

FULL APPLICATION to receive PLANNING PERMISSION in respect of PROPOSED REFURBISHMENT of and EXTENSIONS to BRACEBRIDGE HEATH VILLAGE HALL & COMMUNITY HUB LIBRARY, LONDON ROAD, BRACEBRIDGE HEATH, LINCOLN LN4 2LA for Bracebridge Heath Parish Council

page 1 of 7

PLANNING JUSTIFICATION STATEMENT

Bracebridge Heath Neighbourhood Plan

On 23 October 2015 North Kesteven District Council resolved to designate the whole of the Parish of Bracebridge Heath as a Neighbourhood Plan Area in accordance with the Section 61G of Town and Council Planning Act 1990 (as amended by the Localism Act 2011). The designation of a Neighbourhood Area being one of the statutory requirements needed to be in place to enable a Neighbourhood Plan to be adopted and formally become a part of the Development Plan, and be used in the determination of planning applications by the District Council.

A draft Bracebridge Heath Neighbourhood Plan was then prepared and underwent both a local consultation and a formal publicity stage. The draft was then submitted for independent examination. The Bracebridge Heath Neighbourhood Plan was formally made part of the council's development plan by North Kesteven District Council on 28 April 2022.

Site Locality in respect of non- designated and designated Heritage Assets

The Parish Council recognises that the village hall is situated near or within line of sight of several non-designated and a designated heritage asset as defined in the BBH Neighbourhood Plan. The property to the east of the Village Hall is 'The Bull' Public House which is listed as a non-designated heritage asset within the Neighbourhood Plan. The external changes proposed for the Village Hall which include two small extensions to 'square off' and neaten up the building will be completed with similar materials and/or colours to match (as far as possible) the existing brickwork so as to minimise any perceived effects on the non-designated or designated assets.

The existing trees, visually separating the village hall from these assets are to be retained. Therefore, the Parish Council submits that the proposed alterations will not have any effect on the nearby non-designated and designated assets.

Section 12 of the Bracebridge Heath Neighbourhood Plan (extracted below), refers to and describes the community facilities and Policy 12 summary requirements for protecting the existing community facilities.

“12. Community Facilities

12.1 The majority of Bracebridge Heath’s community facilities are located around the junction of London Road with Sleaford Road and Grantham Road.

12.2 Community facilities are very important in helping keep Bracebridge Heath’s ‘village feel’ as it encourages parishioner interaction and involvement. A thriving village centre helps communities support some housing development but it can be overwhelmed if too much development occurs too quickly without considering the effect on facilities and the need to enhance and improve them.

12.3 There are two groups of community facilities to be considered: facilities that are critical to support new development and an increased population; facilities that support the day to day activities of the parishioners and are used on a regular basis need to be identified. These facilities are very important and need to be retained and enhanced to be able to serve the existing and future parishioners.

12.4 New developments should be encouraged to provide enhanced or additional links to these community facilities to improve access and egress and lessen the reliance on motorised transport.

12.5 The need for a ‘green area’ within the village centre has been recognised for a number of years. An S106 agreement is in place that the area behind (east) the War Memorial will be given to the Parish Council once the St John’s housing development is complete. This area will be developed as a central village green area and with the northern end of the ‘Woodland Walk’, will become a ‘village green’ on which community events can take place to enhance community cohesion.

12.6 The community facilities within the parish are identified as:

Within the village centre

- + 1 Doctors’ surgery
- + 1 proposed Early Years Provider
- + 1 Village Hall
- + 1 Primary Academy
- + 1 Pre School
- + 1 Before/After school Club (The Hub)
- + 2 Churches

page 3 of 7

- + 1 Church Hall
- + 1 Social Club
- + 1 Library

The three main car parks which serve local facilities in the centre of the village (159 + 12 disabled places).

Policy 12 Protecting Community Facilities

1. Proposals for the delivery of new community facilities or extensions to existing facilities will be supported in principle, where they are appropriately located and are not likely to result in conflict with occupants of neighbouring properties or give rise to any other significant adverse impact.
2. Proposals for the redevelopment of or change of use of a community facility listed in paragraph 12.6 must demonstrate that either:
 - + a suitable replacement community facility is provided in a suitable location within the parish of Bracebridge Heath; or
 - + it can be demonstrated to the satisfaction of the local planning authority that the community facility is no longer fit for purpose or economically viable for a new or another community use.”

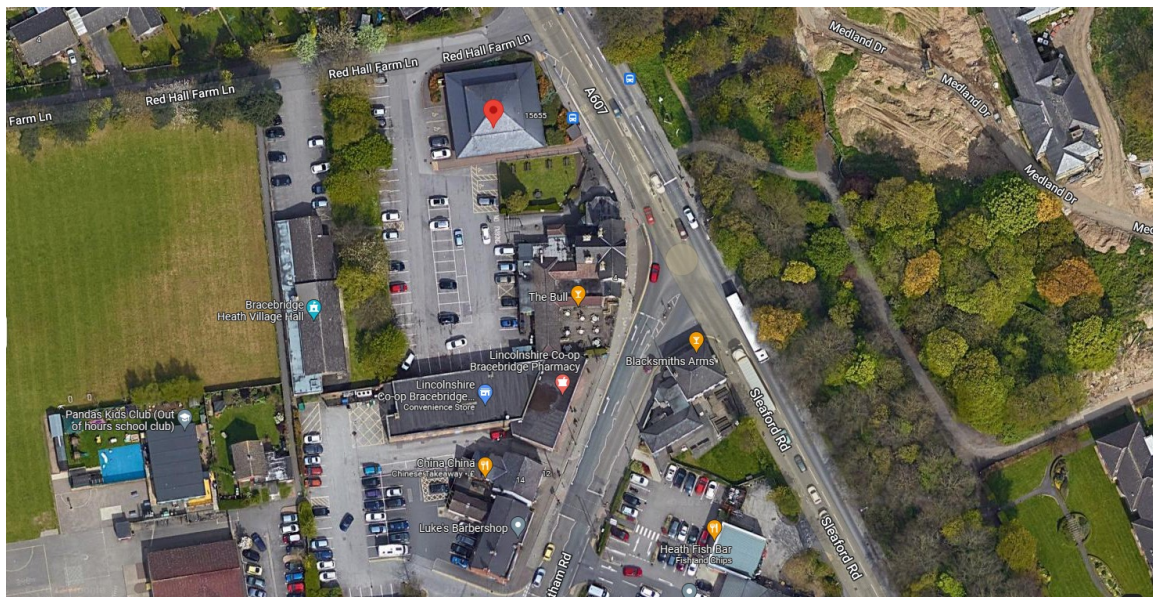


plate 1 – aerial view of the site locality (from google maps)

Map 4 Village Centre showing green areas and facilities

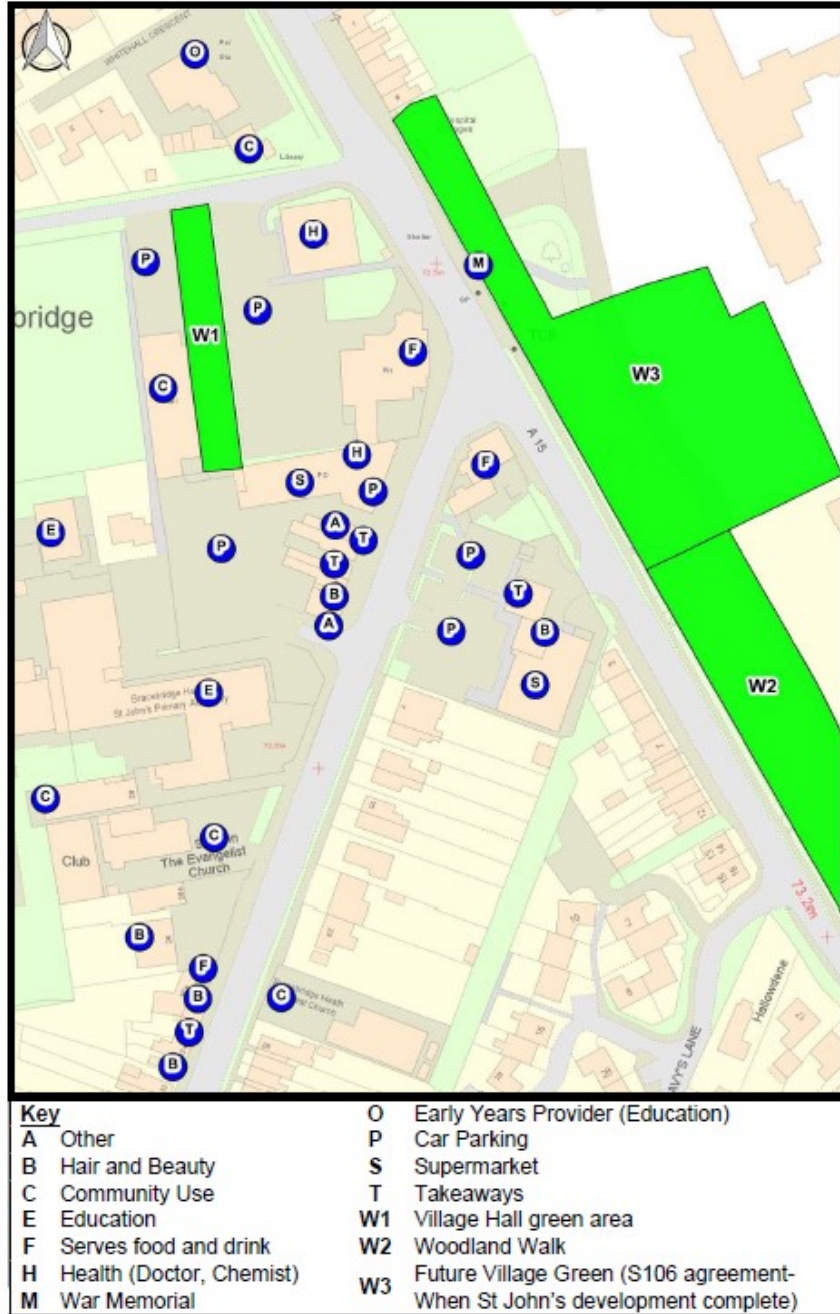




plate 3 – existing entrance (north) elevation to the car park

Amount and Use

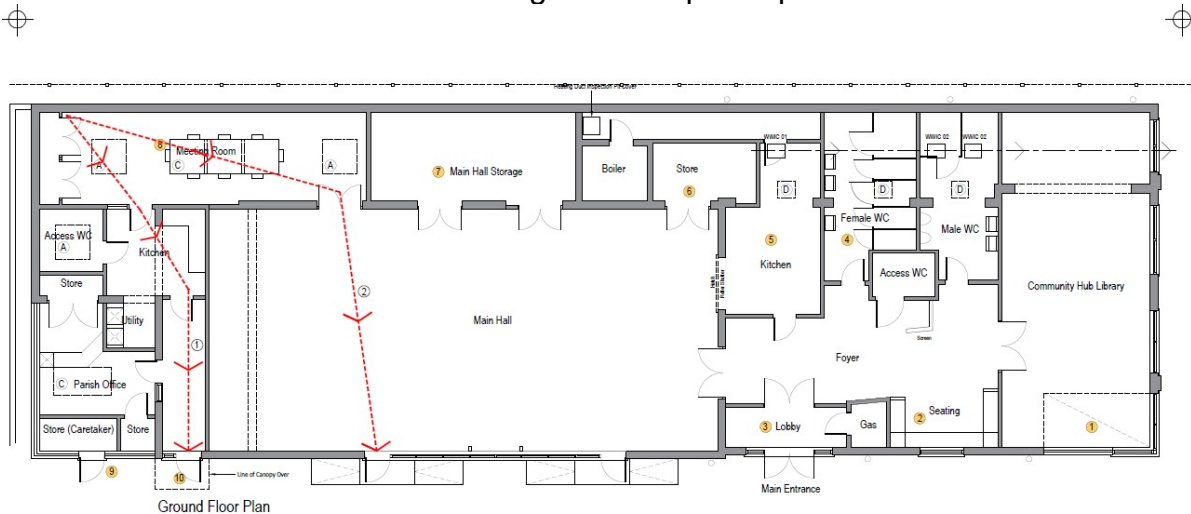
Bracebridge Heath Parish Council are proposing a substantial refurbishment and upgrade programme of works to the existing Village Hall, which has been out of regular use just before the pandemic which meant that social interaction for such venues was either severely curtailed or had ceased altogether.

The funding budget is healthy and includes for two separate infill extensions to the NE and SE corners of the property. The existing main entrance is to be relocated on the east return elevation and the existing entrance recess is to be infilled provide additional floor area to the Community Library Hub. At the SE corner the proposed infill extension here will provided a dedicated Parish Office with a separate entrance whilst still providing internal access to the main hall through the meeting room. The internal refurbishment programme of works will include improved access/wc changing facilities from the existing foyer with a complete upgrade of the existing wcs. The existing stage is to be removed and the associated back stage areas are to be reconfigured to provide back-up

facilities for the Parish Office and a new meeting room. The consensus of opinion and experience being that the raised stage and associated facilities were seldom used and the larger multi-function hall space would be put to better use by the various clubs and groups making it more appealing and therefore financially beneficial to the Parish Council. The Village Hall kitchen is to be retained, though on a slightly reduced footprint area. There is also to be a small kitchen area to the new Parish Office limiting the use to the preparation of hot/cold non-alcoholic drinks and pre-prepared light snacks.

Climate Change – sustainable transport

The Parish Council is aware of the effects of climate change and the need for cleaner sustainable transport. Therefore, it intends to provide suitable cycle racks for securing bicycles for those using the village hall. The position and number of racks to be determined when the village hall car park spaces are white lined.



- Scope of Works**
- 1 - Form new infill extension at existing entrance (4.5m x 2.25m) to increase existing Library accommodation. Remove existing dividing partition/walls to create open space. Remove extg. entrance approach ramp.
 - 2 - Remove existing lobby screen and form seating area off Foyer.
 - 3 - Form new main entrance in extg. glazed screen and create new lobby with inner glazed door/screen.
 - 4 - Re-configure existing WC facilities and form new unisex Access/Changing wc at 2.2m x 2.2m.
 - 5 - Re-configure existing Kitchen with new walls to provide additional storage/access from Foyer.
 - 6 - Enlarge existing store off Main Hall (chair store).
 - 7 - Remove Bar/Beverly division wall to form additional Main Hall storage.
 - 8 - Create Meeting Room (former stage equipment store) including new rooflights.
 - 9 - Form new infill extension to south-east corner (4.275m x 5.250m) to create new Parish Office complete with Access WC, Kitchen, Utility and dedicated storage as back-up facilities. Remove extg. stage level FE door and external concrete landing/steps.
 - 10 - To new Parish Office, in extg. wall form new entrance access door with glazed side screen. Form timber stud and plasterboard full height dividing partition between Parish Office and Main Hall.

- Schedule of Rooflights**
- A 1200mm x 1200mm - Velux GUU 120120 022 OQ, Integra Opening
 - B 1000mm x 2000mm - Velux GUU 200100 022 OQ, Integra Opening
 - C 3no. 1200mm x 1200mm - Velux CFP 0073QV, Fixed (Non-Opening)
 - D Replacement Rooflights in Existing Openings - Velux (600mm x 600mm) Ref: CFP - Fixed (Non-Opening)
- Alternative Fire Escape Routes**
- 1 Meeting Room to FE at Parish Council Office Access = 12.5m
 - 2 Meeting Room via Main Hall to Ext. FE = 18.0m
- Indicates Fire Escape Route

Rev. A - Corridor to rear of WC and Library omitted following discussions with Building Control. 18/12/2023.

PROPOSED
 Proposed Substitution of and Extension to, Stonebridge Heath Village Hall Community Centre, London Road, Stonebridge Heath, Lincoln, LN2 3JA

Client
 Stonebridge Heath Parish Council

PROJECT TITLE
 Proposed Ground Floor Plan

DATE
 08/12/2023

SCALE
 1:50 at A1 & 1:100 at A2

PREPARED BY
 KINGSMOOR ARCHITECTURAL SERVICES

PROJECT NO.
 18/001/19/2023



plate 4 – proposed floor plan

Appearance and Materials

The new infill extensions are to be designed so as to integrate with the existing built form and will, in the main, be constructed from materials so externally appear to combine well whilst at the same time identify as a progression and evolution of

the community facility that is Bracebridge Heath Village Hall and Community Hub Library. It is therefore submitted that the proposals do not give rise to any neighbourhood issues whilst at the same time the proposals enhance the community offer.

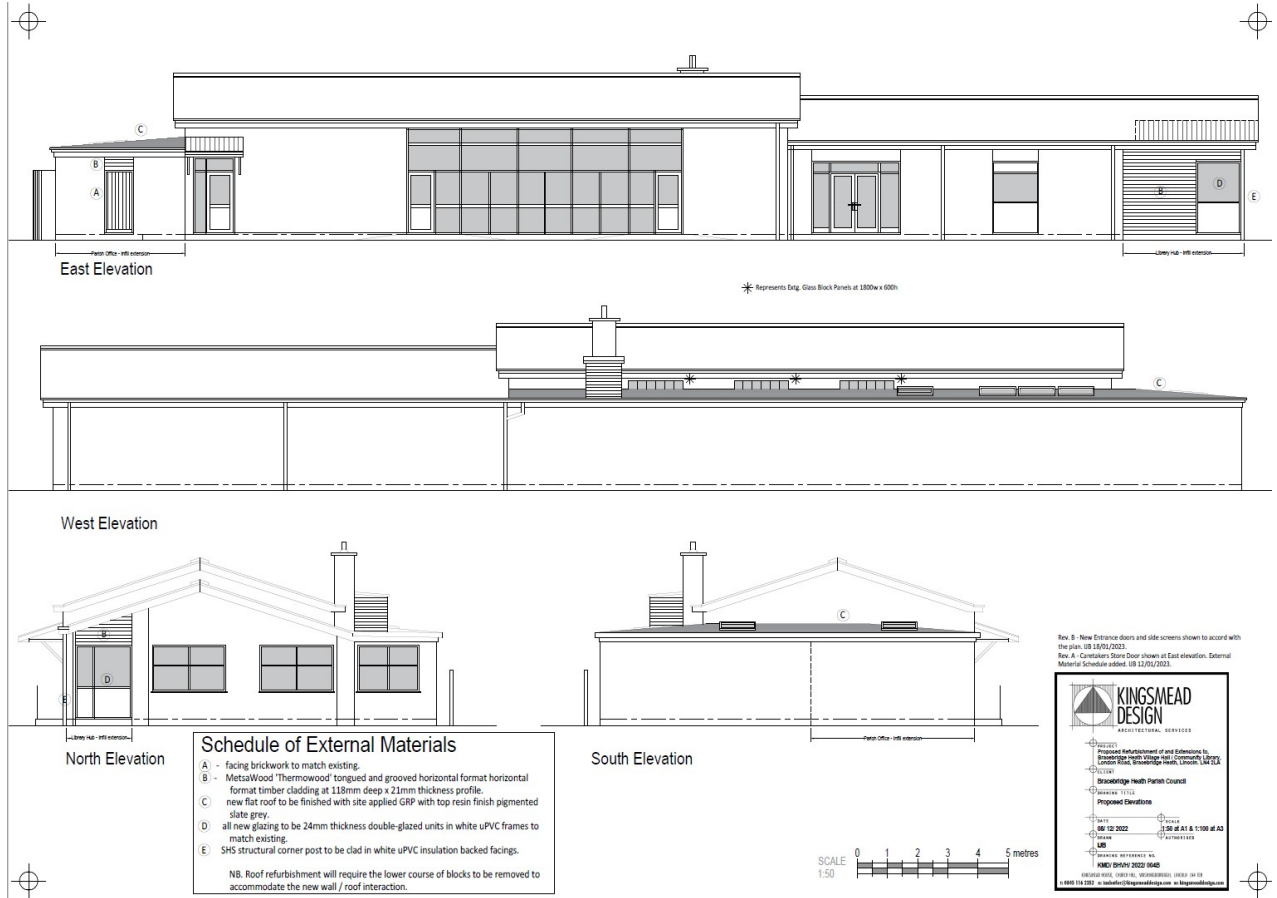
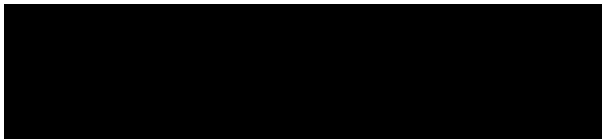


plate 5 – proposed elevations



Ian Butler – Architect
(For and on behalf of Kingsmead Design Ltd.)

20 January 2023