



**Penistone Paramount & Town Hall, Shrewsbury  
Road, Penistone, Sheffield, S36 6DY**

Barnsley Metropolitan Borough Council

**Re-roofing all existing pitched and flat roof coverings including  
replacement rainwater goods, 3no windows and removal of existing  
roof cowls.**

Planning Application | P1

29 May 2024

BC2202 37

# **Design and Access Statement**

## Penistone Paramount & Town Hall

Project no: BC2202 37

Document title: Re-roofing all existing pitched and flat roof coverings including replacement rainwater goods, 3no windows and removal of existing roof cowls.

Document No. Design and Access Statement

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Client name: Barnsley Metropolitan Borough Council

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Project manager: Andrew Bardon

Author: Neil Lomas

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Align Property Partners Limited  
Morgan House, Mount View  
Standard Way Industrial Estate  
Northallerton, North Yorkshire DL6 2YD  
United Kingdom  
T +44 (0)1609 785700

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### Document history and status

Revision	Date	Description	By	Review	Approved
P1	29.05.2024	Design and Access Statement	NRL	BJL	SAS

### Limitations

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# 1. Introduction

## 1.1 The Applicant

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

## 1.2 Application Description

Re-roofing all existing pitched and flat roof coverings including replacement rainwater goods, 3no windows and removal of existing roof cowls.

## 1.3 Supporting Statement

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

## 1.4 Supporting Documentation and Drawings

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

Document No.	Rev	Title	Scale
BC2202 37-APP-XX-XX-DR-B-000001	P1	Site Location Plan	1:1250
BC2202 37-APP-XX-XX-DR-B-000040	P1	Existing Site Plan	1:200
BC2202 37-APP-XX-XX-DR-B-000130	P1	Proposed Site Plan	1:100
BC2202 37-APP-XX-XX-DR-B-000131	P1	Site Compound Plan	1:100
	P1	Design and Access Statement	
	P1	Heritage Statement	

**Table 1 Planning Application Drawings and Documents**

## 2. Site Location and Description

### 2.1 Site Features and Constraints

Penistone Paramount and Town Hall is situated centrally to Penistone and accessed via Shrewsbury Road. There is a public car park located to the east of the site which will be utilised by the contractor during the works. A section of the car park will be heras fenced / hoarded off to provide a suitable location for the contractors site compound area as shown on drawing BC2202 37-APP-XX-XX-DR-B-000040. Access and egress routes will be temporarily altered during the works with appropriate signage in place.

The local area typically comprises residential housing and retail units. Penistone Paramount and Town Hall lies within a conservation area and is not listed. St John the Baptiste Church opposite the site is Grade I listed.

Penistone Paramount and Town Hall is Circa 110 years old with a stone and red brick façade with decorative features i.e. cornices, feature bands, lintels and pillars. Windows are typically timber framed with some original decorative lead lined detailing. The building has since undergone numerous extensions and refurbishments. The Main pitched roof is currently of an asbestos cement tile covering and the flat roofs comprise asphalt and bitumen felt coverings.

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

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

The existing asbestos cement tile covering is very lightweight and prone to breakages with many replacements and repairs visible. Poor detailing to junctions and abutments have become weak points for water ingress and flat roof coverings are approaching / exceeded their typical useful lifespan. The proposal is to re-roof all pitched and flat roof coverings to ensure the building is watertight and fit for purpose.

#### **3.2 Scale**

The scale of the building and site area will not be affected by the proposed works.

#### **3.3 Appearance**

The materials and colours for the proposed re-roof have been selected to be sympathetic with the building and local area. Each pitched roof will have an artificial welsh slate covering (grey) with artificial stone ridge tiles and each flat roof will have a bituminous waterproofing system. No existing timber framed sash windows (out of sight) will be replaced with UPVC framed double glazed units. The existing rainwater goods comprise UPVC and Cast-iron half round gutters and round downpipes which are to be replaced with UPVC Ogee gutters and square downpipes. Roof cowls are to be removed as per drawing BC2202 37-APP-XX-XX-DR-B-000130.

#### **3.4 Layout**

The existing layout will not be altered by the proposals.

#### **3.5 Use**

The building will continue to be used as a Cinema, Town Hall (Offices), Masons Lodge and Physio.

#### **3.6 Amount**

All existing roof coverings are to be removed with new roof coverings installed. Overall roof area: 1100m<sup>2</sup> (approx.)

#### **3.7 Access**

Refer to drawing BC2202 37-APP-XX-XX-DR-B-000040.

#### **3.8 Landscaping**

Minor patch repairs are proposed for the tarmacadam public car park (east).

#### **3.9 Risk from Flooding**

The site does not lie within an area with a history of flooding.

## 4 Conclusion

In conclusion, the applicant seeks permission to re-roof all pitched and flat roofs, replace 3no clerestory windows, replace rainwater goods and remove the existing roof cowls. The proposed materials have been selected with consideration to the buildings architectural merit and local area.

## **Appendix A – Proposed Roof Slates**





## Reproduction 24" x 12" Welsh Slate & Westmorland Green Single Size Slate



Manufactured in the UK

[greysroofing.co.uk](http://greysroofing.co.uk)

A roof must be strong, water tight and elegant.  
It is an integral part of the design and structure and it must perform not just structurally but aesthetically.

Lee Johnson, Managing Director, Greys Artstone

Greys Artslate Reproduction Welsh Slate & Westmorland Green Single Size Slate roofing products are hand crafted to give an authentic roofscape.

The glass fibre cement construction provides a light yet durable roofing material.

An easy to lay format and a range of compatible products, including ridges and slate vents to create an extremely versatile and cost effective alternative to natural products.

Each individual slate is hand crafted using moulds taken from slate originals.

The fine edge detail and textured surface combines with realistic colouration to create an attractive alternative to natural slate.

### Advantages of Greys Reproduction Single Size Slate

- Weight 30kgm<sup>2</sup>
- Sizes 600mm x 300mm (24"x12")
- Indented to facilitate either 75mm or 100mm headlap
- Under eaves and under ridge slates (no cutting)
- Slate and a half available
- Uniform size
- No grading required

Greys Artslate Reproduction Welsh Slate & Westmorland Green Single Size Slates have been designed in consultation with professional roofers and architects, to achieve an easy to lay and uniform slating format. Greys Artslate Reproduction Welsh Slate & Westmorland Green Single Size Slates are constructed from Glassfibre Reinforced Concrete (GRC) producing a strong and durable slate weighing only 30kgm<sup>2</sup>. Their construction allows them to be cut easily without cracking or breaking and looks like slate when cut.

### Weight 30Kgm<sup>2</sup>

The light weight construction of our slates saves on labour and timber costs, approximately 33% with our slate products.



Welsh Blue / Grey



Welsh Heather / Purple



Westmorland Green  
Single Size Slate

Vent Slate



Ridges



Stone Ridge



Legged Angle Ridge







## Construction

Our slates are constructed from Glassfibre Reinforced Concrete (GRC). Construction allows easy cutting without cracking or breaking. Our slates weather like stone not concrete, unlike aggregate based concrete products that can show aggregate through their surface due to weathering over time.



Greys Artstone GRC Slate (Glassfibre Reinforced Concrete)

In a recent document The International Glassfibre Reinforced Concrete Association recommend that for good quality GRC, ductile lifetimes of at least 60-80 years can be confidently expected in UK weather conditions (Source: [www.grca.org.uk](http://www.grca.org.uk)).

Visit [www.greysartstone.co.uk](http://www.greysartstone.co.uk) to download GRCA information, British Standards Testing and Data Sheets.

## Our Standards Speak for Themselves

Our roofing products conform to the following BSi Standards ensuring maximum performance in the toughest conditions.

Fixings - to BS 5534:2003

Durability - to BS 7543:2003

Colour - to BS 1014

None combustible - to BS 476 P.T.4

Freeze / Thaw - to BS EN 492:2012

Strength - better than BS EN 492:2012

Permeability - to BS EN 492:2012

**BS:EN**  
492:2012  
Tested

**25**  
Year  
Guarantee

## Our Products are Guaranteed

We're confident our product is durable enough and manufactured to the highest of standards that we give a 25 year manufacturer guarantee.

**FREE**  
Batten  
Layouts

## Batten Layout Service

Our Batten Layout Service provides you with all the necessary technical information to ensure your roof will look and perform as it should.



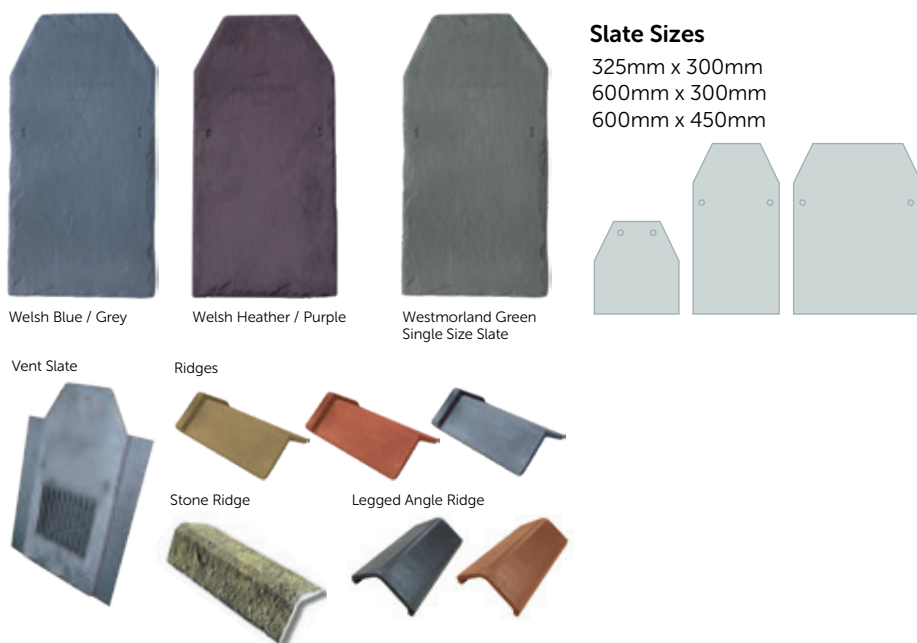
Welsh Heather/Purple





## Specifications

- Weight - 30kgm<sup>2</sup>
- Construction - Glass Fibre Reinforced Concrete
- Fixings - 35mm Copper or Aluminium alloy nails to BS 5534:2003 codes of practice for slating and tiling
- Durability - To BS 7543:2003, 'The durability of building and building elements, products and components'
- Colour - Coloured through with pigments to BS 1014
- Fire - None combustible to BS 476 P.T.4
- Freeze / Thaw - Products comply to BS EN 492:2012
- Strength - Better than BS EN 492:2012
- Permeability - To BS EN 492:2012



greys Roofing Products

## RIDGE KIT FAST-FIX DRY RIDGE KIT

**6m RIDGE KIT**  
 1 x 6m Ventilated Ridge Roll  
 10 x Ridge Batten Brackets  
 13 x Universal Ridge Unions  
 1 x Fixing Kit



We're here to help call 01484 666400  
 to speak to our sales team or visit [greysroofing.co.uk](http://greysroofing.co.uk)

**25**  
Year  
Guarantee

**BS:EN**  
492:2012  
Tested

**CE**

**FREE**  
Site  
Survey

**FREE**  
Estimates

**FREE**  
Batten  
Layouts

**Supply  
& Fit  
Available**

Greys Artstone Limited, Burdwell Works, New Mill Road, Brockholes, Holmfirth, Huddersfield HD9 7AZ

## Environmental Awareness

The CEM 2 cement used in Greys Artstone Roofing Products contains approximately 30% Fly Ash.

(Fly Ash is the correct term as appears in European and British Standards and has replaced "Pfa").

Pulverised Fly Ash (PFA), is a waste product of pulverised fuel (typically coal) fired power stations. Manufactured in the UK for the UK market.

### Colour and Efflorescence

**Colour:** Stone and Slate colours in this brochure are subject to the limitations of the printing process and are for guidance only. Please order samples if you require a more accurate colour match.

**Efflorescence:** The phenomenon of efflorescence has been a problem to the construction industry for decades. The cause lies in the basis chemistry of all Portland cements. Efflorescence in Greys Artstone Limited products is a temporary phenomena and will disappear over time.



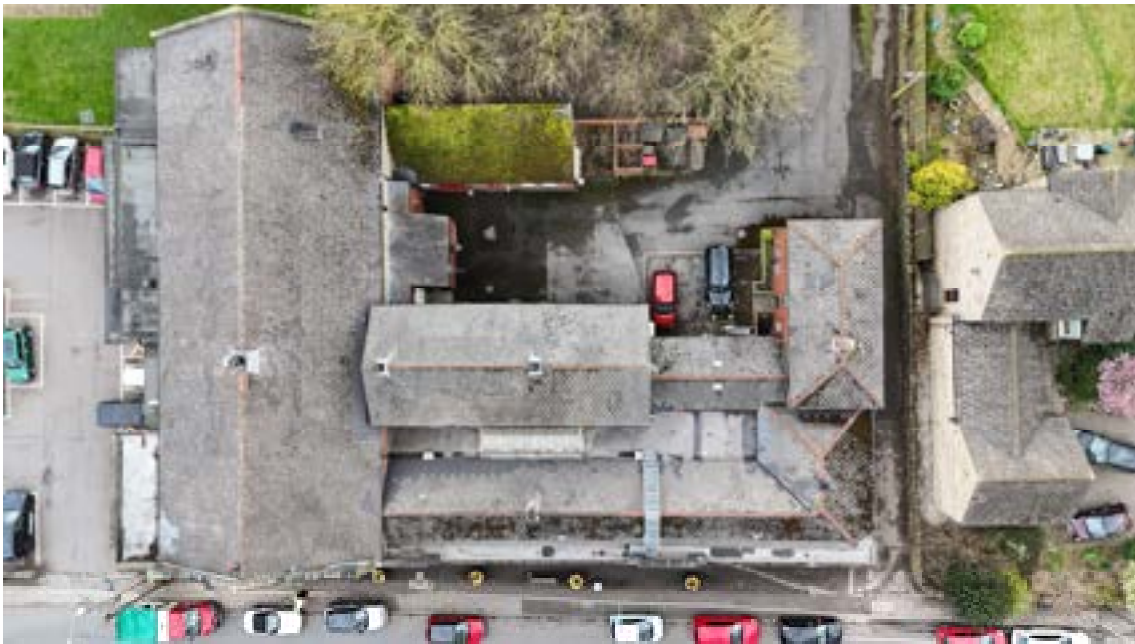
Manufactured in the UK



## Appendix B – Photographs



Front Elevation



Birdseye View



Paramount Main Roof



Flat Roofs (east)





Birdseye View



Central Roof Areas





Typical Roof Cowl to be Removed



Timber Framed Sash Windows to be Replaced