Hotel buildings.



⑪ View from 'The Qube' facility.



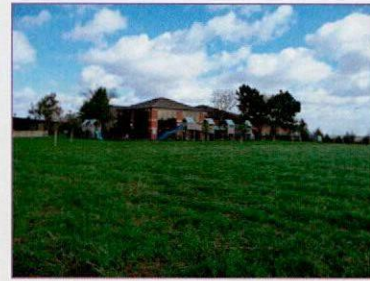
⑫ Internal view of 'Woodlands Restaurant' facility used for Wedding Breakfast / Receptions.



⑬ View of existing children's play area aimed at young children. Forming part of the facilities at 'The Burntwood'.



⑭ View facing West showing existing children's play area and proposed site for additional play facilities.



⑮ View facing North-East showing the proposed site for additional children's play facilities.



⑯ View facing East showing existing children's play area and proposed site for additional play facilities.



⑰ View of proposed site for additional play facilities and existing public footpath position.



⑱ View of Burntwood Court from Common Road leading to South Kirkby.

3.0 Links

3.1 Transport

Pedestrian:

The site is located rurally directly to the East of the village of Brierley (approximately 1 mile), South of the small town of Hemsworth (approximately 2.4 miles) and to the West of the village of South Kirkby (approximately 2 miles). Public footpath access is available from the villages to Burntwood Court, including a public footpath running through the site itself. Pedestrian footpaths adjacent to the local rural road network is available intermittently but largely available from South Kirkby and Brierley.

By Public Transport:

The site is accessible via local bus routes '30' and '30A' operating between Barnsley Interchange and Pontefract. These routes are served by both StageCoach and First - Travel South Yorkshire.

By Road:

Burntwood Court can be accessed via Brierley Common, linking Brierley to South Kirkby, and from the B6273 (Southmoor Road) which connects A628 (Barnsley Road) and eventually the A6195 (Park Spring Road). On a wider outlook, Burntwood Court is accessible from both the M1 and A1(M), and on these road networks, located between the towns of Barnsley, Rotherham, Wakefield and Doncaster and set between the large cities of Leeds and Sheffield.

By Air:

The nearest airport to the site is Robin Hood Airport at Finningley, Doncaster which is located approximately 20 miles away and can be accessed via the A1(M). Further afield, and providing more substantial air travel links are Leeds Bradford Airport (approximately 34 miles) and Manchester Airport (approximately 52 miles) East Midlands Airport (approximately 66 miles). All three of these airports provide low-cost air travel links to Europe and more substantial international travel links world

wide.

3.2 Recreation and coordinating Facilities

Recreation and coordinating Facilities to the proposal at Burntwood Court:

The complex at Burntwood Court provides a wealth and range of leisure and recreation facilities appealing cross-generationally to both the local rural communities as well as attracting a substantial number of users from a wider geographical spread.

The facilities at Burntwood Court currently consist of:

The Hotel	Accommodation, Events, Banqueting, Weddings, Dining, Business and Conferences
The Club	Gym, Fitness Classes, Members Club and Lounge with associated events, Crèche facility
Spa	Health and well being treatments
The Burntwood	Family Public House with children's play area, Events
The Qube	Events, Weddings
Dining	Woodlands Restaurant (Hotel), Burntwood Family Pub. Banqueting and Weddings

Local Recreation facilities to the Burntwood Court complex:

Within a reasonable distance from Burntwood Court, local facilities offering additional recreation or attractions appealing cross-generationally to potential visitors to the site include:

- Hemsworth Water Park (approximately 3.5 miles)
- Nostell Priory & Parkland (approximately 6 miles)
- RSPB Dearne Valley Old Moor Country Park (approximately 6.5 miles)
- Barnsley Metrodome Complex (approximately 7 miles)
- Walton Hall Trout Fishery (approximately 8.4 miles)
- Xscape (approximately 10.5 miles)
- Diggerland (approximately 13.7 miles)

Barnsley, Wakefield and further afield, Leeds and Sheffield offer a range of cultural facilities, including art galleries, museums and music venues.

3.3 Shops and Services

There are many local newsagents and small scale grocery shops available in the neighbouring villages of Brierley, South Kirkby, Hemsworth and Great Houghton. These are all accessible by public transport or by car, by foot, Brierley offers the most local services to the site. The nearest pharmacy is Lloyds Pharmacy in Hemsworth, approximately 2.4 miles to the North of the site. The nearest supermarket is Tesco Superstore located on Market Street, Hemsworth, approximately 2.4 miles to the North of the site. Smaller supermarket chain outlets are available in Great Houghton, South Kirkby, South Elmsall and Grimethorpe. The closest Post Office to the site is located in Brierley, approximately 1 mile away.

The nearest doctors surgery is Brierley Medical Centre which is approximately 1 mile from Burntwood Court. There are several other doctor surgery facilities located in neighbouring villages and towns. The nearest NHS 'Walk In' facility is located in at Barnsley Hospital, located approximately 6 miles away.

3.4 Employment opportunities at Burntwood Court

Burntwood Court currently employs 120 staff, of which 70 are full time. These numbers relate to staff employed throughout the complex and range of facilities. Directly in relation to the provision of civil ceremonies / partnerships and wedding reception and celebrations at Burntwood Court it is envisaged the proposal Ceremony Building will place a demand on the number of staff to increase by 15/20 persons. Burntwood Court source staff as locally as possible and suited to positions and jobs available at the complex. In addition to the increased staffing, Burntwood Court source local supplies and services from local provisions through cross trading. These businesses include local bakes, butchers, fruit and vegetable suppliers and florists. It is envisaged the addition of the Ceremony Building and

therefore increased numbers of ceremonies and celebrations undertaken will increase demand by approximately 15-20% on the existing suppliers, increasing trade locally.

4.0 Planning Statement

4.1 National Planning Policy Guidance Notes of relevance

National Planning Policy Guidance of reference to the proposal Ceremony Building at Burntwood Court:

PPG 2: Green Belts

This is of particular reference to the siting, location, design and minimising damage and impact to the Green Belt.

4.2 National Planning Policy Framework notes of relevance

National Planning Policy Framework notes emphasising a drive to support sustainable economic development and thriving rural communities whilst considering the location set within the Green Belt:

1. Achieving Sustainable Development

Notes 17.3, 17.5 and 17.12

9. Protecting Green Belt Land - '80 Protecting Green Belt Land'

Notes 80.A, 80.B and 80.C

11. Conserving and Enhancing the Natural Environment

Note 116

National Planning Policy Framework notes emphasising support of economic progression within rural economies and the protecting and support of local needs, jobs and businesses:

3. Supporting a Prosperous Rural Economy

Notes 28, 28.A, 28.B, 28.C

8. Promoting Healthy Communities

Notes 70 and 70.B

National Planning Policy Framework notes outlining the need for good, high quality design and long-term functionality of developments addressing future needs.

7. Requiring good design

Notes 58 and 58.A

Please refer to Supporting Information 'Evidence Document' submitted with the application for additional reference to associated aspects of National and Local Planning policies, plans and strategies that are of particular relevance to the proposed Ceremony Building at Burntwood Court.

4.3 Barnsley MBC Strategies, Plans and Policies of relevance

Barnsley MBC Planning Policy Statements, and associated Core Policies, of particular relevance to the proposed Ceremony Building at Burntwood Court have been set out below under sub-headings.

Green Corridor: The site falls within the 'Green Corridor' outlined under 3.29 of the Green Corridor statement.

Cultural Strategy: The proposal relates to the aims set out under 3.41 relating to "supporting economic growth through attracting visitors from outside of the Borough".

Economy: The proposed Ceremony Building is in accordance with 4.20.4 in regarding to "Achieving Growth Point status" through the delivery of growth and with 4.20.6 through promoting tourism, retaining and enhancing local services. It also relates to 9.5 Economy in regard to: "Developing the Barnsley economy to meet local needs and to provide local job opportunities", "Promoting tourism and cultural facilities", "Enabling appropriate rural diversification", "Maintaining sustainable rural communities and viable village" and under 9.102 addressing the challenge to

extend the range and accommodate the growth of established economic activity. The proposal also corresponds with noting within the following Economic Policies, Plans and Statements:

REG12 Regional Economic Strategy for Yorkshire and the Humber 2006-2015;

BMBC 5 The Growth Plan for Barnsley's Economy;

BMBC 27 Employment Land Review;

NG 7 PPS4 Planning for Sustainable Economic Growth; and

NG 17 Living Working Countryside: The Taylor Review of the Rural Economy.

Barnsley MBC Spatial Portrait: Policy notes 7.32 and 7.46 'CSP34 Protection of the Green Belt' and in preventing the merging of settlements. Policy notes 7.85 in regard to 'CSP8 The Location of Growth'. Policy note 7.85 in regard to 'CSP21 Rural Economy'.

Design: 'CSP29 Design' and 'CSP37 Landscape Character' whereby the proposal sets to achieve the implementation of high quality design taking advantage of the vista from Burntwood Court to increase enjoyment of the Green Belt whilst also enhancing the existing development through the addition.

Sustainability: 'CSP2 Sustainable Construction' the proposal aims to achieve a BREEAM standard of 'Very Good' will endeavour to utilise methods of sustainable construction and include sustainable materials as possible.

Barnsley MBC Sustainable Community Strategy Ambitions: 'Community Strategy Ambition 3' and 'Community Strategy Ambition 4' and relevant notes 9.110 and 9.112 of CSP20 through "contributing to the economic and social well being of local communities"; and note 9.113 through "creating a rich vibrant and diverse mix of uses" and enhancing "social benefits". 'Community Strategy Ambition 9' and with regard to 'CSP21 Rural Economy'.

Barnsley Growth Corridor: The location of Burntwood Court is set within the Barnsley

Growth Corridor to the East of the borough. It is understood whilst this area is set within the Green Belt, it forms the sustainable corridor for growth.

Barnsley MBC Strategic Objectives: The proposal for the Ceremony Building at Burntwood Court identifies with the following Strategic Objectives:

Objective 1:

Through assisting with the regeneration of the Dearne area to the East of the borough by improving the diversity and variety of facilities to local communities and through maintaining and developing on existing employment and trading connections.

By ensuring the additional facilities are accessible and inclusive for local communities including existing and new users. It is also envisaged the Ceremony Building facility will draw interest on a wider scale and increase visitors to the area.

Objective 3:

Through increasing facilities for local communities and enhancing the existing local services serving the surrounding rural location.

Objective 5:

The proposal will assist in sustainable economic growth, retaining the existing business at Burntwood Court, ensuring response to the demands of the business nature / user needs and increasing growth to a local rural successful business and employer (Please refer to Figure 5 and Figure 6).

Objective 6:

High quality, sustainable design suitably enhancing and contributing to the local distinctiveness surrounding the Burntwood Court.

Objective 8:

Through careful considerate siting and with respect for the Green Belt location the proposal increases the enjoyment of appreciation of the local vista (Please refer to Figure 9).

Please refer to Supporting Information 'Evidence Document' submitted with the application for additional reference to associated aspects of National and Local

Planning policies, plans and strategies that are of particular relevance to the proposed Ceremony Building at Burntwood Court.

4.4 Site Details

The site of the Burntwood Court complex set within the 77% of the Barnsley Borough designated Green Belt land. It is of a gently rising topography to the North West of the site and falling to the South, although the siting of the development buildings is generally of level topography. The site is bordered by agricultural land offering open views from the site across the Green Belt land, particularly to the North and East of the site, although the facilities are set into the site sensitively.

Surface water drains naturally through soak aways and geologically the site gives rise to good natural filtration of surface water with no previous problems experienced. In regard to biodiversity on the site, there has been no previously recorded protected species inhabiting or utilising the site.

Whilst Burntwood Court is located in the Borough of Barnsley it is extremely close to the boundary of the District of Wakefield. The local area is deemed as 'rural' and falls within the five eastern rural neighbourhoods of the Barnsley Borough where the percentage population which is from rural areas exceeds 90%.

The facilities at Burntwood Court attract daily users both directly from the local villages and small towns, as well as appealing to a wider spread for both leisure and business purposes. The range of facilities and services offered on the site offer an appeal to all generations and differing requirements. Similar facilities to Burntwood Court in regard to the undertaking of civil ceremonies and associated celebrations cannot be found in a 'whole site' complex scenario until reaching larger towns and cities, such as Barnsley, Wakefield, Sheffield or Leeds and these do not benefit from the rural landscaped setting and in many cases, facilities do not equal in diversity or quality and often form part of a chain business. This is part of the attraction of Burntwood Court, offering a range of high quality, accessible and affordable

facilities for all delivered on a personal level. In total, the facilities attracts an average of approximately 5,000 users a week (excluding use for wedding celebrations).

4.5 Considerations

The layout and positioning of the proposal Ceremony Building has been largely influenced by the existing facilities it will be required to connect to through landscaping. The layout design for the ceremony facility has been guided by its purposeful use and obvious historical / traditional links connected to the undertaking of marriage ceremonies within the United Kingdom. Whilst the nature of the facilities will be civil, through the nature of the architectural style and interior design, and appropriate to the rural setting, there are obvious aesthetic connotations made to a Chapel layout in form, layout and orientation.

During the design proposal development substantial consideration has been made to the organisation of spatial use in approaching and arriving at the facility, internal use and required movements of the vast variety of persons involved and the associated movement patterns onto different facilities on the site.

The protection of Green Belt land is understood and agreed to be important and through considering this within the development of the proposal, importance has been placed on retaining the Ceremony Building within close proximity to the remainder of the complex to reduce harm to the Green Belt, vista and reduce encroachment.

Considerations have been made as to the options to provide the ceremony facilities through an extension to the existing development or siting the building adjacent to existing buildings, however, these options were deemed inappropriate for the nature of the proposal facility. This is largely due to achieving a sense of privacy and appreciation of the setting of Burntwood Court, linking between vital facilities on the site and ensuring the enjoyment of the views from the hotel facilities are not impacted by the building.

4.6 Conclusion

The development is keen to ensure the intrinsic character of the location within the Green Belt is maintained and consider the proposal endeavours to minimise impact whilst ensuring suitable design. Whilst the sensitive location of Burntwood Court within the Green Belt has been appreciated, it has been considered in regard to minimising impact and harm through the careful siting of the proposal close to the existing complex whilst endeavouring to form a design sympathetic to the local area and increased landscaping therefore overall, providing a facility for users to celebrate the rural setting and increase enjoyment.

In support of the proposal the most critical references in regard to supporting local and rural thriving businesses highlighted in Barnsley MBC Strategies and Policies of particular relevance have been noted as:

- 'CSP21 Rural Economy';
- 'CSP20' through contributing to the economic and social well being of local communities;
- '4.20.4 Economy';
- 'Barnsley Growth Corridor' and sustainable growth corridor siting;
- Achieving Barnsley MBC Strategic Objectives 1, 3, 5, 6 and 8.

National planning policies of relevance to the proposal have been noted under '3.3 National Policies' and it is considered those of particular reference are '3. Supporting a prosperous rural economy' and '9. Protecting the Green Belt'.

As an overall concluding statement it is felt the proposal Ceremony Building to the site facilities is critical in ensuring business continuation for Burntwood Court. The increase growth trend in this sector for the business is evidenced in the Supporting Information 'Evidence Document' submitted with the application. It is vital this is retained and user demands are met to ensure a competitive nature allowing for growth.

5.0 Siting Diagram

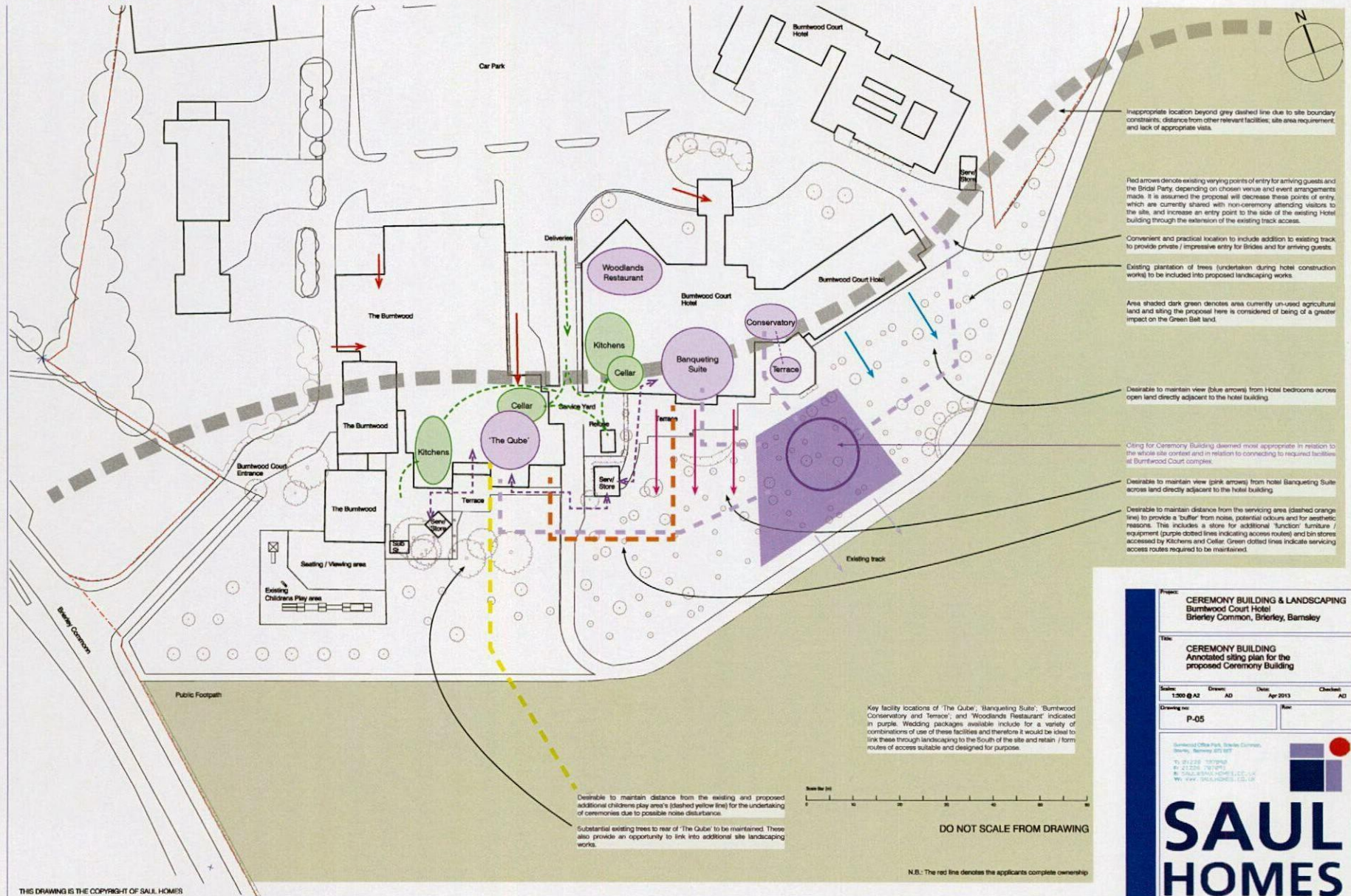


Figure 5: Spatial diagram demonstrating chosen siting for the proposed Ceremony Building facility

6.0 The Proposal

The proposal includes the erection of a detached Ceremony Building to the South of the existing Burntwood Court complex and to the North of an existing access track across the site, ensuring the proposal development would be retained within the existing building line. In regard to aesthetic, the proposal will imitate an historic barn / chapel in appearance whilst linking in regard to materiality currently present on the site. This is deemed as appropriate both due to the intended purpose of the facility and the siting within the rural landscape setting. The Ceremony Building would link through hard and soft landscaping to existing facilities used for wedding celebrations on the site.

It is critical the facility is cited appropriately on the site and relates as required to the facilities used to host pre-drinks for guests, Hotel bedroom facilities, venues used for Reception / Wedding Breakfast celebrations in the 'Banqueting Suite' or 'Woodland Restaurant' facilities in the main Hotel building and 'The Qube' situated to the rear of 'The Burntwood' bar. It is also critical the facility maintains a sense of privacy and provides suitable entry route for an arriving Bride. The proposal provides an entry route offering a celebration of the rural setting without increasing vehicle movement elsewhere on the site to a substantial level. It is envisaged the proposal link to the existing track to the South of the Hotel buildings would only be used by the Bridal Party, as well as maintenance vehicles for the site as its current use.

It is envisaged the Ceremony Building will have the ability to undertake in the region of 120 civil ceremonies per annum with an anticipated peak between the months of May to September. However, initially it is envisage this to be 80/90 ceremonies. The anticipation is for the site to undertake two ceremonies a day, with the inclusion of the Ceremony Building allowing for a larger number of guests attending ceremonies and also providing a venue option providing an additional celebration of the rural setting, meeting the expressed user demands expressed and documented in the Supporting Information 'Evidence Document' submitted with the application.

6.1 Use and Purpose

It is intended the proposed Ceremony Building would provide facilities to undertake civil ceremonies and partnerships in addition to the current ceremony venues located in the main hotel building and 'The Qube' facility. Currently the demand for civil ceremonies and / or whole wedding packages has increased such that business is turned down due to a wish for more than 80 guests to attend ceremonies.

The Ceremony Building design provides adequate space for the undertaking of a civil ceremony or partnership accommodating 120 guests; ancillary space for an Accessible WC; small store with a location to position sound system controls; an area for the Bride and Groom to meet with the registrar prior to the ceremony and entrance / exit porches with covered walkways providing landscaped links to other facilities for use before and after the ceremony. Currently at Burntwood Court, civil ceremonies predominantly take place on a Saturday, although weekday weddings are becoming more popular. The facilities have been designed in good practice and set to be fully inclusive for all, with reference to the Equality Act 2010.

6.2 Layout and connections to site complex

The layout and positioning of the proposal Ceremony Building has been largely influenced by the existing facilities it will be required to connect to through landscaping. The detached nature for the facility is seen as crucial in delivering the appropriate approach, nature and reflection of the purpose for the building and ensuring it is successful with future users. The facility sets to form an intimate setting for the undertaking of the ceremonies whilst celebrating the rural location through carefully designed openings to capture the surroundings. It is felt the landscaped links between the Ceremony Building and other facilities at Burntwood Court increases the sense of isolation and privacy.

The existing facilities used at Burntwood Court in the undertaking of civil ceremonies and reception celebrations operate from two main parts of the site. The main Hotel

building and 'The Qube', located to the rear of 'The Burntwood' family public house. The servicing for the facilities hinge around a central service yard which also accepts all deliveries for the hotel operations. (Refer to Figure 5 outlining site operations and appropriate siting for the Ceremony Building).

The intended use for the proposed facility largely dictates the internal layout and spatial requirements. The general standard set of processes and ordering of activities undertaken set the flow for the building layout as well as entrancing and exiting for both the couple and guests which will include significant movement of a number of people at one time.

6.3 Scale and massing

The proposal design has been formed through careful consideration to ensure the practical requirements and demands on the facility are met. These requirements have been formed through experience at Burntwood Court on the current facilities and undertakings of ceremonies.

In regard to the physical massing of the facility, this has been influenced by the design aspiration to form a subtle reference to a Chapel in aesthetic, create a tranquil atmosphere internally and also links in regard to materially in a similar regard whilst considering historic and local references to stone.

The height for the proposal building has been partly influenced by the existing eave and opening heights to Burntwood Court to ensure the facility was not dwarfed. The scale for the proposal has also been designed in regard to forming a substantial and appropriate internal height for the performance of ceremonies.

6.4 Landscaping and siting

The siting of the proposed Ceremony Building has been carefully considered in relation to the existing development in regard to providing connections between the

hotel and reception venue facilities; ensuring accessibility; providing an appropriate sense of privacy and seclusion; retaining the Ceremony Building within the existing development complex to minimise impact on the Green Belt location and providing facilities suitably sized.

Whilst the proposal includes the removal of a number of existing trees forming part of a small plantation undertaken during the development of the main hotel building, it is proposed as many as feasibility possible will be retained and substantial soft landscaping works, including the plantation of trees, would be undertaken. The landscaping proposals form a crucial element to the overall design and aims to form a suitable ceremony environment and aesthetic whilst also emphasising the rural location.

Siting the Ceremony Building closer to the existing buildings on the site, whilst respecting the existing views from the hotel facilities, is limited in possible position options. The siting options identified, would result in severely detracting from the enjoyment and experience of use of the facility and a conflict in interest due to the nature of existing activities including servicing and maintenance that are undertaken to the locations identified.

In addition to the landscaping proposals connecting the Ceremony Building to the reception venues, the inclusion of an appropriately themed timber and natural play area for older children adjacent to the existing timber play equipment aimed at younger children. It is intended for the play area to be sunken and discreetly screened by soft landscaping to increase the seclusion of the facility.

6.5 Appearance

The design for the Ceremony Building aesthetically aims to achieve reflections of a barn or chapel in form and appearance. This is heavily influenced by the intended use for the building and the process of undertaking civil ceremonies dictating nature of internal operations which leads to a reflection of this in the external architectural

style.

As previously commented under '6.3 Scale and Massing', the form of the building is proposed to be single storey with a high ridge line to the ceremony hall to coordinate with the adjacent buildings at Burntwood Court, this will ensure the Ceremony Building is of relevant scale. The openings have been designed to maximise light to appropriate locations, mimicking Chapel or historic barn aesthetics, whilst also linking to the arched features to the openings at Hotel building. The main entrance to the building has been designed to create a sense of arrival but understanding the arrival of a Bride requires a sense of privacy. In contrast, the 'exit' facility to the opposite aspect to the building, leading onto the landscaped grounds, imitates features of an historic barn, with increased glazing as this exit will be used following the ceremony and thus requiring less privacy. This also allows light to enter the Ceremony Building from the West.

The proposal includes a stone or stone effect finish with reclaimed red brick and includes both slate and clay effect tiles to compliment facade materiality combined with timber framed glazing and doors ensures a continuation of the desired aesthetic.

7.0 Consultation

Burntwood Court have undertaken consultation with couples considering it as their wedding venue during a Wedding Fayre held on 12th March 2013. A series of questions were asked and from the data gathered some useful and guiding information has been obtained. In total, 121 people were willing to provide information at the Wedding Fayre, although some answered as couples and others as an individual. The information obtained provides key aspirations for the venue from prospective users whilst also providing honest feedback from those at a critical 'decision making' stage of wedding planning where they are likely to be comparing venue facilities across a broad spectrum. Information gathered from the Wedding Fayre has been analysed and set out clearly below, please refer to additional information illustrated in the Supporting Information 'Evidence Document' submitted

with the application.

Distance the potential user had travelled to Burntwood Court

57% from local villages / towns or those returning to the area for family reasons
41.3% from locations such as Castleford, Rotherham, Wakefield, Sheffield and Pontefract

Confirming the facility primarily serves local persons but also demonstrates the strength of the facility against competitors on a wider geographical spread.

Attractive attributes the potential user finds in Burntwood Court as a wedding venue

85% Rural and Landscaped setting
72% Location
72% Good service
59% Facilities available on the site, i.e., Hotel, Spa etc.
57% Good value for money
57% Quality of facilities, catering and entertainment
53% Range of Wedding Packages available
48% Range of pricing options

Additional attributes the potential user that would ensure the potential user finds in Burntwood Court more appealing as a wedding venue

64% More landscaped areas
63% A bespoke Ceremony facility
60% Additional features within the grounds for photo opportunities
50% Additional space in the Ceremony Room
48% Additional Wedding Package options
40% Additional hotel rooms

The feedback assist in reflecting the aspiration by Burntwood Court in providing additional and more bespoke facilities for civil ceremonies and in forming a unique wedding venue. The comments highlight how highly regarded Burntwood Court is considered as a local venue and combined with the geographical spread of potential

couples, is drawing interest from larger towns and cities. This demonstrates the position of the venue against competition whilst emphasising the need for Burntwood Court to maintain business and ensure the needs and demands of potential couples are met.

7.1 Barnsley Registration Service

Burntwood Court gained licensing and commenced in the undertaking of civil ceremonies and partnerships in 2002. Throughout this time it has received continued support from the Barnsley Registration Service for the provision of these facilities and adaptations undertaken to expand / develop the number of ceremonies performed.

Burntwood Court has obtained comments from the Barnsley Registration Service regarding the potential addition of a bespoke building for undertaking civil marriage and civil partnership ceremonies and the response from the Registration Service was positive and their formal response can be found adjacent.



BARNSELEY
Metropolitan Borough Council

Registration of Births, Deaths, Marriages & Civil Partnerships
Barnsley Registration District
David Greenwood, Superintendent Registrar & Registration Service Manager,
Barnsley District Register Office, Corporate Mail Room, PO Box 634, Barnsley S70 9GG

Suzanne Hames
Burntwood Court Hotel
Common Road
Barnsley
South Yorkshire S72 9ET

My Ref: DRG

Your Ref: -

Enquiries to: David Greenwood

Dial Direct: (01226) 773074

Email: registrationservices@barnsley.gov.uk

Date: 01 May 2013

Personal Callers to Barnsley Register Office

Town Hall, Barnsley S70 2TA

Dear Suzanne

Burntwood Court Ceremony Room

I refer to our recent email exchange regarding your proposal to build a ceremony room where civil marriage and civil partnership ceremonies can legally take place on the hotel site.

Firstly, may I thank you for including the Registration Service at such an early stage of the development proposals, and I am happy to comment on the plans for the new facility.

The completed building will, in my opinion, provide all of the facilities necessary, and be fully compliant with the regulations prescribed by the Marriage Act 1949, the Civil Partnership Act 2004 and Civil Partnerships (Approved Premises) Regulations 2005 for buildings which are licensed by local authorities as Approved Premises where civil marriage ceremonies may be solemnised and civil partnership schedules signed.

The construction of this purpose built facility, as shown in the plans, will be an undoubted additional asset to your business. It will, in my opinion, provide an environment which will enhance the dignity and solemnity of civil marriage and civil partnership ceremonies.

Please feel free to consult with me at any stage in the future as the project progresses. I would ask you to bear in mind that only when the formal application procedure has been satisfactorily completed and the Approved Premises licence granted and issued should you offer the facilities to couples wishing to use it for their ceremony.

Yours sincerely

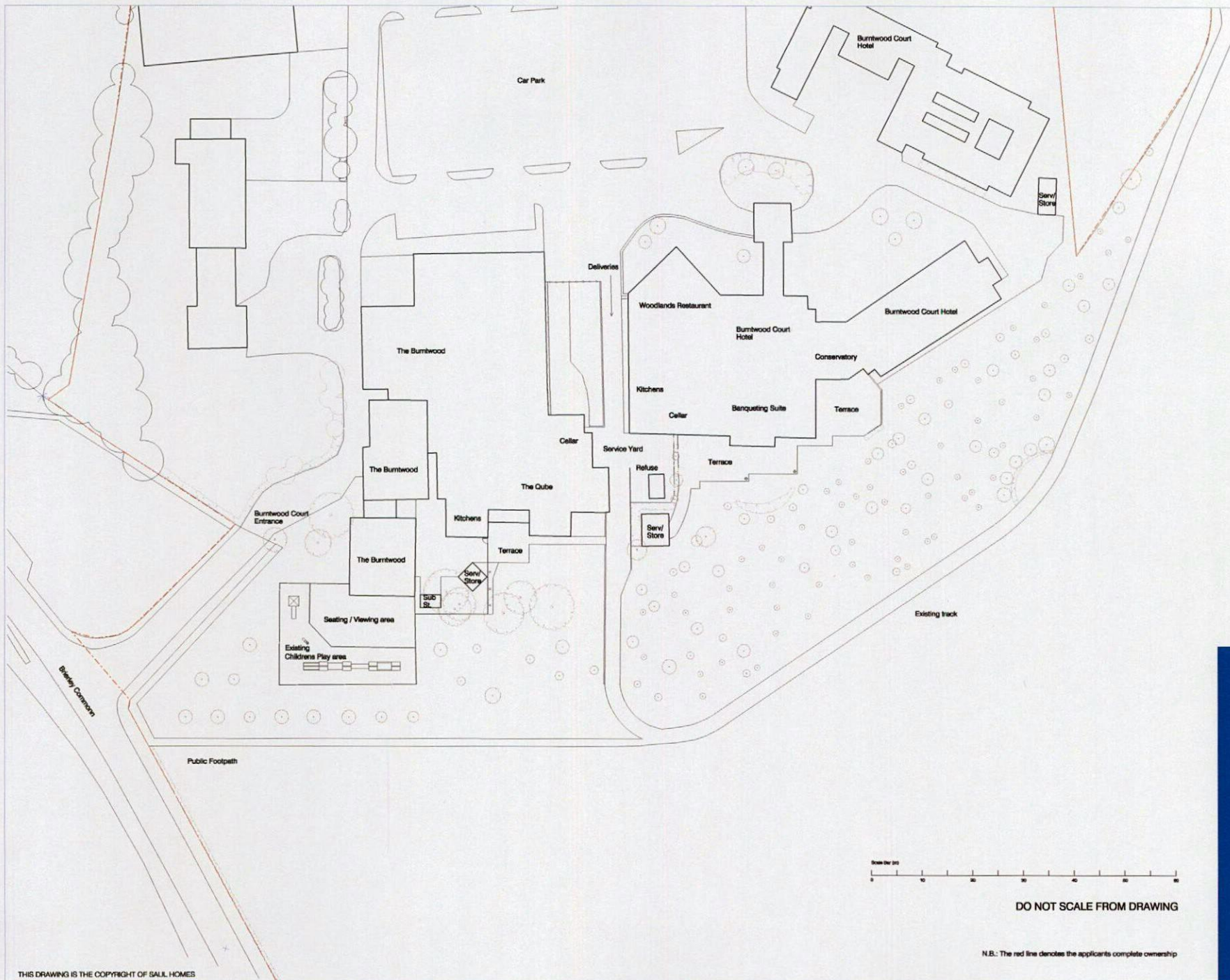
David Greenwood
Superintendent Registrar

Office Hours Monday to Friday 9.00 am to 4.00 pm

Appendix A

Selected Application Drawings:

P-02	Existing Site Plan	1:500 @ A2
P-04	Proposal Site Plan	1:500 @ A2
P-06	Landscaping Plan	1:500 @ A2
P-07	Timber Play Area	1:200 @ A2
P-08	Safety Surfacing Layout	1:200 @ A2
P-09	Amendments to Access and Drainage	1:200 @ A2
P-10	Ceremony Building Proposal Plans	1:200 @ A3
P-13	Elevations - Coloured	1:200 @ A3
P-15	Indicative Site Cross Section AA	1:200 @ A3
P-16	Indicative Site Cross Section BB	1:200 @ A3



Project: CEREMONY BUILDING & LANDSCAPING
Burnwood Court Hotel
Brierley Common, Brierley, Bamsley

Title: Existing Site Plan

Scale: 1:500 @ A2 Drawn: AD Date: Apr 2013 Checked: AD

Drawing no: P-02 Rev:

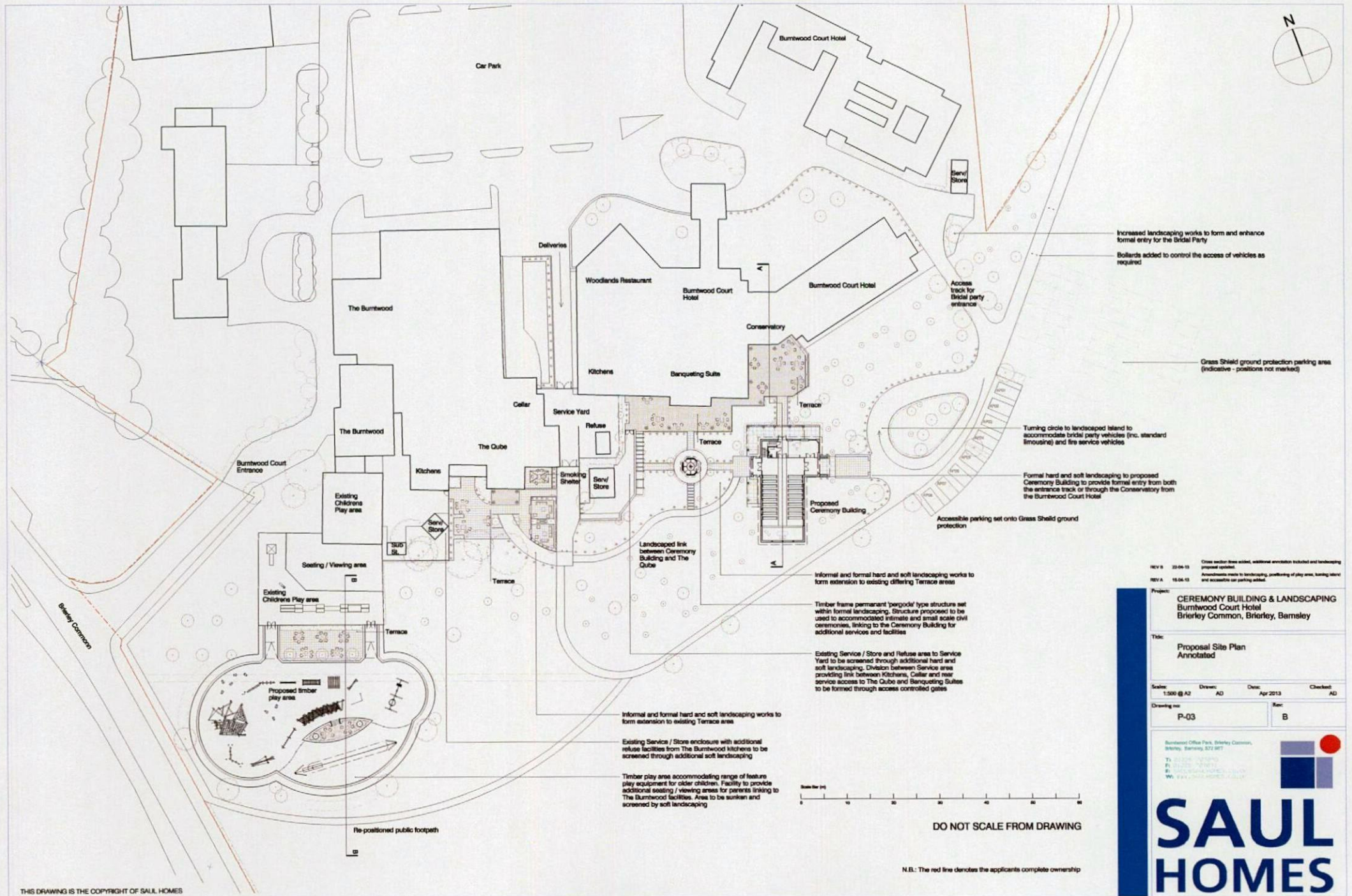
Burnwood Office Park, Brierley Common,
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N.B.: The red line denotes the applicants complete ownership



REV B 23.04.13 Cross section lines added, additional annotation included and landscaping proposed updated.
REV A 15.04.13 Amendments made to landscaping, scheduling of play areas, landscaping and accessible car parking added.

Project: CEREMONY BUILDING & LANDSCAPING
Burnwood Court Hotel
Brierley Common, Brierley, Barnsley

Title: Proposal Site Plan
Annotated

Scale: 1:500 @ A2 Drawn: AD Date: Apr 2013 Checked: AD

Drawing no: P-03 Rev: B

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Fluorine-sulfur mixers

P1 Example mix: *Rhododendron*, *Micanthus sinensis* zebrinus, *Dryopteris filix mas*, Hosta 'Royal standard'

P2 Example mix: *Acer campestre* (Field Maple), *Ilex aquifolium* (Holly), *Viburnum opulus* (Guelder rose), *Ligustrum vulgare* (Wild Privet), *Lonicera periclymenum* (Honeysuckle). Example planting density: 6 plants per 1 m, double staggered row with 300mm between rows and 300mm between plants.

Trees indicated for removal to be replanted as possible. New trees as required to be planted as select or heavy standard (10-12cm circumference, 3.0-3.6m height).

Typical example species for new trees to be: *Fraxinus excelsior* (Ash) and *Quercus Petraea* (Sessile Oak)

.....

Q1 Existing lawn area made good. Example mix: Shade tolerant wildflower mix

Mature Composition (indicative): 5% Common Agrimony, 3% Cow Parsley, 2% Foxglove, 10% Hedge Bedstraw, 5% Hedge Gerbil, 15% Common Knapsaw, 10% Meadowweet, 3 % Nettle-Led Bittowyer, 20% Ox-eye Daisy, 25% Red Campion, 2% St. John's Wort

G3 Grass shield system installed into existing rough grassed land to form Accessible and additional parking for guests. Example system proposed: Boddingtons (BOCPV85 Green porous grass paving grid application).

Exhibits were retained

Existing tree removed (32 shown in total)

New trees planted / removed trees re-planted as possible (36 shown in total)

HARD LANDSCAPING LEGEND

Hard surfacing

H1 Textured paving. Colour: Light grey. Approx size as shown: 500 x 500 squares. Specification TBC

H8 Textured paving. Colour: Dark grey. Approx size as shown: 500 x 500 square. Specification TBC

H6 Textured paving. Colour: Sand grey. Approx size as shown: 900 x 900 square. Specification TBC

(Paving to entrances to provide even surface and of a gradient no steeper than 1:20. The width of the paved area to the entrances is (at a minimum) 2900mm width and 4775mm on average and a 200mm drop down into the road at 200mm below the entrance surface).

joints of the paving shall be no greater than 6mm with joints filed flush.

H5 Feature hard landscaping finish, e.g. mock timber sleepers or feature pavers. Finish TBC.

H7 Existing macadam road made good as required.

H5: Wet pour safety surfacing to proposal play area. (E.g. Nova Play surfacing. See drawing P-06 for additional reference)

Hard Landscaping Structures

Structure 01: Feature Pergola type timber frame structure. Detailed on drawing P16. Structure materiality / finish to mimic the proposed Ceremony Building and offer an external, small-scale

Structure 02: Timber veranda walkway offering support to creeping plants and vines. Feature to

offer shade and seating. To form part of the over-

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N.B.: The red line denotes the applicants complete ownership.

Access track designed to allow for turning circle of standard limousine (as shown) and in addition, small mini-bus vehicles for group arrivals of guests and emergency service vehicles

Timber play area accommodating range of feature play equipment for older children. Facility to provide additional seating / viewing areas for parents linking to The Burnwood facilities. See drawing P-07 and P-08 for additional detail

Re-positioned public footpath

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Project: CEREMONY BUILDING & LANDSCAPING
Burntwood Court Hotel
Brierley Common, Brierley, Barnsley

Title: **LANDSCAPING**
Proposal Landscaping Plan

Scales: 1:500 @ A2 Drawn: AD Date: Apr 2013 Checked: AD

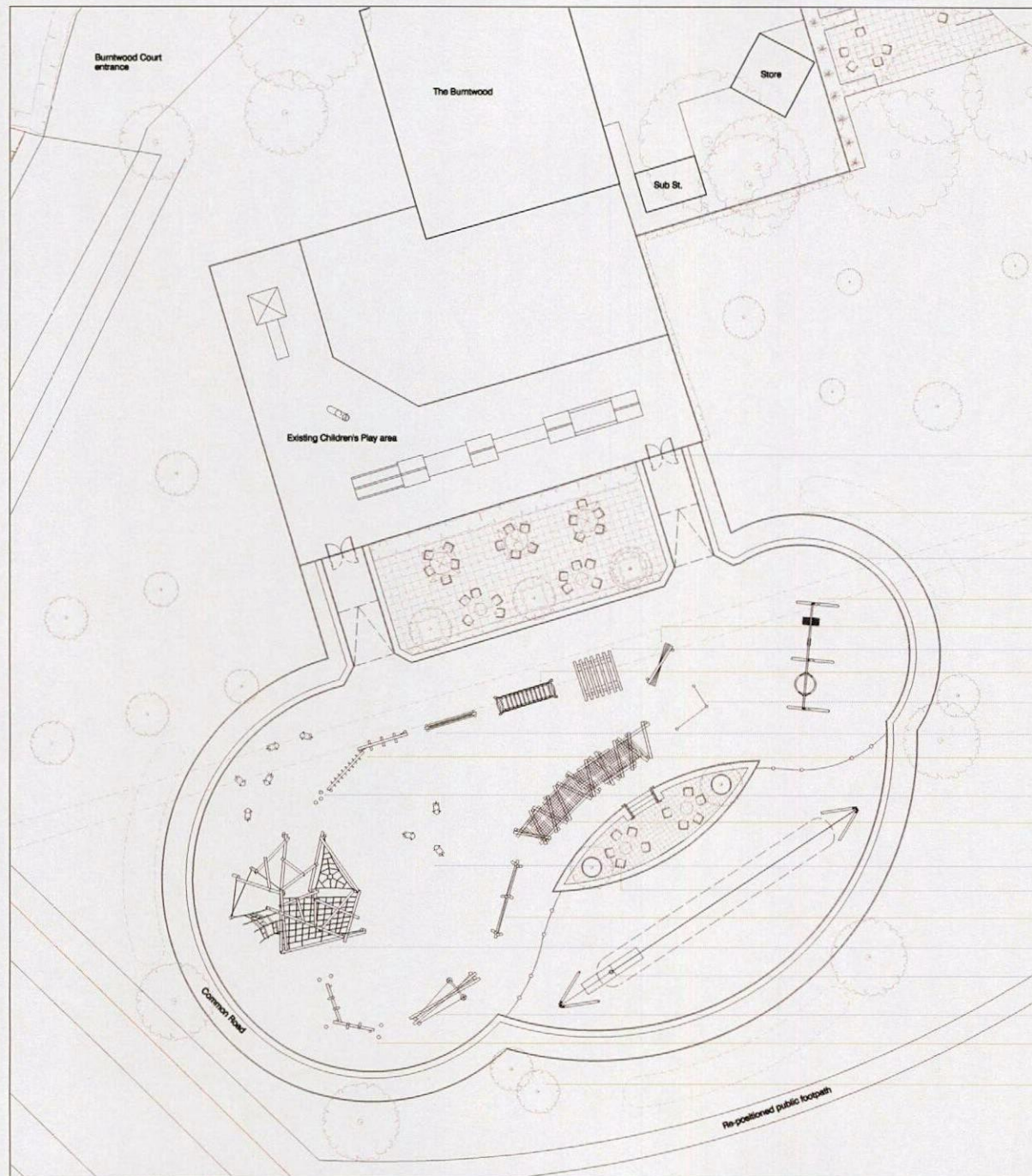
Drawing no:	Rev:
P-06	

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Brierley, Barnsley, S72 9ET

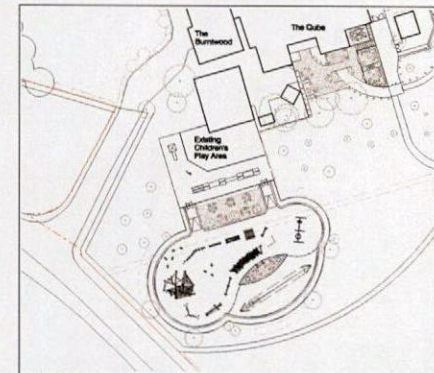
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Scale Bar 1:200 (m)

0 10 20 30
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Access into new play area through existing are for younger children and via ramped entry - levels to be assumed to be approx. 500mm difference between existing play area and new play area. Play surface to generally achieve a critical fall height of 1.5m

Perimeter timber fencing, 1100mm high

Perimeter edging raised to form 'sunkin' play area. Levels adjusted to grounds surrounding play area to form small-scale mounds as part of landscaping works. Perimeter edging to include flags to form informal seating.

- (A) Timber frame double bay swing set. In include 3no. feature swings, including 'nest' swing set separately. Approx overall length 7m.
 - (B) Timber frame 'twisted' obstacle. Approx 0.75mW x 4mL x 3mH.
 - (C) Timber 'scramble' triangular play frame. Approx 4mW x 4mL x 3mH
 - (D) Suspended timber balancing bridge with individual bridge planks suspended by metal chain and rope. Approx 6mL x 2mW x 2.5mH
 - (E) Rope 'spiders web' and balancing rope suspended between timber posts. Approx length of spiders web 2.5m and approx length of balancing rope 2m.
 - (F) Wobbly timber balancing beam. Approx 4mL x 0.3mW x 0.3mH
 - (G) Timber frame 'monkey bars' system Approx 4mL x 0.5mW x 3.8mH and suspended 3no. 'tree' trunks with rope mechanism vertically and horizontally. Approx 4mL x 0.5mW x 3.8mH
 - (H) Timber 'stepping stone' posts.
 - (I) Timber scramble system with netting set below series of timber posts and frame forming a tunnel-like obstacle. Approx overall length 9.5m and set approx 0.6m from the ground.
- Timber carved animal seats.
- Seating / observation area for parents.
- (J) Timber rope bridge with balancing beam. Approx overall length 6m and set approx 0.75m from ground.
 - (K) Timber frame climbing system including rope system, netting and timber bars. Overall Approx height 5.5m, overall approx diameter 11m.
 - (L) Zip wire with timber frame post system. Overall approx length 23m. Safety surfacing to be for a critical fall of 3.5m to this location where timber posts shown separate zip wire feature from the remaining playground.
 - (M) Timber frame 'twisted' suspended swing system with tensile ropes. Overall approx length 5.5m and set approx 0.6m from ground.
 - (N) Timber frame 'swinging steps' and intertwining timber balancing beam, inclined. Swinging Steps to be suspended by rope horizontally and vertically. Overall length approx 6m and set approx 0.25m / 0.45m from ground.

Soft landscaping to seclude play area.

REVISION: 01-04-13 Positioning of play area amended to incorporate perimeter fencing and ramped entry access.

Project: CEREMONY BUILDING & LANDSCAPING
Burnwood Court Hotel
Brierley Common, Brierley, Bamsley

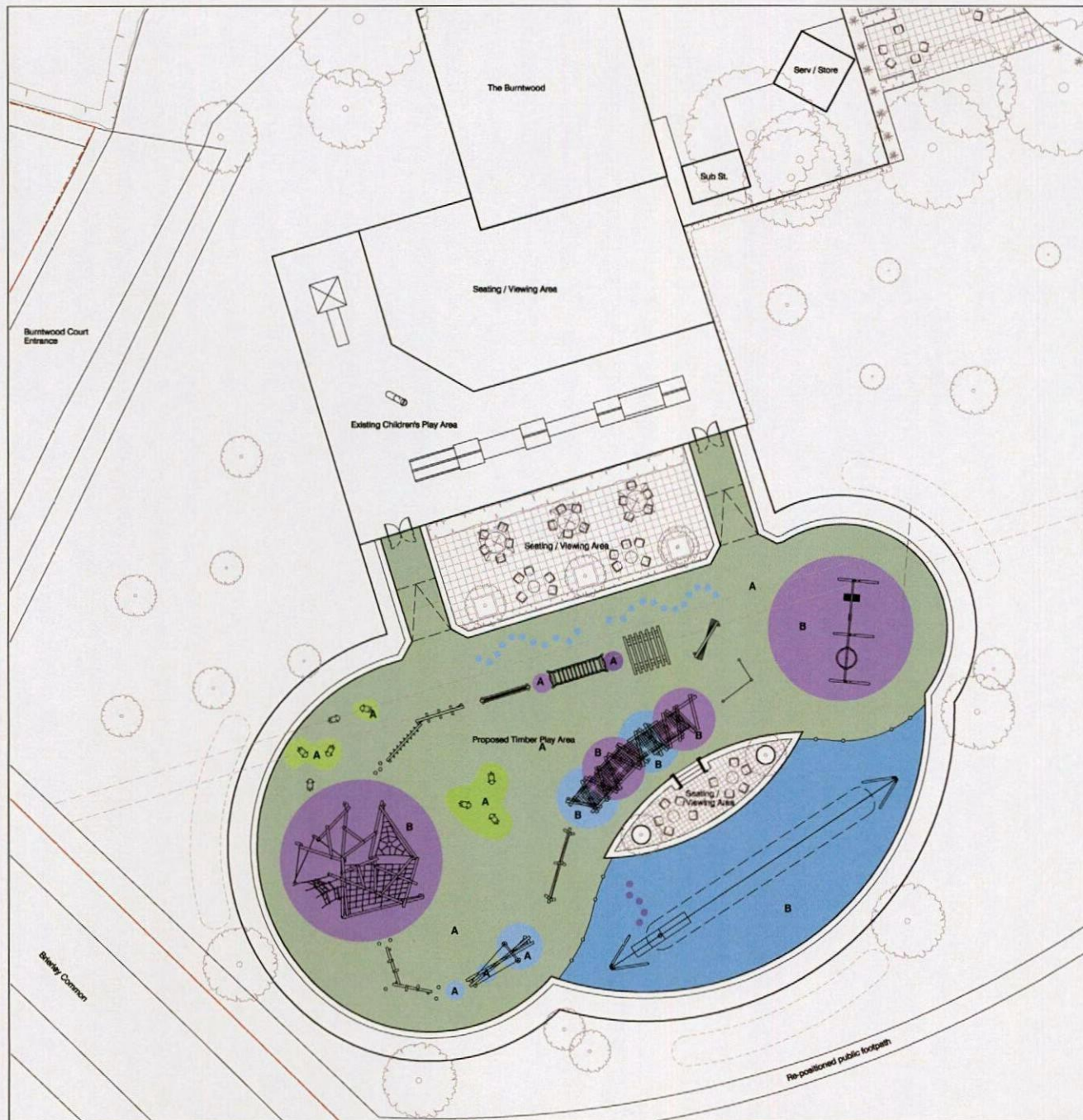
Title: LANDSCAPING
Proposal Timber Feature Play Area

Scale: 1:200 @ A2 Drawn: AD Date: Apr 2013 Checked: AD

Drawing no: P-07 Rev: A

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CROPPED SITE PLAN @ 1:1000

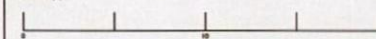
SAFETY SURFACING KEY - Nove Play Wet Pour Safety Surfacing Ltd., or similar

A Safety wet pour play surfacing to achieve critical fall height of 1.3m

B Safety wet pour play surfacing to achieve critical fall height of 3m

- '121' Purple
- '120' Green
- '122' Aqua Blue
- '104' Dark Blue
- '110' Light Green

Scale Bar (m)



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REV A 14.04.13 Amendments made to proposed seating / viewing positions to safety surfacing

Project: CEREMONY BUILDING & LANDSCAPING
Burntwood Court Hotel
Brierley Common, Brierley, Bamsley

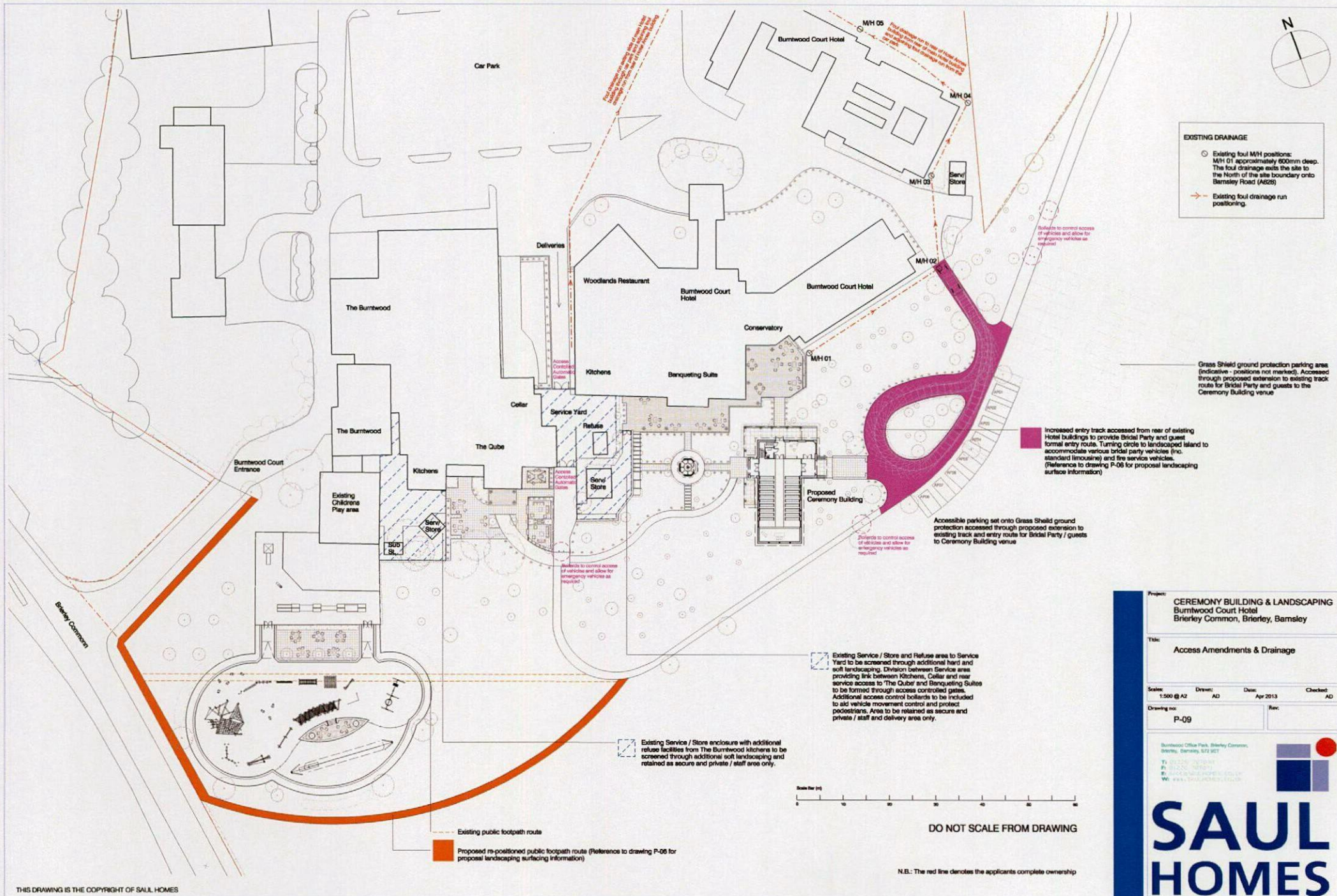
Title: LANDSCAPING
Proposed Play Area - Safety Surfacing
Layout

Scale: 1:200 @ A1 Drawn: AD Date: Apr 2013 Checked: AD

Drawing no: P-08 Rev: A

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Project: CEREMONY BUILDING & LANDSCAPING
Burnwood Court Hotel
Brierley Common, Brierley, Bamsley

Title: Access Amendments & Drainage

Scale: 1:500 @ A2 Drawn: AD Date: Apr 2013 Checked: AD

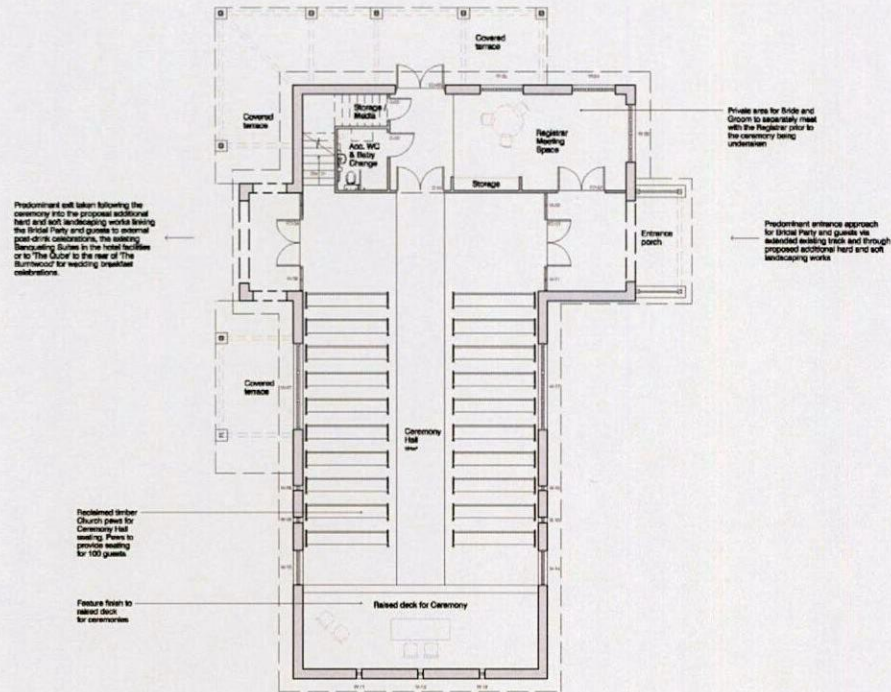
Drawing no: P-09 Rev:

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Brierley, Bamsley, S22 9DT

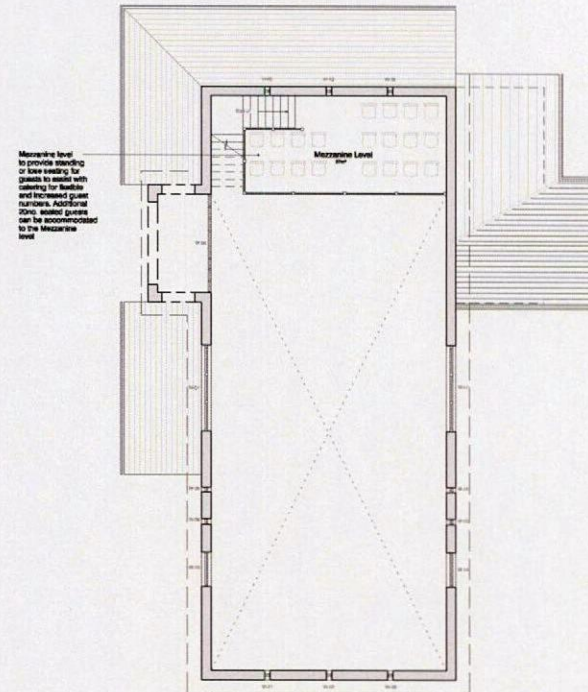
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Briefly option approach through Conservatory at Burnwood Court House for the Bride Party and / or guests, particularly where there are no other suitable options. Additional hard and soft landscaping works proposed to form an elegant site to the Ceremony Building.

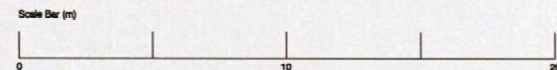


GROUND FLOOR LAYOUT



MEZZANINE LEVEL LAYOUT

Areas:	
Ceremony Hall	154m²
Registrar Meeting Space & Ancillary	27m²
Mezzanine	34m² (inc. stair)
Porches	15m²
Total Area	230m²



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- REV C 01-04-13 Mezzanine level added to proposal.
- REV B 08-01-13 Minor amendments made in accordance with formation of sketch elevations.
- REV A 21-12-12 Building position moved and access arrangement reconfigured.

Project: CEREMONY BUILDING & LANDSCAPING
Burnwood Court Hotel
Brierley Common, Brierley, Barnsley

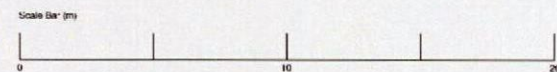
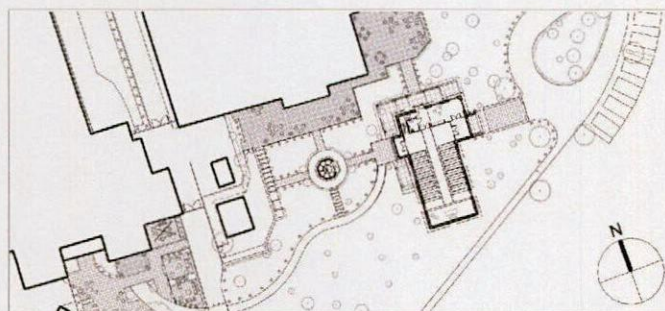
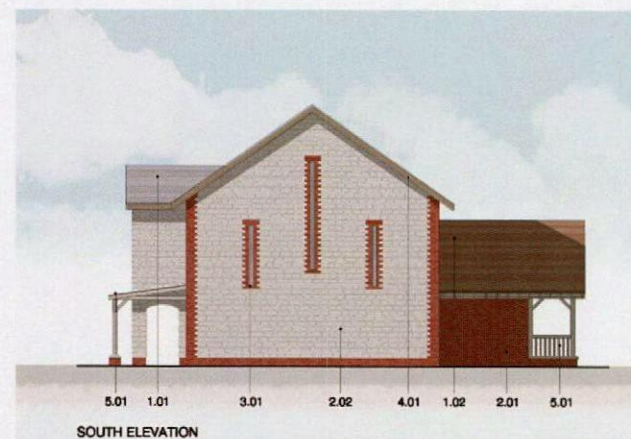
Title: CEREMONY BUILDING
Proposal Ground & Mezzanine Layout Plans

Scales: 1:200 @ A3	Drawn: AD	Date: Apr 2013	Checked: AD
Drawing no: P-10	Rev: C		

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MATERIALS

- 1.00 Roof
 - 1.01 Slate tile finish
 - 1.02 Clay tile finish
- 2.00 Walls
 - 2.01 Reclaimed red brick
 - 2.02 Stone / Stone effect finish
- 3.00 Windows & Doors
 - 3.01 Hardwood timber windows
 - 3.02 Hardwood timber doors
- 4.00 Rainwater goods
 - 4.01 Dark grey / Black down pipes and gutters
- 5.00 Miscellaneous
 - 5.01 Timber canopy structure

Project: CEREMONY BUILDING & LANDSCAPING
Burnwood Court Hotel
Brierley Common, Brierley, Barnsley

Title: CEREMONY BUILDING
Proposal Elevations - Coloured

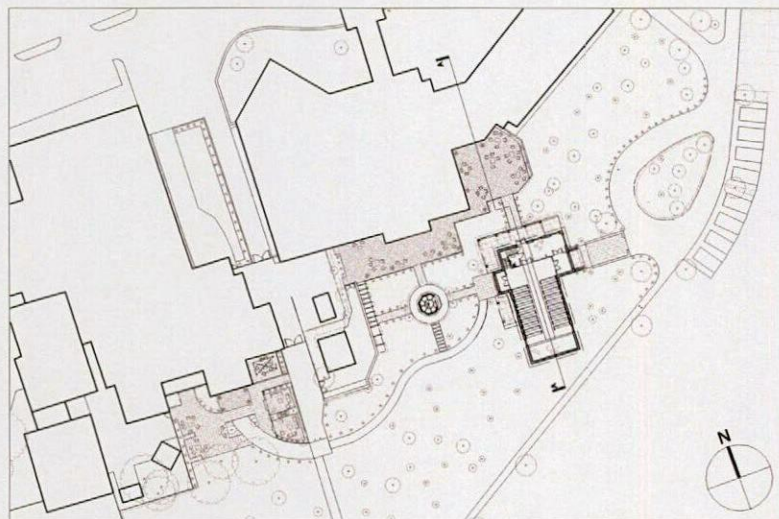
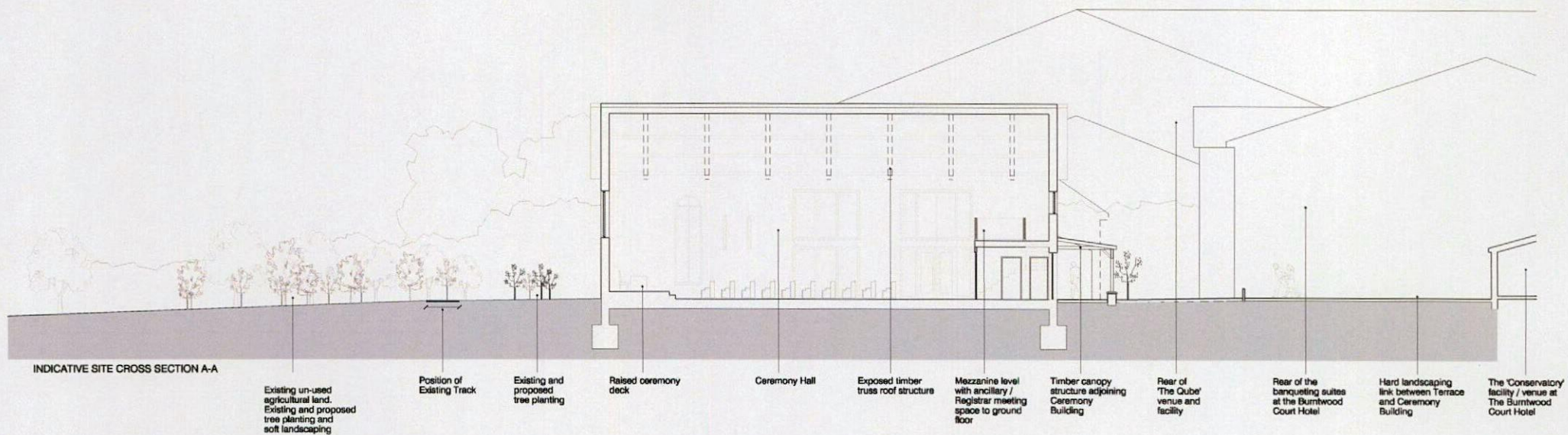
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Drawing no: P-13 Rev:

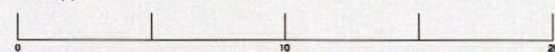
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Scale Bar (m)



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Project: CEREMONY BUILDING & LANDSCAPING
Burntwood Court Hotel
Brierley Common, Brierley, Barnsley

Title: CEREMONY BUILDING
Indicative Site Cross Section AA

Scale: 1:200 @ A3 Drawn: AD Date: Apr 2013 Checked: AD

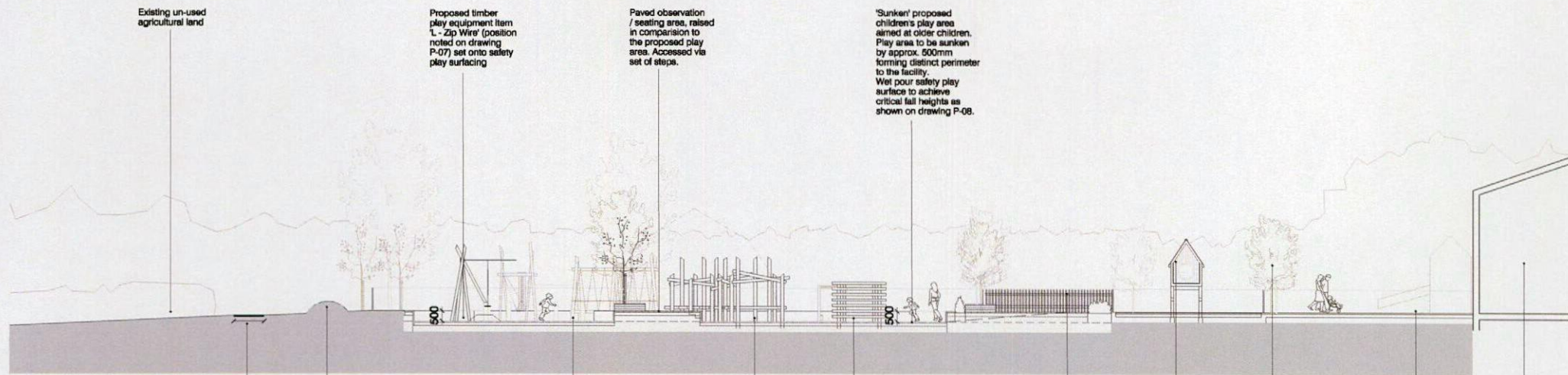
Drawing no: P-14 Rev:

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INDICATIVE SITE CROSS SECTION B-B

Position of Existing Track

Soft landscaping to include additional planted and small-scale and isolated banking to the play area

Proposed timber play equipment item 'J - Timber Rope Bridge' (position noted on drawing P-07) set onto safety play surfacing

Proposed timber play equipment item 'I - Scramble System' (position noted on drawing P-07) set onto safety play surfacing

Proposed timber play equipment item 'C - Triangular Scramble' (position noted on drawing P-07) set onto safety play surfacing

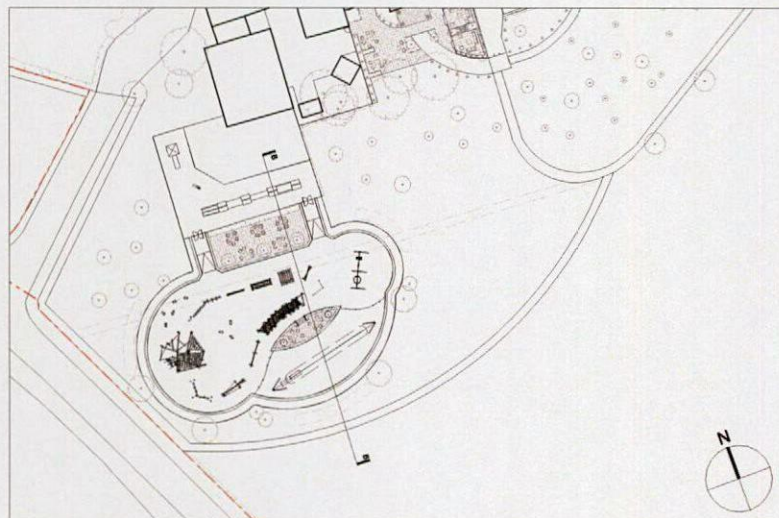
Paved observation / seating area for parents to both the existing and proposed children's play areas. Existing trees to be retained as possible. Perimeter fencing shown to enclose new play area.

Existing children's play area equipment aimed at young children

Existing tree and soft landscaping

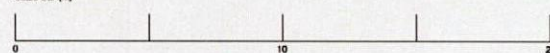
Existing paved observation / seating area adjacent to existing children's play area

Existing internal play facility part of The Burnwood Family Public House



CROPPED PROPOSAL SITE PLAN @ 1:1000
INDICATING CROSS SECTION LINE B-B

Scale Bar (m)



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Project: CEREMONY BUILDING & LANDSCAPING
Burnwood Court Hotel
Brierley Common, Brierley, Barnsley

Title: LANDSCAPING
Indicative Site Cross Section BB

Scale: 1:200 @ A3 Drawn: AD Date: Apr 2013 Checked: AD

Drawing no: P-15 Rev:

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