The Dearne Renaissance Centre, Priory Road, Bolton upon Dearne, Rotherham, S63 8AE

Barnsley Metropolitan Borough Council

Full re-roof to all pitched slopes, hips, dormers and flat roofs including ridge tiles and lead or similar details. Replacing all rainwater goods, 1no stone stringer course and all external doors. Erection of a new external fenced compound area (16.4m²) to house a new Air Source Heat Pump. Re-plastering all internal walls, replacing all internal doors and re-wiring with upgrades to lighting, fire alarm and heating systems.

Planning Application | P1

12 June 2023

BC2206 1

Design and Access Statement

The Dearne Renaissance Centre

Project no:	BC2206
Document title:	Full re-roof to all pitched slopes, hips, dormers and flat roofs including ridge tiles and lead or similar details. Replacing all rainwater goods, 1no stone stringer course and all external doors. Erection of a new external fenced compound area (16.4m²) to house a new Air Source Heat Pump. Re-plastering all internal walls, replacing all internal doors and re-wiring with upgrades to lighting, fire alarm and heating systems.
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Document history and status

Revision	Date	Description	By	Review	Approved
P1	12.06.2023	Design and Access Statement	NRL	BJL	SAS

Limitations

This report is presented to Barnsley Metropolitan Borough in respect of the re-roof and refurbishment works at The Dearne Renaissance Centre and may not be used or relied on by any other person. It may not be used by Barnsley Metropolitan Borough Council in relation to any other matters not covered specifically by the agreed scope of this report.

Notwithstanding anything to the contrary contained in the report, Align Property Partners is obliged to exercise reasonable skill, care and diligence in the performance of the services required by Barnsley Metropolitan Borough Council and Align Property Partners shall not be liable except to the extent that it has failed to exercise reasonable skill, care and diligence, and this report shall be read and construed accordingly.

This report has been prepared by Align Property Partners. No individual is personally liable in connection with the preparation of this report. By receiving this report and acting on it, the client or any other person accepts that no individual is personally liable whether in contract, tort, for breach of statutory duty or otherwise.

Contents

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

Full re-roof of all pitched roofs, hips, dormers and flat roofs including ridge tiles and lead or similar details. Replacing all rainwater goods, 1no stone stringer course and all external doors. Erection of a new external fenced compound area (16.4m²) to house a new Air Source Heat Pump. Re-plastering all internal walls, replacing all internal doors and re-wiring with upgrades to lighting, fire alarm and heating services.

1.3 Supporting Statement

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

1.4 Supporting Documentation and Drawings

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

Document No.	Rev	Title	Scale
BC2206 1-APP-XX-XX-DR-B-000001	P1	Site Location Plan	1:1250
BC2206 1-APP-XX-XX-DR-B-000040	P1	Site Compound Plan	1:500
BC2206 1-APP-XX-XX-DR-B-000110	P1	Existing Plans	1:100
BC2206 1-APP-XX-XX-DR-B-000120	P1	Proposed Plans	1:100
BC2206 1-APP-XX-XX-DR-B-000130	P1	Roof Plans	1:100
BC2206 1-APP-XX-XX-DR-B-000220	P1	Elevations	1:100
BC2206 1-APP-XX-XX-DR-B-000430	P1	Sections and Details	1:10
BC2206 1-APP-XX-XX-DR-B-000431	P1	Typical Fence Details (Compound Area)	1:20
	P1	Design and Access Statement	

Table 1 Planning Application Drawings and Documents

2. Site Location and Description

2.1 Site Features and Constraints

The Dearne Renaissance Centre is situated in Bolton upon Dearne and is accessed via Priory Road which forms the properties main entrance and will provide a practical access route to be utilised during the building works.

The property is of traditional construction with red facing brickwork, stone details including lintels and cills, pitched roofs including hips and dormers with a natural slate finish and flat roofs with a built-up bitumen membrane system. The site is not located within a Conservation Area with no listed buildings found within the boundary.

3. Detailed Description of Proposal

3.1 Reason for Development

The property is currently run down with signs of dilapidation identifiable to the external and internal areas. The roof has exceeded its useful life and is allowing water to penetrate into the building. Internally the plaster walls and ceilings are cracking with condensation and moisture staining in areas. Moisture levels were found to be high to some areas of natural plaster and therefore damp mitigation methods will need to be installed. The property is in need of major refurbishment works to bring it back into use for the community.

This statement has been prepared in support of an planning application for a proposal to re-roof the entire property and other minor external works which include a new fenced compound area (16.4m²) against the north facing elevation to house a new 70kW Air Source Heat Pump (Refer to Appendix A), replacement doors and rainwater goods. Internally, all walls and ceilings will receive new insulated plasterboard and standard plasterboard wall linings and decoration. Internal doors and windows will be replaced and the mechanical and electrical services will be upgraded.

3.2 Scale

The proposals are to refurbish and re-roof the property only and will not affect the scale of the existing property. A small fenced compound area (16.4m²) will be constructed to the north elevation to house the new 70kW Air Source Heat Pump (Refer to Appendix A).

3.3 Appearance

The proposal aims to maintain the existing aesthetic of the property as far as reasonably practicable using materials to match the existing.

3.4 Layout

The existing layout of the building will not be affected by the proposals.

3.5 Use

The building will continue to be used as a community centre.

3.6 Amount

The existing proportions of the property will be maintained and only existing elements will be replaced with like for like or similar materials.

3.7 Access

Existing access and egress routes will be maintained.

3.8 Landscaping

A small fenced compound area (16.4m²) will be constructed to the north elevation to house the new 70kW Air Source Heat Pump (Refer to Appendix A). Fence panels will be Scandinavian Redwood timber at a height of 1.8m.

3.9 Risk from Flooding

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

4 Conclusion

In conclusion, the application seeks permission to the replace all of the existing roof coverings, external doors and rainwater goods, construct a new timber fenced compound area and refurbish the internal areas including mechanical and electrical items. Materials will be like for like or similar to the existing and ensure the proposals will not degrade the architectural merit of the existing property.

Appendix A – Air Source Heat Pump Data Sheet

ideal HEATING

COMMERCIAL

ECOMOD HEAT PUMP

50 & 70kW

5 YEAR WARRANTY*

A++ ErP A++

82 dB(A)

Quiet noise level as low as 82 dB(A)**

Suitable for commercial properties

4.11 COP

Highly efficient: COP up to 4.11***

R32 REFRIGERANT

Low environmental impact

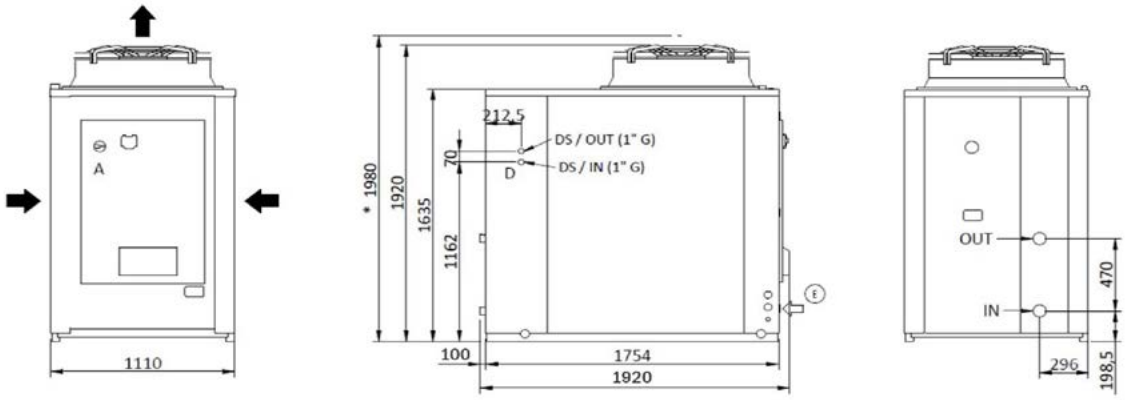
idealheating.com

* 2 year warranty extended to 5 years if commissioned by Ideal Heating. ** 82dB(A) is the rated sound pressure level of the Ecomod 50kW, Ecomod 70kW is rated at 83dB(A), the sound levels refer to a fully loaded unit at standard nominal conditions according to EN 12102-1:2013. *** Efficiency Co-efficient of Performance (COP) rated at EN14825 test conditions Water 35°C, Air 7°C.

Features & specification

- Monobloc air source heat pump
- Single unit with the refrigeration cycle contained within the outdoor unit
- Inverter controlled compressor to accurately match the heat demand
- Low global warming potential due to the use of R32 refrigerant
- Highly efficient with co-efficiency of performance (COP) rating up to 4.11
- Suited to larger installations - cascade systems to achieve higher output
- 2-year warranty (extended to 5 years if commissioned by Ideal Heating)
- Blue Fin anti-corrosion coating as standard
- Combine with Ideal industry leading boilers for a hybrid heating system

We are committed to delivering the highest level of customer service. With more than 100 years' experience in the heating industry, we know how important confidence and trust are to our customers.



E = Electrical Connection

Installation clearances:

FRONT	REAR	LEFT	RIGHT	TOP	BOTTOM
1500	1500	1200	1000	1500	50

Side clearance of 2200mm when used in cascade.
The outdoor unit must be raised by at least 50mm from the ground.

ECOMOD HEAT PUMP 50 & 70kW
TECHNICAL SPECIFICATIONS

GENERAL

		50kW	70kW
Heat Pump Space Heating [35°C]	ErP rating	A++	A++
	SCOP	4.16	3.94
Heat Pump Space Heating [55°C]	ErP rating	A+	A+
	SCOP	3.08	3.04
Heating (A7/W35)	Capacity (kW)	50.2	66.8
	Power Input (kW)	12.2	16.3
	COP***	4.11	4.1
Air Temperature Range	Min/Max (°C)	(-20 +40)	(-20 +40)
Sound Data Outdoor Unit	Power Level dB(A)**	82	83
Pipework Connection Sizes	Heating Flow (“)	1 1/2	1 1/2
	Heating Return (“)	1 1/2	1 1/2
Dimensions Outdoor Unit	Width (mm)	1920	1920
	Depth (mm)	1110	1110
	Height (mm)	1920	1920
Weight	kg	535	595
Electrical Data	Electrical Supply (v)	415	415
	Phase	Three	Three
	Max Running Current (Amp)	54	70
	Fuse Rating (Amp)	63	100
Refrigerant Charge	R32 (kg)	8.5	12

ACCESSORIES AND OPTIONS

	Required	Optional extras
Control unit (available for cascade and additional heating circuits, and are optional where no BMS is present)		✓
Flexible hoses		✓
Anti-vibration rubber feet		✓
Anti-corrosion coating (for installations close to the sea)		✓

Terms and conditions apply.

* 2 year warranty extended to 5 years if commissioned by Ideal Heating. ** 82dB(A) is the rated sound pressure level of the Ecomod 50kW, Ecomod 70kW is rated at 83dB(A), the sound levels refer to a fully loaded unit at standard nominal conditions according to EN 12102-1:2013. *** Efficiency Co-efficient of Performance (COP) rated at EN14825 test conditions Water 35°C, Air 7°C.

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IHC_Ecomod_Spec_Sheet_50-70kW_version 2 10/22

Appendix B – Photographs

West Facing Elevation

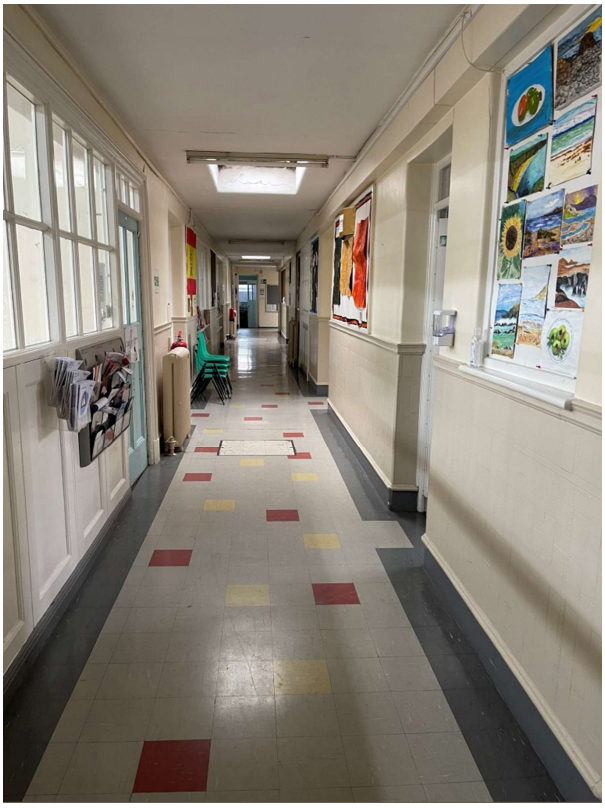
South Facing Elevation

East Facing Elevation

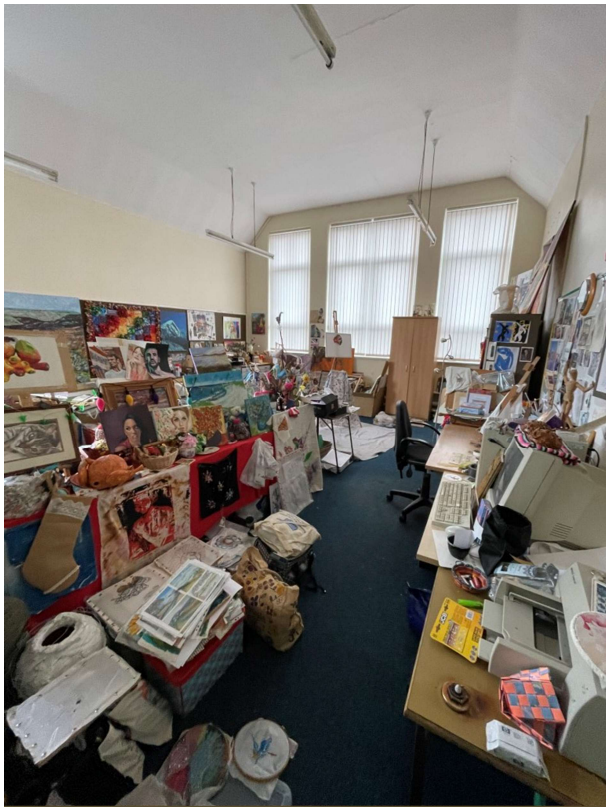
East Facing Elevation

North Facing Elevation

Internal Corridor



Internal Corridor



Typical Internal Room