



United Church

Design & Access Statement

The proposals have been developed in close collaboration with the client, SB Homes, whose work in the Colne Valley spans over 20 years and has focused on the careful repair, adaptation, and long-term stewardship of existing buildings. This long-standing engagement with the area has informed an approach that prioritises retention of architectural character, sensitive intervention, and sustainable reuse.



Contents

1.0 Introduction

- 1.1 Purpose of the Statement
- 1.2 Covered Content
- 1.3 Supporting Documents

2.0 Site & Surrounding Context

- 2.1 Location
- 2.2 Urban Context
- 2.3 Immediate Setting
- 2.4 Constraints and Opportunities
- 2.5 Site Photos and Existing Condition

3.0 Planning Policy Context

4.0 Heritage Summary

5.0 Layout (Existing)

- 5.1 Existing Layout

6.0 Design Vision & Evolution

- 6.1 Design Approach
- 6.2 Design Objectives
- 6.3 Scale, Massing & Roof Form
- 6.4 Elevation Analysis

7.0 Appearance, Materials & Detailing

- 7.1 Retained Fabric
- 7.2 New Materials

8.0 Plan Evolution

9.0 Proposed Use & Amount

- 9.1 Existing Use
- 9.2 Proposed Use

10.0 Proposed Layout

- 10.1 Amount & Mix of Development
- 10.2 Proposed Layout
- 10.3 Amenity & Servicing

11.0 Landscaping & Public Realm

- 11.1 Hard Landscape
- 11.2 Soft Landscape
- 11.3 Levels and Accessibility
- 11.4 Surface Water Drainage
- 11.5 Foul Drainage

12.0 Access, Movement & Parking

- 12.1 Inclusive Access Principles
- 12.2 Entrances and Internal Circulation
- 12.3 Vehicular Access and Parking
- 12.4 Sustainable Transport

13.0 Waste & Cycle Strategy

- 13.1 Refuse Storage
- 13.2 Cycle Storage

14.0 Residential Amenity & Environmental Quality

- 14.1 Daylight & Sunlight
- 14.2 Privacy
- 14.3 Noise
- 14.4 Ventilation

15.0 Sustainability & Energy Strategy

16.0 Summary & Conclusion

17.0 Existing and Proposed Drawings

United Church

1.0 Introduction

1.1 Purpose of the Statement

This Design & Access Statement accompanies a planning application for the sensitive reuse of the United Church, Marsden. It explains how the proposed design responds to the site's physical, historic and townscape context, delivers well-designed homes, provides inclusive access, and integrates sustainable design principles in accordance with national and local planning policy.

The proposal has been developed to work positively within the constraints and opportunities of the existing building, securing its long-term future through a viable and appropriate new use. In doing so, the scheme seeks to:

- Secure a sustainable future for the building through its conversion to residential use
- Retain and respond to key architectural, spatial and townscape characteristics
- Deliver high-quality, accessible accommodation suited to a range of occupants
- Enhance the external landscape setting and immediate public realm
- Improve the building's environmental performance through a fabric-first approach

The site lies within the Marsden Conservation Area, where great weight is placed on preserving and enhancing local character and significance. The design approach has therefore been informed by a careful understanding of the building, its setting and its contribution to the wider townscape. A separate Heritage Statement accompanies the application and provides a detailed assessment of heritage significance and the impact of the proposals.

1.2 Covered Content

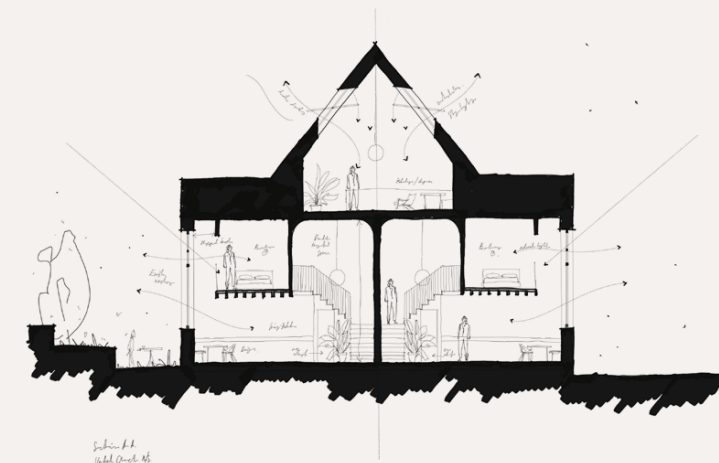
This Design & Access Statement sets out the design rationale for the proposed development and demonstrates how the scheme responds to relevant planning policy and guidance. In particular, it addresses:

- Site context and constraints
- Design evolution and key principles
- Layout, scale and appearance
- Landscape and external spaces
- Access and inclusive design
- Residential quality and amenity
- Sustainability and environmental performance
- Waste storage and cycle provision

Together, these sections illustrate how the proposals represent a balanced, context-led response that makes efficient use of an existing building while respecting its Conservation Area setting.

1.3 Supporting Documents

This Design & Access Statement should be read alongside the submitted application drawings prepared by Joe&Co Architects, the accompanying Heritage Statement prepared by Joe&Co Architects, and the supporting technical documentation submitted with the application. This includes, where relevant, the Noise Assessment and Ecological Assessment.



2.0 Site & Surrounding Context

2.1 Location

The site is located on Warehouse Hill Road within the centre of Marsden, approximately 7.5 miles west of Huddersfield. It lies within the Marsden Conservation Area and occupies a prominent position within the established settlement. The site is located within a five-minute walk of Marsden Railway Station and within easy walking distance of local shops, services and community facilities, placing it within a highly accessible and well-connected location.

The site's central position within the village supports sustainable patterns of movement and reduces reliance on private car use, aligning with the settlement's role as a walkable, compact Pennine town with strong public transport connections.

2.2 Urban Context

Marsden is characterised by a strong and distinctive townscape, defined by robust stone-built civic, industrial and residential buildings, a clear mill-town urban grain and consistent roof profiles responding to the valley landscape. Development closely follows the contours of the land, resulting in changes in level, stepped streets and framed views that contribute to the character and legibility of the settlement.

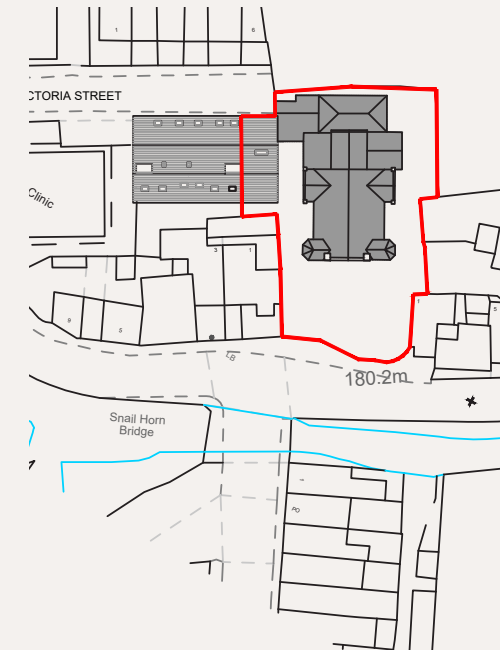
The immediate surroundings comprise a mix of historic terraces, former industrial buildings and community uses, reflecting Marsden's evolution as a mill town shaped by industry, religion and collective civic life. The United Church forms part of this historic fabric, contributing to the townscape through its scale, materials and prominent presence within the street scene. Any new use must therefore respond carefully to this context, respecting the established built form, topography and spatial relationships that define the Conservation Area.

2.3 Immediate Setting

The immediate setting of the site is defined by its relationship with Peel Street, which provides a direct pedestrian connection between the church and the social and commercial heart of Marsden village. This route reinforces the site's historic and ongoing relationship with the wider community and contributes to the legibility of the church within the townscape.

The site is enclosed by mature trees and stone boundary walls, both of which make a positive contribution to the character and appearance of the Conservation Area. These features help to soften the building's presence within the street scene and form an important part of its setting. The surrounding land uses are mixed in nature, comprising predominantly residential properties alongside civic and community-related buildings, reflecting the layered and multifunctional character of the village centre.

Variations in ground level across and adjacent to the site are a defining characteristic of the immediate setting and are typical of Marsden's valley landscape. These changes in level have directly informed the proposed layout, access strategy and approach to inclusive design, ensuring that new interventions respond sensitively to the site's topography and avoid unnecessary alteration to the existing ground conditions.



View towards United Church from village centre

2.4 Site & Surrounding Context

Constraints

The site lies within the Marsden Conservation Area, where the preservation of historic fabric, established proportions and key architectural features is of primary importance. This significantly limits the scope for external alteration and requires a design approach that works predominantly within the existing building envelope.

The church's orientation and form result in limited south-facing elevations, with daylight reliant on the pattern and scale of existing window openings. This constrains internal layout flexibility and requires careful planning to ensure good levels of internal amenity while retaining the building's architectural integrity.

Variations in ground levels across the site and within the building are a defining characteristic of its setting. These changes in topography influence access arrangements, circulation and movement through the site and have informed a measured and responsive access strategy.

The introduction of residential use increases the demand for on-site parking. Within the sensitive Conservation Area context, this requires a careful balance between functional provision and the retention of landscape features and townscape character, without expanding existing areas of hardstanding.

Opportunities

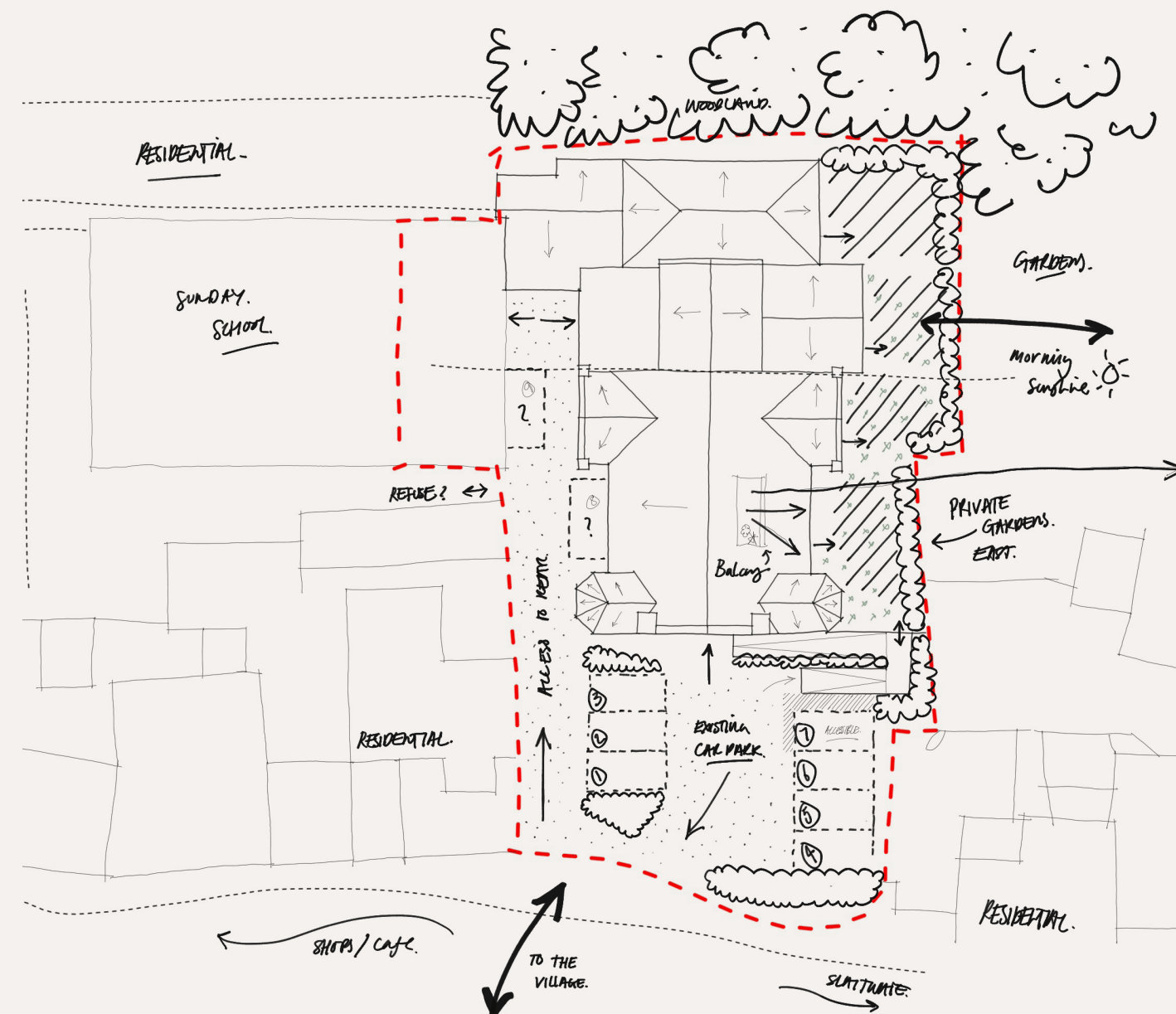
The sensitive reuse of the church for residential purposes provides a viable long-term use for a locally significant heritage asset, supporting Kirklees' objectives for regeneration through the reuse of existing buildings and the efficient use of land.

The site's central position within Marsden village places it within walking distance of local shops, services, cafés and community facilities, reinforcing sustainable patterns of movement and reducing reliance on private vehicles.

Strong public transport connectivity is provided by Marsden Railway Station and nearby bus stops along Station Road, Peel Street and at Marsden Market Place, supporting access to wider employment and service centres.

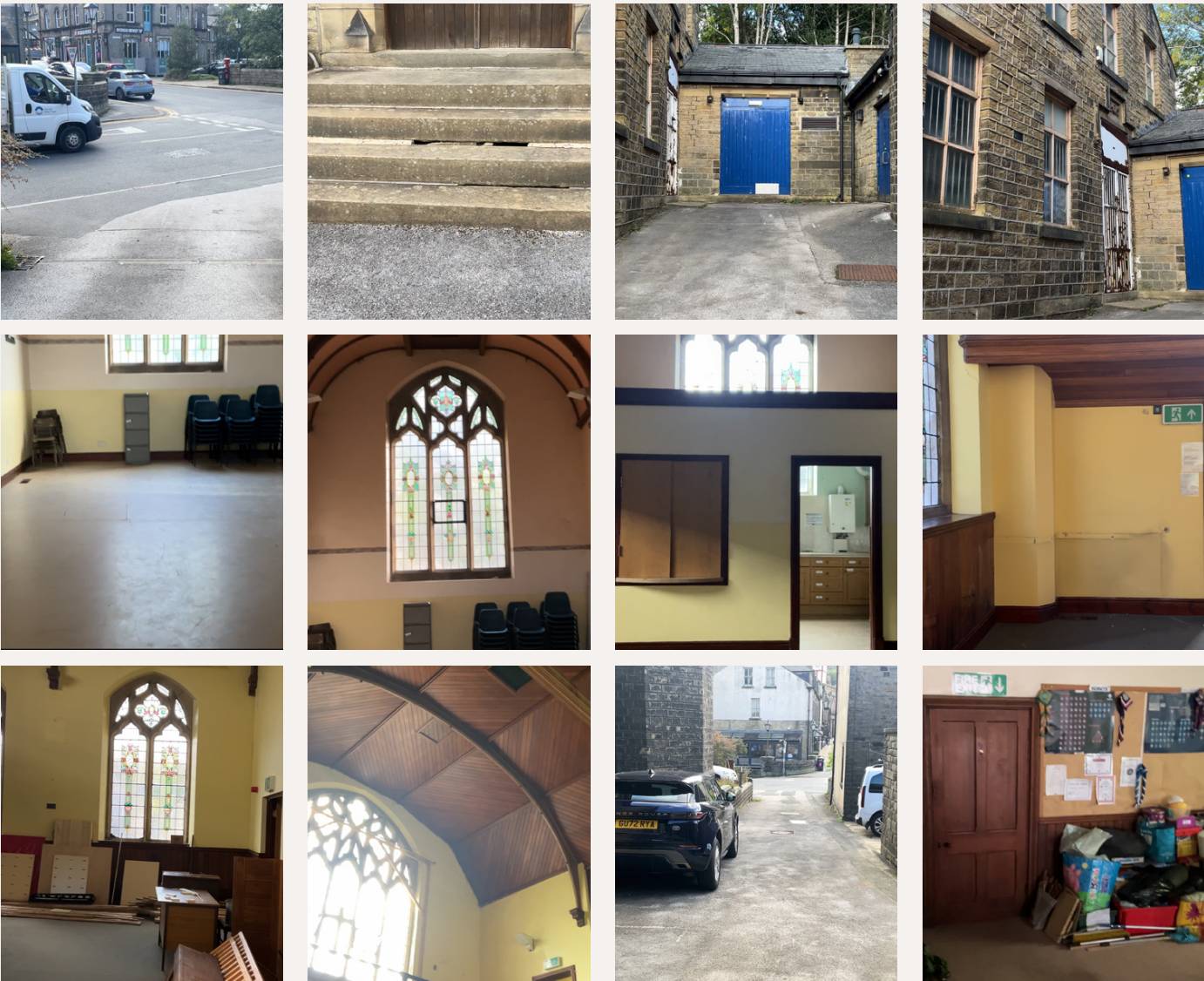
The elevated position of the site and its landscaped setting allow for retained views across the village and surrounding valley, contributing positively to residential amenity while reinforcing the building's relationship with its wider landscape context.

A fabric-first approach to upgrading the existing building presents opportunities to improve thermal performance and reduce energy demand, while retaining and respecting the historic character and material qualities of the church.



Constraints and Opportunities Diagram

2.5 Site & Surrounding Context



Existing Building Condition

The United Church is a substantial stone-built civic building that makes a positive contribution to the Marsden Conservation Area through its scale, materiality and architectural detailing. The principal elevations retain their original form, including arched openings and stained-glass windows, while secondary elevations reflect the building's functional evolution over time.

The site is characterised by changes in level between the street, entrance thresholds and rear service areas, a condition typical of Marsden's valley setting. Access is currently gained via a combination of stepped entrances and level changes, which have informed the proposed access and circulation strategy.

Internally, the building comprises a series of large-volume spaces alongside smaller ancillary rooms arranged across varying floor levels. Later partitions and finishes reflect incremental adaptation for community use, demonstrating the building's inherent flexibility. The structure remains robust and well-suited to sensitive residential reuse within the existing envelope, without the need for extension.

3.0 Planning Policy Context

3.1 Aim of this Report

The proposals have been developed with regard to the relevant local and national planning policy framework, with particular emphasis on design quality, heritage sensitivity and sustainable residential development.

- Kirklees Local Plan (LP24 - Design)**
 The scheme responds to LP24 by retaining the church's established form, scale and architectural character, ensuring that new residential use is accommodated through a design that reinforces local distinctiveness and respects the Conservation Area setting. The quality of the residential environment has been carefully considered within the constraints of the existing building.
- Kirklees Housebuilder Design Guide SPD**
 The Design Guide has informed the approach to internal layouts, daylight provision, access and parking. Where the scheme departs from standard residential expectations, this is a direct result of the retained historic fabric and has been addressed through a balanced and justified design response appropriate to a heritage conversion.
- National Planning Policy Framework (NPPF)**
 The proposal aligns with the NPPF's emphasis on achieving well-designed places, supporting sustainable development and securing viable uses for heritage assets. The central village location and strong public transport accessibility support sustainable travel, while accessibility and environmental considerations have been addressed where reasonably achievable within the building's constraints.
- National Design Guide (NDG)**
 The scheme responds to the NDG's principles by prioritising context-led design, retaining the identity of the existing building and delivering acceptable living conditions through a clear and legible layout informed by the church's original form.
- Marsden Conservation Area Appraisal**
 The Conservation Area Appraisal has informed the understanding of the site's character, significance and setting. The design approach seeks to preserve the contribution the church makes to the Conservation Area through minimal external intervention and a sensitive treatment of landscape and parking.

A separate Heritage Statement accompanies the application and provides detailed assessment of heritage significance and compliance with heritage-specific planning policy requirements.



Existing Primary elevation - United Church

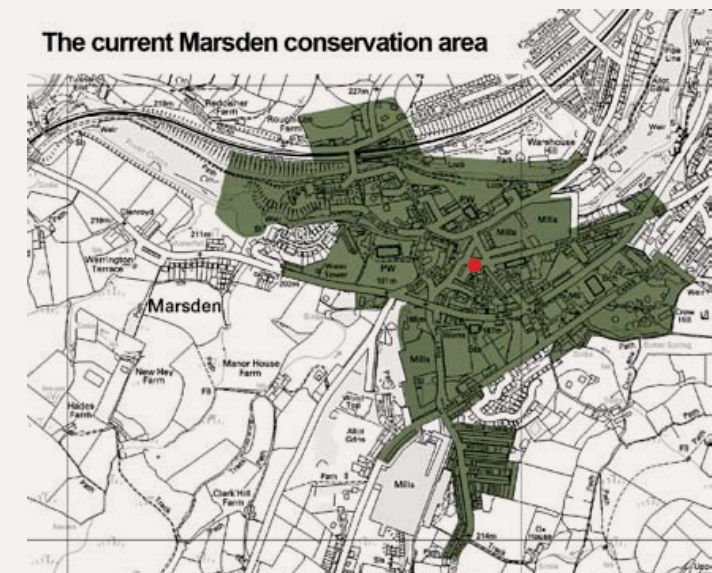
4.0 Heritage Summary

The United Church makes a positive contribution to the character and appearance of the Marsden Conservation Area through its established roof form and silhouette, robust stone construction and architectural detailing, and its prominent civic presence within the townscape. The building also contributes to important streetscape views and the spatial character of the surrounding area.

The church holds both architectural and communal value and forms part of the historic pattern of development within Marsden, reflecting the area's social and cultural history.

The proposals retain the building's defining external form, scale and architectural character, with intervention focused primarily on sensitive internal reconfiguration to support a viable and sustainable new use. This approach ensures that the significance of the heritage asset is respected and conserved, while enabling the building to continue to make a positive contribution to the Conservation Area.

A full assessment of heritage significance, potential impact and proposed mitigation measures is provided within the accompanying Heritage Statement.



Conservation area: Extract from the Marsden Conservation Area Appraisal, illustrating the site within the wider Conservation Area context.

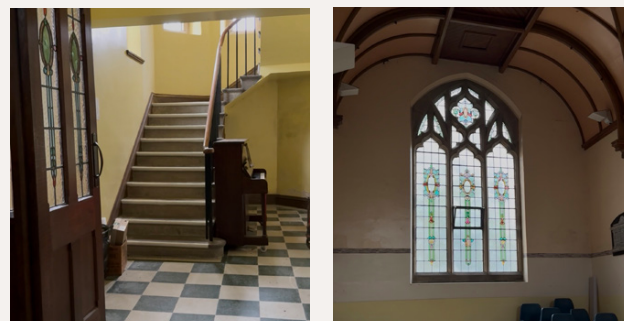
5.0 Layout (Existing)

5.1 Existing Layout

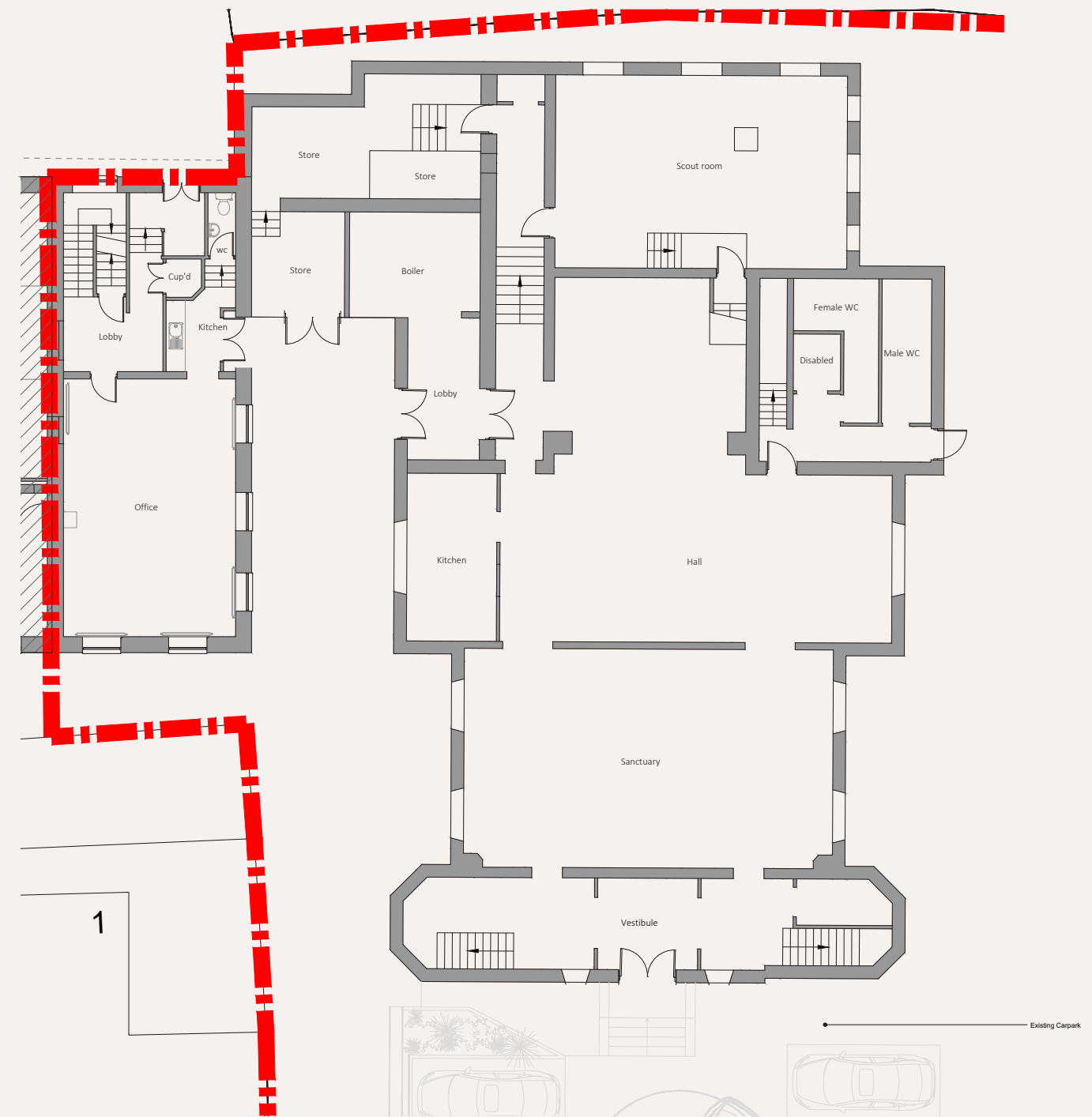
The existing layout of the church is organised around a large central sanctuary, entered from the principal elevation via a modest vestibule. This primary volume is supported by an adjoining hall and a series of ancillary spaces, including kitchens, meeting rooms, offices, storage areas and WC facilities, arranged around the perimeter of the building.

Circulation has evolved incrementally over time through the introduction of internal corridors, multiple staircases and changes in floor level, reflecting both the building's historic development and the natural slope of the site. As a result, the internal arrangement has become increasingly fragmented and ad hoc, with routes shaped by successive functional adaptations and historic building regulations rather than a single coherent planning strategy.

This layered evolution has produced a complex internal environment, characterised by indirect routes, redundant circulation space and outdated stair arrangements, particularly within later additions. While the hierarchy between primary spaces and secondary accommodation remains legible, overall movement through the building is inefficient and difficult to navigate.



Existing photos



Existing United Church Plan + Sunday School Town House

6.0 Design Vision & Evolution

6.1 Design Approach

The design approach is rooted in a clear understanding of the church's original plan form, subsequent alterations, and the inherent spatial logic of the building. The proposal works with the existing cruciform arrangement of the original church, identified in the accompanying diagram, and responds sensitively to later additions introduced during the mid-20th century.

The strategy prioritises retention, simplification and reuse, removing only later, lightweight internal timber insertions associated with the 1960s alterations, while preserving the primary stone structure, volumes and circulation routes that define the building's character. This ensures that intervention is proportionate and focused, in line with the site's Conservation Area context.

The existing plan is naturally divided into two principal blocks, separated by a central circulation zone. This inherent symmetry has informed the planning strategy and organisation of the proposed homes.

Within the lower block, the original symmetrical layout is retained and reinforced. The two historic stone staircases are reinstated as the focal points of a pair of townhouse-style maisonettes, re-establishing a clear and legible circulation hierarchy. Between them, a new lightweight stair and lift are carefully introduced, providing inclusive access to a single apartment formed within the church's loft space. This dwelling is illuminated by the large stained-glass window on the principal elevation, allowing natural and coloured light to animate both shared circulation and living spaces.

The upper block accommodates four further dwellings, arranged to respect the scale and rhythm of the original nave and aisles. Entrances to the one-bedroom maisonettes are set within existing arched openings and accessed via retained double-height spaces, ensuring the legibility of the church's original form is maintained internally.

A separate two-bedroom townhouse is formed within the former Sunday School building. This element provides a more domestic scale of accommodation, with its own clearly defined entrance and internal arrangement, while remaining closely related to the main church through material continuity and a consistent design approach.

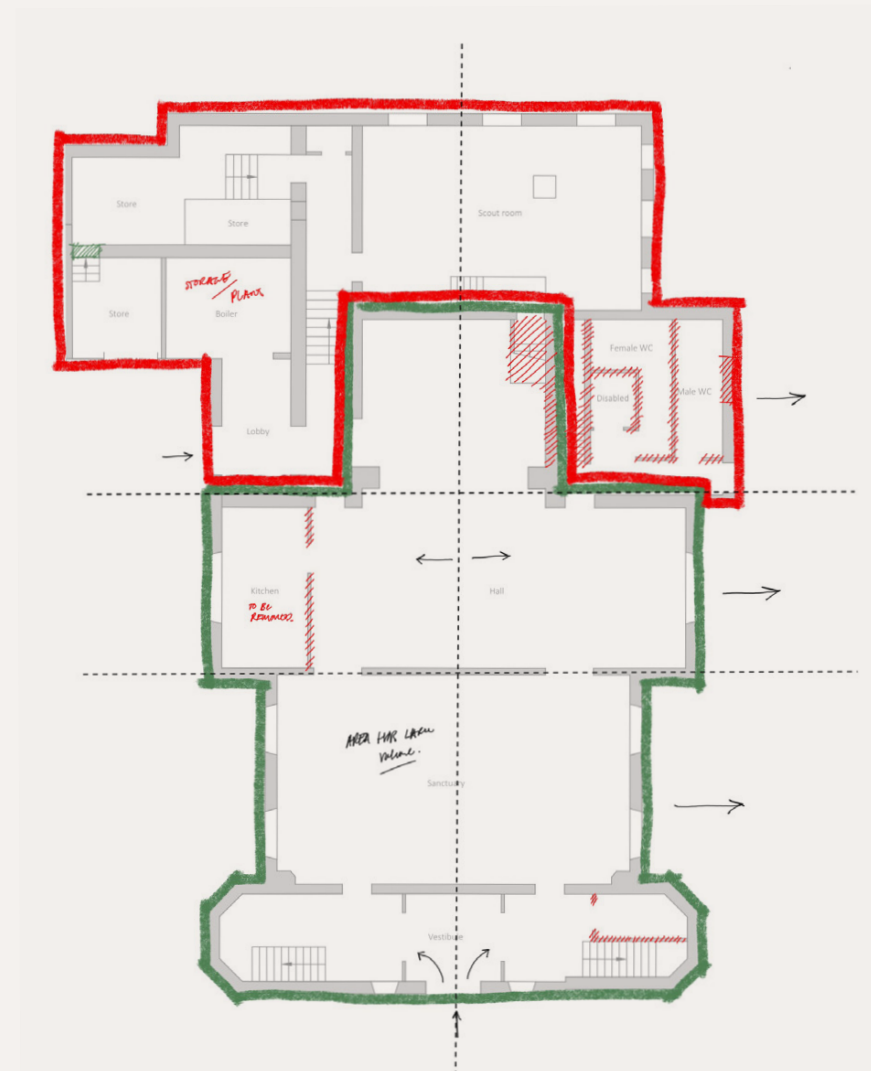


Diagram 01: Historic Plan Evolution

This diagram illustrates the original cruciform plan form of the church and the subsequent additions introduced during the mid-20th century. It highlights how later interventions altered the clarity of the original layout and introduced a more fragmented internal arrangement. The diagram also identifies the limited extent of fabric proposed for removal, which is restricted to later lightweight internal additions, with the primary stone structure and historic volumes retained.

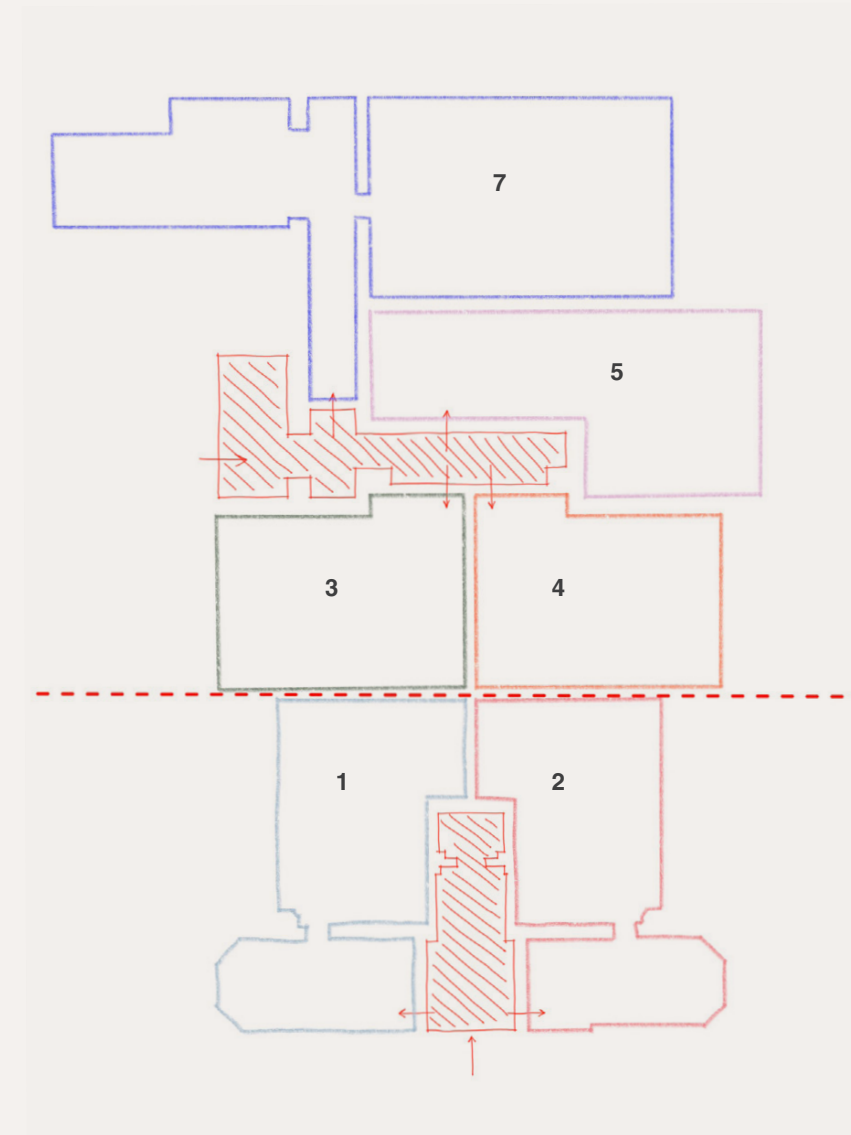


Diagram 02: Planning Strategy

This diagram demonstrates the proposed planning strategy, which works directly with the church's inherent symmetry and original spatial logic. The layout rationalises circulation, reinstates clear organisational structure and introduces new accommodation with minimal intervention, ensuring the character, hierarchy and legibility of the historic building are maintained.

6.2 Design Objectives

The design responds to the church's heritage value, physical constraints and proposed residential use. The primary objective is to retain the building's architectural character, preserving its established form, proportions and key features, with new interventions kept limited and clearly subordinate to the existing fabric.

The proposals deliver a high-quality residential conversion through the adaptive reuse of the existing structure, working with the building's inherent layout and volume to secure its long-term future. Accessibility has been addressed through proportionate measures that respond to level changes and circulation constraints. The scheme also seeks to achieve policy-compliant residential amenity and improved environmental performance through a fabric-first approach, without harm to historic character.

6.3 Scale, Massing & Roof Form

The proposals do not introduce any significant changes to the building's height, roof form or overall massing. The existing roof profile and silhouette are retained, ensuring the church continues to make a positive contribution to local townscape views and the wider Conservation Area.

6.4 Elevation Analysis

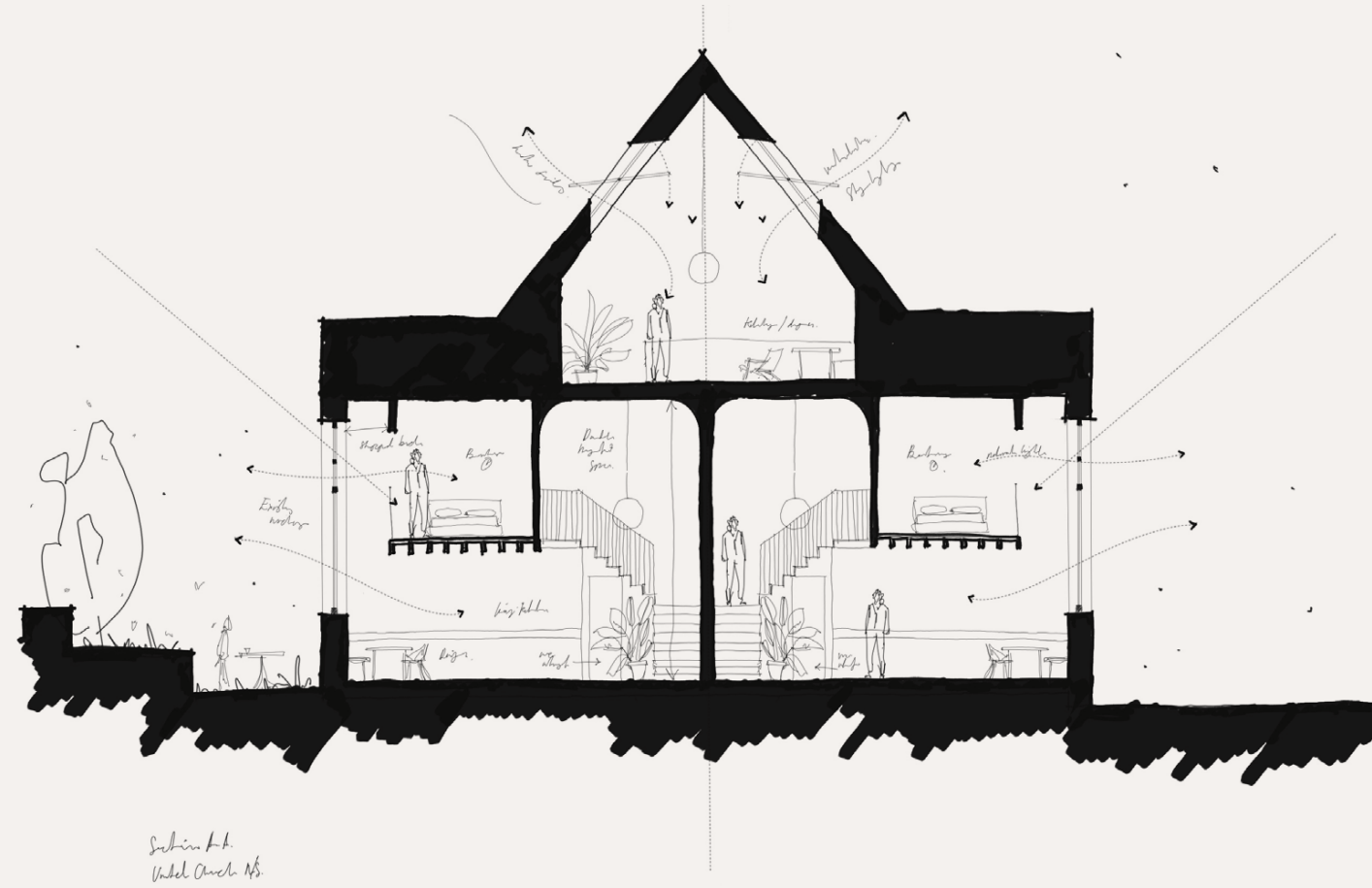
The elevation strategy is based on minimal intervention, with the existing architectural character of the church retained and respected throughout.

The front elevation (south) remains largely unchanged, preserving its symmetry, proportions and stained-glass windows. A new entrance door replaces the existing door within the original opening and is designed to match the scale and character of the façade.

The west elevation is also retained, with alterations limited to replacement doors or openings set within the existing fabric.

The east elevation accommodates subtle new openings to provide access to private garden areas. These are modest in scale, carefully positioned and designed to align with the proportions and materiality of the existing elevation.

Overall, external changes are limited and conservation-led, ensuring the church's appearance and contribution to the Conservation Area are preserved.

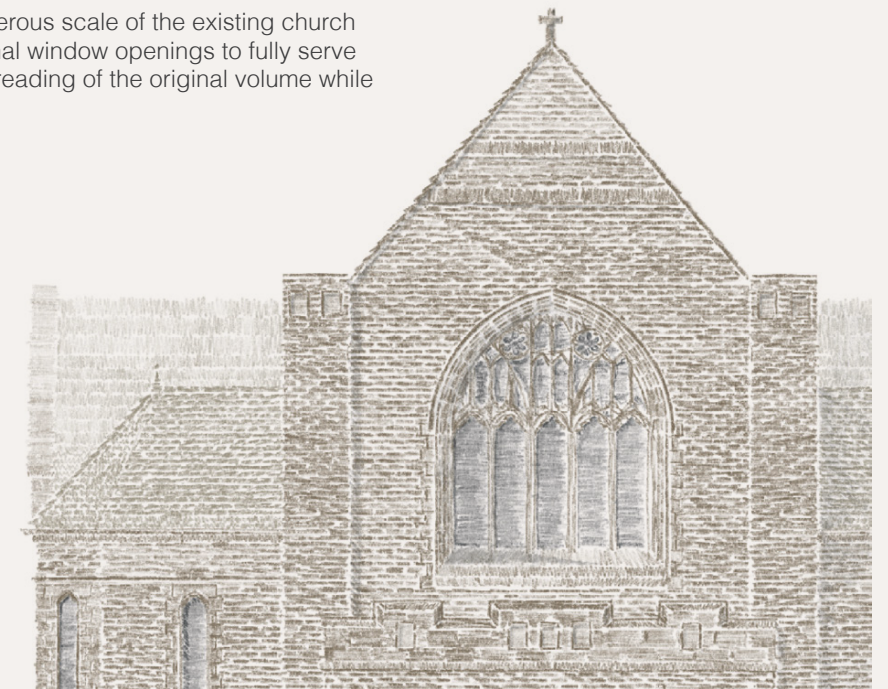


Interior CGI images

Section A-A illustrates the double-height volume of the one-bedroom maisonettes and the generous scale of the existing church interior. First-floor bedrooms are deliberately set back from the external walls, allowing the original window openings to fully serve the principal living spaces and maximise daylight penetration. This arrangement preserves the reading of the original volume while improving light quality and internal amenity.



Existing West Elevation



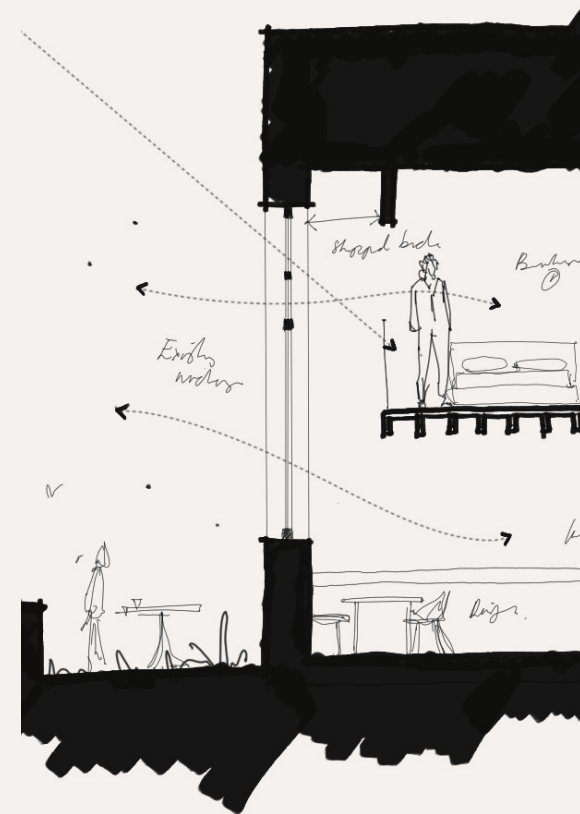
7.0 Appearance, Materials & Detailing

7.1 Retained Fabric

The design retains key architectural elements, including the original stone elevations, roof form and principal openings. These elements define the building's character and contribute to its significance within the Conservation Area.

7.2 New Materials

Where new interventions are required, materials have been selected to complement the existing palette. These may include [INSERT MATERIAL TYPES], and are intended to be lightweight and, where possible, reversible. A full materials schedule will be submitted alongside the application drawings.



Section sketch illustrating how the first-floor accommodation is set back from the existing window openings to maximise natural daylight and minimise intervention within the historic fabric

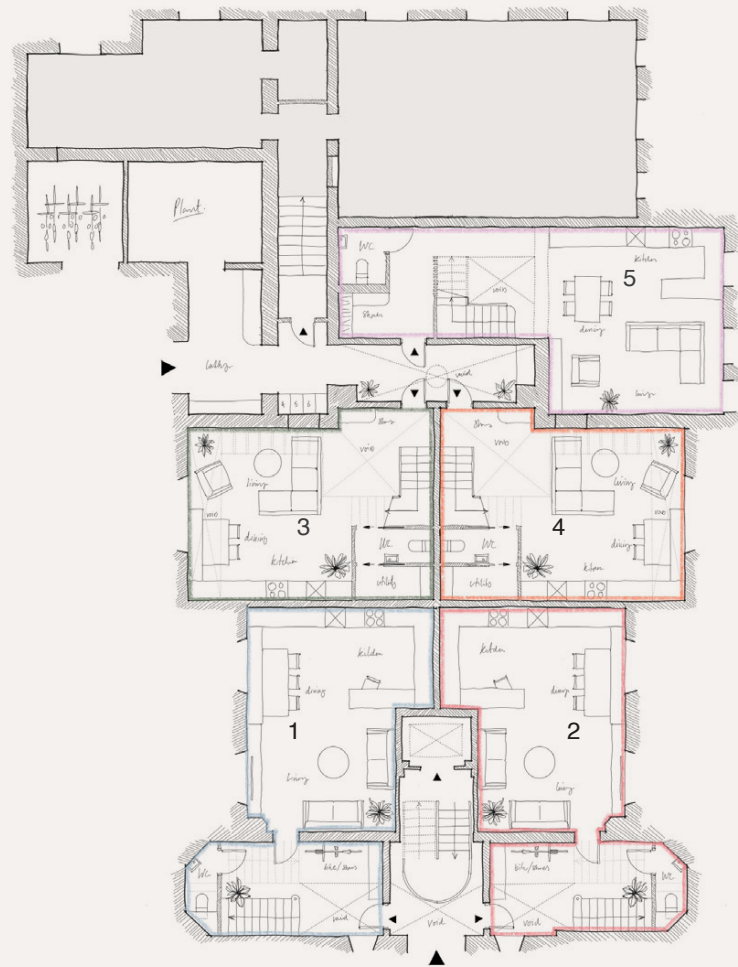


Existing West Elevation

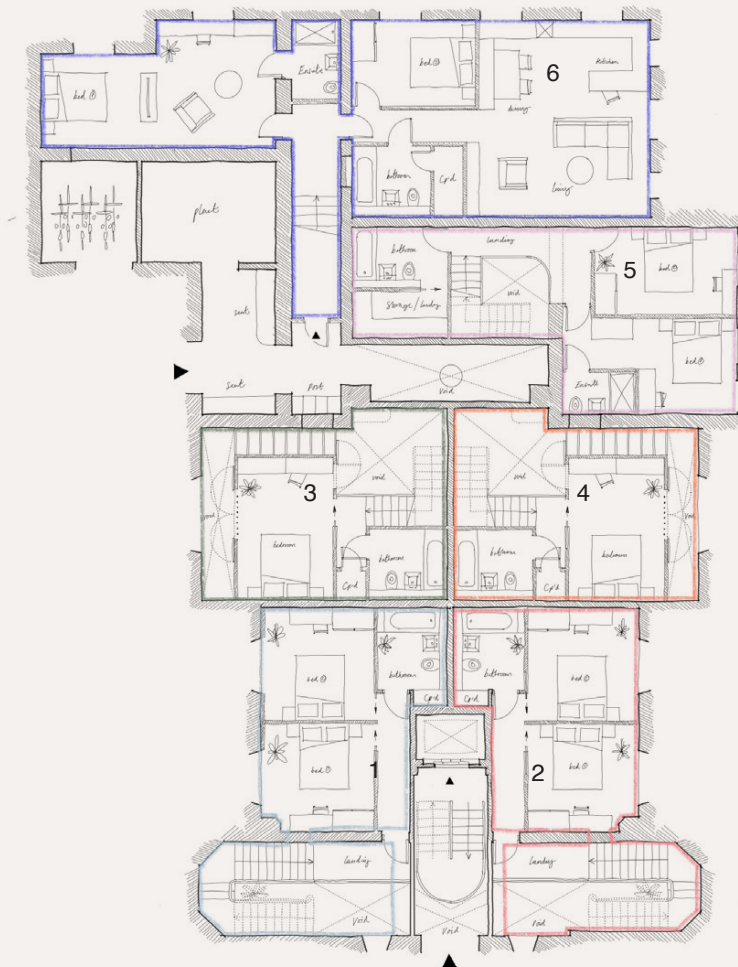


Proposed West Elevation

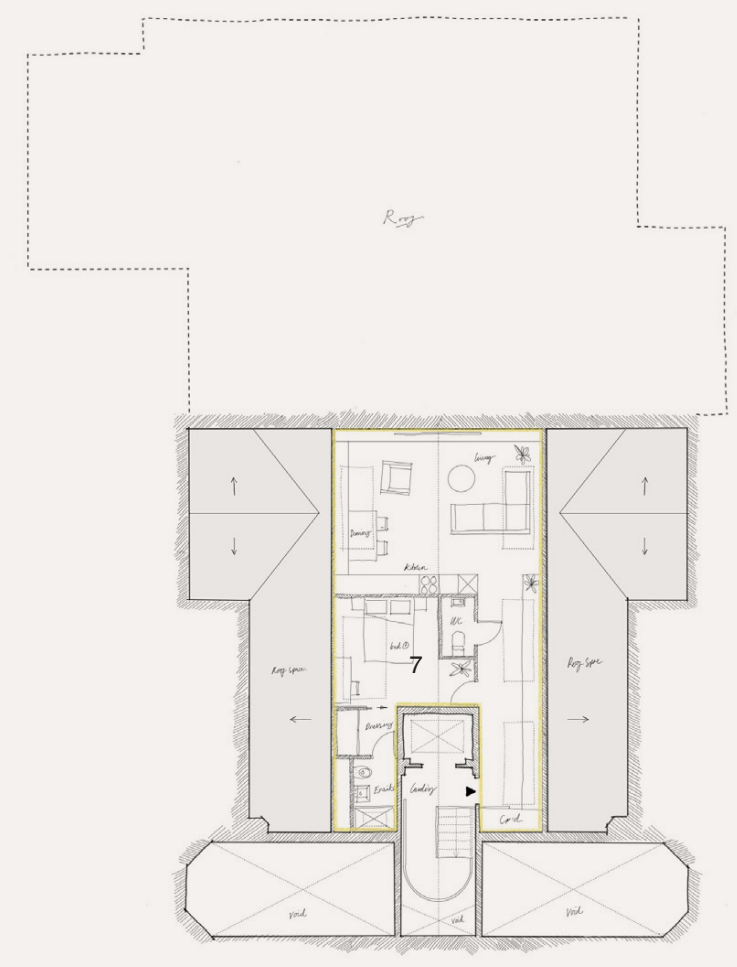
8.0 Plan Evolution



Sketch Proposed Ground Floor



Sketch Proposed First Floor



Sketch Proposed Second Floor

The initial feasibility focused on providing seven high-quality dwellings ranging from 1- and 2-bedroom maisonettes to apartments, with Gross Internal Areas (GIA) that meet or exceed the Nationally Described Space Standards within the existing church footprint. Each unit benefits from generous volume and natural light, making full use of the church's existing fabric and spatial character.

This diagram illustrates the overall organisation of the proposed dwellings across ground, first and upper floor levels. The layout responds directly to the existing structure and circulation of the church, arranging accommodation within the retained envelope while maintaining the building's inherent symmetry and hierarchy. The diagram demonstrates how the proposed mix of one- and two-bedroom homes is accommodated with minimal intervention and without subdivision of the primary historic volumes.

8.1 Typology Development

Stone Stair Townhouses (Lower Block) Church Units 1 & 2



Each maisonette is entered via the restored stone staircases, preserving the church's original symmetrical circulation.

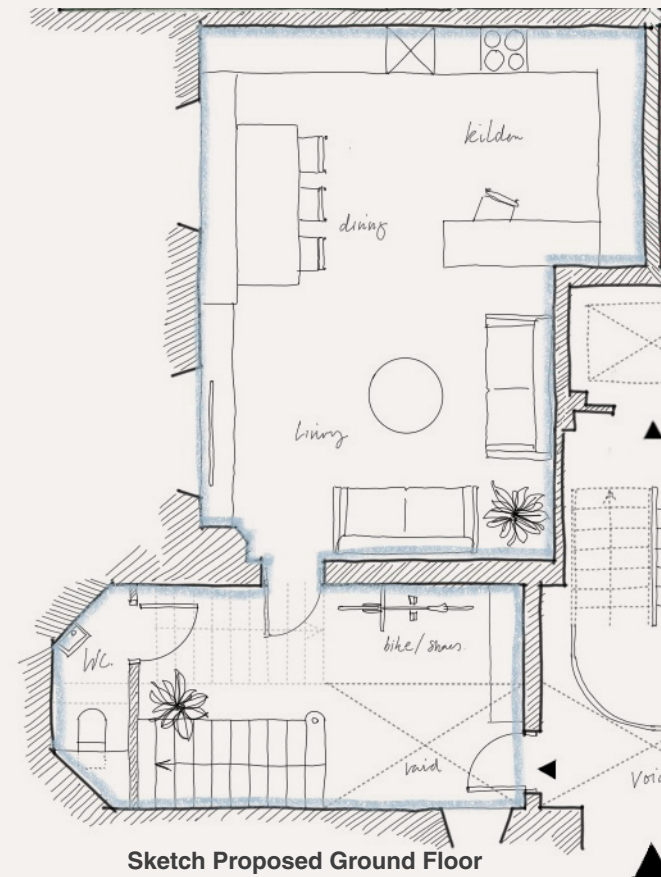
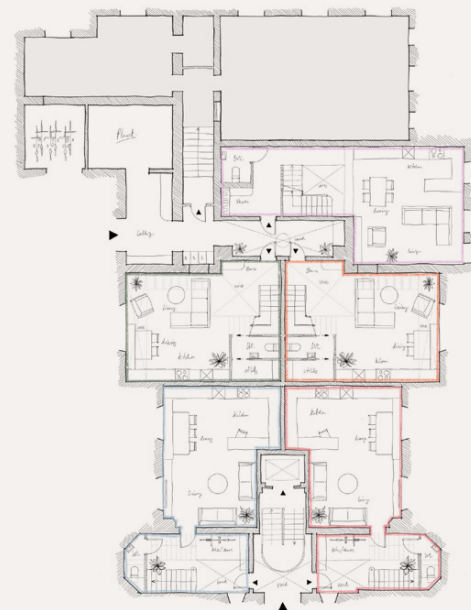
Inside, double-aspect living spaces and vaulted ceilings retain the scale and openness of the former nave, while a new lightweight central stair and lift core provides a shared yet elegant division between the two homes.

Together, the dwellings read as houses within the church, offering private, vertically arranged accommodation with a strong architectural character.

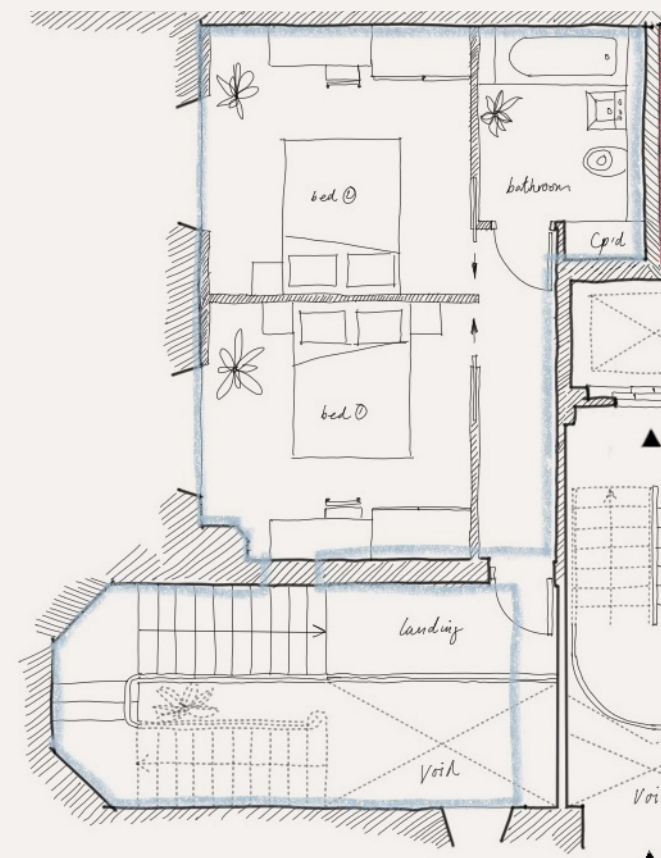
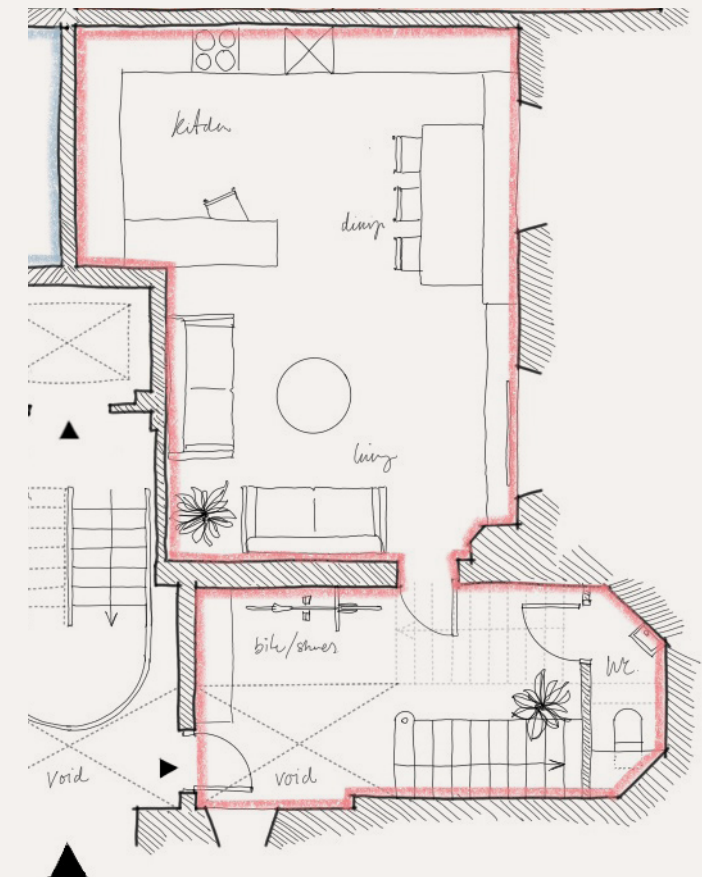
Precedent image



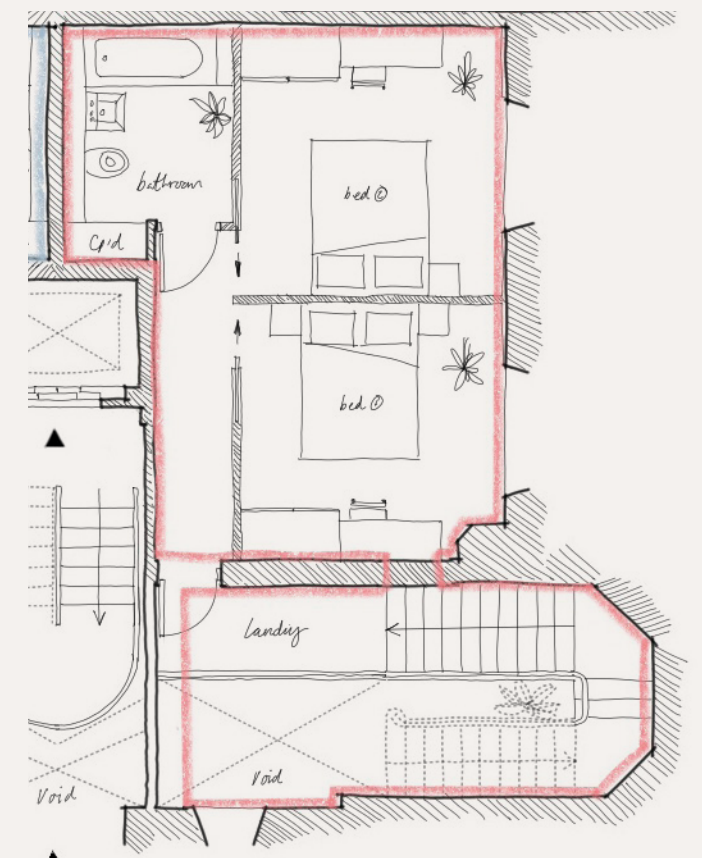
Precedent image



Sketch Proposed Ground Floor



Sketch Proposed First Floor





Existing stone staircase to be retained and restored.

Stone Stair Townhouses (Lower Block)
Church Units 1 & 2

Internal visual

Existing terrazzo tiles to be retained and restored



Natural lighting through new windows on the flanking elevations.

View through townhouse stairwell into living space.



Arched Maisonettes (Upper Block, Ground Level)
Church Units 3 & 4

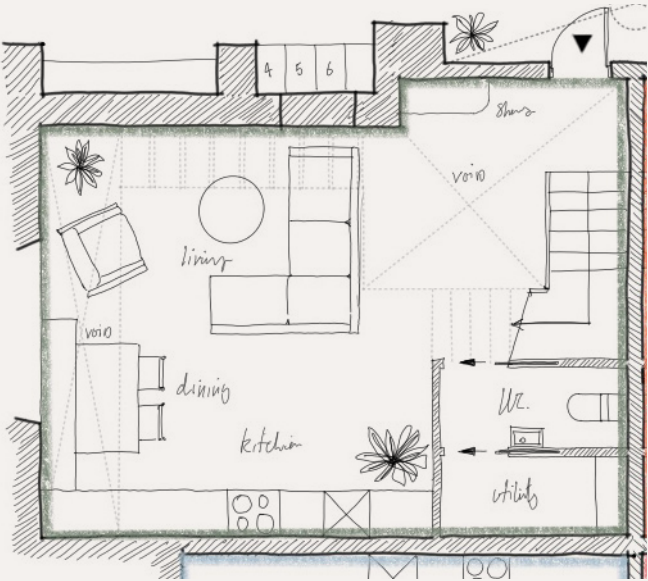
Accessed through the existing arched openings, each maisonette is entered via a double-height hall that celebrates the scale of the original church.

The first floor is set back from the external wall to reveal the full height of the arched window, creating a strong sense of light and volume, while a Juliet balcony from the main bedroom overlooks the living space below, maintaining visual connection through the original fabric. The result is a generous, characterful home that feels both intimate and closely connected to the church's internal space.

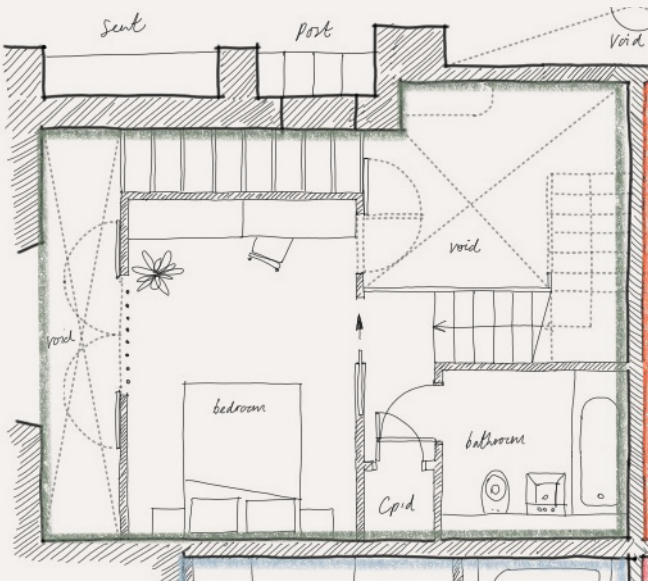
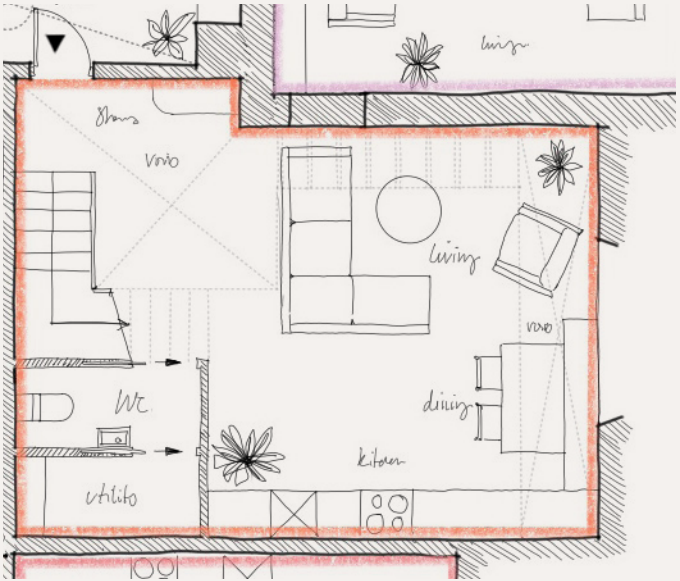
Precedent image



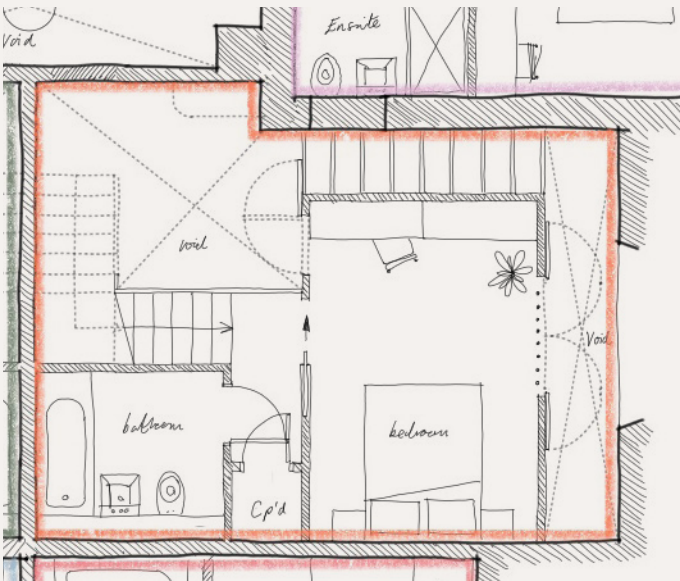
Precedent image



Sketch Proposed Ground Floor



Sketch Proposed First Floor



The space is designed to retain the sense of height and generosity of the original church interior. The new insertions sit comfortably within the existing envelope, allowing the proportions and volume of the building to remain the dominant experience.

The first-floor bedroom is set back from the external walls so the original volume can still be clearly read. This also allows natural light to travel deeper into the space, enhancing the feeling of openness and connection to the existing windows.

By carefully positioning the new accommodation within the historic shell, the proposal creates a calm and distinctive living environment, a one-off space that makes the most of the building's scale, light and character.

Upstairs bedroom.

Volume maximised.

Existing arch retained.



Arched Maisonnets (Upper Block, Ground Level)
Church Units 3 & 4

Internal visual

Natural lighting
through windows.



East Facing Maisonettes (Upper Block, Ground Level)
Church Units 5

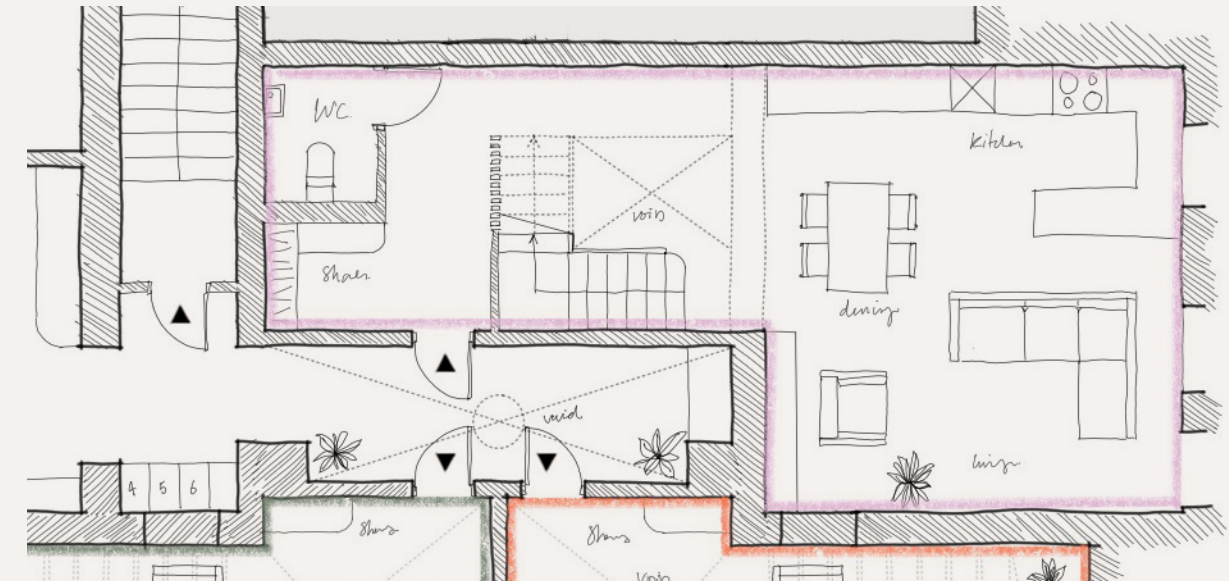
The ground-floor apartment departs from the church's original symmetrical planning in response to its position and relationship with the landscape.

Arranged as an open-plan living space, the layout makes efficient use of the existing footprint while benefitting from direct access to a private garden to the east. This connection to outdoor space enhances daylight, outlook and residential amenity, creating a calm and generous dwelling that balances contemporary living requirements with the constraints and character of the historic building.

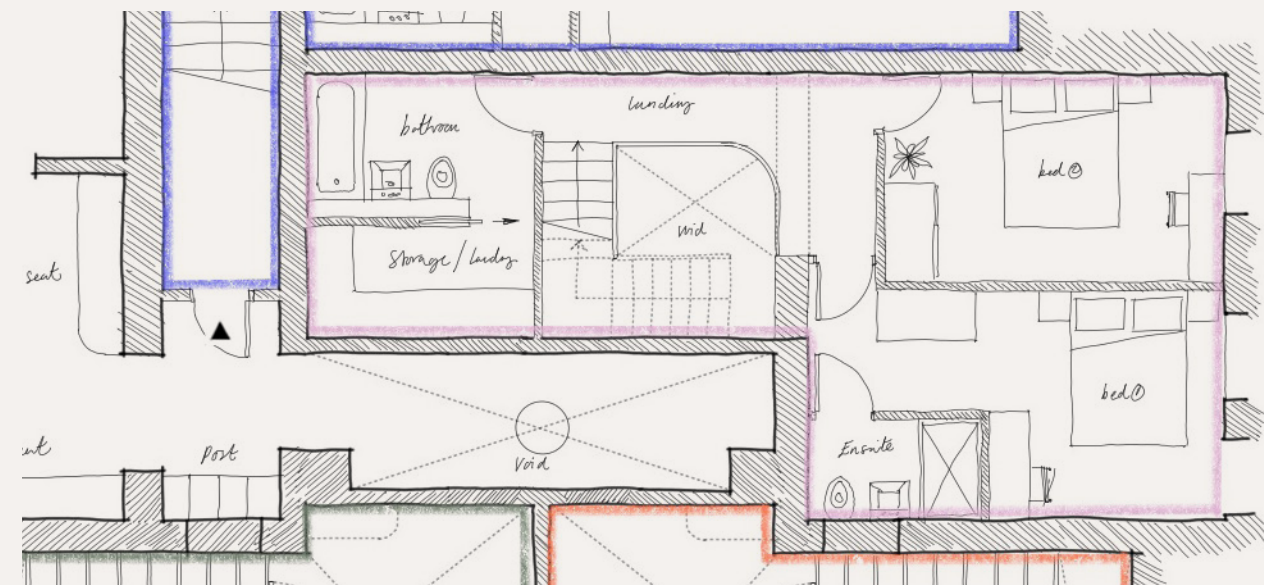
Precedent image



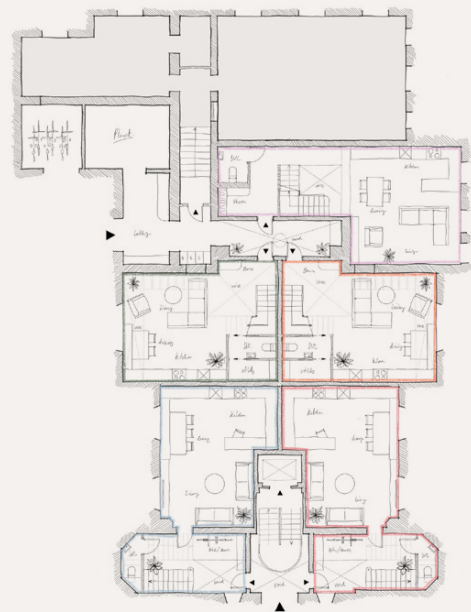
Precedent image



Sketch Proposed Ground Floor



Sketch Proposed First Floor



Upper Apartment (Upper Block, Ground Level)
Church Units 6



The uppermost apartment is located within the later addition to the church at higher ground level and is arranged as a distinct dwelling with its own character. The main living space benefits from a high vaulted ceiling, creating a generous and light-filled environment that contrasts with the more formal volumes of the original church.

East-facing garden space provides private outdoor amenity and a strong relationship to the landscape, while the layout takes advantage of the building's position and orientation to deliver a well-proportioned and comfortable home.

Penhouse Apartment
Church Units 7

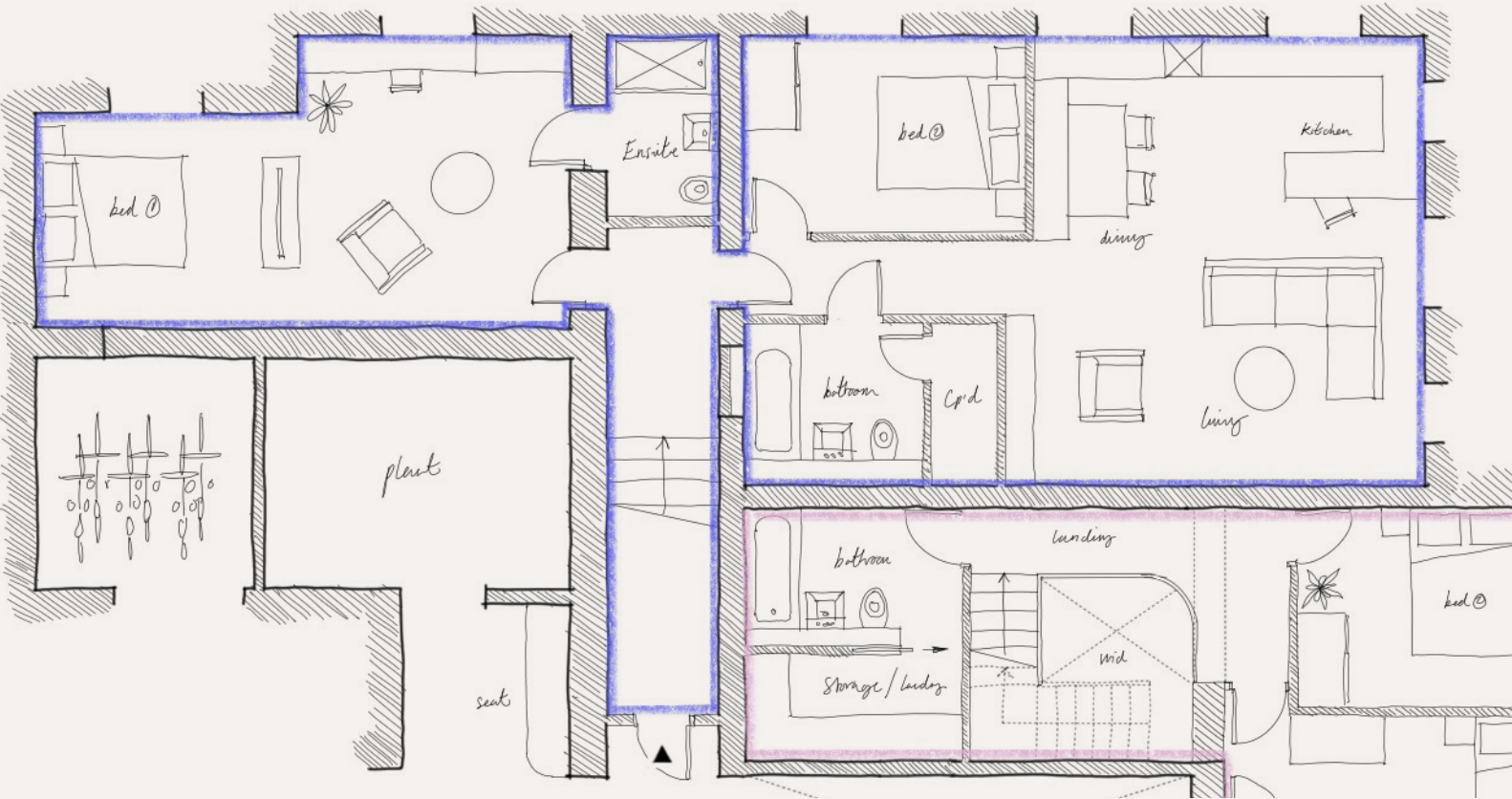


The penthouse apartment is formed within the vaulted roof space of the church and is accessed via a private lift, providing a discreet and inclusive route to the upper level. Arranged as a one-bedroom dwelling, the apartment makes full use of the existing roof volume, with the main living space defined by the exposed vaulted ceiling.

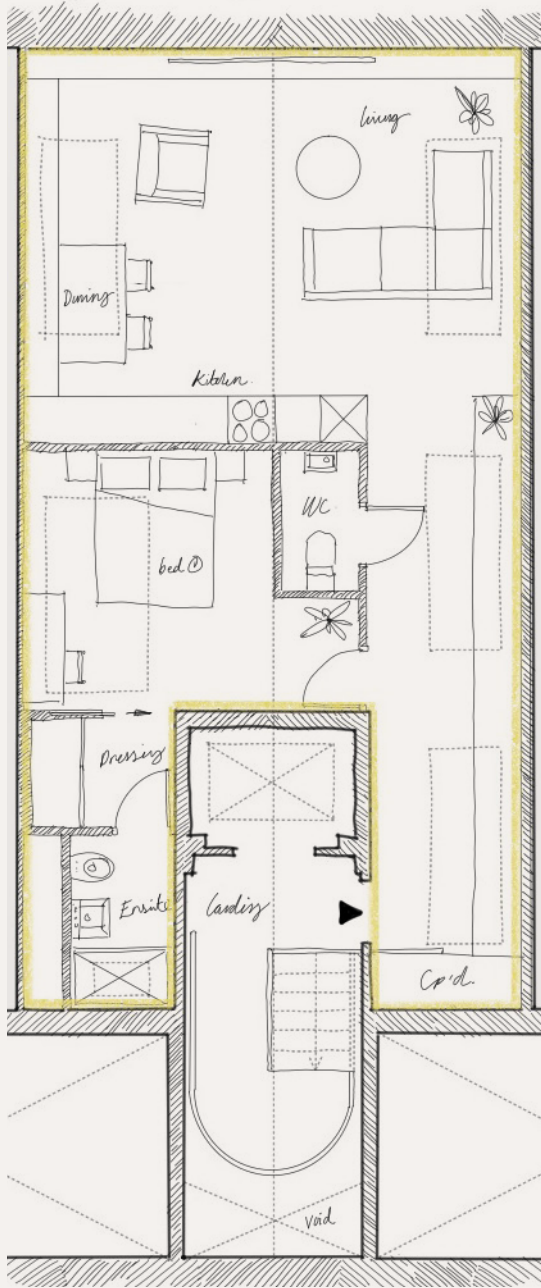
A modest balcony is carefully integrated within the roof form, offering east-facing views and a private outdoor space, while maintaining the external appearance of the building. The result is a distinctive and well-considered home that celebrates the spatial qualities of the existing structure.



Precedent image



Sketch Proposed Floor Plan



Sketch Proposed Floor Plan

9.0 Proposed Use & Amount

9.1 Existing Use

The United Church in Marsden was historically used as a place of Christian worship, formed through a partnership between the Methodist Church and the United Reformed Church. During its active period, the church and the adjacent Sunday School building served the local community through regular services and a range of associated activities, including teaching, youth groups and wider community events. Worship at the church has now ceased, and both buildings no longer operate in their original community role, with the site proposed for conversion to residential use.

9.2 Proposed Use

The application seeks approval for the conversion of the existing buildings to provide seven residential units within the church and an additional unit within the former Sunday School, all within Use Class C3, achieved through the adaptive reuse of the existing structures.

10.0 Proposed Layout

10.1 Amount & Mix of Development

The proposal provides a total of eight residential dwellings, comprising seven units within the former church building and one unit within the former Sunday School, all within Use Class C3.

The residential mix includes a combination of one- and two-bedroom apartments and maisonettes, responding to local housing need and aligning with Kirklees' objective to deliver a balanced range of dwelling sizes within sustainable, accessible locations.

An Accommodation Schedule is provided below, setting out unit types and approximate gross internal areas.

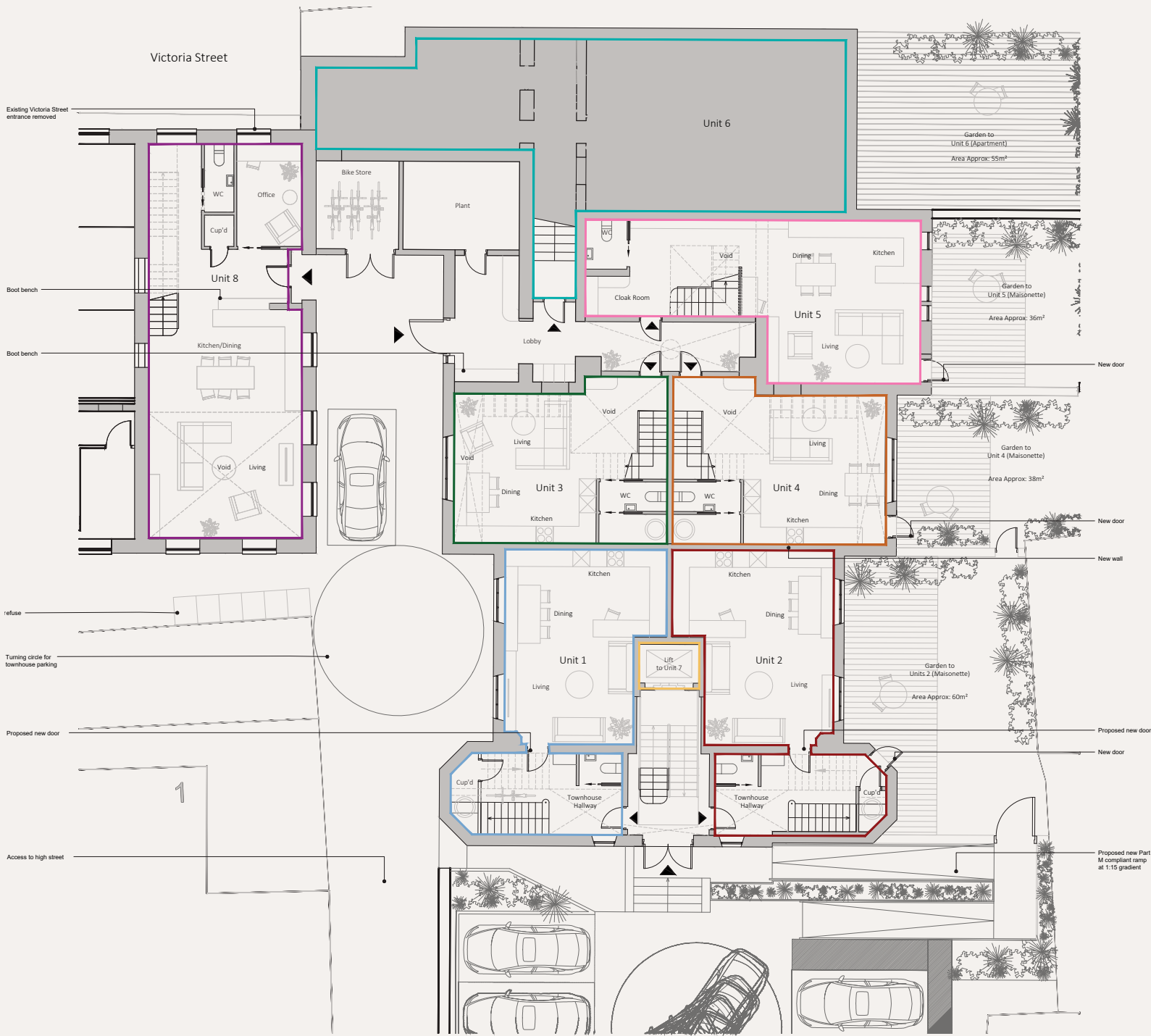
10.2 Proposed Layout

The proposed layout seeks to retain primary volumes wherever possible, particularly where these contribute to the character of the building. New accommodation is arranged around the existing structure to make efficient use of space while ensuring that circulation routes are clear and accessible.

Layouts have been designed to provide adequate daylight, ventilation and privacy for future occupants, informed by the accompanying technical assessments.

10.3 Amenity & Servicing

Communal space is limited to shared entrance lobbies, with all circulation and amenity otherwise provided privately within individual dwellings. Servicing, delivery and refuse routes are logically arranged to minimise visual and operational impact.



Proposed Accommodation Schedule

Ref.	Building Element	Dwelling Type	Bedrooms	Approx. GIA (m²)
1	Church	Maisonette	2	104
2	Church	Maisonette	2	104
3	Church	Maisonette	1	67
4	Church	Maisonette	1	67
5	Church	Maisonette	2	104
6	Church	Apartment	2	94
7	Church	Apartment	1	69
8	Sunday School	Townhouse	2	TBC
Total (Church)			7 dwellings	609 m²

11.0 Landscaping & Public Realm

11.1 Hard Landscape

The hard landscape strategy focuses on retaining and reinforcing existing site features while improving legibility and movement. Existing stone boundary walls are retained where possible, maintaining the established character of the Conservation Area. New hard surfaces are limited and carefully integrated, with permeable paving used where appropriate to reduce surface water run-off. Access paths and steps are rationalised to create clearer, more direct routes through the site while responding sensitively to existing level changes.

11.2 Soft Landscape

The soft landscape strategy is informed by the site's setting and seeks to balance private amenity with wider ecological enhancement. Areas immediately adjacent to the church are proposed as private garden spaces for ground-floor dwellings, providing defensible and usable outdoor amenity closely related to the building.

Beyond these areas, the landscape strategy shifts towards a more naturalistic approach, incorporating wildflower planting and pollinator-friendly species to enhance biodiversity and soften the site's edges. This approach reinforces the semi-rural character of Marsden, improves visual amenity, and contributes to local ecological networks, while avoiding over-formalisation of the landscape.

11.3 Levels and Accessibility

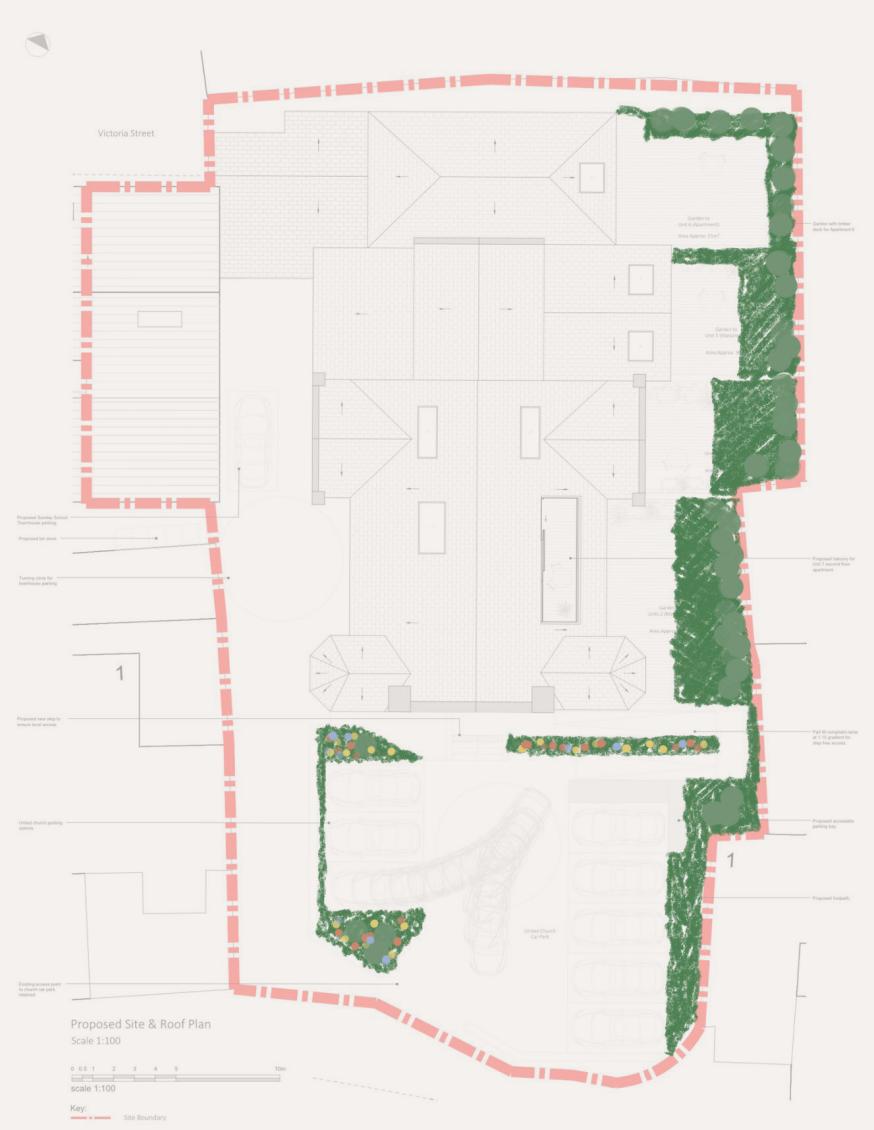
Changes in level across the site are an inherent characteristic of its valley setting. These are addressed through a combination of graded paths, terraces and, where necessary, ramps or steps. The approach seeks to maximise accessibility and ease of movement while minimising ground disturbance and retaining the site's existing topography.

11.4 Surface Water Drainage

Surface water will be managed in accordance with the principles of the SuDS hierarchy, with the aim of controlling run-off rates and avoiding any increase in flood risk elsewhere. Measures are expected to include permeable surfacing and on-site attenuation where appropriate. The detailed drainage strategy will be confirmed at the technical design stage.

11.5 Foul Drainage

Foul drainage is proposed to connect to the existing adopted sewer network, subject to the necessary approvals and technical agreements with Yorkshire Water.



Opportunity for additional landscaping

Precedent Image



Precedent Image

12.0 Access, Movement and Parking

12.1 Inclusive Access Principles

The scheme has been designed to provide inclusive access in accordance with the requirements of Building Regulations M4(1), ensuring that the dwellings are accessible and adaptable for a wide range of users. The approach recognises the physical and spatial constraints of the existing historic building and its topography, with reasonable and proportionate measures introduced to support inclusive use without compromising the character or significance of the church.

12.2 Entrances and Internal Circulation

Entrances are designed to be clear, legible and easily identifiable, with step-free access provided where possible or served by a compliant accessible ramp. Shared entrance lobbies serve the dwellings, with all internal circulation contained within individual homes. Internal layouts provide clear and logical circulation routes, appropriate widths and good levels of natural and artificial lighting to support inclusive and safe use.

12.3 Vehicular Access and Parking

The parking strategy reflects the proposed mix of one- and two-bedroom dwellings and responds to the constraints of the existing site. The church currently benefits from seven on-site parking spaces to the front of the building, all of which are retained as part of the proposals. One of the existing spaces is to be designated as an accessible parking bay, located close to the principal entrance.

This level of provision is considered proportionate given the scale and nature of the development, the site's central village location, strong public transport accessibility and the constraints of the Conservation Area. No additional parking or hardstanding is proposed.

12.4 Sustainable Transport

The site benefits from walkable access to local facilities within Marsden village and strong public transport connections, including Marsden railway station and nearby bus stops. Secure cycle parking is provided on site to encourage sustainable travel choices and reduce reliance on private car use.

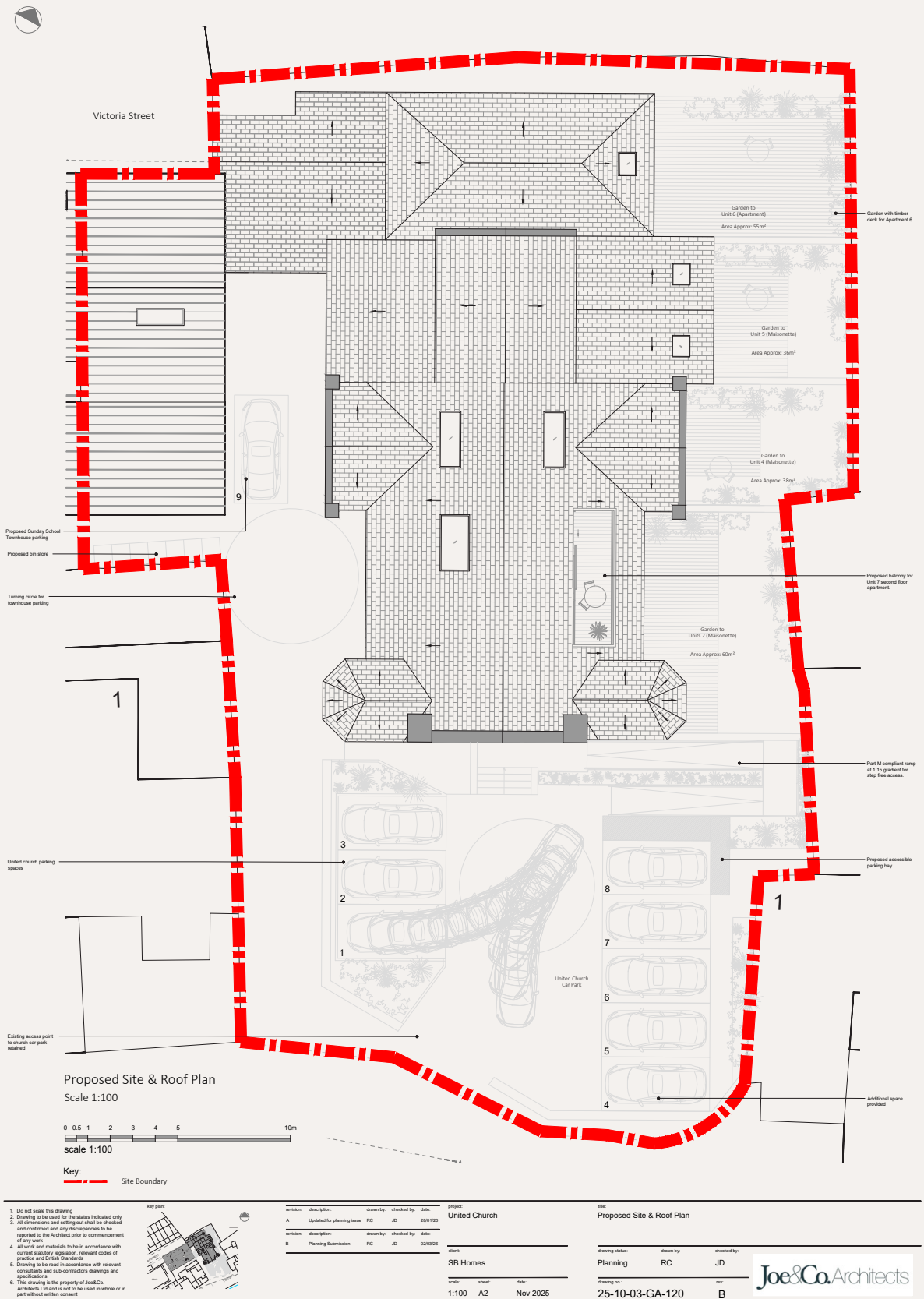
13.0 Waste & Cycle Strategy

13.1 Refuse Storage

Refuse and recycling storage is provided on site and designed to allow appropriate separation of waste streams. Storage locations are positioned to provide convenient access for residents and collection, with drag distances kept proportionate to the scale of the development. Bin stores are discreetly located and screened to minimise visual impact.

13.1 Cycle Storage

Secure cycle storage is provided on site and is conveniently located to encourage use. Stores are positioned to be well lit and benefit from natural surveillance, supporting safe and practical day-to-day use.



Proposed Site and Roof Plan

14.0 Residential Amenity & Environmental Quality

14.1 Daylight & Sunlight

Internal layouts have been carefully arranged to maximise access to natural daylight within the constraints of the existing church fabric and window openings. Habitable rooms are positioned to benefit from the building's larger historic windows wherever possible, supporting good levels of internal amenity.

14.2 Privacy

The internal arrangement of the dwellings follows the existing structure and subdivision of the church, resulting in a series of well-separated units with a high degree of internal privacy. The use of retained window openings and the building's solid masonry construction limits opportunities for overlooking, ensuring appropriate levels of privacy for future occupants and neighbouring properties.

14.3 Noise

The design responds to the findings of the accompanying Noise Assessment, which has informed the specification of the building envelope and internal layout. Mitigation measures are incorporated where required to ensure that internal noise levels meet the guidance set out in BS8233:2014, supporting a good standard of residential amenity.

14.4 Ventilation

Ventilation is provided through a combination of natural and mechanical systems, selected to suit the retained building fabric and layout. This approach ensures adequate air quality and occupant comfort while responding appropriately to the constraints of the existing structure.



15.0 Sustainability & Energy Strategy

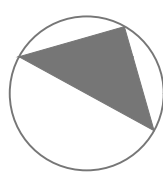
15.1 Part L

The proposals adopt a fabric-first approach to sustainability, prioritising improved thermal performance through sensitive upgrades to the existing building envelope. Measures include enhanced airtightness where feasible, water-efficient fixtures and fittings, and the reuse of the existing structure, which significantly reduces embodied carbon. This approach supports long-term environmental performance while respecting the constraints and character of the historic building.

15.0 Summary & Conclusion

The proposed development represents a sensitive and policy-compliant reuse of the United Church, responding directly to the building's character, history and Conservation Area setting. By working within the existing fabric and layout, the scheme secures the long-term future of a locally significant heritage asset while delivering high-quality, accessible homes. The proposals demonstrate a considered balance between conservation, residential amenity and sustainability, ensuring the building can continue to make a positive contribution to Marsden.

17.0 Existing Drawings



Victoria Street

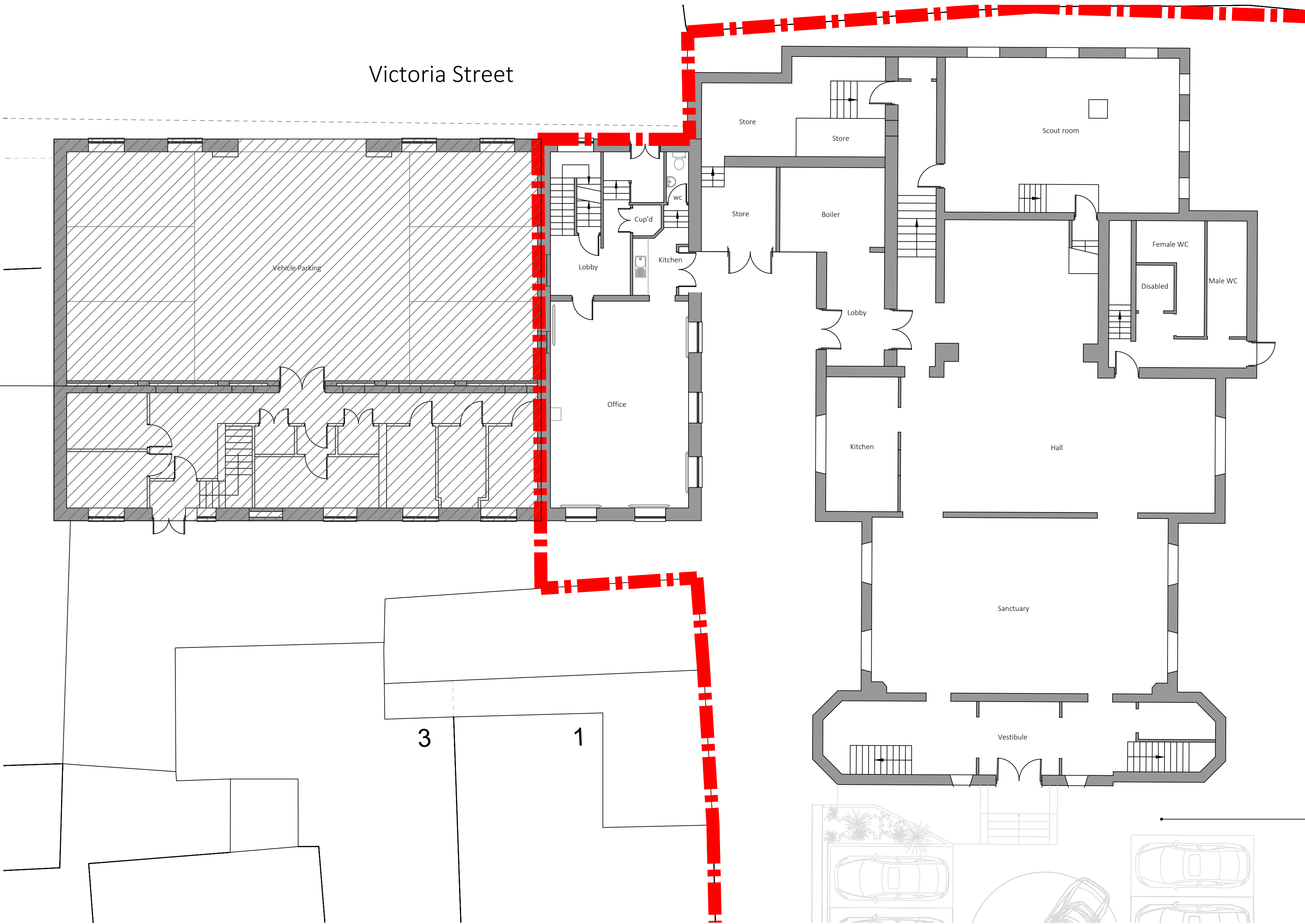
No change to this area of the Sunday School - Only for context



Existing Basement Floor Plan
Scale 1:100

Victoria Street

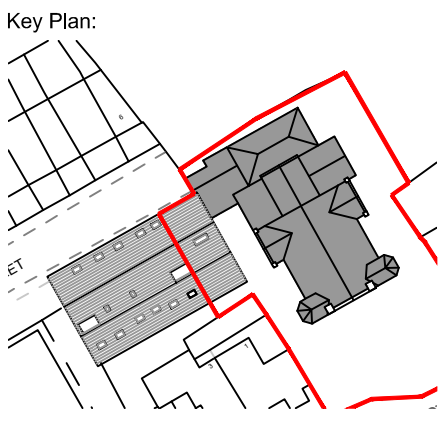
No change to this area of the Sunday School - Only for context



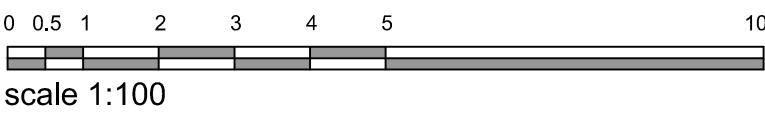
Existing Ground Floor Plan
Scale 1:100

Key:
--- Site Boundary

1. Do not scale this drawing
2. Drawing to be used for the status indicated only
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
6. This drawing is the property of Joe&Co. Architects Ltd and is not to be used in whole or in part without written consent



revision:	description:	drawn by:	checked by:	date:
A	Updated for planning issue	RC	JD	28/01/26
revision:	description:	drawn by:	checked by:	date:
B	Planning Submission	RC	JD	02/03/26



project:
United Church

client:
SB Homes

scale: 1:100
sheet: A1
date: Nov 2025

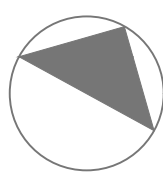
title:
Existing Ground & First Floor Plans

drawing status: Planning
drawn by: RC
checked by: JD

drawing no.: 25-10-03-EX-100

rev: B

Joe&Co Architects



Victoria Street

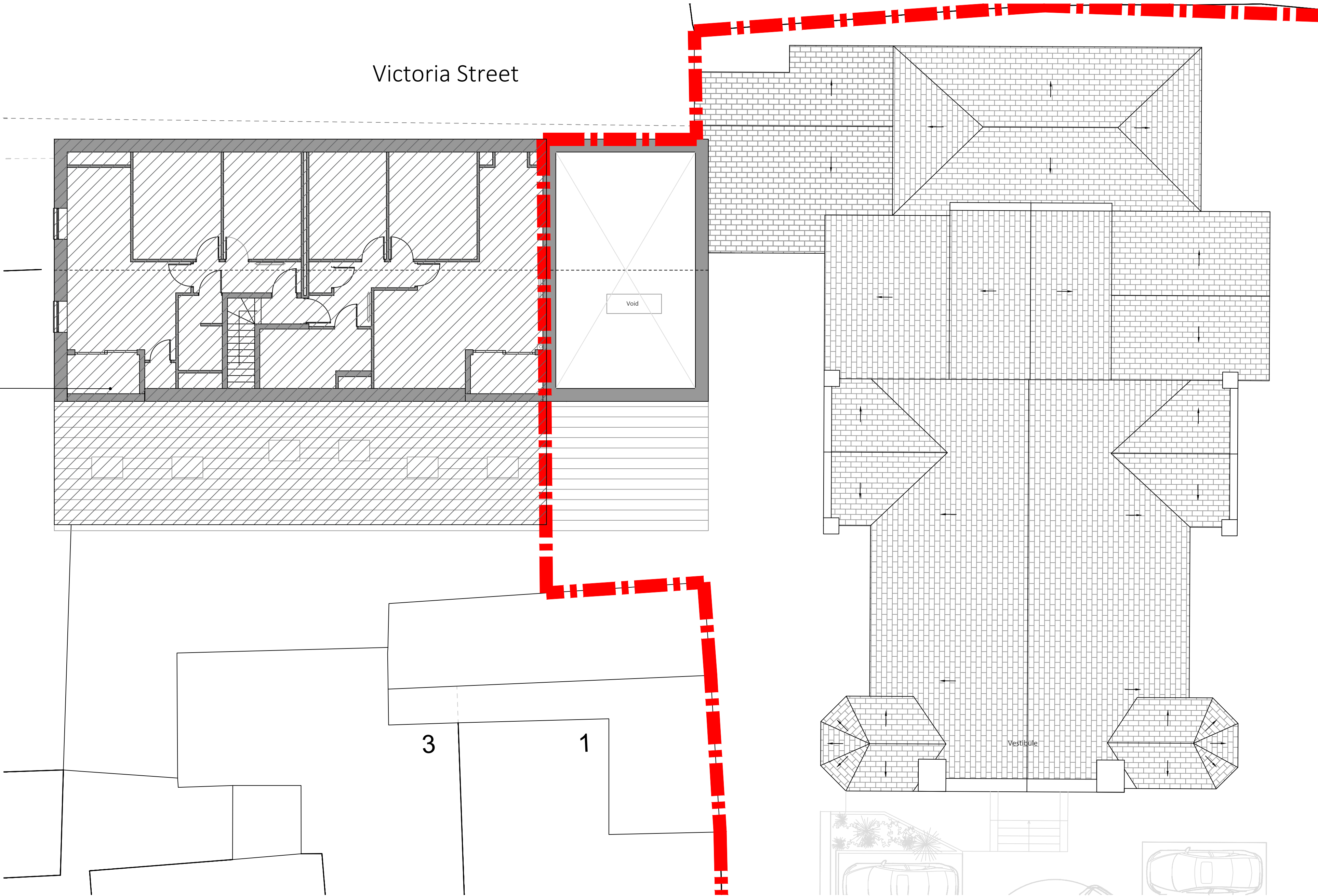
No change to this area of the Sunday School - Only for context



Existing First Floor Plan
Scale 1:100

Victoria Street

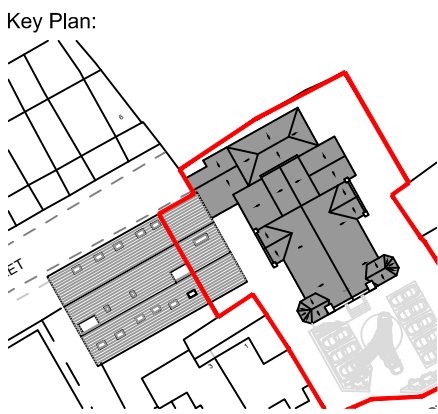
No change to this area of the Sunday School - Only for context



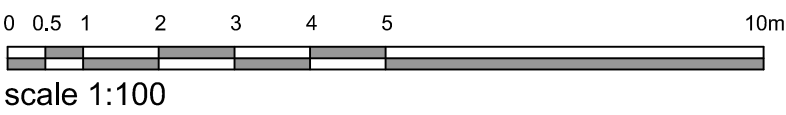
Existing Existing Second Floor Plan
Scale 1:100

Key:
--- Site Boundary

1. Do not scale this drawing
2. Drawing to be used for the status indicated only
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
6. This drawing is the property of Joe&Co. Architects Ltd and is not to be used in whole or in part without written consent



revision:	description:	drawn by:	checked by:	date:
A	Updated for planning issue	RC	JD	28/01/26
revision:	description:	drawn by:	checked by:	date:
B	Planning Submission	RC	JD	02/03/26



project:
United Church

client:
SB Homes

scale: 1:100
sheet: A1
date: Nov 2025

title:
Existing First & Second Floor Plans

drawing status: Planning
drawn by: RC
checked by: JD

drawing no.: 25-10-03-EX-100

rev: B

Joe&Co Architects



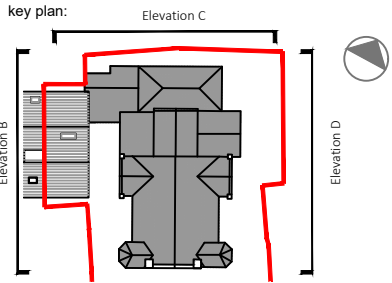
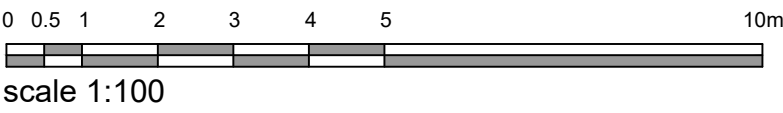
Existing Elevation A
Scale 1:100



Existing Elevation B
Scale 1:100

Key:
--- Site Boundary

1. Do not scale this drawing
2. Drawing to be used for the status indicated only
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
6. This drawing is the property of Joe&Co.



revision:	description:	drawn by:	checked by:	date:
A	Updated for planning issue	RC	JD	28/01/26

project:
United Church

client:
SB Homes

scale: sheet: date:

title:
Existing Elevations A & B
(United Church)

drawing status: drawn by: checked by:
Planning RC JD

drawing no.: rev:

Joe&Co.Architects



Existing Elevation C
Scale 1:100



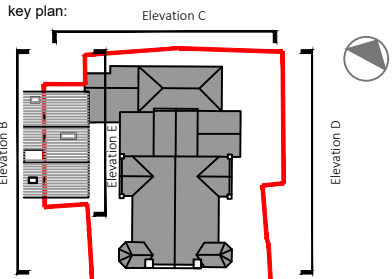
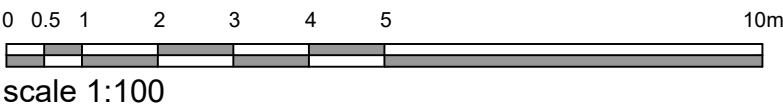
Existing Elevation E
Scale 1:100



Existing Elevation D
Scale 1:100

Key:
--- Site Boundary

1. Do not scale this drawing
2. Drawing to be used for the status indicated only
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
6. This drawing is the property of Joe&Co.



revision:	description:	drawn by:	checked by:	date:
A	Updated for planning issue	RC	JD	28/01/26

project:
United Church

client:
SB Homes

scale: sheet: date:

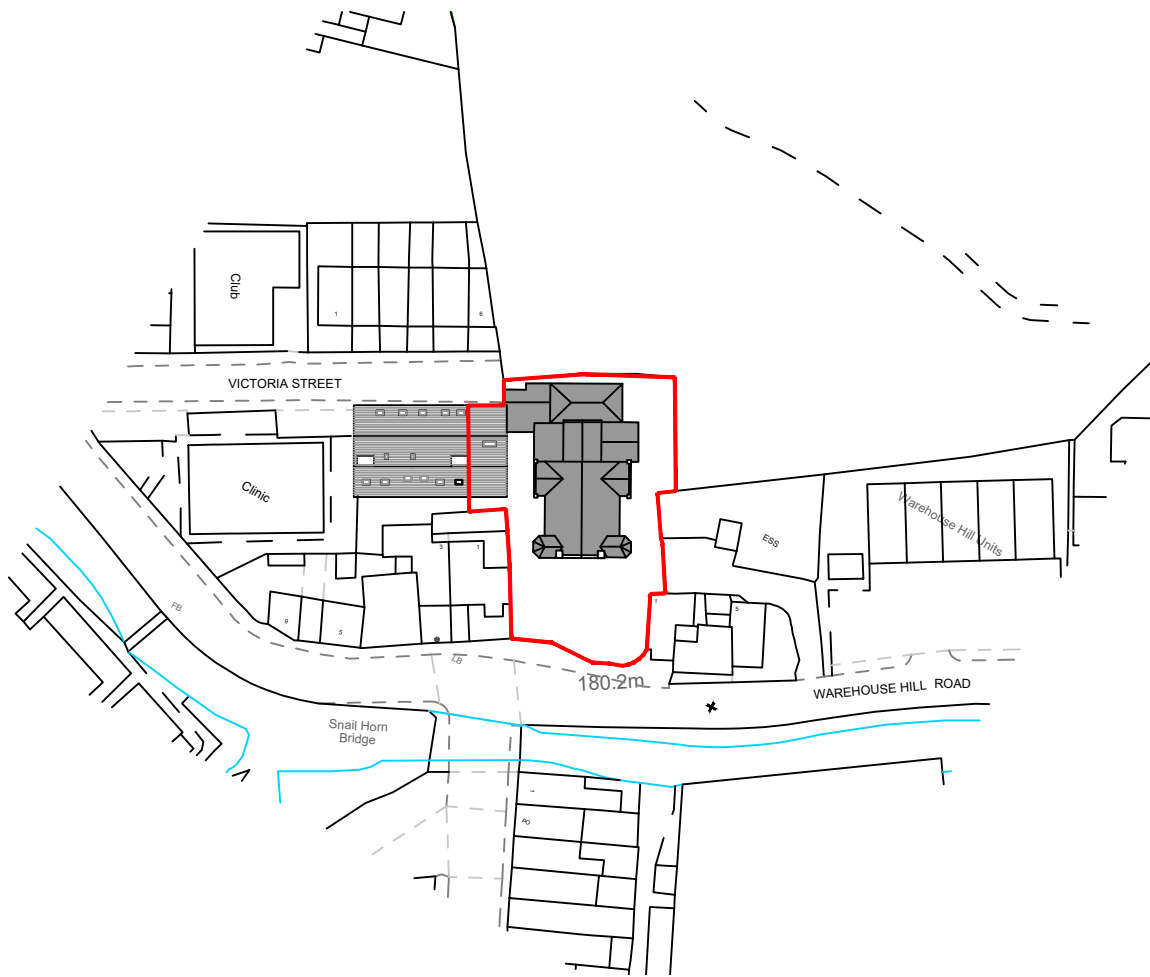
title:
Existing Elevations C & D
(United Church)

drawing status: drawn by: checked by:
Planning RC JD

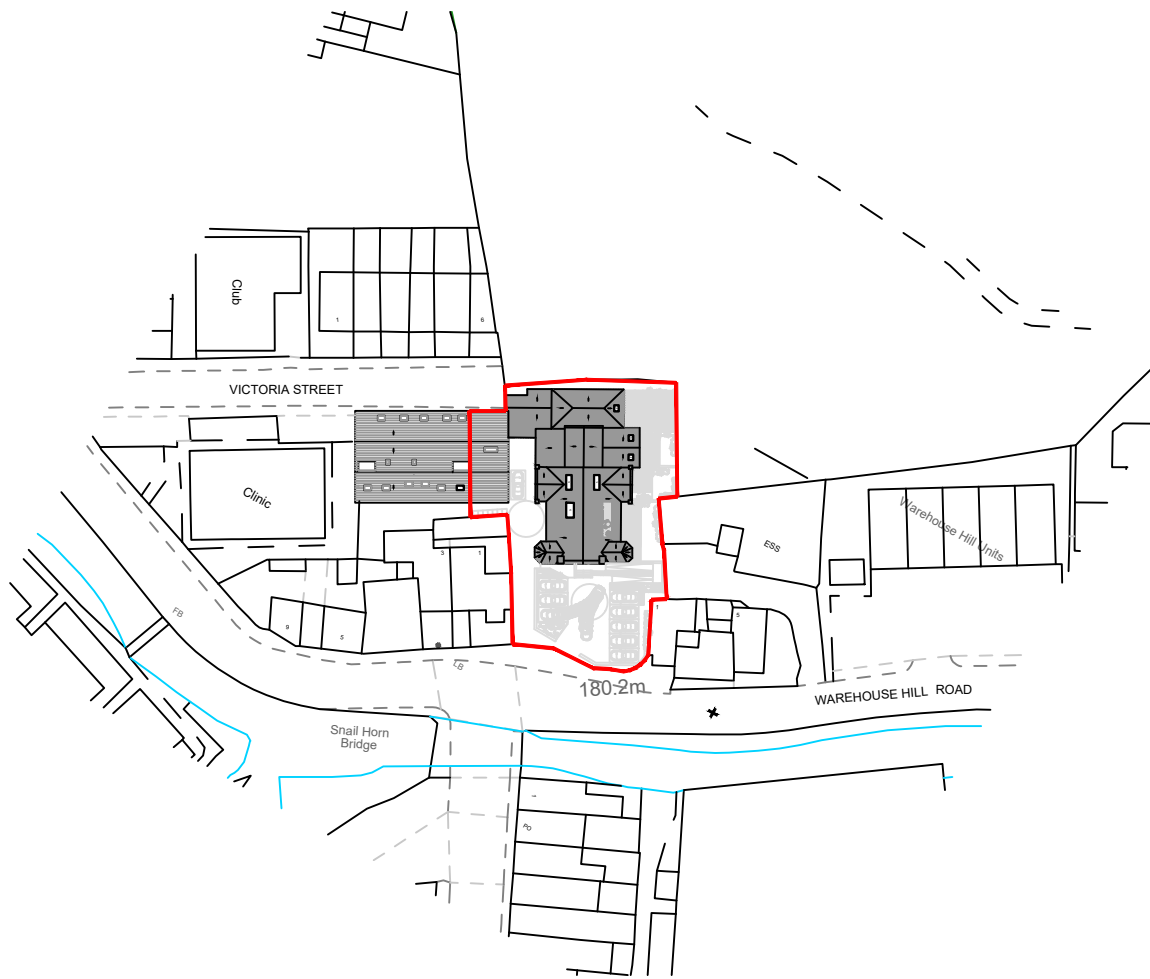
drawing no.: rev:

Joe&Co.Architects

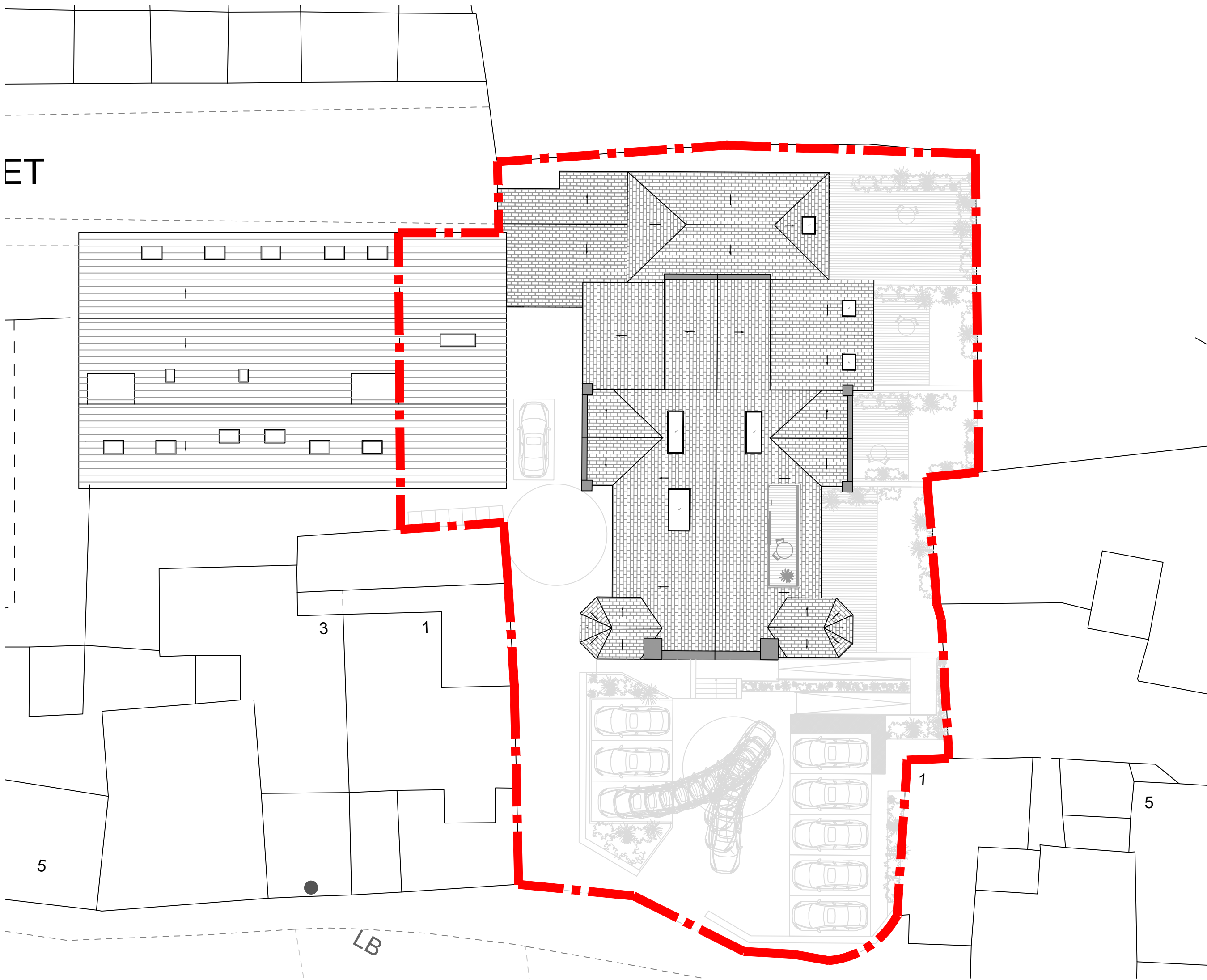
17.0 Proposed Drawings



Existing Site Plan
Scale 1:1250



Proposed Site Plan
Scale 1:1250

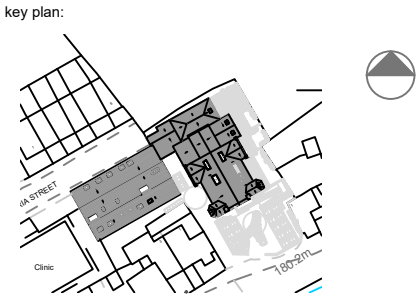


Proposed Site Plan
Scale 1:200

Key:
- - - - - Site Boundary

1. Do not scale this drawing
2. Drawing to be used for the status indicated only
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
6. This drawing is the property of Joe&Co. Architects Ltd and is not to be used in whole or in part without written consent

0 2 4 10 20m
scale 1:200



revision:	description:	drawn by:	checked by:	date:
A	Updated for planning issue	RC	JD	28/01/26
revision:	description:	drawn by:	checked by:	date:
B	Planning Submission	RC	JD	02/03/26

project:
United Church

client:
SB Homes

scale: sheet: date:
Varied A2 Nov 2025

title:
Location Plan

drawing status: drawn by: checked by:
Planning RC JD

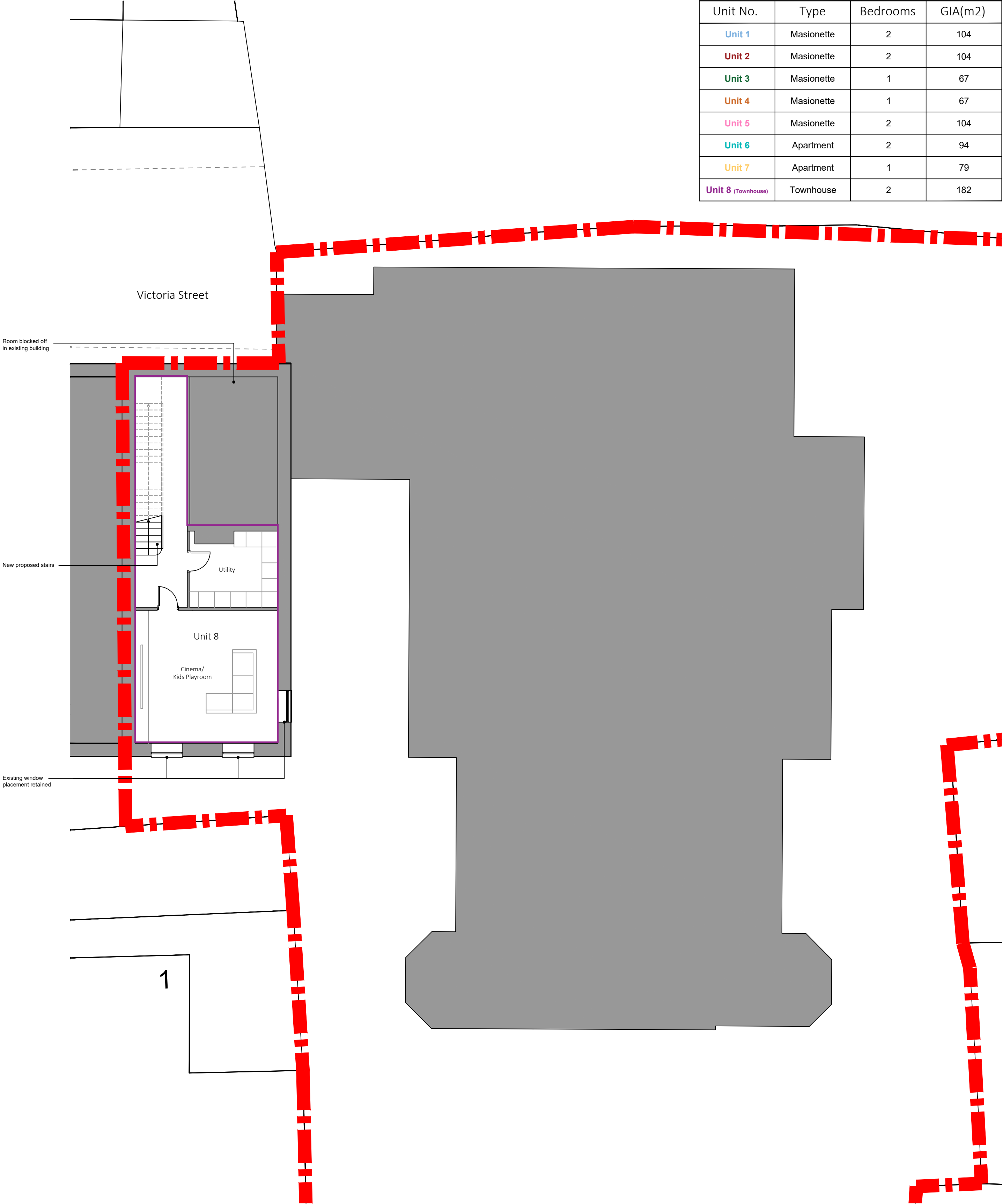
drawing no.: rev:
25-10-03-EX-050 B

Joe&Co. Architects

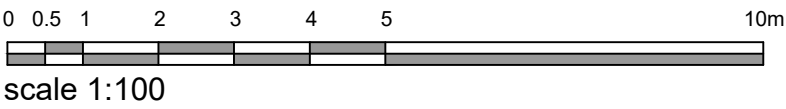


Accommodation Schedule

Unit No.	Type	Bedrooms	GIA(m2)
Unit 1	Masionette	2	104
Unit 2	Masionette	2	104
Unit 3	Masionette	1	67
Unit 4	Masionette	1	67
Unit 5	Masionette	2	104
Unit 6	Apartment	2	94
Unit 7	Apartment	1	79
Unit 8 (Townhouse)	Townhouse	2	182

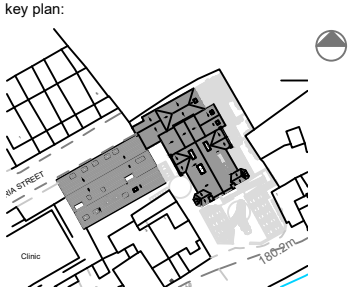


Proposed Basement Floor Plan
Scale 1:100



Key:
Site Boundary

1. Do not scale this drawing
2. Drawing to be used for the status indicated only
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
6. This drawing is the property of Joe&Co. Architects Ltd and is not to be used in whole or in part without written consent



revision:	description:	drawn by:	checked by:	date:
A	Updated for planning issue	RC	JD	28/01/26
revision:	description:	drawn by:	checked by:	date:
B	Planning Submission	RC	JD	02/03/26

project:
United Church

client:
SB Homes

scale: 1:100 sheet: A2 date: Nov 2025

title:
Proposed Basement Floor Plan

drawing status: **Planning** drawn by: **RC** checked by: **JD**

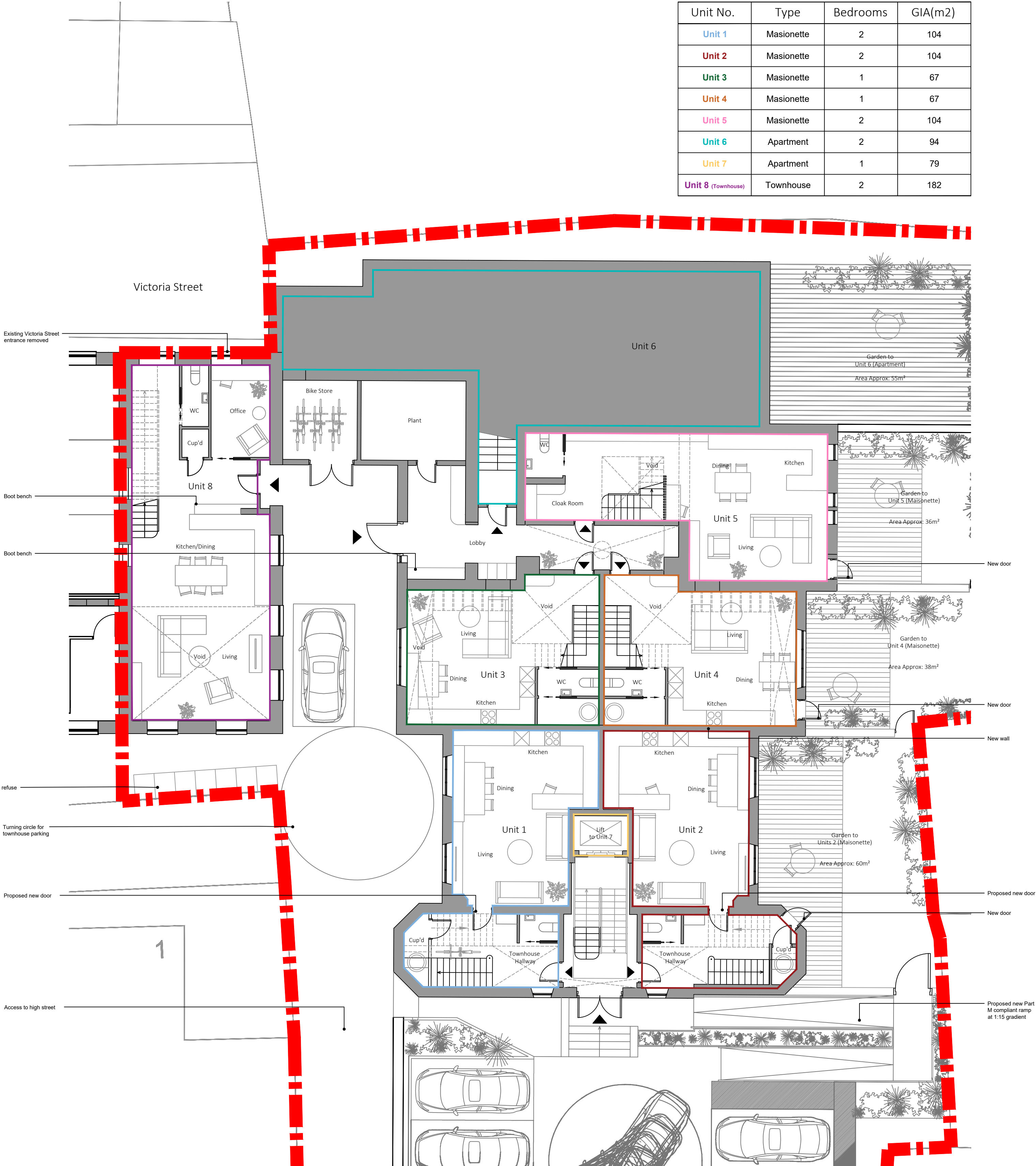
drawing no.: **25-10-03-GA-099** rev: **B**

Joe&Co.Architects



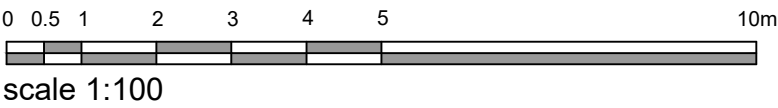
Accommodation Schedule

Unit No.	Type	Bedrooms	GIA(m2)
Unit 1	Masionette	2	104
Unit 2	Masionette	2	104
Unit 3	Masionette	1	67
Unit 4	Masionette	1	67
Unit 5	Masionette	2	104
Unit 6	Apartment	2	94
Unit 7	Apartment	1	79
Unit 8 (Townhouse)	Townhouse	2	182



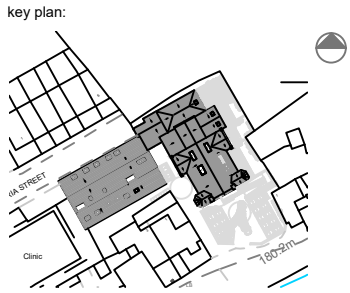
Proposed Ground Floor Plan

Scale 1:100



Key:
Site Boundary

- Do not scale this drawing
- Drawing to be used for the status indicated only
- All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
- All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
- Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
- This drawing is the property of Joe&Co. Architects Ltd and is not to be used in whole or in part without written consent



revision:	description:	drawn by:	checked by:	date:
A	Updated for planning issue	RC	JD	28/01/26
revision:	description:	drawn by:	checked by:	date:
B	Planning Submission	RC	JD	02/03/26

project:
United Church

client:
SB Homes

scale: sheet: date:
1:100 A2 Nov 2025

title:
Proposed Ground Floor Plan

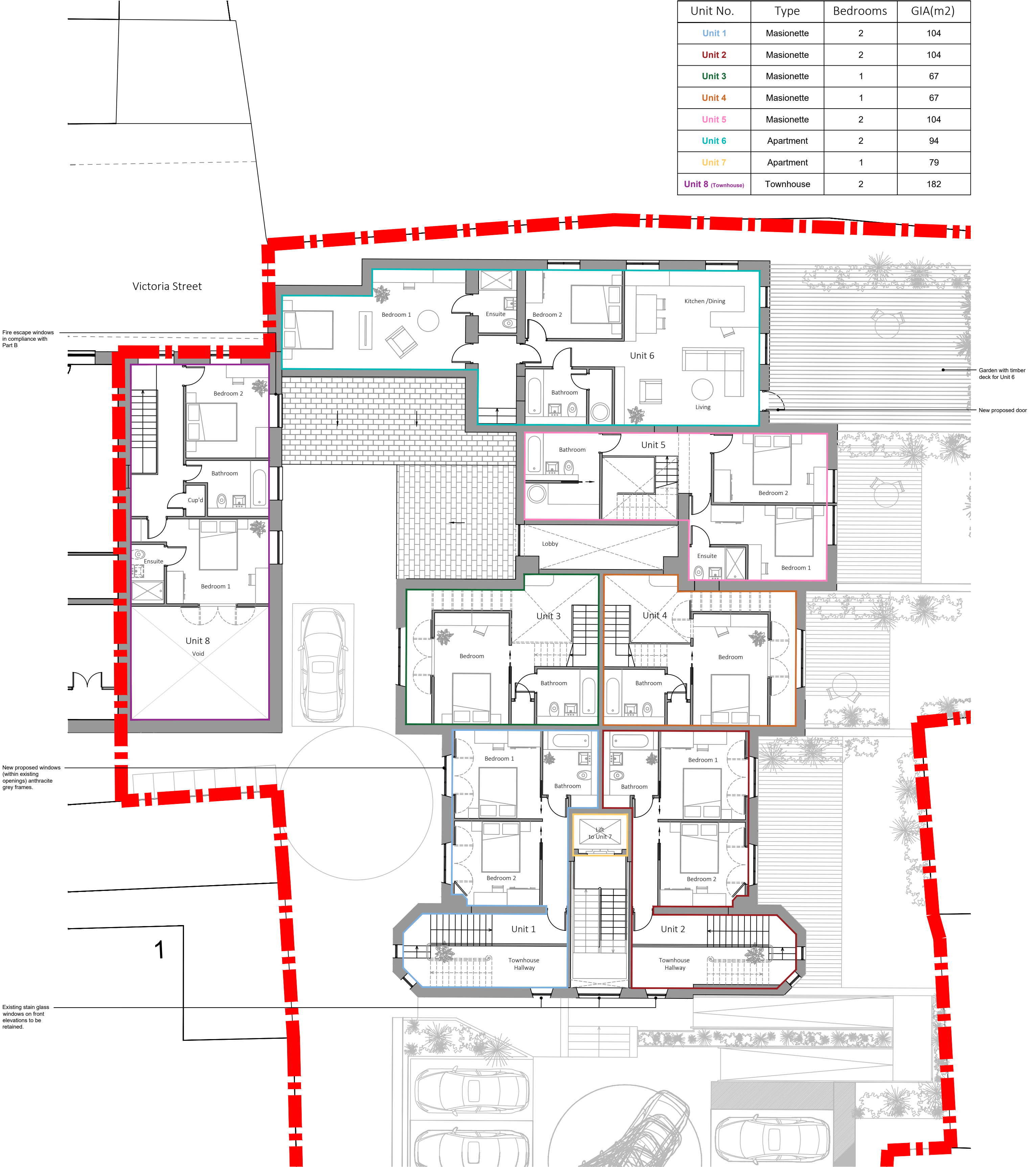
drawing status: drawn by: checked by:
Planning RC JD
drawing no.: rev:
25-10-03-GA-100 B

Joe&Co. Architects



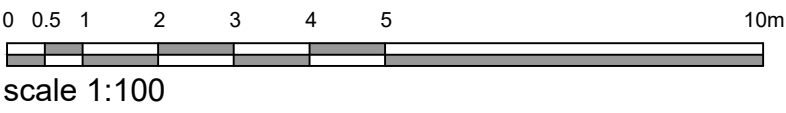
Accommodation Schedule

Unit No.	Type	Bedrooms	GIA(m2)
Unit 1	Masionette	2	104
Unit 2	Masionette	2	104
Unit 3	Masionette	1	67
Unit 4	Masionette	1	67
Unit 5	Masionette	2	104
Unit 6	Apartment	2	94
Unit 7	Apartment	1	79
Unit 8 (Townhouse)	Townhouse	2	182



Proposed First Floor Plan

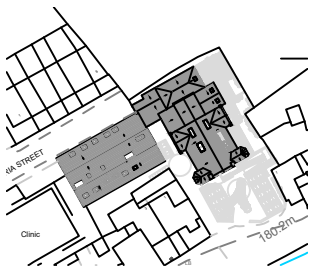
Scale 1:100



Key:
Site Boundary

1. Do not scale this drawing
2. Drawing to be used for the status indicated only
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
6. This drawing is the property of Joe&Co. Architects Ltd and is not to be used in whole or in part without written consent

key plan:



revision:	description:	drawn by:	checked by:	date:
A	Updated for planning issue	RC	JD	28/01/26
revision:	description:	drawn by:	checked by:	date:
B	Planning Submission	RC	JD	02/03/26

project:
United Church

client:
SB Homes

scale: 1:100
sheet: A2
date: Nov 2025

title:
Proposed First Floor Plan

drawing status: Planning
drawn by: RC
checked by: JD

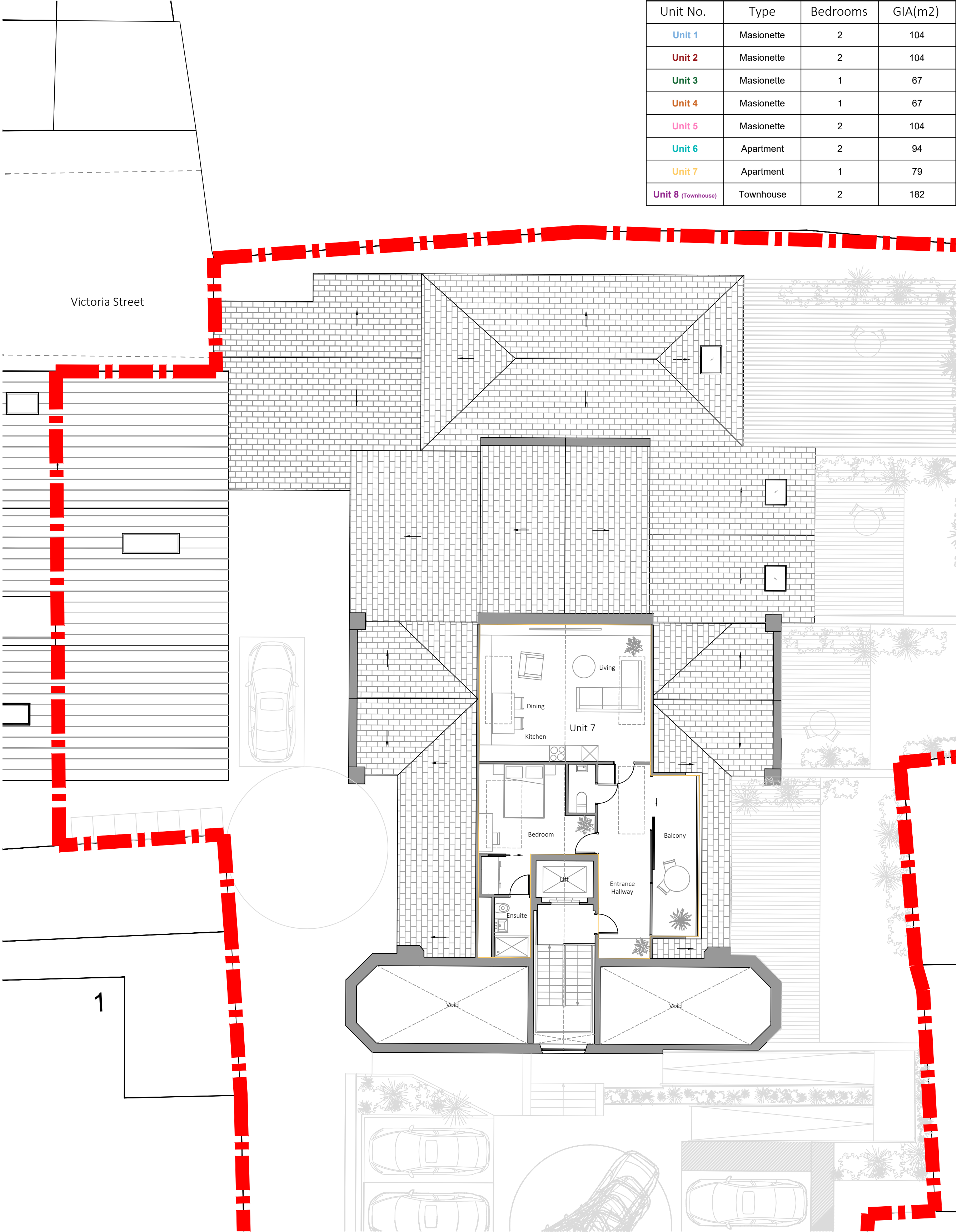
drawing no.: 25-10-03-GA-101
rev: B

Joe&Co. Architects

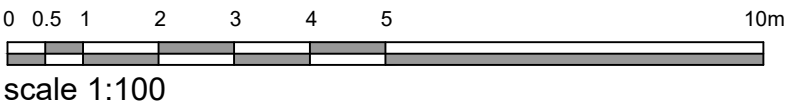


Accommodation Schedule

Unit No.	Type	Bedrooms	GIA(m2)
Unit 1	Masionette	2	104
Unit 2	Masionette	2	104
Unit 3	Masionette	1	67
Unit 4	Masionette	1	67
Unit 5	Masionette	2	104
Unit 6	Apartment	2	94
Unit 7	Apartment	1	79
Unit 8 (Townhouse)	Townhouse	2	182



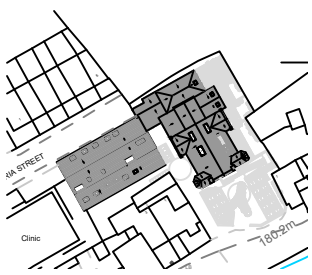
Proposed Second Floor Plan
Scale 1:100



Key:  Site Boundary

1. Do not scale this drawing
2. Drawing to be used for the status indicated only
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
6. This drawing is the property of Joe&Co. Architects Ltd and is not to be used in whole or in part without written consent

key plan:



revision:	description:	drawn by:	checked by:	date:
A	Updated for planning issue	RC	JD	28/01/26
revision:	description:	drawn by:	checked by:	date:
B	Planning Submission	RC	JD	02/03/26

project:
United Church

client:
SB Homes

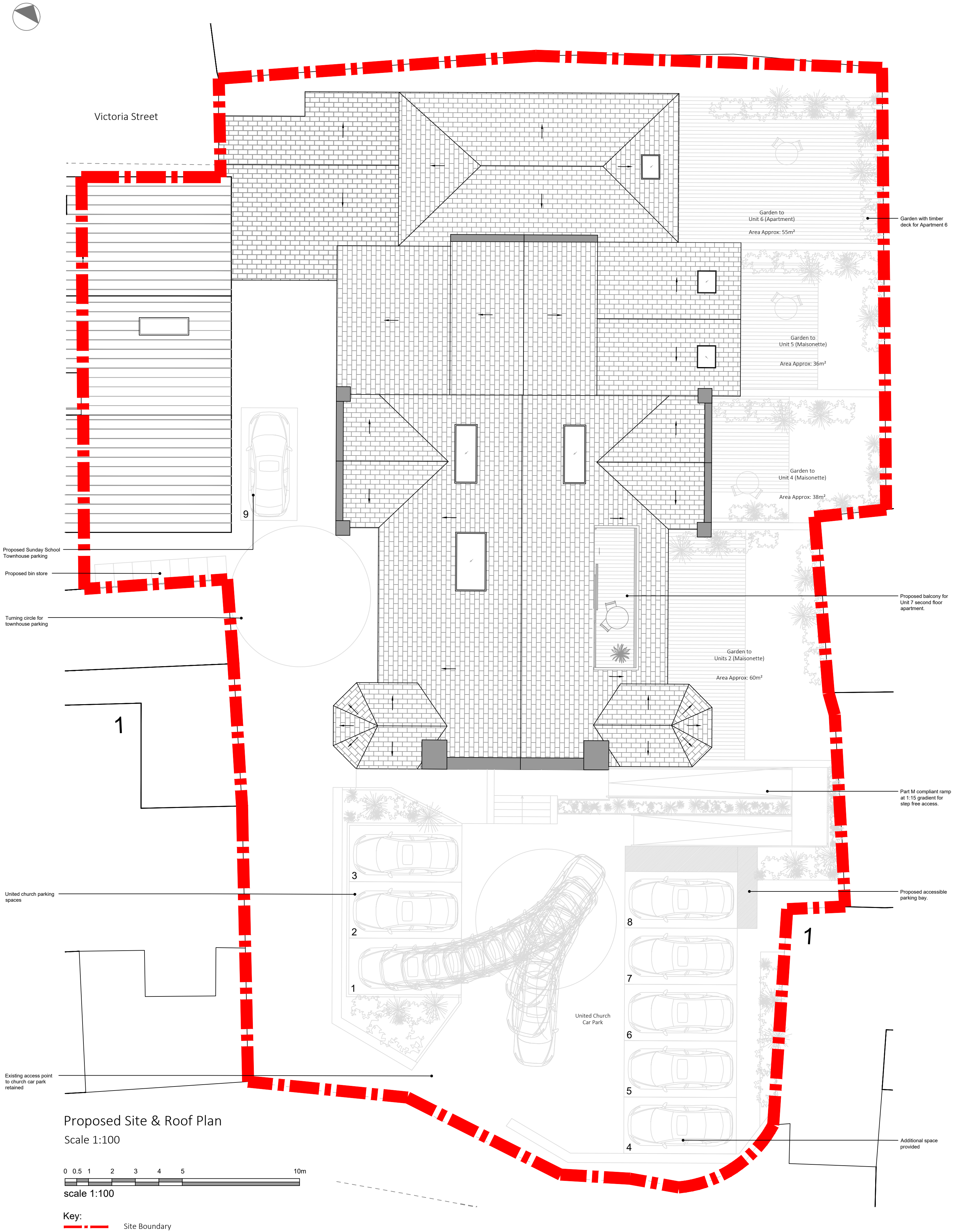
scale: 1:100 sheet: A2 date: Nov 2025

title:
Proposed Second Floor Plan

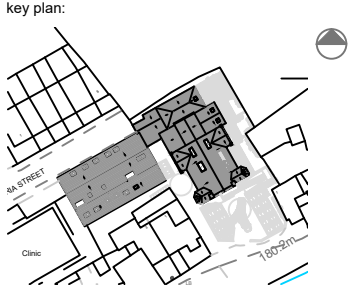
drawing status: Planning drawn by: RC checked by: JD

drawing no.: 25-10-03-GA-102 rev: B

Joe&Co. Architects



1. Do not scale this drawing
2. Drawing to be used for the status indicated only
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
6. This drawing is the property of Joe&Co. Architects Ltd and is not to be used in whole or in part without written consent



revision:	description:	drawn by:	checked by:	date:
A	Updated for planning issue	RC	JD	28/01/26
revision:	description:	drawn by:	checked by:	date:
B	Planning Submission	RC	JD	02/03/26

project:
United Church

client:
SB Homes

scale: sheet: date:
1:100 A2 Nov 2025

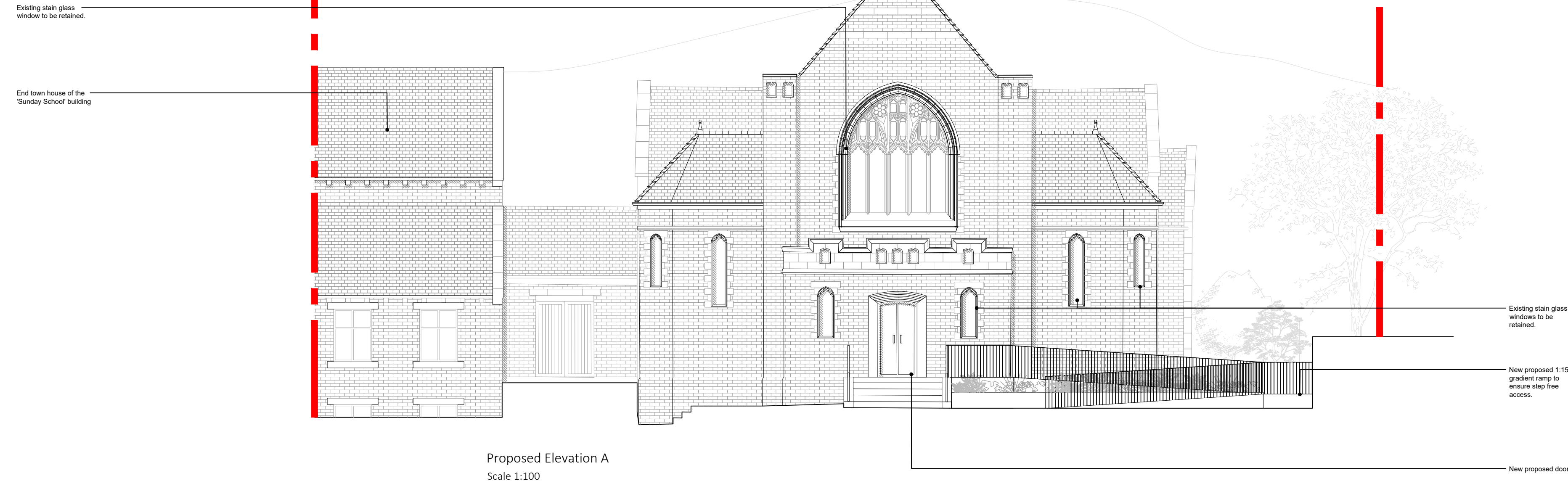
title:
Proposed Site & Roof Plan

drawing status: drawn by: checked by:
Planning RC JD

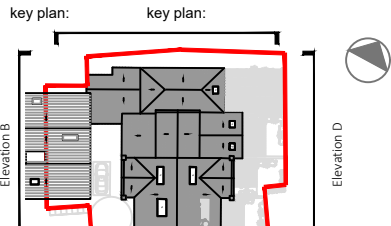
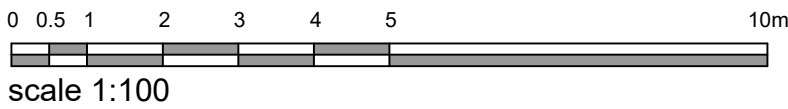
drawing no.: rev:
25-10-03-GA-120 B

Joe&Co. Architects

Key:
Site Boundary



1. Do not scale this drawing
2. Drawing to be used for the status indicated only
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
5. Drawing to be read in accordance with relevant



revision:	description:	drawn by:	checked by:	date:
A	Updated for planning issue	RC	JD	28/01/26
revision:	description:	drawn by:	checked by:	date:
B	Updated for planning issue	RC	JD	24/02/26

project:
United Church

client:
SB Homes

title:
Proposed Elevations A & B
(United Church)

drawing status: Planning
drawn by: RC
checked by: JD

Key:  Site Boundary

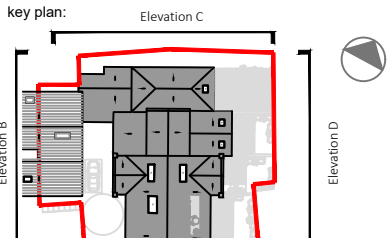
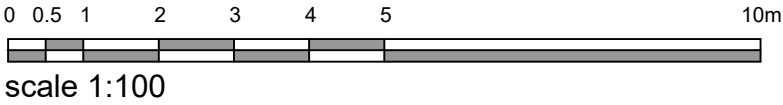


Proposed Elevation C
Scale 1:100



Proposed Elevation D
Scale 1:100

1. Do not scale this drawing
2. Drawing to be used for the status indicated only
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and



revision:	description:	drawn by:	checked by:	date:
A	Updated for planning issue	RC	JD	28/01/26
revision:	description:	drawn by:	checked by:	date:
B	Updated for planning issue	RC	JD	24/02/26

project:
United Church

client:
SB Homes

title:
Proposed Elevations C & D
(United Church)

drawing status: Planning
drawn by: RC
checked by: JD

