

Design and Access Statement

Extension to former Bolster Moor Baptist Chapel.



Oct 2016.

Design & Access Statement

Contents

1. Context.
2. Amount, Scale, Appearance and Layout.
3. Access.
4. Pre School and Nursery operations.
5. Green Belt Impact.

Appendices.

- | | |
|------------|--|
| Appendix A | Extract from KMC Unitary Development Plan. |
| Appendix B | Photos. |
| Appendix C | Drawings. |

1.0 Context

- 1.1 This statement has been prepared to accompany a planning application for the demolition of existing toilets and erection of new 2 storey extension at the former Bolster Moor Baptist Chapel at Slades Road, Bolster Moor.
- 1.2 The building was erected around 1875 as a Baptist Chapel.
- 1.3 The first floor was used for church services and the ground floor was the Sunday School and function room.
- 1.4 For the last 40 years the ground floor has also been used as a playgroup/nursery for local children.
- 1.5 There is a large grassed area externally which contains play equipment, both of which have been maintained by the local authority up until recently.
- 1.6 Due to falling numbers of congregation the chapel stopped holding services around 3 years ago and the first floor has not really been used since.
- 1.7 In January 2016 a Certificate of Lawful use was granted to use the first floor as a nursery (application reference 2015/93732).
- 1.8 The ground floor currently operates as a pre school facility and the first floor is being refurbished to become a nursery due to open in April 2017.
- 1.9 The proposed extension will provide improved facilities for the pre school and nursery. The operations of both are explained in section 4 of this statement.
- 1.10 The site is within green belt but the proposed extension has little impact on it which is demonstrated and outlined in section 5 of this statement.

2.0 Amount, Scale, Appearance and Layout.

- 2.1 The application is for the demolition of a single storey flat roof toilet annex and erection of a two storey pitched roof extension on the same footprint to the rear of the building.
- 2.2 The existing annex has a footprint size of 13.2 m x 5.8m and is 3.6m high from the chapel floor level.
- 2.3 The extension footprint is less than existing due to the 'projection' not being included resulting in a size of 10.8m x 5.8m.
- 2.4 Heights to eaves and ridge are 5.0m and 8.2m respectively.
- 2.5 The roof covering will be in natural stone slates and the side elevations will be natural coursed stone. The rear elevation will be fully glazed in powder coated aluminium frames.
- 2.6 The roof pitch as proposed is the same as the existing chapel so that the extension appears as a miniature version of the chapel but the host building remains very much dominant.
- 2.6 The layout remains generally as existing except for an area of the existing grass to be excavated to create a safe external play area, this will result in a wall approximately 1.2m high to retain the existing grass area.

3.0 Access.

- 3.1 Access into the building remains through the main entrance via the steps at the front of the building but wheelchair is available along either side of the building and through the new rear doors.

4.0 Pre School and Nursery operations.

- 4.1 Pre school is in operation on the ground floor and is for ages 2 to 5. It is 'designed' for children to integrate together whilst learning simple educational skills.

The pre school operates from 7.30am until 6.00pm from Monday to Friday so working parents have child care anytime during this period.

The facility is registered for 30 children but currently there are 15 attending (some of which are special needs).

There are 7 staff in total one of which is full time and the remainder part time working between 16 and 20 hours per week.

- 4.2 When the nursery opens on the first floor it will cater for children aged from birth to 2 years old.

The children are separated into age groups, these being 0 to 1 and 1 to 2.

The nursery will have capacity for 20 children with an additional 6 staff looking after them.

- 4.3 The pre school currently offers Special Educational Needs (SEN) as will the nursery when it opens.

They currently have children with autism, downs syndrome and ADHD.

SEN is monitored by both Kirklees and Ofsted and involves one on one supervision ideally in a dedicated area where they can have an undisturbed, enhanced learning environment.

The extension will provide space for a sensory room on both ground and first floor to provide the desired environment.

- 4.4 The extension will also provide space for a staff room at ground floor and an office/meeting room at first floor.

- 4.5 The external space created will be used as 'soft play' where children can play in a safe enclosed environment directly adjacent to the building so they can be supervised at all times.

5.0 Green Belt Impact.

- 5.1 The Chapel building and curtilage is washed over by the Kirklees Green Belt. Attached to the Chapel on its west side is a single storey building of an unsympathetic appearance.

5.2 The proposed two storey building would have little physical impact on the Green Belt or National Policy for Green Belts as set out in the National Planning Framework(NPPF):-

(i) In terms of physical intrusion of new buildings onto the Green Belt, the proposed building, albeit two storeys in height, will occupy a smaller foot print than the existing single storey building, which it would replace

(ii) Section 89 of the NPPF gives Green Belt Policy support for this modest sized proposal in two instances. In one instance, the following is an acceptable exception to the construction of a new building in the Green Belt i.e. 'the extension or alteration of a building provided that it does not result in a disproportionate over and above the size of the original building'

The proposed building would measure 63 sq. metres and the existing Chapel building minus its single storey extension measures 184 sq. metres.

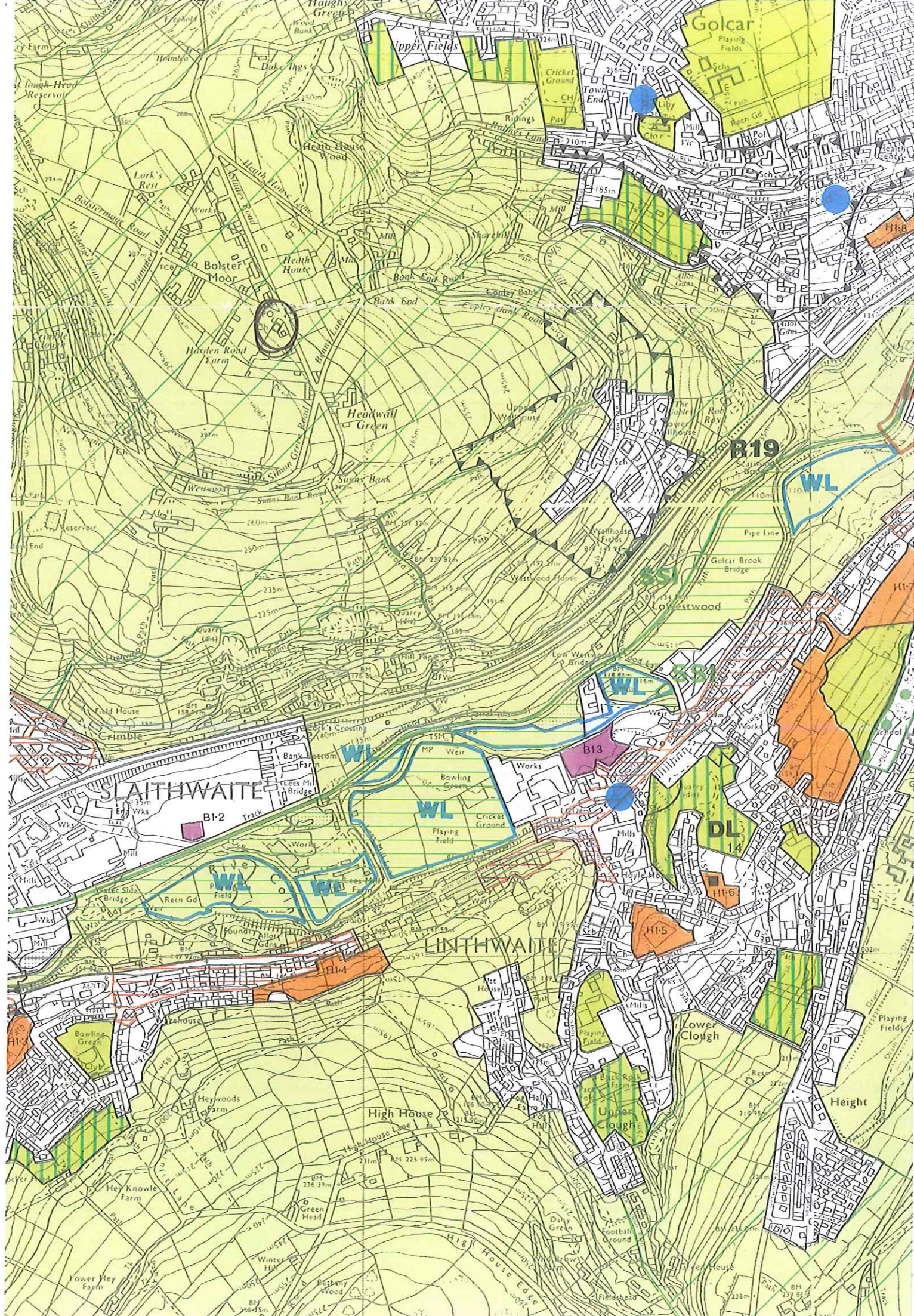
In other instance of an exception to the Green Belt Policy discouraging new buildings within it, the NPPF states that 'the replacement of a building, provided that the new building is in the same use and not materially larger than the one it replaces' is acceptable.

The proposed use would be the same use as that which exists in the Chapel. The single storey existing building measures 72 sq. metres, and the proposed building would be 63sq. metres in size.

5.3 In terms of the visual amenity of the Green Belt, the owners have already approved the appearance of the existing Chapel building by turning the roof and thoroughly repainting the external wood work of the building. Arguably, replacing the unsympathetic single storey building with one more in keeping with materials and design of the prominent Chapel building would also make a worthwhile contribution to the appearance of the Green Belt in this location.

Appendix A

Extract from KMC Unitary Development Plan.



Appendix B

Photos.





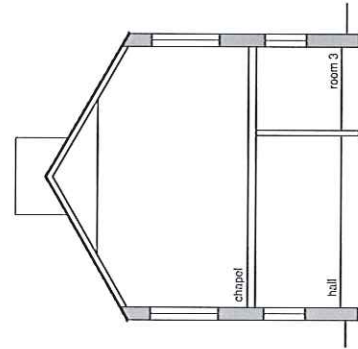


Appendix C

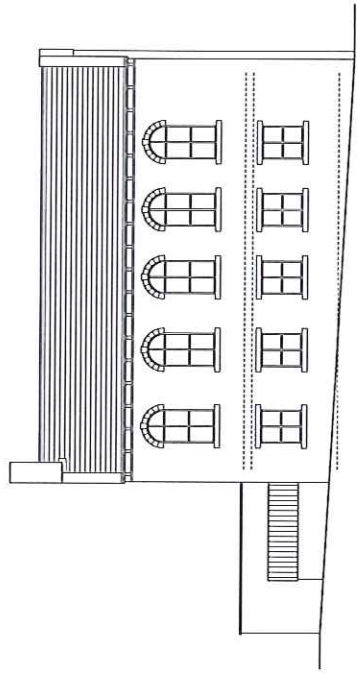
Drawings.

On Scale 1:10
 On Scale 1:100
 On Scale 1:200
 On Scale 1:500
 On Scale 1:1000

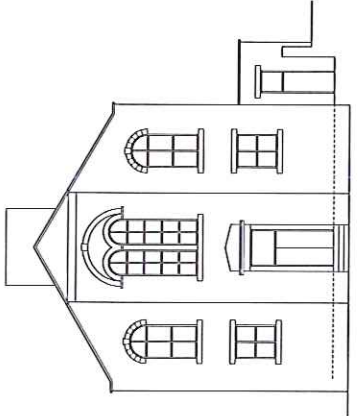
Notes:
 1. All drawings to be the responsibility of the architect.
 2. All drawings to be the responsibility of the architect.
 3. All drawings to be the responsibility of the architect.



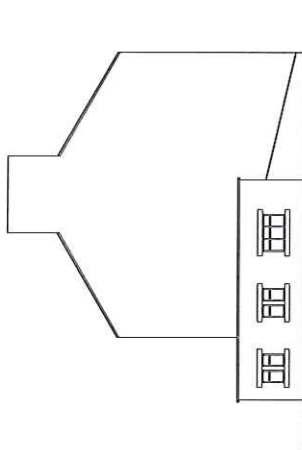
Existing cross section (1:100)



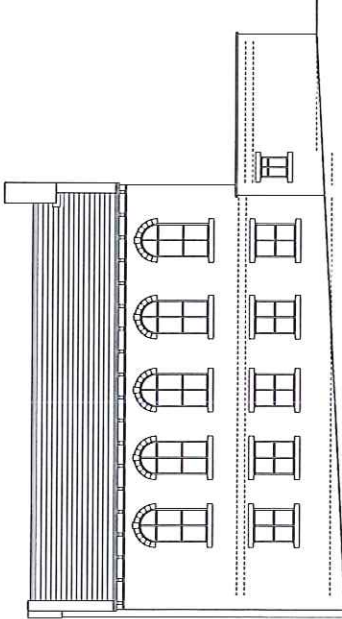
Existing side elevation (1:100)



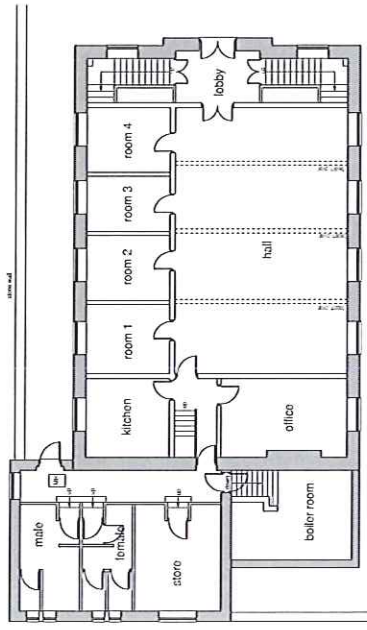
Existing front elevation (1:100)



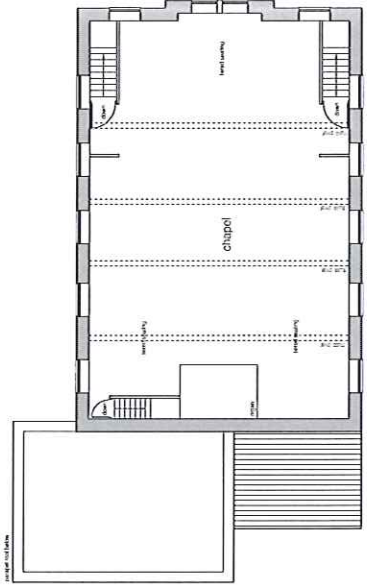
Existing rear elevation (1:100)



Existing side elevation (1:100)



Existing ground floor layout (1:100)



Existing first floor layout (1:100)

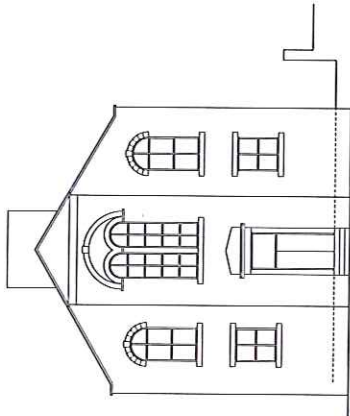


Colne Valley Design
 11 Meadow Lane
 Shuttleworth
 Huddersfield HD7 5EX
 Tel/Fax: 01484 842097
 Mobile: 07967 803112
 E-mail: mitchell@colnvalleydesign.co.uk
 Project: 14.001

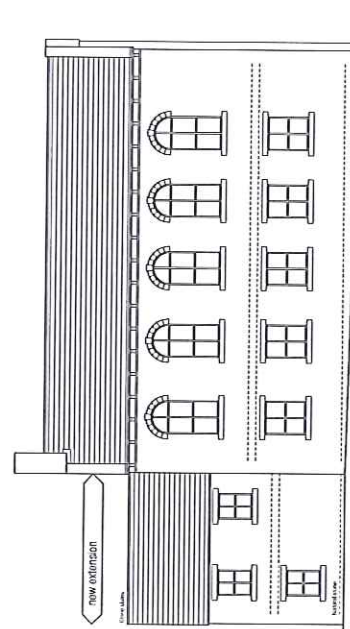
Project	Change of use of former chapel.
For	Mr S Haigh & Mr A Whitlam.
Address	Bolster Moor Baptist Chapel Bolster Moor Road Golear.
Title	Existing layouts and elevations.
Job No.	15 J 40.
Drawn number	BMC 01.
Date	Oct 2015.

Scale 1:50	10m
Scale 1:100	20m
Scale 1:200	40m
Scale 1:500	100m
Scale 1:1000	200m

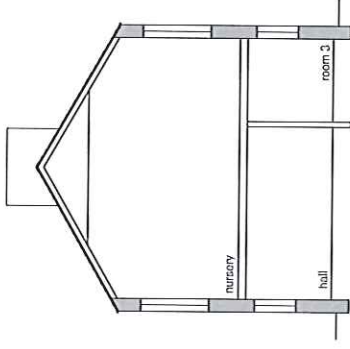
Notes:
 1. Settings are to be the responsibility of the user.
 2. The user is responsible for the accuracy of the data and the quality of the print and the quality of the data.
 3. The user is responsible for the accuracy of the data and the quality of the print and the quality of the data.



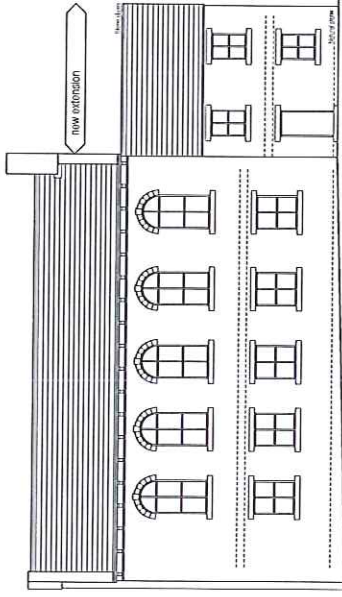
Proposed front elevation (1:100)



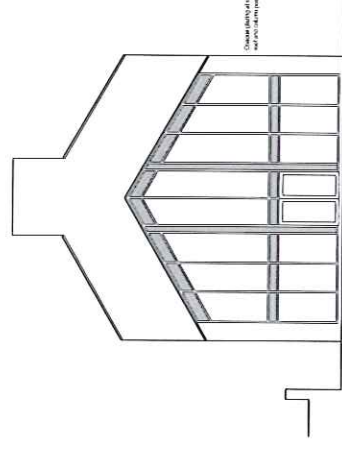
Proposed side elevation (1:100)



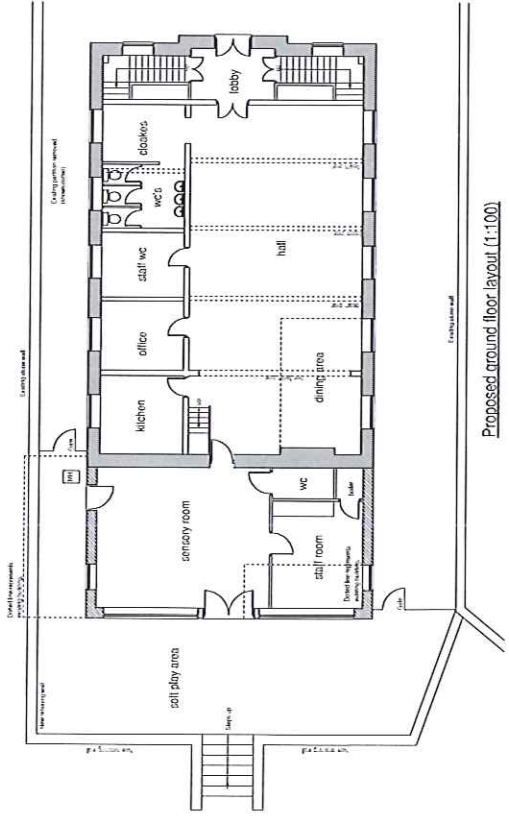
Proposed cross section (1:100)



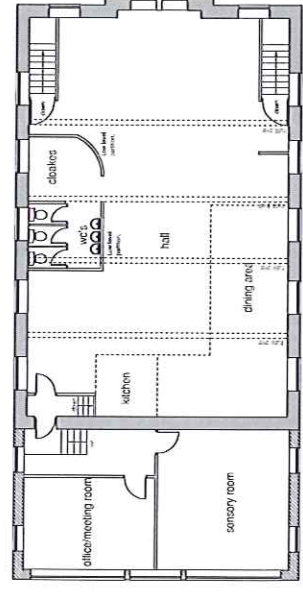
Proposed side elevation (1:100)



Proposed rear elevation (1:100)



Proposed ground floor layout (1:100)

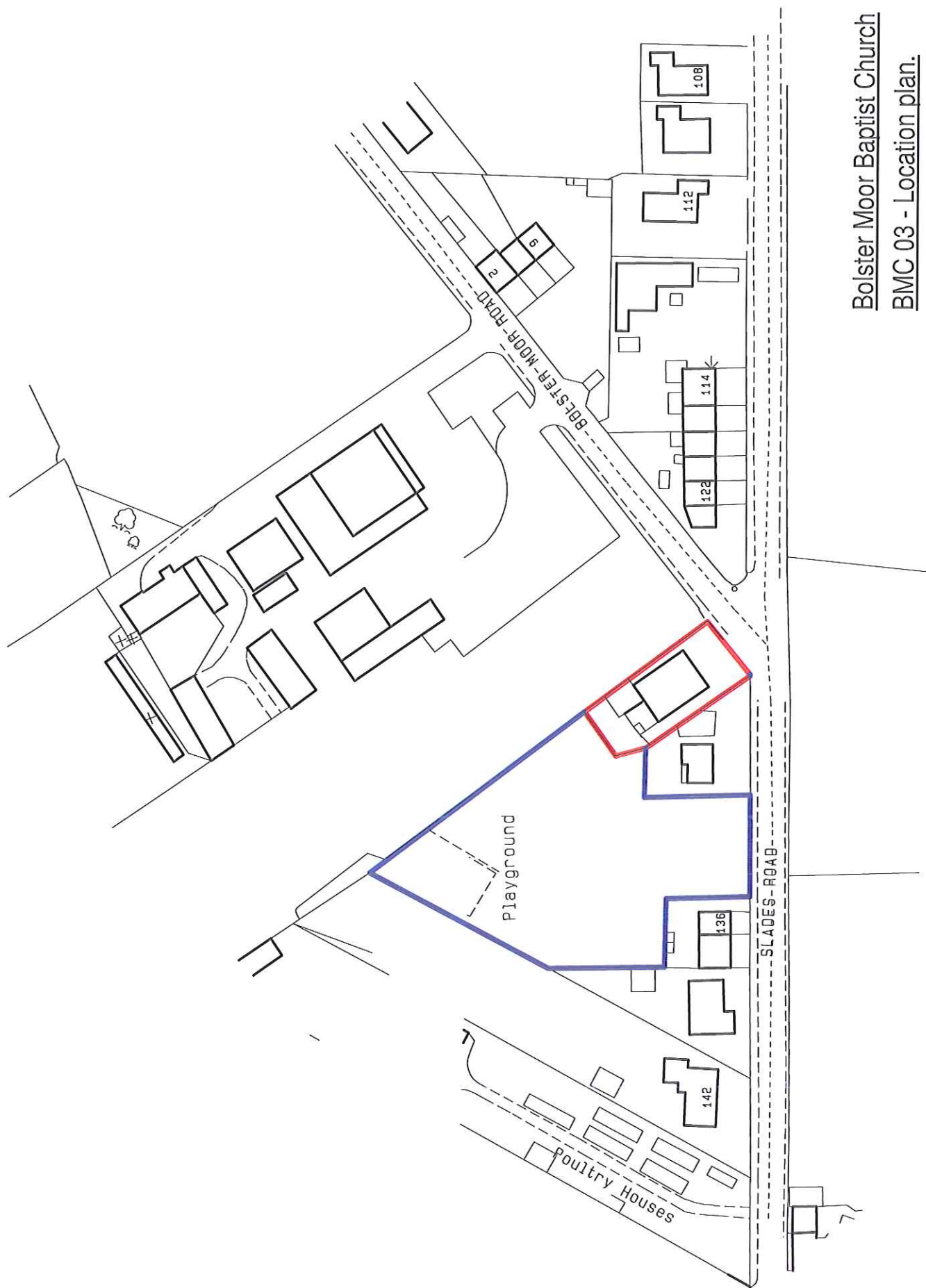


Proposed first floor layout (1:100)



Golue Valley Design
 8 Meadow Lane
 Sloughville
 Huddersfield HD7 5LX
 Tel/Fax: 01484 84007
 Mobile: 07817 800312
 E-mail: mitchell@goluedesign.co.uk
 Project: S.A. Mowat AC-010

Project	Change of use of former chapel.
For	Mr S Haigh & Mr A Whitwam.
Address	Bolster Moor Baptist Chapel Bolster Moor Road Golcar.
Title	Proposed layouts and elevations.
Site No.	15 J 40.
Drawn number	BMC 02.
Date	Oct 2015.



Bolster Moor Baptist Church

BMC 03 - Location plan.

1:1250 @ A4.

November 2016.