townsendplanning
consultants

STATEMENT OF SIGNIFICANCE

METHODIST CHAPEL,
HAIGH LANE,
HOYLANDSWAINE,
BARNSLEY

DETAILED PLANNING APPLICATION FOR CONVERSION OF FORMER METHODIST CHAPEL TO 2 NO DWELLINGS (INCLUDING SINGLE STOREY EXTENSION TO FORM SIDE ENTRANCE) AND THE CONSTRUCTION OF 1 NO DWELLING

MR J SPENCER

JULY 2015

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

C O N T E N T S

1.0 INTRODUCTION AND PURPOSE OF STATEMENT

2.0 STATUS OF PROPERTY

3.0 ASSESSMENT

4.0 SUMMARY

1.0 INTRODUCTION

This statement is provided in respect of the significance of the former Methodist Chapel which is considered to be a "Non-Statutory Heritage Asset" and the Hoylandswaine Conservation Area. Planning permission is sought for the conversion of the former Methodist Chapel to 2no dwellings, including the construction of a small scale side extension and 1no dwelling.

The purpose of this document is to provide a statement on the proposal in the context of the potential impact on the "Non Statutory Heritage Asset" and the Conservation Area. The statement provides objective opinions on the visual aspects of the site, proposal and setting.

The report is produced in the context of the National Planning Policy Framework, which states:-

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance." (TPC underlining)

This report is also produced in the context of Planning Practice Guidance 'Conserving and Enhancing the Historic Environment'.

The advice states:-

"Conservation is an active process of maintenance and managing change".

Further comment on the planning policy background (both national and local) is set out in the planning support statement.

This report, therefore, considers the impact of the proposal on two separate issues:-

(i) Impact on the Conservation Area - a “Statutory Heritage Asset”; and
(ii) Impact on the former Methodist Chapel - a “Non Statutory Heritage Asset”.

It is considered that the proposed subject development will not lead to harm to the significance of the “Non Statutory Designated Asset” or to the Conservation Area for the reasons set out below.

2.0 STATUS OF PROPERTY

The Methodist Chapel is considered by the Council's Conservation Officer, Tony Wiles, to be a "Non Statutory Heritage Asset". As set out in the NPPF, it is necessary to describe the significance of Heritage Assets, including the importance of their setting.

In formal pre-application discussions in which the possible demolition of the Chapel was raised, Tony Wiles, the Council's Conservation Officer set out the following:

"The building in question is early (1807) and of substantial value being the oldest Methodist Chapel in Barnsley and the oldest church building in Hoylandswaine. While stylistically it is rather plain, its age and cultural significance gives it substantial value as a heritage asset (in its own right) in Hoylandswaine. As such I feel that demolition in this case would represent an individual loss and substantial harm to the group value of the conservation area and I would object strongly".

As a consequence of the above, it will be noted that the initial proposals to demolish were abandoned.

The proposal to convert the chapel to form 2no dwellings can be undertaken with minimal alteration to the external appearance of the building, with predominant changes internally to allow the building to adapt to the new use. In addition, the proposed dwelling and garages have been designed to be in keeping with the scale of the chapel whilst also respecting its setting.

The subject site is located within the defined Hoylandswaine Conservation Area, which currently does not have its own Conservation Area Appraisal. The proposals have also been designed to be sensitive to the character of the Conservation Area and in doing so

would not have a negative impact upon it.

3.0 ASSESSMENT

This proposal is for the conversion of the former Methodist Chapel (Non Statutory Heritage Asset) to 2no dwellings (and including construction of a small scale extension) and the construction of 1no dwelling.

It is noted that the site is located within a predominately residential area, with the surrounding properties characterised by the use of stone (although there are some properties of light coloured brick). The age of properties vary within the immediate area with some older properties and some examples of more modern properties. In addition, in drafting up the scheme care has been taken to ensure that the form, grain and character of the settlement are taken into account.

Prior to proceeding with the submission of this application, formal pre-applications were undertaken with the Council. At that stage schemes were submitted which included:

(a) Demolition of the church and redevelopment for detached dwellings; and
(b) An extension of the church to form apartments.

Through the initial response and negotiations with both the Council's Planning Officer and Conservation Officer, it was established that due to the chapel constituting a "Non Heritage Asset" within a Conservation Area the following approach would be acceptable:

(a) Conversion of the former chapel to residential use (subject to retaining the external appearance of the buildings as far as possible);
(b) The construction of a detached garage block to serve the new dwellings; and

(c) The construction of a new dwelling in the former car park area to form enabling development.

Prior to the submission of this planning application, it was identified that the new dwelling and extension would have to sympathise in design and materials with both chapel (Non Statutory Heritage Asset) and the Conservation Area. It is considered that the scheme as submitted preserves the character of the former chapel and also the character and appearance of the Conservation Area in respect of the new development.

4.0 SUMMARY

The application site constitutes a former Methodist Chapel which is considered to be a "Non Designated Heritage Asset" within a Conservation Area. In order to ensure the long term survival of the "Non Designated Heritage Asset", the proposal will allow significant investment in the building to ensure its long term survival. The proposed new dwelling will form enabling development for the conversion.

The conversion will warrant some external changes in domesticating the building but these will be kept to a minimum. A number of changes are required internally to domesticate the building but these will not impinge on the character of the building. This proposal will not harmfully impact on the character of the building and will ensure its long term retention. The proposed extension has been designed so as not to harm the character of the former chapel.

It is considered that the redevelopment of the subject site in a manner which is sensitive to the site, its setting and the adjacent properties will not harm the character and appearance of the Conservation Area. It is considered that the scale of the scheme is appropriate in the context of the Conservation Area and the existing character of the site. It is considered that the proposal will not give rise to its use of harm to the Conservation Area in visual terms.

This proposal, therefore, ensures the long term survival of a "Non Statutory Heritage Asset", the appearance of which is preserved through the details of the scheme. The nature of the new development is sensitive to the form and nature of the Conservation Area and will pass the test to 'preserve and enhance'.