RLDM STUDIO



Former Chapel, Adj. 4 Spring Row

Cote Lane

Thurgoland

S35 7AE

Design & Access Statement

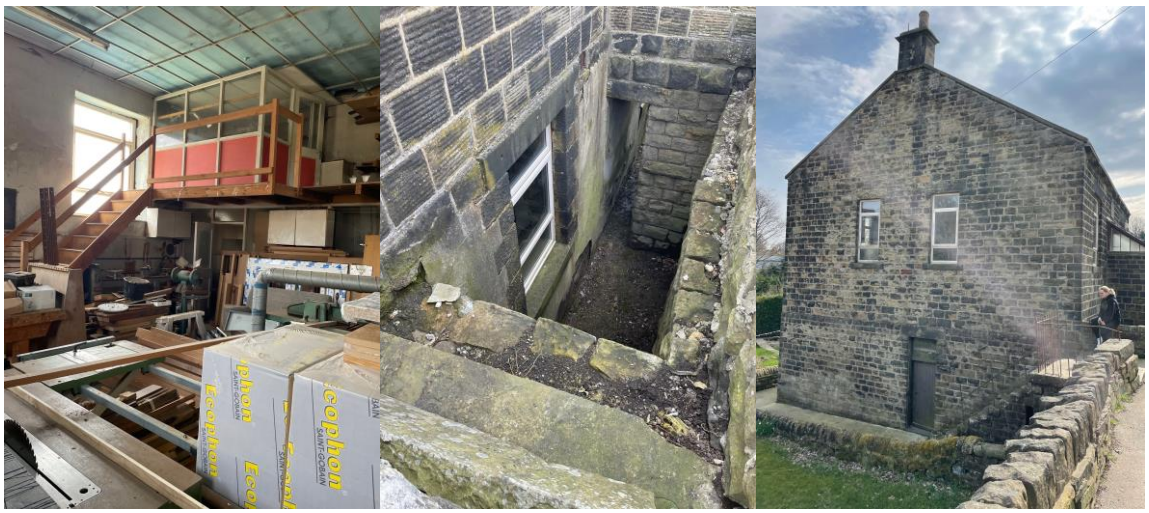
November 2022

1. Introduction

This statement is written to support a full planning application for the proposed conversion of the former chapel adjacent 4 Spring Row, Thurgoland to residential use as 4 self-contained flats. The proposals will create 3no. 2 bed 4-person units and 1no. 1 bed 2-person unit.

2. The Site & Surrounding Area

The application site contains a large, detached, stone property on the east side of Cote Lane and is currently arranged over two storeys with a mezzanine level accessed from the ground floor. When viewed from Cote Lane the building appears as a single storey property with pitched roof as the steeply sloping plot means that part of the property is below ground. The lower ground is accessible via stone steps on the northern side of the site and this storey has windows on the rear elevation and front elevation via lightwells. The ground floor is accessed via a front entrance porch on Cote Lane and a mezzanine level has been installed to make use of the generous floor to ceiling height.



The property has historic use as a chapel, although there is evidence of its more recent use as a joinery workshop.

On the northern edge the site shares its boundary wall with a car parking area accessed via Spring Terrace serving the properties to the rear of the site. The eastern boundary is shared with the private gardens to Spring Terrace. On the southern boundary the site sits adjacent to a terrace of residential properties known as Spring Row.

The surrounding area is residential in character and the buildings are a mixture of terraced and detached houses. The property is not located in a conservation area and the site is not in an area with flooding risk.

3. Planning History

Application Number: B/79/4149/PR
Decision Letter Date: 19/06/1980
Decision Type: Refused
Development Description: Change of use of former Methodist Church to warehouse use

Application Number: B/80/0330/PR
Decision Letter Date: 19/06/1980
Decision Type: Refused
Development Description: Use of Scouts meeting hall for light industrial purposes

Application Number: B/79/1640/PR
Decision Letter Date: 12/07/1979
Decision Type: Refused
Development Description: Change of use of former Chapel to furniture workshop/design studio

Application Number: B/76/2047/PR
Decision Letter Date: 19/08/1976
Decision Type: Refused
Development Description: Change of use of meeting house to warehouse

Application Number: B/76/2048/PR
Decision Letter Date: 19/08/1976
Decision Type: Refused
Development Description: Conversion of meeting house to dwellinghouse

Application Number: B/76/2049/PR
Decision Letter Date: 19/08/1976
Decision Type: Refused
Development Description: Change of use of meeting house to electrical contractor's office, warehouse and depot

Although the above permissions reference the property as a meeting house, chapel and Methodist church, the property has not been occupied since its last use as a joinery workshop.

4. Proposals

4.1 External Appearance

The massing of the external envelope is unchanged, and the proposed design respects the architecture of the original chapel. Existing features such as, the entrance porch and chimneys have been retained and the elevations have been approached sensitively to respect the original window positions. Smooth ashlar infill panels between the lower ground and ground floor windows are proposed to contrast with the existing rough textured stonework and distinguish the new elements from the old. The recessed roof terraces on the front elevation have been designed to retain the existing roof slope and have minimal impact on the character of the front elevation when viewed from Cote Lane.

New dormer windows on the rear elevation are positioned to align with the window openings below and will be constructed in light grey roof tiles to match the existing.



FRONT VIEW



REAR VIEW

4.2 Internal Arrangement

The generous floor to ceiling height on the ground floor and the pitched roof space have been used efficiently to introduce two new floor levels whilst the existing lower ground floor has been retained. The proposed layout introduces a self-contained flat on each floor creating 3no. 2 bed 4-person units and 1no. 1 bed 2-person unit.

The lower ground floor unit is accessed via new stone steps on the northern side of the site and a new entrance door is proposed on the side elevation to replace the existing. This unit benefits from an external amenity space to the rear of the property and privacy screening is proposed on the boundary with the private gardens beyond.

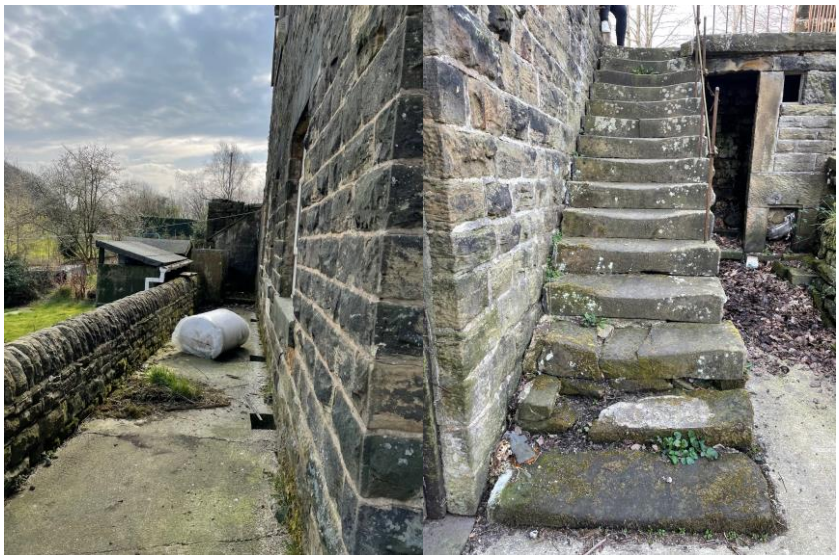
The ground floor is accessed via the existing front entrance porch off Cote Lane where there is a communal lobby and stair for the three upper flats. The ground and first floor residential units have a similar arrangement and benefit from windows on the front side and rear elevations.

The second floor flat has an entrance door on the first floor with a private stair up to the accommodation level. Two dormer additions on the rear elevation maximise the space and two recessed roof terraces on the front elevation provide external amenity.

5. Amenity

The lower ground floor unit benefits from private external amenity space to the rear of the property and privacy screening will prevent overlooking to the private gardens on this boundary. The second floor flat is provided with amenity space via recessed roof terraces on the front elevation.

Due to the constraints of the existing building the ground and first floor flats do not have access to private external amenity space, however, the living/kitchen/dining spaces have been sized generously to make up for this. Furthermore, there is a cricket ground directly opposite the site on the other side of Cote Lane and the Upper Don Trail is only a two-minute walk away.



6. Access and Transport

The limited external space associated with the site means that on-site parking cannot be provided, however, there is on-street parking available along Cote Lane.

Cycle Storage has been provided in accordance with *The Barnsley Local Plan – Supplementary Planning Document Parking.* Four cycle spaces, one for each flat, are provided via Sheffield stands in a secure stone-built enclosure beneath the new stone steps.

The location also benefits from a bus stop adjacent to the site which serves the 24, 26, 26a and 409 buses providing good connections to Stocksbridge, Penistone, Holmfirth and Barnsley.

7. Refuse Storage

The existing stone platform and steps to the north side of the site will be replaced and the platform will be increased in size to accommodate a storage area for bins. Black metal railings are proposed to enclose this area which has been sized to accommodate a 1100 litre general waste container and 2 x 240 litre recycling bins.

8. Summary & Conclusions

In summary, the proposals seek to convert the former chapel into residential accommodation creating four self-contained flats that make use of the currently derelict building. The new residential accommodation will be of high quality and complimentary to the original architecture of the building. The proposed adjustments to the elevations have been sensitively designed to respect the original architecture and the wider context, by retaining existing features and suggesting complimentary materials.

The proposals do not have a detrimental impact on the amenities of neighbouring residents. The scale and height of the building is unchanged, so outlook from neighbouring properties and daylight levels to their existing windows will be unaffected.

As such, we consider the proposals to be compliant with relevant planning policy and suggest that the proposed conversion is a welcome improvement to the property creating high quality accommodation.