

Former Chapel, Adj. 4 Spring Row

Cote Lane

Thurgoland

S35 7AE

Design & Access Statement

June 2023

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 part residential use, as 2 self-contained duplex flats, and part storage. This application follows on from a previous application, with reference number 2023/0231, and proposes modified plans that seek to address the comments from the Planning Officer and Highways consultation. The development will create 2no. 1 bed 2-person units.

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 and later as a community hall, although there is evidence of its more recent use as a joinery workshop.

On the northern edge the site shares its boundary wall with an empty plot subject to planning application ref: 2023/0554 which is 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.

Application Number: 2022/1192
Decision Letter Date: 11/01/2023
Decision Type: Refused
Development Description: Conversion of building to 4 self-contained flats including external alterations

Application Number: 2023/0231
Decision Letter Date: Pending
Decision Type: Pending
Development Description: Conversion of building to 4 self-contained flats including external alterations

This new application proposes modified plans that seek to address the comments made from the Planning Officer and Highways consultation, under the same applicant.

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 2no. 1 bed 2-person units arranged as self-contained duplexes.

Flats 1 and 2 are accessed via the ground floor communal lobby and stair and these units are split over the first and second floors. On the primary level is a living/dining/kitchen area with aspect on the front elevation and a generous entrance hallway providing an office area. These units have a bedroom on the second floor and the dormer additions on the rear elevation provide bathrooms. Two recessed roof terraces on the front elevation provide external private amenity space.

The ground and lower ground floors provide storage space and a separate communal bike store is accessed off the entrance lobby. The storage unit has a separate entrance from the residential entrance, with new doors on the side elevation at ground and lower ground levels.

5. Amenity

Flats 1 and 2 are provided with private amenity space via recessed roof terraces on the front elevation. A communal garden is proposed to the rear of the property where privacy screening will prevent overlooking to the private gardens on this boundary

Due to the constraints of the existing building and the limited external area available on the site the combination of private and communal amenity space provided is considered acceptable. Additionally, the site has excellent access to public green spaces via the Upper Don Trail which is only a two-minute walk away.

To prevent overlooking and loss of privacy to the neighbouring properties, the new flat layouts have been carefully developed so that the rear facing windows above ground floor do not serve habitable rooms. The windows are to bathrooms, circulation spaces / studies. This prevents a back-to-back relationship being established between the proposed habitable rooms and the existing habitable rooms of the neighbouring properties and their private gardens. All habitable rooms within the development have primary aspect on the front elevation. As the separation distances are an existing restraint of the site and cannot be altered the most suitable and efficient solution has been provided by preventing the proposed habitable rooms from having aspect on the rear elevation.

Furthermore, the houses behind the site on Spring Terrace are at an angle to the proposed development and do not have a direct line of sight view between windows.

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. A parking survey and report has been commissioned on behalf of the applicant and has been prepared by KEI Services. The report concludes that, following a parking survey and a robust assessment of proposed parking demand it is considered that sufficient capacity exists within the local highway to accommodate additional parking associated with the proposed development. The existing approved use as a community hall would increase parking demand much more than this applications' proposals.

Furthermore, Options for trips by sustainable modes exist with good footway, cycle and public transport service provisions within proximity to the site. Cycle storage spaces have been provided for the 2 residential units to promote sustainable travel. This goes beyond the recommendations of *The Barnsley Local Plan – Supplementary Planning Document Parking.* Four cycle spaces, two for each flat, are provided via Sheffield stands in a secure internal storage room.

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 community hall into part storage part residential accommodation creating two 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.

Considerations have been made to further protect the amenities of the neighbouring properties. Privacy and overlooking are prevented by arranging the flats so that no new habitable rooms have aspect over the rear elevation except on the lower ground floor where the windows will be screened with fencing on the boundary.

A parking report commissioned by the applicant has confirmed that there is adequate on-street parking to support the proposals and the development promotes the use of sustainable travel options. We strongly urge the council to consider the fact that this application is for sustainable reuse of a currently derelict building, and any use of the property would draw parking demand. The existing approved use as a community hall would increase parking demand at the weekends, as set out in the parking report. The former use of the property as a joinery workshop attracted large vehicles to the site and the light industrial use was not appropriate in the surrounding residential context. Our client is committed to reusing this building to prevent it from falling into further disrepair and has been committed to engaging with the council in this process.

Finally, the plans enable each unit to be provided with private and communal external amenity space within the constraints of the site whilst protecting the character of the original building.

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.