



Design & Access Statement Raglan Community Hub

Introduction and Background

Planning permission is sought by the applicant, Raglan Village Hall Association (RVHA), for the construction of a community hall on the site of the Old Raglan VC Primary School. Since the opening of a new village primary school in 2015 the building has become vacant and its site has been earmarked for a Community Asset Transfer to enable the construction of the new hall.

The site is well established as a focal point within Raglan and is close to many of the village's key public amenities, with the new primary school, doctors' surgery, church and church hall all immediately at hand. The site is highly accessible to the wider community on foot and by public transport. Its proximity to the new school and public car park means levels of footfall are high and the site may be judged as ideal for encouraging a high level of use and public engagement.

The existing community facilities for the village are rather limited in scope, scale and availability. The proposed building will bring together the requirements of the village in a unified scheme that offers spaces with maximum flexibility for a multiplicity of uses. The client's architectural brief identified over 50 distinct activities that had been identified as requiring accommodation to support demand within the village. The proposal is for a new purpose-designed building, that more closely addresses the public setting and establishes an animated relationship with the street frontage and surrounding buildings. The proposed scheme in this application has a reduced building footprint and overall volume compared to the disused primary school currently on the site.

MONMOUTHSHIRE COUNTY COUNCIL
 PLANNING SECTION

 - 2 MAR 2017
 Attn of: Ref No:

Revision	Date	Description	Drawing Number	Status	Revision	Hall + Bednarczyk Architects Ltd The Coachworks 12A Lower Church St Chepstow NP16 5HJ T: 01291 627777 E: mail@hallbednarczyk.com www.hallbednarczyk.com
Project	Drawing Title	Job Number	140	Information	-	
Raglan Village Hall	Design & Access - Statement Introduction	178				
Client	Consultants	Scale		Drawn by	Date	
R.V.H.A	-	NTS		LH	February 2017	