

# DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE STOREY EXTENSION AND NEW DISABLED ACCESS RAMPS

AT

READ AND SIMONSTONE VILLAGE HALL

EAST VIEW

READ

LANCASHIRE

BB12 7PS



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# SECTION 01

## INTRODUCTION

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### 1.1 OVERVIEW

This planning statement has been produced as part of an application for planning permission for the following proposals at Read and Simonstone Village Hall;

- Erection of a single storey toilet block to the east elevation of the building.
- Reordering of the exiting internal WC facilities to provide a new accessible WC and a larger additional unisex WC.
- The construction of a disabled access ramp with associated stepped access and landing to the front west elevation of the building.
- The construction of a new disabled access ramp north of the building which will provide disabled access between the village hall and car park.

The existing facilities at the village hall are insufficient and do not provide accessible WC facilities for disabled users of the building. This is a requirement of the Equality Act 2010 and the village hall now seeks to upgrade its existing facilities and access arrangements to ensure their obligations under this act are met. The existing ramp access to the north side of the front west facing elevation is not sufficient for use as disabled access as the gradient is insufficient and a new disabled access ramp is required. The existing WC provision (2no. WC's) is also insufficient for the maximum capacity of the building (120 people) and is insufficient when the building is being used by a large volume of people creating a need for further WC's.

### 1.2 PURPOSE

This statement provides a description of the application site and an analysis of the development proposals against both local and national planning policies and relevant material considerations. It demonstrates that the proposals are in accordance with the relevant policies of the Pendle Local Plan – Part 1: Core Strategy as well as the policies of the National Planning Policy Framework (2023).

This statement should be read in conjunction with all following application documents and should not be considered in isolation.

Location Plan

Existing Site Plan

5387 – E01: Existing Plans and Elevations

53871 – P01 Rev A: Proposed Plans and Elevations

## SECTION 02

# UNDERSTANDING THE SITE

### 2.1 APPLICATION SITE

Read village hall, formerly Read United Reformed Church, was originally constructed to house both the local congregational church and village school and was built and consecrated in 1888. This occasion is marked by a commemorative foundation stone to the front elevation facing onto east view and is dated 30<sup>th</sup> June 1888. The church use of the building ceased in November 2019 and is now in use as the village hall.

The building sits on a regular plot fronting east view, with a narrow back street, providing rear access to the terrace dwellings which surround the site and the back yard areas of the building itself. The building adjoins and existing terrace to the to its southern boundary.

The building is of a single storey and a 'T' shape plan form, comprised of a central hall with two flanking wings, which accommodate an entrance lobby and corridor, storage room, kitchen, and meeting room. There is an external yard area to the rear of each wing, both of which are enclosed with stone walls, with gates leading to the rear alleyway. There is a cellar beneath the south wing and this previously housed the boilers for the building, however these are now located within the kitchen. An extension was constructed to the rear of the north wing in c. 1983 to provide WC facilities and is single storey in height.

The principal access to the building is via the main entrance from East View, through the paved area to the front, with two personnel gates present to the rear yards. To the north of the building lies

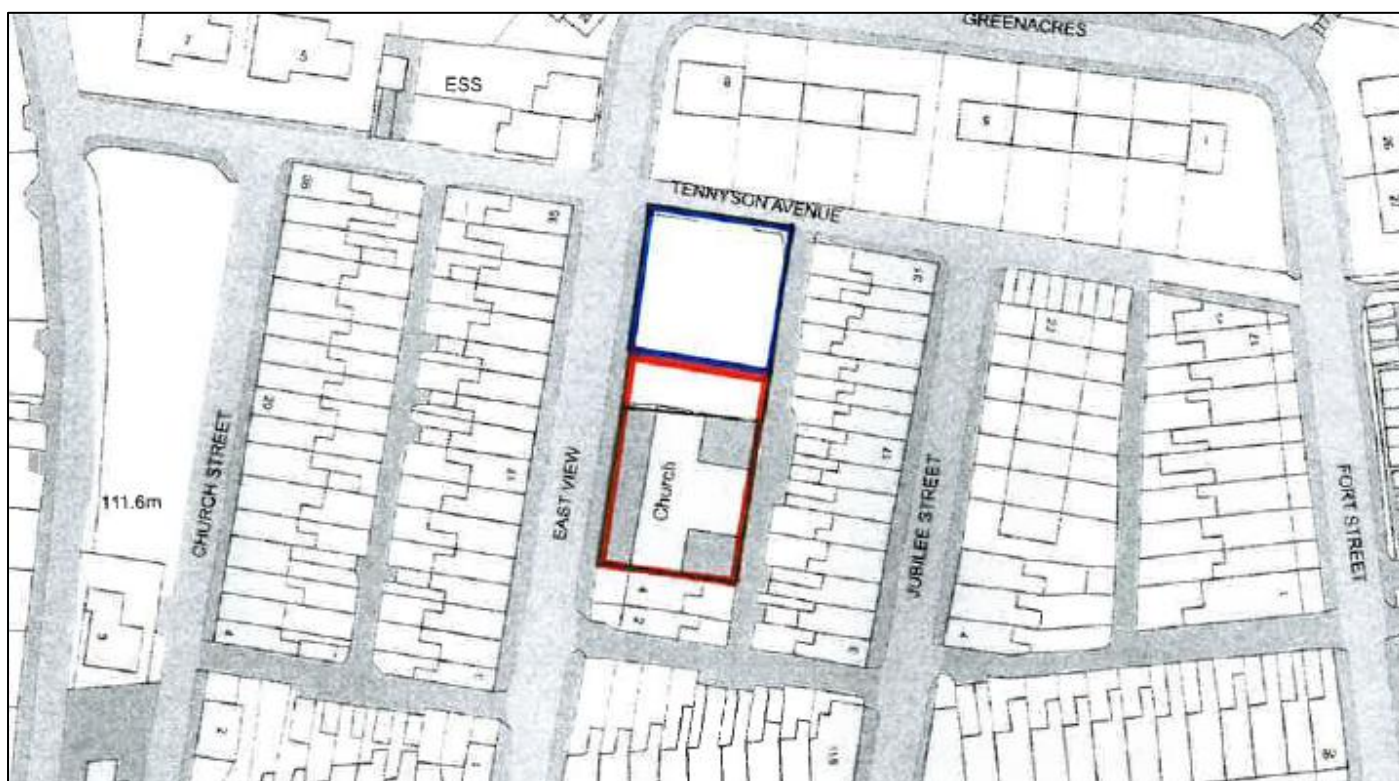


Fig 01: Plan showing location of the application site.



*Fig 02: View of the existing toilet block to the rear of the building.*



*Fig 03: View towards the existing toilet block from the north.*



Fig 04: View towards the artificial grass located to the north of the building showing the proposed location of the car park access ramp.



Fig 05: View of the existing ramp access to the north entrance to the building.



*Fig 06: View of the location of the proposed building access ramp.*

## SECTION 03

# PROPOSED DEVELOPMENT

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### 3.1 DEVELOPMENT PROPOSALS

The proposals consist of the following;

- Erection of a single storey toilet block to the east elevation of the building.
- Reordering of the existing internal WC facilities to provide a new accessible WC and a larger additional unisex WC.
- The construction of a disabled access ramp with associated stepped access and landing to the front west elevation of the building.
- The construction of a new disabled access ramp north of the building which will provide disabled access between the village hall and car park.

The proposed toilet block extension measures 6.2m in width and 3.2m in depth and is to be constructed to the rear of the existing toilet block. The overall height of the proposed toilet block is 2.88m with an eaves height of 2.83m. The proposed extension is of rectangular form, with a flat roof. The extension will be clad in horizontal timber cladding with a grey fibreglass / EPDM flat roof covering. Rainwater goods will be in black uPVC. New windows and doors will be in uPVC with double glazing.

The existing access ramp to the front of the building is insufficient due to its length and gradient. A new disabled access ramp is proposed to provide disabled access to the external doorway to the north end of the front west facing elevation of the building. There is also currently no disabled personnel access between the site of the village hall and its car park and a further access ramp is proposed to the north end of the site. The ramps are to be formed in concrete, with painted metal handrails / guarding and the proposed building access ramp will have a set of steps leading from the existing access point.

Please refer to Sunderland Peacock Drawing refs:

5387 – E01: Existing Plans and Elevations

53871 – P01 Rev A: Proposed Plans and Elevations

for full details of the proposals.

## SECTION 04

# PLANNING POLICY CONTEXT

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### 4.1 NATIONAL LEGISLATION

Section 38 (6) of the Planning and Compulsory Purchase Act Requires that planning applications are determined in accordance with the Development Plan which in this case is the Pendle Borough Council Local Plan – Part One: Core Strategy, which was formally adopted in December 2015.

### 4.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2023, which sets out the Governments economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving ‘sustainable development.’

The Revised National Planning Policy Framework (2023) (NPPF) sets out a presumption in favour of sustainable development of which there three elements to achieving, economic, social and environmental. Paragraph 7 of the Framework states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Section 12 of the NPPF (2023) concern design and states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, considering any local design guidance and supplementary planning documents such as design guides and codes. Great weight is expected to be given to development which reflects local design policies and government guidance on design, considering any local design guidance and supplementary planning documents such as design guides and codes; and outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

### 4.3 LOCAL PLANNING POLICY

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy 2008 – 2028, adopted in December 2014, which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following;

**Key Statement DS2 - Presumption in Favour of Sustainable Development:** The Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development in the National Planning Policy Framework.

**Policy DMG1 - General Considerations:** Provides a list of various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and impact on the amenities of the local area.

**Policy DMG2 - Strategic Considerations:** Expects development to be in accordance with the Development Strategy and that development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement. The policy goes on to indicate that within the open countryside, development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping, and siting. It also indicates that where possible, new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

**Policy DMB1 - Supporting Business Growth and the Local Economy:** states that proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the adopted core strategy.

## SECTION 05

# PLANNING APPRAISAL

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### 5.1 PRINCIPLE OF THE DEVELOPMENT

Read and Simonstone Village Hall is a recently renovated, flexible venue available for hire for community activities, events, classes, conferences, theatre, film, celebrations and parties. The main hall of the building accommodates up to 120 people and offers a stage, audio-visual system and professional stage lighting. The Hub provides a space and facilities for meetings, conferences and smaller community groups. Outdoor spaces are also available for use by the local community.

The existing facilities at the village hall are insufficient and do not provide accessible WC facilities for disabled users of the building. This is a requirement of the Equality Act 2010 and the village hall now seeks to upgrade its existing facilities and access arrangements to ensure their obligations under this act are met. The existing ramp access to the north side of the front west facing elevation is not sufficient for use as disabled access as the gradient is insufficient and a new disabled access ramp is required.

The existing WC provision (2no. WC's) is insufficient for the maximum capacity of the building (120 people) and is insufficient when the building is being used by a large volume of people creating a need for further WC's. The additional facilities will allow for an increased use of the building for the purpose of public and private events, functions and activities.

### 5.2 APPEARANCE

The proposed toilet block extension is to be clad externally in horizontal timber cladding and will have a flat roof covering of fibreglass / EPDM (grey) The windows and doors are to be in uPVC with double glazed units. The design of the proposed toilet block is simple, functional and fit for its intended purpose.

### 5.3 ACCESS AND VEHICLE PARKING

The proposals will have no impact on the existing car park arrangements. However, the existing access arrangements into the building and between the building and the car park will be significantly improved in particular for use by disabled and impaired users.

### 5.4 ECOLOGY AND BIODIVERSITY

The proposals will have no impact on the existing roofs of the building and therefore a bat survey will not be required as part of this application.

Regarding bio-diversity net gain, the proposals are exempt on the basis of the 'de minimis' exemption. The de minimis exemption only applies to development if the following two conditions are met:

- the development must not impact on any onsite priority habitat; and
- if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow)

In this instance, the proposals affect only areas of hardstanding and artificial grass (biodiversity value of 0) and does not impact on any onsite priority habitat or any other areas of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat. On this basis the proposals are exempt from the requirements of bio-diversity net gain.

### 5.5 TREES AND HEDGES

No trees or hedges are present to the application site and the proposals do not require the removal of any trees or hedges.

### 5.6 LANDSCAPING

The proposed landscaping is to be simple in nature and will largely consist of an area of paving around the location of the proposed access ramps to the north of the building which will provide a solid and even surface for disabled and impaired building users. No additional landscaping is to be provided to the location of the proposed toilet block.

### 5.7 FLOOD RISK

The application site is located in an area designated as Flood Zone I. Land within Flood Zone I has a low probability of flooding from rivers and sea. The site is also considered to be at low risk of surface water flooding. As a

result, a flood risk assessment is not required as part of this application.

## **5.8 RESIDENTIAL AMENITY**

Due to the nature and scale of the proposals there will be no impact on the residential amenity of the surrounding residential properties. There is not expected to be any issues relating to undue noise, odour and loss of privacy.

## **5.9 HERITAGE ASSESTS**

The village hall is not a listed building and is not located within a conservation area and the nearest designated heritage asset is St Johns Church located on Church Close, some 200m to the north. Given the separation distance between the site and the church, as well as the small scale nature of the proposals, there is not expected to be any harm to the setting of the grade II listed building.

## **6.0 CONCLUSION**

It is considered that the proposals are in accordance with the policies of the Ribble Valley Borough Council Adopted Core Strategy and Planning Permission should be approved without delay.