



T o m C r o s s

A r c h i t e c t u r a l d e s i g n & l a n d s c a p e

September 2024

Design & Access Statement

to support

Proposed demolition and replacement of four lead clad dormer window structures, associated windows and emergency exit door set at Baldock Church Hall, St Mary's Church, Church Street, Baldock, SG7 5AE.

on behalf of

Mr Chris Barker

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Introduction

This document has been prepared by Tom Cross, Tom Cross Architectural Design and Landscape, on behalf of Mr Chris Barker in support of a new Full Planning application at Baldock Church Hall, St Mary's church, Church Street, Baldock, SG7 5AE.

This statement to be read alongside submitted drawings together with Heritage Statement prepared by Chris Barker and bat report prepared by Mr A. R. Arbon MBE (ecologist).

The application is submitted in full with all matters to be considered.

Consultations

N/A

Site Planning History

Current building granted Planning approval 125 November 1981 – application reference 1/1668/81(1055)

Heritage Listing Information

Below details of heritage assets located within proposal site setting;

- List Entry Number: 1102134 – ‘The Cottage’ grade II* listed dwelling approximately 20m northeast.
- List Entry Number: 1175212 – Churchyard wall grade II approx. 30m east.
- List Entry Number: 1347611 – Church of Saint Mary grade I approx. 20m southeast.
- List Entry Number: 1102077 – ‘The Old George & Dragon Hotel’ grade II approx. 50m southeast.
- List Entry Number: 1394010 – Tomb of William Clark grade II approx. 50m southeast.
- List Entry Number: 1102078 – ‘Butterfield House’ grade II* approx. 50m south.

For additional information regarding relevant local heritage assets see supporting Heritage Statement prepared by Chris Barker.

Biodiversity Net Gain

Application is considered exempt from Biodiversity Net Gain requirements due to type being ‘Self-build and Custom’.

Planning Notices

All land to which the application concerns is held in applicant ownership.

There are no tenants on site therefore the serving of any notices is considered unnecessary.

Design

The site

Site 6 figure grid reference: TL 24351 33932
524351 E 233932 N

The proposal site lies in the grounds of St Mary’s church in Baldock. It is bounded to the north by a masonry wall with residential area beyond and to the east, south and west by church graveyard.

Three mature trees of note; two mature Yews and one mature Corsican pine, are located immediately adjacent the church hall’s southern and eastern elevations.

Existing development

The existing church hall comprises a large meeting space with staging at ground level, a smaller dining/meeting area with kitchen and servery - at stage level linked to hall behind removable screens - with basement below providing toilets and administrative/storage rooms. All floors/levels are connected by a lift. Both hall and dining areas have fully vaulted ceilings.

Demolitions

Proposals to include:

- Removal of 4 No. existing tall timber windows to southern elevation (meeting hall).
- Removal of associated dormer structures.
- Removal of 1 No. set of emergency doors.

Existing window glazing panes were broken in a recent attack of vandalism and further inspection has highlighted all tall windows are suffering from wood rot –principally due to poor architectural detailing.

Scheme Proposals

Proposals include:

- Replacement of existing timber and metal windows with black powder coated extruded metal thermally broken powder coated and double-glazed heritage type window (see attachments).
- Construction of new timber and insulated lead clad dormer structures over new windows – cheeks and mono-pitch roof.
- Lowered door sill to emergency exit door set (east elevation) and replacement of existing emergency exit timber door set with black powder coated extruded metal thermally broken and double-glazed heritage type door set (see attachments).
- Installation of concrete pad forward of emergency exit doors (to be replaced) to form level-threshold access point.

Appearance

New windows and doors painted black to match existing colour finish.

New dormer structures to be lead clad to match existing dormer materials.

Proposed new window and doors to form part of general replacement of all windows and doors in the near future – post the securing of appropriate funding.

Scale

N/A

Dimensions

N/A

Amount

New concrete pad to have approximately area 4m²

Landscaping

N/A

Drainage

Existing service unchanged.

Sustainability

Replacement windows and doors to be thermally broken and double-glazed and new dormer structures to be appropriately insulated and vented to contemporary standards leading to improved current thermal efficiency of super-structure.

Building Regulations –

New dormer structures and windows and doors to meet current Building Control requirements.

Access

Site Access

Unaltered.

Building Access

Generally unaltered / improved by virtue of introduction of level-threshold emergency exit point.

Parking

N/A

Rights of Way

Existing rights of way unaltered.

Use

Unaltered

Conditions

To be discussed with local planning authority prior to determination of application.

6 months after occupation of new/replacement dwelling.