



## **Great Houghton Village Hall, Rotherham Rd, Great Houghton, Barnsley S72 0EG**

Barnsley Metropolitan Borough Council

**Replacement roof, single storey extension and general refurbishment works.**

Planning Application | P1

11 December 2023

BC2206 4

# **Design and Access Statement**

## Great Houghton Village Hall

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### Document history and status

Revision	Date	Description	By	Review	Approved
P1	08.12.2023	Design and Access Statement	GPL	NRL	SAS

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# 1. Introduction

## 1.1 The Applicant

This planning support statement has been prepared by Align Property Partners to support a full planning application submitted on the behalf of Barnsley Metropolitan Borough Council.

## 1.2 Application Description

Re-roof of the of the whole building including pitched and flat roof areas. New single storey office extension in materials to match the existing building with 1no UPVC window. General making good of the external elevations and surrounding areas and internal refurbishment works.

## 1.3 Supporting Statement

This document provides background and technical information required to assist in determining the planning application. Its primary purpose is to set out the key planning considerations and how these are addressed in the design of the proposed development.

## 1.4 Supporting Documentation and Drawings

The following plans and documents are provided as part of the planning application:

Document No.	Rev	Title	Scale
BC2206-4-APP-XX-XX-DR-A-001	P1	Site Location Plan	1:1250
BC2206-4-APP-XX-XX-DR-A-010	P1	Existing Site Plan	1:200
BC2206-4-APP-XX-XX-DR-A-020	P1	Proposed Site Plan	1:200
BC2206-4-APP-XX-XX-DR-A-040	P1	Site Compound Plan	1:500
BC2206-4-APP-XX-XX-DR-A-100	P1	Existing Floor Plan	1:50
BC2206-4-APP-XX-XX-DR-A-120	P1	Proposed Floor Plan	1:50
BC2206-4-APP-XX-XX-DR-A-121	P1	Existing and Proposed Roof Plan	1:100
BC2206-4-APP-XX-XX-DR-A-200	P1	Existing Elevations	1:100/200
BC2206-4-APP-XX-XX-DR-A-220	P1	Proposed Elevations	1:100/200
BC2206-4-APP-XX-XX-DR-A-430	P1	Roof Sections and Details	1:10
BC2206-4-APP-XX-XX-RP-A-001	P1	Design and Access Statement	
ER-7154-01 - BRSA		Bat Roost Suitability Assessment	
108922_03_00 - GHVH		Topographical Survey	

**Table 1 Planning Application Drawings and Documents**

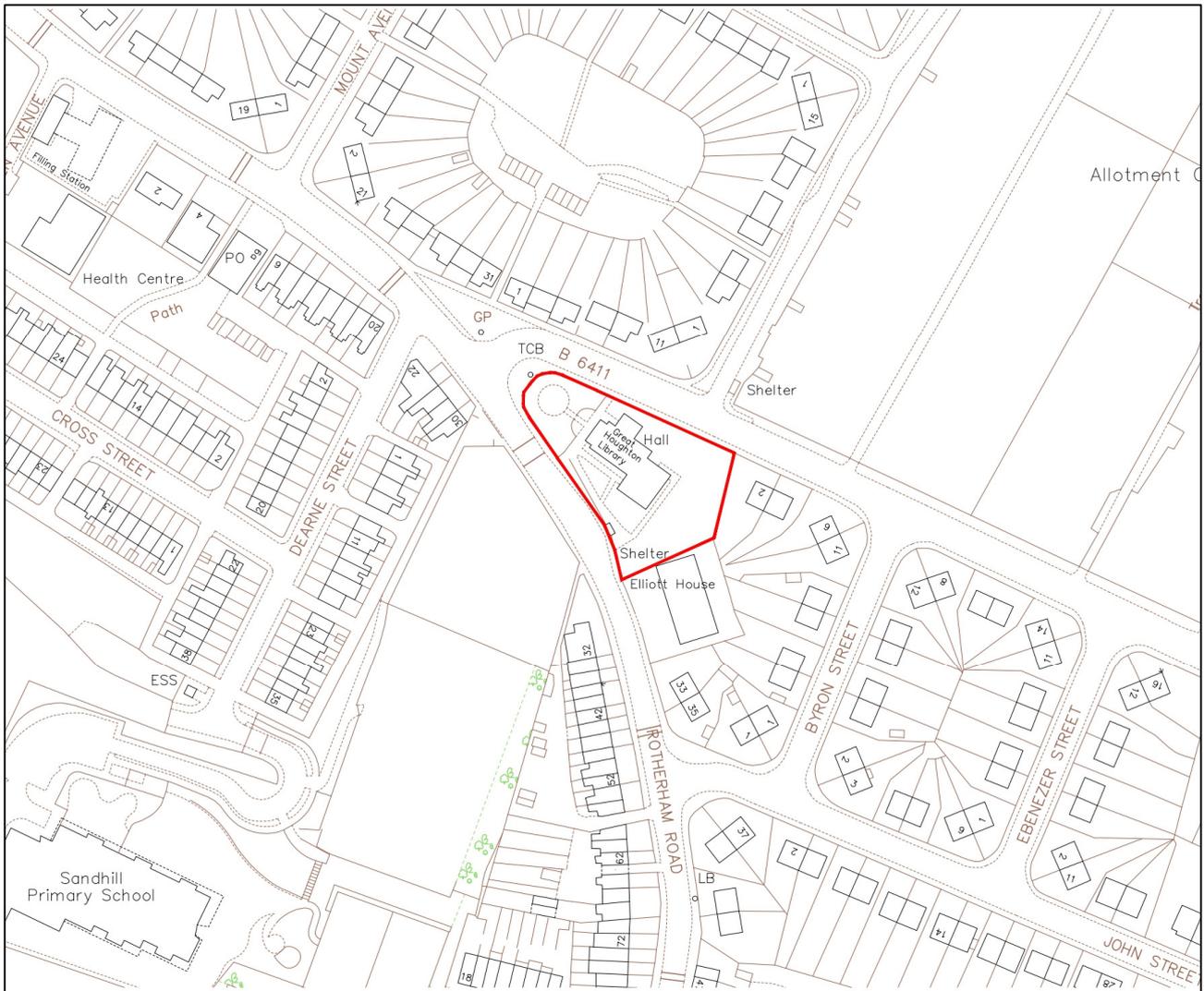
## 2. Site Location and Description

### 2.1 Site Features and Constraints

Great Houghton Village Hall is situated in Great Houghton, Barnsley and has stepped pedestrian access from Thurnscoe Lane and level access from Rotherham Road. There is double gated access leading to the village hall grounds from Thurnscoe Lane providing suitable access for contractors and a location for site set up / compound areas. Block paved hardstanding is present to the front of the building with tarmacadam footpaths to the building perimeter. There is no onsite car parking. For full details of the proposed contractor access route and site set up, refer to drawing BC2206-4-APP-XX-XX-DR-B-000040 - Site Compound Plan. Site set up to be agreed and confirmed.

The property is of traditional construction with red facing brickwork walls (lower) and pebble dash render (higher). There is a mix of stone lintels and cills with brick lintel (soldier coursing) details. Windows are UPVC (white) and external doors are all timber. Pitched and hipped roofs have a plain clay (terracotta) tile covering and the flat roofs are a mixture of bitumen felt and EDPM coverings. The fascia and soffit boards are timber and all rainwater goods including gutters, downpipes and hoppers are UPVC (black).

The site is not located within a Conservation Area with no listed buildings found within the boundary.



Site Location Plan (NTS)

### **3. Detailed Description of Proposal**

#### **3.1 Reason for Development**

Some elements of the building are coming to the end of their useful life with signs of dilapidation identified internally and externally. The proposed works are required to renew existing elements making the building water tight and safe for future use by the community. Currently there is insufficient office and storage space within the centre and therefore the application proposes to provide a new single storey, flat roof office extension (9.5m<sup>2</sup>) to the north facing elevation. All of the existing materials and colours will be to match the existing aesthetic of the original building as far as reasonably practicable.

This statement has been prepared in support of an application to re-roof the entire property, provide a single storey flat roof office extension, other minor external works and internal refurbishment. Minor external works include resurfacing an existing tarmacadam path, replacing timber fascia and soffit boards and all of the associated UPVC rainwater goods, replacement timber doors, replacement handrails and general making good.

#### **3.2 Scale**

Office extension (GEA 9.5m<sup>2</sup>)

Roof replacement: Whole building.

All making good and replacements to be like for like in materials and colours.

#### **3.3 Layout**

The existing layout of the building will be altered to provide a new office extension to the north facing elevation. Access will be provided via the main hall. 2no existing window openings will be removed / altered and there will be 1no new window opening in the proposed office extension (east facing elevation).

#### **3.4 Use**

The building will continue to be used as a village hall / community hub.

#### **3.5 Amount**

The existing proportions of the property will be maintained and existing elements will be replaced with like for like or similar materials. The proposed extension (9.5m<sup>2</sup>) will provide additional office space.

#### **3.6 Access**

Existing access and egress routes will be maintained.

#### **3.7 Landscaping**

The existing landscaping will not be affected by the proposals. Making good and resurfacing proposed to existing areas only.

#### **3.8 Risk from Flooding**

The site lies within flood zone 1 and has a low probability of flooding from rivers and the sea.

#### **3.9 Ecological Considerations**

Brooks Ecological carried out Bat Roost Suitability Assessment which determined that the site has been assessed as providing features with moderate bat roost suitability. In line with guidance, the nocturnal surveys were booked in for May 2024 (prior to works commencing) to ascertain the status of roosting.

## 4 Conclusion

In conclusion, the application seeks permission to replace all of the existing roof coverings and associated details, fascia and soffit boards, rainwater goods, construct a new single storey extension and refurbish the internal areas including mechanical and electrical items. Materials will be like for like or similar to the existing and ensure the proposals will not degrade the architectural merit of the existing property.

## Appendix A – Photographs



North West Facing Elevation



South West Facing Elevation



South East Facing Elevation



East Facing Elevation



North East Facing Elevation



North West Facing Elevation facing function room entrance