

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

Design 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 approx. 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

2.0 Site Context

The site to which the application relates is part of a larger complex of buildings within the centre of Birstall.

The site is surrounded by a mixture of residential and commercial premises and fronts onto Chapel Lane.

The site is within Birstall Town Centre, and is close to main road networks, and close to the M62 motorway.

The site is approximately 4 miles from Dewsbury, 7 miles from both Bradford and Leeds and approx.. 8 miles from Wakefield, and as such is well located for anyone working within surrounding Towns and Cities.



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



Fig. 4.- Front Elevation looking onto Huddersfield Road

3.0 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 Huddersfield Road.

The site has an existing car park finished with brick pavements 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

4.0 Scale

The existing building effectively has two double height storeys which have been converted to four floors, plus roof space.

The proposals are to convert the existing building so no external alterations will occur with the exception of additional roof lights and a small penetration through the roof to provide headroom for the new internal lift. Therefore there will be no change to the scale of the existing building, or surrounding elements.

5.0 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.

6.0 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.

7.0 Conclusion

We feel that our proposals are basically to convert an existing building to Apartments, which will provide a new use for the building. This will ensure the long term future of the Listed building. The site is within an existing sustainable location and has car parking for 23 cars.

Our proposals are basically to renew the previously Approved Application, and therefore should be supported.

The building has been marketed of a number of years with little or no interest (see accompanying letter), and therefore we must presume that there is little requirement for Offices of this type within the locality.

With regard to trees and planting, we would not be affecting these in any way. In addition we are happy to provide biodiversity enhancement, perhaps in the form of new bat boxes etc.

In summary we feel that the only viable option to preserve the future of this building is to allow a change of use which will ensure the buildings long term survival, and this in turn will preserve the setting of neighbouring Listed Heritage Assets, and on this basis should be supported.

8.0 Access Statement

In terms of the buildings location, we feel it is within a sustainable location, being close to the centre of Birstall. There are regular bus services to surrounding areas, and Birstall is well situated for both local and wider road networks, and is close to the M62 motorway.

There are a good level of local services and amenities including schools, shops, pubs, restaurants and recreational spaces within the immediate vicinity.

In terms of the building itself, unfortunately its present configuration and elevated situation means there are a number of steps to the front of the building, however level access is available to the rear access door which leads to a new lift.

This means that some, but not all apartments are accessible for disabled users.

Also all sockets, switches etc. will be positioned in line with Building Regulations Part M.