

DESIGN & ACCESS STATEMENT

FOR

CONVERSION AND CHANGE OF USE OF FORMER CHAPEL TO 4no. BED RESIDENTIAL DWELLING

AT SOAR CHAPEL, LLANARMON ROAD, GLYN-CEIRIOG, LL20 7NF



1. INTRODUCTION

The following Design & Access Statement has been produced to accompany a full planning application for a Proposed Conversion & Change of Use of a currently vacant chapel into a residential dwelling.

2. SITE DESCRIPTION

The property is an existing, substantial detached Victorian Chapel situated in a village in the Ceiriog Valley. A plaque depicts that Soar Chapel was built in 1877 on an elevated plot with views across the valley some seven miles from Chirk, where there are wide ranging amenities including excellent transport links. The building has an internal floor area of about 1400 square feet (130 square metres) with a minimum ceiling height to the Main Chapel Room of 15'6" (4.72m). The property has been re-roofed and PVCu framed double glazed windows installed. There are shallow areas of land to the front and both sides with an area of steeply sloping land at the rear. An additional car parking area having a frontage of 18', rear width of 17' and depth of 27' about 40 yards from the Chapel is included within the site curtilage.

Glyn Ceiriog is the principal settlement within the beautiful Ceiriog Valley. It lies about seven miles west of Chirk and only three miles south of Llangollen as the crow flies but much further by the mountain roads. A former slate mining community, the village provides a range of amenities including a SPAR Shop and a Primary School.

3. BACKGROUND

Soar Chapel held its last and final service on 17th February 2018, with the few remaining members being welcomed at nearby Seion Baptist Chapel, Glyn Ceiriog. The building has remained vacant since and was subsequently marketed for private sale.

4. PROPOSED DEVELOPMENT

The proposal is for the conversion of the former chapel to a 4no. bedroomed residential dwellinghouse. All associated external landscaping and access is to be retained and brought into use for the residential property as amenity space.

The internal arrangement is formed from 2no. principal rooms at entrance level. These will be retained with the front main chapel remaining entirely for open plan living space.

A proposed first floor & mezzanine will be constructed to the rear school room and front, double height chapel space for bedroom accommodation.

Please refer to Proposed Drawing no. 147_P-01_Proposed Plans.

In recent years, the property has undergone some renovation works, most notably to the re-tiled roof and installation of new UPVC double glazed windows.

5. PREVIOUS PLANNING HISTORY & RELEVANT PRECEDENT PLANNING APPLICATIONS

There have been no previous planning applications submitted on the application site since its previous occupation as a chapel.

P/2019/0828 – SION CHAPEL, PENBRYN HILL

Conversion of former Chapel to 2no. bedroomed house and associated works – **Approved.**

6. PRINCIPAL OF DEVELOPMENT

Design, Impact on Landscape and Impact on Openness

The building is the same as the existing in scale and appearance and therefore has no impact on the landscape and openness. The amendments to the elevations are the inclusion of new window fenestrations to match all existing windows and to accommodate the new suspended first floor. All existing external openings are retained in-situ. 1no. window is proposed to have a reduced cill to ground level to accommodate access. The plans include for the installation of rooflights to first floor accommodation. These will be at pitched roof level and should have no harmful impact on the appearance of the property. The proposal does not produce a detrimental impact on the open character of the area or the special landscape qualities of the area.

Trees

There are no trees in the vicinity of the proposal or that will be affected by the proposals. The rear, sloping high level soft landscaping is to be retained and in brought into use for the amenity of the proposed dwellinghouse.

Amenity Issues

The proposed development does not have detrimental impact on the amenities of nearby dwellings in terms of overbearing impact or unacceptable overlooking. The proposal will provide high quality, residential living in an established residential area.

Transport Issues

Site Entrance / Highway Capacity – The existing pedestrian access path is to be retained and is in good condition.

Car Parking – Two spaces are provided and contained approximately 40 yards of the property. It is noted that the vehicular parking is 'oversized' for 2no. vehicles. Although not in line with typical parking standards, a 3rd no. parking space could be accommodated across the rear of the two parking spaces which is a similar arrangement to nearby residential properties.

Cycling – There is adequate scope within the dwelling and curtilage for cycle storage.

Environmental Issues Sustainability – To conserve natural resources, the development should contribute towards the goal of reaching zero-carbon developments as soon as possible by including appropriate on-site renewables and minimising energy consumption.

Land Contamination – it is not considered there to be any potential contamination issues and this can be dealt with under consultation and a suitable planning condition if this was deemed necessary.

Ecology – An Ecology Survey has not been undertaken at this stage. Protected species are unlikely due to the recent construction works – recently retiling and felting the roof and new sealed windows. However mitigation measures can be dealt with under further consultation and any suitable planning condition.

7. DESIGN & ACCESS STATEMENT

7.1 Amount / Use

The application is for the conversion of a vacant former Chapel building into a 4no. bedroomed residential dwellinghouse. This will all be accommodated within the existing built footprint without any additional external construction or works.

7.2 Layout

Please refer to Proposed Plans. The living arrangement is suitably accommodated within the existing principal spaces with the construction of a new suspended first floor whilst also retaining high proportion ceiling heights and voids.

7.3 Scale

The proposed plans demonstrate the building scale and size remains entirely the same.

7.4 Landscaping

Any requirement for new or suitable landscaping and boundary treatments can be secured under a planning condition. However, it is proposed that the external areas and boundary treatments will remain unaffected.

7.5 Appearance

The property is constructed of stone-faced (front & east facing elevation) and rendered external elevations to side and rear beneath a recently re-tiled roof. The overall external appearance will remain entirely the same with no amendment to materials or character.

8. CONCLUSION

The proposal is to bring a presently vacant, former Chapel back to life and provide an attractive use as a high quality residential dwellinghouse. The proposals are entirely sympathetic to the existing structure and have no detrimental or adverse impact on the character of both the structure itself and the surrounding area. The existing internal historical features of character are to be retained and left 'on-show' in reflection to its history and former use.

All utilities are readily available for connection, ensuring the minimum of disruption during the construction process and the applicant will work closely with the local authority and neighbouring residents to harmonise and satisfy any limited disruption as a result of construction.

The village is an established residential setting with great access to local amenities and transport links. The proposal will provide high quality, residential living in an established residential area.