townsendplanning
consultants

DCLG CIRCULAR 01/2006

DESIGN AND ACCESS STATEMENT IN SUPPORT OF DETAILED PLANNING APPLICATION FOR CONVERSION OF FORMER METHODIST CHAPEL TO 2 NO DWELLINGS (INCLUDING CONSTRUCTION OF AS SINGLE STOREY EXTENSION TO FORM SIDE ENTRANCE) AND THE CONSTRUCTION OF 1 NO DETACHED DWELLING

METHODIST CHAPEL,
HAIGH LANE,
HOYLANDSWAINE,
BARNSLEY

MR J SPENCER

JULY 2015

10 Rishworth Street, Wakefield, WF1 3BY - t: 01924 366733 f: 01924 367317

i) Introduction.

This Design and Access Statement is submitted in support of the above mentioned application. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice in DCLG Circular 01/2006, which sets out the requirement for a planning application to be supported by a Design and Access Statement. This statement is also drafted in the context of advice published by Cabe 'Design and Access Statements'. The Design and Access Statement is submitted owing to the site being located within a Conservation Area.

This proposal is submitted in full and is sought for the conversion of the former Methodist Chapel to 2no dwellings (and including construction of single storey side extension) and the construction of 1no detached dwelling.

The application is supported by the following information:-

(i) Full detailed and plans - White Agus Partnership;
(ii) Planning Support Statement- Townsend Planning Consultants;
(iii) Design and Access Statement - Townsend Planning Consultants; and
(iv) Statement of Significance - Townsend Planning Consultants.

This Design and Access Statement should be read in conjunction with the Planning Support Statement which deals with the issue of planning policy in more detail, together with the Statement of Significance which deals with the issues of the status of the Chapel as a "non designated heritage asset" and Conservation Area (a statutory heritage asset).

ii) Background.

a) Site Assessment. (Please see Planning Support Statement).

b) Involvement.

Pre-application discussions have been held with the Council's Planning Officer, Laura Bibby and the Conservation Officer, Tony Wiles. A number of schemes were put forward to the Council and the approach and form of development were agreed upon.

In terms of progressing the application, the scheme has involved a Chartered Town Planner and an Architectural Technician.

c) Evaluation

It was recognised that owing to the site's location within the Hoylandswaine Conservation Area, care would need to be taken to ensure any development proposals for the site are appropriate and not harmful to the character and appearance of the Conservation Area. It is considered that:-

(i) The proposed site is within an established settlement and will form sustainable development.
(ii) It was identified that the area is almost wholly residential in character and, therefore, residential development would be acceptable;
(iii) In formulising the proposal, it was ensured the design would not harm the character or appearance of the Conservation Area; and
(iv) It was also identified that any proposal would need to be sympathetic to the character and appearance of the original Chapel.

d) Planning Policies. (Please see supporting Planning Support Statement).

iii) The Scheme.

The scheme consists of a full application for the conversion of the former Methodist Chapel to 2no dwellings (including construction of a single storey side extension) and the construction of 1no dwelling. The proposal has been designed to be sensitive to the character of the Conservation Area and the subject former Chapel. It is considered, therefore, that the scheme does not raise any issues of harm and is wholly appropriate for this generally residential area.

iv) Design and Access Justification.

a) Use, Amount and Layout of Development.

(i) The site is located within a predominately residential area and, therefore, in principle the redevelopment of the site for residential purposes is wholly acceptable.
(ii) The precedent of infill development can be seen throughout in the village.
(iii) The proposal is for the conversion of the former Methodist Church to 2no dwellings and the construction of 1no dwelling.
(iii) The proposed dwelling reflects the existing built form within the village.

b) Scale, Appearance, Landscaping and Access.

The scale of the chapel essentially dictates the scale and appearance of the proposed dwelling. The new dwelling has been designed to conform with the scale and appearance of buildings around. A small scale extension is proposed.

The area of Hoylandswaine is characterised by the use of stone and, therefore, the proposed dwelling and extension are to be constructed out of this material in order to be in keeping with the local area.

Landscaping is incorporated into the scheme which can be dealt with by condition.

Access to the site will be provided as shown. Detailed access to the buildings will be suitable for all users.

(v) Other Issues.

It will be noted that the proposal raises no other social or economic issues. The proposal ensures that the historic building in the Conservation Area will be retained in the long term.