

Freshford Village Memorial Hall Redevelopment Project

Community Right to Build Order

5th Aug 2019
Rev E



Contact

Freshford Village Memorial Hall
Freshford Lane
Freshford
Bath
Somerset
BA2 7UR

Please contact the hall trustees via our website:
<http://www.freshfordvillagehall.co.uk/the-future>



Contents

2	Contact + Contents
3	Introduction
4	The CRtB Order
5	Summary of Requirements
6	Phasing Strategy
7	Project Components
9	Design Statement
10	Precedent - Form & Materials
11	Artists Impression - Hall Approach
12	Artists Impression - Pre-School
13	Site Plan
14	Ground Floor Plan
15	First Floor Plan
16	Schedule of Areas
17	Sustainability
18	Materials
19	Access Statement
20	Impact Statement
23	Our Journey to date

APPENDIX

24	Structural Engineer's Design Note
25	Structural Engineer's Design Sketches
27	Service Engineer's Design Note

Introduction

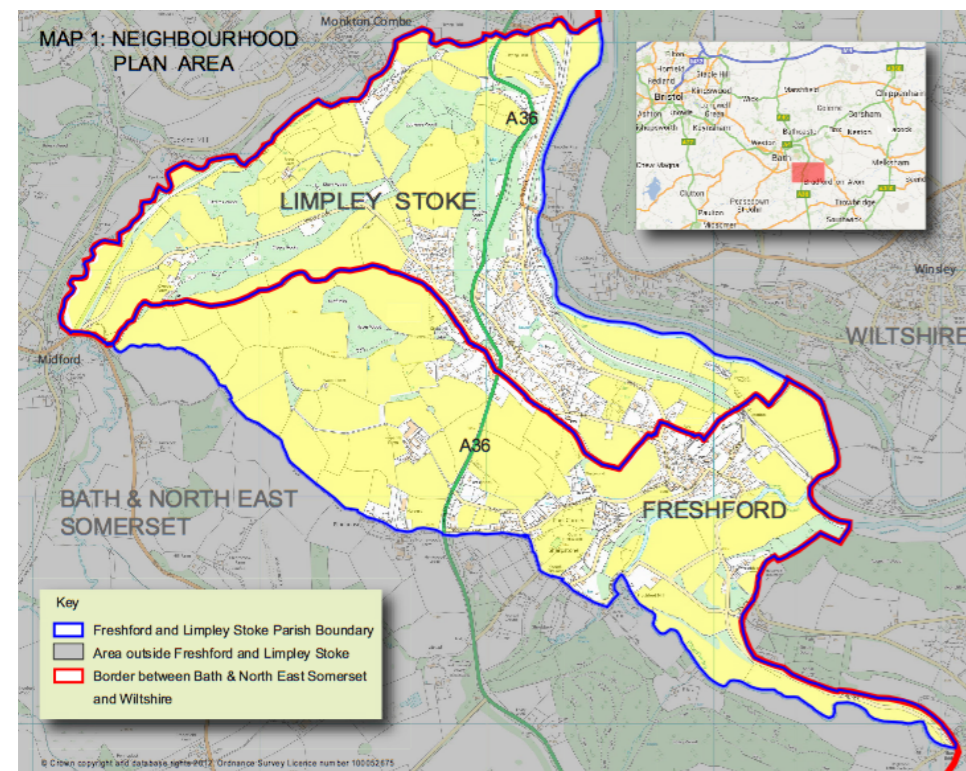
Overview

The trustees of Freshford Village Memorial Hall, and their supporting development sub-committee have prepared a Community Right to Build Order (CRtB order) to fulfil their vision to enhance, modernise and extend the existing Freshford Village Memorial Hall facility to provide a welcoming and attractive multi-purpose focus for local community activity complementing its outstanding rural setting.

The intention is to embark upon a phased programme to be carried out over the next 5 years, incorporating refurbishment of the existing village hall building, with extensions to provide a separate doctor's surgery and dedicated pre-school space.

This project will significantly improve and ensure the long term viability of a building which acts as the community hub for the villages of Freshford and Limpley Stoke.

Illustration: Freshford and Limpley Stoke Neighbourhood Plan Area



What is a Community Right to Build Order (CRtB Order)?

A Community Right to Build Order (CRtB Order) Submission is comparable to a Planning Application, but with two key differences:

- A CRtB Order can only be submitted by a community group or organisation (and so are usually drafted with an eye to community benefit). The proposal in a draft CRtB order is submitted to an independent examiner who will review the order to ensure it conforms to national and local planning policies. They will recommend or not, whether it can go to a referendum.
- In the referendum, residents of our Neighbourhood Plan Area (as defined by the Freshford and Limpley Stoke Neighbourhood Plan 2014-2039) will have the opportunity to decide whether or not to support this proposal. If over 50% of voters support the proposal then the local authority (Bath and North East Somerset Council) will 'make' the order, the equivalent of planning consent. This will be a key milestone in bringing the redeveloped Freshford Village Memorial Hall facility much closer to being delivered, as planning consent is a necessary pre-requisite to many sources of funding.

Why is Freshford Village Memorial Hall progressing this CRtB Order?

The CRtB Order is being progressed in order to significantly improve and ensure the long term viability of a building which acts as the community hub for the villages of Freshford and Limpley Stoke.

Freshford Village Memorial Hall provides a regular venue for Ofsted registered Freshford Pre-school, sporting and drama activities by Freshford Primary School, talks and meetings of Freshford and District Local History Society, Freshford and District Horticultural Society, Freshford Cubs and Beavers, Warrior Academy martial arts, Freshford Music and Drama Group, dog training classes, zumba classes, badminton, table tennis, fencing and monthly Parish Council meetings. In addition the village hall is used as a one-off venue for a wide range of events including Brownie pack holidays, Friends of Freshford fundraising social events, charity fundraising jumble sales, school holiday drama workshops, children's birthday parties, private parties, furniture and carpet sales, and as an occasional training venue.

The previous doctor's surgery in Freshford was accommodated in a dilapidated building which was subject to flooding and had no disabled or level access. In March 2018, this surgery had to close because of significant shortfalls in the current building structure. The move to a purpose built modern doctor's surgery is vital to ensure the long term viability of the service. Establishing a doctor's surgery on the Hall site will bring in a reliable long term income to the Hall, ensuring the Hall's own long term viability.

The proposed Pre-school extension will ensure the long term viability of the Pre-school by providing an attractive purpose-built childcare environment which will allow the Pre-school to operate without impacting on other Hall users, whilst guaranteeing the safeguarding of the children in their care. The Pre-school extension will also improve the efficiency of the Pre-school's business reducing the need for dedicated staff time to set up and pack away the Pre-school equipment each week.

For the purposes of submitting a CRtB order the Freshford Village Memorial Hall (A Charitable Incorporated Organisation. Registered Charity Number 1174158) is regarded as a qualifying community organisation under Schedule 4C of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) which states that 3(1) For the purposes of this Schedule a "community organisation" is a body corporate— (a) which is established for the express purpose of furthering the social, economic and environmental well-being of individuals living, or wanting to live, in a particular area.

The CRtB Order

The Community Right to Build Order

The Freshford Village Memorial Hall's Community Right to Build Order proposes development of land at Freshford Village Memorial Hall, Freshford Lane, Freshford, Bath, BA2 7UR.

The proposed development is to enhance, modernise and extend the existing Freshford Village Memorial Hall facility to provide a welcoming and attractive multi-purpose focus for local community activity complementing its outstanding rural setting.

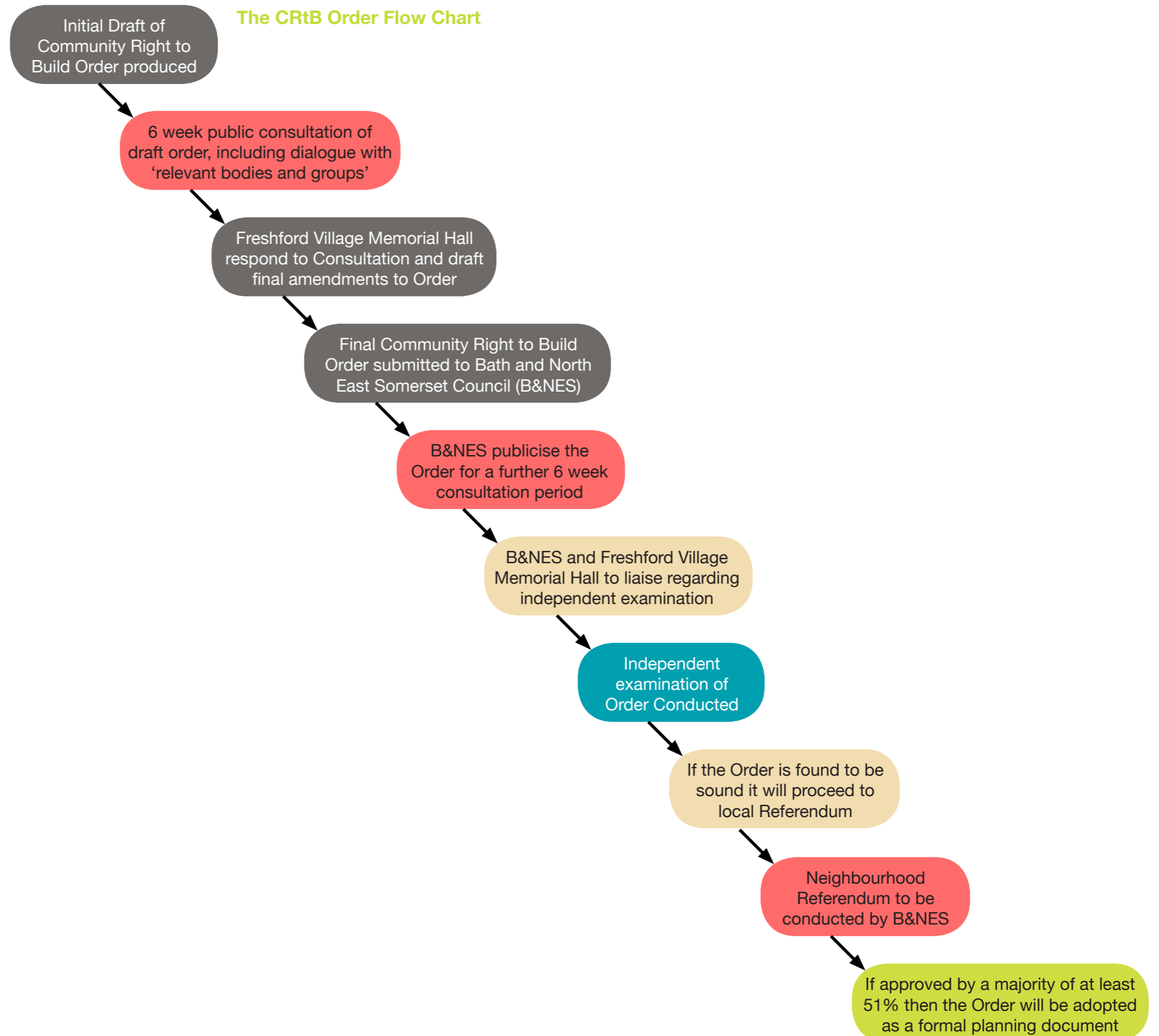
The proposed development will incorporate purpose-built doctor's surgery and Pre-school extensions to the existing refurbished main hall and meeting room accommodation.

The CRtB Order Process

The accompanying flow chart illustrates the process by which the Community Right to Build Order will be procured.



The CRtB Order Flow Chart



Summary of Requirements

The Hall Trustees vision is to retain, enhance, modernise and extend the existing Freshford Village Memorial Hall facility to provide a welcoming and attractive multipurpose focus for local community activity complementing its outstanding rural setting. The intention is not to redevelop the entire site as one, but to embark upon a phased programme to be carried out over the next 5 or so years.

The brief for the phased redevelopment of the Freshford Village Memorial Hall consists of:

- Retention of much of the existing village hall particularly the main Hall;
- Retention of meeting and committee rooms (although the location of these functions within the building could be reconsidered);
- Refurbishment and improvement of the existing fabric of the building, including energy-efficient windows and insulated wall / roof cladding;
- An extension to provide a self-contained doctor's surgery (c.120m²) with a separate, defined access;
- An extension to provide pre-school accommodation, with a dedicated entrance and retaining convenient access to the outdoors for the pre-school children; and
- Improvements to the layout of the existing entrance hall, toilets and kitchen accommodation.

Key issues to consider include:

- A sustainable building fit for 2018 and beyond.
- A multi-functional building suitable for a combination of many uses.
- Future proofing of the proposed doctor's surgery and pre-school extensions so that at any time in the future these extensions can be returned to village hall use.
- The requirement that the Hall and adjoining Galleries Shop remain open and in use during the phased redevelopment work.
- Consideration to be given to independent heating and electrical services to serve both the surgery and possibly the pre-school.

It is noted that the Hall Trustees have already replaced the main hall roof with an insulated metal profile roof in September/October 2018, and the meeting and green room roofs have been replaced by an insulated, single ply membrane in January 2019. These updates were necessary because of severe leaks and the new roofs have improved the thermal efficiency of the building. These new roofs will be retained under the proposed development outlined in this Community Right to Build Order.



Phasing Strategy

We propose a three phase strategy, intended to create the most efficient and economic outcome for the Hall and its Trustees, whilst breaking the project into fundable sections. This is fewer phases than the briefing document suggests, however our recent experience has shown that there is an economy of scale to be gained in respect of construction pricing, effects of inflation, management / prelims costs and professional fees, by keeping the number of phases to a minimum.

Fewer phases will also reduce the risk of damage to the Hall's 'brand' if it is perceived to be in a long-term state of refurbishment, with clubs and organisations possibly seeking alternative venues.

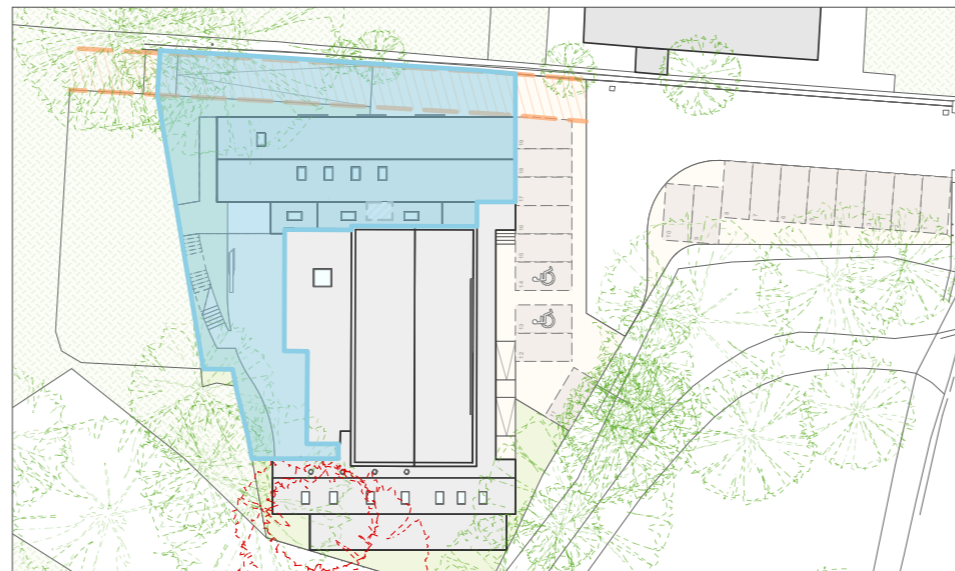
Crucially, it will help to protect and minimise disruption to the educational environment of the pre-school, as well as managing the obvious health and safety implications of its close proximity.

We've suggested that the project is broken down into phases based around elements of completed and occupiable space, as opposed to distinct work packages. This means that completed phases can be fully occupied and begin delivering benefit immediately upon completion.



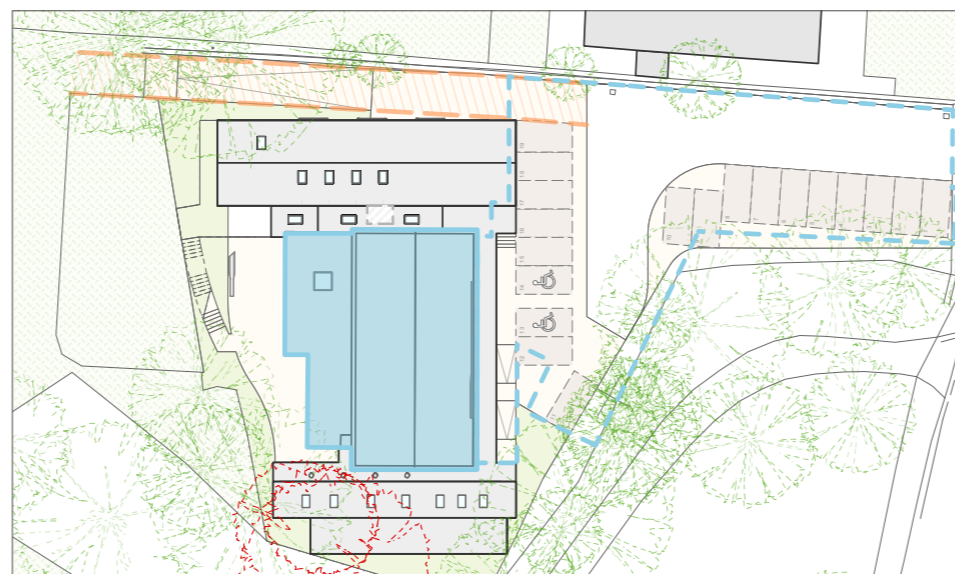
Phase 1

This would include the essential infrastructure works (improving drainage, re-routing electrics, felling trees, etc.) which facilitate further development, as well as the construction of the doctor's surgery extension to restore this vital service to our community.



Phase 2

This would be the creation of dedicated pre-school facility, alongside new support facilities for the hall (WCs, kitchen, store, etc.). Temporary WC and kitchen facilities may need to be provided during this phase to ensure the ongoing operation of the Hall and pre-school (or agreement reached with the surgery and / or shop).



Phase 3

This would deliver the refurbished main hall and its ancillary accommodation (committee/meeting room etc) with new cladding, wall insulation and glazing. There is anticipated to be an element of making good to the car park/surfacing associated with this phase too.

Note: Plans not to scale

Project Components

Infrastructure

We propose that the essential infrastructure works are carried out first, as this facilitates and de-risks future development phases. The key infrastructure works identified thus far are:

1. Drainage works to remedy land drainage and flooding issues:
 - i) provide land drainage around the building to intercept shallow ground water that may be contributing towards the issues with the parquet floor swelling and lifting,
 - ii) extend the land drainage beneath the car parking area to provide an easier drainage route with the intention of intercepting flows that currently daylight to the south of the village hall, and
 - iii) provide new drainage to the car parking area.
2. Re-routing of overhead power and communications cables: These currently run across the car park and along the western edge of the site. They will impede the construction of any future phase of development (movement of cranes, deliveries, etc.) and reduce the available development footprint to the western edge of the Hall. We propose that these cables are run underground to remove these restrictions.
3. Clearing of trees to the western edge of the Hall: This will create a potential development plot in a currently under-utilised area of the site.
4. Provision of a new surface finish & markings to the parking forecourt: The project is severely restricted in terms of available space for car parking. The proposals seek to make car parking safer and more accessible for all users (vehicular and pedestrian, hall and shop).

The formalisation of the car park will remove the risk of parked or waiting cars obstructing the access junction into the car park off Freshford Lane. The layout will also reduce the occurrence of slow speed collisions and near-misses which currently arise because of the lack of clearly defined parking bays, roads and pavements.

Fully Part M compliant accessible parking spaces will be provided in the formalised car park layout for the benefit of disabled users.

Any traffic which cannot park on site can park on street in Freshford Village centre and walk the c.430m to the site via the segregated Tynings footpath.

NB: The car park surface is already in a very poor state, potholed and broken, which will only get worse once the drainage and cable re-routing works have been completed. It is likely that the car park surfacing may need revisiting at the completion of all works as construction traffic can take its toll.

Doctor's Surgery

We are proposing that the Doctor's surgery be situated at the western edge of the Hall. The site slopes up towards the north-west corner, so some retaining works will be necessary in order to create a level building platform. However, we'd suggest this cost will be offset by the benefit of creating a feasible development plot from a currently un-utilised part of the Hall's domain.

This location will allow the surgery to have its own, unrestricted access and to operate as an independent unit, whilst still having the possibility of using the main hall's facilities for health and well being sessions.

The doctor's surgery as proposed to serve the practice's 10,000 patients incorporates the following areas:

- Dedicated entrance / lobby with level access.
- Waiting Area for 10no. patients.
- Reception (with screening for confidentiality).
- Dispensary (consisting staff area and preparation room).
- Counselling Room (doubles as infant feeding room).
- Two Consulting Rooms (one to be suitable for training).
- Two Accessible WCs (for staff and patients).
- Cleaner's room (inc. sluice sink / distribution board).
- Kitchenette.
- 1-2no. dedicated car parking spaces for clinical personnel/deliveries during surgery operating hours only.
- Easy access to the Hall to enable it to be used for screening, Primary Care Trust Groups, cardiac care clinics, obesity workshops, etc.

This will be provided in an efficient, single-spanning structure, with minimal load bearing walls, so that it can be re-purposed in the future in need be. The foundations would be located c.1.5m away from the existing hall to reduce the risk of undermining the existing structure.

Preschool

The preschool currently runs out of the committee room 4 days a week, meaning that staff have to set up their areas on Sunday evening and then pack them up again on Thursday lunchtime. A key driver for the proposed redevelopment is to reduce the amount of staff time spent in the weekly setting up and packing away, and to allow more flexible use of the space. We recognise that a fully accessible space is important, as is the potential of being self-contained, so children's safety / security is not compromised by other Hall users who might be in the rest of the Hall at the same time.

In response, we propose that a new building is created along the eastern edge of the Main Hall, on the site of the existing kitchen and WC facilities. The building will re-provide the Hall's ancillary facilities on ground level in a new more efficient form, its footprint expanded to utilise some of the unused land between the hall and the road to the field. The preschool accommodation will all be provided at the upper level, enabling ease of supervision with stair, lift (and slide!) access down to the garden and Main Hall.

Total proposed accommodation for the Freshford preschool consists of:

Multi-Use Space, inc;

- Central acoustic partition enabling division into 2no. spaces.
- Storage wall, c.600mm deep, inc. displays at child height and low storage units for child access to resources, lockable for space for other users (e.g. Brownies). Furniture storage. Possible shutter fronts.
- 2no. art areas, each with sink / drainage area for cleaning.
- Display / activity / climbing wall.
- Washable Floors.
- Ability to hang items from ceiling.
- Entrance door on hold open device (linked to fire alarm).
- Picture windows to maximise views.

Secure staff office

- To include desk area for 1 staff member (inc. secure lock away for printer, scanner, filing, etc.)
- Windows to supervise multi-use space.
- Small 'adult only' kitchen area containing sink, cooker, fridge, kettle, utensils, cutlery and crockery required for snack and lunch preparation.

Project Components

Preschool (cont).

Toilets

- Adult accessible WC (inc. nappy change)
- 3no. child-friendly WCs + trough basin

Entrance Lobby

- Dedicated covered entrance space for 'meet and greet'.
- Storage for children's outdoor clothes/wellies etc, to include child level pegs and seating for children to change clothing/footwear.
- External space for buggy parking adjacent.

Cleaner's Cupboard

- Room for vacuum cleaner, cleaning and sanitary supplies.

External Areas, with;

- A secure garden/outdoor play area to allow free flow movement from the internal preschool area via slide and steps.
- Play features in garden; slide, sand pit, bug hotel, mud kitchen, water table etc.
- 'Edible classroom'.
- Secure storage for outdoor resources.
- Access to Main Hall for inclement weather activities.

In common with the doctor's surgery extension, we propose that the preschool accommodation will be provided in a single-spanning structure, without load bearing walls, which offers the flexibility to be re-purposed in the future in required. Again, it will be pulled away from the existing hall to reduce the risk of undermining.

Please note that it is likely that temporary kitchen and WC facilities would be required during the duration these works (or agreements with the shop and / or surgery) in order to ensure the ongoing operation of the Hall and preschool.



Hall Refurbishment

The upgrades to the fabric of the existing hall are anticipated to consist of :

- Over-cladding of all external walls with insulation, water-proof membrane and timber cladding .
- Replacement of windows with aluminium framed and double (or triple) glazed insulating glass units e.g. Technal.
- Sundry making good and redecoration works associated with bringing the finish of the existing accommodation in line with that of the new build extensions.

In addition to this, new ancillary space will be created beneath the preschool / multi-use space to include the following:

Entrance Lobby

- More generous area to assist with circulation during events.

Kitchen

- Larger space, with extended bar to better cater for events.
- Enhanced storage and facilities - space for recycling.

Toilets

- Adult accessible WC and Shower room.
- Female WC with 3no. WCs and 3no. WHBs.
- Male WC with 1no. WC, 2no. Urinals and 3no. WHBs.

Cleaner's Cupboard

- Room for vacuum cleaner, cleaning and sanitary supplies.

Meeting Room

- Additional meeting room space, with views out.

Storage

- Better organised storage for Hall furniture.

Design Statement

Overview

Our design approach design has been developed to meet the following key criteria:

- Acknowledgement of available funding streams (e.g. bringing the doctor's surgery online early to release rental value).
- A sustainable building with low energy in use, low running costs and low maintenance requirements.
- A multi-functional building suitable for a combination of many uses.
- Inherent flexibility and future proofing of the proposed surgery and preschool extensions so that at any time in the future these extensions can be returned to village hall or other uses.
- Efficiency of servicing / management including possible independent heating and electrical services to serve both the surgery and preschool.
- The requirement that the Hall and adjoining Galleries Shop remain open and in use during the phased redevelopment work, with a minimum of disruption.

The existing Hall becomes the 'hub' of our proposed design with the new structures built around it, thereby creating a clustered building form appropriate to a rural setting such as Freshford. We propose strong, simple forms derived from the constraints of the site and closely related to those of Galleries shop and adjacent buildings e.g. pitched roof forms with ridge lines running perpendicular to the hillside, gables facing south and solid walls with punched in windows. These will be constructed with an indigenous and low-carbon palette of materials, featuring extensive use of renewable timber for the structure, windows, doors, balustrades, finishes etc.

Alongside this, we propose references to the existing Hall's characteristics in the new (e.g. large openings) and a common approach to detailing and new architectural features (timber structure and cladding) which will serve to unify the various phases into a coherent whole upon completion.

The visual impact of the new extensions will be minimal - the new west wing can only be seen from within the site, whilst the east wing is screened by both the Galleries shop and the existing trees from most aspects (please refer to impact statement below for details).

Site Layout

In common with the existing arrangement, the site is proposed with parking spaces either side of a central vehicular route running from the site entrance up towards the Hall. Two accessible spaces will

be provided adjacent to the Surgery, with two spaces designated for Surgery use. A demarcated shared surface will run between the Hall and the Cafe / Shop allowing pedestrian access between the two spaces but also vehicle access to the back field via the existing access track. The playground boundary will be re-configured to accord with the proposed Preschool.

The building complex will sit on a concrete retaining structure, necessary to accommodate and protect the new timber interventions within the sloping site. This will be extended to form spaces for soft-planting and seating.

Finally, essential infrastructure works, such new site-wide land-drainage system and re-routing of overhead power and communications cables will be carried out to facilitate and de-risk future development phases.

Surgery

The Surgery will form part of the first construction phase. It will be positioned on the unused sloping ground between the main Hall and the western site boundary, bringing into play a currently under-utilised part of the Hall's domain. It will form a new 'wing' to the existing Hall, and will function as a self-contained space. Its single storey / pitched roof form, north-south orientation and differing use of materials will help distinguish it from the existing Hall and create its own identity.

The Surgery will be entered via an independent, step-free and covered access directly connected to the parking courtyard. A Lobby provides a threshold to the Waiting Room, off which are the Reception, Dispensary, Counselling Room and WC. The Consultation Rooms are accessed from a top-lit corridor running north-south. The spaces will be open to the roof apex, and with rooflights and clerestory windows / opacified glazed screens the Surgery will be light and airy, without compromising privacy.

Preschool

The Preschool will occupy the first floor of a new extension as part of the second phase. The extension will replace the existing Foyer / Kitchen / WC block and form a new two-storey eastern 'wing'. As with the Surgery, the new building will be physically connected to the existing one but will be distinct from it. Placing the Preschool on the first floor will create a bright, lofty space open to the ceiling and

benefitting from the views down the valley to the village.

This area will be furnished with a colourful array of integrated storage, display and play equipment, designed to maximise the learning potential of the space.

The space will be flexible in configuration, capable of subdivision into two via a folding acoustic partition. It will be furnished with space efficient furniture (e.g. Howe 40/4 chairs - <https://www.howe.com/en/products/404>) that can be configured to support a number of different uses - helping to underwrite the business case.

The Preschool will have its own dedicated entrance situated towards the north of the site, away from the car park, and with a covered buggy store area. A number of ancillary spaces will be also provided, such as office, kitchen, WCs and cloaks areas.

An internal staircase (and elevator) link from the Preschool to the Main Hall will be provided, as well as an external slide / stepped walkway between the entrance deck and play garden.

Hall

The ground floor of the new wing will contain support facilities associated with the Hall (Lobby, Kitchen, WCs, Store, etc) all accessed from a generously proportioned lobby. A new accessible entrance provides admittance from the car park.

The existing Hall and Meeting spaces will be refurbished to match the standard of the new build elements, and new meeting room created with views over the fields to the east of the hall. As part of this it is proposed to reconfigure spaces in the rear / northern part of the building to make them more usable and flexible. A storage wall will be directly accessible from the Hall via a new large opening and folding / sliding doors. A similar link will be made to the Committee Room, which will become a flexible space, capable of both supporting an event in the Main Hall or of independent usage. It will be lit from above with a new roof-lantern.

Summary

Our proposal is sensitive to the conditions of the site, as well as the programme requirements of the brief. We believe we have created a series of high-performing, flexible, low-maintenance spaces that will serve the local community for years to come.

Precedent

Building Form & Material Use



Artist's Impression

Hall Approach

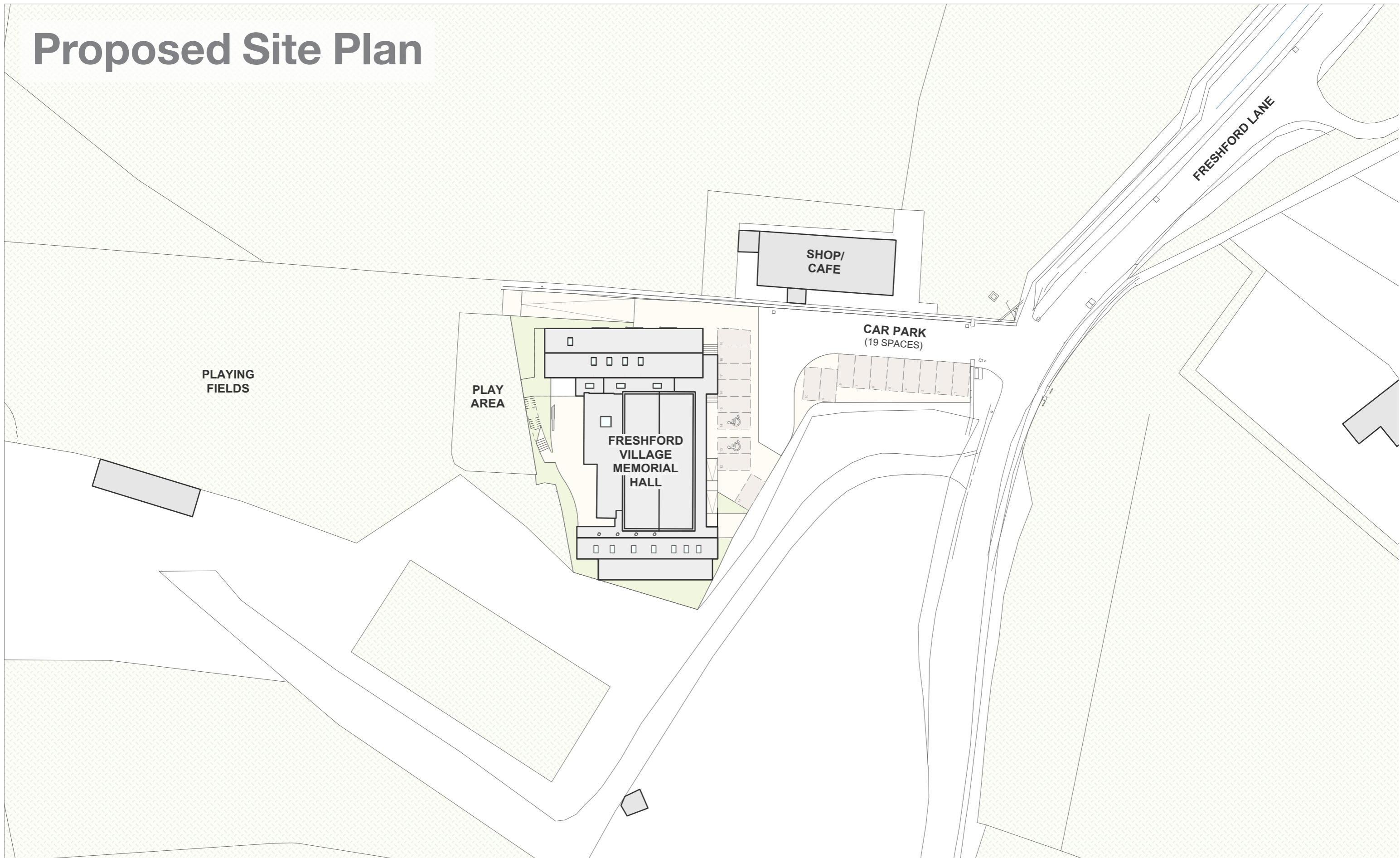


Artist's Impression

Pre-School Interior



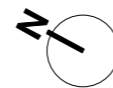
Proposed Site Plan



Hewitt studios LLP
 A 28 Morford Street, Bath, BA1 2RT
 T 01225 461919
 E mail@hewittstudios.co.uk
 W www.hewittstudios.co.uk

This drawing has been produced for Freshford Village Hall, for the proposed development at Freshford, for the purposes of Community Right to Build Order, and is not intended for use by any other person or for any other purpose.
 Responsibility is not accepted for errors made by others in scaling from this drawing. Dimensions are in millimetres unless otherwise stated. All construction information should be taken from figured dimensions only.
 Copyright © 2018 Hewitt Studios LLP All rights reserved

Key

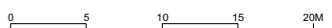


MK	Date	DR	CH	Revisions	MK	Date	DR	CH	Revisions
-	20.02.18	TS	-	TRUSTEE MEETING					
A	21.02.18	TS	-	STAGE C PACKAGE Updated in line with comments from trustees 19.02.18					
B	21.03.18	TS	-	GENERAL DEVELOPMENT Updated in line with comments from trustees 19.03.18					
C	26.03.18	TS	-	GENERAL DEVELOPMENT Car park layout updated. Scale changed					
D	29.03.18	TS	PY	STAGE D ISSUE MW grid removed					
E	25.07.18	TS	PY	CRIB ORDER Canopy extent reduced on nursery					
F	02.08.19	AR	TS	CRIB ORDER Bin Store Added					

Project Title
Freshford Village Memorial Hall
 Drawing Title
Proposed Site Plan

Drawing Number
HS147_050

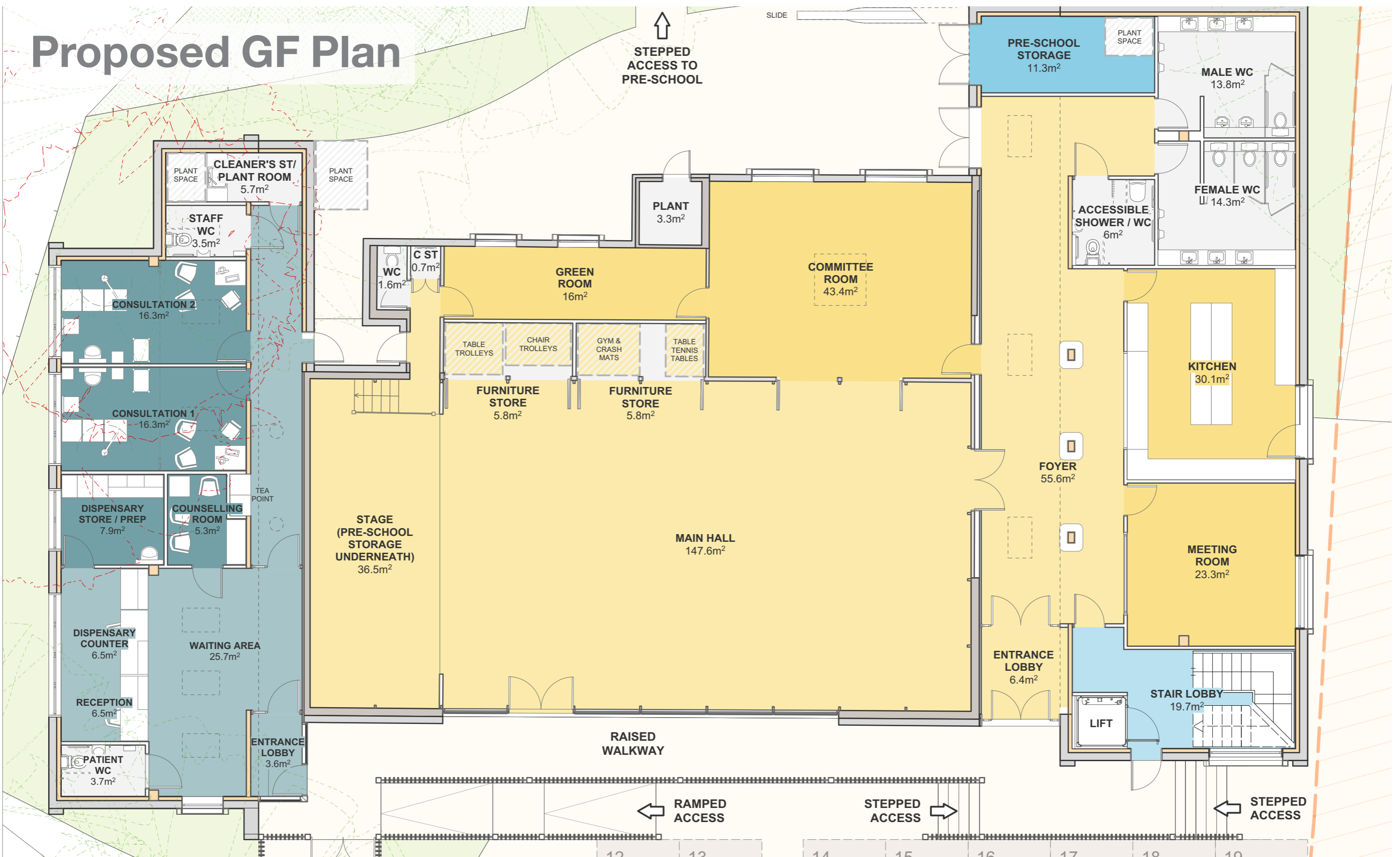
Revision
F Scale
1:500 @ A3



Proposed GF Plan

↑
STEPPED
ACCESS TO
PRE-SCHOOL

SLIDE



Hewitt studios LLP
 28 Morford Street, Bath, BA1 2RT
 01225 461919
 mail@hewittstudios.co.uk
 www.hewittstudios.co.uk

This drawing has been produced for Freshford Village Hall, for the proposed development at Freshford, for the purposes of Community Right to Build Order, and is not intended for use by any other person or for any other purpose.
 Responsibility is not accepted for errors made by others in scaling from this drawing. Dimensions are in millimetres unless otherwise stated. All construction information should be taken from figured dimensions only.
 Copyright © 2018 Hewitt Studios LLP All rights reserved

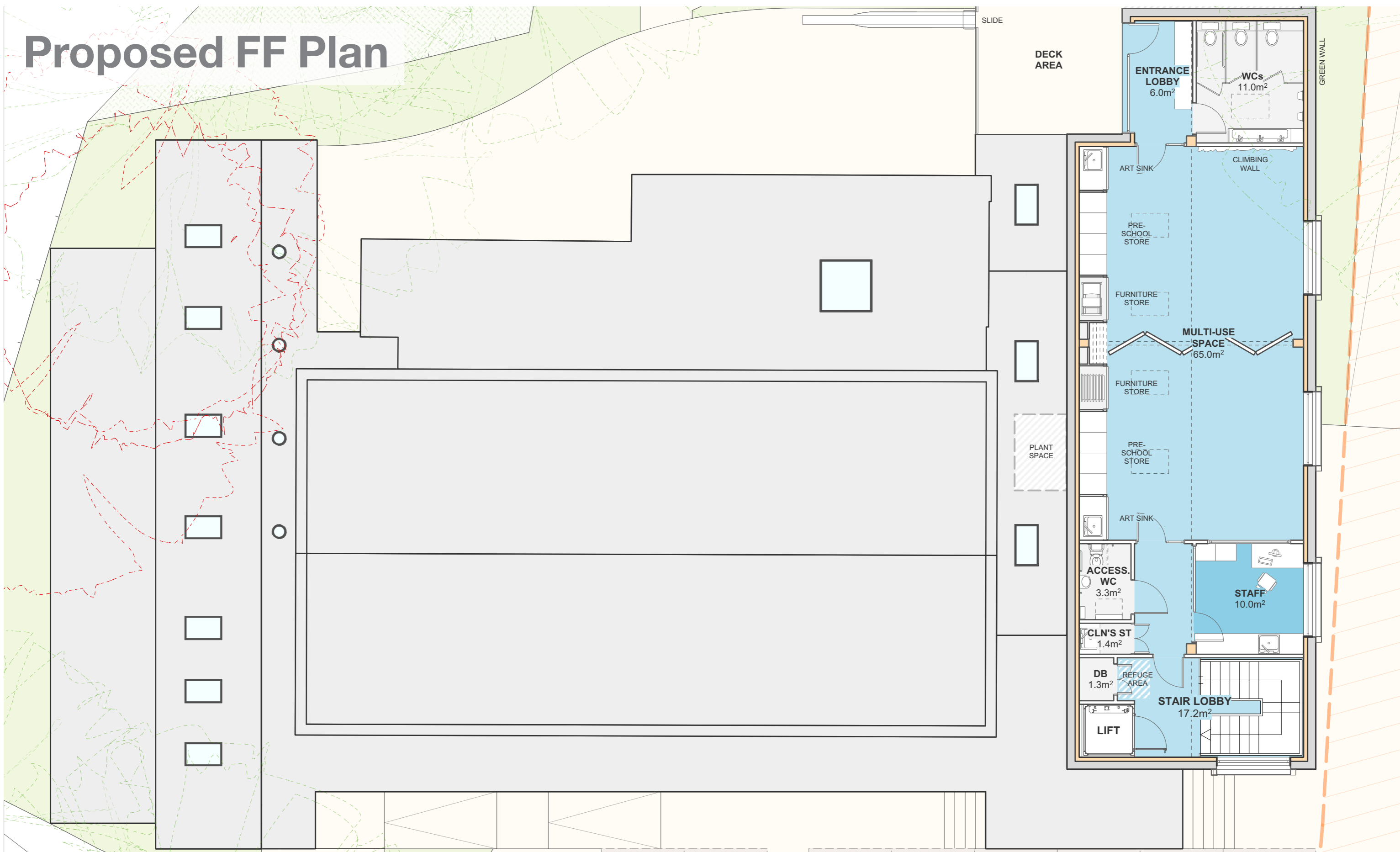
Key

MK	Date	DR	CH	Revisions	MK	Date	DR	CH	Revisions
-	08.02.18	TS	-	FIRST ISSUE					
A	20.02.18	TS	-	TRUSTEE MEETING					
B	21.02.18	TS	-	STAGE C PACKAGE					
C	14.03.18	TS	-	GENERAL REVISIONS Transfer to updated site info - western boundary and eastern right of way					
D	21.03.18	TS	-	GENERAL DEVELOPMENT Updated in line with comments from trustees 16.03.18					
E	26.03.18	TS	-	GENERAL DEVELOPMENT Car park layout updated					
F	29.03.18	TS	PY	STAGE D ISSUE Staff WC Added					
G	25.07.18	TS	PY	CRB ORDER Substructure modified					
H	02.08.18	AR	PY	CRB ORDER Bin Store Added.					

Project Title
Freshford Village Memorial Hall
 Drawing Title
Proposed Ground Floor Plan

Drawing Number
HS147_060
 Revision
H
 Scale
1:100 @ A3

Proposed FF Plan



Hewitt studios LLP

A 28 Morford Street, Bath, BA1 2RT
 T 01225 461919
 E mail@hewittstudios.co.uk
 W www.hewittstudios.co.uk

This drawing has been produced for Freshford Village Hall, for the proposed development at Freshford, for the purposes of Community Right to Build Order, and is not intended for use by any other person or for any other purpose.
 Responsibility is not accepted for errors made by others in scaling from this drawing. Dimensions are in millimetres unless otherwise stated. All construction information should be taken from figured dimensions only.
 Copyright © 2018 Hewitt Studios LLP All rights reserved

Key



MK	Date	DR	CH	Revisions
-	20.02.18	TS	-	TRUSTEE MEETING
A	21.02.18	TS	-	STAGE C PACKAGE Updated in line with comments from trustee 19.02.18
B	21.03.18	TS	-	GENERAL DEVELOPMENT Updated in line with comments from trustee 16.03.18
C	26.03.18	TS	-	GENERAL DEVELOPMENT Car park layout updated
D	29.03.18	TS	PY	STAGE D ISSUE Credits wall added
E	25.07.18	TS	PY	CRIB ORDER Canopy extent reduced on nursery
F	02.08.18	AR	PY	CRIB ORDER Bin Store Added to ground floor

Project Title
Freshford Village Memorial Hall
 Drawing Title
Proposed First Floor Plan

Drawing Number
HS147_061
 Revision
F
 Scale
1:100 @ A3

Schedule of Areas

No:	Accommodation	User Numbers		Areas (m ²)				Proposed	Drawn	Calculations	Comments/ Queries	
		Staff	Visitors	Old Brief	NHS	Dep for Ed	BS/BR/HSE					
SURGERY												
	Entrance Lobby							3.25 (min)	3.5	3.6	Building Regulations: Part M	
	Waiting Area		10		22.5				22.5	25.7	HBN 00-03, Pg 68: 9 x Ambulant Spaces @1.5m ² = 13.5m ² 1 x Wheelchair Space (10%) @3m ² = 3m ² 3 x Children's Play (10%, min 3) @2m ² = 6m ²	HBN 00-14, Pg 13: Supply of chilled, filtered drinking water Associated Infant Feeding Room
	Reception	1			6.6			4.6	6.6	6.5	HBN 00-03, Pg 128/ HSE Reg 10: 1 x staff @6.6m ²	General reception combines with dispensary
	Dispensary	1		10	14.4				14.4	14.4	HBN 00-03, Pg 128/ HBN 00-03, Pg 96/ HSE Reg 10: 1 x staff @6.6m ² Medicine/ Preparation Room = 7.8m ²	HBN 00-14, Pg 4 & 14: Receipt of prescriptions, clinical checking, dispensing, final accuracy/ quality check, temporary storage/ issue "Prescriptions In" and "Medicines Out"
	Counselling Room	1	2		7.8				7.8	5.3	HBN 00-03, Pg 32: Interview Room: 4 Places = 7.8m ²	Doubles as Infant Feeding Room
	Consultation Room 1	1	2	18	16				16.0	16.3	HBN 00-03, Pg 13: Consulting/ Examination Room w/ double sided couch access = 16m ²	
	Consultation Room 2 (Training)	1	2	18	16				16.0	16.3	HBN 00-03, Pg 13: Consulting/ Examination Room w/ double sided couch access = 16m ²	Room is also to be used for training
	Patient WC		1					3.3	3.3	3.7	Building Regulations: Part M2	
	Staff WC	1						3.3	3.3	3.5	Building Regulations: Part M2	
	Cleaner's Store				8				5.0	5.7	HBN 00-03, Pg 100: Cleaner's Room = 8m ²	Includes sluice sink
	SUB-TOTAL								98.4	101.0		
	Circulation (20%)								19.7	15.7		
	NET INTERNAL AREA								118.1	116.7		Excludes walls and partitions
	GROSS INTERNAL AREA									125.4		
PRE-SCHOOL / MULTI-USE HALL												
	Entrance Lobby			9				3.5 (min)	5.0	6.0	Building Regulations: Part M2	With buggy store
	Multi-Use Space			100		56.8			65.0	65.0	Statutory Framework for Early Years 2017, Pg 30: 16 x age 3 - 5 years @2.3m ² = 36.8m ² 8 x age 2 years @2.5m ² = 20m ²	Pre-School, Office, WCs and Kitchen to be on same floor
	Art Area			2					2.0	1.8		Included in the multi-use space
	Office			9				4.6	4.6	10.0	HSE Reg 10: 1 x staff @4.6m ²	Doubles as Break Room and Confidential Conversation Room
	Kitchen			6					6.0	0.0		Combined with Office
	WCs			11					11.0	11.0	BS 6465-1:2006, Pg 20: WC/ Washbasins - 1p/ 10, not less than 4 = 4	
	Staff WC			2				3.3	3.3	3.3	BS 6465-2:2017, Pg 26-27	
	Storage Wall			12					10.0	5.0		To be storage wall incorporating folding screens
	Cleaner's Store								2.2	1.4		
	Plant								2.0	1.3		
	SUB-TOTAL								111.1	104.8		
	Stair Core								20.0	17.2		
	Circulation (5%)								5.6	5.3		
	NET INTERNAL AREA								136.7	127.3		Excludes walls and partitions
	GROSS INTERNAL AREA									132.8		
MAIN HALL												
	Entrance Lobby							3.25 (min)	5.0	6.4	Building Regulations: Part M2	
	Foyer			27					50.0	55.6		
	Main Hall			147.6					147.6	147.6	Building Regulations: Part B2	As Existing Maximum occupancy calculated as "Assembly Hall" @0.5m ² /person = 280 people
	Stage/ Backstage			36.5					36.5	36.5		As Existing
	Green Room								15.0	16.0		
	Meeting Room			43.4					43.4	43.4		As Existing
	Meeting Room								25.0	23.3		
	Furniture Store								14.0	11.6		
	Kitchen/ Servery			13					30.0	30.1		
	Stage WC			3.4					3.4	1.6		As Existing
	Male WC								13.0	13.8	BS 6465-1:2006, Pg 23: Assume 60/60 split WC - 1p/ 250 = 1; Urinals - 2p/ 100, +1p/ 50 thereof = 3 Washbasin - 1, +1p/ 2WCs thereof = 3	Decision to opt for existing provision over capacity figures = 2 Urinals, 1 WC
	Female WC								15.0	14.3	BS 6465-1:2006, Pg 23: Assume 60/60 split WC - 4p/ 100, +1p/ 50 thereof = 5 Washbasin - 1, +1p/ 2WCs thereof = 4	Decision to opt for existing provision over capacity figures = 3 WCs
	Accessible WC/ Shower							6	6.0	6.0	Building Regulations: Part M2	With baby changing facilities
	Cleaner's Store								2.0	0.7		
	Pre-School Storage								5.0	11.3		
	Plant			3.3					3.3	3.3		As Existing
	SUB-TOTAL								414.2	421.5		
	Stair Core								20.0	19.7		
	Circulation (5%)								20.7	5.8		
	NET INTERNAL AREA								454.9	447.0		Excludes walls and partitions
	GROSS INTERNAL AREA									464.3		
	NET GRAND TOTAL								709.6	691.0		
	GROSS GRAND TOTAL									722.5		

Sustainability

Approach

This is a fundamental consideration - the Hall's business plan will be more sustainable if the premises are more sustainable (e.g. a more energy efficient building, with local materials, on-site renewable energy generation, etc. equals less money wasted on transport, electricity, gas / oil, water, maintenance, etc.)

We have developed the following strategy to arrive at a sustainable, low-impact design:

1. Reduction of energy-use through an efficient building form and construction method able to achieve high levels of energy efficiency.
2. Use of renewable energy sources present on or near the building.
3. Use of locally produced construction materials and materials from sustainable sources.
4. Reduction of waste during construction and providing recycling facilities within the buildings.
5. Protection and enhancement of biodiversity.
6. Reduction of water use in the building and reduced storm-water run-off from the site.

Building Fabric

We would take a 'fabric first' approach to energy reduction, seeking to minimise consumption from the outset through the use of passive design principles. These include optimising orientation and massing, as well as ensuring the use of high-performance building fabric and adequate thermal mass. Further reductions would be made through the use of efficient services, such as an Air Source Heat Pump and Heat Recovery Ventilation system (e.g. Genvex), under-floor heating and LED lighting.

Renewable Energy

There is the potential to reduce energy and waste requirements through the use of roof-mounted solar PV, solar thermal water heating, establishing a recycling centre, harvesting rainwater, etc.

Materials

We would use indigenous natural materials wherever possible. These could include local timber (cedar) for cladding / decking, local stone for walls / paving and local plants for a bio-diverse green wall.

They would also be installed by local crafts-people / companies where possible, thereby helping to support the local economy. We would refer to the BRE Green Guide to Specification to evaluate the environmental credentials of all materials used.

Construction Waste

Waste would be minimised through careful design, construction and controlled patterns of usage. Modular off-site manufacture of the structural frame and re-use of the existing building elements (in order to reduce ground excavation), are ways in which construction waste impact could be reduced. Any material that is excavated could be re-used on-site.

Landscape

The grounds immediately adjacent to the Hall would be landscaped and planted with native species, with the aim of replenishing and preserving depleted ecological habitats unique to the region.

Water

Rainwater could be harvested and stored for non-potable sources, such as irrigation, washing equipment and flushing toilets. Permeable surfacing has been incorporated in to the new car park layout as part of a Sustainable Drainage Strategy in order to reduce surface water runoff.



Materials

Approach

The choice of materials will favour local sustainable materials including timber, stone and green walls and use the BRE Green Guide to Specification to determine the appropriateness of these materials.

1. Concrete

In situ concrete is proposed to the lower floor in order to retain the hillside and to create thermal mass. The concrete used could contain PFA (pulverised fuel ash - a waste product of coal-fired power stations) in order to reduce its embodied energy. A tanking system would be applied to the concrete to ensure water-tightness.

2. Timber Structure

The primary structures that form the extensions would be made from sustainably-sourced timber; glued-laminated and / or 'mass' timber panels. The timber would be expressed internally as an attractive self-finished material where possible.

3. Solar PV Roof

Solar PV panels are being considered on the pre-school extension. The proposed 14 East-West facing panels will provide a 14% reduction in the Hall's energy use.

4. Timber Cladding

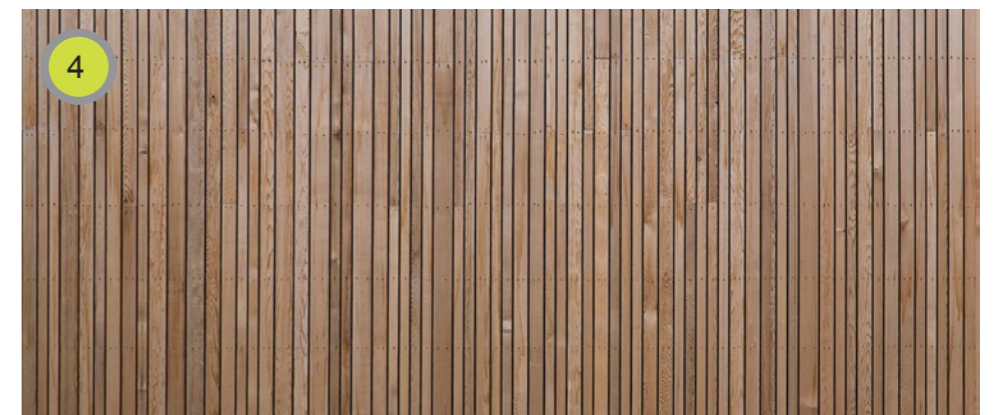
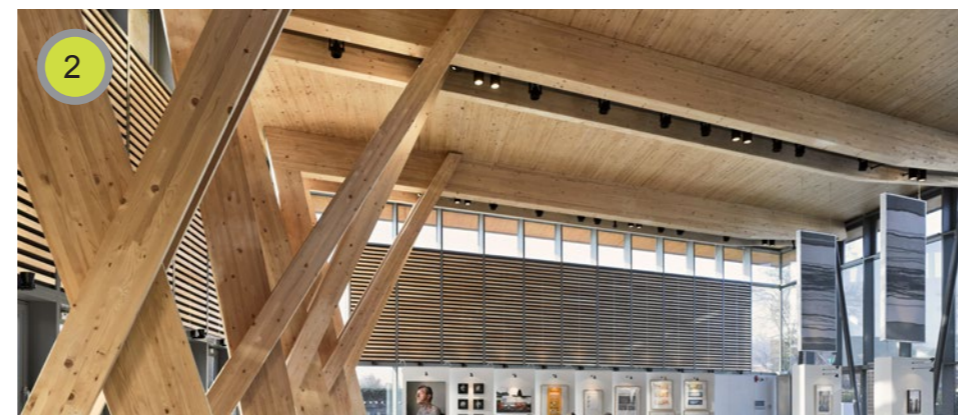
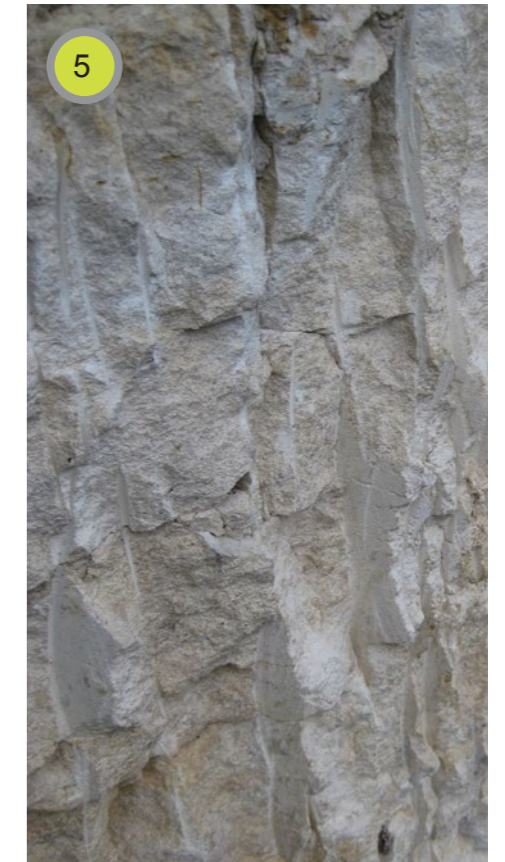
The building would be clad with a variety of timber products; shingles and vertical boards. The choice of timber cladding is informed by local precedent such as Chilliswood House and Freshford Primary School. All timber will be locally sourced and left untreated to fade to a silver / grey colour over time, further reducing the visual impact of the building in its surroundings. UK grown Western Red Cedar is proposed as the primary variety.

5. Stone Walls

Rubble stone walls are proposed to low-levels of the building and landscape. The stone would be locally sourced and will match the colour and texture of that traditionally used within Freshford. Pieces of varying size will be incorporated into the walls, in order to give a more varied and naturalistic appearance. The intention is that areas of retaining walls appear carved from the landscape.

6. Glazing

Windows will be double or triple-glazed, with slender aluminium frames and thermal control glass (in order to reduce CO2 emissions). Large glazed screens will allow views and access through of the atrium space. Opacification will be used to ensure privacy to sensitive areas of the doctor's surgery and preschool.



Access Statement

Statement of Intent

The Freshford Village Memorial Hall (FVMH) trustees wish to comply with current regulations and best practice as far as is reasonably practicable. They intend to make the new extension as accessible as possible, in line with local planning policy and the obligations imposed on them as an education provider under the Disability Discrimination Acts 1995/2005 and the SENDA Act 2001.

Sources of Guidance

FVMH trustees have taken advice from our appointed Building Control Surveyor and has used, as their main sources of reference, the Approved Document to Part M of the Building Regulations 2004 (although not all of it is relevant to the proposed work). In addition the trustees have referred to local (BaNES) access design standards.

Consultation

FVMH trustees have undertaken extensive consultation with local residents over a 5 years period between 2013 and 2018 to help establish their access requirements. The proposed scheme takes into account the advice given. The trustees have also liaised with our appointed Building Control Surveyor. Once the building is occupied, the trustees intend to obtain feedback via informal discussions and brief questionnaires.

Specific 'Access Issues' with the proposal

Car Parking and Approach

The existing car parking area will be retained. It is currently in very poor condition, without clearly marked bays (accessible or otherwise) or demarcated pedestrian access.

We will provide 2no. accessible parking bays, marked out in accordance with the Approved Document to Part M (2004). These bays will be located adjacent to the entrance of the main hall / surgery.

The site is sloping, so a clearly defined ramped pedestrian access will be provided between these bays and the main entrance in accordance with Approved Document to Part M (2004).

Entrance

The existing pedestrian entrance is not accessible to wheelchair users. New accessible entrances will be provided to both the main hall and surgery, approached via a 1:15 ramp with entry into the building via a hazard-free, level threshold (with non-slip flooring) in accordance with the Approved Document to Part M (2004).

A double-leaf sliding glazed door (clear opening c.1500mm) will be maintained to the main hall, whilst the surgery will have a single leaf door with c.900m clear. An automatic movement-sensing opening device will be provided to both doors and they will fail-safe in the open position if the fire alarm is activated. The door furniture will meet the requirements of the Approved Document to Part M (2004). The glazed doors will have appropriate signage and manifestation as recommended in BS 8300:2001.

There will be a secondary entrance for the preschool provided at first floor level. Site levels means that this will not be fully accessible and patrons with mobility issues will use the main entrance.

Horizontal and Vertical Circulation

The design will follow, and in many places exceed, the latest best practice guidance in terms of widths of corridors and doors, and manoeuvring spaces.

An ambulant disabled accessible staircase and platform lift will be provided between ground (hall) and first floor (preschool) levels. The lift has been selected to maximise the opportunity of independent use by disabled people, and will be large enough to accommodate most self propelled and electrically powered wheelchairs.

Level access will be provided throughout the ground and first floors.

Occupied Spaces

Modular systems of tables will be used and there will be a variety of seating available (different seat heights, with or without arms). Circulation space between table and chairs will be in accordance with best practice guidance and, because the facilities are moveable, be constantly managed to maintain manoeuvring space.

Acoustic panels will be provided at ceiling level in order to improve the audibility for all users and this assist people with hearing impairments.

Toilets

Unisex, accessible WCs are to be provided on both levels of the building. These will be located adjacent to the main circulation routes.

All toilet accommodation will be provided to meet the recommendations of BS8300:2001 and the guidance identified in the Approved Document to Part M (2004). A choice of left or right hand transfer is available in both the main hall/preschool and the surgery.

In addition, a fully accessible shower facility will be provided at ground floor level within the main hall.

Decor

The colour scheme will be chosen to highlight walls, floors, counters, doors and ironmongery. The guidance used will be from design manuals produced by ICI paints and the Royal National Institute for the Blind.

Signage

The corporate, directional and information signage adopted will be designed in accordance with the recommendations of the Sign Design Guide.

Lighting

Lighting will be designed in accordance with the CIBSE Code for Lighting.

Means of Escape

In the case of emergency, mobility impaired patrons will be able to evacuate through any of the emergency exit doors. A disabled refuge will be provided to the staircase at first floor level in accord with Approved Document to Part B 2006.

Impact Statement

IMPACT ON OPENESS

Openess:

The existing village hall is very tightly contained, being at the foot of a hill and surrounded by trees. Both on approach, and from a distance, this means that the site does not contribute to the general sense of openness within the village. Key areas of importance to the Green Belt include the Tynning, Galleries field, Sharpstone field, Lower StokeChurch Tynning field, Lower Ground and the Frome and Avon river corridors. The village hall, and therefore the proposed development, has no affect on these areas.

Spatial Impact:

The proposal aims to rejuvenate and improve the existing hall facility, whilst providing two additional wings of accommodation. Whilst this does lead to an increase in the overall building volume, the scheme has been sensitively designed to break down it's mass from key viewpoints.

The western extension is nestled into an existing bank and surrounded by trees. This, as well as it's low roofline, hide it from sight until visitors are fully within the village hall carpark. The eastern wing, whilst taller, has been sized so that the mass is hidden from public viewpoints behind the existing shop and tree belt. This means that the building gradually reveals itself on approach, appearing as a natural part of the village grain.

Materials have also been chosen to break down the building's scale. Vertical timber boards and climbing plants help to set the scheme within the landscape, creating a textured and changing surface. This is particularly noticeable when viewed from a distance, as the colours and hues blur with the surrounding fields.

In response to comments received during consultation, we have reduced the scale of the proposed east wing by a) reducing the overall height of the east wing by 500mm and b) removing the projecting porch to the southern entrance gable. The revised external visualisation HS147_090 Rev A illustrates the significantly reduced scale of the east wing as a result of these changes.

Visual Impact:

We have prepared a series of 'before and after' impact assessment visuals (DWGs HS147_101-108) to illustrate the minor significance of the effects the revised proposals have within their surroundings. All viewpoints are from public accessible areas and have been specifically chosen to represent certain views or users of certain

views. These include footpaths, points of interest and roads.

These visuals demonstrate that the immediate area around the proposed development is of low landscape sensitivity, with the car park, shop and existing hall forming a contained cluster, mainly hidden amongst surrounding trees.

They also illustrate that the majority of changes are minor to negligible; with little change to the baseline characteristics of the existing buildings (pitched roof forms with ridge lines running perpendicular to the hillside, gables facing south and solid walls with punched in windows) and successful maintaining of the existing landscape quality.

The following categories are used to determine the impact of the proposals on visual amenity:

Major - large visual change resulting from the proposed development

Moderate - some visual change

Minor – minimal visual change

Negligible - no perceptible visual change

- DWG HS147_101

Baseline Description:

This is a view from the Freshford Lane site entrance. This view is representative of road and PRoW users. The topography is sloping and the existing buildings and vegetation contain the view. The view is bounded to the west by mature trees and hedgerow and to the east by the Galleries shop. The existing village hall is clearly visible, against a backdrop of mature trees.

The landscape has the character of an active local centre, with swathes of tarmac road / parking in the foreground and clear signs of human activity around the hall and shop.

Predicated Change:

The new east wing will be clearly visible from the entrance, as will the improved car park surfacing and layout.

Magnitude of change:

The scale and form of the proposed extension is comparable to the type of development that already exists in the local landscape and

will reinforce the character of the site as an active local centre.

Type of Effect:

The development would result in a noticeable change in the view, but this would be consistent with its surroundings and a positive improvement to the existing hall. The southern gable of the proposed east wing extension will be seen relative to the more prominent Galleries shop gable and against a backdrop of mature trees.

Assessment:

Sensitivity of view - Medium (Visible to Road and PRoW users, but extensively developed)

Magnitude of change - Medium

Significance of Effect - **Moderate - some visual change**

- DWG HS147_102

Baseline Description:

This is a view from the playing field behind the hall. This view is representative of PRoW and playing field users. The topography is sloping and the existing buildings and vegetation contain the view. The view is bounded on both sides by mature trees and hedgerow. The existing village hall is partially buried into the hillside, against a backdrop of mature trees.

The landscape has the character of a recreation field, with play equipment and pitch markings evident and clear signs of human activity.

Predicated Change:

The new east wing will be visible from the playing field and will be partly concealed by existing trees and landscape form.

Magnitude of change:

The scale and form of the proposed extension is comparable to the type of development that already exists in the local landscape and will reinforce the character of the site as an active local centre.

Type of Effect:

The development would result in a small change in the existing view, but this would be consistent with its surroundings and a positive improvement to the existing hall. The northern gable of the proposed east wing extension will be seen behind landscape features and against a backdrop of mature trees.

Impact Statement

Assessment:

Sensitivity of view - Medium (Visible to PRow users, but across an active playing field)

Magnitude of change - Small

Significance of Effect - **Minor - minimal visual change**

- DWG HS147_103

Baseline Description:

This is a view from the top of the footpath to St. Mary's Church. This view is representative of PRow users. The topography is gently undulating with wooded hillsides visible. The existing village hall is almost entirely concealed in a shallow depression, within a collection of mature trees.

The landscape has a rural feel, with only glimpsed views of a few distant buildings. There are limited signs of human activity, chiefly the footpath and telegraph poles.

Predicated Change:

The new extensions will be barely perceptible from the field and will be concealed by existing trees and landscape form.

Magnitude of change:

The scale and form of the proposed extension is comparable to the type of development that already exists in the local landscape and will reinforce the character of the site.

Type of Effect:

The development would result in a very small change in the existing view and may be indistinct to the observer due to the scale of the panoramic view, distance and interceding vegetating.

Assessment:

Sensitivity of view - High (Visible to PRow users in rural landscape)

Magnitude of change - Negligible

Significance of Effect - **Negligible - no perceptible visual change**

- DWG HS147_104

Baseline Description:

This is a view from the hillside above the playing fields looking over a small courtyard of residential buildings. This view is representative

of PRow users. The topography is sloping, with grassland in the foreground and trees dominating middle and distant grounds. The existing village hall is concealed within a collection of mature trees. The landscape has a semi-rural feel, with residential buildings evident in the foreground and clear signs of human activity.

Predicated Change:

The new extensions will be imperceptible from the field and will be concealed by existing trees and landscape form.

Magnitude of change:

The scale and form of the proposed extension is comparable to the type of development that already exists in the local landscape and will reinforce the character of the site.

Type of Effect:

The development would result in a negligible change in the existing view and is not likely to be visible the observer due to the scale of the panoramic view, distance and interceding vegetating.

Assessment:

Sensitivity of view - Medium (Visible to PRow users but across developed area)

Magnitude of change - Negligible

Significance of Effect - **Negligible - no perceptible visual change**

- DWG HS147_105

Baseline Description:

This is a view from the footpath on Freshford Lane, below the Galleries shop. This view is representative of PRow users. The topography is sloping, with undulating grassland to the east with mature trees to the west and north. The Galleries shop features prominently in the view against this backdrop of mature trees. The existing village hall is largely concealed behind the shop, with a small portion of southern elevation visible.

The landscape has a semi-rural feel, with buildings evident in the middle ground and clear signs of human activity.

Predicated Change:

The new extensions and refurbishment works will be largely concealed by the Galleries shop, with part of the refurbished hall visible and just a small section of the new roof line evident against the backdrop of mature trees.

Magnitude of change:

The scale and form of the proposed extension is comparable to the type of development that already exists in the local landscape and will reinforce the character of the site.

Type of Effect:

The development would result in a small change in the existing view, but still in character with its surroundings. It will be largely concealed by the Galleries shop and seen against a backdrop of mature trees.

Assessment:

Sensitivity of view - Medium (Visible to PRow users but development clearly visible)

Magnitude of change - Small

Significance of Effect - **Minor - minimal visual change**

- DWG HS147_106

Baseline Description:

This is a view from further along the footpath on Freshford Lane. This view is representative of PRow users. The topography is sloping, with undulating grassland to the east with mature trees to the west and north. The Galleries shop is evident in the view against this backdrop of mature trees. The existing village hall is largely concealed behind the shop, with a small portion of southern elevation visible.

The landscape has a semi-rural feel, with buildings evident in the distance and signs of human activity (footpath, streetlight, telegraph pole, etc.)

Predicated Change:

The new extensions and refurbishment works will be largely concealed by the Galleries shop, with part of the refurbished hall visible and just a small section of the new roof line evident against the backdrop of mature trees.

Magnitude of change:

The scale and form of the proposed extension is comparable to the type of development that already exists in the local landscape and will reinforce the character of the site.

Type of Effect:

The development would result in a very small change in the existing view, but still in character with its surroundings. It will be largely

Impact Statement

concealed by the Galleries shop and seen against a backdrop of mature trees.

Assessment:

Sensitivity of view - Medium (Visible to PRow users but development visible)

Magnitude of change - Very small

Significance of Effect - **Minor - minimal visual change**

- DWG HS147_107

Baseline Description:

This is a view from midway along the Tynning. This view is representative of road and PRow users. The topography is gently undulating, with grassland to the east with mature trees to the west and north. The Galleries shop is evident in the view against a backdrop of mature trees. The existing village hall is almost entirely concealed behind the shop, with a small portion of east elevation visible.

The landscape has a rural feel, with buildings evident in the distance and signs of human activity (road, telegraph poles, etc.)

Predicated Change:

The new extensions and refurbishment works will be largely concealed by the Galleries shop and trees, with the top of the east wing gable and a small part of the east elevation visible the against the backdrop of mature trees.

Magnitude of change:

The scale and form of the proposed extension is comparable to the type of development that already exists in the local landscape and will reinforce the character of the site.

Type of Effect:

The development would result in a very small change in the existing view, but still in character with its surroundings. It will be largely concealed by the Galleries shop and trees and seen against a backdrop of mature trees.

Assessment:

Sensitivity of view - Medium (Visible to PRow users but development visible)

Magnitude of change - Very small

Significance of Effect - **Minor - minimal visual change**

- DWG HS147_108

Baseline Description:

This is a view from the east end of the Tynning. This view is representative of road and PRow users. The topography is gently undulating, with grassland to the foreground with mature trees in the distance. The Galleries shop is evident in the view against a backdrop of mature trees. The existing village hall is almost entirely concealed behind the shop, with a small portion of east elevation visible.

The landscape has a rural feel, with buildings evident and signs of human activity (telegraph poles, etc.)

Predicated Change:

The new extensions and refurbishment works will be largely concealed by the Galleries shop and trees, with part of the east elevation visible the against the backdrop of mature trees.

Magnitude of change:

The scale and form of the proposed extension is comparable to the type of development that already exists in the local landscape and will reinforce the character of the site.

Type of Effect:

The development would result in a very small change in the existing view, but still in character with its surroundings. It will be largely concealed by the Galleries shop and trees and seen against a backdrop of mature trees.

Assessment:

Sensitivity of view - Medium (Visible to PRow users but development visible)

Magnitude of change - Very small

Significance of Effect - **Minor - minimal visual change**

VISUAL IMPACT CONCLUSION

For the majority of the receptors the assessment has found that, while parts of the development are visible, such views are glimpsed and only briefly visible. When seen within the context of the wider landscape all views, except the immediate entrance, have Minor or Negligible effect and would have a visual impact that is not considered 'significant'.

OTHER IMPACTS:

Hours of Operation

The Hall has a Premises Licence (05/03686/LAPRE) which authorises the performance of dances, live music, recorded music and plays between specified hours. The playing of all Music must cease at 00:00 on weekdays, 23:55 on Saturdays and 23:00 on Sundays according to the terms of the Licence. The Hall will retain its current Premises Licence and hours of operation after the development.

In addition, the surgery is expected to operate between the hours of 08:00 and 19:30 on selected days, and at present the Pre-school is expected to continue to be open to children from 09:00 to 15:00.

Noise

Through the Hall's existing standard conditions of hire, hirers must ensure that the minimum of noise is made on arrival and departure, particularly late at night and early in the morning. If sound amplification equipment is used, hirers must ensure that external doors and windows remain closed to limit disturbance to the Hall's neighbours. Hirers are required to ensure there is no audible noise beyond the car park after 11pm. It is intended to retain similar standard conditions of hire after the development.

Lighting

BathNES requested that the lighting design ensures that there is no light spill from internal lighting onto the western boundary hedgerow following development (to minimise impact on foraging bats).

In response we have minimised the number and size of windows along the western hedgerow boundary to the minimum necessary for natural vent / daylighting. We have also stipulated that remote blinds should be fitted to all windows which will be closed at dusk each day to avoid unnecessary light spill. Proximity sensors will be fitted to all external lights to ensure that they only illuminate when required.

Ecological Impact

Please refer to the accompanying ecological reports for details.

Traffic Impact

Please refer to the accompanying transport reports for details.

Our Journey to date

Background to Proposed Development and Community Consultation to date

2011: HALL REDEVELOPMENT GROUP ESTABLISHED

The trustees of Freshford Village Memorial Hall (registered charity 304545) first established a Redevelopment Group in 2011 to examine the feasibility of either re-development or a new build of Freshford Memorial Hall to accommodate the growing Pre-school (which opened at the Hall in 2009), and the need for new premises for Freshford Doctor's Surgery. During the course of 2011 the group carried out a considerable amount of work including a survey of local residents, consultation with all hall user groups, an assessment of the needs of each group and a Design Brief.

2012: FRESHFORD AND LIMPLEY STOKE NEIGHBOURHOOD PLANNING PROCESS BEGINS

The activities of the group were then incorporated into the wider Freshford and Limpley Stoke Neighbourhood Planning Process, which began with funding from the Prince's Foundation supporting a two day workshop comprising two public meetings, a one day workshop attended by local 'stakeholders' and a second workshop day for internal workings and design with contributions from stakeholders. The Prince's Foundation appointed ESHA Architects of Bristol to take on the role of project leaders and facilitators. The first public meeting was held on the 31st January 2012 at the Memorial Hall and the two day workshop took place on the 16th/17th February 2012. Publicity was given via local newsletters hand delivered to each home in the two Parishes, through advertising boards placed at key points in the villages and on the local web sites. In addition invitations to local 'stakeholders' were sent out by personal email to approximately 100 persons inviting their participation on the 16th February at the all day workshop. Representatives of the Local Authorities - Planning, Social Housing, Highways, and the Highways Agency were invited to attend so that they could contribute to the process.

Following on from the public meetings and workshops, ESHA prepared a written Report which incorporated the Project background, the Community Planning Process, key diagrams and emerging principles on issues that include transport and parking, delivery of affordable housing, preferred opportunity sites, a landscape strategy, and concept designs for a new Village Hall. Appendices included a summary of all information gathered from the community, their aspirations and concerns, key issues, attendees and programme of the workshop. The Report can be viewed at <http://www.freshfordvillage.com/living-in-freshford/parish-council/neighbourhood-plan/the-background>.

2012-2015: FORMAL NEIGHBOURHOOD PLANNING PROCESS LAUNCHED

In June 2012, the formal Neighbourhood Planning process was launched and four working groups were established including one group focused on Community Facilities. There was widespread engagement with the community through a number of Neighbourhood Plan surgeries and questionnaires during 2012 and 2013. After a lengthy process the final Neighbourhood Plan was published (see <http://www.freshfordvillage.com/living-in-freshford/parish-council/neighbourhood-plan>) and the Referendum took place on 10th September 2015. There was an excellent turnout of over 50% of residents. Of those voting 74.36% approved the Neighbourhood Plan.

2013: INITIAL FEASIBILITY STUDY FOR THE REDEVELOPMENT OF THE HALL

While the Neighbourhood Planning processing was ongoing, in 2013 the Hall Trustees appointed architects Hewitt Studios to prepare a Feasibility Study for the Redevelopment of the Hall. This process involved further public consultation exercises, and meetings with stakeholders. Unfortunately, the value of the proposed total rebuild at over £2 million+VAT, was found to be unrealistic to finance in the current funding climate for community buildings, particularly outside areas of deprivation. Therefore, the Trustees evolved their brief to a phased redevelopment of the Hall including renovation of the existing main hall space, with purpose built extensions to provide accommodation for Freshford Pre-school and Freshford doctor's surgery. The Trustees felt that a phased redevelopment would be more achievable as different aspects of the project could be implemented as and when relevant funding becomes available.

2017: CONVERSION TO A CHARITABLE INCORPORATED ORGANISATION

As the next step in the redevelopment process, a new charitable incorporated organisation (CIO) called "The Freshford Village Memorial Hall" (charity number 1174158) was established and registered with the Charity Commission on 7 August 2017. On the 18th October 2017, the Trustees also signed a General Vesting Declaration to transfer all the unrestricted land and assets of the old Charity (charity number 304545) to the CIO and to appoint the CIO as the corporate trustee of the Charity's permanent endowment (The Village Hall building and the plot of land it sits on) on the terms of the existing trusts established when the land was gifted to the charity in 1919. The CIO became fully operational and took over the business of the old Charity with effect from 19 October 2017.

2018: FUNDING TO DEVELOP A COMMUNITY RIGHT TO BUILD ORDER INCORPORATING DESIGNS FOR NEW SURGERY AND PRE-SCHOOL EXTENSION

With the CIO asset transfer complete, the trustees applied successfully for a Community-led Buildings Project Support grant from the Department for Communities and Local Government to cover the cost of the next steps in the Hall's long term phased development plans. This grant covered the cost of engaging an architect and other professionals such as surveyors and engineers to carry out works needed to produce detailed plans and technical studies necessary to produce a Community Right to Build Order.



Appendix

Structural Engineer's Design Note

1. SUB-STRUCTURE

A ground investigation will be required to confirm the foundation and retaining structure solutions. A minimum of 1-2 windowless samples to either side of the existing hall will be required. Trial pits against the existing building will also be required to confirm the extent of the existing foundations. Windowless sampling involves driving cylindrical steel tubes into the ground using a hydraulic hammer. The drilling rigs are very compact and mounted on rubber tracking making them ideal for tight sights. Contamination testing should be carried out at the same time to confirm that no special protection is required.

A large number of trees surround the site. Trees extract a large amount of water from the ground which can cause seasonal shrinkage and swelling depending on the nature of the ground. Clay soils are particularly susceptible to ground heave. The ground investigation will determine the shrinkability of the soil which will allow minimum foundation depths to be calculated. Given the large number of trees surrounding the site the ground floor slab is likely to be either suspended insitu concrete or beam and block on deep trench foundations.

Retaining structures are required to both the east and west of the site. A solid insitu concrete retaining wall tied in to the ground floor slab is suggested in both cases.

2. SUPERSTRUCTURE

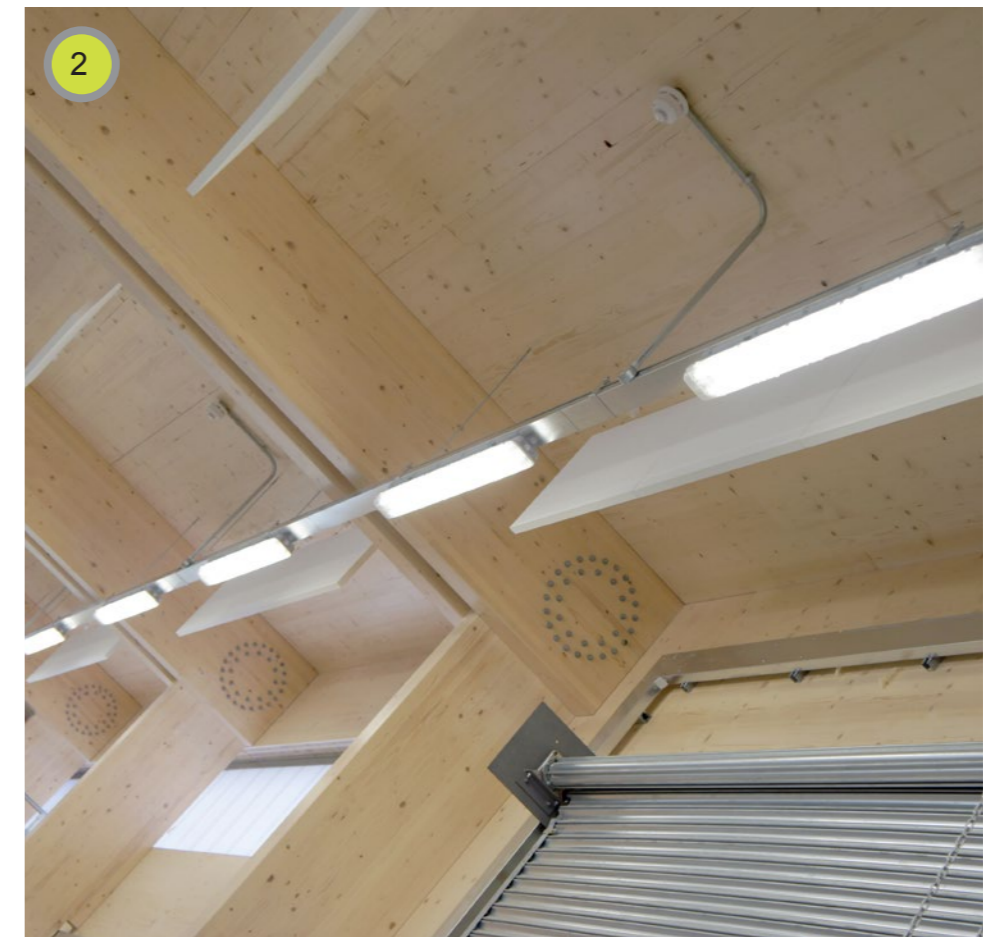
The superstructure will be constructed from Cross Laminated Timber (CLT.) CLT is a prefabricated panel formed by stacking layers of timber at 90 degrees to the layer below and gluing them together to produce a structural timber panel capable of spanning in two directions. The use of CLT will ensure a rapid air tight construction with carbon sequestered in the super-structure.

The pre-school will be located on the first floor of an extension to the hall on the east side of the existing building. The first floor construction will be CLT panels spanning between CLT perimeter walls to the east and west. A proposed live load of 3.0kN/m² classroom loading will be used in design plus an additional 1.2kN/m² to allow for flexibility of using lightweight partitions throughout the space. At roof level CLT panels will span between a central ridge beam and the external timber walls. A central solid panel spanning between the external walls will provide support to the sliding partition and ridge beam.

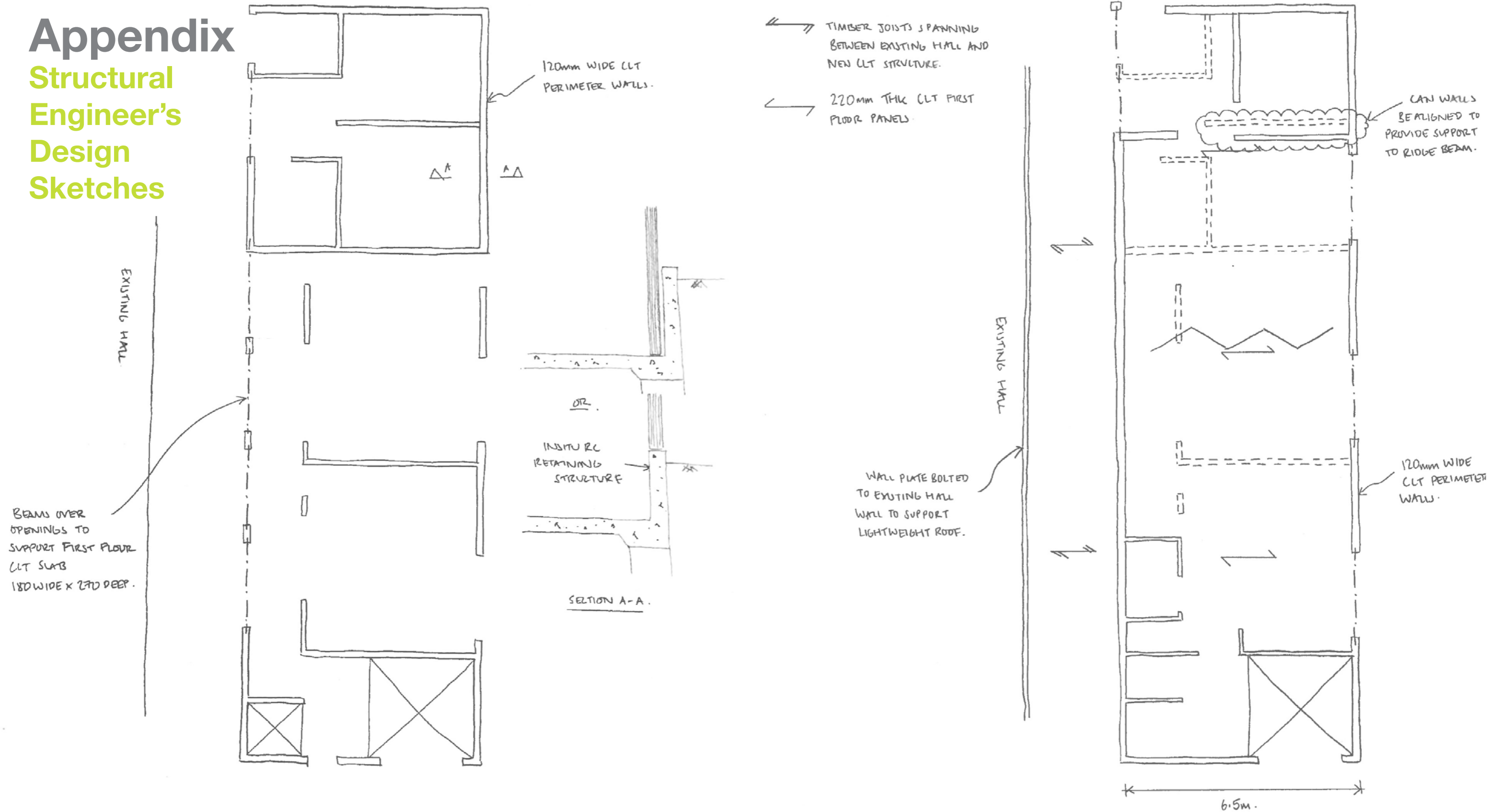
The CLT floor panels will also act as a diaphragm at each level transferring horizontal loads in to solid CLT shear walls in both directions.

The new CLT extension will be separated from the existing hall by a single storey corridor link at ground floor level. Traditional timber roof joists spanning between a wall plate bolted to the wall of the existing hall and the new CLT structure will provide this link. This will keep loads on the existing building low and prevent the existing foundations being undermined by new foundation excavations.

The single storey doctor's surgery to the west of the existing hall will be constructed in a similar manner to the first floor of the pre-school extension. CLT panels will span between a central ridge beam and the external timber walls. Solid CLT shear walls will provide stability to the new structure in both directions. A lightweight link will also be used between the doctor's surgery and the existing hall to keep the proposed and existing structures separate.



Appendix Structural Engineer's Design Sketches



1192 SK 01
GROUND FLOOR PLAN
EXT BUILDING.



Freshford Village Memorial Hall

Date 08.03.18.

Integral Engineering Design
First Floor, Walcot Yard
Walcot Street
Bath
BA1 5BG

1192 SK 02
FIRST FLOOR PLAN
EXT BUILDING.



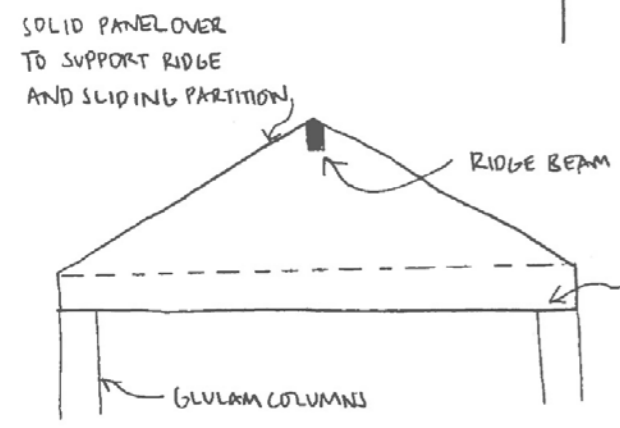
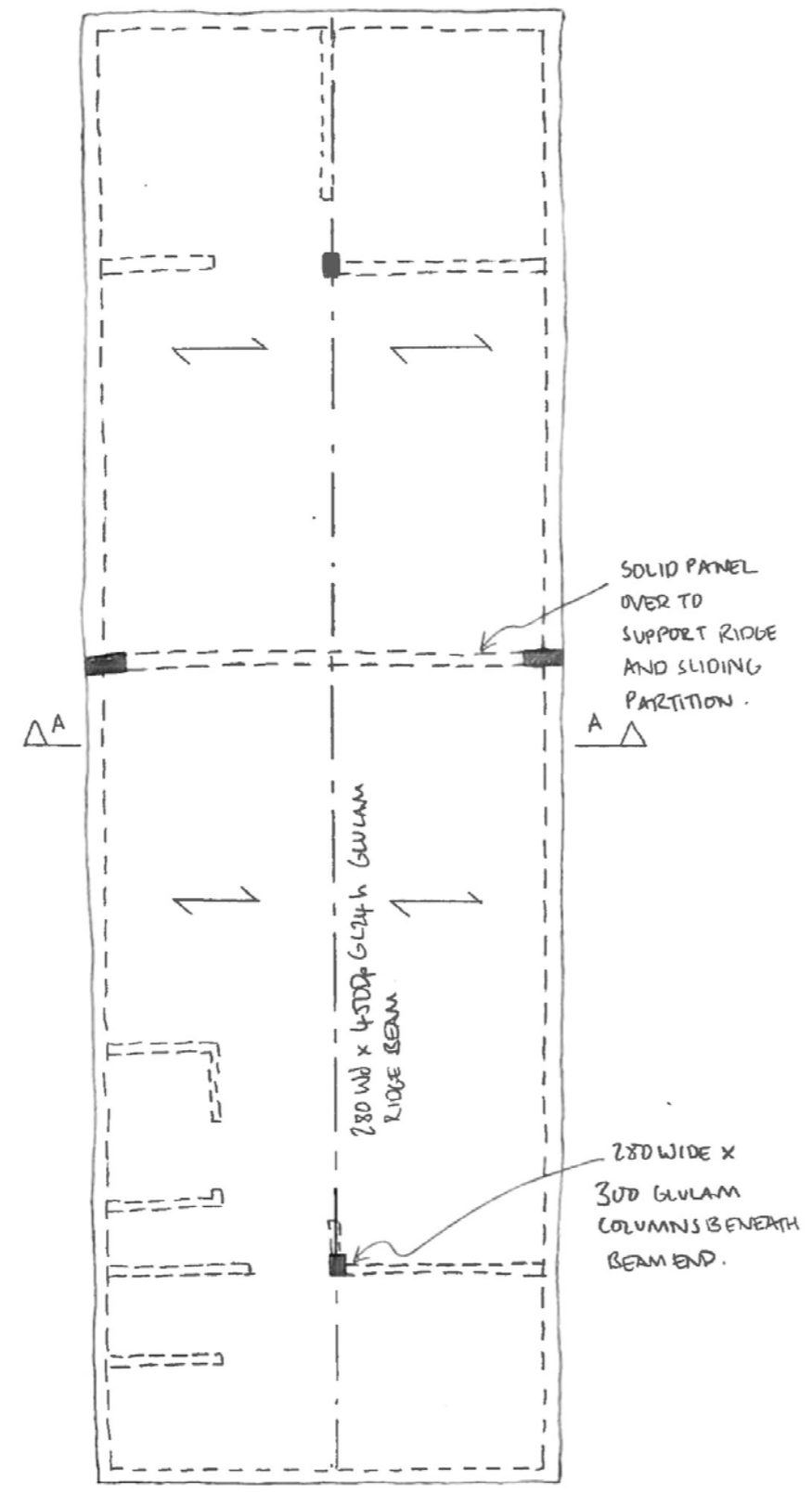
Freshford Village Memorial Hall

Date 08.03.18.

Integral Engineering Design
First Floor, Walcot Yard
Walcot Street
Bath
BA1 5BG

140mm THK CLT PANEL

EXISTING HALL



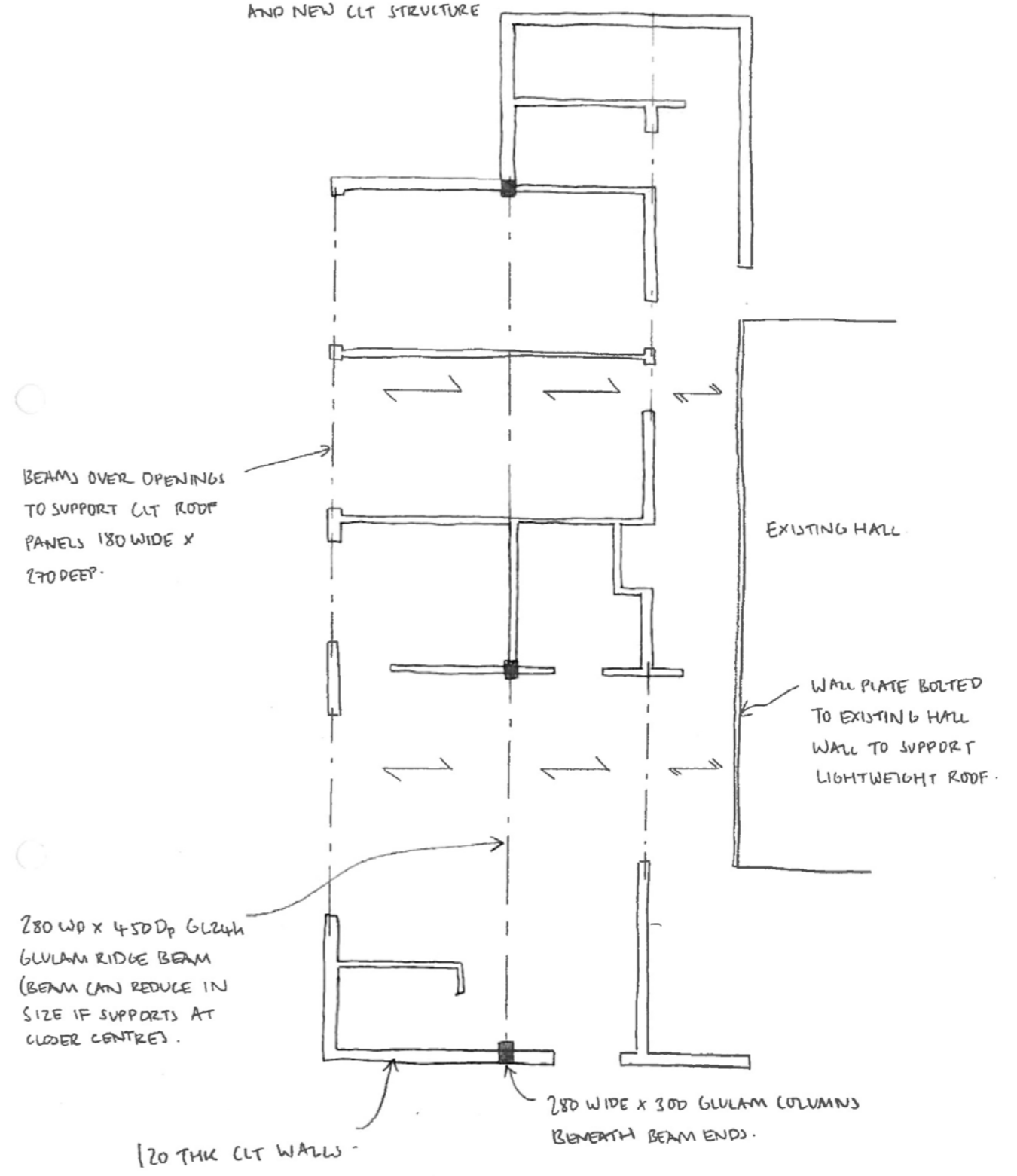
SECTION A-A

1192 SK 03
ROOF PLAN
EXT. BUILDING



Freshford Village Memorial Hall
Date 08.03.18
Integral Engineering Design
First Floor, Walcot Yard
Walcot Street
Bath
BA1 5BG

140 THK CLT ROOF PANELS
TIMBER JOISTS SPANNING BETWEEN EXISTING HALL AND NEW CLT STRUCTURE



1192 SK 04
STRUCTURE - DOCTORS SURGERY



Freshford Village Memorial Hall
Date 08.03.18
Integral Engineering Design
First Floor, Walcot Yard
Walcot Street
Bath
BA1 5BG

Project:	Freshford Village Memorial Hall	2 Tollbridge Studios Tollbridge Road Bath, BA1 7DE
Subject:	M&E Design Strategy	
Document Ref:	4469 DSN03	T 01225 852 981
Date:	23 Mar 18	

1 Introduction

E3 Consulting Engineers has been appointed to provide strategic design advice for the building services and environmental engineering for the Freshford Village Memorial Hall project. This document summarises the outline design strategy.

2 Incoming Services

2.1.1 Power

There are existing overhead HV cables passing through the field to the east of the site. There is a pole mounted substation to the south west of the site, at the rear of the row of houses in a lane called "The Glebe". From the transformer, there is an overhead LV service which crossed Freshford Lane and into the site from the south. There is a pole next to the south west corner of the hall from where the LV cables enter into the backstage area at high level. The incoming service appears to be 100A 3 phase.

The existing incoming power cables will require diversion to allow for the proposed surgery to be constructed. There are 2 options for this:

- Relocate the existing pole to a position that can allow the construction of the extension, and retain the existing incoming power location.
- Divert the cable to a below ground route from the pole adjacent to the shop.

We have carried out a maximum demand assessment of the site. This indicates that if an air source heat pump strategy is implemented (see discussion later) then an upgrade to the incoming power supply capacity would be recommended. We are in the process of obtaining advice from Western Power about the feasibility of upgrading and/or diverting the incoming power supply to the building.

2.1.2 Data

There is an overhead BT service which follows the route of the LV service into the site. The final overhead cable passes above the roof and terminates on the west facing gable of the hall at high level. At present this service is redundant, but it is proposed that new BT service is installed as part of the development. This is likely to be multiple services to serve the surgery, nursery and hall.

2.1.3 Heating fuel

There is an existing oil tank to the north west of the building which will be decommissioned as part of the project.

There is no mains gas into the building, although there is a gas main in Freshford Lane. If gas boilers are provided (see discussion later) then a new incoming mains gas service will be installed. An estimate of £4.6K has been received by the client for this option.

2.1.4 Water

There is a water meter at the site boundary serving the existing building. The incoming mains water enters in the female WC next to the main entrance. The existing pipe from the site boundary to the building may need to be replaced depending on its size. It will require a diversion to suit the layout of the new building, potentially branching in the landscape to serve the surgery separately from the hall. Water use will be sub-metered rather than having three separate water metered supplies.

3 Mechanical Services

3.1 Heating

The existing building is heated by an oil fired warm air heater located in a plant room externally accessed from the north side. The system circulates warm air through the building in a network of below-floor ducts, supplying warm air into the rooms through small floor grilles. The floor grilles have dampers that can be manually opened/closed. Return air passes to the boiler room through grilles at high level in the hall and meeting room, via a builderwork duct in a bulkhead. It is controlled by a recently installed touch-screen controller in the meeting room, which is linked to the Google calendar booking system accessed by the users.

The proposed strategy is to reduce the heating demand of the existing building by improving the thermal performance of the fabric and replacing the windows with thermally efficient double glazing.

We are considering 2 options for the proposed heating plant for the buildings, in discussion with the client:

- Air source heat pumps (separate heat pumps for the surgery, nursery and hall). These would require three outdoor condensing units mounted on the flat roof above the proposed foyer, and/or wall mounted at the back of the hall.
- Gas boilers (separate for the surgery, nursery and hall).

There is an aspiration to use heat pumps if possible to reduce reliance on fossil fuels and to reduce carbon emissions of the building. The selected option will depend on the relative costs of upgrading the incoming power supply versus providing a new incoming mains gas supply, balanced against the capital cost of each option. There are also technical aspects to consider in detail such as noise emissions from of the outdoor condensing units. The decision will be made at the next stage of design.

The following heat emitters are proposed:

- Underfloor heating in the surgery and nursery
- A forced convection system in the main hall, if possible reusing the existing floor ducts (subject to this being technically feasible). Alternative options would be convector heaters (gas boiler option) or fan coil units (air source heat pump option) in the hall itself.

3.2 Ventilation

The existing building is predominantly naturally ventilated with opening windows. There are local extract fans, for example a window fan in the kitchen, manually controlled.

When refurbished the hall will continue to be naturally ventilated due to the simplicity and ease of maintenance. The new glazing will be designed to have generous free areas.

The proposed extensions will also be naturally ventilated via openable windows and rooflights. Local extract ventilation systems will be provided in toilets, kitchenettes and the kitchen. Mechanical ventilation with heat recovery is under consideration to areas where there will be high occupancy to maintain good air quality levels. The areas that have been discussed include:

- The foyer (balanced with the WC extract ventilation)
- The doctors surgery waiting room (balanced with the adjacent WC extract ventilation)
- The nursery (balanced with the toilets/kitchenette extract ventilation)

In each area the mechanical ventilation system will provide a background ventilation rate, which will be supplemented by openable windows in summer to maintain comfortable temperatures.

3.3 Domestic Water

There will be an increase in the demand for domestic water as a result of the refurbishment and section 2 describes the strategy proposed for the incoming water supply. A mains pressure system is proposed unless it is found that there are problems with pressure or flow rate available from the mains. Each area will be sub-metered for water use.

The existing building has local electric water heaters, and this is the proposed strategy for the refurbishment and extension. Is a both a cost effective and energy efficient approach. Local electric water heaters will be provided throughout the building, and grouped accordingly to serve outlets. An electric shower is proposed.

3.4 Drainage

A new above ground drainage system will be installed to serve the new outlets. This will require new below-ground connections to be provided.

4 Electrical Services

4.1 Power

It is proposed that the incoming power supply position is retained (ie in the backstage area). A new switchpanel will be provided with submains cables serving a distribution board in each area of the new building (hall, foyer, nursery, surgery). This will allow the project to be phased and for each user to have energy use sub-metered so that the landlord can sub-charge tenants for energy use. It is anticipated that the hall will be rewired during the refurbishment.

4.2 Photovoltaic Panels

An array of photovoltaic panels is under consideration, subject to budget constraints. This would be installed on the east facing pitch of the roof proposed for the nursery.

4.3 Other Electrical Services

The outline strategy for electrical services is as follows:

- New lighting systems through the building using LED luminaires, to minimise energy consumption and benefit from reduced maintenance compared to fluorescent.
- Possible upgrade to LED stage lighting systems.
- New emergency lighting systems.
- A new fire alarm installation
- Security: no intruder alarm or CCTV, however access controls are to be considered for the new scheme to reduce the need to manage physical keys.
- A minimal data installation, sufficient to provide Wifi throughout the building, and data outlets for phones/PCs where necessary.
- Possible Audio Visual facilities in the surgery, nursery, foyer and main hall (TBC)

APPENDIX 1: Modifications to the draft Freshford Village Memorial Hall Community Right to Build Order in response to the Examiner's recommendations

Planning Conditions Schedule

Paragraph 107 of the Examiners report outlines that: "B&NES Council has suggested the following conditions. The Trustees have confirmed in writing that they find the wording of all the conditions suggested by B&NES Council to be acceptable. Each suggested condition and Council's reason is followed by my comments on that condition. I do not propose any changes to the suggested conditions."

The conditions listed in the Examiner report (Para 108 to 147) are listed below. These will be added to the Community Right to Build Order

1 Phasing Plan (pre commencement)

The development hereby approved shall not commence until a phasing plan has been submitted to and approved in writing by the Local Planning Authority demonstrating the distinct phases of the development. The development shall thereafter be carried out in accordance with the approved phasing plan.

Reason: The development will be implemented in phases and it is necessary that this is managed to ensure the conditions attached to this permission are discharged for each phase where relevant.

2 Construction Management Plan (Pre-commencement)

No development of any phase hereby approved (apart for a phase that relates solely to the refurbishment of the existing village hall) shall commence until a Construction Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management, working hours, site opening times, wheel wash facilities and site compound arrangements. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

3 Travel Plan (Pre-occupation)

No occupation of the of any phase hereby approved (apart for a phase that relates solely to the refurbishment of the existing village hall) shall commence until a Travel Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the approved Travel Plan.

Reason: In the interest of encouraging sustainable travel methods in accordance with Policy ST1 of the Bath and North East Somerset Placemaking Plan.

4 Parking Management Plan (Pre-occupation)

Prior to the occupation of any of the phases of the development hereby approved (apart from a phase relating solely to the refurbishment of the existing village hall) a Parking Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the Management Plan

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan.

5 Parking (Compliance)

The areas allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure sufficient parking and turning areas are retained at all times in the interests of amenity and highways safety in accordance with Policy ST7 of the Bath and North East Somerset Placemaking Plan

6 Arboricultural Method Statement and Tree Protection Plan (Precommencement)

No development of any phase approved (apart for a phase that relates solely to the refurbishment of the existing village hall) shall commence until a Detailed Arboricultural Method Statement with Tree Protection Plan following the recommendations contained within BS 5837:2012 , for that phase has been submitted to and approved in writing by the Local Planning Authority.

The arboricultural method statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and certificates of completion to the local planning authority. The statement should include the control of potentially harmful operations such as site preparation (including demolition, clearance and level changes); the storage, handling and mixing of materials on site, burning, location of site office, service run locations including soakaway locations and movement of people and machinery. No development or other operations shall thereafter take place except in complete accordance with the approved details

Reason: To ensure that trees to be retained are not adversely affected by the development proposals in accordance with Policy NE6 of the Bath and North East Somerset Placemaking Plan. This is a condition precedent because the works comprising the development have the potential to harm retained trees. Therefore these details need to be agreed before work commences.

7 Wildlife Protection and Enhancement (Pre-commencement)

No development of any of the approved phases of the development hereby approved (apart from a phase which relates solely to the refurbishment of the village hall) shall commence until full details of a Wildlife Protection and Enhancement Scheme, for that phase have been submitted to and approved in writing by the Local Planning Authority. T

These details shall be in accordance with but not limited to the recommendations in Section 5.4 of the approved ecology report (Biocensus Extended Phase I Habitat Survey Report v1.1 Nov 2018), and shall include:

(i) Method statement for pre-construction and construction phases, to provide full details of all necessary protection and mitigation measures, including, where applicable, proposed pre-commencement checks and update surveys, for the avoidance of harm to bats; reptiles; nesting birds and other wildlife; and proposed reporting of findings to the LPA prior to commencement of works;

(ii) Detailed proposals for implementation of the wildlife mitigation measures and recommendations of the approved ecological report, and additional measures to provide compensatory habitat, including: provision of connective and new Green Infrastructure and wildlife-friendly planting and landscape details; provision of a mixture of integral and stand-alone bat and bird boxes, with proposed specifications and proposed numbers, models, materials and positions to be shown on plans as applicable; specifications for fencing to include provision of gaps in boundary fences to allow continued movement of wildlife;

(iii) the boundaries and positions of all proposed new and replacement habitat and wildlife features shall be shown to scale on a plan, and fully incorporated into the scheme and shown to scale on all other relevant plans and drawings including landscape / planting schemes.

All works within the scheme shall be carried out in accordance with the approved details and completed in accordance with specified timescales and prior to the occupation of the development.

Reason: To prevent ecological harm and to provide biodiversity gain in accordance with policy NE3 of the Bath and North East Somerset Local Plan. NB The above condition is required to be pre-commencement as it involves approval of measures to ensure protection of wildlife that would be otherwise harmed during site preparation and construction phases.

8 Wildlife Scheme Follow-up Report (Pre-occupation)

No occupation of any of the approved phases of the development hereby approved (apart from a phase which relates solely to the refurbishment of the village hall) shall commence until a follow-up report, for the respective phase, produced by a suitably experienced ecologist confirming and demonstrating, using photographs, full implementation of the Wildlife Protection and Enhancement Scheme in accordance with approved details has been submitted to and approved in writing by the Local Planning Authority

Reason: To demonstrate compliance with the Wildlife Protection and Enhancement Scheme to prevent ecological harm and to provide biodiversity gain in accordance with policy CP6 of the Bath and North East Somerset Core Strategy and policy NE.3 of the Bath and North East Somerset Placemaking Plan.

Reason: To avoid harm to bats and wildlife in accordance with policy CP6 of the Bath and North East Somerset Core Strategy and policy NE.3 of the Bath and North East Somerset Placemaking Plan.

9 External Lighting (Bespoke Trigger)

No new external lighting shall be installed without full details of proposed lighting design being first submitted and approved in writing by the Local Planning Authority; details to include lamp specifications, positions, numbers and heights, details of predicted lux levels and light spill, and details of all necessary measures to limit use of lights when not required and to prevent light spill onto nearby vegetation and adjacent land, and to avoid harm to bat activity and other wildlife. The lighting shall be installed and operated thereafter in accordance with the approved details.

Reason: To avoid harm to bats and wildlife in accordance with policy CP6 of the Bath and North East Somerset Core Strategy and policy NE.3 of the Bath and North East Somerset Placemaking Plan.

10 Soft Landscaping (Pre-occupation) No occupation of any of the phases of the development hereby approved (apart from a phase which relates solely to the refurbishment of the village hall) shall commence until a soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority, for that phase showing details of all trees, hedgerows and other planting to be retained; finished ground levels, a planting specification to include numbers, density, size, species and positions of all new trees and shrubs, and a programme of implementation.

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policies D1, D2 and NE2 of the Bath and North East Somerset Placemaking Plan.

11 Soft Landscaping (Compliance)

All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme (phasing) agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained in accordance with Policies D1, D2 and NE2 of the Bath and North East Somerset Placemaking Plan.

12 Materials - Submission of Schedule and Samples (Bespoke Trigger) No construction of the external walls or roof of the development for each particular phase of the development hereby approved shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, for the respective phase have been submitted to and approved in writing by the Local Planning Authority for that phase. The development shall thereafter be carried out only in accordance with the approved details.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policies D1, D2, D3 and D5 of the Bath and North East Somerset Placemaking Plan and Policy CP6 of the Bath and North East Somerset Core Strategy.

13 Plans List (Compliance)}

The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:

DB3781-TOPO TOPOGRAPHICAL SURVEY OF MEMORIAL HALL
HS147_050_G PROPOSED SITE PLAN
HS147_055_D PROPOSED LANDSCAPE PLAN
LD_PLN_001 B TREE REPLACEMENT PLAN
HS147_001 A SITE LOCATION PLAN
HS147_010 EXISTING SITE PLAN
HS147_020 EXISTING GROUND FLOOR PLAN
HS147_030B EXISTING ELEVATIONS SOUTH & WEST
HS147_031B EXISTING ELEVATIONS NORTH & EAST
HS147_051 PROPOSED DRAINAGE STRATEGY
HS147_060H PROPOSED GROUND FLOOR PLAN
HS147_061F PROPOSED FIRST FLOOR PLAN
HS147_070E PROPOSED ELEVATIONS SOUTH & WEST
HS147_071E PROPOSED ELEVATIONS NORTH & EAST
HS147_080E PROPOSED SECTIONS
HS147_090B EXTERNAL VISUALISATION 1
HS147_095 INTERNAL VISUALISATION 1
HS147_100 IMPACT ASSESSMENT KEY

Reason: To define the terms and extent of the permission.