

APPLICATION FOR CHANGE OF USE FROM CHAPEL BUILDING
TO RESIDENTIAL USE (2 SEMI-DETACHED DWELLINGS)

AT

THE FORMER INGBIRCHWORTH METHODIST CHAPEL,
HUDDERSFIELD ROAD, INGBIRCHWORTH, PENISTONE,
SHEFFIELD, S36 7GF

DESIGN AND ACCESS STATEMENT

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Reference: ARW/KH/8295/2013

Date: November 2013

1.0 Introduction

This design and access statement has been prepared on behalf of Denby Dale and Clayton West Methodist Circuit and provides sufficient information to accompany the application for change of use of the former Methodist Chapel at Huddersfield Road, Ingbirchworth, Penistone, Sheffield, S36 7GF to residential use.

Following pre-application consultations with Barnsley MBC, it has been indicated in correspondence that support would be given to the proposal as it is in compliance with current general planning policy.

SECTION 1 - ASSESSMENT OF CONTEXT

2.0 Surrounding Locality

2.01 Uses

The proposed development site is set within the village of Ingbirchworth which is a ribbon development on the A629 Huddersfield Road. The site currently comprises the now redundant Ingbirchworth Methodist Chapel and its curtilage. Mixed vintage residential development exists to both sides of the A629 and there is open farmland to the North East of the site. A location plan is attached at Appendix 2 at scale 1:1250.

Ingbirchworth is a semi-rural village which has expanded in the more recent past; however, development has been restricted and the settlement is still generally enveloped by open Green Belt land.

Ingbirchworth is approximately 3.0 miles from Penistone and Denby Dale, the nearest local centres with a good range of shops, amenities and transport links, and 13.0 miles from Huddersfield with the nearest motorway network connection being the M1 junction 37. Ingbirchworth has limited local shops and amenities.

2.02 Buildings/Character

The buildings in the locality are predominantly residential, of mixed vintage, from traditional cottage units to very modern developments. A significant amount of this development would not be classed as traditional construction characteristic of the locality. There are a limited number of interspersed commercial and retail operations.

The proposed development site is shown edged in red on the location plan at scale 1:1250 which is a copy of the HMLR title for the property SYK577639 and also on the photographs attached at Appendix 2.

The original building (chapel) is not in use, it is of stone under a blue slate roof with an historic extension of similar construction to the RHS (front view), it has poor access and lacks adequate parking/turning. It is of a

design typical of Methodist chapels ie large worship space with tall windows and smaller ancillary rooms with more domestic scale features.

2.03 Adjoining Land

The development site is bordered to the north west by the curtilage of No 52 Huddersfield Road, to the north east by agricultural land, to the south west by the A629 Huddersfield Road and to the south east by the curtilage of Nos 48/50 Huddersfield Road.

2.04 Access Routes

The development site is located towards the centre of Ingbirchworth with access currently existing directly off the A629 Huddersfield Road serving the former chapel to a limited hard surfaced parking and turning area.

2.05 Highway Issues

Extensive consultations have been entered into with Highways regarding the proposed redevelopment scheme, in particular following advices provided by email on 30 August 2013, the design was amended in order to incorporate the suggested improvements to address the perceived shortcomings in the context of highway issues. In a report dated 4 October 2013, Highways confirm that the revised design addresses concerns raised in the original email and, as a consequence, there are no objections to the proposal. In this report Highways do suggest that any planning consent should be subject to various conditions which are set out in the report (numbered 1-7) and that advisory notes (numbered 1-2) should also be included. A copy of the report is attached at Appendix 2.

Consultations with the Safety Camera Partnership for South Yorkshire (SYSCP) has revealed that the currently redundant speed camera on the A629 located directly outside the Chapel building in a central island is to be decommissioned and removed although the timescale is not known at this time. See email from SYSCP at Appendix 2.

2.06 Special Designation

The subject development site is not specifically designated; however, the former chapel constitutes a fine building which makes an important contribution to the locality in terms of traditional appearance and character and local distinctiveness. The chapel is not in the conservation area but nevertheless could be said to hold the same architectural merit as many of the buildings in the conservation area. Its total loss would therefore be seen as an unwelcome erosion of the character of the locality. With these parameters in mind the proposed scheme seeks to re-use the existing building by sympathetic alteration and redevelopment to provide a pair of good quality residential units.

3.0 The Site

3.01 Uses

The proposed development site currently comprises the former Ingbirchworth Methodist Chapel and its associated curtilage. There is an existing vehicular access onto the A629 Huddersfield road which links with the limited hard-surfaced parking and turning area. The junction between the front boundary and the rear of the pavement comprises a small stone wall generally less than 0.5m in height. The Chapel is now redundant and surplus to the requirements of the Denby Dale and Clayton West Methodist Circuit.

3.02 Character

The Chapel building is a typical two-storey height Victorian Methodist Chapel building constructed of stone under a pitched traditional blue slate-covered roof historically extended to the south east elevation with a two-storey addition of similar construction. The windows are currently replacement upvc double glazed units.

This traditional character is to be retained and enhanced by the proposed redevelopment scheme.

The development site boundaries currently comprise natural stone walls of the bonded and dry stone varieties.

3.03 Space within the Site

The curtilage of the site provides adequate space around the existing building to three of the aspects (north west, south west and north east); however, in order to accommodate suitable space for vehicular parking and turning to the south east sector, part of the historic extension will need to be removed in order to satisfy Highway requirements.

There is sufficient space around the building to provide adequate amenity space in terms of usable garden areas in addition to the parking/turning facilities.

See design plans at Appendix 3 prepared by Essence Architecture Ltd project No 2013-06 Dwg Nos PRO1-3

3.04 Access through the Site

There is no vehicular or pedestrian access through the site other than for the occupiers of the proposed dwellings in order to access the properties and the parking facilities.

3.05 Natural Features

None of significance.

See Flood Map at Appendix 2 provided by the Environment Agency.

4.0 Social Context

4.01 Effect of the loss of the Existing Chapel

The Chapel is currently unused by the Denby Dale and Clayton West Methodist Circuit due to it being deemed surplus to requirements as the result of a lack of demand for a chapel and other community uses in the locality together with current economic factors affecting the organisation. There is effectively no loss of existing use as a consequence of the change of use as the use has already ceased. On the contrary, the proposal seeks to re-use an existing building with architectural and local merit and therefore extend its useful life via a sympathetic and appropriate redevelopment scheme. If not redeveloped the building might otherwise deteriorate as the organisation does not have the funding to maintain a dis-used building.

4.02 Potential Overlooking/Overshadowing from the Site

The building is an existing structure that has been in harmony with its surroundings for over 100 years. The design does not seek to alter the physical appearance, configuration or height with the exception of removal of part of the historic extension to provide space to incorporate the vehicular parking/turning facilities.

See design plans at Appendix 3 prepared by Essence Architecture Ltd project No 2013-06 Dwg Nos PRO1-3.

The development site is of adequate proportions to accommodate the proposed dwelling which will adhere to the local authority space about building policies.

4.03 Impact on Local Services

As the proposal is a relatively small scale scheme comprising the redevelopment of a former Methodist Chapel into 2 semi-detached dwellings, it will have minimal effect on the local infrastructure. Highway issues have been addressed in 2.05 above.

4.04 Other Development in the Area

There has been development in the locality, generally in terms of conversions and extensions of existing stock, together with new development, predominantly off Wellthorne Lane. The proposed redevelopment is consistent with the other development permitted in the locality and surrounding areas, in particular in respect of former chapel buildings.

5.0 Planning Policies

- 5.01 This application should be assessed on the basis of the criteria set out in the UDP planning policies that relate to design principles, design quality, space about buildings, highway safety and parking standards.

SECTION 2 - COMMUNITY INVOLVEMENT

6.0 Consultation with Neighbours

- 6.01 Pre-application consultations have taken place with Barnsley MBC Planning Services as stated on the application forms - specifically on-site meeting with Laura Bibby, followed by extensive further consultations with both planning and highway services.

In addition to this step, neighbours residing in the locality have been notified of the proposal by letter - a template is attached at Appendix 1.

SECTION 3 - EVALUATION/OVERVIEW

7.0 Evaluation

- 7.01 The proposed development is an efficient use of previously developed land as recommended by NPPF.
- 7.02 The site is situated within an extremely sustainable location where the proposed use can be served adequately by the existing highway and public transport networks.
- 7.03 The building is an existing structure and, as such, is the efficient use of a previous development with care being exercised to utilise and enhance the existing design and materials in a compatible and sympathetic scheme. In-depth pre-application consultation has been carried out with the local authority prior to submission and all recommendations and advices provided have been incorporated into the scheme.
- 7.04 It is envisaged that the proposed development would provide two much needed additional housing units on a sustainable site without being detrimental to the locality by virtue of appropriate design, location and use of sympathetic materials to a scale which is complimentary in character to both the surrounding dwellings and the immediate locality. The site is of sufficient size to accommodate the proposed dwellings which conform to the space about buildings policies without any detrimental effect on the neighbouring properties.
- 7.05 Access to the proposed dwelling is existing onto the A629 Huddersfield Road but is poor and will be amended in order to comply with highway requirements in accordance with the guidance provided by Highways - see 2.5 above.

SECTION 4 - DESIGN CONSIDERATIONS

8.0 **Proposed Use**

8.01 The proposed use of the site is as a pair of semi-detached residential units of complimentary and sympathetic design/scale created by redevelopment of the existing Chapel building.

8.02 The access to the site is existing for both vehicular and pedestrian traffic; however, see 2.5 above re the proposed amendments to comply with the requirements and guidance provided by Highways. See also design plans at Appendix 3 prepared by Essence Architecture Ltd project No 2013-06 Dwg Nos PRO1-3..

8.03 **Materials**

The proposed redevelopment utilises an existing building constructed of natural stonework under a pitched blue slate roof with stone heads and sills and upvc double glazed windows as indicated on the drawings. The proposed porch addition will comprise complimentary materials (re-used from the demolition of part of the extension) to blend in with the existing building and the locality. Windows to be timber double glazed and rain water disposal provisions to be black GRP cast iron effect ogee profile.

The proposed paths and driveway will be provided in imitation stone flags and printed stone set effect concrete. Boundary treatments are existing.

8.04 **Architectural Design**

The proposed redevelopment utilises an existing building; however, part of the historic extension is to be removed to facilitate the provision of the required parking/turning areas. The scheme takes account of this factor and, whilst maintaining the existing design features, attempts to balance to the two dwellings in terms of size and proportionality by the provision of an additional porch structure and careful choice of the location of the party wall structure. The design also brings the proposed development into the 21st century by ensuring compliance with current Building Regulations. See design plans at Appendix 3 prepared by Essence Architecture Ltd project No 2013-06 Dwg Nos PRO1-3.

The worship space is to be retained in its entirety and is to be converted into the majority of the accommodation. A party wall will be built to divide the building into 2 dwellings and an intermediate floor will be installed providing adequate head height at first floor level to complement the existing roof structure. Garden space is provided to both dwellings. Principal access to both dwellings is to the front elevation fronting the road with secondary side access. It is necessary to provide additional windows (mainly to the lower floor level) but these are kept to a minimum. The existing roof structure has been retained.

8.05 Access to and from the Site

Directly off the A629 Huddersfield Road to the proposed parking/turning areas. See design plans at Appendix 3 prepared by Essence Architecture Ltd project No 2013-06 Dwg Nos PRO1-3.

Providing safe access is the principal driver behind the alteration of the building and site. The south east sector is currently used as the only access but proper parking/turning space is not available and as a result the current access is dangerous. By removing part of the extension in this part of the site has meant it is possible to achieve 4 car parking spaces, adequate turning facilities and 2 x 90m visibility sight lines in both directions.

8.06 Size and Location of the Proposed Dwellings

The proposal comprises the refurbishment of the existing former Methodist Chapel building and in this regard the size and location are defined by the existing structure. The proposal does, however, involve the removal of the south eastern section of the historic extension in order to provide the space required within the site for parking/turning. To this extent, the size of the building will be reduced from the existing. See design plans at Appendix 3 prepared by Essence Architecture Ltd project No 2013-06 Dwg Nos PRO1-30.

The footprint of the building is 172.75 sq m approximately and the size has been determined by the fact that it is an existing structure. That said, the internal accommodation has been carefully designed to retain character whilst ensuring maximisation of the potential in terms of layout, floor levels, fenestration in the context of the provision of two semi-detached dwellings.

In order to balance the front elevation and also to provide access to the northern unit, a porch structure has been incorporated which is of similar design to the existing porch structure which will serve the southern unit.

8.07 Space about Buildings

There are no issues in the context of space about building and no limiting factors to any of the 4 elevations.

8.08 Car Parking

The hard surfaced driveway, parking and turning areas are to be located in the southern section of the site. See design plans at Appendix 3 prepared by Essence Architecture Ltd project No 2013-06 Dwg Nos PRO1-3.

In accordance with requirements for dwellings of this size, there are 2 spaces provided for each dwelling - there is additional space available for turning. See design plans at Appendix 3 prepared by Essence Architecture Ltd project No 2013-06 Dwg Nos PRO1-3..

8.09 Appropriateness of the Proposed Development

In the context of these policies, it is considered that the proposed development, by virtue of its design, is appropriate and does not detract from the visual amenity of the area or the neighbouring properties. Further that it constitutes the proposed re-use of a redundant building of architectural and local merit on a site of suitable size to adequately accommodate the proposed dwellings whilst maintaining adequate space about the building without overlooking or overshadowing or detrimental impact on surrounding properties.

See the copies of the design plans attached at Appendix 3, prepared by Essence Architecture Ltd, project No 2013-06 Dwg Nos PRO1-3.

9.0 Conclusion

- 9.01 We trust that this statement provides sufficient detail for a Design and Access Statement for the change of use from Chapel to residential use (2 semi-detached dwellings) at the former Ingbirchworth Methodist Chapel at Huddersfield Road, Ingbirchworth. Should you require any further details, please contact us (contact details on front cover sheet).

Appendix 1

Letter template to notify residents of proposed development

A R WILSON & Co
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To: the Occupier

Dear Sir/Madam

**Proposed Change of Use from Chapel Building to Residential Use
(2 Semi-Detached Dwellings)
The Former Ingbirchworth Methodist Chapel, Huddersfield Road,
Ingbirchworth, Penistone, Sheffield, S36 7GF**

This letter informs you of the above proposal which will shortly be submitted for consideration to Barnsley Metropolitan Borough Council on behalf of the Denby Dale and Clayton West Methodist Circuit.

The application is for change of use to residential and incorporates detail plans and ancillary information regarding the scheme. Matters to be considered will be design, appearance, layout and parking.

If you wish to make representations on the application there will be an opportunity to do so to Kirklees Planning Services. They will notify local residents in accordance with their own procedures. However, if you wish to send suggestions regarding the proposal please contact me at **A R Wilson & Co.**

Yours sincerely

A R Wilson
A R Wilson & Co

Appendix 2

Appendix 3