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Architectural design & landscape

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Design & Access Statement

to support

Demolition of 2 No. leaded dormer structures and replacement rooflights, proposed single storey extension with dual pitched and flat roofs, proposed roof extension over front entrance, addition of solar panels, installation of air source heat pumps, regularisation of new/replacement windows to meeting/dining area as well as revised window format to new windows and main hall and landscaping to form new pedestrian and vehicle access provision, at Baldock church hall, St Mary's Church, Church Street, Baldock, SG7 5AE.

on behalf of

Mr Chris Barker

Contents	Page No.
Introduction	3
Consultations	
Site Planning History	
Heritage Listing Information	
Biodiversity Net Gain	
Planning Notices	
Design	4
The Site	
Demolitions	
Scheme Proposals	
Scale	
Dimensions	
Amount	
Landscaping	
Drainage	
Sustainability	
Access	6
Site access	
Parking	
Rights of Way	
Use	
Conditions	

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 November 1981 – application reference 1/1668/81(1055)

81/01668/1 – Erection of church hall

12/02460/1 – Erection of single storey disabled WC facility

24/02215/FP – Removal and replacement of existing leaded dormer structures and windows

Heritage Listing Information

Baldock church hall is not heritage listed however it sits within the Baldock Conservation Area and is surrounded by numerous listed buildings.

Details of heritage assets located within proposal site and setting below:

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 (de minimis).

Planning Notices - All land to which the application relates is held in ownership/control of the applicant.

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 long masonry wall with residential area beyond and to the east, south and west by the church grounds (graveyard) of St Mary's church.

Four mature trees of note exist in close-proximity to the proposal site; three mature Yew trees and one mature Corsican pine, all located immediately adjacent the church hall's southern and eastern elevations.

Existing development

The existing church hall comprises a large meeting space and disabled WC facility at ground floor, a smaller dining/meeting area with kitchen and servery upper half level and basement area comprising toilets and administrative/storage areas. All floors/levels are connected by a lift. Both hall and dining areas have fully vaulted ceilings.

Demolitions

Removal of existing door and glazing screen to entrance hall.

Removal of 1 No. double door set to large meeting hall.

Removal of 2 No. existing dormer structures to upper dining/meeting hall.

Removal of 3 No. existing windows to dining/meeting hall area.

Scheme Proposals

1. Erection of new masonry extension with mixed dual pitch and flat roofs to southern elevation to provide new ground floor level WC facilities.

Reason: The basement located WC facilities are not easily accessible, with many older hall users, having mobility issues, struggling to use either the existing staircase and/or antiquated access lift. The latter requiring regular servicing/repair to maintain its operation.

2. Replacement of existing timber framed window and door screen set within structural timber frame to front entrance, with the new replacement door and window screen to be installed forward of the existing entrance screen's current position. The new entrance screen is to be formed of a new structural timber frame and extruded metal thermally broken powder coated and double-glazed windows and doors.

Reason: A number of glazing panes within the existing entrance screen were recently vandalised and therefore require replacement. Recent inspection of the entrance screen indicates that the 40+ years old structure and glazed windows and doors require renewal to improve security, thermal performance and airtightness. Additionally, all new glazing units are to be specified with treatment to reduce solar gain. The screen is to be relocated forward, by approximately 500mm (0.5m), to a position approximately level with the existing masonry 'returns' either side of the entrance doors.

3. Extension of existing roof over front entrance

Reason: To provide shelter to front entrance as well as solar shading to glazed screen.

4. Regularisation of installation of 2 No. new/replacement external windows to upper-level meeting/dining area.

Reason: Windows installed as part of recent works to replace 4 No. leaded dormer structures and associated windows to front elevation (south) – works approved under approved planning application 24/02215/FP.

5. Regularisation of revised window format of 4 No. new windows to front elevation (south).

6. Existing double door set to the main hall (east elevation) is to be removed and bricked up.

Reason: Internal alterations to the main hall area include erection of a new furniture store forward of the existing double door set making retention of the doors unnecessary.

7. 3 No. new high level rooflights to main hall.

Reason: To increase natural light and improve ventilation.

8. Removal of 2 No. existing leaded dormer structures to the upper dining/meeting hall and installation of double-glazed rooflights to existing openings.

Reason: Inspection of both dormer structures and associated windows has highlighted both being in poor condition with rooflights proposed as a cost-effective method of replacement to reduce refurbishment costs as well as increasing natural light levels.

9. New/replacement windows to upper dining/meeting area. New windows to be metal extruded powder coated type and double-glazed type - to match recently replaced main hall windows.

Reason: Existing window frames have been identified as being in poor condition, with metal framed glazing units being both draughty and unserviceable.

10. Addition of 2 No. air source heat pump units within wall hung enclosures. 1 No. to east elevation and 1 No. to west elevation.

Reason: To provide a more sustainable means of heating and hot water supply.

11. Addition of new concrete pad and ramp to east elevation double door set (main hall) and gravelled pedestrian path (along south elevation) linking with the building's principal approach.

Reason: To provide a means of level escape for disabled users.

12. New paved approach, disabled parking space and associated making good/landscaping.

Reason: To make good main entrance/approach post construction works to form extension and to provide improved level access and close provision of parking for disabled users and maintenance teams.

13. Addition of 22 No. solar PV panels to southern facing roof slope at high-level.

Reason: To provide a more sustainable means of power to for both lighting and powering of proposed air source heat pump units.

Scale – To match former disabled WC extension.

Dimensions (extension) – 4.5m x 4.5m

Amount - Proposed extension to have approximate area of 15m²

Landscaping

Proposed paved approach to match existing (concrete slabs) with concrete gulley drainage to sides. Proposed disabled parking bay to be formed with heavy duty reinforcement matting, seeded with grass on completion, with flat top concrete edging. Existing and proposed public path area to be made good with asphalt. Proposed path to be formed (over existing ground level) with gravel grids over weed/plant suppressing fabric with adjacent areas to be made good with topsoil and grass seed on completion.

Drainage – To existing service.

Sustainability

All new replacement windows/rooflights and doors to be thermally broken with double-glazing. Air source heat pumps and solar PV panels proposed to provide sustainable power and heating.

Access

Site & Building Access

Proposed disabled parking space to provide close-proximity access for disabled users. Proposed gravel path (south) to provide emergency exit/escape route for wheelchair users. All existing pedestrian access locations to either be retained as or made level. Proposed WCs to provide new ground floor accessible facilities.

Parking - Addition of 1 No. parking space.

Rights of Way - Existing rights of way unaltered.

Use – Unaltered by proposals.

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