For and on behalf of
REFLEXSHIFT LTD



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

Prepared by
Andrew Bailey Architects

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ANDREW BAILEY ARCHITECTS
85 LUNDHILL ROAD
WOMBWELL
BARNSLEY
S73 0RL

WWW.AKBARCHITECTS.COM

Introduction

1.1 This Planning, Design and Access statement has been prepared by Andrew Bailey Architects on behalf of Reflexshift Ltd in support of a planning application for a variation of condition 3 of application no. 2011/1544 (Minor Material Amendment) at The Town Hall and former toilets at 4 High Street, Wombwell

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

1.3 Planning permission has been granted to convert The Town Hall into a Bar- Restaurant at ground and lower ground floor levels, an additional 7No.self contained apartments will be created on the first and second floors . The adjoining toilet block will be converted into A4 use

2.0 Site Description

Site Context

2.1 The site is The Town Hall at Wombwell ,and former toilet block, a prominent four storey stone and slate building with landmark clock feature and three storey offshoot. The building is currently used as council offices and the application includes an adjoining toilet/utility block to the east which is presently closed to the public. A listed war memorial located on Station Road will be preserved.

The building is accessed via its main entrance on High Street and two other entrances off Station Road . A large public car park abuts its southern boundary



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

Planning History

2.2 Refer to Approval 2011/0665

Minor Material Amendments

2.3 The proposed development will omit the A4(Function Room) UAWC extension. A glazed link will provide access to toilets located with the town hall. The Station Road elevation has been widened and windows omitted to the side and carpark elevations

Appearance of the Development

2.4 The external appearance of the building remains largely unaffected. The glass link will not be visible from the street.