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Client: Fishburn Band

Project: **Proposed Re-Roofing of Fishburn Band Hall, Fishburn Ind Est, Fishburn, TS21 4AJ**

Title: **Brief Planning Statement**

Date: April 2024

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## Fishburn Band

Fishburn band originated from the mining community of the small village of Fishburn in the early 1950's. At the outset miners from the local colliery contributed each week to help the provision and maintenance of instruments and when first formed the band was called Fishburn Colliery Welfare Band. Over the years Fishburn Band rose from an "also ran" in the lower sections to become a Champion Section Band which it is today. Over the years the band has had a number of sponsors associated with the mining heritage such as National Smokeless Fuels and Coal Products Limited whilst remaining loyal to the village of Fishburn. The band doesn't currently have a commercial sponsor so is funded by member subscriptions, fees from performances, prize money from competitions etc. However over recent years the band has developed an association with the RMT union fulfilling various events on behalf of the union in the British Isles and Ireland; which is a huge help in resourcing the band.

Fishburn Band is registered Charity No. 1003103.

## Existing Building

The building originally was the ambulance medical building for the pit. Fishburn band have rehearsed in the former industrial building since 1984 when the coke works closed. In 1991 Fishburn Band purchased the building from British Coal.

The building is single storey brick built with a small parapet concealing a flat precast concrete roof which is clad in mineral felt.

The building is generally sound although the felt roof coverings have been a constant issue as they are simply not fit for purpose and have been a constant source of water ingress over the years despite the best effort of the band, the former owners and maintenance contractors. The result of this repeated water ingress is that the reinforced precast concrete planks that form the structural deck for the roof have started to decay. The steel reinforcement is corroding and blowing apart the concrete. Resulting in pieces of concrete falling through the suspended ceilings into the band room. The structure has been inspected by a structural engineer who has confirmed that the defects will continue to develop until the planks fail.

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## Proposed Development

Due to the defects noted above the flat roof and supporting concrete planks need to be removed. This is necessary to remove the risk of potential failure, collapse and injury to persons and property.

The proposal is therefore to replace the flat roof with pitched and hipped tile roof. Such that the levels of maintenance required are drastically reduced and in appearance it will look in keeping with the adjacent existing building. The adjacent building was converted to a pitched tiled roof in a very similar manner in 1996-7 by Sedgefield Borough Council. By installing a pitched roof it will also enable the installation of low cost but thermally efficient insulation into the new loft to reduce energy consumption and heating costs.

It is intended to install a 30deg roof pitch clad with Marley Modern Anthracite Grey tiles with matching concrete ridge and hip tiles, uPVC soffit and fascias with plastic gutters connected to existing rainwater down pipes.

As part of the upgrade of the building fabric it also proposed to render the exterior of the building in a through coloured textured render to improve the external appearance and also water tightness of the external envelope.

## Conclusion

The replacement roof and associated improvements are required to remove the risks associated with the potential structural failure of the roof, whilst providing longevity and watertightness to the band hall for the future. The proposed development is in keeping with the surrounding buildings and should therefore be considered as an enhancement to the band hall and the wider location.