

DESIGN AND ACCESS STATEMENT

**CONVERSION OF EXISTING REDUNDANT
METHODIST CHURCH TO FLATS.**

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HIGHTOWN

LIVERSEDGE

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USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning and listed buildings permission for residential development at the Birstall Methodist Church, Chapel Lane, Birstall.

The existing building has been redundant for many years, it has been the subject of a previous withdrawn application for flats 2008/91945. It has also been subject to various other applications for alterations and extensions. The site is flanked by various types of buildings and uses from offices to shops and residential units.

Existing access for emergency and service vehicles is via Chapel Lane this situation will not alter as part of this application.

Sited in a mix use area and in an area in which housing is present would suggest that this site is suitable for a residential usage. With the addition of this development other units will be offered to the area adding to its sustainability in line with current policy.

The site lies within a long established town centre location, as stated above the building has been un used for many years and is in need of some up keep and maintenance to retain its current state and condition.

Amount

The proposal is to convert the building into 9 self contained flats spread over 3 floors. As can be seen from the enclosed plans the units fit in well and do not over dominate their surroundings. The building will have a small amount of amenity space to the rear and side which will be well maintained and landscaped and made safe with boundary fencing to match the existing. Although this proposal will not provide permanent employment opportunities it will provide temporary employment during the construction process.

Layout

A moderate scale site has been laid out as indicated on the enclosed plans. The layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal, habitable room windows will be formed as shown where overlooking is not considered to be an issue with any neighbouring properties.

Scale

The proposal will not alter the size and scale of the existing building, there will be no extensions to the property and minimal external works. All window and door units will be provided of an appropriate scale and size for means of escape and be in proportion with the building itself and should therefore be in keeping with the area and not detract from existing properties. The scale of the units have been designed to comply with current internal space requirement standards. Door accesses and widths will be level and suitable for disability.

Landscaping

None proposed

Appearance

The existing property has a natural stone finish with blue slate roof. Any external works will match that of the host dwelling so as to not detract from the original property. As there is a mix of upvc and timber we would like in the first instance if possible to use upvc for all windows. Existing timber doors to the front will be retained and repaired as required.

Access

The site has a town centre location and as such is within a short walking distance to local transport links, bus routes etc. There is ample on street parking again within the immediate vicinity. No parking is proposed on site.

Heritage Statement – Proposed conversion of redundant Birstall methodist church into self contained flats.

Introduction

The enclosed application seeks permission to convert the redundant Birstall Methodist Church into 9 no. self contained flats. The building has a grade 2 listing and sits within the local conservation area of Birstall. Any works to the building must be in keeping and sympathetic to the listed dwelling and its surroundings.

Proposals

- 1) Convert existing building into 9 no self contained 1 and 2 bed units.

General description

Birstall is located in the north west of Kirklees. The village lies between the Huddersfield to Leeds Road (A62) and the Bradford to Dewsbury Road (A635). Birstall is approximately 2 miles from the neighbouring town of Batley and is 1 mile from junction 27 of the M62 and roughly 6 miles south west of Leeds. The existing Conservation Area is centred at the Market Place in Birstall. In the early 18th Century Birstall evolved from a linear settlement to a compact nucleus due to the Industrial Revolution. The nucleus was in a triangle formation which was created by the High Street, down into Church Street and on to Low Lane.

Within the Conservation Area there are additional identity areas which carry their own character within their environment. There are three identity areas in Birstall, the Market Place, Kirkgate and The Mount. Within each of these areas there are variances within their architectural and historic characteristics.

The listed property in this case is the methodist church located off Huddersfield Road, Birstall. Methodist Chapel. Dated 1846. The property was subject to conversion works in the past in which permission was

obtained for the conversion to offices. The mid section of the building which is the subject of this application has remained redundant for a number of years. The dwindling congregations has exasperated the situation and now means the building requires a use to maintain its current stature and up keep hence the application for the conversion to flat units.

The proposal is to install 2 floors within the property to create self contained flat units sited on 2 floors. Externally the works will be kept to a minimum any external works will be finished using materials to match that of the host dwelling. The impressive building frontage will remain

The proposal will give the building a new purpose and enable its future maintenance and up keep. The proposals will not detract from the setting or character of the listed building or have a detrimental impact on the area. The proposal will create additional domestic accommodation which will enhance the building and safeguard its future within the Birstall Town Centre.