

REVISED DESIGN & ACCESS STATEMENT FOR
KIMPTON PLAYERS REPLACEMENT PLAYHOUSE
IN THE CAR PARK OF
KIMPTON MEMORIAL HALL, HALL LANE, KIMPTON,
HITCHIN, HERTS SG4 8RD



Scope of Work

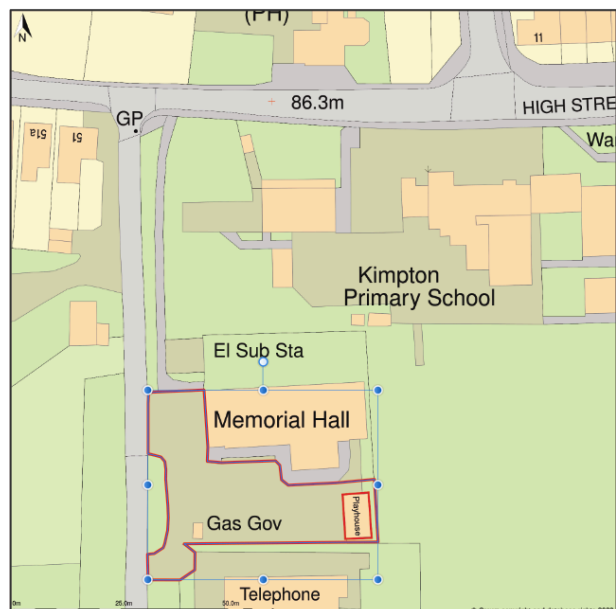
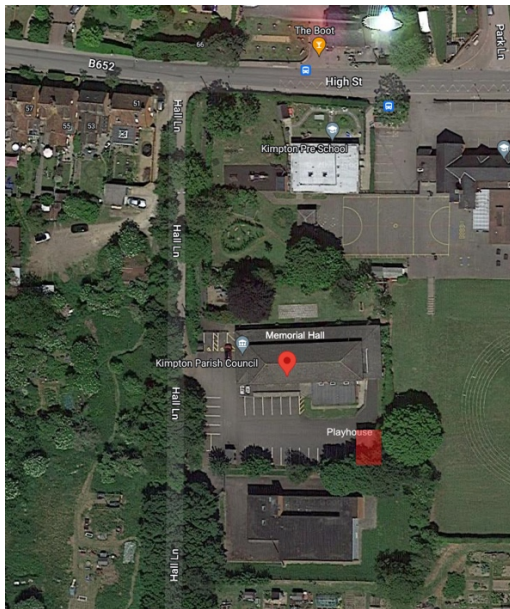
It is proposed to demolish the existing Kimpton Players Playhouse and replace it with a like-for-like modern insulated building on the existing foundations. The current building is owned by the Kimpton Players amateur dramatic society, a registered charity, and used for rehearsals and costume storage. Its use will be unchanged. The building is sited in the car park of, and on the land belonging to, the Kimpton Memorial Hall. In discussion with Mr Thomas Howe, NHDC Planning, on 19th January 2023 we were advised that a full planning application would be required. Planning consent was given on 5/12/2024. This is being amended under Section 73 to accommodate a new roof design to meet building regulations.

Existing Building

The current property was erected in 1970. It is a proprietary garage-type structure with a footprint of 30' x 20'. Its construction is of precast concrete pillars enclosing horizontal precast concrete panels. The building is covered by a shallow pitched steel trussed roof clad with corrugated asbestos sheeting. The original design and block plan are detailed on the drawing submitted to Hitchin Rural Council on 1/7/1970 – document 12125624-EOD refers.

The inner face of the walls is clad with prefinished fibre board which provides a limited level of heat loss insulation. The concrete floor was laid with thermoplastic tiles which had subsequently been covered with a Caberfloor interlocking flooring.

The building has been set on a brick and concrete constructed plinth which varies in height to accommodate the change in levels across the site.



In the left image from Google Maps the Playhouse is shown in red. In the right image from the Location Plan the Playhouse is shown together with the site outlined in red with access to Hall Lane.

Over time the building has deteriorated – a leaking roof, squirrel infestation attacking the electrical wiring and a mains water leak has made the building unusable.

Replacement Building

The proposal is for the safe demolition and removal of the existing building and the erection of modern timber frame building. The existing brick/concrete foundation will be reused. At Building Control's request, a test hole was dug to report on the footings and subsoil due to the proximity of trees. The groundwork report, document 12125624-EGR refers, confirmed the foundations were as per the original drawings and the subsoil non-cohesive.

The proposed replacement building addresses the following requirements:

- Like-for-like replacement
- Fireproof
- Insulation & Solar
- Security
- Good Ceiling Height
- No Memorial Hall Impact
- Disabled Facilities
- Single Entrance
- Low Maintenance
- Robust & Long Lasting
- Improved Drainage

Like-for-like replacement – as can be seen in figures 1-10 the replacement building has the same footprint, visual appearance and elevation as the original building. It is expected that the lightweight materials used – timber frame and fibre/cement cladding - will significantly reduce the load on the existing foundations. The proposed cladding colour will be dark grey.

Disabled Facilities – we want to encourage disabled participation in Kimpton Players. At a minimum we are incorporating an entrance ramp with a slope of 5° - to enable non-assisted access. The building will also incorporate a disabled WC.

Fireproof – The walls will incorporate fireproof external sheathing – see figure 11. The exterior fibre/cement cladding is non-combustible. The traditional pitched roof with timber rafters, fire resistant fibre glass insulation and plasterboard ceiling is fire retardant and typically 30 minute fire rated. In addition, we will position fire extinguishers by the entrance and in the opposite corner by the electrical consumer unit.

Single Entrance/Exit – The existing building has an entrance on the Southern end of the West facing wall. It also has a fire exit in the North facing wall leading to some exposed brick steps with 1.3m drop. We are seeking approval to remove the fire exit for the following reasons.

- Usage – the Playhouse is used for rehearsals by the Kimpton Players. It is not for public use. Rehearsals have a maximum of 20 people – usually much less. Kimpton Players put on three productions per year each with a rehearsal period of 10 weeks. There are two rehearsals evenings per week from 7.30 pm-9.30 pm and very little impact on other Memorial Hall activities/parking. So, the total annual usage is very low: $3 \times 10 \times 2 \times 2 = 120$ hours.
- Precedence - there are examples of similar single storey buildings, such as Scout Huts, that have single access.

- **Cost/Complexity** – Even without disabled provisions, the existing fire escape will need upgrading with handrails, etc. Making the fire exit suitable for disabled use will require ramps with additional handrails. This will further encroach into the Memorial Hall car park. This will need the Hall's approval and add significant cost and complexity.
- **Car Parking** – the Memorial Hall trustees have indicated that were the fire exit to be removed then they would require the removal of the fire escape steps to create additional car parking.

Insulation & Solar – Electric heating is our largest operating cost. We want to take this opportunity to have a fully insulated building. The proposed timber frame wall and floor insulation together with conventional mineral wool insulation between the rafters of the pitched roof meet insulation building regulations. As a future project, west facing pitched roof could accommodate solar panels which, together with battery storage and inverter, could further reduce electricity costs.

Low Maintenance – Being a charity, Kimpton Players needs to minimise operating costs. Also, the very low usage of the Playhouse means the building is empty and unattended for a large proportion of the time. It is therefore very important to minimise building maintenance – The fibre board cladding, uPVC windows and door and concrete roof tiles will deliver this. It is also planned to use external conduit, surface mounted switches and mains sockets combined to simplify electrical maintenance.

Security – As mentioned, the building is largely unattended. To improve security and minimise vandalism we plan to install motion detection security lights and cameras utilising the Memorial Hall's wifi. This will also allow us to remotely monitor and control the heating – helping to minimise heating costs. Another security measure is the removal of the old fire escape steps.

Robust & Long Lasting – The current Playhouse has lasted 50 years and we need its successor to have the same longevity. A quality timber frame construction, the fibre board cladding, the traditional pitched roof with concrete roof tiles will help deliver a quality long lasting building.

Good Ceiling Height – For dance rehearsals good ceiling height is important. The existing Playhouse, with its pitched roof, had a 2.25m-2.45m ceiling height. The proposed design delivers a ceiling height of 2.5m. The floor insulation and timber and metal web rafters this has resulted in the maximum roof height rising from 2.87m on the existing building to 3.81m for the replacement building. For contingency we request permission to go to 4m.

Improved Drainage – The existing building's drainpipes vent directly onto the ground by the southern wall – the original drawings show a soakaway under the Memorial Hall car – there is no evidence of this. The replacement building will take rainwater to a soakaway beneath the lawn between the Playhouse and Memorial Hall – see fig 13. The Memorial Hall trustees have approved this soakaway.

Memorial Hall Impact – As the Playhouse is sited in the car park of the Memorial Hall, we are keen ensure the replacement building construction has minimal impact on the Memorial Hall. During the estimated 1 week demolition and the 4 week construction phase we estimate we will need up to 3 parking spaces for contractors vehicles and materials. On the upside, should the single entrance be approved, then the Memorial Hall have requested that the Kimpton Players remove the existing fire escape steps to allow for the creation of additional car parking.

Kimpton Memorial Hall

As the Playhouse landowner, Kimpton Memorial Hall is an important and supportive stakeholder. Kimpton Players regularly brief the Hall's trustees on the condition of the existing Playhouse and the plans for its replacement.

Submitted Documents

Forming the full planning application the following documents have been supplied in PDF format. The documents listed in red are revised. All documents are A4 unless stated:

- | | |
|-------------------|--|
| 1. 12125624-LP | 1:1250 scale Location Plan |
| 2. 12125624-BP | 1:500 scale Block Plan |
| 3. 12125624-EOD | Existing building 1970 original drawings – Index format |
| 4. 12125624-EEL | 1:50 scale existing building side elevations (A3) |
| 5. 12125624-REL3 | 1:50 scale revised replacement building side elevations (A3) |
| 6. 12125624-EPV | 1:50 scale existing building plan view |
| 7. 12125624-RPV3 | 1:50 scale revised replacement building plan view (A3) |
| 8. 12125624-RXS3 | 1:50 scale revised replacement building cross-sectional view |
| 9. 12125624-NSXS3 | 1:50 scale revised replacement building north/south cross section view |
| 10. 12125624-ESP | 1:50 scale existing building site plan showing trees (A3) |
| 11. 12125624-RSP2 | 1:50 scale revised replacement building site plan (A3) |
| 12. 12125624-IEB | Existing building image |
| 13. 12125624-ISAT | Satellite image of existing building |
| 14. 12125624-ICB | Cladco fibre/cement cladding marketing image |
| 15. 12125624-IRS | Holwell Primary School classroom reference site image |
| 16. 12125624-ICBF | Existing building close boarded fence image |
| 17. 12125624-ISG | Existing building side gate image |
| 18. 12125624-ISEW | Existing building south external wall and boundary images |
| 19. 12125624-IEEW | Existing building east external wall and boundary images |
| 20. 12125624-EIS | Existing Building Initial Surveyors Report |
| 21. 12125624-ESR | Existing Building Structural Report |
| 22. 12125624-EAS | Existing Building Asbestos Survey Report |
| 23. 12125624-EGR | Existing building Groundwork Report |
| 24. 12125624-CL3 | Covering letter for v3 revisions |
| 25. 12125624-DAS3 | Revised Design & Access Statement v3 |
| 26. 12125624-OC | Signed Ownership Certificate |

12125624-DAS3: Design & Access Statement for the KP Playhouse Replacement v3

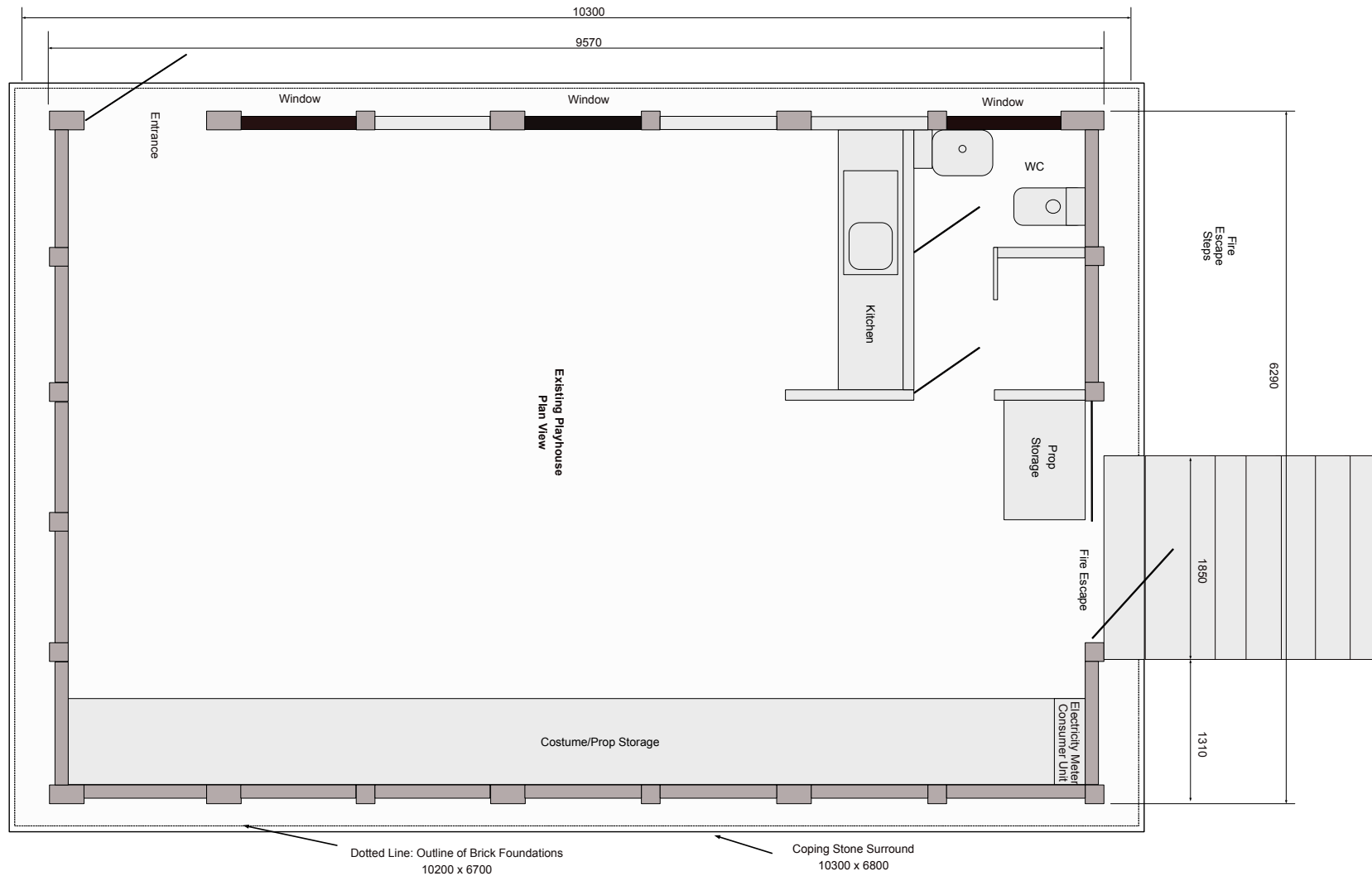


Figure 1. Existing building floor plan view

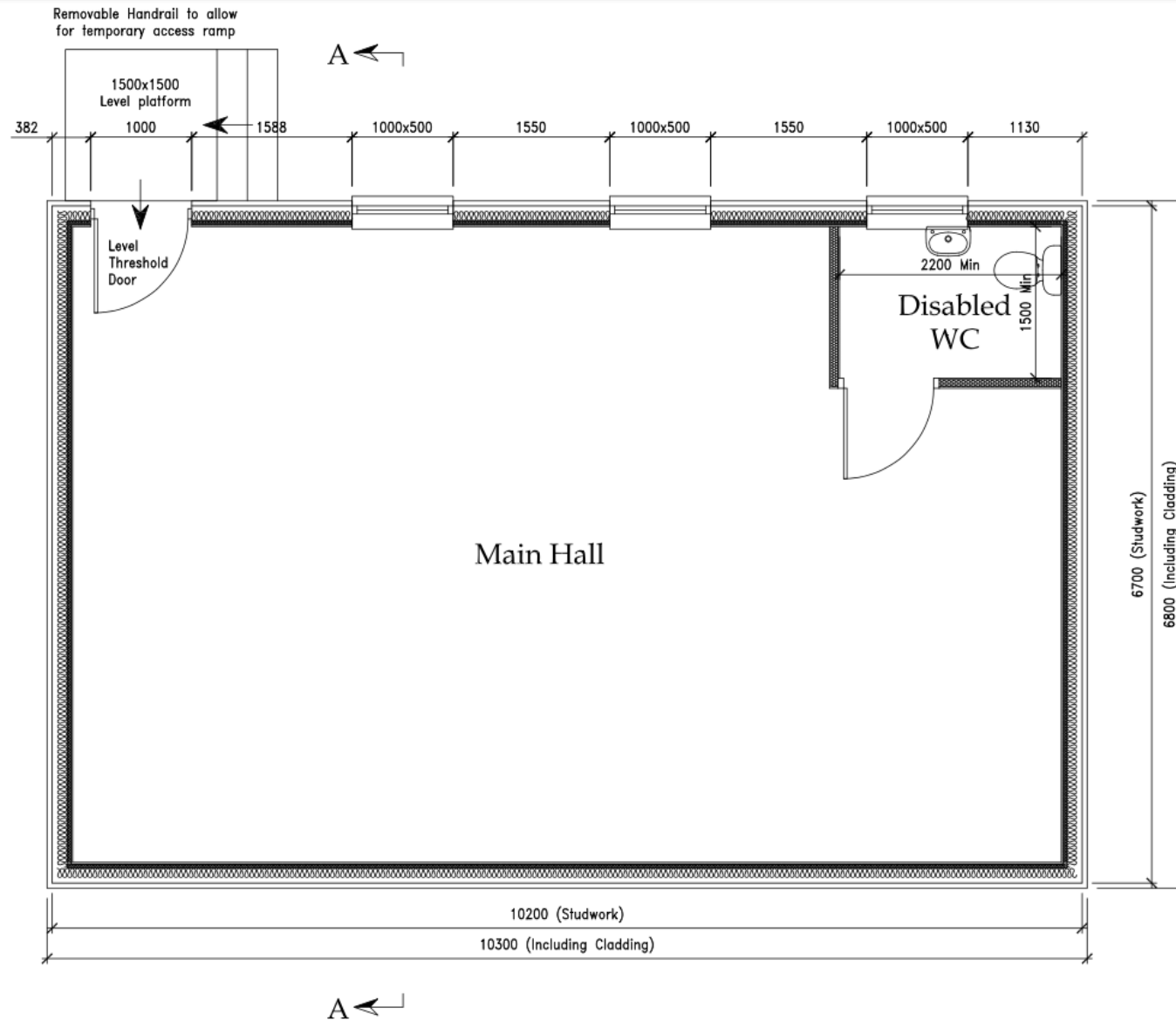


Figure 2. Replacement building floor plan view

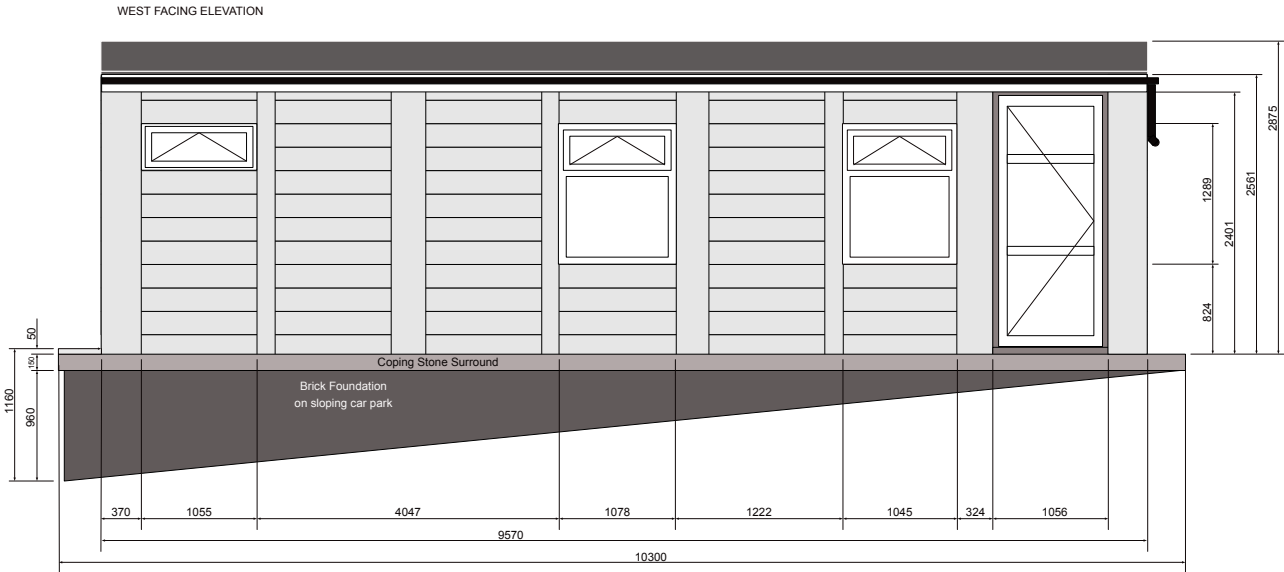


Figure 3. Existing building west facing elevation

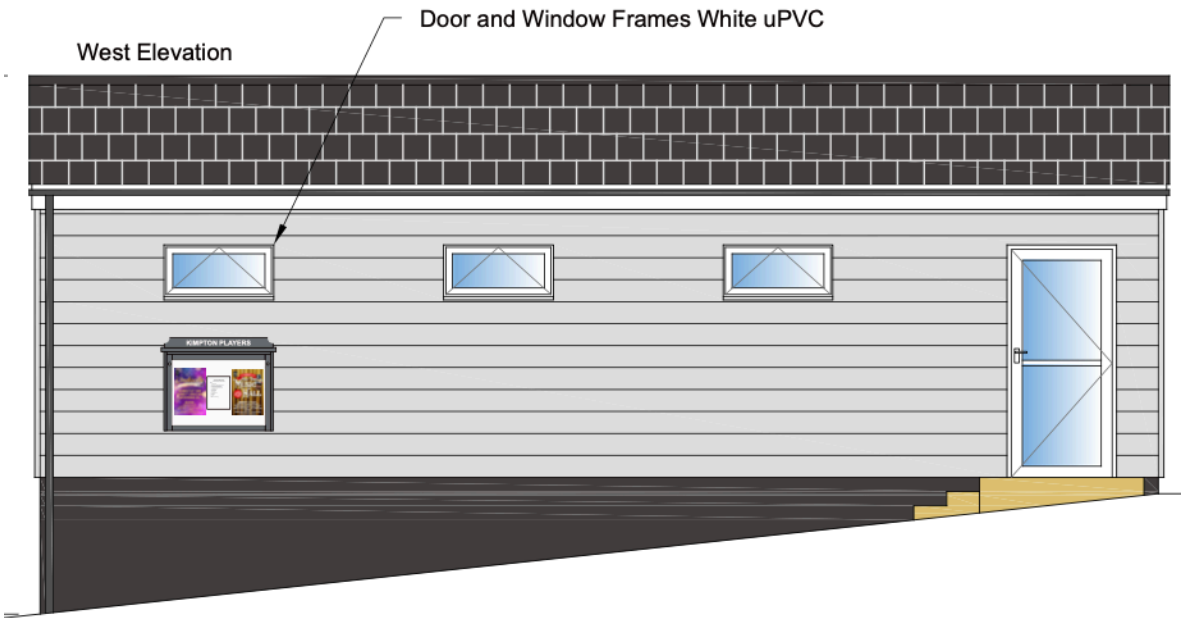


Figure 4. Replacement building west facing elevation

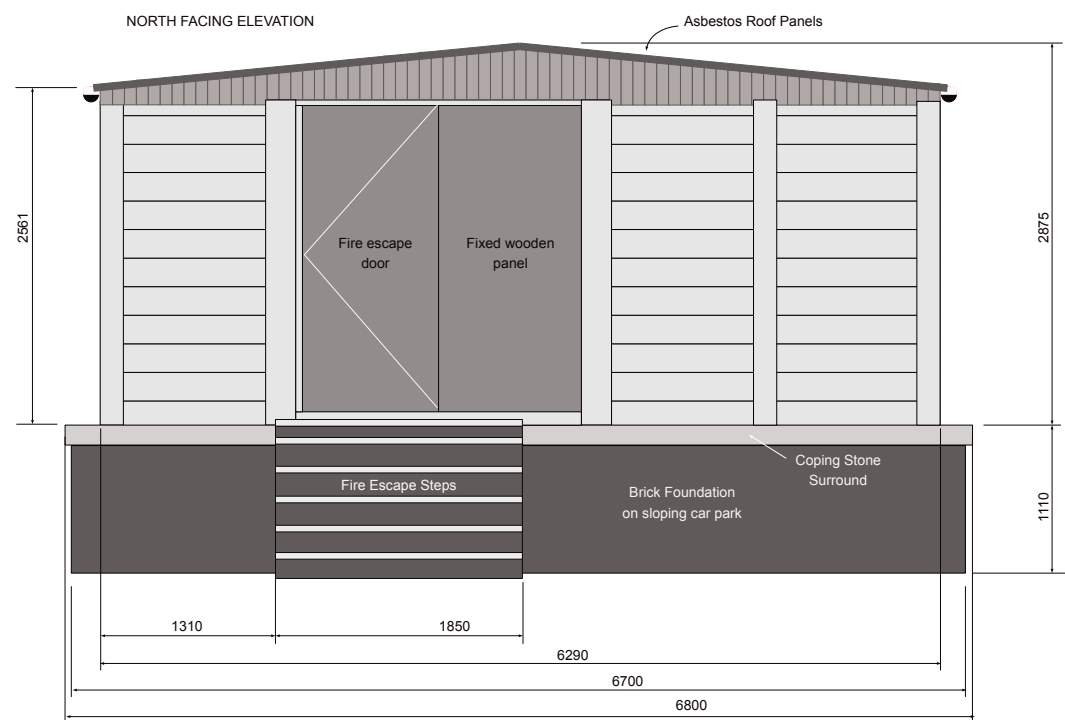


Figure 5. Existing building north facing elevation



Figure 6. Replacement building north facing elevation

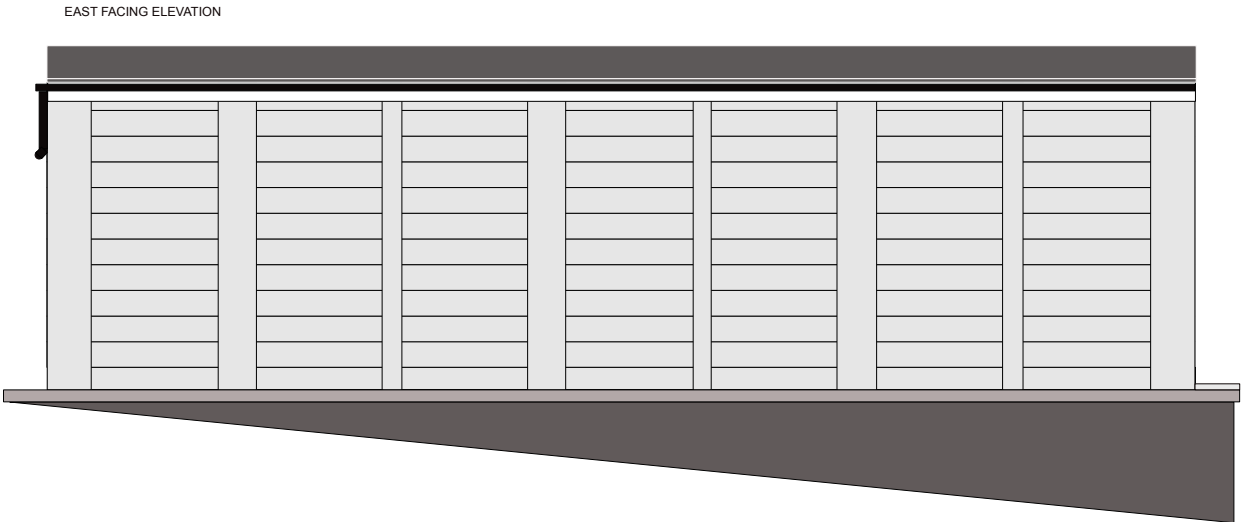


Figure 7. Existing building east facing elevation

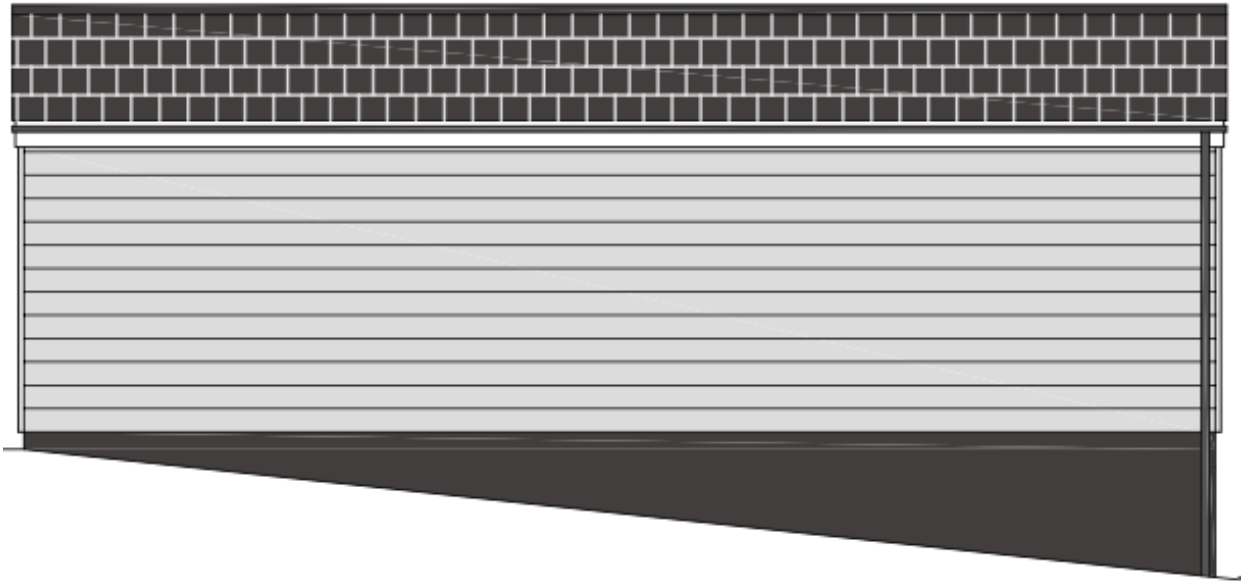


Figure 8. Replacement building east facing elevation

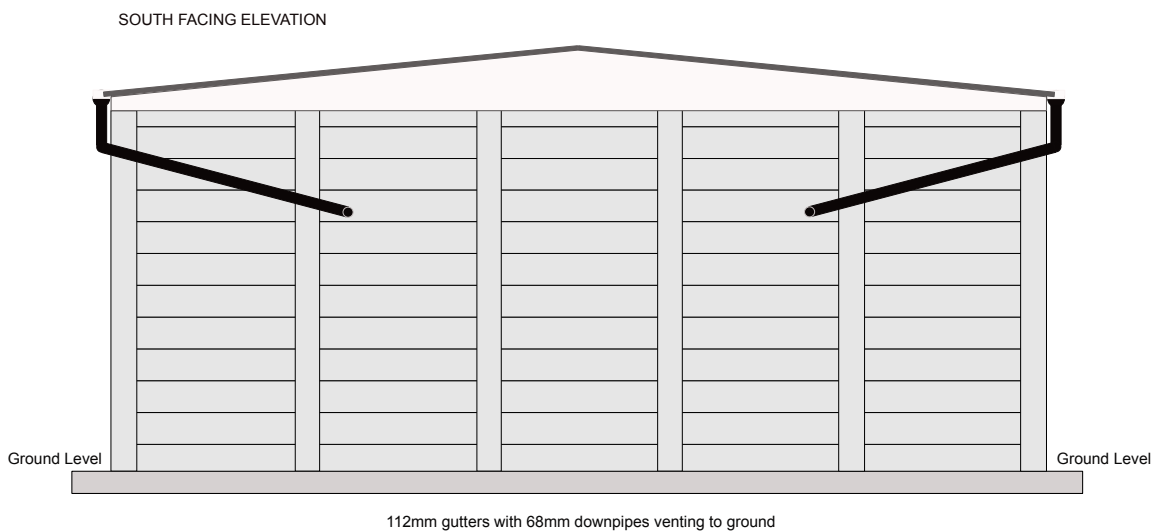


Figure 9. Existing building south facing elevation



Figure 10. Replacement building south facing elevation

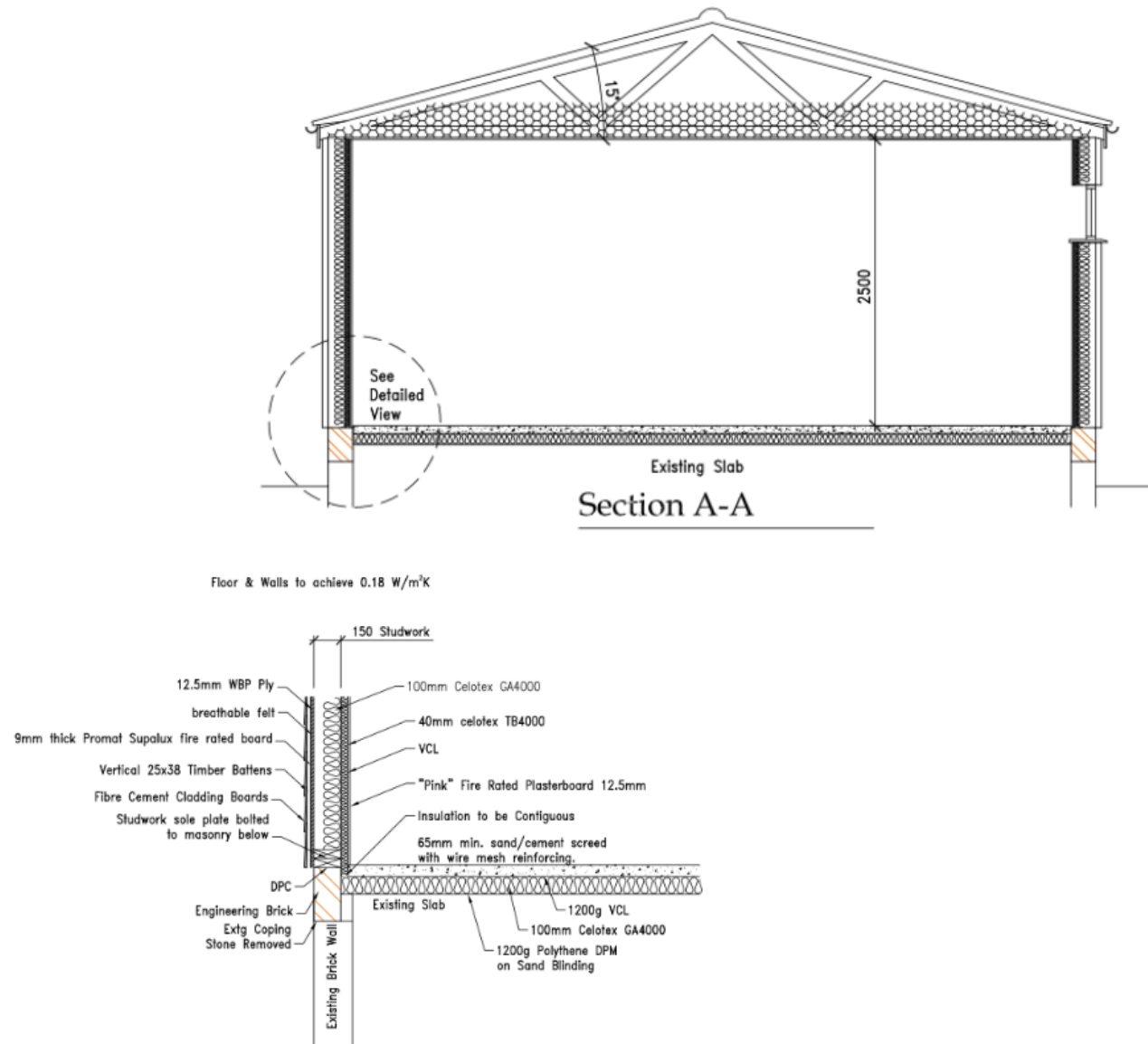


Figure 11. Replacement building cross-sectional view

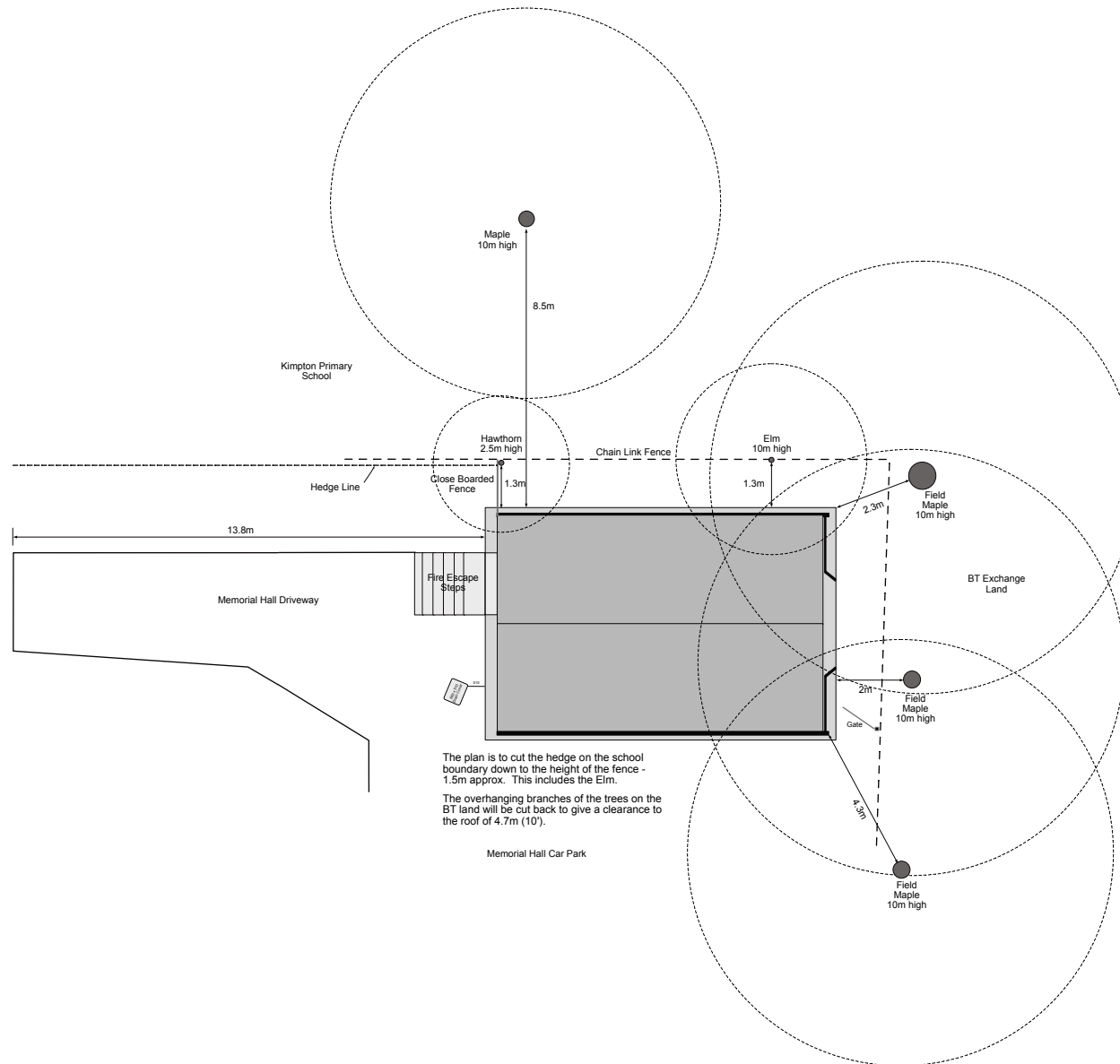


Figure 12. Existing building site plan

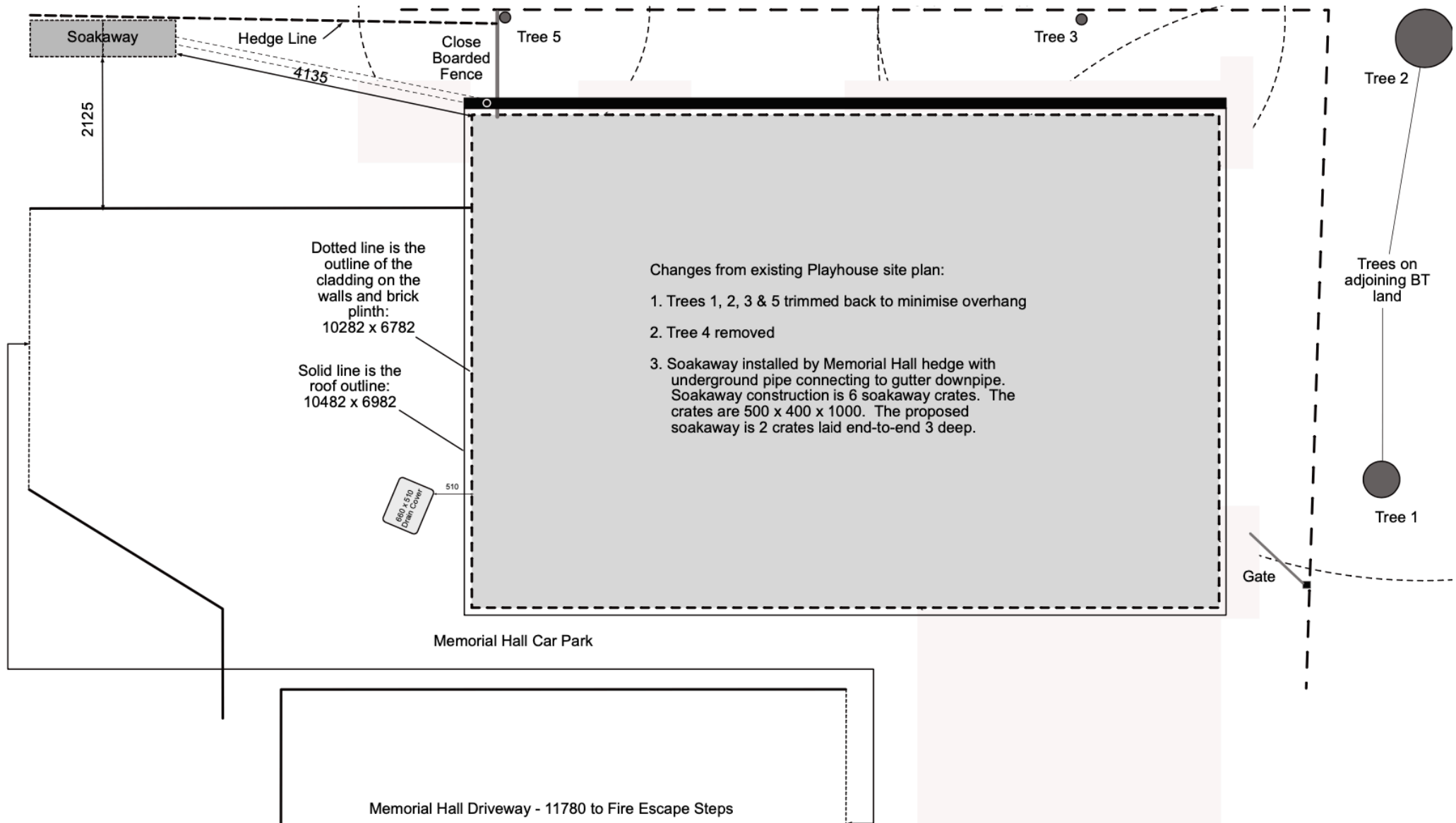


Figure 13. Replacement building site plan