



Design & Access Statement

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The existing site: as viewed from Station Rd, Trevor, Wrexham

PROPOSAL: CHANGE OF USE AND ADAPTATIONS METHODIST CHAPEL, STATION RD, TREVOR, WREXHAM, LL20 7TP

10th Feb 2016

PROPOSAL:

Change of use and adaptation of a vacant Grade II listed Welsh Methodist Chapel to a form a B&B and Tearooms.

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1.0 INTRODUCTION

The purpose of this of this design and access statement is to provide supporting information for the planning application and explain the architectural proposals for the change of use and adaptation of a vacant Grade II listed Welsh Methodist Chapel to a form a B&B and Tea rooms in Trevor, Wrexham, LL20 7TP. This report can be read in conjunction with the following drawings and documentation:

P01C –Proposed Ground floor plan and section

P02C – Proposed First Floor plans

P03B – Proposed Section and kitchen layout

P04 – Proposed elevations

P05 -- Proposed elevations and section

P06 -- Proposed section and first floor detail

Design Team:

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Client Details: Carl Pottenger and Sally Roberts

Planning Policy, Planning Policy Wales and Technical Advice Notes.

This report has been collated in accordance with the technical advice notes (TAN) and will read in conjunction with planning policy Wales (PPW). A review of the Wrexham UDP has been undertaken and specific consideration has been given to the following Local Planning Guidance:

EC9 - Listed Buildings of special architectural or historic interest

GDP1 - Development objectives

PS2 - Development and the environment

T8 - Parking

1.0 INTRODUCTION

The existing Chapel on Station Road Trevor can be found at the following co ordinates

N 52° 58.419 W 003° 05.217 and 30U E 494161 N 5869343

The Chapel known as Bryn Seion, has a dated stone above the chapel main entrance stating the date 1902, which can be taken as the date of construction. This shows that this church as of 2012 has been running for 111 years. 2012 being the date the Chapel ceased to function as a place of worship.

The property is a Grade II Listed building, originally built on 1902 as a Welsh Methodist chapel. In the main hall the pews have been removed but the pulpit remains and the ceiling has many features. Other features are tiled entrance foyers to main hall and the Sunday school room at the side, which will remain in place.

Windows are all of full length, arch topped double hung sashes with patterned glass. Externally the building is of smooth red brick work with bespoke brick and terracotta features. Single storey schoolroom also red brick attached to rear of the chapel.

The building shell is in generally good condition for its age. The present owner has undertaken maintenance works to maintain the condition pending conversion.

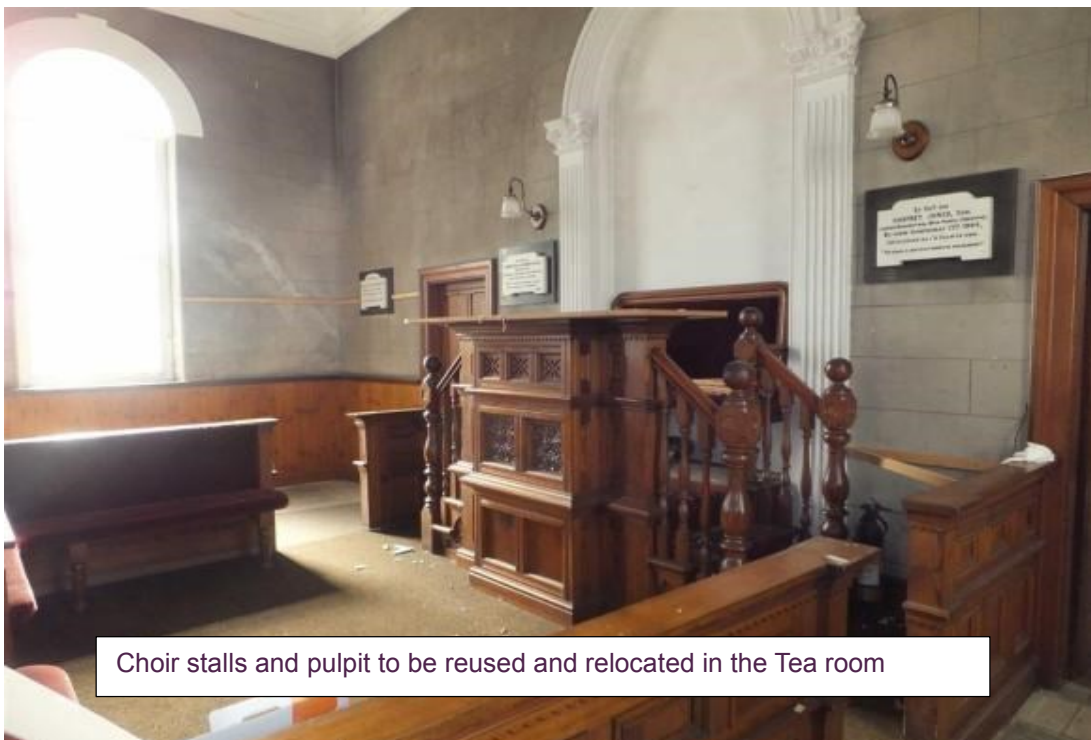
Planning has been previously granted to convert the Chapel into a single dwelling (now expired). Windows must remain as grade II listed, however the glass can be changed to clear glass.

This application is to seek Change of use for a mixed commercial (tea Rooms), and residential Bed and Breakfast facility.

2.0 PROJECT DESCRIPTION

The essence of the project is to retain all external features with the minimum amount of disturbance and alterations. The fabric of the building will be upgraded windows will be reglazed and painted. Damaged or rotten sashes will be replaced like for like. The existing access stair and ramp will be restored with all features returned such as treads to steps copings and railings to walls. The existing ramp which is not as built, will be upgraded as far as practicable. The secondary main entrance threshold will be adapted to comply with access requirements. The car park will be upgraded and the external and perimeter walls adjusted to enable easier and safer access to the parking. Boundary treatments will generally be retained with upgrades and enhancements to the westerly boundary. Internally, and to enable the building to function as a Tea Room with the related B and B facility we intend to install a mezzanine floor with internal stud partition walls to provide subdivision and to form rooms for stores, bedrooms, kitchen and toilet facilities. All existing internal walls will be retained where possible, together with all intact and serviceable finishes. It will be necessary to form 3 new internal door-ways. These will be carefully carried out, door frames, doors and mouldings will be used in keeping with the ethos of the existing style of the Chapel. Every care will be taken to preserve and protect internal mouldings and plasterwork, especially the ceiling in the main hall. Internal partitions will be arranged to compliment and accentuate the form of the circular mouldings. The existing pulpit is to be carefully moved and re used as the first short flight to the straight stairs to the Mezzanine floor level, over the server to the tea room. The existing Choir stalls are also to be reused. The seats are to be removed, together with the raised floor, which would have been originally constructed as a separate element. The curved panelled stalls are to be retained, relocated and adapted to be used as the server area to the counter.

The Sunday school rooms are to be adapted to provide ground floor bedrooms and toilets to the Tea rooms. A Mezzanine floor will also be installed to create first floor accommodation for 1 additional bedroom and storage facilities as well as an access and circulation route to the 2 proposed bedrooms at first floor level in the main hall via a short stair.



Choir stalls and pulpit to be reused and relocated in the Tea room

2.0 LOCATION & EXISTING SITE

The site is situated at the bottom of Station Road in Trevor, which provides amenities including convenience store, primary school and other social facilities.

Also within close proximity is the famous Thomas Telford world heritage site only approximately four miles from the town of Llangollen.

The Chapel is on the west side of Station Road also known as the B5434 which runs in a southerly direction from the A539 which is the main trunk road from Ruabon to Llangollen. The chapel is within 100m of the Anglo Welsh Waterway centre on the Shropshire Union Canal Llangollen branch. And within 500m of the famous Pontcysyllte Aquaduct over the River Dee.

The site of the Chapel is adjacent to a newly created car-park and bus-park which is used during the summer for coach parties and visitors that frequently visit the area.

3.0 CHARACTER

As discussed earlier the period and style of the existing architecture is Victorian traditional style using the familiar construction forms of engineering brickwork on a splayed brick plinth with storey height arched windows with clay arched head features and sills. With contrasting stone pilasters parapets and corner finials. Decorated clay infill panels are also used to good effect on the front main entrance elevation and to the gable infill on the east facing gable over the Sunday School Annex. Roofs are slated in blue grey Welsh slate, the main roof has a central roof ventilator.

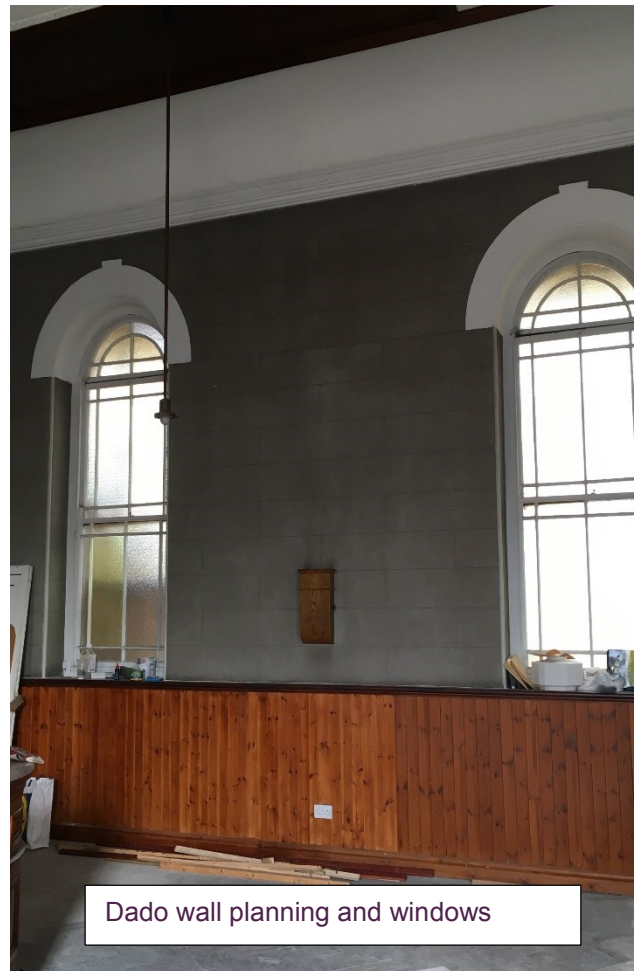
Bryn Seion Methodist Chapel was built in 1902 to replace Pontcysyllte Chapel (NPRN 7741). It is built in the Classical style with a gable entry plan and with a large arch in the facade. By 1994 Bryn Seion had been converted for commercial use as an antiques shop. The chapel is now Grade 2 Listed as a well-preserved chapel with strong regional character due to its locally-produced red bricks and terracotta.

Externally the single storey classically-derived design in local red brick with main decorative features, eg pilasters, cornice and surrounds, in terra-cotta. 3-bay front with pedimented gable; bays divided by plain pilasters and pediment broken by key-blocked arch springing from inner pilasters. Tall round-headed window to each outer bay; round-headed doorway with small triple round-headed windows above to central bay. Paired 3-panel doors with semi-circular fanlight. Spandrel panel to pediment arch made up of floriated terra-cotta tiles, with a stone name-plaque in centre. Terra-cotta ball finials to pediment and string-course. 3-bay return elevations with tall round-headed sash windows to generally simpler design. Single storey schoolroom, also in red brick, attached to rear of chapel.

Internally the Chappel is generally unaltered save for removal of pews. Entrance lobby, with decorative ceramic tile dado, recessed into body of chapel. Flat floor. Plastered walls with inscribed 'ashlar-work' and pine dado; stone arch behind pulpit. 3-bay plaster ceiling with decorative ceiling roses surrounding wood ventilators; ceiling bays separated by pine boarding. Carved wood pulpit and deacons' 'great seat'. Plain school room at rear with timber roof trusses; staging has been removed.



Main hall looking south

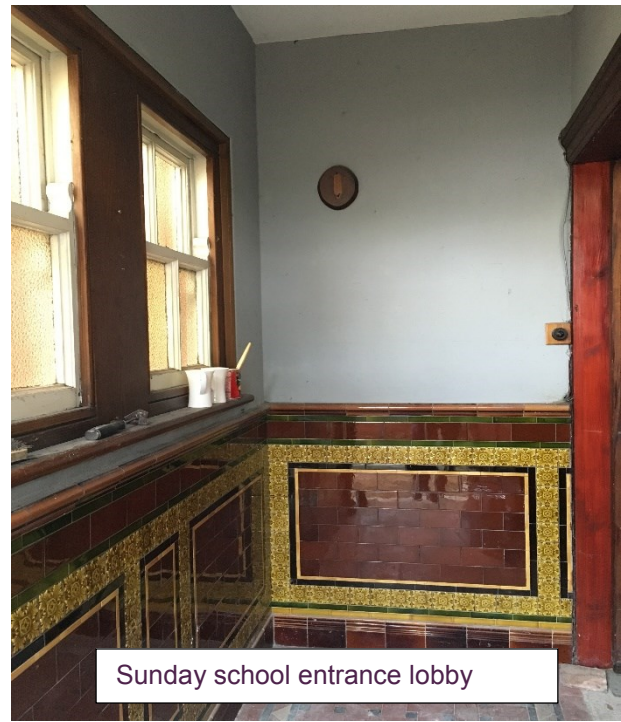
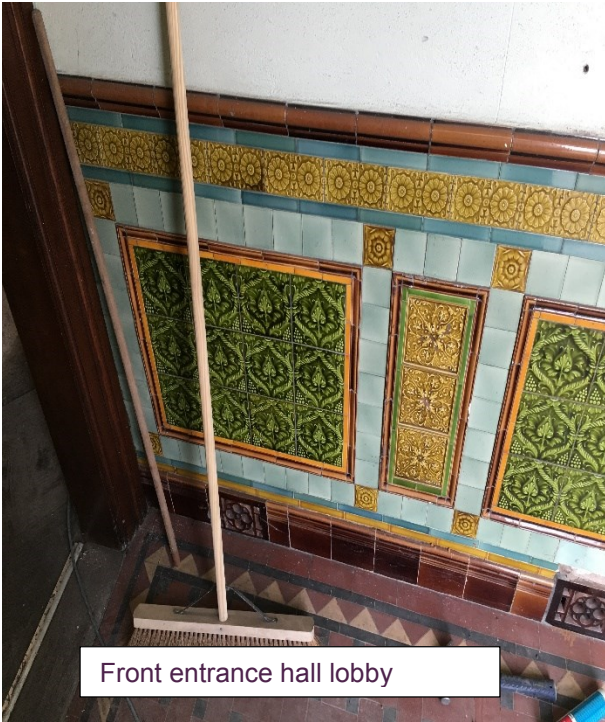


Dado wall planning and windows

5.0 DEVELOPMENT, DESIGN & ARCHITECTURE

The proposed conversion and alterations will have minimal impact on the external form. The only changes involves the addition of 6 conservation roof lights to the Sunday School annexe 3 of which will be on the internal sloping roof. The external ground finishes are to be upgraded into a usable form using predominantly asphalt bounded materials. The main entrance stairs will restored back to a usable form by the addition of dwarf walls and railings with reinstated treads and finishes to the steps and landings.

Internally every care will be made to ensure that the character and style of the building is not lost by the integration of the new functional elements and that interfaces are arranged to ensure respect to the existing fabric and elements.



6.0 COMMUNITY SAFETY

Community safety is unlikely to be compromised by the change of use and functionality of the proposal. The use is relatively low key. As a result of the development the buildings will be occupied and used, eliminating any possible undesirable use by vagrants, or squatters. The users of the building and facilities being Tea rooms and Bed and Breakfasts are not likely to cause a risk or threat to community safety

7.0 SUSTAINABILITY

The building fabric will be upgraded where possible to ensure that the building has an improved thermal efficiency and reduced energy consumption thereby improving its sustainability. Materials used in the redevelopment will be taken from Sustainable sources.

The proposed works will greatly improve the buildings thermal efficiency and reduce the energy demand of the building due to the proposed internal layouts and the application of the Building Regulation requirements under Part L. Any new double glazed units will be manufactured to the latest standards to meet regulation requirements. The building will be detailed to ensure that the fabric will comply with all parts of the new L1 standards with high levels of insulation. New doors and windows where specified will be selected to comply with BS6875 with good levels of draught proofing and fire proofing where necessary.

Where possible and viable the project will comply with the general principles of the Ministerial Interim Planning Policy for renewable energy and the Technical Advice note 12. In particular the design has considered paragraph 5.67 sec and 5.70, and these are currently being evaluated. The applicant's commitment will include the following which will be integrated into the scheme:

- Use of made materials with reduced energy inputs i.e. sustainable produced timber, locally manufactured or recycled materials.

- Sustainable construction processes which avoid or reduce waste and other environmental health or social effects during construction.

8.0 ACCESS STATEMENT

The proposal includes for a new access ramp to the principal entrance, which will be designed to meet Part M of the current Building Regulations.



As can be seen from the above photographs the main entrance to the building is sadly lacking with the treads, copings and railings having been removed earlier. The proposal here, is to have the ramp and steps reinstated complete with new railings and handrails in keeping with the ethos of the original intention. The existing ramp to the main entrance will be upgraded but it is impracticable to achieve a ramp gradient to comply with part M.

In addition, the side entrance to the old Sunday school will be upgraded to achieve a level threshold for access by wheelchairs. The small car park to the front of the Tea Rooms will be improved/resurfaced and marked out to achieve 2 disabled persons parking bays and 1 normal car space. Even though this will fall short of the on-site parking provision, with the proximity of the public car park directly behind the Chapel this is felt to be acceptable.



9.0 CONCLUSION

From the above and the submitted Planning application we feel that the proposed development and conversion of the existing Chapel into a Tea room and bed and breakfast facility can be carried out without losing the ethos of the Chapel. The drawings, details and information contained in the application for full planning permission, and listed building consent will comply with the policies of the Wrexham County Councils UDP. From discussions and meetings with Anna Irwin from the Conservation department we are confident that the proposals and details can be carried out sympathetically and without detracting from the general ethos of the original architecture. As such we believe that the proposal to convert the existing Chapel into a Tea room and bed and breakfast facility should be granted Full Planning and Listed Building approval.