

Design and Access Statement in respect of

Proposed extension to the Rear of Acklington Village Hall, Acklington, Northumberland

1.0 Introduction

- 1.1 The existing extension to the rear of the hall is a dilapidated lean to construction with a half brick thick wall with a render finish and an asbestos cement corrugated sheet roof.

The existing extension is barely fit to be used and is cold and damp with limited head room.

- 1.2 This application is for the demolition of the existing extension to the rear of the main building and the construction of a new single storey extension comprising a function / meeting room and accessible WC / baby change.

The proposed extension has a separate ramped entrance and direct access to the existing kitchen facilities. This means that the room can be booked independently to the main hall and will therefore give the opportunity to increase the use of the Hall and create additional revenue.

The proposed extension will obviously be constructed to current Building Regulations requirements and will therefore be well insulated and comfortable for all users.

2.0 Amount of Development

- 2.1 The existing extension and derelict shed to the rear of the Hall have a floor area in the region of 34m². The proposed extension has an overall floor area of 51.5m² giving an increase in floor area of 17.5m².

- 2.2 The proposed extension does not encroach closer to the neighbouring properties than the existing. Given the position and ground level of the proposed extension there is no loss of light, privacy or amenity to the neighbouring properties as a result of the proposed extension.

3.0 Layout

- 3.1 The proposed extension provides a function room 7.15 x 5.70m with its own independent level entrance so that it can be hired separately to the main Hall. The extension forming the main room has a pitched roof with a slate finish.
- 3.2 In addition, it is proposed to form a small flat roof addition housing an accessible WC and baby change facility and also provide direct access to the existing kitchen.

The addition of the WC and access to kitchen allows the proposed extension to be completely independent. This will allow the new room to be booked separately to the main Hall and will potentially increase community use and provide greater revenue for the running of the Hall.

4.0 Scale

- 4.1 The proposed extension is subservient to the rear gable elevation of the main Hall. There is a step down in the roof between the existing roof of the Hall and the proposed pitched roof of the extension. The proposed extension is stepped in from the main building on both sides to ensure that the extension is of a subservient scale to the main building.

The flat roof addition to the side of the proposed pitched roof extension allows the main extension to be subservient and also simplifies the proposed roof construction.

The flat roof addition is tucked behind an existing extension and will barely be visible.

5.0 Landscaping / Car Parking / Signage

- 5.1 Existing landscaping and boundaries to the perimeter of the site will be retained and will not be altered.
- 5.2 The existing car park to the front of the building will be maintained.
- 5.3 A flagged path will be provided to the left hand side of the main building to provide level access to the proposed extension. Signage will be provided on the front of the building directing people around to the entrance to the rear function room.

6.0 Appearance

- 6.1 The whole of the extension will be constructed in facing brickwork to match the existing building. The pitched roof section of the extension will be finished in slate to match existing with 2No velux windows built in as shown on drawings.

The flat roof section of the extension will be finished in green mineral felt.

- 6.2 Doors and windows to the proposed extension will be finished in white PVCu. To the left hand side elevation, a full length window will provide views to the community garden that is planned on land adjacent to the Hall.

7.0 Conclusion

- 7.1 The proposed demolition of an existing dilapidated and unsightly extension and its replacement with a new purpose built function room with independent entrance, toilet and kitchen facilities will dramatically improve the appearance of the rear of the Hall.
- 7.2 The proposed extension will provide well insulated, comfortable facilities for community use which can be booked separately to the main Hall and has the potential to increase community use of the building and increase income.
- 7.3 In our opinion, the proposals are greatly to the benefit of the Hall and the community and we would therefore ask you to consider these proposals for approval.

Richard H Sullivan
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26th April 2010