

**FORMER METHODIST CHAPEL ,
104 MAIN STREET, ST BEES**



DESIGN AND ACCESS STATEMENT.



Change of Use Application; Former Methodist chapel to residential property.

Applicant; Dave and Laura Nelson
Rev A

APPLICATION DETAILS

September 2019 brought an end to a Methodist presence within the village and in December 2020, this terraced chapel within the middle of a terrace on the Main Street was put up for sale at auction.



An application is being sought by the purchasers of the chapel for planning approval for a Change of Use from Methodist Chapel to residential property.

The proposals aim to restore the external fabric of the building with the retention and repair of existing features wherever possible.

The aim is to be sympathetic to the existing structure by providing open plan living accommodation at the upper level which retains the large open space where the worshippers would have congregated. This also allows the occupants to benefit from natural light coming in from both sides of the chapel and enjoy the existing features within the internal open plan space.

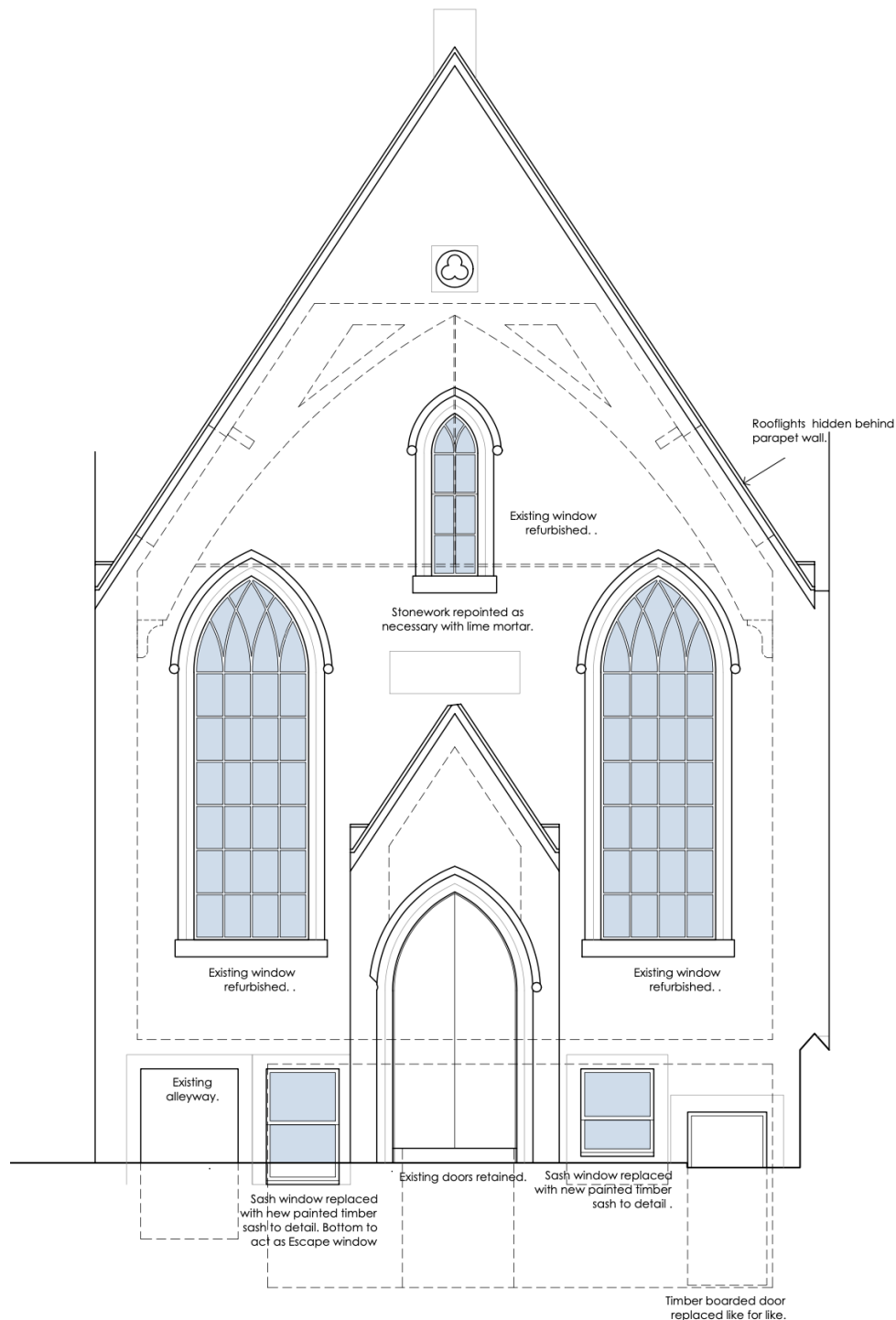


Above photograph showing decorative woodwork and ceiling trusses which will be retained.

The lower floor level which was used as ancillary accommodation (likely tea and coffee serving area and toilet) is sub divided to provide bedroom accommodation and bathroom facilities. This space is already utilitarian in design with no interesting design features.



DESIGN



On the outside, it is the intention to refurbish as much as possible of the existing fabric including repairs to the stonework and refurbishment of the existing windows to stay sympathetic to its previous use as a chapel and the

conservation area within which it sits. Any double glazing will be added as secondary glaze to the original upper floor level windows while replacement windows on the lower storey will be painted timber sashes as detailed.

The rear has at some point been rendered with a cement based render. It will also be necessary to add ventilators in the absence of Trickle ventilation within the existing windows which is a requirement of the Building Regulations.

A flue is proposed for a wood burning stove but this will be either installed within the existing chimney or behind it if the chimney is not suitable for lining. Either way, it will not be visible from the ground.

Internally and as stated in the introduction, the open plan spaces are proposed for the upper storey with the lower ground floor level being used for bedrooms and shower rooms.

At the upper floor level, a mezzanine floor is proposed to provide additional seating accommodation and occasional bedroom. A secondary structure will be introduced to support the same.

Large rooflights have been introduced into to the roof. As the intention is to be sympathetic as possible by keeping the existing non opening windows, we have to provide fresh air by other means.

Based on 1/20th of the floor area (Building Regs requirement), the sizes of the rooflights have been calculated to suit the requirement. There is no Conservation rooflight of this size but it is proposed to fit the veluxes with recessed flashings and a glazing bar. The only difference between this and the Velux conservation rooflight is that it will be dark grey externally instead of black. This roof is however at 90 degrees to the road and part of a terrace of houses. It is therefore not possible to see the rooflights from the ground or nearby streets. This approach has been accepted by Copelands Conservation Officer in an email exchange.

MATERIALS

The proposed materials match the existing and reflect its location in this conservation area . They are noted on the elevations.

The slates on the roof are to be supplemented to match the existing and like for like materials will be sourced for any repairs to the elevations.

ACCESS

Access will remain unchanged by these proposals. The building has little curtilage in which a level access could be provided from the public highway. Furthermore, the chapel is on a sloping site necessitating level changes to access both lower and upper ground floor levels. Features within the proposed dwelling will however be fully in accordance with the Building Regulations.

CURTILAGE

Copelands Policy Development Management Plans state that dwellings should have sufficient curtilage. This change of use application is governed by the existing area of land around the Chapel. There is a small amount of curtilage for seating at the front and rear and being the in centre of the village, the occupants have access to a number of recreational sites including the beach , local park and footpaths.

PARKING.

Parking has not been provided with this application and sufficient space is not available within its curtilage to be able to provide the same, relying on on-street parking instead. This proposal however represents no increase in the requirement for parking given that the building already had an established use as a Methodist Chapel until that use ceased in September 2019.

This is also a village centre location with good public train links.

CONCLUSION

The proposal seeks a sympathetic change of use from Methodist Chapel to dwelling. It represents minimal changes to the exterior of this building respecting the conservation area within which it sits

CMW. WKDA
Rev A 1st November 2021