



DESIGN & ACCESS STATEMENT

(To be read in conjunction with application drawings)

Proposal: Proposed front extension and both internal & external alterations to Shrewton Village Hall
Location: Shrewton Village Hall, The Hollow, Shrewton, Salisbury. SP3 4JY
Planning Authority: Wiltshire Council
Application Type: Full Planning
Submission Date: 31st July 2026
Submission Ref: PP-14980791
Pre-application: ENQ/2026/00037
Pre-app response: Acceptance in Principle

Client/Applicant:

Shrewton Village Hall
The Hollow,
Shrewton,
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Site/Historical Context:

(With reference to Wiltshire Council's Salisbury District Local Plan)

Shrewton recreation ground is situated at the northern edge of the built-up part of the village. It consists of an open field with a variety of pitches. There is a raised terrace to the west boundary of the site upon which the existing Shrewton Village Hall building sits. The Hall building consists of the main hall, kitchen, bar, toilets & sports changing room.

The site is accessed via a part tarmacked/gravelled access road (Mill Lane) from The Hollow, leading to a large car parking area to the southern side of the existing hall. The site is bounded to the northeast by Elston Lane with residential dwellings to the north, east and south. There are mature trees to the northeast and west boundaries.

The site falls within the following boundaries:

- Shrewton Community Area
- Existing hall is within the defined settlement boundary/Limits of Development (LoD)
- Protected recreational open space
- Special landscape area
- Area of Special Archaeological Significance

Current use of Site:

Shrewton Village Hall, requiring modernisation and additional space.

Planning History:

Application Ref:	Proposal	Date	Decision
17/04239/FUL	Covered Stand for 50 Spectators for Football and Other Sports Events	26/10/2017	Approved
S/2010/0591	Construct timber framed and clad club house with club facilities and covered veranda	10/06/2010	Approved
S2008/0614	Creation of hardstanding and walled enclosure for oil tank and wheely bin	09/05/2008	Approved
S//2007/1673	Erection of Porch	02/10/2007	Approved
S/2004/2187	Installation of flood lights to football pitch	15/12/2004	Approved
S/2004/1833	Erect extensions to end elevation (SE Elev) to form a porch, entrance lobby and disabled toilet facilities	12/10/2004	Approved
S/2004/0396	Installation of flood lights to football pitch	15/04/2004	Approved
S/2003/0334	Covered terrace on existing hall & toilet	22/04/2003	Approved
S/1995/0517	Extension to the existing pavilion	08/06/1995	Approved
S/1992/0856	Extension to form equipment store	10/07/1992	Approved
S/1984/1525	Additional storage	28/11/1984	Approved
S/1978/1071	Erection of new sports pavilion with facilities	02/01/1979	Approved

Executive Summary (by Shrewton Village Hall Charity Trustees)

We seek approval for the construction, modernisation, sustainability upgrades, and the technical work required to meet planning and environmental standards for a modernised Village Hall. The project is community-driven, strategically aligned, and ready to progress to full planning, making this an ideal moment for us to seek funders to help secure the future of a much-loved rural asset.

Clearly, knowing which construction companies or builders are willing to quote and provide estimates for the work is an essential element of our planning.

Background. Shrewton Village Hall is the primary community facility serving a rural population with limited alternative provision. Built nearly 50 years ago, the hall is now outdated, inefficient, and no longer able to meet the needs of the growing and diverse groups that rely on it. Following a year-long consultation with residents, user groups, and local architects, the community has reached a clear and unified conclusion: the most viable and sustainable solution is to redevelop and extend the existing hall – we refer to this as “Modernisation”.

The project aims to deliver an 11-metre extension providing a new accessible entrance, a modern kitchen, a flexible meeting room, significant internal work including improvements to essential plant and storage space. These improvements will significantly enhance the hall’s usability for activities including exercise classes, playgroups, markets, social events, and as the home base for Shrewton United Football Club, who are principal sports active users. The redevelopment will also improve energy efficiency, reduce running costs, and ensure the building remains a resilient community asset for decades to come.

Wiltshire Council’s pre-application response confirms that the proposal is **acceptable in principle** and aligns with local planning policy, the Wiltshire Core Strategy, and the Wiltshire Playing Pitch Strategy, which identifies Shrewton Recreation Ground as a priority site for enhancement. The project supports the wider strategic aims around community wellbeing, rural resilience, and sustainable development.

The hall sits at the heart of village life, providing vital social connection, physical activity opportunities, and accessible space for all ages. Without investment, the building risks becoming unfit for purpose, limiting community participation and placing pressure on already stretched rural services. With investment, the hall can become a modern, inclusive, energy-efficient facility that strengthens the social fabric of Shrewton and supports long-term community health and wellbeing.

Further information:-

1. Project Purpose

Shrewton Village Hall is a 50-year-old community facility serving as the central hub for social, recreational, educational, and sporting activities in the village. Following extensive consultation with residents, stakeholders, and architects, the most viable and cost-effective solution is to **redevelop and extend the existing hall** (Modernisation) to ensure it remains fit for purpose for future generations.

The project aims to:

- Modernise the building to meet current community needs.
- Improve accessibility, usability, and energy efficiency.
- Support local sports clubs, playgroups, markets, and social events.
- Strengthen community resilience and wellbeing.
- To complete the modernisation by the end of Q4 (31st December) 2027.

2. Scope of Works

The redevelopment includes an **11-metre extension** to the southern end of the existing hall and significant internal changes, delivering:

- **New entrance lobby** with improved accessibility.
- **Modern kitchen** suitable for community events and catering.
- **Meeting room** for clubs, groups, and private hire.
- **Plant room and storage** to support efficient building operation.
- **Upgraded services**, including ventilation, extraction and energy-efficient systems.

3. Strategic Need

The project responds to several identified needs:

- The current building is outdated and no longer meets modern standards for accessibility, energy efficiency, or community use.
- Shrewton Recreation Ground is a designated community asset, and the hall is essential to its operation.
- The Wiltshire Playing Pitch Strategy identifies the site as requiring improvement to support Shrewton United FC and wider community sport.
- Local consultation confirmed strong community support for redevelopment rather than relocation or new-build options.

4. Community Benefits

The redevelopment will deliver:

- A modern, accessible, multi-use community facility.
- Improved provision for sports clubs, youth groups, and social organisations.
- Enhanced capacity for events, training, and wellbeing activities.
- Increased energy efficiency and reduced running costs.
- Long-term protection of a vital rural community asset.

5. Project Readiness

Pre-application advice confirms the project is **acceptable in principle**.

- Community consultation and design development have been completed.
- The project aligns with local and national policy objectives for: Community resilience
Health and wellbeing
- Sustainable development
- Protection and enhancement of community facilities

Design Proposals:

The proposals are to extend the existing Village Hall by 11.15m to the South, being the front/principle elevation. Within the designs, a new entrance hall with Oak framed porch/canopy is proposed with large glazed double doors & side glazing to improve disabled access & pull natural light into the building, whilst creating a more welcoming appearance.

A new Kitchen is to be created, replacing the existing to better improve use to the hall for community events. The toilet facilities are to be improved to meet current regulations and the needs of the users, along with a separate disabled toilet. The remaining hall is to then be fully renovated/modernised internally.

Externally, the existing hall appears tired & dated, with rendered walls and brick piers. The proposals are to fully clad the building, both new & existing, with vertical timber cladding, and all windows/doors replaced with new double glazed powder coated aluminium units to improve both appearance and heating efficiency of the hall. The existing metal sheet roofing is to be removed and replaced throughout with a modern profiled metal sheet panelling, with appropriate trim/soffits.

The existing canopy is proposed to be removed and replaced with a new metal post canopy with rubberbond/single ply membrane roof finish, to the full length of the building. The current decking is also proposed to be extended.

To the front of the site, there is currently significant space for parking. With the proposed extension, this area is to be reduced. With this reduction though, there is still ample open parking available for the new hall. The proposed Site Plan attached indicates the potential for a min of 35 cars, easily meeting the min requirements for Parking Standards, with further parking available down the track/driveway approach. There is also an allowance for 2no. Disabled parking spaces located to the front of the building, and 2 designated spaces for EV charging.

An area has been allocated for bin storage, concealed by a block wall, and a Bike Store positioned in front. The covered Bike Store, comprising of a metal frame & perspex cover, will accommodate up to 6 bikes, to comply with current standards. The additions of these features will result in an overall enhancement to the transport facilities available.

The overall works proposed will significantly improve the hall's functionality, safety and long-term sustainability as well as enhance the character and appearance of the area.

Site Access:

The proposed building sits on a site of approximately 2.528500Ha. Principle access to the site is via an existing part tarmacked/gravelled access road (Mill Lane) from The Hollow leading to a car parking area to the southern side of the existing hall. The existing entrance shall be retained, thus having no impact on vehicular/pedestrian access.

Highways:

With ample parking, the status of the site shall remain as existing and will not result in increased traffic.

Sustainability:

The reduction of embodied energy, transportation distances and emissions shall be implemented by the recommendation of local Contractors and locally sourced materials.

Flood Risk Assessment:

The site is in Flood Zone 1 and the Wiltshire Council Strategic Flood Risk Assessment, SFRA Data Explorer, also indicates that the site of the extension is not susceptible to alternative forms of flooding.

The site of the extension is not identified to be at high risk of groundwater flooding (with groundwater levels between 0.5m and 5m below the ground surface) in Appendix D of the Strategic Flood Risk Assessment (SFRA) 2024 and is not identified to be at risk of surface water flooding (appendix E) of the SFRA 2024 (although some areas of the recreation ground to the north are).

Drainage:

The existing hall connects into the mains sewers and the proposals will remain the same. Surface water will connect into appropriately sized crated soakaways.

Conclusion:

Having prepared and completed the detailed design drawings for the proposal, we are satisfied that the proposals meet with Local and National Planning Policy requirements in respect of:

- Design approach
- Visual integration/impact of proposals
- Choice of materials
- Sustainable use of land/materials
- Respect for the character of Shrewton.

Larkham Design Ltd.

July 2026