Client: Mr. Rajan Gupta

Medipharm Bradford Ltd.

Description: Conversion of Existing Offices to form 21 No. Apartments.

Address : Wesley House, Chapel Lane, Birstall WF17 9EJ

Heritage Statement

1.0 Introduction

This statement has been prepared by P.N. Bakes Architectural Consultancy on behalf of Medipharm Bradford Ltd. This statement has been prepared to accompany and support a Planning Application for the conversion of a former Chapel to form 21No. Apartments.

Fig.1 – Ariel view of site

Fig.2 – Front view of building and surrounding properties

Fig.2 – Chapel lane Elevation – with painted stonework

Fig.3 – Elevation facing onto landscaped area outside Clients ownership

Fig. 4.- Front Elevation looking onto Huddersfield Road

2.0 Site / Building Description

The site is that of the former Church of St. John which is Grade II Listed, and has been converted to Offices.
There is a rear landscaped area outside our ownership, which houses John Nelson's Study and also a Sundial, both of which are Grade II Listed.
The building itself is stone built with a slate roof, with arched windows and timber panelled doors with stone columned door surround neo classical features.
The site slopes towards the south eastern boundary with the car park area being slightly elevated from the adjacent Huddersfied Road.
The site has an existing car park finished with brick paviours and has some soft landscaping and trees to the perimeter.
The main building is joined to the adjacent Chapel building on the upper side by a link which allows access to the rear at ground floor level. This is served by an existing drive access which exits onto Chapel Lane.
The inside of the building has been completely renovated and converted to Office accommodation, with any original features either having been removed or hidden.
There has been an internal steel frame installed to take new concrete beam and block floors.

Fig. 5 View of internal Office space

Fig.6 – View of Internal Galleried Office space

3.0 Brief

The Brief for the development is to convert the existing building to residential apartments, as per the previously Approved application 2018/62/90207/E.
There are to be no alterations to the external elements other than a penetration through the roof at the rear to allow for headroom for the new lift, and new roof lights to the roof space area.
The internal configuration will change to allow the residential units to be formed as duplex units on the lower floors and additional units within the roof space.
With regard to parking there is an existing car park which is adequate for the units to be provided.
Refuse Bins will also be stored within the car park area.
We will also provide Electric Vehicle Charging points within the car park area.

4.0 Design Solution

Our Proposals are to convert the existing building to form new Apartments, which will each conform to National Space standards.
The outer envelope of the building will remain intact, with the exception of a new protrusion through the roof for the new lift, and also new roof lights with glazing bars to the roof. Also some windows have been blocked internally which would be opened up. We may need to alter windows to allow natural ventilation as required by Building Regulations.
Internally the space is set out as galleried offices, with all original features either having been lost or covered up.
We will install new floors to the galleried areas and fit out the building to form duplex apartments as previously approved.
We are to create three new apartments within the roof space, and these will have roof lights to provide natural light and ventilation. Any original trusses etc. will be retained.
Externally, we are looking to keep the car park as is, with the only alteration being the installation of electric charging points.
As Biodiversity is not being affected we do not feel we need to provide a Biodiversity Net Gain Assessment. However we would be happy to install bat boxes and or bird boxes to enhance future biodiversity. Trees and planting on site will be maintained.

5.0 Effects of Proposals on a Heritage Asset

The proposed Existing Building is viewed as a Heritage Asset as it is Listed as Grade II, and as such we much assess whether our proposals have any effect on that Heritage Asset.

Our proposals are to convert the existing premises to 21 Apartments and effectively renew a lapsed Approval 2018/62/90207/E.

The existing building has been extensively altered to form Offices and has stood empty for some time.
The exterior of the building remains intact, but internally the building has been completely renovated to form Offices, with any original features being lost or covered.

Our proposals will provide a new use for the building which will preserve the building for many years to come.
Externally we are proposing only minor amendments, which include a new protrusion through the roof at the rear to provide necessary headroom for the proposed lift, and new roof lights to provide natural light and ventilation to the new apartments within the roof space.
The roof lights will have glazing bars to reflect conservation style roof lights.
The rear lift protrusion will have a flat roof and be clad in grey lead effect GRP so as match in with the slate roof as much as possible.
This element is not visible from either Chapel Lane or Huddersfield Road and has been

previously approved.
The Car Park area will remain unaltered, with the exception of the introduction of Electric Car Charging points which will be small in scale and unobtrusive.
We therefore feel that the effects on the Heritage Asset will be minimal, and far outweighed by the provision of a new use to preserve the building in the long term.

6.0 Effects of Proposals on the Setting of a Heritage Asset

As we are not proposing any changes externally, there will be no effect of the setting of the Heritage Asset.

Official list entry
Heritage Category: Listed Building
Grade: II
List Entry Number:
1183996
Date first listed: 03-Dec-1979
Date of most recent amendment: 13-Jan-1984
List Entry Name: CHURCH OF ST JOHN (METHODIST)
Statutory Address 1: CHURCH OF ST JOHN (METHODIST), HUDDERSFIELD ROAD

Location
Statutory Address: CHURCH OF ST JOHN (METHODIST), HUDDERSFIELD ROAD

The building or site itself may lie within the boundary of more than one authority.

District:
Kirklees (Metropolitan Authority)
Parish:
Non Civil Parish
National Grid Reference:
SE 22597

Details

SE 22 NW BATLEY MB HUDDERSFIELD ROAD BIRSTALL 2/25 3.12.79 Church of St John (Methodist) (Formerly listed as Wesleyan Church)

II

Methodist Chapel. Dated 1846. Possibly by James Simpson. Dressed stone with ashlar dressings. Pitched Welsh slate roof. 2 storeys on tall plinth with basement. 6 bay hall with 5 bay plain Classical front, flanked by broad clasping pilasters. 3 bay central break is pedimented with tablet in tympanum with embossed lettering: WESLEYAN CHAPEL To left and right steps lead to panelled doors with round arched fanlight in doorcase with engaged columns, entablature and blocking course. Round arched windows, with architraves, have keystone and impost blocks and marginal glazing.

Fine interior has gallery to 3 sides on thin Corinthian columns. Pilaster bay divisions to walls. Gallery and ground floor are box pewed throughout to seat 1150. Handsome organ case framed in Corinthian order. Tall pulpit up twin flights of stairs. Communion table and ornamental cast iron Communion rail. Cast iron balconies from organ to staircase doors and gallery.

Bust of John Nelson, 1705-1774, founder of the Chapel, over inscribed tablet, under gallery. John Nelson was a pioneer of early Methodism in Yorkshire.

Inscribed foundation stone reads: "The original Wesleyan Chapel was built in 1750. Rebuilt and enlarged 1782. This Chapel was built in 1846".

Listing NGR: SE2258226174

7.0 Conclusion

When assessing whether support should be given to a project, we should look to cause no negative effects on the Heritage Asset, and ideally provide a positive outcome.

When assessing our proposals we need to look at what changes are to be made to the building, and indeed what changes have already occurred over time.
This needs then to be looked at on the basis of what positive outcomes will arise from our proposals.

The existing building has been significantly altered internally, and therefore our internal proposals will have no effect on the Heritage of the building.
Externally we are keeping the site as it currently exists, with the exception of minor changes to accommodate a lift and also the addition of roof lights to provide natural light and ventilation to apartments within the roof space.

The alterations are very minor and have previously agreed.

On the positive side, we would argue that a new residential use will preserve the building for many years to come as well as providing much needed housing.

In conclusion we would suggest that our current proposals have already been agreed in the recent past, and the change of use will provide positive benefits to the Heritage Asset which far outweigh any perceived negative issues of minor alterations to the building itself, and therefore should be supported.