

Design, Access & Sustainability Statement to accompany application for full planning permission at St John's Community Centre, church Street, Penistone, Sheffield, S36 6AR.

Introduction

This statement has been prepared on behalf of Penistone Town Council and will accompany a Full Planning Application (Ref PP-12795241) for two small extensions to the existing community centre building involving the demolition of a small outbuilding and reconfiguration of the nearby existing carpark.

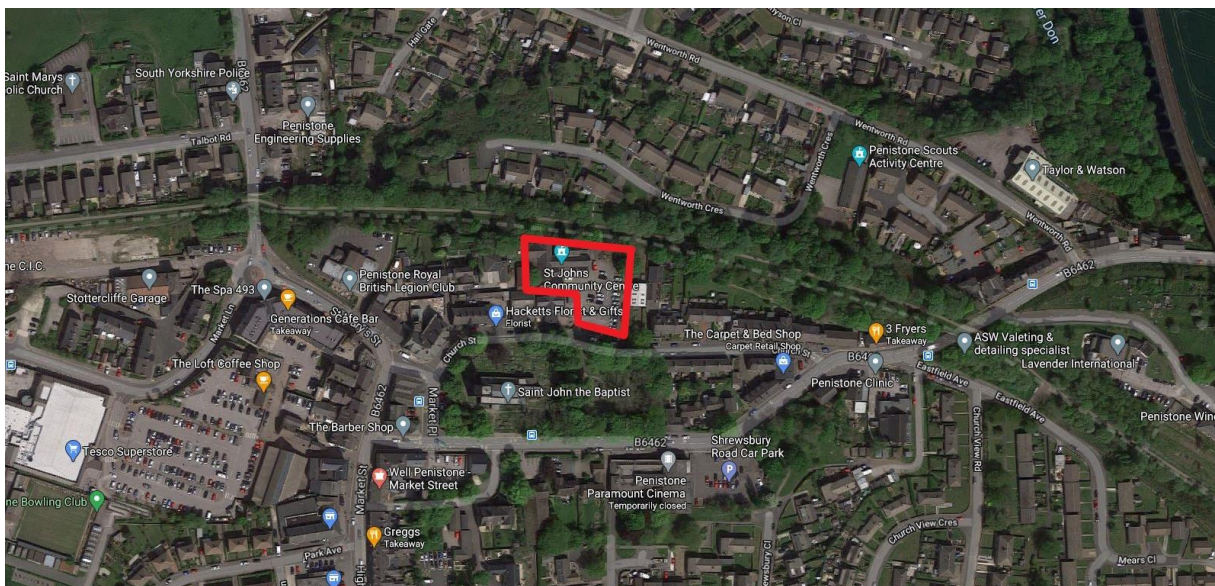
A previous application was submitted and approved for a similar development of the site under application number 2020/1088 but due to delays caused by Covid in the commencement of the scheme this approval lapsed.

Context

Penistone is located in the Metropolitan Borough of Barnsley, approximately 10km to the south-west of Barnsley. It is situated approximately 17km south-east of Huddersfield and 19km north-west of Sheffield. The area of Penistone is a civil parish of approximately 2,262 hectares (22.62km²) and includes the town of Penistone, as well as the villages of Cubley, Springvale, Thurlstone, Millhouse Green and Hoylandswaine. The population of Penistone civil parish was approximately 11,000 at the last census in 2011.

The site is situated within the existing town boundary of Penistone, a principal market town. The site is approximately 0.1 miles from the centre of Penistone as measured from the Post Office on Market Street.

The site is flanked to the North by the Trans Pennine Trail (TPT) and further by domestic residences; to the East by domestic residences and another community building; to the South by the existing carpark and the Girl's National School (a non-designated local heritage asset) and further by St John's church (a grade 1 listed building), to the West are a number of commercial workshops, commercial shop premises and domestic residences.



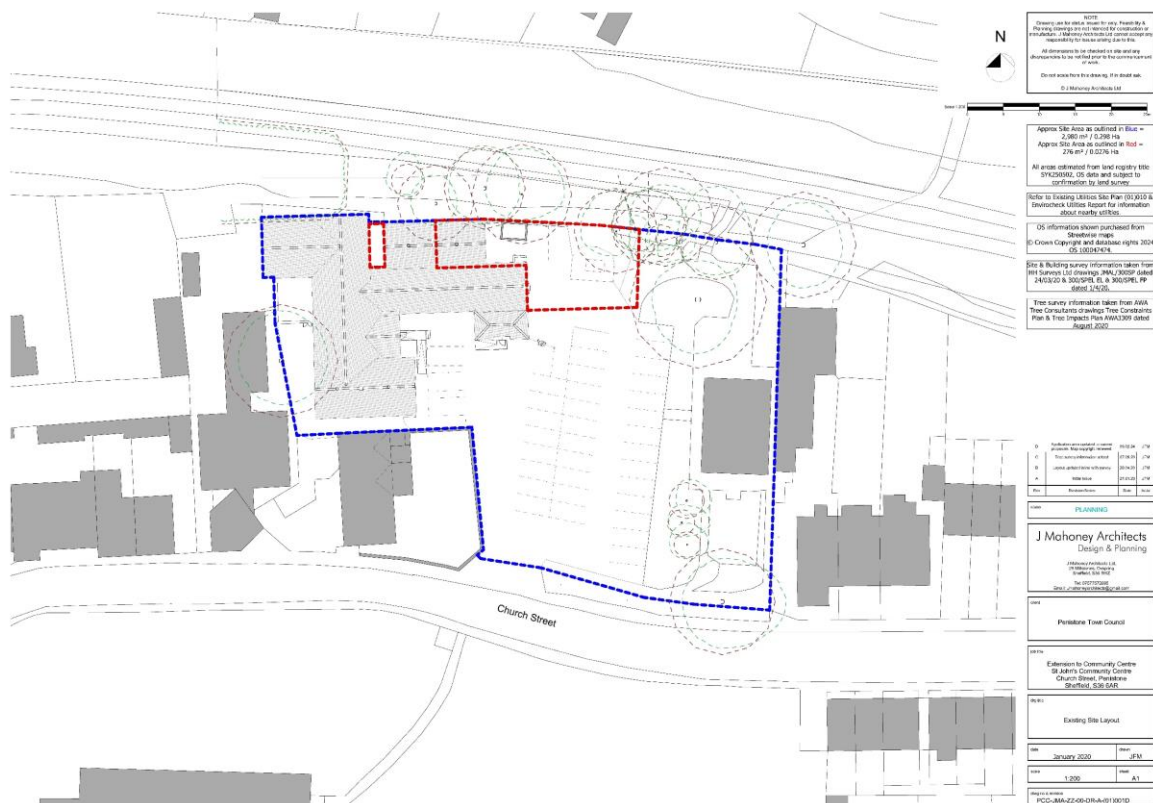
Aerial view of site (Google Maps)

The site is served by several local bus links no.s 20, 21, 21A, 25, 25A, 350, 407 to other local towns and villages as well as the local train station which connects to Huddersfield and Barnsley from which national services can be accessed.

Use

The site is currently used as a community centre. The existing rooms of St John's Community Centre (SJCC) are rented out by Penistone Town Council (PTC) to local activity groups for a variety of activities. The building also houses the town clerk's administrative offices and hosts some of the PTC meetings from time to time.

The existing buildings of SJCC are situated on the rear of the site, set back from Church Street. The existing tarmacked carpark fronts Church Street and provides access to the community centre beyond. There is also pedestrian access to the site from the TPT in the North-East corner.



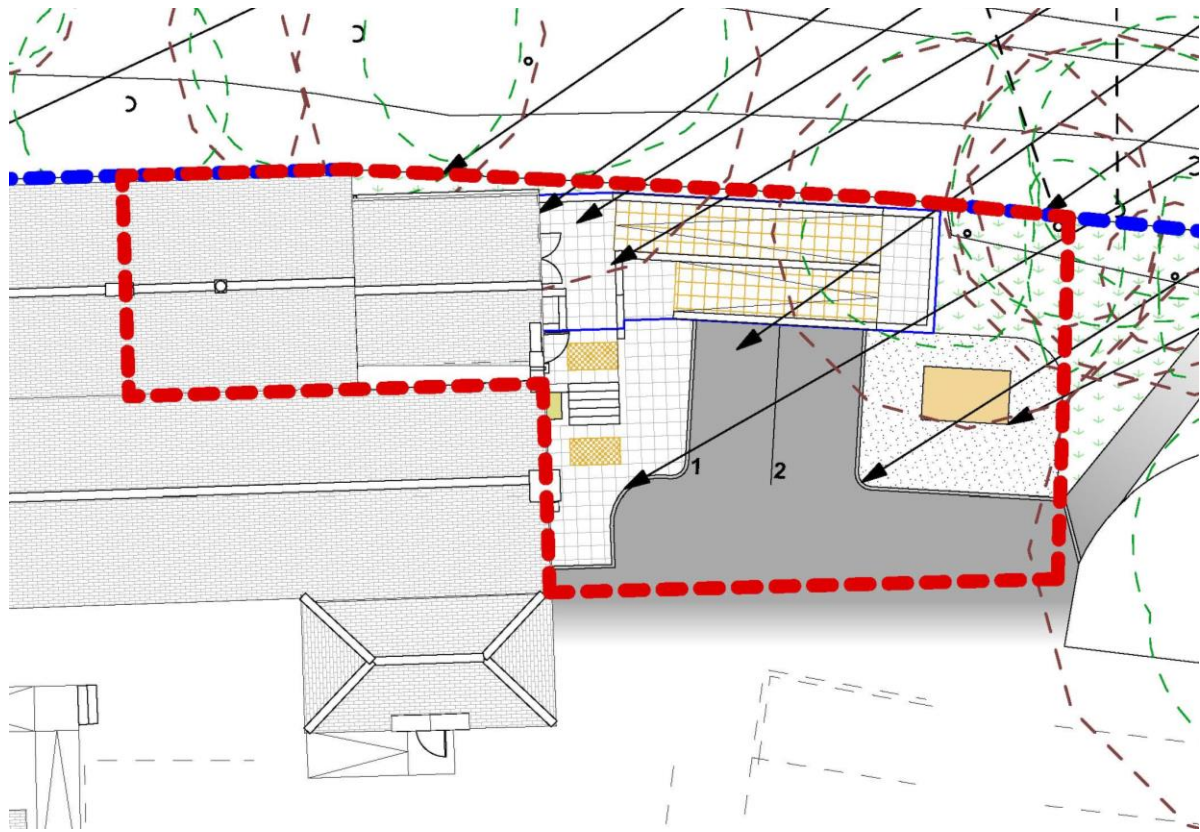
Existing Site Plan

The scheme proposes to demolish the existing brick-built out building and infill the North-East corner of the existing building with a new extension. Additionally a small infill extension to an existing return to the Upper & Lower Hall buildings will be created for extra internal storage. These extensions will provide additional internal space for the rear activity room, located off the lower hall, and currently occupied by the Penistone Archives group.

The extension will be of single storey scale with matching pitched roof to the existing building with a small section of flat roof, behind a parapet wall, to facilitate a maintainable joint to the flanking existing pitched roof. The infill extension will be created in a similar fashion but with a flat roof due to the complexity of the existing roof junctions here.

To improve the existing fire escape strategy and also provide a secondary means of access to the new extension, a new external ramped and stepped access will be formed. As a result, this impacts on the surroundings carparking and adjacent landscaping.

A new paving area will be formed in the adjacent carparking area to form a safe area from which the wider carpark can be accessed. The two staff carparking spaces will be reformed adjacent to this paved area. The existing stone table and bark chipped area will be relocated closer to the TPT access.



Proposed Floor Plan

Access

Vehicular and pedestrian access for the community centre will remain unchanged from Church Street and the TPT.

The carpark reconfiguration, to change the layout to the end of the carpark, will not worsen the existing circulation to the carpark itself.

The proposals include for a new ramped and stepped fire escape and secondary means of access to the extension. This will primarily be used to improve the fire escape from the extended accommodation but does provide a secondary means of access to the rest of the lower hall section of the community centre.

Amount

The blue lined wider ownership site measures 2,980 m² / 0.298 Ha. The red lined application area measures 263 m² / 0.026 Ha.

The existing community centre measures as follows

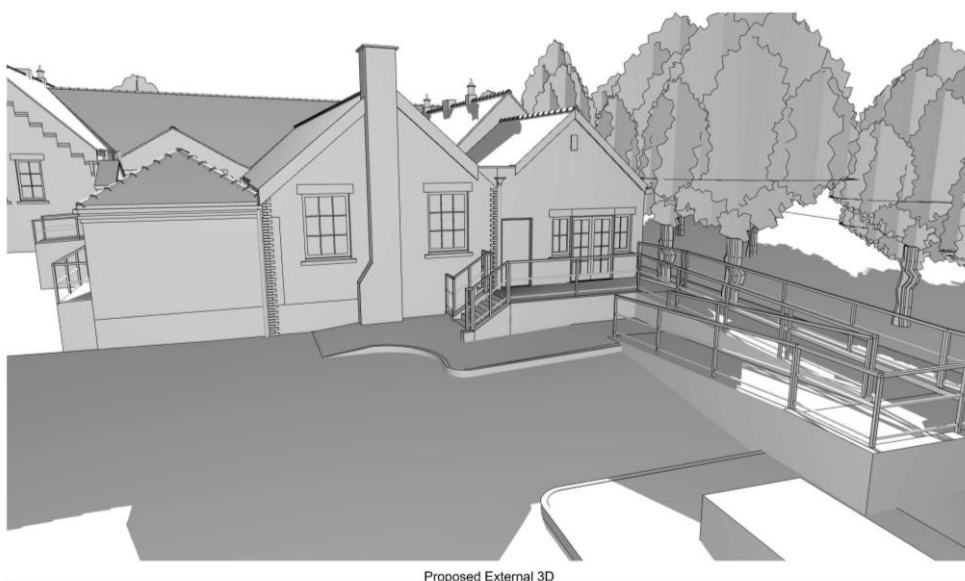
Upper Hall – 362.9m² GIA.

Lower Hall – 223.3m² GIA.

Total – 586.2m² GIA.

The new extension will provide an additional 46.3m² GIA

This will increase the overall community centre GIA to 632.5m², an increase of 7.9%.



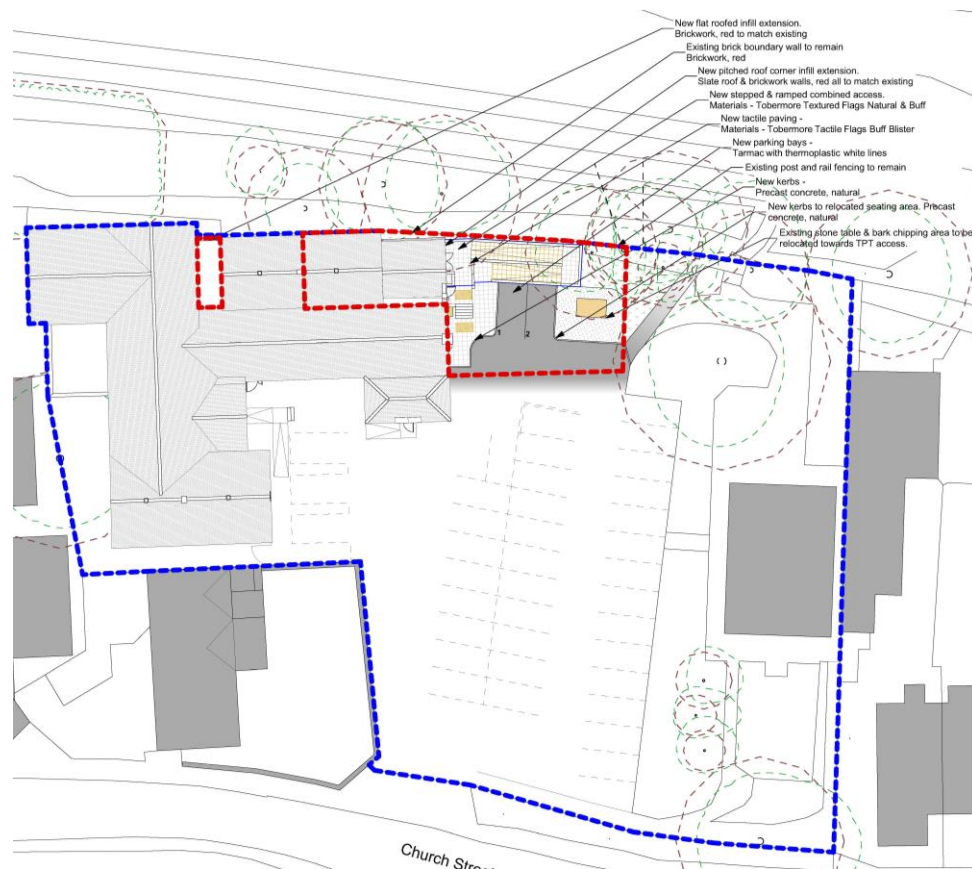
3D model views of the extension as existing (top) and as proposed (bottom).

Layout

The site consists of a carparking area with the community centre building located in the North West corner.

The carpark layout remains broadly unchanged by the proposals. The immediate area around the larger extension site has the addition of an accessible ramp & steps and the formal creation of two carpark parking bays. As a result, the existing stone table and seating area will be slightly relocated to the East to facilitate this. These alterations and additions do not worsen the circulation of the existing carpark and do not reduce the overall number of carpark bays available.

Externally, the extension naturally infills a corner created by previous historic extensions.



Proposed Site Plan

Internally, the extension adds additional space to the rear Archives room as well as an additional accessible entrance point.

Following pre-application advice there were some initial concerns regarding the layout and the impact on neighbouring trees. However, due to the existing extent of the hardstanding, retaining wall and brick-built out buildings the impact, according the AWA's report, will not be negative. Please refer to "Arboricultural Report and Impact Assessment St John's Community Centre AWA3309" for full details.

For the above reason the layout has remained unaltered from the initial proposals prior to pre-application advice.

Scale

SJCC is single storey in construction, however, it features pitched roofs to the majority of the existing building which brings its ridge line up to a two-storey domestic height.

The building has had numerous extensions in previous years of small to medium scale in relation to the property's size at the time.

However these proposed extensions only add 7.9% to the existing footprint in GIA.

Appearance

The community centre is a traditional building in a historic setting, featuring pitched slate roofs, red brick facades and yellow stone lintels & cills as well as other detailing. The existing building benefits from large Victorian era proportion windows with many windows per elevation to ensure the space beyond benefits from as much natural daylighting as possible. This architectural style ties in with the buildings initial use as an extension to the adjacent former Girl's National School.

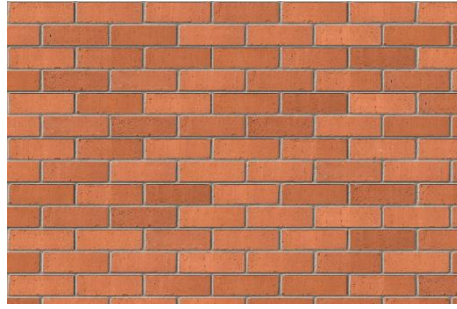


Existing Site Photo

The proposed extension will aim to match this appearance by being pitched in nature with slate roof, with matching (as far as possible) red brick facades and openings feature reconstituted stone heads and cills. The materials selection below has been chosen in conjunction with Conservation officer feedback of the proposals at pre-application stage.

A sample of the materials under consideration is as follows overleaf;

Smooth Red – Ibstock – Priory Red



Natural Grey Slate – SSQ
Riverstone



Cast Stone Head & Cills - Buff



Windows & Doors – Aluminium &
uPVC - White



Fascias – Aluminium & uPVC -
White



Rainwater Goods – Cast Iron -
White Heritage



Parking Bays - Tarmac



Paving, Steps & Ramps –
Tobermore Textured Flags –
Natural & Buff



Landscaping

The layout and its landscaping have been designed to recreate and enhance the existing setting. The existing hard landscaping, tarmac, will be improved with the provision of a dedicated pedestrian walkway to the new stepped and ramped route. The existing carparking spaces will be maintained in tarmac but with raised kerbs to define the extent of the spaces better and the white lining renewed.

The extent of the new stepped and ramped means that the existing adjacent seating area will need to be relocated to facilitate this. It will be recreated approximately 4m to the East closer to the pedestrian access to the TPT.



Existing seating area with existing Boundary Treatments

The boundary treatments will be maintained to all perimeters of the site and it is not envisaged that the proposals will affect these. If they are to be removed to facilitate construction, it is proposed these will be renewed like for like.

Conclusion

This design and access (D&A) statement has been updated in support of a full planning application for the demolition of existing out building and erection of two small extensions to the existing SJCC and should be read in conjunction with the Heritage Impact Assessment accompanying this application.

This D&A statement provides background information regarding the site context as well as a summary of technical reports and pre-application discussions. This statement demonstrates that the scheme has been developed in accordance with the guidance of these reports and advice and where appropriate amendments to the original proposals have been made.

Overall, it has been demonstrated that the site can be sustainably developed to provide an appropriate, sustainable extension to an existing community building and asset to the local area via the use of an existing brownfield site.