



Leckhampton Village Hall
Alterations and Extension
DESIGN, ACCESS & HERITAGE STATEMENT

REV: A 05/12/2023

Job ref: 19007

Date: March 2023

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1.0 Introduction

1.1 General Introduction

The proposal described in this document is for the construction of an extension to the village hall together with internal alterations.

An identical scheme was approved in November 2019 and has subsequently lapsed. This application seeks to re-establish that approval.

The purpose behind this work is to improve the facilities in the following way:

- i. to create a bigger kitchen;
- ii. to improve safeguarding of children by separating performers from audience WCs;
- iii. to provide WCs for patrons;
- iv. to improve storage for the main hall;
- v. to improve circulation during performances
- vi. to improve access to the hall

2.0 Site and Surroundings

2.1 Location

The hall is located on the south side of Church Road in Leckhampton.

The hall is Grade II Listed and the listing is as follows:

LECKHAMPTON CHURCH ROAD SO 91 NW (south side)

4/122 Parish Hall

GV II

Parish hall dated 1897 on porch and cupola. Rock-faced limestone with dressed stone quoins; thin stone slate roof; ashlar stacks. 'T'-shaped plan with a projecting porch on the east side. Single storey. South-facing elevation: 2 tall gabled 3-light stone-mullioned windows each with a transom; gabled projecting porch far right with a Tudor-arched entrance with a hood with diamond stops, plank door within. Iron hanging for lantern, now lost, with decorative wrought ironwork and date 1897. Large 5-light stone-mullioned window with transom to the gable end facing the road; clock above. Octagonal axial cupola with weathervane with flag dated 1897. Axial and projecting stacks with moulded cappings. Flat coping to the gable ends. Ball finials at the apex of each gable and to the kneelers. Interior not inspected.

Listing NGR: SO9469619806

The hall also has a single storey rear extension which was built in the mid 1980s.

2.2 Context

The hall sits primarily in a residential area comprising largely two-storey dwellings using a range of traditional materials - although some properties have been modernised and use more modern materials. Nearby non-residential properties include Leckhampton Primary School to the north-west, and a Cooperative store on Leckhampton Road (see photographs overleaf).

2.3 Topography, Landscape and Trees

The site slopes up from Church Road with no significant trees or planting. However the neighbouring property to the west, no. 124, has a large tree close to the boundary. This tree is to be retained and the effects of the development on it are described in the Arboricultural Statement.



Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: PARISH HALL

Heritage Category:	Listing
List Entry No :	1304512
Grade:	II
County:	Gloucestershire
District:	Cheltenham
Parish:	Leckhampton

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SO 94696 19806
Map Scale:	1:2500
Print Date:	18 January 2019

3.0 Context Photographs



Properties along Church Road (south side)



Properties along Church Road (north side)



Leckhampton Village Hall



Properties along Church Road (north side)



Properties along Church Road (north side)



Properties along Church Road (north side)



Leckhampton Village Hall

4.0 Google Bird's Eye View of Site



5.0 Design and Appearance

5.1 Design Proposal

The proposal is for a single storey extension in the north-west corner of the hall which provides a secondary entrance, patron WCs, and storage / lobby area. This also necessitates a new opening between the extension and the main hall to enable audience members to be separated from performers during events.

The site is currently fenced off from Church Road and has a tarmac finish.

The main hall will remain unaltered, however, the accommodation to the side is to be re-configured to provide a larger kitchen and better changing and storage facilities.

proposed extension



area of alterations



5.0 Design and Appearance

5.2 Massing

The existing building is largely single storey apart from a mezzanine room above the existing kitchen. The proposed extension is also to be single storey and the height is such that the existing eaves will not be affected. However, the height of the roof does mean that the two windows on the existing building overlooking the site will need to be partially blocked (refer to section A-A). This can be done externally to avoid alteration to / loss of historic fabric.

5.3 Materials

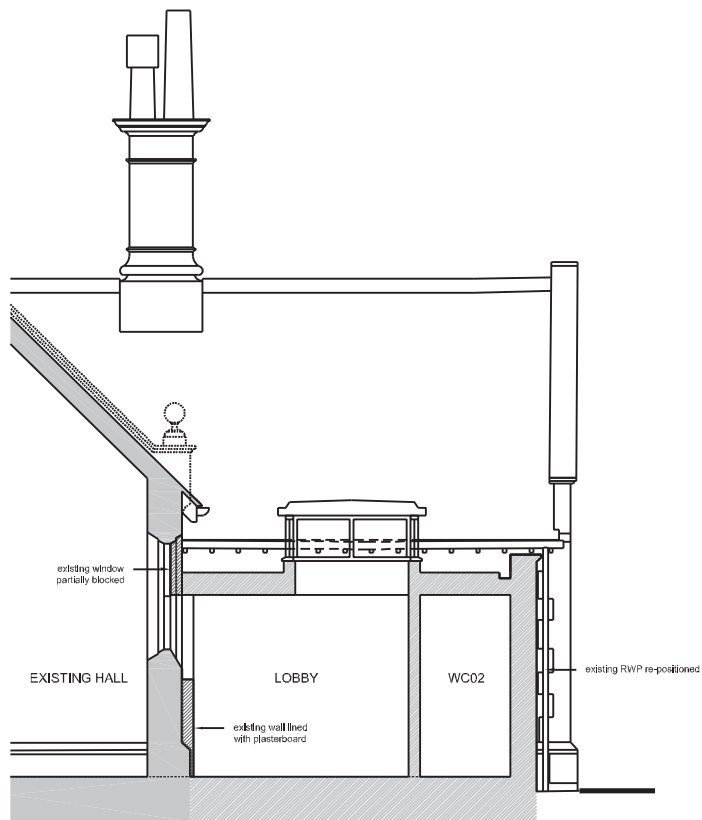
The materials are intended to complement the existing building i.e. off-white render, ashlar stone, stained timber door. These materials will provide a robust finish which will be able to tolerate a wide variety of community uses.

The roof, which can't be seen, will be a single ply membrane with a lantern with clerestory glazing.

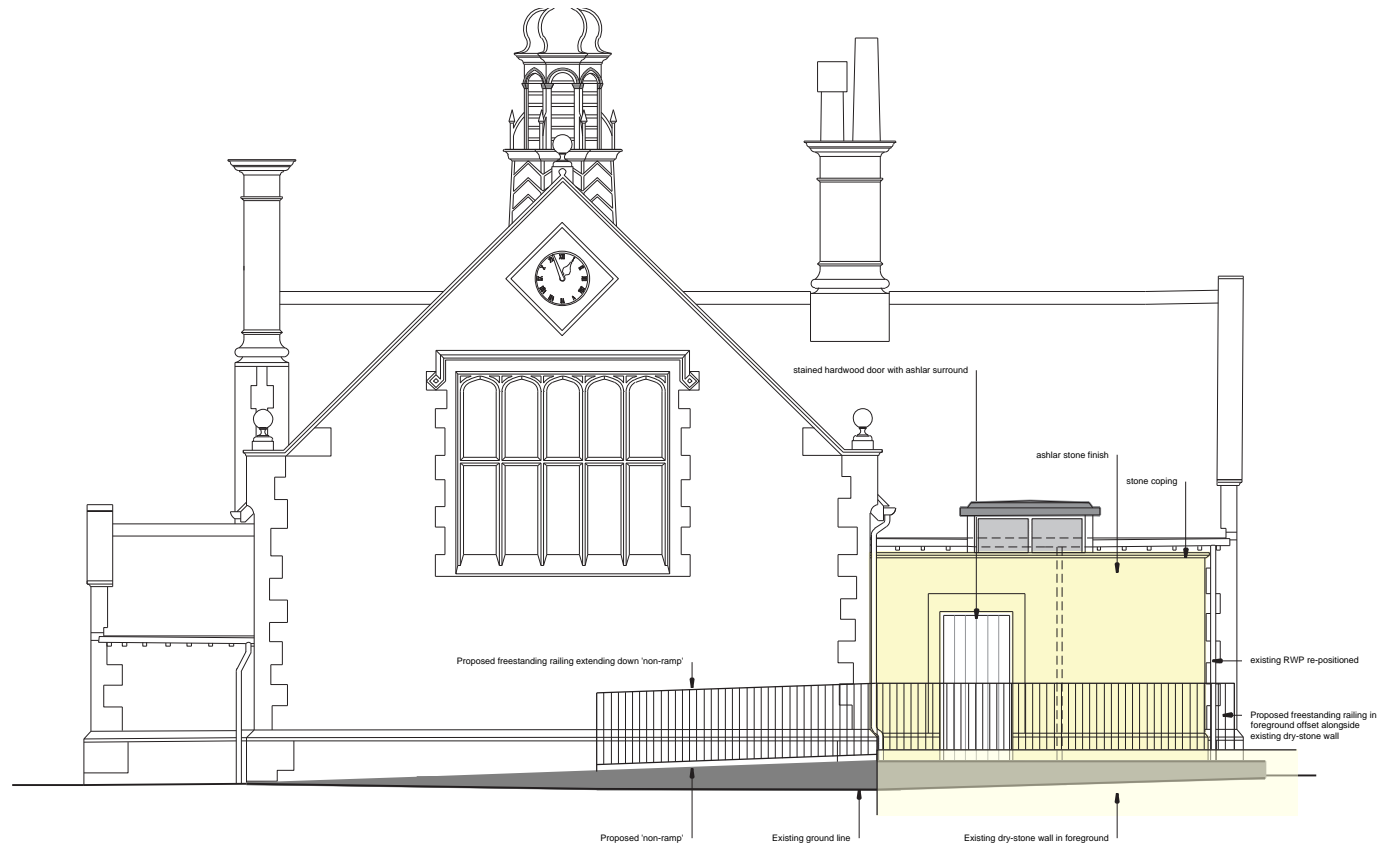
5.4 Access and Parking

The existing entrance to the hall will remain unchanged as the main entrance to the hall.

The new entrance within the extension will act as a secondary entrance and dedicated accessible entrance to the building. It has been designed with a gently graded approach from the pavement and car park. Railings are proposed alongside a rise in level and existing dwarf walls adjacent to the new entrance for fall protection.



Section A-A



Church Road Elevation

6.0 Heritage

6.0 Impact on Historic Fabric

The internal alterations comprise the following:

- Removal of internal partitions, doors and sanitaryware from the rear extension built in the mid 1980s.
- Blocking up of openings in the rear extension.
- Removal of internal partitions and doors from the original side wing to the hall.
- Blocking up of openings in internal partitions in the original side wing to the hall.
- Lighting, electrics and plumbing will also need to be adjusted to suit these alterations.

The extension will require the following works to the existing fabric:

- The creation of a new doorway from the existing hall to the extension.
- The partial blocking up of two existing windows (window frames and glazing to remain in place).
- Moving of two rain water pipes and re-aligning of gutters.



7.0 Photographs of the Hall



Existing hall - showing windows to be partially blocked and area of wall for new door (behind radiator).



Existing kitchen - wall to left to be removed.



Existing kitchen - wall with door to be replaced.



Existing office - wall to right to be removed to create larger kitchen.



Area to be extended into - showing two windows to be partially blocked and area of wall for new opening to hall (to left of windows).