
**PROPOSED CONVERSION OF FORMER CHAPEL INTO TWO
DWELLINGS WITH ASSOCIATED ALTERATIONS AND EXTENSIONS**

at

**INGBIRCHWORTH METHODIST CHAPEL,
HUDDERSFIELD ROAD, INGBIRCHWORTH,
PENISTONE
S36 7GF**

for

B M BUILDING CONTRACTORS LTD

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

BACKGROUND

Town & Country Planning approval was granted on 29th January 2014 for the change of use and conversion of the existing building into two dwellings with associated car parking. The application reference is 2013/1342.

The approved scheme included major demolition works to remove a large section of the southern section of the existing building to accommodate a large area of hardstanding for car parking with turning provision. The parking areas appear to be shared with no spaces within the curtilage of each dwelling. The proposed expanse of hardstanding will be detrimental to the street scene.

The approved proposals include changes to the principle chapel elevations by reconfiguring the large feature windows into domestic scale openings, thus affecting the distinctive character of the building.

The new owners of the property are seeking approval for a scheme that is more sympathetic in relation to the character of the buildings and minimise the extent of demolition to retain as much of the building as possible.

It is also considered desirable to provide independent 'in curtilage' parking to each new dwelling. The proposed scheme maximises the floor areas available to each property and the distinctive proposals for the first floor living areas will benefit from extensive views over the surrounding countryside.

The principle of the change of use and conversion to dwellings has been established. This application seeks approval for similar proposals.

THE SITE AND PROPOSALS

The site is set within the village of Ingbirchworth on the north eastern side of the A629 Huddersfield Road. The site currently comprises the now redundant Ingbirchworth Methodist Chapel building with access and parking to the southern end of the site.

There are farm buildings to the east and two storey houses to the north. Due to the separation distances between the chapel and other buildings it stands in isolation, enhancing its distinctive appearance and importance on the street scene.

The buildings in the locality are either agricultural or residential, of mixed styles, from traditional cottage units to relatively modern developments.

The site access for pedestrians and vehicles is direct from Huddersfield Road with parking for up to four vehicles. Currently there is no turning provision within the site.



The existing buildings comprise the main Chapel that has a single floor with exposed trusses. This would have been the main area for the congregation with the adjoining, two storey section used for ancillary purposes which will be referred to as 'The School House' for the purposes of this application.

Both parts of the building are faced with natural stone under a blue slate pitched roof

The main hall has tall feature windows that make a significant contribution to the distinctive appearance of the building.

There are extensive views over open countryside from the site to the south. The dwellings have been designed to take maximum advantage of this.

The site is not identified by the Environment Agency as an area where flooding is a risk.

The site is situated within an established village community and the proposal is appropriate and will not cause significant harm to the general amenity of neighbouring properties.

The existing access will be retained to serve The School House and parking will be provided for two vehicles together with turning space. To accommodate the areas for turning it is proposed that minor realignment of the rear section of the School House will be required.

A new access will be formed, clear of the central island on the adjacent highway. A section of the existing boundary wall will be removed and ground levels within the site lowered to ensure that the maximum gradient of the areas to be used by vehicles is 1 in 12.

Sanderson Associates consulting Engineers have prepared details of turning provision that will allow vehicles to enter and leave the site in a forward gear. These details are included with the submitted drawings.

The proposals for residential development of the site will not cause significant harm to the local environment and does not create any Planning difficulties.

The proposal complies with the South Yorkshire Design Guide with regard to floor areas

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the buildings has been designed with regard to separation from adjoining buildings, footways, highways, site topography, views from the site and scale of surrounding features.

Where possible the existing openings have been retained. Where new openings are required their size and location has been determined with full regard to the style of the relevant part of the building, orientation of accommodation and requirements for means of escape and ventilation.

Materials have been chosen that are appropriate for the location while at the same time being sympathetic to the existing buildings in the vicinity of the site and the immediate surroundings

The proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

The site is within an established residential area. This will not cause conflict or create unacceptable amenity levels for the existing residents. Further, the traffic generated will not cause disturbance or nuisance.

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

To the newly constructed dwellings the entrance doors, and the internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

CONCLUSIONS

The proposal is within an established residential area and complies with Local and National policies relating to residential development.

Dwellings of the type proposed are fully compatible with the general character of the locality.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

The advantages over the scheme approved under application ref 2013/1342 are:

- The majority of the existing building will be retained with minor changes only required to the rear and side elevations
 - In curtilage parking with turning provision will be provided separately to each dwelling.
 - The living accommodation will be greater and the main living areas, at first floor level, will enjoy unrestricted views over open countryside
 - The characteristic fenestration to the Chapel will be retained to preserve the character of the building.
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