Building Design Services

FORMER MOUNT TABOR WESLEYAN REFORM CHAPEL
BARNSLEY ROAD, WOMBWELL, BARNSLEY,
SOUTH YORKSHIRE, S73 8DT.

DESIGN PLANNING AND ACCESS STATEMENT

JULY 2021
REF: 202030 DAS01

DESIGN AND ACCESS STATEMENT

1.0 Physical Context.

Mount Tabor the former Wesleyan Reform Church is located towards the northern end of Barnsley Road as it leaves Wombwell towards Stairfoot and Barnsley to the north-west of the White Rose roundabout about 1.2km north-west of Wombwell town centre and 5.2km south-east of Barnsley.



View of front (NNE) elevation.

The property stands on a broadly rectangular plot with dimensions that averages 40m long by 14.75m wide equating to about 310m² or 0.03Ha or 0.08 acres and has a main aspect facing towards the north, a secondary aspect towards the north and side aspects roughly to the east and west.

To the north is Barnsley Road and standing at this end of the site is the original chapel building from 1893 with immediately to the south of this a separate small ancillary building encompassing toilet accommodation and further to the south is the more recent Sunday school building.

The chapel is constructed in brickwork under a slated pitch roof with feature gothic style windows and doors to front, brick pilasters to corner and sides and stone tabling to parapets. The ancillary building is also built in brick under a slated roof and the former Sunday school is constructed in smooth red engineering type brickwork under a flat roof with parapets to all perimeter edges.

2.0 Planning Context.

From a review of local planning policies, the relevant policies seem to be contained within the Local Authority's adopted Local Plan and this indicates that the site is within the existing settlement boundary within the existing Urban Fabric of Wombwell, where no specific planning allocations exist and existing and associated uses are to remain predominant, with Barnsley Road being part of the Local Strategic Highway Network and the whole locale being encompassed within the Dearne Valley Green Heart Nature Improvement Area.

Planning history-wise the site has mainly been used as a place of worship, the purpose for which it was constructed, until it became surplus to the needs of the organization, when it was "moth-balled" and vacated until its use was changed under planning application ref: 2018/0416 to indoor recreation for the current owners Barnsley Model Railway Club (BMRC)

3.0 General Context/Constraints

Historic mapping, dating back to the 1850's, has been reviewed and although the siting of the chapel appears to have limited risk of contamination having previously been agricultural land probably associated with Aldham House Farm to the north west, to the north of the chapel used to be a local bottle works and to the north-east was the Mitchell Main Colliery, however, both these uses seem to have ceased some time ago in 1950's/ 1960's.

Flood risk has also been reviewed and the site is outside the areas affected locally by rivers and seas and although Barnsley Road itself has a medium risk of surface water (flash) flooding because the site and buildings are elevated above the highway this again sems to be of limited potential impact.

The Whole site appears to drain to a combined outfall for both foul and surface water, however, as the yard area, over which the link building is proposed to be constructed is sealed with concrete paving with gully connection(s), it is not anticipated that the sites drainage requirements will be at all intensified.

Although it is not anticipated that the redevelopment will have a significant effect on the local socio-economic context it will help bring the buildings together and back into a longer term and sustainable use.

4.0 Evaluation

The assessment of the proposals has highlighted the main considerations relevant to the scheme and these factors have been used to influence the design process discussed further in the remainder of this statement.

5.0 Design

5.1 Use

Existing building will continue to be used for indoor recreation by Barnsley Model Railway Club as previously approved under change of use application of 2018

5.2 Amount

The former chapel encompasses a gross internal area of approx. 88.5m² together with the former Sunday school building of 145.5m² and existing toilet building of about 9m² will be taken down and replaced by the proposed link building of 74m²

5.4 Layout

The proposed link building will cover the open yard area between the former chapel and Sunday school to bring the buildings together under their approved use and enable accessibility and circulation throughout together with more contemporary ancillary accommodation.

5.5 Scale

The existing buildings are single storey and the proposed link will also be single storey and subservient to both the original chapel and the later Sunday school building.

5.6 Landscaping

The peripheries of the buildings comprise paved paths and the existing private drive contained within brick boundary walls with either stone or brick on edge copings.

5.7 Appearance

The link building will be constructed in brick walls under a shallow-pitched standing seam roof that will be set-back from the side elevation of the former Sunday school and step down to the even more subservient replacement toilet block under a complementary GRP flat roof and it will incorporate matching white PVC double glazed windows in the west elevation in sympathy with the similar fenestration in the abutting former Sunday school building.

5.8 Access

The existing private drive will remain and will act as a shared surface although primarily for pedestrian use with the limited parking requirement answered by off-site on street parking and the agreement with the adjacent supermarket for overspill in to their car-park as previously identified during the aforementioned change of use planning application.

The site also benefits from regular bus services connecting to Wombwell, Barnsley, Rotherham and Goldthorpe and beyond on the wider mass transit bus, coach and train network.

6.0 Summary

Taking all factors in to consideration it would seem that the link building will bring together the disparate buildings to enable them to function as a whole and overall the scheme and use seems to be compatible with local and national planning policy and the previous change of use and will give the buildings a more sustainable future and prevent any further degradation and vandalism and as a result it is hoped that this planning application can be viewed favourably during the planning process.

Signed.

J E Architectural Ltd

Appendix A

Site Location Plan.



North

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0 cm | 2 cm | 4 cm | 6 cm | 8 cm | 10 cm | 12 cm | 14 cm | 16 cm | 18 cm

FORMER MOUNT TABOR CHAPEL,
BARNSLEY ROAD, WOMBWELL,
BARNSLEY, S73 8DT.

SITE LOCATION PLAN

Building Design Services

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Ref: 202030	Date: JULY 2021
Scale: 1:1250 @ A4	Drwg No: 05

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Appendix B

Further general Photographs.



A side view of Chapel.



A view of existing toilet block.



A side view of former Sunday School.