

36 Town Street, Thaxted
Dunmow, Essex CM6 2LA

DESIGN, ACCESS, TRANSPORT AND HERITAGE STATEMENT

to accompany a Planning Application
for a new Scout Hut replacement

Church End, Barley. Royston SG8 8JW



March 2025

INTRODUCTION

This Heritage Statement is produced to accompany the application for a new Scout Hut replacement at the back of the Town House in Barley, Royston.

The subject of the Heritage Statement is the impact of the proposal on the Conservation Area of Barley.

CONTEXT

Barley is an ancient civil Parish in the district of North Hertfordshire. It is located South-East from Royston, and North-West from Saffron Walden.

The land around the Village has an agricultural asset.

The ancient settlement has a Saxon origin with a medieval layout. The centre of the village is formed by a triangle of land between High Street, Church End and Picknag Road.

Church End is not densely built but shows a variety of architectural styles and is dominated by the Church of St Margaret of Antioch (NHLE 1102577) built in the 12th century.

The Town House is an early Tudor building and is one of the oldest village halls in the country.

THE EXISTING SCOUT HUT

The existing Scout Hut and parking area is set back from Church End and in the land at the back of the Town House. There is a significant level change from the road, leading down to the scout hut site.

It is currently in use by the local scout group for girls and boys aged 6-18 years.

The building has a rectangular footprint, clad with feather-edge boards and tiles.

Internally, the large open plan activity room is accessible from the front of the building with one fire exit at the back of the property.

The side of the building hosts the services (kitchen and toilets).

The loft is currently used as storage.

At the back of the building, there is a large metal store container which will be retained for the Parish Council.

The building is in need of a major refurbishment and an enlargement thanks to the increased number of members.

CONSIDERATIONS

The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the Conservation Area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

DESIGN, APPEARANCE AND IMPACT ON THE CONSERVATION AREA



Within the conservation area, a special attention has to be given to the appearance of the proposal. The Conservation area has to be preserved and the possibility to enhance the area has to be explored in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990).

The proposed new Scout Hut consists of a replacement of the existing building in order to accommodate the extra space needed for the services and to host a larger number of members.

The aesthetic of the building will be retained, and the footprint of the proposed Scout Hut is proposed to be slightly enlarged compared to the existing, with the addition of a front porch, a front single storey gable and a rear single storey extension to host all the services (kitchen and toilets).

The ridge height will be retained, although the first floor (loft space) will be fully used as rooms for max 60 people and storage.

The proposed building will fully meet the requirements for accessibility AD part M of the Building Regulations.

PLANNING HISTORY

- 20/01046/FP

Erection of single storey building to provide changing facilities for sports/events.

Conditional Permission

- 23/01763/FP

Installation of two metal storage containers, one to provide storage and the other to provide storage and changing facilities for sports/events, following removal of existing storage container.

Conditional Permission

OVERLOOKING

The actual and proposed position of the Scout Hut, set back from the main road by approximately 80 metres, will not have an impact on the existing street scene.

TRANSPORT AND PARKING

Access to the site remains unchanged. There is a shared parking space to the front aspect of the hut, where parking spaces will also remain unchanged. The site is located within the built-up area of Barley, and is deemed a sustainable location. This is not for residential use, although nearby amenities such as schools, places of worship, and shops are within walking distance. The nearest bus stop is conveniently located adjacent to the church, which is called the: St Margaret of Antioch Church stop. This operates routes 18 and 444, which offers access to other nearby towns and hamlets. The bus stop will allow scouts and parents to be able to access the site from further afield. The site can also be easily accessed via the existing roadwork to and from Barley, which also has the B1039 and B1368.

ECOLOGY

A preliminary ecological appraisal has been actioned. Please refer to the report attached to our planning application.

STATEMENT FROM THE SCOUT GROUP

Scouting actively engages and supports young people in their personal development and this important hut replacement will safeguard the provision of this service for generations to come. The group serves around 100 families from Barley and the surrounding area. We run four groups (Beavers, Cubs, Scouts and Explorers) from the hut, all of which are full with waiting lists. There is very little on offer in the villages for our young people out of school. The current hut is an old wooden structure and its useful life is coming to an end. We need some extra space and improved storage facilities for all our camping equipment to enable us to continue to meet the demand for our valuable services.

CONCLUSION

The impacts to the conservation area are minimal, and the proposals will allow for an increase in amenity for the public. The benefits of the scheme will outweigh any low level of less than substantial harm to the conservation area, and should be acceptable to allow the community and many future generations to enjoy a new modernised, accessible building.

