

Proposed Rear Extension and Re-model to Long Stratton Village Hall, Ipswich Road, Long Stratton, Norfolk, NR15 2TA

Design and Access Report with Heritage Statement. October 2022.

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1.0 Introduction

This document accompanies a Planning Application to extend and remodel the rear section of Long Stratton Village Hall.

2.0 Heritage Statement

Long Stratton Village Hall is not Listed, although it is situated within the Long Stratton Conservation Area. There is a war memorial in the garden at the front of the Hall, which is Listed as follows:

Heritage Category: Listed Building

List Entry No: 1468064

Grade II

Date first Listed: 14-Jan-2020

Location Description: East of the Village Hall, Ipswich Road, Long Stratton, Norfolk, NR15 2TA.

Long Stratton Village Hall was built in 1906. It was commissioned by Dr. Reverend Jessop of Scarning and was funded by a benefactress: Mrs. Evans. The Reverend worked on improving the lives of working countrymen and Long Stratton was one of several Village Halls, built originally for Lectures, Libraries, Games and entertainment, for local men and women.

The Hall has been in use for this purpose over time, and continues to be a useful venue and resource for the Village, for various classes and events, including the local playgroup.

The style of the original Hall features an attractive red brick and flint façade, a red clay tile roof, a triple adjoined gable feature housing three large multi-paned windows, and buttressing details to flanking elevations and front.

To the rear of the hall there have been flat-roofed extensions built over time, in the late 20th Century, which are rather unsympathetic and in contrast to the vernacular style of the original building. The approach in extending the hall was then more practical than aesthetic. These extensions house the kitchen, rear entrance and toilets.

3.0 Design

3.1 Proposal

The proposal is to improve the layout to the rear of the hall, update facilities, and increase function space within an extension.

The toilet block, kitchen and entrance are in need of renovation and an upgrade, to bring the building in line with current Building Regulations. At present, the rear entrance is used as the main entryway into the building, when hiring the venue. This entrance leads in to a narrow corridor, into the main hall, past the toilets and kitchen. Although the kitchen is a good size, it is under-used. Some of the rooms at the back of the hall serve as store rooms. Due to the current layout, these spaces cannot be used as efficiently as could be.

The existing rear accommodation will be re-modelled. The entrance will be re-located to the right of the rear façade, forming a wide lobby and better access to the main hall, toilets and kitchenette. The toilets will be enlarged and the kitchen made smaller. Corridors will be widened. There will be a new, separate janitor's cupboard and a meeting room for up to 14 people, with tea-point, table and chair storage, and projector facilities.

3.2 Appearance

From the **Long Stratton Neighbourhood Plan 2019-2036**:

“Strengthening the character of the historic core and prioritizing the conservation or enhancement of historic buildings”.

The design enhances the original, historic part of the building which was added to previously with a pair of simple flat-roofed extensions. The proposed meeting room structure will be created, subject to planning permission, with a dual pitched roof that compliments the main building. This will be constructed from traditional materials including brick and slate. The grey of the slate will work well in combination with new grey roof edge trims, where it is intended for existing flat roofed areas to be upgraded.

An existing arched window at the rear of the hall will have its sill lowered to form an entrance door. Building users will have the experience of entering into the original building. Existing windows will be remodeled. These and new windows will have grey frames and will share a traditional appearance that compliments the overall appearance of the Village Hall.

3.3 Scale

Scale has been considered carefully to retain the balance between elements of the original, and the scale and proportions of the extension. The height of the dual-pitched roof to the new extension will be higher than the flat-roofed extensions, adding much-needed head-height internally, as well as forming a more impressive entrance from the car-park; to the venue. The pitched roof of the extension echoes the pitched roof of the original building.

The new extension will sit below the ridge height of the original hall, and will read as subservient in nature. As viewed from the street, the new works will not be visible.

3.4 Access

Internal access will improve with the new design. The corridors and spaces will be user-friendly to many groups, including disabled visitors and parents with push-chairs and prams. Re-Locating the entrance improves the flow of the plan as visitors will have the option to access either the facilities or the main hall directly, on entering the building. The door in to the main hall will be widened. Adjustments to the store-rooms allows for better and safer stacking of chairs and tables.

3.5 Amenity

Overall amenity in the building will be improved. The new entrance is more welcoming and the proposed design will transform Long Stratton Village Hall in to a venue that can be used for a wide range of purposes, with an attractive new image that makes the most of the building's original features.

The new meeting room will be a valuable resource for the village and surrounding area. At present there is a shortage of such spaces for hire in the area. The Village Hall is in high demand and is often fully booked. Even if a new community centre were to be built in the future, it is anticipated that the Village Hall will attract enough visitors in addition to other facilities, with the proposed increase in housing to the village to justify a moderate level of expansion. The combination of old and new places for hire, will add interest and diversity, adding to Long Stratton's sense of place in

its town centre. This is in keeping with the objectives of the **Long Stratton Neighbourhood Plan 2019-2036**, in which it states the need to:

“Retain and enhance those characteristics that make Long Stratton special”

And ensure:

“Good distribution of community facilities throughout the Plan”.

The improvements will likely result in a good source of revenue that will ensure the Hall and its building fabric can be maintained long-term, as a valuable, historic asset to the village.

Access to the building from the main road, by pedestrian and by car, will remain unchanged. The car-park at the rear of the hall is generous and will accommodate any anticipated increase in visitors to the hall. There will be minor re-design of landscaping around the entrance, new extension and car-park, to ensure good accessibility is maintained for all building users. External, low-level, low-glare lighting will be re-designed and improved for safe access at night.

4.0 Arboricultural

There is a large oak tree on site. A tree-survey has been commissioned by the client and is included within the Application. Care has been taken to position the new extension, in order to minimize impact away from tree roots. We welcome feedback from the Council’s Arboriculture department on this matter.

5.0 Ecology

There are works planned to replace a first floor window, situated in a loft space. No works to the roof in this area are anticipated, currently. The loft space has not been surveyed as part of this proposal. There are no anticipated effects on ecology by the planned works.

6.0 Contamination

It is unlikely the site is contaminated with hazardous materials.

7.0 Services

The proposal will make use of existing services on site already serving the property.

8.0 Energy Efficient Design

Materials for the extension will be selected from sustainable sources and responsible manufacturers. New sanitary ware will be low-water usage type in accordance with current Building Regulations. Building fabric and any new heat emitting appliances will also be in accordance with current Building Regulations. New lighting will be low-energy type and any external lighting for security will be from low-energy, low intensity, wildlife friendly luminaires.

9.0 Security

New doors and windows will be designed to meet the requirements of Part Q of the Building Regulations and will follow the recommendations as appropriate from Secure By Design.

10.0 Flood Risk

The site is not in a flood risk area. The development when constructed will not cause any localised surface water flooding to itself or neighbouring properties. Drainage will be via existing means.