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

May 2013

Rev A. 09.05.13

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1.0 Introduction

This evidence document is to support 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.

This document endeavours to provide an overview to the requirements for the facility at Burntwood Court, outlining the demand to meet the increasing user needs and aspirations through ensuring business continuation in serving the local community. It hopes to demonstrate the spatial and practical requirements for the proposed siting of the facility in relation to the remainder of the development, whilst outlining an appreciation of the setting within the Green Belt.

The document also aims to identify the site context of the proposal within the local setting, and in relation to both relevant local and national planning policies. It hopes to assess the requirement for the Ceremony Building facility in relation to providing sustainable and responsible development at the Burntwood Court site taking into consideration economic, social and environmental factors.

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. 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. 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.

Burntwood Court began to undertake wedding receptions during 1980 and commencing civil ceremonies in 2002 within the hotel banqueting / conference facilities. This was a direct response to the location becoming more popular as a reception venue following the refurbishment of 'The Qube' and construction of the hotel in 1999. The average number of ceremonies undertaken has increased by approximately 34% since 2005 but on average 10 civil ceremonies are refused per annum due to a lack of space. In order to maintain business progression and competition, the facility believes the inclusion of a bespoke ceremony building is vital in continuation, meeting demand and maintaining a competitive nature against alternative venues.

1.1 Location

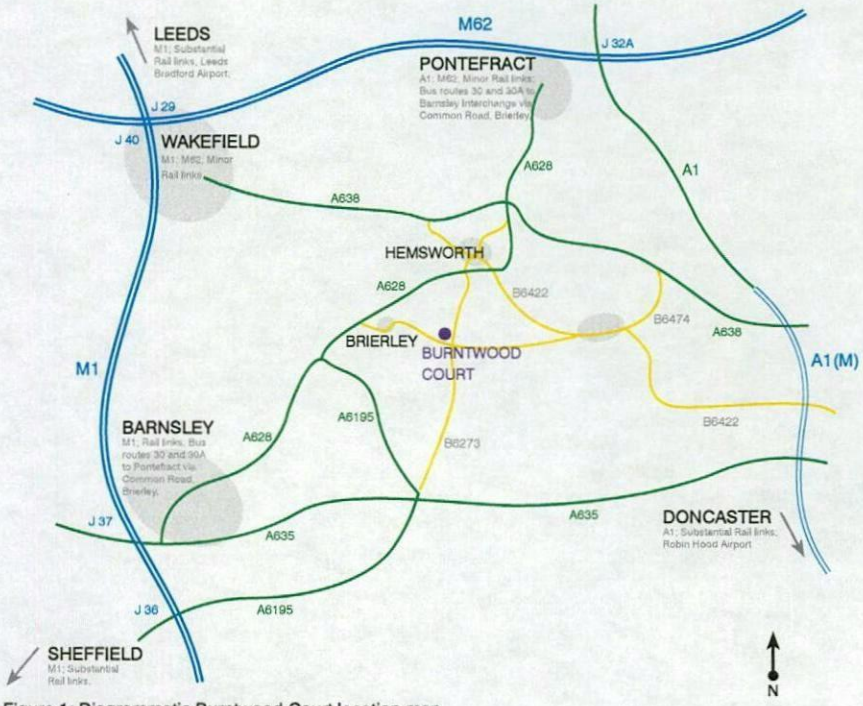


Figure 1: Diagrammatic Burntwood Court location map

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.

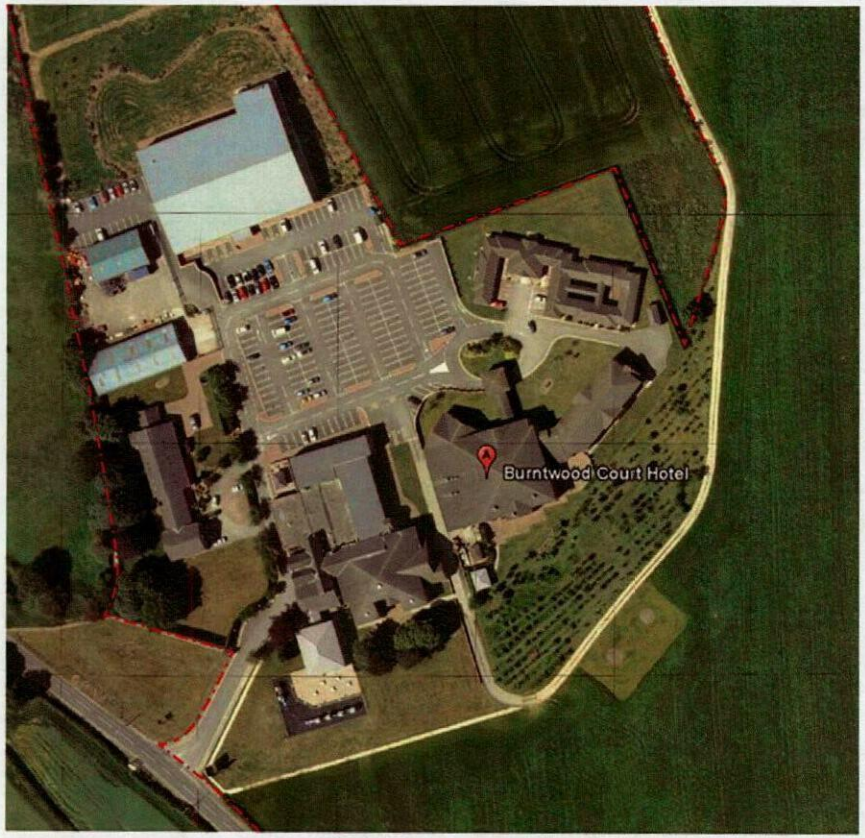


Figure 2: Aerial image showing the Burntwood Court complex and location of ownership boundary.

The overall site within which Burntwood Court is situated borders agricultural land set within the natural undulating topography and boarders 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.

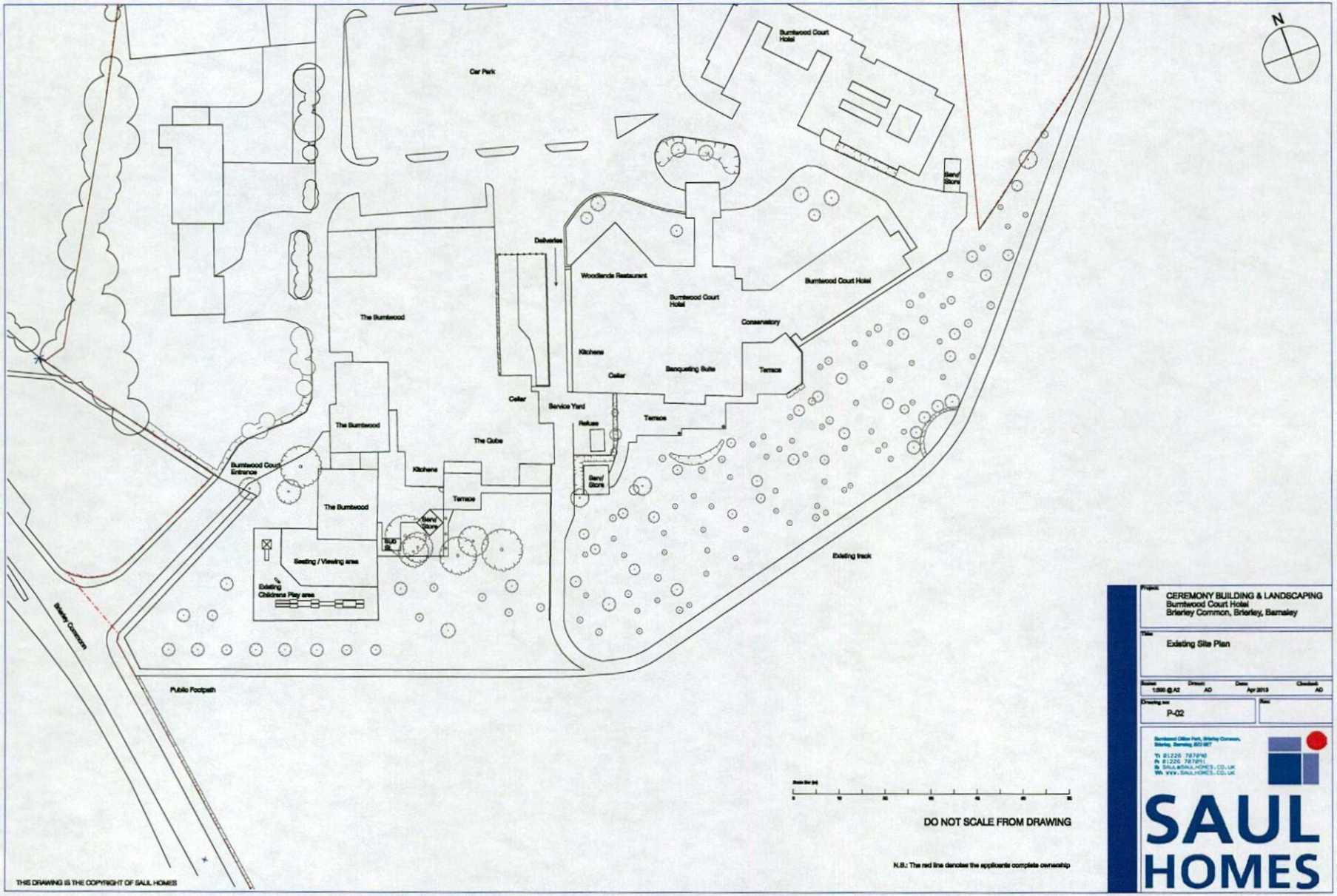


Figure 3: Existing site plan

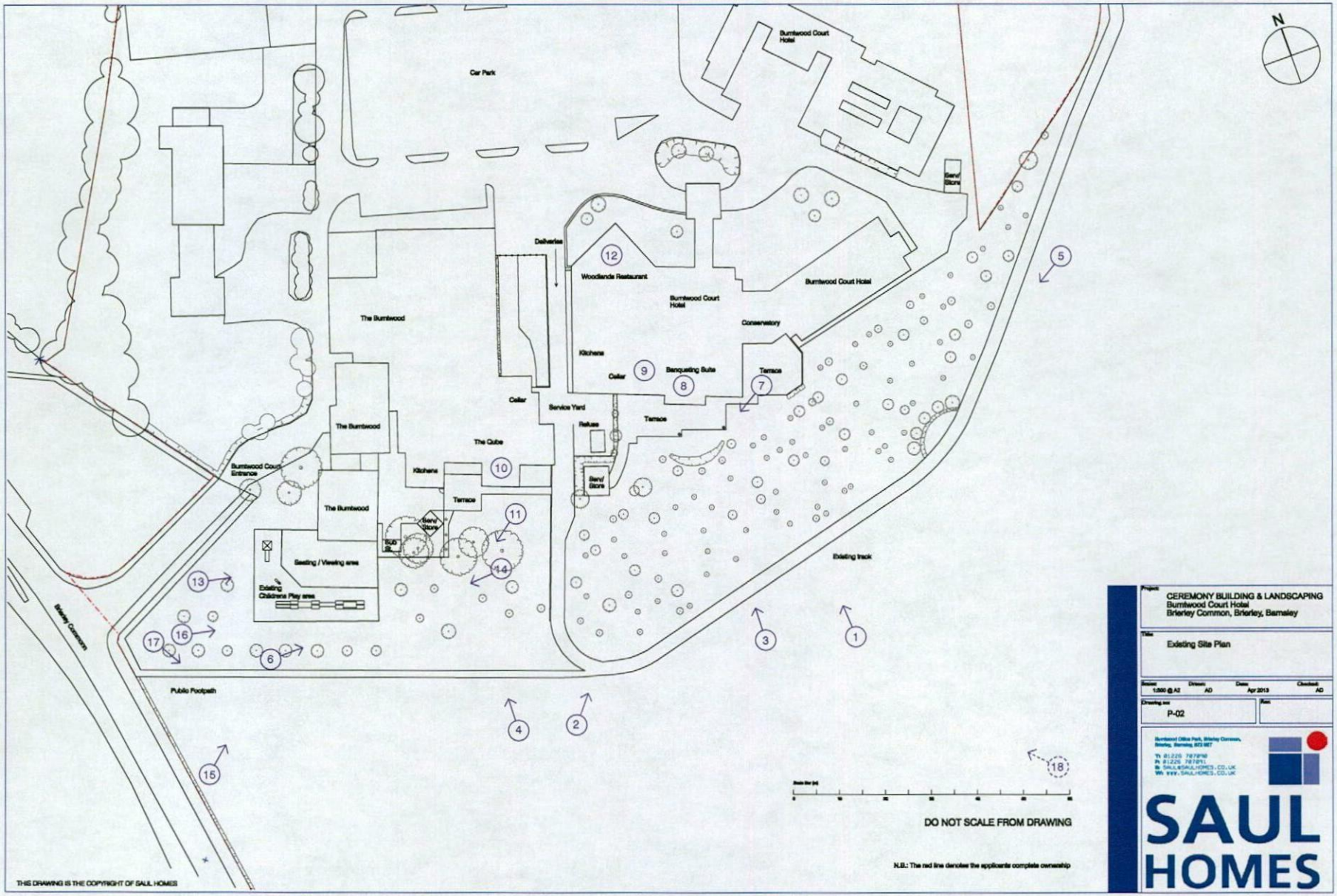
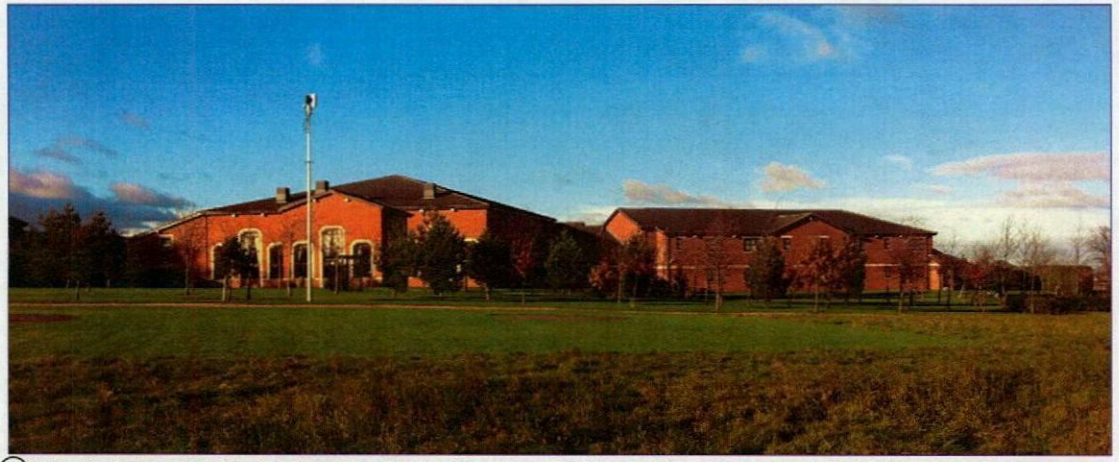


Figure 4: Location of existing photographs (Page 5)



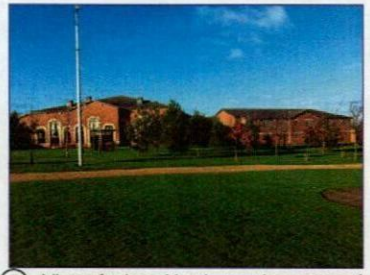
(1) View facing North showing location site for Ceremony Building to the rear of the Hotel buildings. Left: Banqueting facilities, Right: Hotel accommodation.



(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.

2.0 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. The siting for the proposal has been carefully considered in relation to connecting to the existing facilities; providing a sense of privacy for the ceremony undertakings; ensuring the location respects the rural environment and provides an opportunity for increased enjoyment for users and forms an appropriate identity separate from the Hotel.

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. The aim to liken the proposal aesthetically to a Chapel or historic barn internally has been partly driven by the intention to use reclaimed church pews from the local St. Peter's Church, South Hiendley to form the seating arrangement for the ceremony hall. This aim influences the aesthetic materiality internally to a similar respect and continuation of this externally in regard to form and use of materials.

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. 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 a 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.

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 (Refer to '4.0 Consultation'). Burntwood Court consider the Ceremony Building would provide the special and unique venue alternative to a Church that has been expressed in user feedback, and lacking in the local area.

2.1 Use and purpose

It is intended the 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.

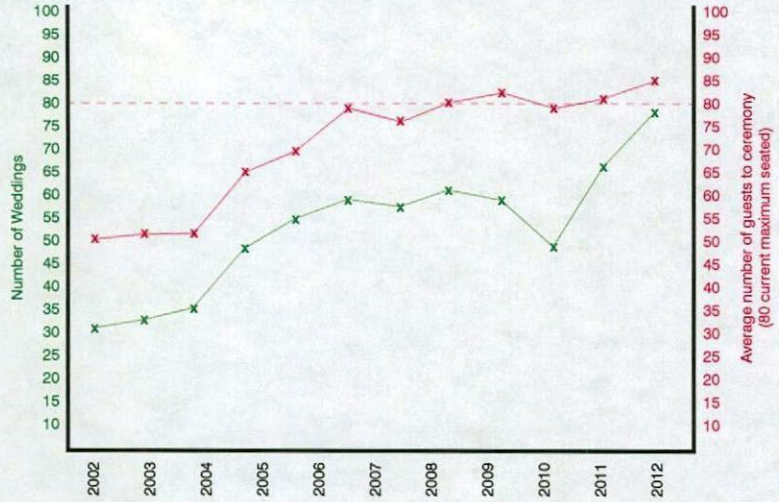


Figure 5: Existing Burntwood Court civil ceremony / wedding provision statistic histogram, Apr. 2013

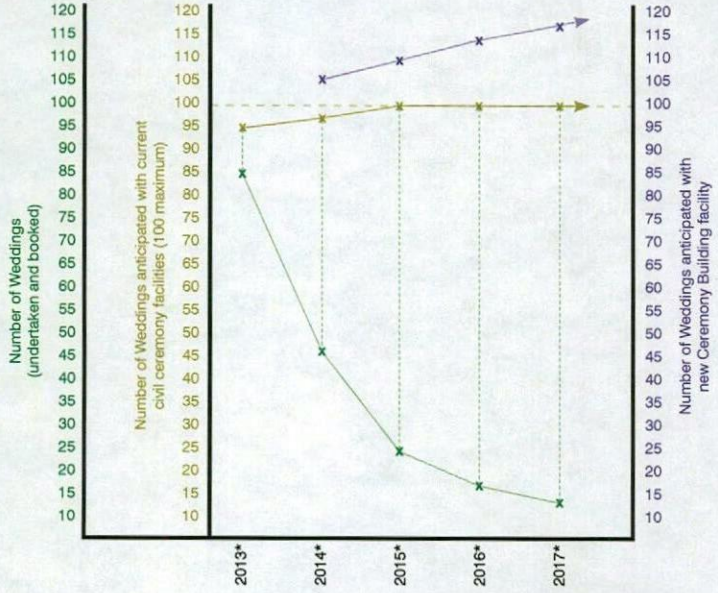


Figure 6: Projected / anticipated Burntwood Court civil ceremony / wedding provision histogram, Apr. 2013
(*denotes bookings taken)

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.

As previously mentioned under '2.0 The Proposal', the design for the proposal Ceremony Building includes the use of traditional 'pews' providing seating for the guests. Whilst this assists in depicting the desired architectural aesthetic internally, it also depicts the orientation and use for the space thus, the use for the facility will be restricted to the undertaking of ceremonies.

Currently at Burntwood Court, civil ceremonies predominantly take place on a Saturday, although weekday weddings are becoming more popular. It is assumed the Ceremony Building would be most heavily used on Saturdays and Fridays, and there is an anticipation two ceremonies can be undertaken within the facility on a given day. This will be in addition to potential ceremonies within the Hotel facilities depending on the required reception facilities for each occasion.

2.2 Layout and connections to Burntwood Court site

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.

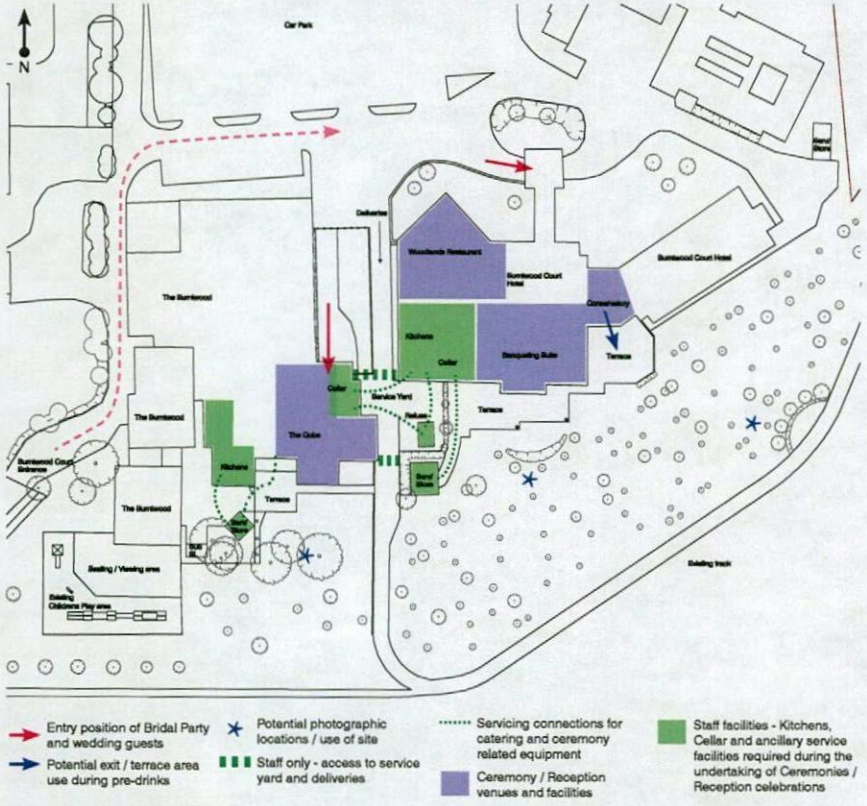


Figure 7: Spatial diagram of existing Burntwood Court complex demonstrating connections to whole site operations surrounding the provision of undertaking civil ceremonies and wedding celebrations (See Appendix B for full size diagram)

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. How the facilities are used largely depends on choices made by couples based on the packages available at Burntwood Court. However, generally there is a split between use of 'The Qube' for a whole event or use of the Banqueting Suites, and less frequently, the 'Woodlands Restaurant' for smaller scale Wedding Breakfasts. The servicing for the facilities hinge around a central service yard which also accepts all deliveries for the hotel operations. This area is 'staff only' and a functional space between the two main buildings. Both main facilities also depend on external storage facilities for additional equipment used for ceremonies and reception celebrations.

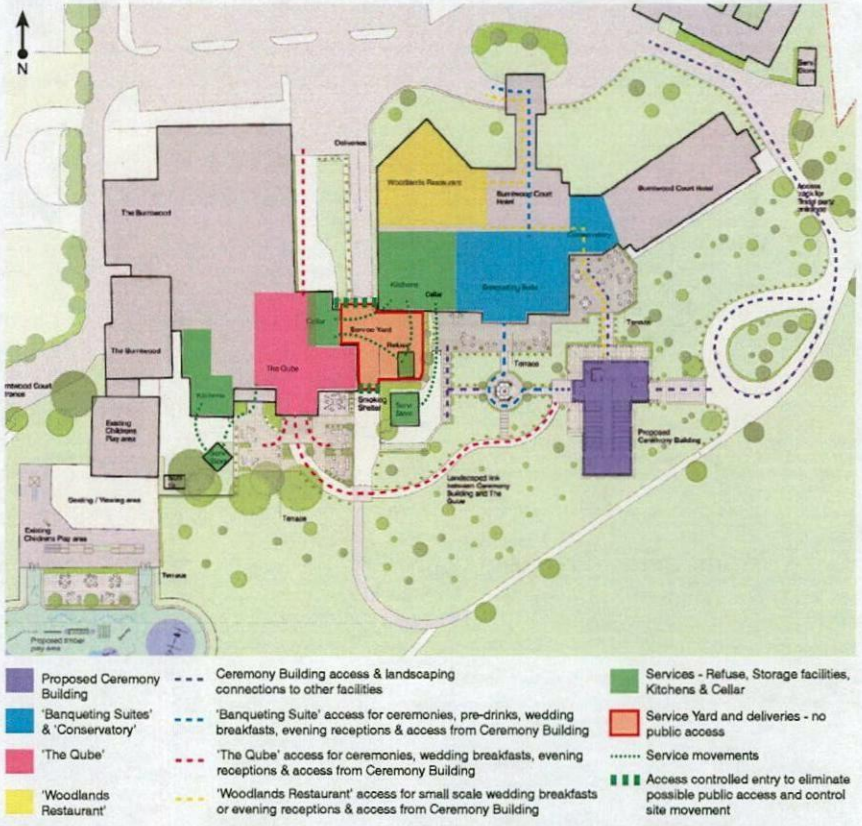


Figure 8: Spatial diagram including the Ceremony Building facility, demonstrating connections to whole site operations surrounding the provision of undertaking civil ceremonies and wedding celebrations (See Appendix B for full size diagram)

2.3 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 physically considering the comparable foot print difference. The scale for the proposal has also been designed in regard to forming a substantial and appropriate internal height for the performance of ceremonies. The proposal appreciates as the facility will be a detached building on the site, it is important the design portrays the importance of its purpose.

2.4 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.

To enhance the enjoyment of the rural location for users it is envisaged the Ceremony Building will link to the reception venue locations through carefully designed landscaping. The venues offer alternative reception approaches for couples; a more formal setting within the hotel 'Banqueting Suite' and 'Woodland Restaurant' or a more informal setting within 'The Qube' restaurant facility. It is envisaged the immediate landscaping between the Ceremony and hotel buildings would be formally designed, this then decreasing in formality, whilst maintaining clear way finding, as the landscaping link progresses towards 'The Qube' which would also receive additional landscaping works.

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. (Please refer drawings P-04, P-05, P-06, P-09 and P-17 for more information on landscaping proposals).

The proposal development is located within the Green Belt and this is consistent with the entire Burntwood Court site and immediate local area. Whilst the sensitive nature of undertaking development within a rural Green Belt location is appreciated, it is hoped through collaborative approach, a sustainable and appropriate design can be achieved to support the economic growth of a crucial rural community business at Burntwood Court.

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.

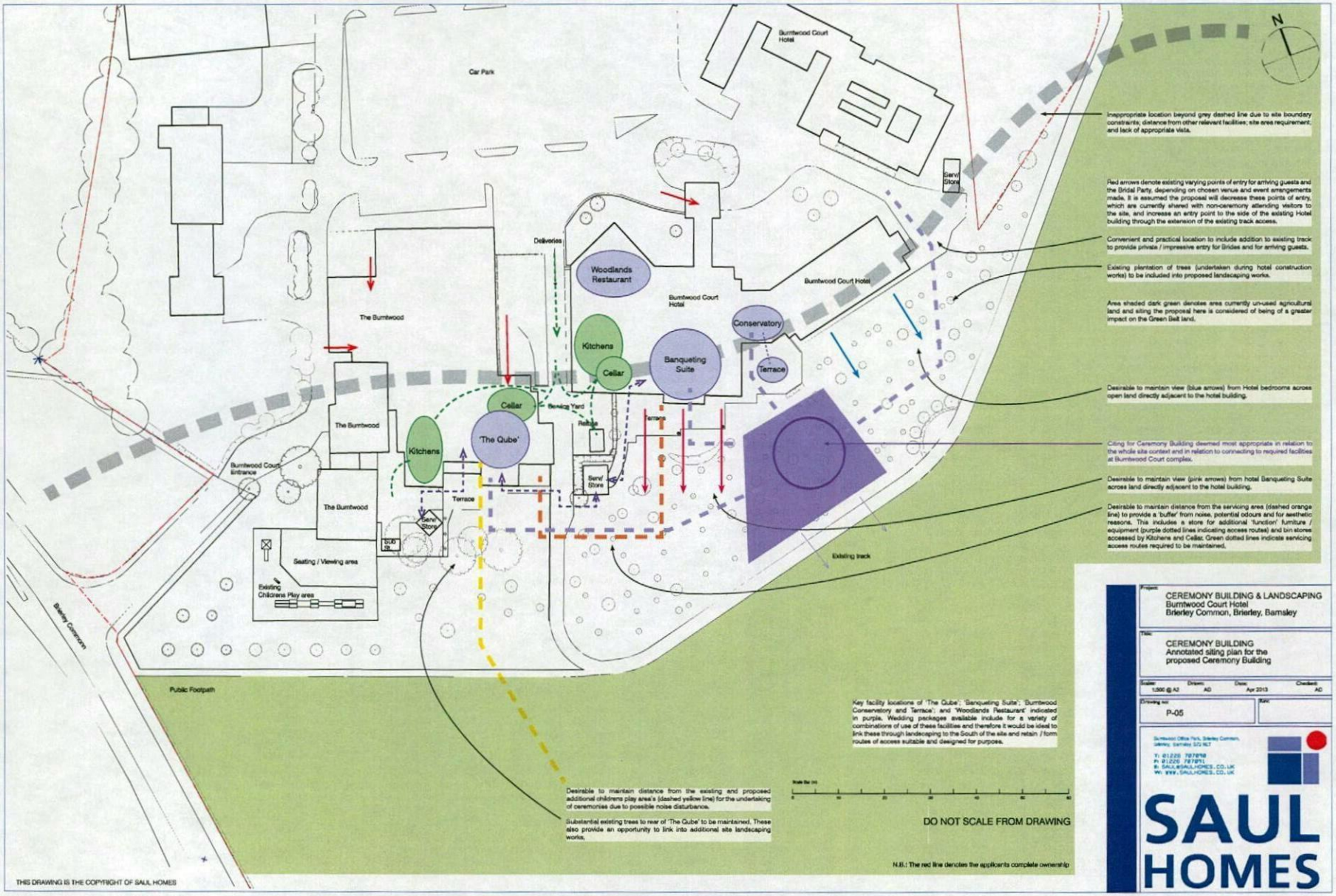


Figure 9: Spatial diagram demonstrating chosen siting for the proposed Ceremony Building facility, demonstrating problems associated with considering other potential siting locations.

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 by 750mm and discreetly screened by soft landscaping to increase the seclusion of the facility (Please refer drawings P-06, P-07, P-08, P-16, P-18 and P-19 for detail on the play area location and proposal).

2.5 Appearance

As previously stated under '2.0 The Proposal', 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 '2.3 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. The main entrance has been lowered in comparison to the remainder of the building and this further imitates architectural features of a Chapel. 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.

To the rear of the proposal the ancillary facilities are located, including the Accessible WC provision, small store room and area designated for the Groom and Bride to meet respectively with the Registrar prior to commencing the ceremony. The aesthetic and scale for this element to the building has been kept simple and of a smaller scale. Whilst considerable glazing has been included, this is to ensure the transition between the larger ceremony hall element to the rear facilities is consistent in atmosphere considering its North facing position and therefore to maximise on natural light and a sense of warmth. The glazing also ensures a significant entrance from the adjacent Hotel building and conservatory area that can be used as a 'pre-drinks' venue. It is also possible that members of a Bridal Party utilising the hotel facilities prior to the ceremony can enter from this direction. The ancillary facilities for meeting with the Registrar are also connected through a subtle glazed link between the chapel-like main entrance to the Ceremony Building to ensure privacy for an arriving Bride.

As previously stated under '2.0 The Proposal', in regard to materiality, the proposal includes a stone or stone effect finish with reclaimed red brick to further reflect the influence of a chapel or historic barn whilst connecting to both the original Public House building on the site in stone and the use of red brick throughout the Burntwood Court development. The proposal includes both slate and clay effect tiles to compliment the stone and brick and timber framed glazing and doors ensures a continuation of the desired aesthetic.

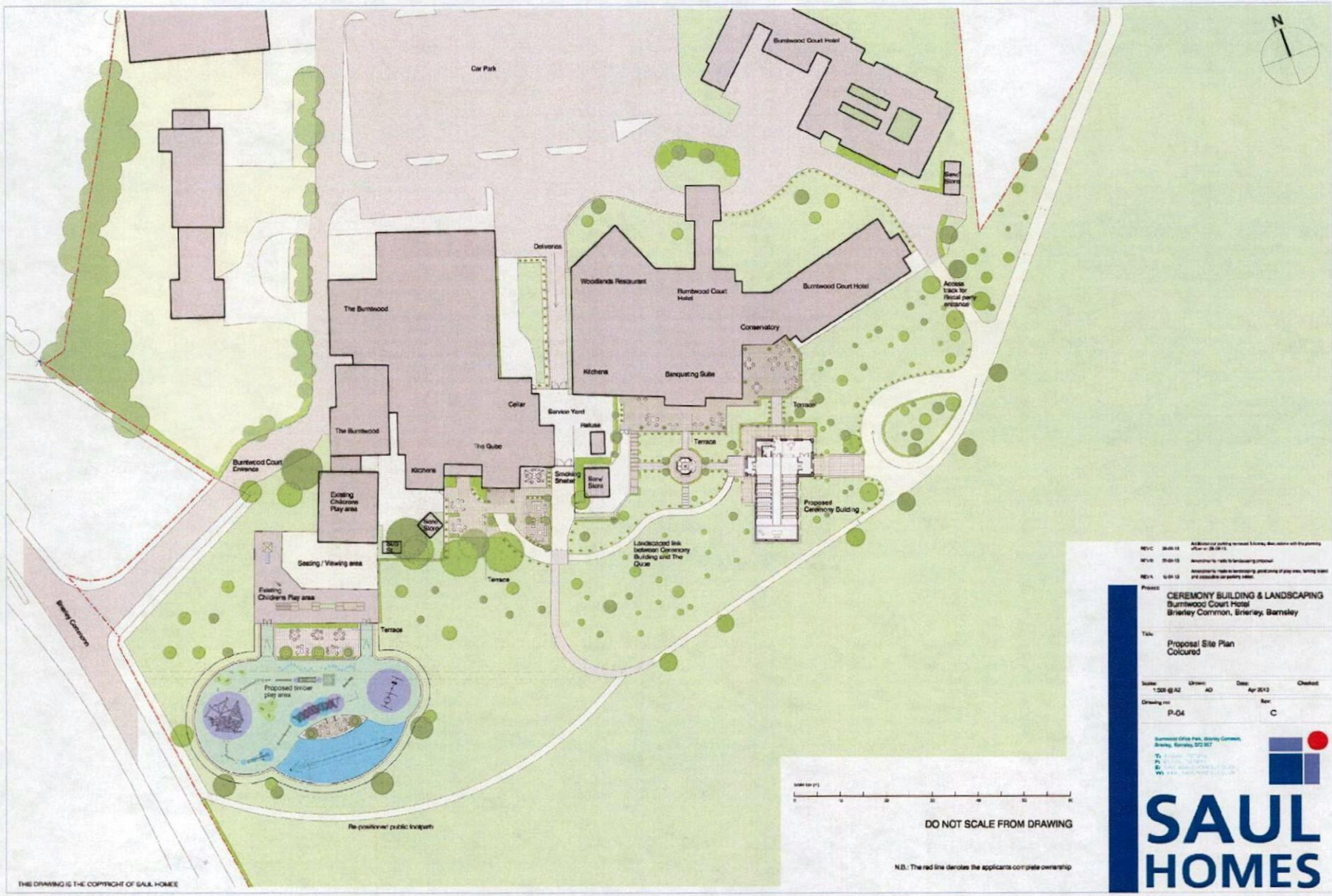


Figure 10: Proposed Site Plan

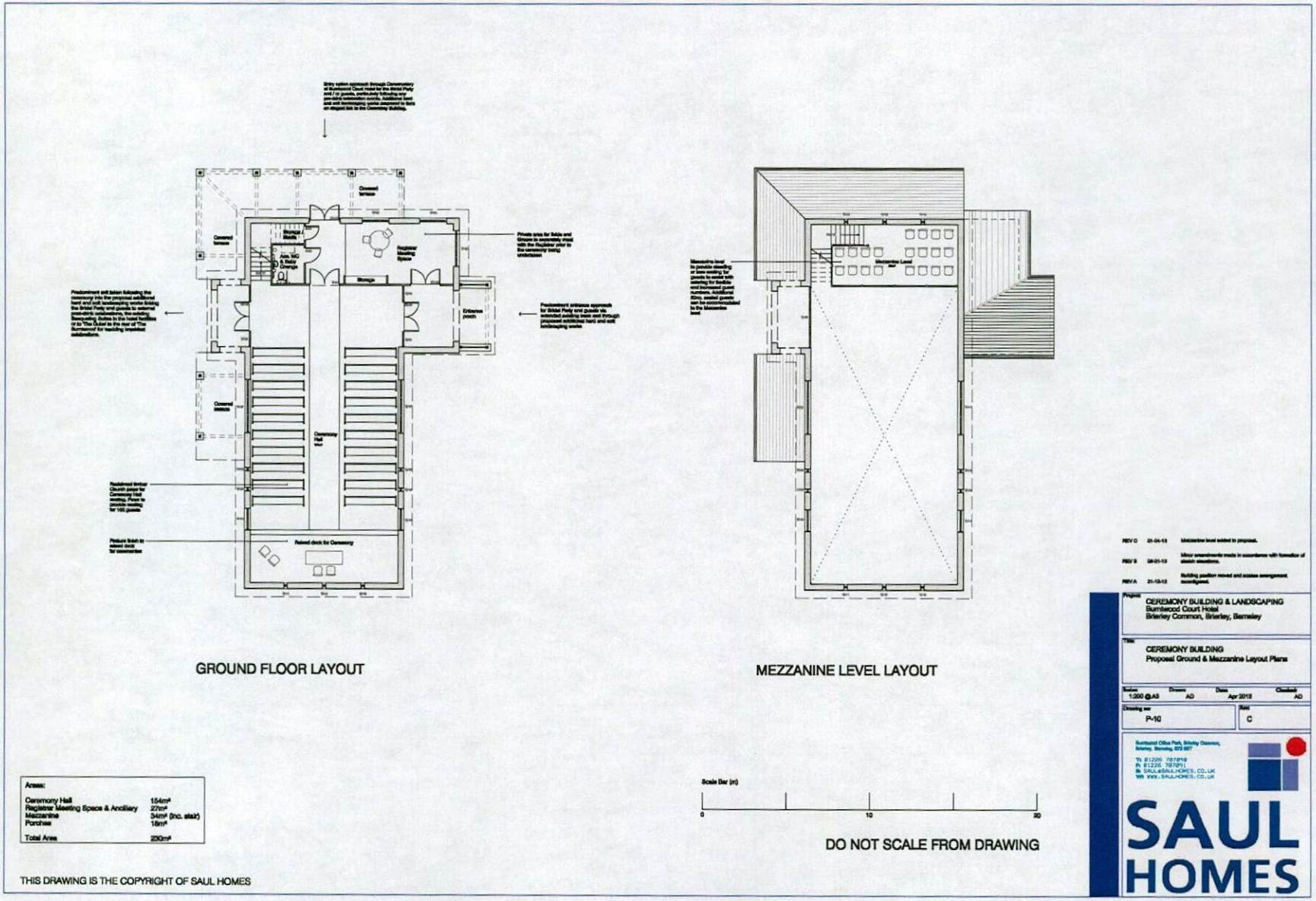


Figure 11: Proposed Layout Plan for Ceremony Building





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

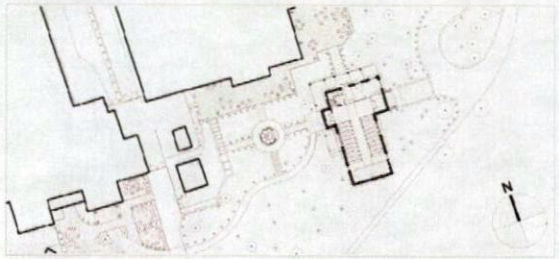
3.00 Windows & Doors
3.01 Hardwood timber windows
3.02 Hardwood timber doors

4.00 Rainwater goods
4.01 Dark grey / Black down pipes and gutters

5.00 Miscellaneous
5.01 Timber canopy structure







CROPPED PROPOSAL SITE PLAN @ 1:1000

Scale Bar (m)

0 10 20

DO NOT SCALE FROM DRAWING

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

CEREMONY BUILDING
Proposal Elevations - Coloured

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

Drawing no: P-12 | Rev: A

SAUL HOMES

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Figure 12: Proposed Elevations for Ceremony Building

3.1 Site specifics and analysis

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 typography 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.

3.2 Local area analysis

Burntwood Court is located in the Borough of Barnsley but also 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 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).

3.3 National policies

Outlined below are summaries of evidence relating to appropriate and key National Planning Policies:

1. Achieving Sustainable Development

9. Protecting Green Belt Land

11. Conserving and Enhancing the Natural Environment

The above National Planning Policies emphasise a drive to support sustainable economic development and thriving rural communities, noted particularly under notes 17.3 and 17.12 of 'Achieving Sustainable Development' and 116 of 'Conserving and Enhancing the Natural Environment'. The Burntwood Court not only provides leisure and business facilities to the local village and small town communities, but also on a wider and expanding geographical level attracting visitors from South / West Yorkshire and beyond, and therefore increasing leisure and 'day tourists' to the area. Burntwood Court also employs a local workforce throughout the complex of facilities, and engages with local business for services and supplies as much as possible to increase cross trade within the area.

The policies outline under notes 17.5 of 'Achieving Sustainable Development' and '80 of Protecting Green Belt Land' the protection of the Green Belt land around main urban areas, ensuring the intrinsic character of countryside areas is maintained whilst supporting rural communities. The site of Burntwood Court is within Green Belt land, but it is not on the perimeter of a settlement (Policy notes 80.A and 80.B of 'Protecting Green Belt Land'). Whilst inappropriate development within the Green Belt is appreciated to be undesirable, the proposed addition of the Ceremony Building has been carefully designed to minimise additional visual impact of the development and furthermore, the proposal Ceremony Building has been cited to respect the Green Belt land by ensuring it is located within the existing

building complex and therefore minimising encroachment as stated under policy note 80.C of 'Protecting Green Belt Land' (Please refer to Figure 9). It is considered the proposal will offer opportunity for additional enjoyment of the Green Belt land through increased accessibility whilst the purpose and nature of use minimise harm. It is considered the proposal will not consist of an increased harm on the Green Belt land over the existing use or through the extent / nature of use placed on the site.

In regard to landscaping and incorporating biodiversity into the proposal, the comments noted under '2.4 Landscaping and Siting' of this document outline the existing plantation of trees, will be retained as much as possible and additional structured and loose hard and soft landscaping works would be undertaken to link the Ceremony Building to the required Burntwood Hotel and 'The Qube' facilities. The landscaping works would further enhance the enjoyment of the Green Belt rural location and emphasise the local environment through carefully considered species specification.

3. Supporting a Prosperous Rural Economy, and;
8. Promoting Healthy Communities

Emphasis is placed within the above policies and particularly under 28, 28.A, 28.B and 28.C of 'Supporting a Prosperous Rural Economy' and 70 and 70.B of 'Promoting Healthy Communities' on the response to meeting local needs and supporting economic progression ensuring the protection of local jobs and businesses. The development of the Ceremony Building at Burntwood Court would ensure the facility responds to the increased demand, changing public desires and trends in order to retain business and attract new. As previously stated within the document, statistically the business has seen an increase of 34% over the past 5 years with an average number of 80 guests to ceremonies and up to an additional 220 guests to the evening reception celebrations (Please refer to Figure 5 and Figure 6 within this document). Nationally, the average number of guests invited to a civil ceremony has remained around 100 since 2010, despite the challenging economic climate, with an average of 96 in 2012 [Source: Hitched.co.uk and PR Newswire]. The UK's wedding industry was £10billion in 2012 with an average of £14,441 per wedding nationally, with Yorkshire and the Humber 11% below at £13,140 [Source: Hitched.co.uk and PR Newswire]. These costs obviously include requirements beyond the ceremony and facilities themselves (totalling an average of £5,070 in 2012) and therefore placing demand on other local businesses for increased trade to wedding venues.

In regard to the National Planning Policy notes under 28.B and 28.C of 'Supporting a Prosperous Rural Economy' regarding supporting the sustainable growth of all types of business and enterprise in rural areas including leisure and rural tourism, whilst respecting the character of the countryside, the anticipated growth of the wedding element of the business at Burntwood Court has been outlined in the previously in the above paragraphs and under '2.1 Use and Purpose'. The wedding aspect to business trading at Burntwood Court is seen to be thriving to an extent the facility is required in order to maintain, modernise and meet demand.

With reference within the policies to promoting the retention and development of local services to rural communities, Burntwood Court provides employment for 120 people. It is envisaged the addition of the Ceremony Building will increase the number of civil ceremonies undertaken initial by approximately 25% per annum by 2015 and increasingly thereafter, resulting in the need to increase hours of employment and numbers as required.

7. Requiring good design

In regard to 58, 58.A of the above planning policy to ensure developments function well and add to the overall quality of the area through design for a lifetime of the development rather than short term, the proposal for the design for the Ceremony Building ensures the business can function practically to the demands of undertaking civil ceremonies on the site for the foreseeable projection of business operations in this regard.

The design aesthetic responds sympathetically to the rural location and draws on aspects of the historic and traditional materiality locally, and particularly within the village of Brierley and this responds to 58.B of 'Requiring Good Design'. The

scheme contrasts this traditional approach by carefully linking in modern design aspects corresponding with the remainder of the Burntwood Court site as outlined under '2.0 The Proposal', '2.4 Landscaping and Siting' and '2.5 Appearance'.

3.4 Barnsley MBC Strategies and Policies

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.

As a general overview and addressing relevant BMBC Strategies, below briefly refers to key notes of importance:

Green Corridor: The site falls within the 'Green Corridor' outlined under 3.29 of the Green Corridor statement. Whilst this has a bias on residential development, the impact of additional housing to the local area will place an additional demand on local services, such as the facilities at Burntwood Court.

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.

The proposal 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 in the Borough. It also corresponds with noting within the following economic Policies / Plans / 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.

Spatial Portrait

With reference to policy notes 7.32 and 7.46 in connection with 'CSP34 Protection of the Green Belt' and in preventing the merging of settlements, the proposal has been carefully cited as close to the existing building complex as deemed appropriate for the nature of the facility whilst respecting the Green Belt in minimising any encroachment. The sensitive nature of developing within the Green Belt is fully understood and considerate thought has been placed into a sensitive design set within the rural environment. It is also appreciated the facility will provide an additional way for the local, and wider community, to increase enjoyment of the Green Belt and through a use that will be of little additional impact to the site other than its presence.

With reference to policy notes 7.85 in regard to 'CSP8 The Location of Growth' the proposed development has been formed due to an increased demand and need for additional facilities for those that celebrate the rural setting. The Burntwood Court complex is a successful business employing and serving the local rural communities and it responds on differing levels to the needs of the existing and future users in order to provide the required and desired facilities. In this respect, the business is diverse and striving to continuously ensure it remains competitive and responsive to cliental needs, and the proposal Ceremony Building forms part of its response. This approach is regarded as vital in ensuring business continuation and protection to employment and use of local services / businesses in its undertakings.

Burntwood Court offers a spectrum of services and facilities appealing to all generations with continued growth in particular facilities, such as in the provision

of facilities for civil ceremonies and wedding celebrations. As noted under '3.2 Local Area Analysis' of this document, rural settings within the Barnsley Borough for the undertakings of civil ceremonies / partnerships offering landscaped grounds, provisions for substantial number of guests, high quality accommodation and high quality catering are extremely limited. The requirement for combined civil ceremony and reception facilities celebrating the rural environment surrounding Barnsley is highly desirable and the inclusion of the proposed Ceremony Building at Burntwood Court would respond appropriately, building on an existing success.

With reference to policy note 7.85 under Spatial Portrait and in regard to 'CSP21 Rural Economy' it is considered the proposal responds to the needs to maintain business continuation to rural economy to the East of the Barnsley Borough, an area seen as viable and vital in the aspirations for local regeneration. The Burntwood Court business demonstrates successful and sustainable growth providing services to existing and expanding rural communities as well as attracting 'tourists' to the area for events such as weddings. The accessible rural setting assists in its continued success and attractive nature to all users and employees. It is this rural advantage that is hoped to be further celebrated through the proposed Ceremony Building.

In accordance with the expectations of development in rural areas, it is considered the proposal is of an appropriate scale for its intended use and protects the larger expanse of Green Belt land to the South of the existing track visible to the land of the Burntwood Court (Please refer to Figure 9 of this document). It is considered the building would not have a harmful impact on the character of the area or biodiversity to the siting shown and responds directly to the needs outlined to connect with the existing facilities on site required for the undertaking of wedding celebrations. Furthermore, this corresponds to '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. The proposal also sets to contribute further in place making and contributing to forming a healthy, safe and sustainable environment accessible to all. Furthermore, in accordance with '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. The above statement corresponds to the criteria set out in 'Sustainability and Climate Change Statement' and under 4.12 in regard to promoting sustainable development.

Barnsley MBC Sustainable Community Strategy Ambitions

With reference to Barnsley MBC Sustainable 'Community Strategy Ambition 3', the proposal facility will offer increased varied cultural opportunities for the local and wider communities through the improvement of the quality and nature of facilities currently available.

With reference to the 'Community Strategy Ambition 4', it is foreseen the additional facilities will contribute towards enhancing the community spirit and local diversity experienced at the varied facilities currently available at the Burntwood Court complex through providing further opportunities for local integration as well as appealing on a wider national scale and attracting visitors to the area. This also corresponds with 'CSP20 Promoting Tourism and encouraging Cultural Provision' through "encouraging the provision of a wide range of venues and opportunities for cultural activity". It also relates to notes 9.110 and 9.112 of CSP20 through "contributing to the economic and social well being of local communities"; and 9.113 through "creating a rich vibrant and diverse mix of uses" and enhancing "social benefits".

With reference to the 'Community Strategy Ambition 9', the proposal provides the continued development of the existing rural and local business at Burntwood Court enabling sustainable growth and maintaining the employment of local people and continued development of skills. This also corresponds with 'CSP21 Rural Economy' through responding to the criteria for encouragement of allowing development in rural areas through the growth of existing businesses; the connection to recreation and tourism; and the improvement of the quality of local services. It also achieves the expectations of being designed to a proportionate scale and size; protection

of the best quality agricultural land; and it demonstrates no greater harmful impact than the current facilities at Burntwood Court.

Barnsley Growth Corridor

The location of Burntwood Court is set within the Barnsley Growth Corridor to the East of the borough as noted in 7.5. It is understood whilst this area is set within the Green Belt, it forms the sustainable corridor for growth. The proposal for the Ceremony Building offers sustainable growth to an existing rural business supporting 120 local persons in employment and 8 local businesses on a regular basis through cross trading for supplies and servicing. These businesses include local bakers, butchers, fruit and vegetable suppliers and florists. The proposal envisages a growth of requiring 15/20 additional persons and an increase in supply / services initially by approximately 10-15% depending on the number of guests, which would be endeavoured to retained locally.

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).

4.0 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.

Initially the distance the potential user had travelled to Burntwood Court was asked resulting in confirmation the facility primarily serves persons from local villages / towns or those returning to the area for family reasons to get married totalling at 57%. However, 41.3% travelled from locations such as Castleford, Rotherham, Wakefield, Sheffield and Pontefract to the venue which demonstrates the strength of the facility against competitors more local to these locations.

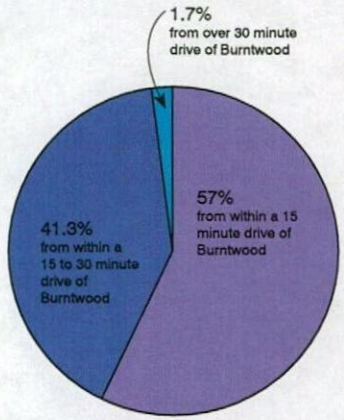


Figure 13: Pie Chart showing percentages of distance travelled to Burntwood Court.

The second question asked was what attracts the potential user to Burntwood Court as a wedding venue. A series of set answers were provided beside which, the user could indicate any number of answers felt appropriate.

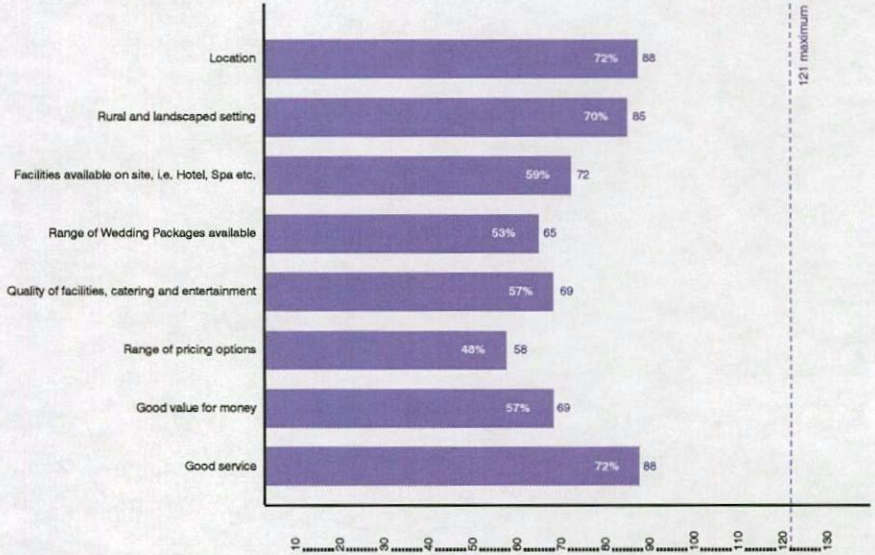


Figure 14: Bar Chart showing features that attract potential users to Burntwood Court as a wedding venue.

The data gathered clearly demonstrates the key features to potential wedding couples visiting the Wedding Fayre at Burntwood Court are split between the 'Location'; 'Rural and landscape setting' and providing a 'Good service'. Whilst this obviously provides a good indicator for the business in regard to harvesting potential growth and emphasising marketing strategies orientated to attracting future users based on this cross-section it also highlights the importance of the rural setting and location to the venue in regard to business continuation.

The third question potential users were asked was what they would find more attractive about getting married at Burntwood Court. Similarly to the second question, a series of set answers were provided beside which, the user could indicate any number of answers felt appropriate.

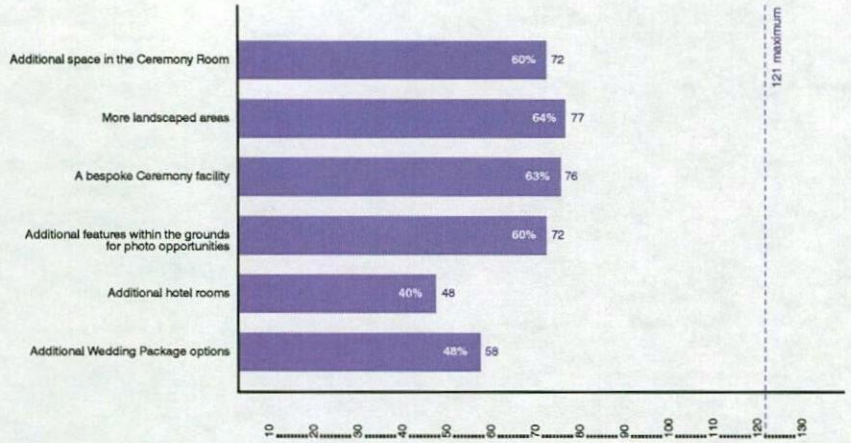


Figure 15: Bar Chart showing additional or new features that would attract potential users more to Burntwood Court as a wedding venue.

The data shown above indicates the most desired additional or new features to Burntwood Court as a wedding venue are weighted between 'Additional space in the Ceremony Room'; 'More landscaped areas'; 'Additional features within the ground for photo opportunities' and 'A bespoke Ceremony facility'. This data provides key feedback for Burntwood Court in regard to positives potential competitors may be able to offer in regard to such features but clearly defines a way forward in attracting more couples to the facilities through additional works to the site to ensure the facilities can match or surpass competitors to retain wedding numbers and beyond that, harvest an increase in trade and meet demand.

In addition to the set questions, visitors to the Wedding Fayre were asked for comments in regard to what attracted them to Burntwood Court as their venue. Unfortunately not many additional written comments were received but below are those that were provided:

"Beautiful setting. Very impressed. We were considering Rogerthorpe but happier with Burntwood."

"The staff are friendly and helpful."

"Changed our mind from a Church wedding to Civil ceremony when we saw this - love it!"

"Reputation for good food."

"Brilliant wedding coordinator - couldn't be more helpful."

The potential users were asked for criticism of the facilities. Again, unfortunately not many additional written comments were received but below are those that were provided:

"It would be nice to go into a separate building on the same site that is fit for purpose and which has character for a civil ceremony."

"At the moment it does feel the ceremony takes place in a make shift-room and not something special for such an important event."

"It would be nice to see the civil ceremony venue completely dressed rather than envisaging what it would look like when the room is changed from conference room to civil ceremony room."

The comments 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.

The potential users were finally asked which other venues were being considered for their upcoming wedding. Unfortunately not many answers were obtained against this question however, the main competitors were listed as Rogerthorpe Manor located north of South Elmsall and forming part of the Best Western hotel chain and Holiday Inn located in Barnsley. In comparison Burntwood Court offers an independent facility, providing service on a personal level. The setting of Rogerthorpe Manor setting is similarly rural to Burntwood Court it also offers additional landscaped grounds for photography opportunities and can accommodate a larger number of guests for the ceremony, however, does not provide a bespoke ceremony facility which would provide Burntwood Court with an opportunity to meet this demand from potential users.

In addition to Rogerthorpe Manor and Holiday Inn, potential couples were also considering Ardsley House, Tankersley Manor, Waterton Park Hotel, Kingscroft, Wentbridge Hotel and further afield, Cannon Hall, Sheffield Botanical Gardens, Darrington Hotel, Wortley Hall, Cusworth Hall and Cubley Hall. The spectrum of locations and range of venues demonstrates the category and regard Burntwood Court has within the wedding venue business. This further highlights the need for Burntwood Court to ensure business continuation in meeting user demand and growth in the wedding aspect for the business as well as the ability for Burntwood Court to attract further users through the addition of bespoke facilities and thus surpassing competitors with or without such facilities at present.

4.1 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 approached the Barnsley Registration Service regarding the potential addition of a bespoke building for undertaking civil marriage and civil partnership ceremonies and in particular regard to any alteration to the proposal they may consider being required. The response from the Registration Service was positive and extracts from this can be found below:

> *"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 completer building will, in my opinion, provide all 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 building 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."*
>
> 1st May 2013
>
> David Greenwood
>
> Registration Service Manager & Superintendent Registrar
>
> Barnsley Registration Service

> *"I confirm that I have now had the opportunity to discuss and consult on the suitability of the proposed new building as a venue for civil marriage and civil partnership ceremonies as per the drawings you sent to me. My feeling is that the accommodation perfectly fits the requirement for premises licensed by Barnsley Council for civil marriage and civil partnership ceremonies. At this stage I can see no areas where alteration would be required to meet the council's standards."*
>
> 19th February 2013
>
> David Greenwood
>
> Registration Service Manager & Superintendent Registrar
>
> Barnsley Registration Service

"My initial thoughts are that the building and accommodation looks very impressive. It will I'm sure fit really well on to the site and you seem to have thought of everything to provide an excellent ceremony venue."

15th February 2013

David Greenwood

Registration Service Manager & Superintendent Registrar

Barnsley Registration Service

The comments received from David Greenwood, Registration Service Manager and Superintendent Registrar at the Barnsley Registration Service, support the appropriate design of the facility in regard to meeting the needs in offering a ceremony venue on the site of Burntwood Court (Refer to Appendix A for a full copy of the correspondence received from the Barnsley Registration Service).

5.0 Concluding Statement

Conclusions have been made throughout this evidence document appropriate to each sub-heading and therefore whilst particularly relevant to each topic covered, efforts have been made to cross reference to connecting information or evidence as possible. The range of sub-heading topics have endeavoured to ensure a complete view of relevant evidence and information have been addressed in supporting the proposed addition of the bespoke Ceremony Building at Burntwood Court. As an overview, the conclusions to be emphasised or reference of particular relevance from the document are noted in the following paragraphs.

As noted in '3.4 Barnsley MBC Strategies and Polices', it is envisaged a potential initial demand for an additional 15/20 employees and an increase in approximately 10-15% in local supply / trading to accommodate the anticipated increase in business from the Ceremony Building facility.

In support of the proposal the most critical references in regard to supporting local and rural thriving businesses highlighted in Barnsley MBC Strategies and Polices 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'. 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.

The design response endeavours to aesthetically incorporate the bespoke Ceremony Building facility appropriately in regard to its purpose and use reflecting design influences similar to a Chapel or Barn and providing a secluded and private venue for ceremonies. Aesthetically, it is felt this also assists in responding to the location within the Green Belt through the use of materiality, reflecting the traditional materiality found in the original Public House building at Burntwood Court, and neighbouring village of Brierley. Careful consideration has been made on the design to suit both the existing complex at Burntwood Court in height, form and materiality whilst forming a suitable design to accommodate its purpose.

The statistic information evidenced in regard to existing business undertakings for ceremonies and wedding packages alongside projected use, as current, and against a new Ceremony Building demonstrates continued growth in this sector at Burntwood Court. Utilising the data provided of growth at Burntwood Court and considering national growth trends of increased civil ceremonies undertaken over a traditional Church wedding it emphasises the opportunity for business development whilst providing the niche facility desired by potential users for a purposefully design ceremony venue. The statistic information gathered emphasise the importance of the rural setting and landscaping on the site to users and this is respected by Burntwood Court and an aspect of their character they wish to enhance and increase enjoyment of by all users, particularly for those utilising the grounds extensively, such as during wedding celebrations.

The statistics also reflect the high regard held by users and potential users for Burntwood Court as a venue and as a facility in general which highlights its success and demonstrates the potential to expand and grow to benefit the local communities

and also further attract users from a wider geographical spread.

As an overall concluding statement it is felt the proposal critically would ensure business continuation for Burntwood Court. The increase growth trend in this sector for the business is evidenced in this document. It is vital this is retained and user demands are met to ensure a competitive nature allowing for growth.

Appendix A

As referenced to in '4.1 Barnsley Registration Service' full copies of the correspondence received from David Greenwood Registration Service Manager and Superintendent Registrar of the Barnsley Registration Service can be found below:

19th February 2013

Hi Suzanne

Further to our telephone conversation today. I confirm that I have now had the opportunity to discuss and consult on the suitability of the proposed new building as a venue for civil marriage and civil partnership ceremonies as per the drawings you sent to me.

My feeling is that the accommodation perfectly fits the requirement for premises licensed by Barnsley Council for civil marriage and civil partnership ceremonies. At this stage I can see no areas where alteration would be required to meet the council's standards.

No doubt you will keep me informed as the project progresses.

Regards
David

David Greenwood
Registration Service Manager & Superintendent Registrar
Barnsley Registration Service
Tel: 01226 773074

15th February 2013

Hi Suzanne

Sorry for the delay in replying, I've been down with a definite case of man flu for a few days!! I am recovered now.

My initial thoughts are that the building and accommodation looks very impressive. It will I'm sure fit really well on to the site and you seem to have thought of everything to provide an excellent ceremony venue.

I will send it to a couple of people involved in the licensing process for their thoughts before I respond formally.

Thank you for including me in the process at this stage. I will be in touch ASAP.

Regards
David

David Greenwood
Registration Service Manager & Superintendent Registrar
Barnsley Registration Service
Tel: 01226 773074

BARNSLEY
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

David Greenwood
Superintendent Registrar

Appendix B

As referenced to during '2.1 Use and Purpose' larger versions of the statistic diagrams provided under Figures 5 and 6 can be found below. These demonstrate the civil ceremony / wedding provision and demand.

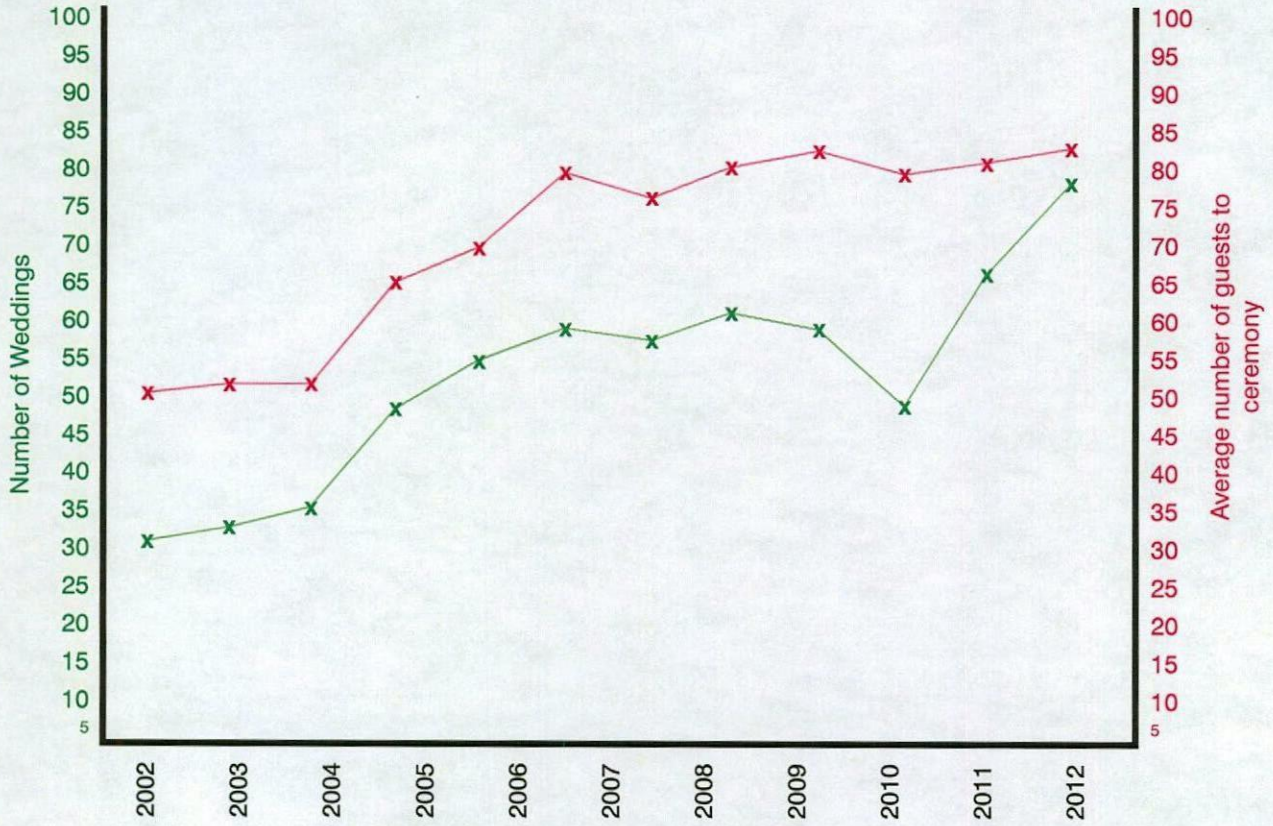
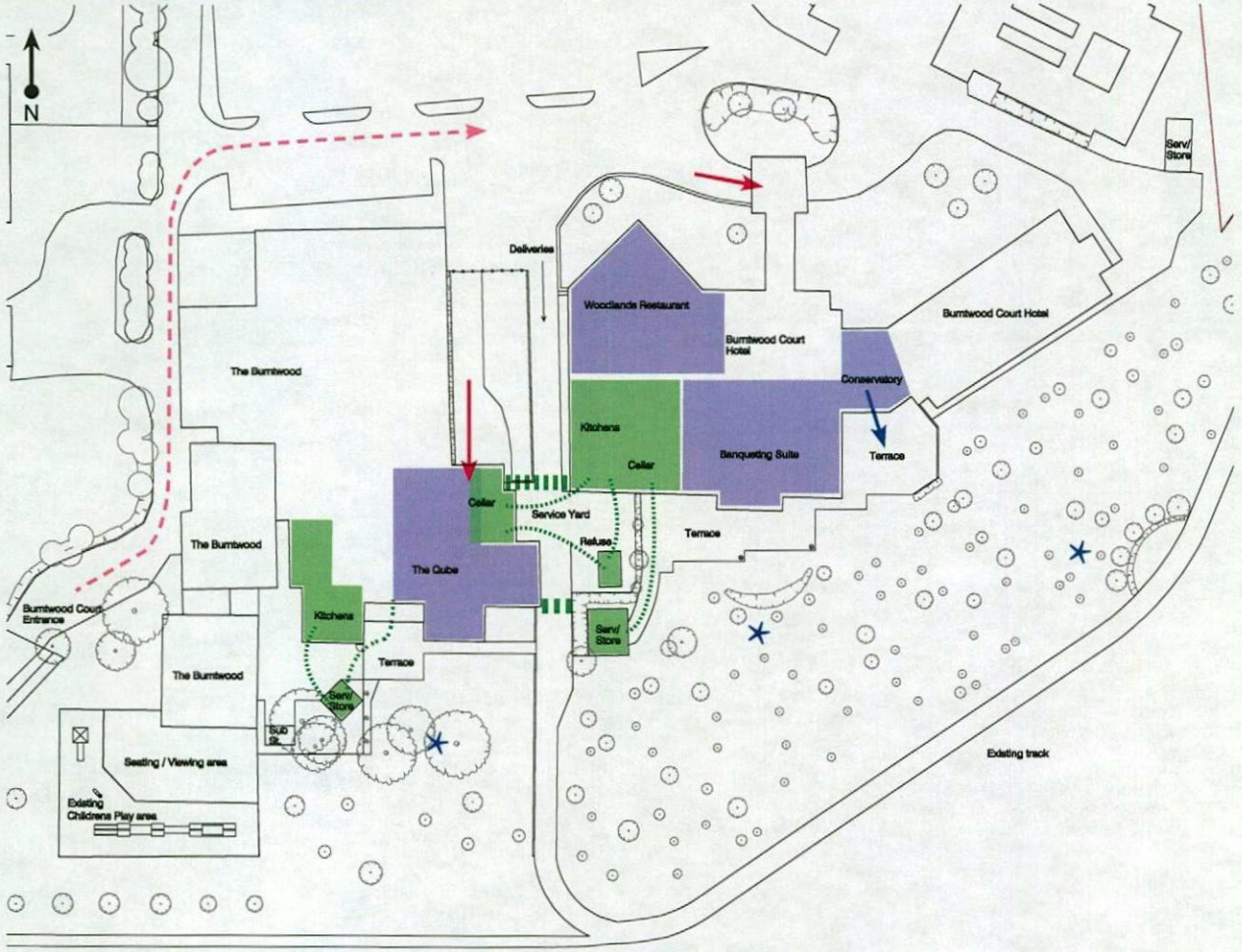


Figure 5: Existing Burntwood Court civil ceremony / wedding provision statistic histogram, Apr. 2013

Figure 6: Projected / anticipated Burntwood Court civil ceremony / wedding provision histogram, Apr. 2013
(*denotes bookings taken)

As referenced to during '2.2 Layout and connections to Burntwood Court site' larger versions of the diagrammatic spatial considerations of the siting of the proposal Ceremony Building provided under Figures 7 and 8 can be found below. These demonstrate the site operations and connections.



Entry position of Bridal Party and wedding guests

Potential exit / terrace area use during pre-drinks

Potential photographic locations / use of site

Staff only - access to service yard and deliveries

Servicing connections for catering and ceremony related equipment

Ceremony / Reception venues and facilities

Staff facilities - Kitchens, Cellar and ancillary service facilities required during the undertaking of Ceremonies / Reception celebrations

Figure 7: Spatial diagram of existing Burntwood Court complex demonstrating connections to whole site operations surrounding the provision of undertaking civil ceremonies and wedding celebrations

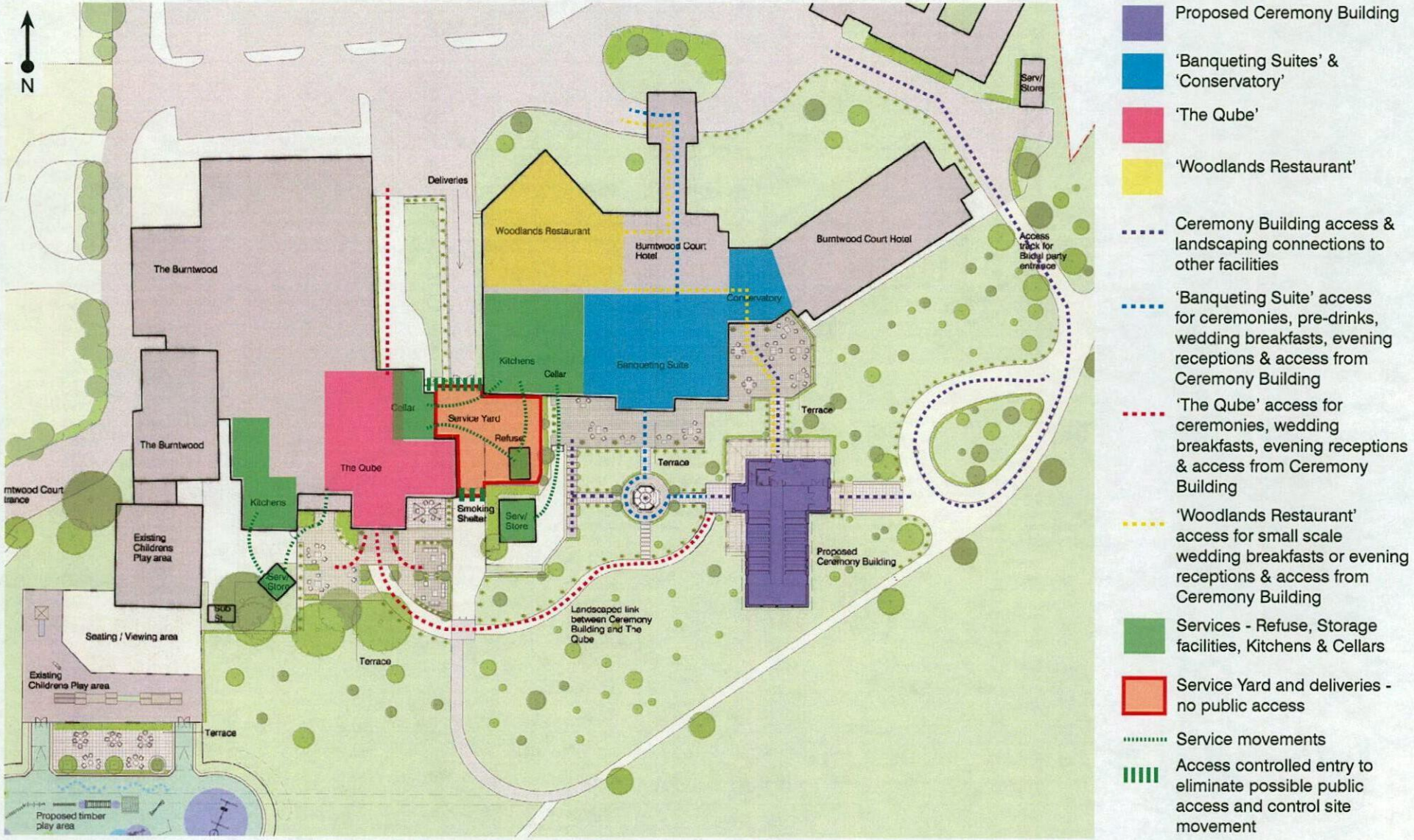
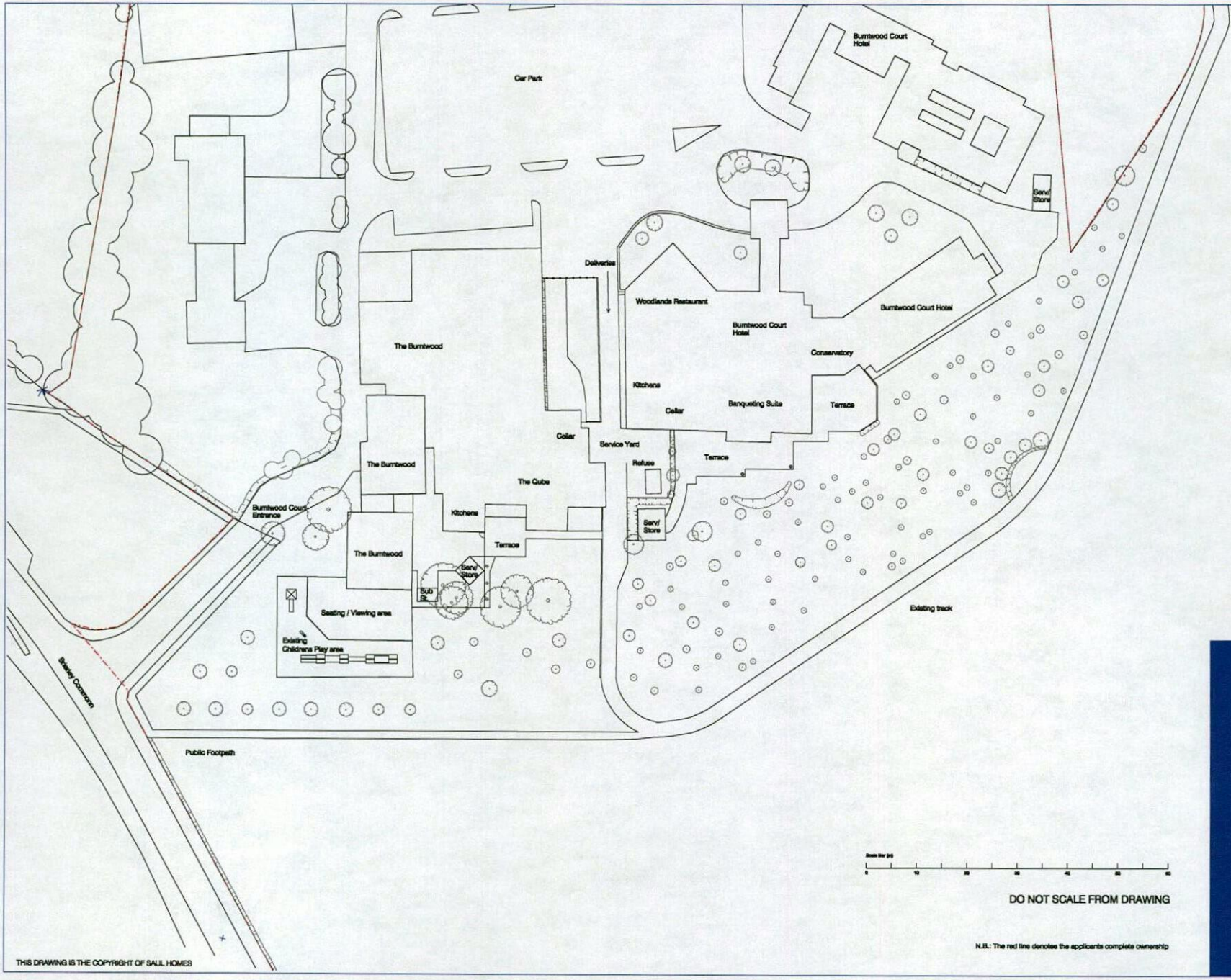


Figure 8: Spatial diagram including the Ceremony Building facility, demonstrating connections to whole site operations surrounding the provision of undertaking civil ceremonies and wedding celebrations

Appendix C

Proposal Drawings of particular reference:

P-02	Existing Site Plan	1:500 @ A2
P-03 REV C	Proposal Site Plan	1:500 @ A2
P-06 REV A	Landscaping Plan	1:500 @ A2
P-07	Timber Play Area	1:200 @ A2
P-09 REV A	Amendments to Access and Drainage	1:200 @ A2
P-10	Ceremony Building Proposal Plans	1:200 @ A3
P-12 REV A	Elevations - Annotated	1:200 @ A3
P-15 REV A	Indicative Site Cross Section AA	1:200 @ A3
P-16 REV A	Indicative Site Cross Section BB	1:200 @ A3



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

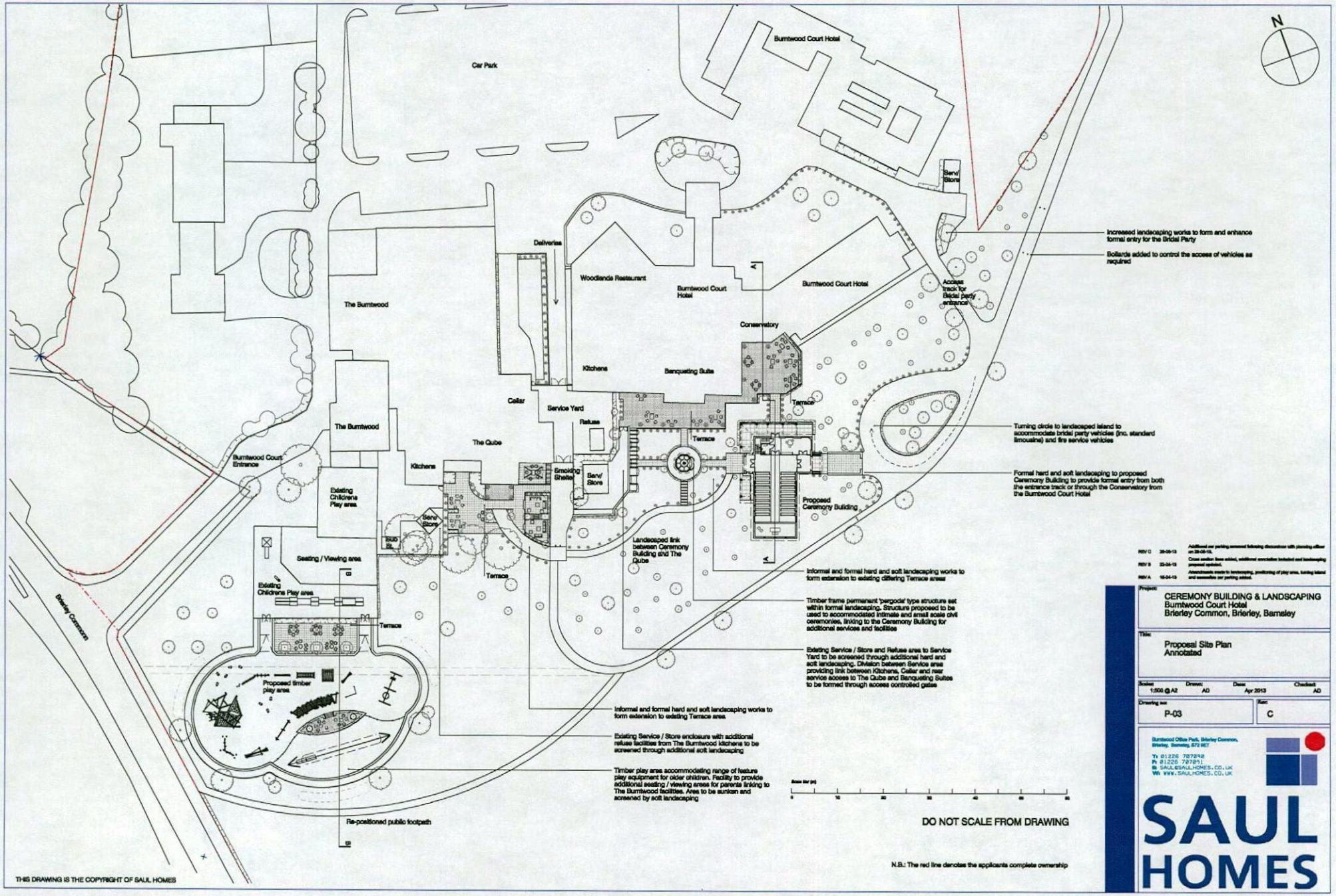
Title: Existing Site Plan

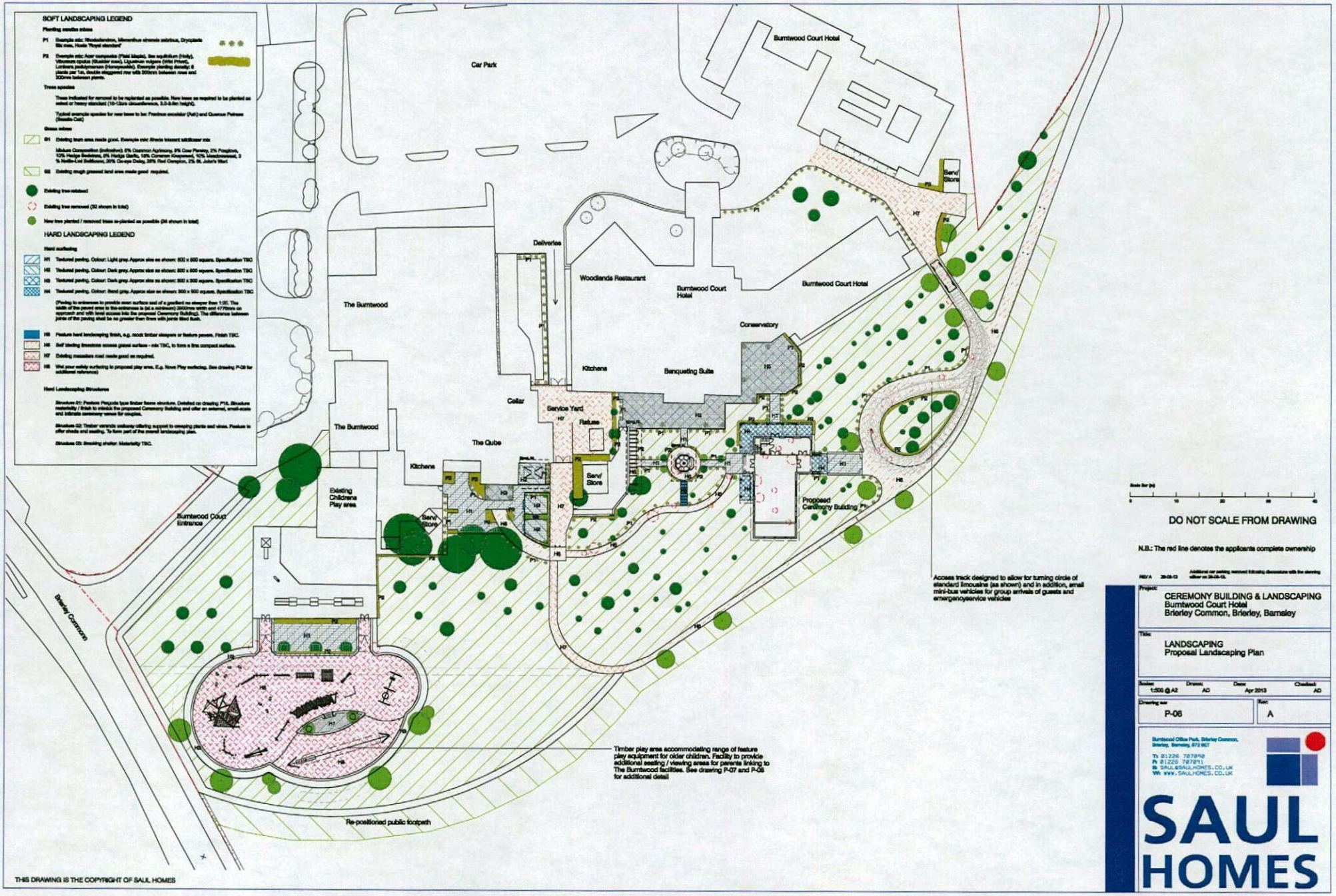
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Drawing no: P-02 Rev:

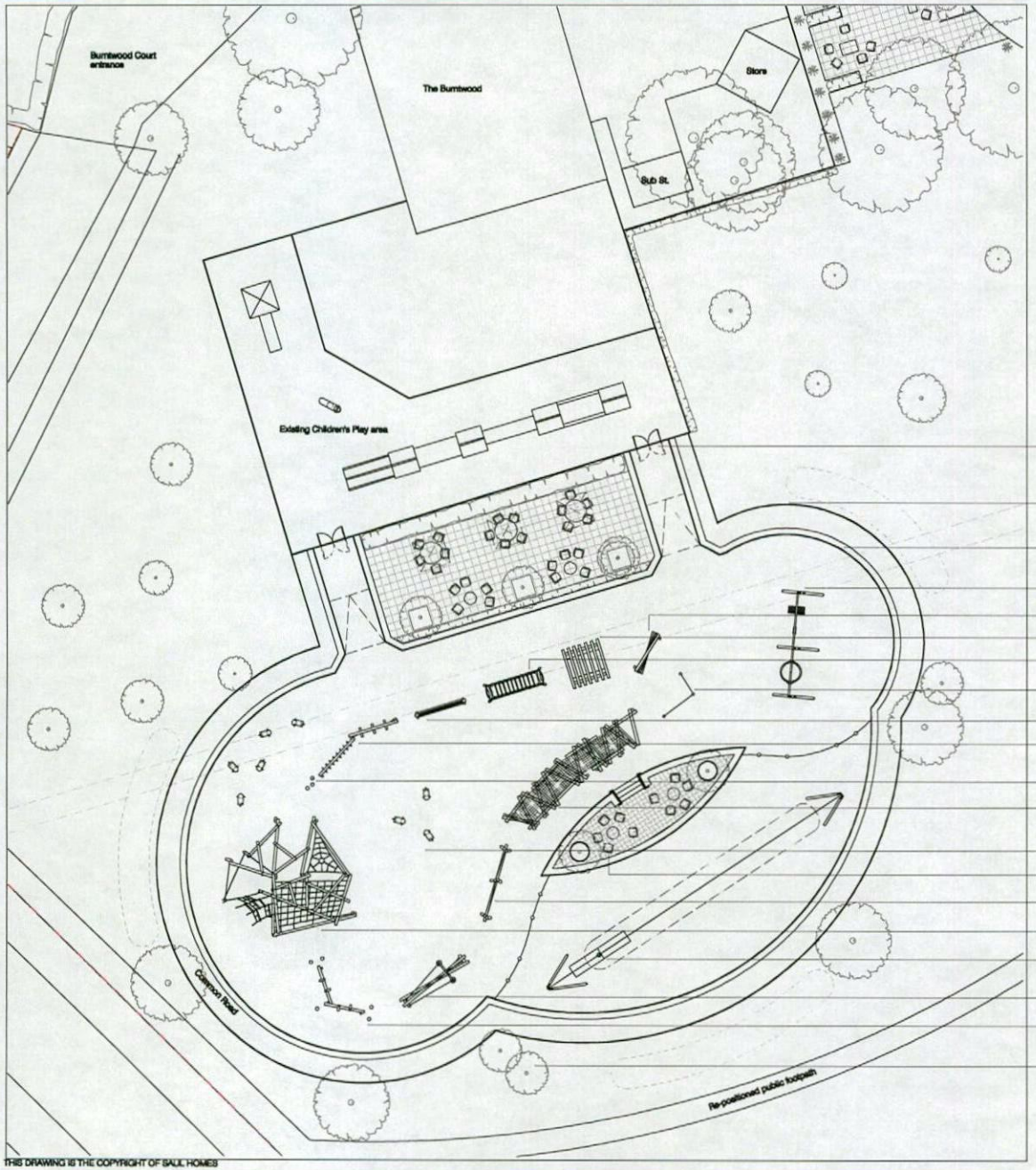
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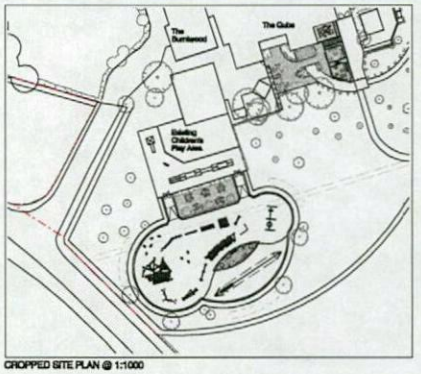
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N
Burntwood Court Hotel
Car Park
Serv/ Store
Deliveries
Woodlands Restaurant
Burntwood Court Hotel
Burntwood Court Hotel
The Burntwood
Conservatory
Kitchens
Banqueting Suite
Cellar
Service Yard
Refuse
Terrace
The Burntwood
The Qube
Burntwood Court Entrance
Kitchens
Smoking Shelter
Serv/ Store
Existing Childrens Play area
Serv/ Store
Proposed Ceremony Building
Landscaped link between Ceremony Building and The Qube
Seating / Viewing area
Existing Childrens Play area
Terrace
Terrace
Brierley Common
Proposed timber play area
Re-positioned public footpath
Increased landscaping works to form and enhance formal entry for the Bridal Party
Bollards added to control the access of vehicles as required
Access track for Bridal party entrance
Turning circle to landscaped island to accommodate bridal party vehicles (inc. standard limousine) and fire service vehicles
Formal hard and soft landscaping to proposed Ceremony Building to provide formal entry from both the entrance track or through the Conservatory from the Burntwood Court Hotel
Informal and formal hard and soft landscaping works to form extension to existing differing Terrace areas
Timber frame permanent 'pergola' type structure set within formal landscaping. Structure proposed to be used to accommodate intimate and small scale civil ceremonies, linking to the Ceremony Building for additional services and facilities
Existing Service / Store and Refuse area to Service Yard to be screened through additional hard and soft landscaping. Division between Service area providing link between Kitchens, Cellar and rear service access to The Qube and Banqueting Suites to be formed through access controlled gates
Informal and formal hard and soft landscaping works to form extension to existing Terrace area
Existing Service / Store enclosure with additional refuse facilities from The Burntwood kitchens to be screened through additional soft landscaping
Timber play area accommodating range of feature play equipment for older children. Facility to provide additional seating / viewing areas for parents linking to The Burntwood facilities. Area to be sunken and screened by soft landscaping
DO NOT SCALE FROM DRAWING
N.B.: The red line denotes the applicants complete ownership
REV C 29-08-13 Additional car parking screened following discussions with planning officer on 28-08-13.
REV B 23-04-13 Cross section lines added, additional annotation included and landscaping proposal updated.
REV A 16-04-13 Amendments made to landscaping, positioning of play area, turning island and accessible car parking added.
Project: CEREMONY BUILDING & LANDSCAPING
Burntwood Court Hotel
Brierley Common, Brierley, Barnsley
Title: Proposal Site Plan
Annotated
Scales: 1:500 @ A2
Drawn: AD
Date: Apr 2013
Checked: AD
Drawing no: P-03
Rev: C
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CROPPED SITE PLAN @ 1:1000

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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. 600mm difference between existing play are 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 'sunken' 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, to 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 'scrabble' 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 0.5mH

(G) Timber frame 'monkey bars' system Approx 4mL x 0.8mW x 3.8mH and suspended 3no. 'tyres' traverses with rope mechanism vertically and horizontally. Approx 4mL x 0.5mW x 3.5mH

(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 'twister' suspended swing system with tarsalle 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.

REV A 01-04-13 Positioning of play area amended to incorporate perimeter fencing and revised entry access.

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

Title: LANDSCAPING
Proposal Timber Feature Play Area

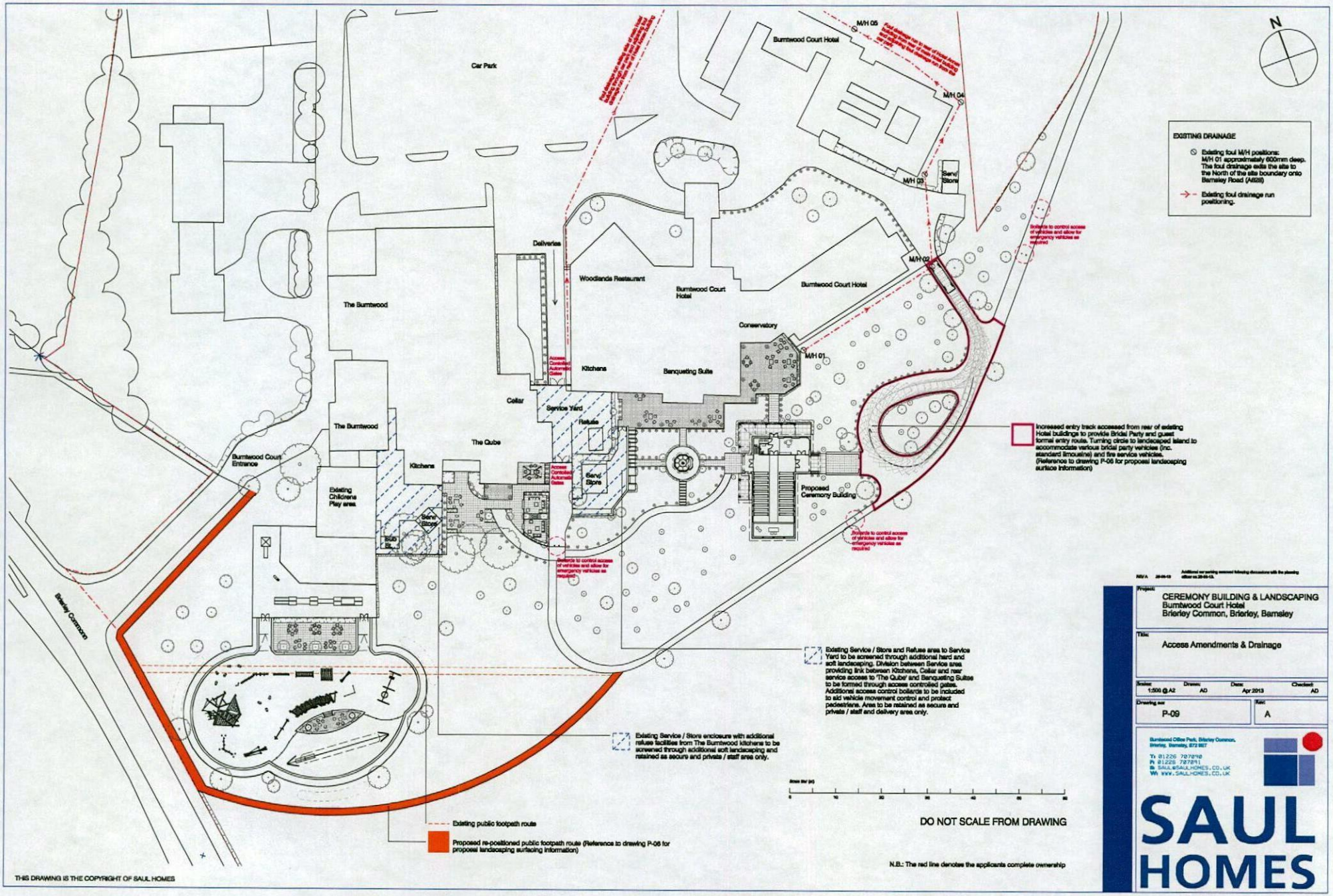
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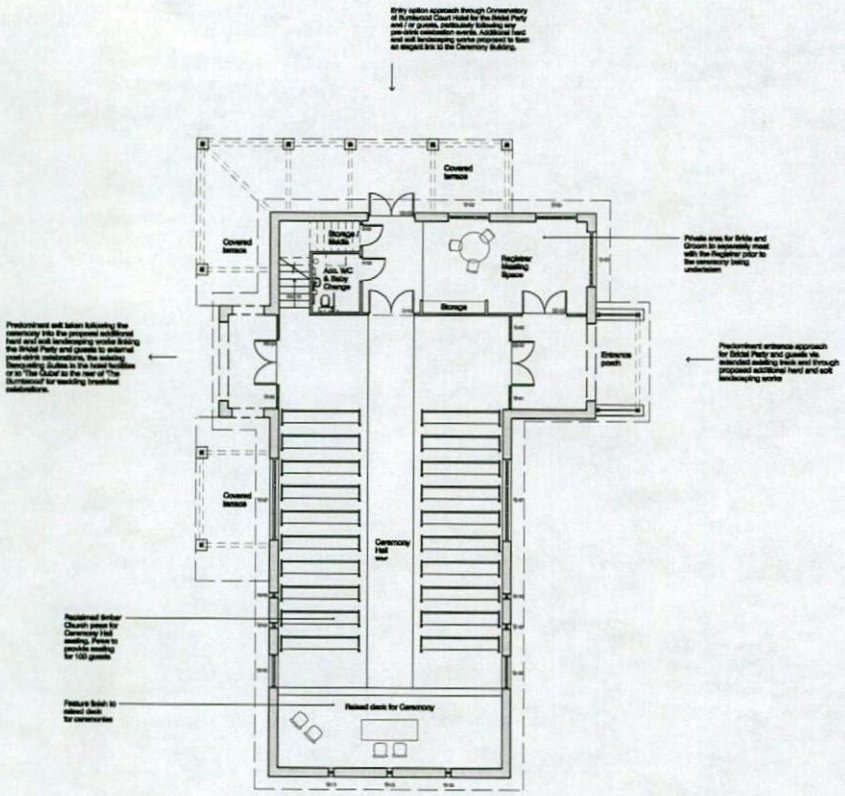
Drawing no: P-07 Rev: A

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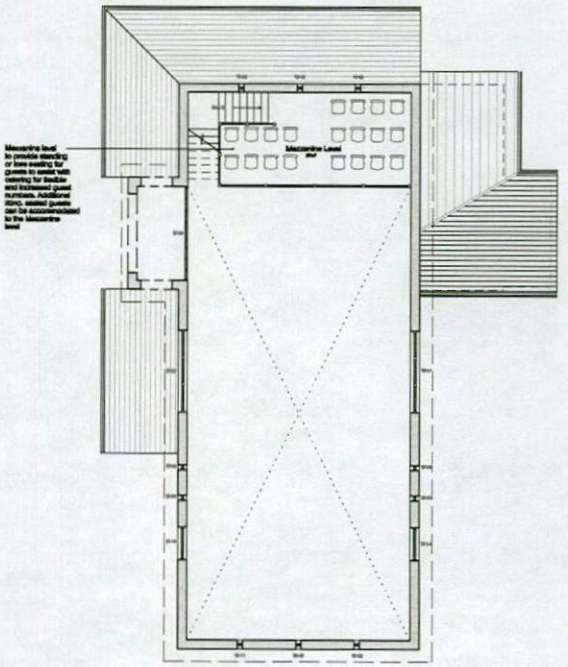
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Car Park
Burntwood Court Hotel
M/H 05
M/H 04
M/H 03
Serv/ Store
Deliveries
Woodlands Restaurant
Burntwood Court Hotel
Burntwood Court Hotel
M/H 02
The Burntwood
Conservatory
M/H 01
Kitchens
Banqueting Suite
Cellar
Service Yard
Refuse
The Burntwood
The Qube
Burntwood Court Entrance
Kitchens
Existing Childrens Play area.
Serv/ Store
Sub Sta.
Serv/ Store
Proposed Ceremony Building
Barnsley Common
N
EXISTING DRAINAGE
Existing foul M/H positions: M/H 01 approximately 600mm deep. The foul drainage exits the site to the North of the site boundary onto Barnsley Road (A628)
Existing foul drainage run positioning.
Increased entry track accessed from rear of existing Hotel buildings to provide Bridal Party and guest formal entry route. Turning circle to landscaped island to accommodate various bridal party vehicles (inc. standard limousine) and fire service vehicles. (Reference to drawing P-06 for proposal landscaping surface information)
Existing Service / Store and Refuse area to Service Yard to be screened through additional hard and soft landscaping. Division between Service area providing link between Kitchens, Cellar and rear service access to 'The Qube' and Banqueting Suites to be formed through access controlled gates. Additional access control bollards to be included to aid vehicle movement control and protect pedestrians. Area to be retained as secure and private / staff and delivery area only.
Existing Service / Store enclosure with additional refuse facilities from The Burntwood kitchens to be screened through additional soft landscaping and retained as secure and private / staff area only.
Existing public footpath route
Proposed re-positioned public footpath route (Reference to drawing P-06 for proposal landscaping surfacing information)
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CEREMONY BUILDING & LANDSCAPING
Burntwood Court Hotel
Brierley Common, Brierley, Barnsley
Access Amendments & Drawing
1:500 @ A2
AD
Apr 2013
AD
P-09
A
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GROUND FLOOR LAYOUT



MEZZANINE LEVEL LAYOUT

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

Scale Bar (m)

0 10 20

DO NOT SCALE FROM DRAWING

Rev	Date	Description
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

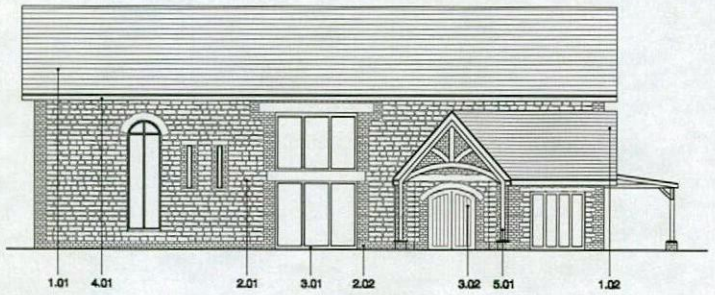
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Drawing no: P-10 Rev: C

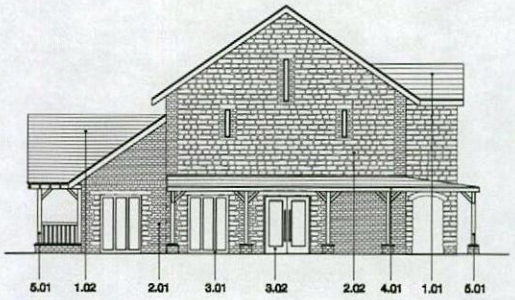
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EAST ELEVATION



NORTH ELEVATION

MATERIALS

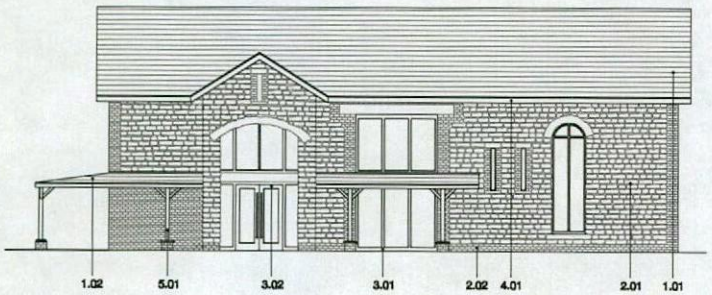
1.00 Roof
1.01 Slate tile finish
1.02 Clay tile finish

2.00 Walls
2.01 Reclaimed red brick
2.02 Stone / Stone effect finish

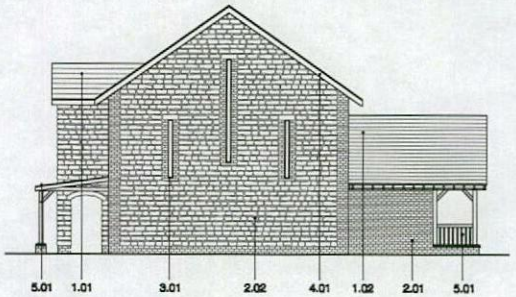
3.00 Windows & Doors
3.01 Hardwood timber windows
3.02 Hardwood timber doors

4.00 Rainwater goods
4.01 Dark grey / Black down pipes and gutters

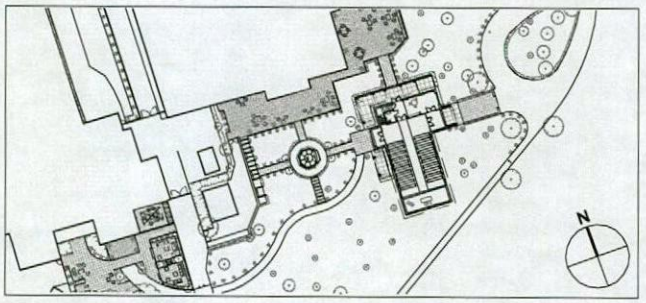
5.00 Miscellaneous
5.01 Timber canopy structure



WEST ELEVATION



SOUTH ELEVATION



CROPPED PROPOSAL SITE PLAN @ 1:1000

Scale Bar (m)

0 10 20

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REV A 03-07-13 Proposal site plan extract updated.

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

Title: CEREMONY BUILDING
Proposal Elevations - Annotated

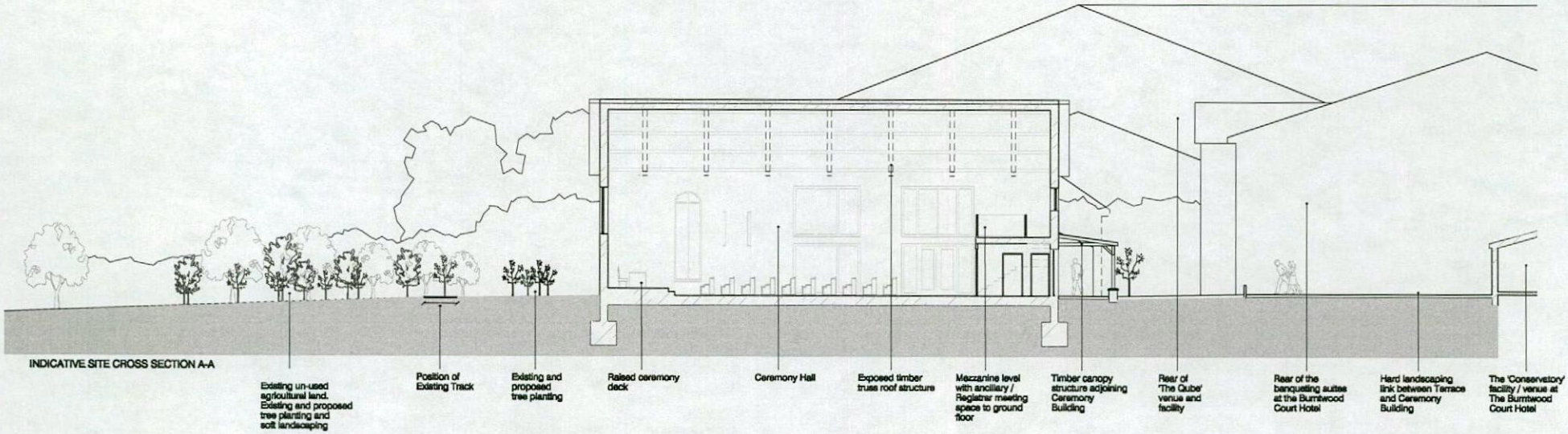
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Drawing no: P-12 Rev: A

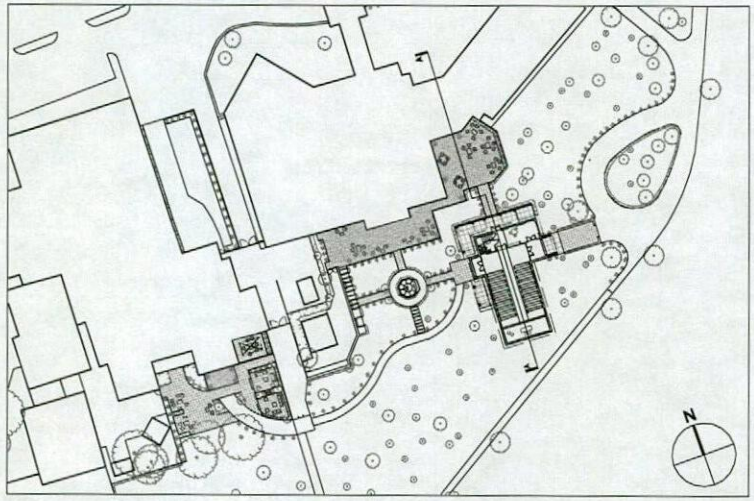
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INDICATIVE SITE CROSS SECTION A-A



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

Scale Bar (m)

0 10 20

DO NOT SCALE FROM DRAWING

REV A 03-07-13 Proposed site plan extract updated.

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

Title: CEREMONY BUILDING
Indicative Site Cross Section AA

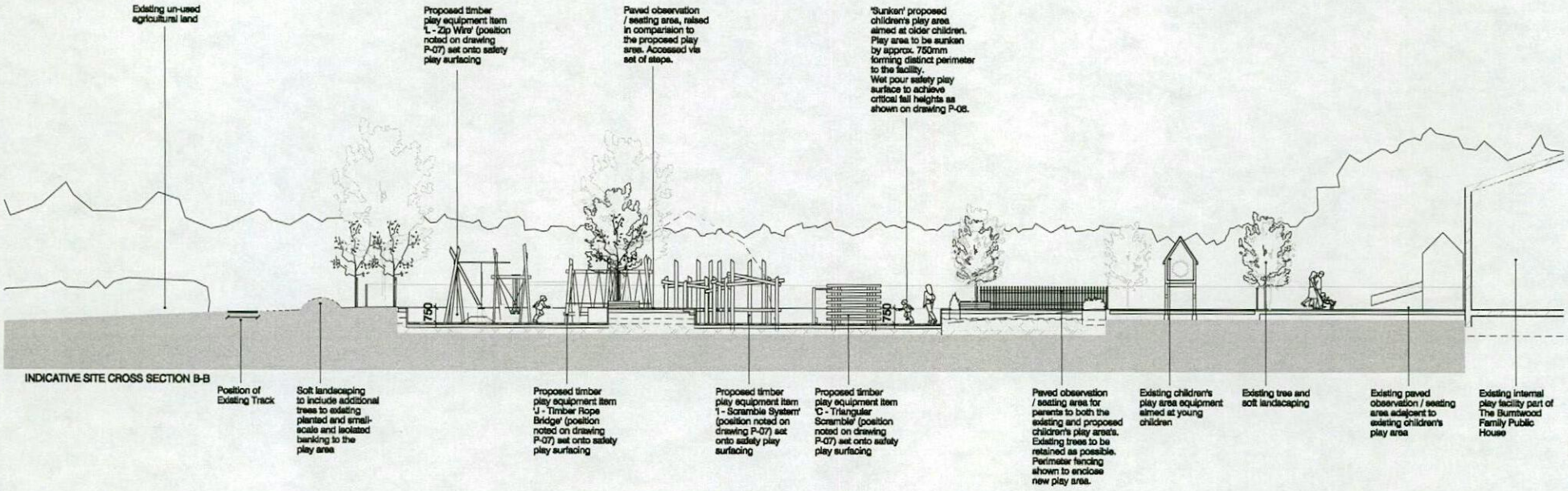
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Drawing no: P-15 Rev: A

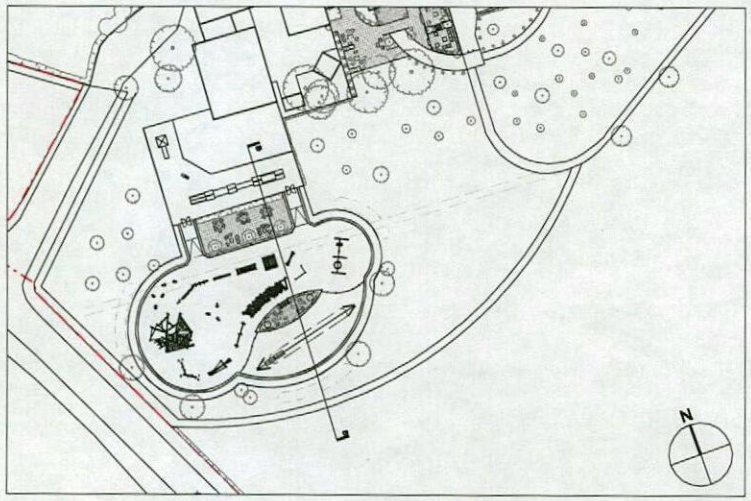
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INDICATIVE SITE CROSS SECTION B-B



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INDICATING CROSS SECTION LINE B-B

Scale Bar (m)

0 10 20

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REV A 26-09-13 Amendments made to proposed level of the play areas to be reduced further on to be 'sunken' by a total of 750mm compared to the surrounding landscaping

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

Title: LANDSCAPING
Indicative Site Cross Section BB

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

Drawing no: P-16 Rev: A

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