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Design and Access Statement **Rev A**



Statement prepared for:

Ms C McDonnell and Ms B Pheonix

Salem Chapel
Pisgah Hill,
Pentre Broughton,
Wrexham
LL11 6DB

Statement required for:

Proposed conversion of existing Chapel to form 3 bedroomed residential dwelling to include demolition and re-building of front facade to reduce size of existing structure.

1. Brief:

- 1.1** We have been approached by our client to obtain planning permission for a residential development at Salem Chapel, Pisgah Hill, Pentre Broughton.
- 1.2** The Chapel has been vacant for a number of years and has fallen into a state of disrepair. The surrounding grounds as can be seen on the photograph below have not been maintained and have been subjected extensive vegetation growth.
- 1.3** The parcel of land its self appears to be level with the formation of the chapel on a level plateau. We are however aware the Chapel has a basement below the main structure this has been formed due to the topography of the land.
- 1.4** Blueprint have been commissioned previously to apply for outline consent for the demolition of the structure and replacement detached dwelling. Ecology and Conservation concerns led to the refusal of this application: P/2018/0535.
- 1.5** Approval for the demolition and construction of a detached dwelling was previously approved by WCBC in 2004 under application no: P/2004/0002.
- 1.6** As we understand the Chapel has been closed since 1985, in that time the building has deteriorated, with windows missing and the interior of the structure in an extremely poor state of disrepair.

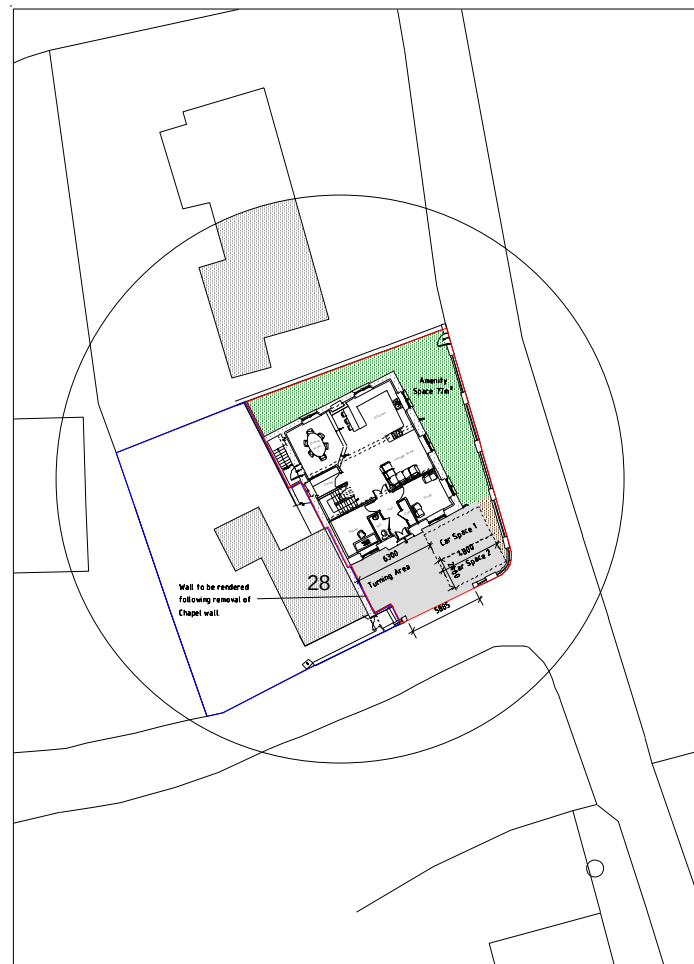


**1.
Existing Chapel & Vegetation Growth.**

- 1.7** A planning application was deposited in 2016 under planning application: P/2016/0909 for the conversion of the Chapel. This application was subsequently withdrawn as conversion of the Chapel wasn't possible due to parking constraints for the development. The current structure occupies a vast majority of the application site.

2. Access, including movement to and from the site:

- 2.1** The site is currently accessed of Pisgah Hill via a pedestrian gate with no vehicular access to the site due to the large Chapel occupying the plot.
- 2.2** Partial demolition of the chapel will allow parking to be provided to the site frontage. This will also allow vehicles to turn on site, access and vacate the property in a forward motion.
- 2.3** Pentre Broughton is a small village on the outskirts of the large employment area of Wrexham. Formally an industrial village the residence of the village either worked in the coal Mines or Steelworks in Brymbo, a village in close proximity to Pentre Broughton.



2. Proposed Site

- 2.4** Travelling from the village of Pentre Broughton along the B5433 a number of villages are accessible along this route. Moss & Brynteg are short distances away from the village centre. Other nearby villages such as Brymbo and Southsea are accessible via the B5433 & B5101.

- 2.5** Regular bus services are provided through Pentre Broughton. The 12 & 12A bus service provide public transport links to the villages of, Brymbo, Brynteg & New Broughton. These routes terminate in the town of Wrexham where many other transport links are available.
- 2.6** Wrexham has railway links, allowing users to access various destinations as a direct route such as Cardiff, Shrewsbury and Holyhead. Other destinations are available with changes in cities/towns such as Chester, Bidston & Crewe.
- 2.7** Parking spaces have been illustrated ensuring adequate on-site parking facilities are provided for the proposed property, avoiding road congestion following completion of the proposed development.

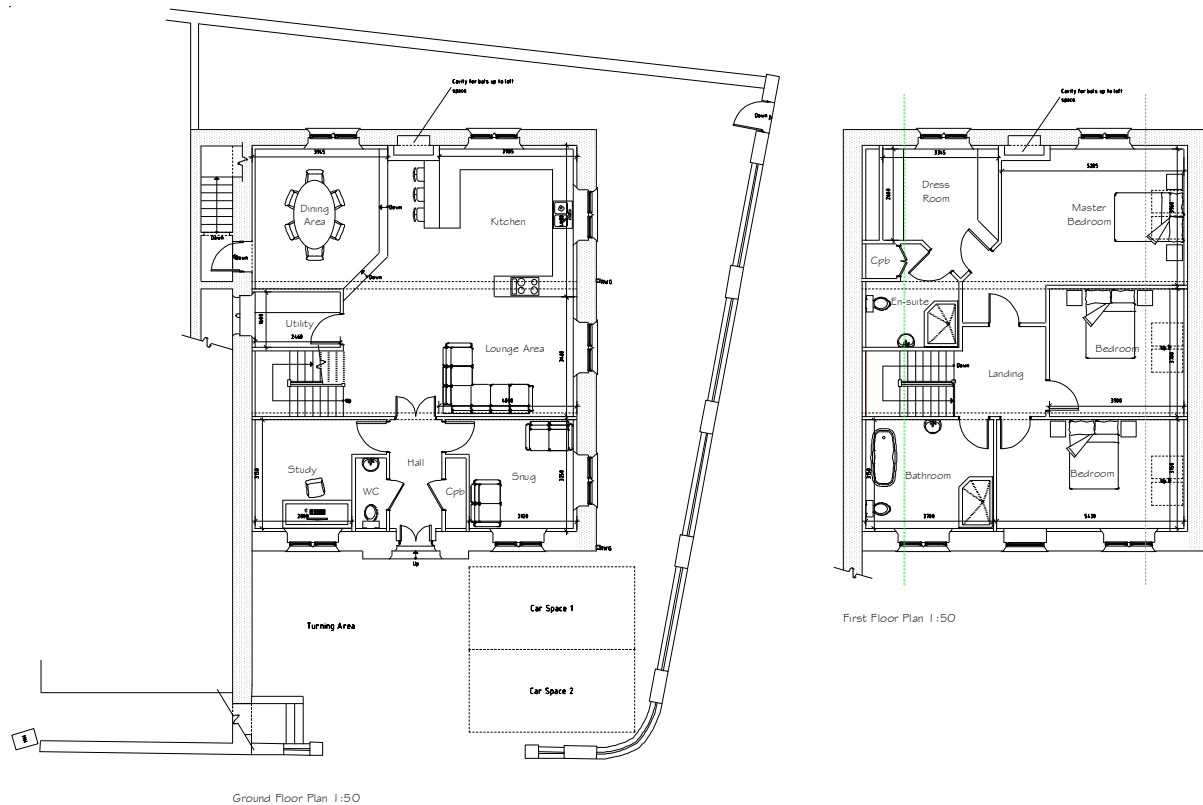
3. Character:

- 3.1** Pentre Broughton has an industrial past as described within **2.3** of this document. There are a variety of properties in the vicinity of the Chapel, varying in styles, design and orientation.
- 3.2** Adjacent to our application site there is a modern detached dwelling with associated double garage. Although a new addition to the area, careful consideration has been taken in the design of the property with the installation of traditional sash windows. The property occupies a prominent plot on Westminster Drive opposite the road junction of Pisgah Hill.
- 3.3** Gable and hip roofs are present on properties within close proximity to the site, the majority clad with natural slate, modern properties in the vicinity have roofing tile as the chosen facing material.
- 3.4** The Chapel is an imposing and well preserved building that contributes to the local history of the former industrial community at Moss and Pentre Broughton and as such is a building of local architectural and historical interest.
- 3.5** The retention of this structure is key in terms of conservationists who see its loss as detrimental to the area. To ensure the character of the building is retained but space is made available for off road parking the front facade will be carefully taken down and re-built reducing the size of the overall structure.
- 3.6** A number of detailed features are present on the Chapel, which will be conserved as part of the proposal to convert the structure to provide a residential dwelling. Fenestration details are main elements of the structure that produces its character.

4. Appearance

- 4.1** The appearance of the site will be vastly improved by the proposed conversion to form a residential dwelling.
- 4.2** The front facade is to be rebuilt reducing the overall length of the building. The proposal put forward to ecologists, conservationists and planning officer prior to the formal application has been viewed favourably as the main structure would be retained ensuring this well preserved building will continue to dominate the area.
- 4.3** The internal layout has been developed with consideration given to the existing characteristics of the building. A large open plan area has been illustrated to the rear of the dwelling with a dining area set at a reduced floor level to the main floor to accommodate access to the basement and existing levels within the building.

- 4.4** An access cavity is to be formed as part of the conversion to ensure Bats currently inhabiting the loft can remain as part of the scheme for conversion. An opening set at 2.1m above ground level is to be formed in the rear elevation to provide access for Bats to enter the structure and have a vertical flight path up to the loft area.



3. Proposed Floor Plans

- 4.5** At first floor level 3 no bedrooms have been accommodated within the space available, supplied with conservation style roof lights to ensure the characteristics of the building are preserved, allowing natural light to flood in without affecting the bat roost within the loft area.
- 4.6** The site frontage is to be altered to accommodate the parking area, retaining access to the basement of the adjacent neighbouring property. Ground levels are to be adjusted as required to produce a plateau for parking provision. The boundary treatment is to be retained as much as possible with alterations made to provide an access point that can accommodate vehicles as illustrated on drawing no: P107/006.

5. Community Safety

- 5.1** According to information available to the general public there has been 16 crimes reported in the vicinity for the month of November 2018. This information has been obtained from the Police website (www.Police.uk)

5.2 There is very little reason to suggest why the proposed conversion would see an increase in these crime figures.

5.3 Bringing this vacant building back into use will vastly improve on natural surveillance of the area.

6. Environmental Sustainability

6.1 The building will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwelling will be thermally and acoustically efficient.

6.2 Double glazed windows will be installed throughout the building. This will improve the heat loss of the building dramatically by retaining the warmth within the dwelling.

6.3 The building will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the dwelling has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

6.4 This development can be considered as sustainable as it is reusing an existing building rather than constructing from new.

7. Conclusion:

7.1 We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.

7.2 The exploration for the potential of conversion ensured various persons were consulted prior to the submission of the application, CPAT, Conservation officer, Ecologist and Planning officer have all viewed the proposal favourably.

7.3 The application site has a vast amount of planning history associated with it, this proposal is a clear solution to the issues demonstrated by past applications.

7.4 Retention of the existing building is a positive move to securing the future of this prominent structure.

7.5 Without remedial works in the not too distant future the building will fall into a further state of disrepair.

*Document Prepared by:
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Rev A: S.M.E. – 26/02/2019