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HERTIGATE, DESIGN AND ACCESS STATEMENT

FOR PLANNING APPLICATION FOR

GARAGES, 2 CHAPEL SCHOOL

ST NICHOLAS AVENUE

SABDEN

BB7 9HR

Heritage Statement

This statement is to be read in conjunction with the planning application documentation and appended drawings as listed below.

Documents

Drawing Number

Drawing for front and back elevation of garage	CJD1
Drawing for left and right gable elevations of garage	CJD2
Drawing for roof plan of garage	CJD3
Quotation from Omega Steel Building Solutions for garage	CJD4
Location Plan for garage and buildings	CJD5
A1 Skip Hire – Quote for concrete base	CJD6
To scale drawing for Omega Steel Building Solutions	CJD7
To scale drawing for summerhouse and greenhouse	CJD8
Solar Panel information	CJD9

Background

The building is located to the east of a large plot of land within the village of Sabden bounded by Wesley Street to the North and St Nicholas Avenue to the South. The current building was originally a Sunday School built to complement the original Wesleyan Chapel opened on the site in 1835. The Sunday School building was constructed in the same year and enlarged in 1860. The Chapel was rebuilt in 1879 (seating 500) in a cruciform plan with a spire of approximately 90 feet. However, the Chapel was demolished in 1965 due to extensive dry rot and structural problems. After the demolition of the Chapel, part of the Sunday School was converted to a small chapel which was used for services until 2008. In May 2008 the Chapel held its last final thanksgiving service and the Sunday School building was closed. One of the major issues affecting its closure were low congregation numbers and a lack of building maintenance funding to address issues of damp and dry rot, structural and other problems.

Mr and Mrs Doyle purchased the building in 2010 and submitted an application for the change of use from a Chapel and Sunday School to a domestic dwelling (two apartments). Refurbishment and adaptation to existing building including the replacement of windows and doors, internal structural adaptations and minor external works/landscaping. Planning permission was granted on 11 November 2011 (Ref 3/2011/0284) with conditions.

The main building sits in approximately 0.15ha site which holds an area of consecrated ground with a graveyard area, tarmacadam pathways and hard standing/parking area (the site of the original chapel) and is bounded on Wesley St and St Nicholas Avenue by significant coursed and dressed local stone walls surmounted by metal railings and gates which have been retained and refurbished where required to SCM guidelines. This proposal will not affect any of the existing

boundary walls or gates as it is proposed location is within the boundary of the property.

The consecrated area of the churchyard is indicated on plan and has been screened by boundary hedging which was agreed with the church body and in the previous planning application all in accordance with SCM guidelines. This proposal does not affect the churchyard or access to the graveyard for the general public.

The proposed garages will be seen from St Nicholas Avenue and be screened from view on Wesley Street by existing vegetation and trees.

Design and Access Statement

This Design & Access Statement relates to the planning application for a garage and outbuildings development within the residential curtilage of 2 Chapel School, St Nicholas Avenue, in Sabden, and should be read in conjunction with the drawings previously listed.

The application site comprises the existing residential curtilage at 2 Chapel School, St Nicholas Avenue, Sabden

- Planning permission was not sought for the construction of garages with the previous applications as the applicants did not know what their requirements would be and did not want to comprise the application in respect of the change of use and conversion of the main building.
- As it is eight years since permission was sought and works virtually complete on the main building but are unable to be finished until garages are built in order that tools and equipment can be relocated to more appropriate location as they are currently stored in the main building.
- The properties served by this area where the proposed development are as follows:

1 Chapel School, St Nicholas Avenue
2 Chapel School, St Nicholas Avenue
Chapel House, Wesley Street

All properties are owned by Mr Simon Doyle and Mrs Catherine Doyle

- The overall size of the external grounds that serves the 3 properties is approximately 2000 sqm. This includes approximately 500 sqm for the deconsecrated former burial ground of the Methodist Church which is maintained by Mr and Mrs Doyle.

- The floor area of the properties are as follows:

1 Chapel School, St Nicholas Avenue – 200 sqm
2 Chapel School, St Nicholas Avenue – 300 sqm
Chapel House, Wesley Street – 90 sqm
- The proposed location of the garage is on the North West side of the property adjacent to Wesley Street. It will be screen by existing Lilac bushes which will require some pruning (see CJD6)
- The proposed location of the garages have already been discussed with both neighbours from St Nicholas Mews, whose property adjoins Mr and Mrs Doyle's. The proposed location was discussed at length with both parties to agree a suitable location that minimises the impact on both neighbours.
- The proposed location of the greenhouse would be located in the garden area of the property by the existing vegetable patch.
- The proposed location of the summer house would be on the hard standing up against the existing hedgerow.
- The garages will be used to store family vehicles including a prestige car and two vintage motorcycles in a secure building that is insulated and protected by CCTV and external security lighting. As well as tools, garden furniture, gardening equipment and outdoor toys.
- The garage will serve all three properties. – a single garage for Chapel House, Wesley Street, a double garage for 1 Chapel School and a double garage for 2 Chapel School.
- In deciding on the design of the garage, they will be clad in a material that compliment and match the neighbours existing outbuildings and will be in coloured in heritage green to match these buildings and to blend with existing vegetation that will be behind the structure, however, a final colour has not been agreed upon and could be changed to comply to any conditions set by the planning committee.
- The construction of the garage is of Z45 high tensile, pre-galvanised, high yield, cold rolled steel. The overall dimensions of the garage are as follows –

14m (length) x 6.55m (width)
Height at the eaves – 2.1m
Height at the apex – 2.6m

The doors are roller shutter doors and are all fitted with a safety break, the colour to be agreed but proposed heritage green subject to approval.

- The base of the garage will be formed from concrete (see quote from A1 Skip Hire for details) Appendix CJD7
- Access will not be comprised as it will be continued through the existing gates. Visitors to the graveyard will continue to access the grounds via the entrance gate that was installed following the planning consent in November 2011, the development works does not affect the public's access to visit the graveyard. An automatic gate will be installed inside the boundary of the property allowing vehicles to pull in off the highway.
- The proposed patio area will be adjacent to the right-hand side gable elevation.
- Mr and Mrs Doyle would like to install CCTV to protect the contents of the garages and the property in general. They will advise their neighbours that they are to install CCTV. They will install at least one CCTV warning sign and ensure that the CCTV cameras are positioned for minimal intrusion and if applicable will use privacy screening and will comply with all relevant legislation.
- Installation of external lighting will be installed on the garage and pathways to the building for the safety of residents and visitors who are entering and leaving the property.
- Mr and Mrs Doyle would like to install Solar Panel on the roof of the garage, as the location of the garage benefits from direct sunlight for the majority of the day. Also, by having solar panels installed Mr and Mrs Doyle will be able to charge their Plug-In Hybrid Vehicle using the power generated by the Solar Panels.