SJ DESIGN LTD

Planning Document

Proposed Development at Zion Methodist Church, Simmondley Lane, Simmondley, Glossop SK13 6NS



Design and Access Statement

June 2012



Aerial view showing location

- **Applicant**
  Zion Methodist Church

- **Planning Authority**
  High Peak Borough Council

- **Proposal**
  Outline Application for the Demolition of the existing School Building, Vestry and Toilet Block to facilitate new parking area for the Church and 2 New Dwellings

- **Location**
  Zion Methodist Church, Simmondley Lane, Simmondley, Glossop SK13 6NS 2HA

- **Agent**
  Simon Jones
  SJ Design Limited
  The Old Co-Op Building
  Church Street
  Hayfield
  High Peak
  SK22 2JE

SJ DESIGN LTD

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1.00 General

The site (outlined red) is located off Simmondley Lane in Glossop, close to the junction with the A57. It is approximately 0.11 hectares (1100m2) in area. The site has clearly defined boundary walls on all sides except the west. Figure 1.0 shows the site as existing with land also in ownership of the applicant outlined in blue.

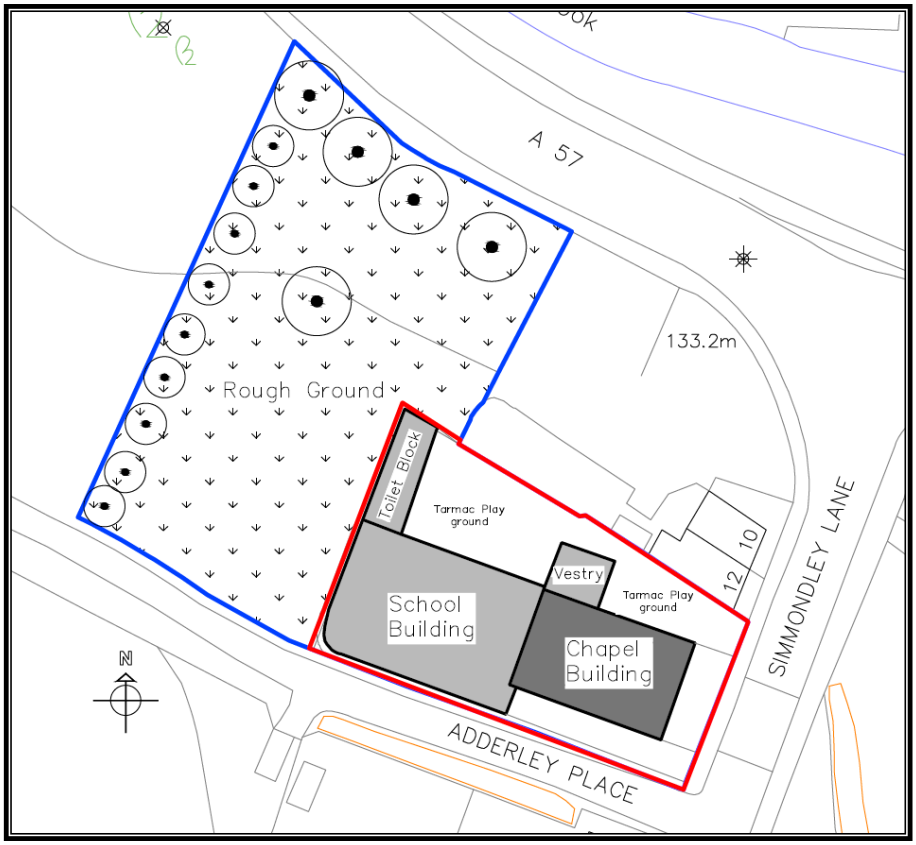


Figure 1.0: Site Plan as existing

The premises on the site can be broadly divided into 3 main parts:

- The Chapel Building (facing Simmondley Lane) – Dated 1860.
- The School Building (to the west) and Vestry (to the north) – Constructed after 1880.
- The Toilet Block (to the northwest) – A more recent addition (construction date after 1960).

The buildings are located to the southeast of the site. There are two tarmac yards to the north of the property, a tarmac forecourt to the east and a path along the south elevation leading to the entrance of The School Building.

An open area of rough grassland, also in ownership of the title, is located to the west. Historically, this area accommodated some lightweight buildings used in conjunction with Church activities.

No parking provisions are available on site.

2.00 Context

The site lies on the northern outskirts of the local plan settlement of Simmondley. It is close to both village amenities and Glossop town centre which both contain shops, pubs, cafes, post offices, chemists and numerous commercial and industrial premises.

The local primary school is within a short walk as are numerous infant and secondary schools in the locality. The area is generally well served with nursery, youth and community facilities as well as leisure opportunities.

Public transport links are available to the major conurbations of Manchester to the west and Sheffield to the east. The site is within easy access distance of main trunk roads and motorway links.

Beyond the north site boundaries there are dwelling houses and the A57. To the east is Simmondley Lane. To the south is a mixture of dwelling houses and a cricket pitch. To the west there is grassland (assumed to be owned by the local Scout Group).

No records were available to identify the Building as having listed status or as being within a conservation area.

3.00 Access and Traffic

3.01 Access

Currently no vehicular access or parking provisions are provided on site. This situation leads to visitors to the church parking on Simmondley Lane and Adderley Place.

The proposed access to the Methodist Church and new dwellings is directly off Adderley Place via Simmondley Lane (Figure 3.1). Enquires were made to Derbyshire County Council Highways regarding the proposals and their response can be found in Appendix A. Their response indicates that with minor alterations to the existing access off Simmondley Lane and the provision of a segregated pedestrian margin on Adderley Place, Highways have no objection to the proposals.

The proposals provide much needed on-site parking for the Church and it is envisaged this will lead to a reduction in parking on Simmondley Lane by visitors to the church. The proposals also provide 2Nr parking spaces per new dwelling.



Figure 3.1: Access from Simmondley Lane to Adderley Place

3.02 Public Transport

A regular bus service from Simmondley provides a link to surrounding villages, towns and cities. These in turn provide a link to the national railway network. The site is within easy access distance of main trunk road and motorway links.

3.03 Inclusive access

The proposals provide good accessibility by cycle, on foot, by public transport and for those with disabilities. The proposals provide inclusive access and access for emergency vehicles.

The new dwellings have been designed with on-site parking and to Building Regulations Approved Document Part M to be Equality Act accessible.

4.00 Historical Context, Existing Buildings, Condition and Use

As stated previously, the premises on the site can be broadly divided into 3 main parts:

- The Chapel Building
- The School Building and Vestry
- The Toilet Block

(See Figure 4.1)

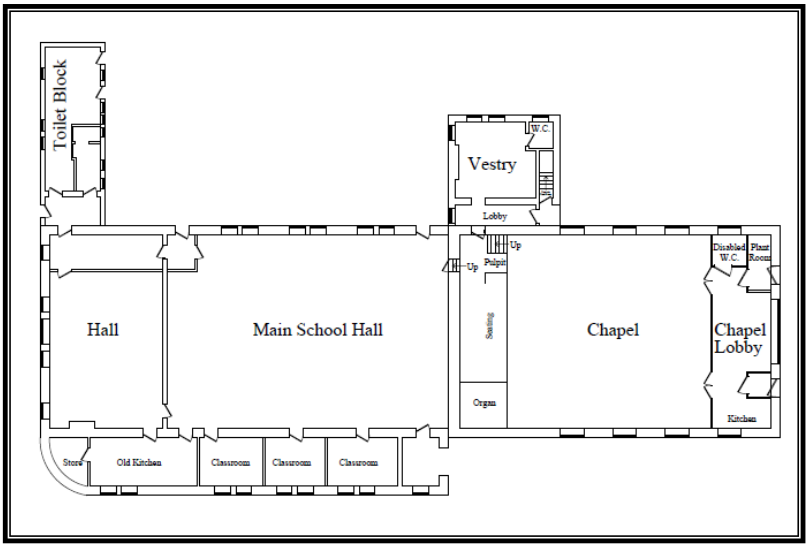


Figure 4.1: Floorplans as existing

4.01 History

Zion church was built in 1860 to replace a smaller church building occupying a site where Lancashire Chemicals is now (approximately 200m northeast of the current site). Negotiations took place with Lord Howard's (Member of Parliament and land owner) agent for the present site and a lease was granted dated 23rd March 1861. In1883 land was acquired for a new school - a lease being signed for 999 years. The foundation stone was laid in 1884.

Modifications were made to the church building including the fine east elevation stained glass window at the time of the First World War (1914). The main entrance was formerly to the rear (West) of the Church but on establishment of the Dinting Zion School (The School Building) the entrance was located to the east.

The Vestry was constructed at the same time as the School Building. The school comprised two classrooms (divided by an interconnecting door which split the hall) with offices and rooms off the main hall. A kitchen prepared and served the food. There is a smaller room which was also used as a classroom. The toilet block was constructed/modernised in the 1960s. There is an enclosed playground to the side.

In 1983 Zion took advantage of the changes in the Leasehold Reform Act of 1967 by approaching the Ground Landlords (The National Coal Board Superannuation Fund) to ask them the total price which they would accept for the sale of the Ground rent. It would be 10 times the annual ground rent of £10.89 a total of £148.15 (incl costs and VAT). The figure was purchased.

The school remained active until July 1984 when falling pupil numbers meant that it was no longer viable and had to close. Since the School use ceased the hall had been used by local groups such as youth groups, parents' and toddlers and for dancing.

Some of these user groups brought in vital income but nowadays this has dried up and the buildings have become dilapidated.

4.02 The Chapel Building

The Chapel Building faces Simmondley Lane and is currently used as a place of worship for the Methodist Church. It is also an important community facility, being hired out for various activities which in turn provides a small but much needed income for the Church. Figure 4.2 shows the existing Chapel Building elevations.



The Chapel Building South Elevation



The Chapel Building North Elevation



The Chapel Building East Elevation (Front)

Figure 4.2: The Chapel Building Elevations

4.03 The School Building

The School Building (Figure 4.3) is in a poor state of repair and due to the on-going maintenance and heating costs associated with keeping it functional, the building is no longer used and continues to be a financial burden to the Church.



The School Building South Elevation



The School Building West Elevation

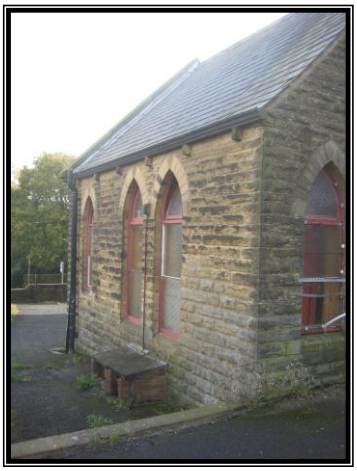


The School Building North Elevation

Figure 4.3: The School Building Elevations

4.04 The Vestry

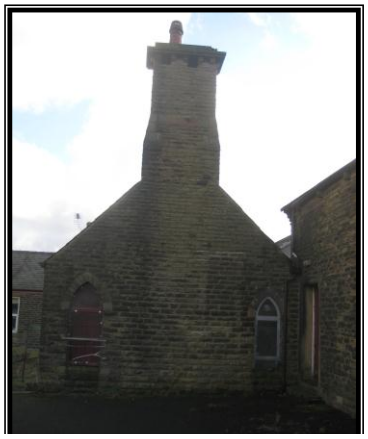
The Vestry (Figure 4.4) is also in a poor state of repair and due to maintenance and heating costs is no longer used by the Church.



The Vestry North Elevation



The Vestry East Elevation



The Vestry West Elevation

Figure 4.4: The Vestry Elevations

4.05 The Toilet Block

The Toilet Block (Figure 4.5) is the most recent addition to the site and provided toilet facilities for The School Building as discussed.

The Toilet Block is also in a very poor state of repair and due to the on-going maintenance and heating costs is no longer used by the Church.



Toilet Block North Elevation



Toilet Block East Elevation



Toilet Block West Elevation

Figure 4.5: The Toilet Block Elevations

5.00 The Proposal

The proposal is to demolish the existing Vestry, School Building and Toilet Block. This will allow a new parking area to be created directly to the west of the Chapel Building and 2 new sustainable dwellings to be constructed beyond the new parking area.

The new parking area will provide much needed on-site parking, including a disabled parking space, for visitors to the Church. This will have the added benefit of reducing the levels of parking on Simmondley Lane and Adderley Place. Figure 5.1 shows the proposed Church floor plan and Figure 5.2 shows the proposed site layout.

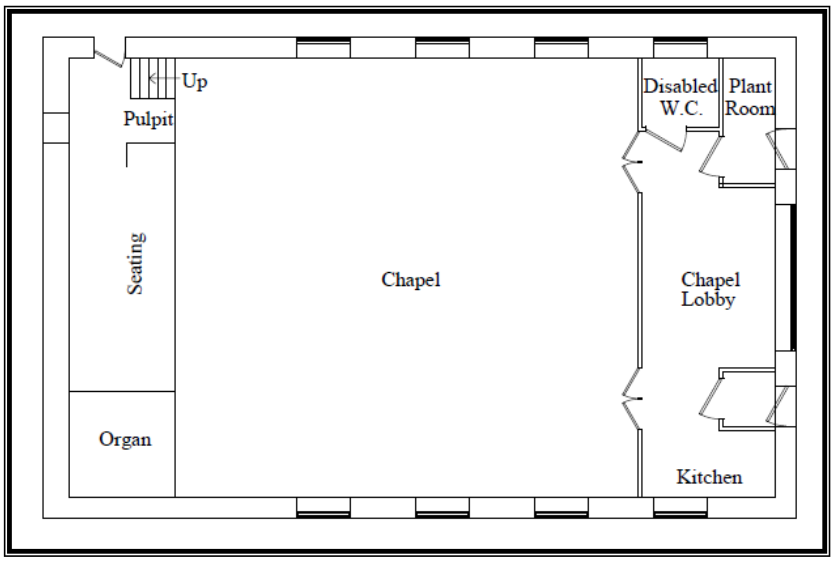


Figure 5.1: Chapel Building Floorplans as Proposed

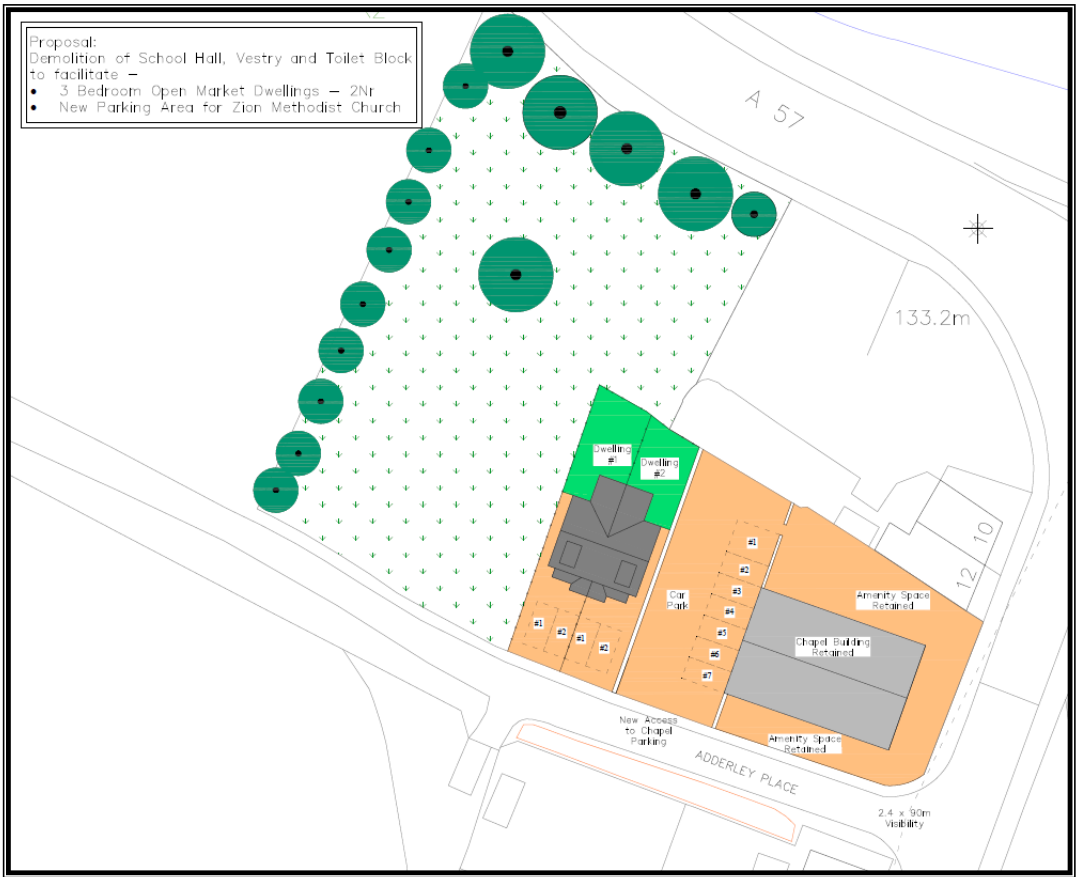


Figure 5.2: Site Layout as prosed

The two new dwellings created will each provide approximately 100m2 gross internal floor area of accommodation and provide a contribution to High Peak Borough Council's housing targets. They will be designed to prevailing standards for low carbon footprint and renewable energy resources. Figure 5.3 shows the proposed floorplans and elevations of the new dwellings.



Figure 5.3: New Dwellings as Proposed

6.00 Planning Context

The application is an outline application only. Relevant planning policies are as follows:

6.02 Affordable Housing

Policy H 9 of The High Peak Borough Council Local Plan outlines affordable housing requirements. To summarise this, developments sites of 0.5 hectares or more and developments of 15 or more dwellings are required to provide affordable housing. The Zion Methodist site is approximately 0.3 hectares and the proposals presented are for 2 dwellings. Therefore, we believe there is no requirement for affordable housing provisions on the site.

6.03 National Planning Policy Framework

The National Planning Policy Framework (NPPF) published in March 2012 must be considered as a material consideration in planning decisions.

The NPPF includes a presumption in favour of sustainable development which should be applied by Local Authority Planners when taking decisions on planning applications.

Paragraph 17 of the NPPF contains a set of core land-use principles which should underpin decision taking. These principles include:

> *'not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
>
> *proactively drive and support sustainable economic development to deliver the homes… and thriving local places that the country needs…;*
>
> *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
>
> *encourage the effective use of land by reusing land that has been previously developed (brownfield land)…;*

Paragraph 49 of the NPPF sets out the government's position on housing applications:

> *'Housing applications should be considered in the context of the presumption in favour of sustainable development.'*

Paragraph 111 of the NPPF sets out the government's position on development of brownfield land:

> *'Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield*

land… Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.'

We feel that these sections demonstrate compliance with the policies outlined above and the strong benefits of this proposal in retaining and enhancing a group of buildings which play an important part in the form and development of Hayfield.

7.00 Design

In its current form The Zion Methodist Church is a deteriorating group of buildings in poor condition which provide a very low income (See Appendix B – Condition report conducted in November 2011).

Whilst the Chapel Building is in use by the small congregation for worship, and by some local groups (knitting circle, slimming clubs etc) the rest of the buildings are redundant and deteriorating due to damp and general lack of maintenance.

7.01 The Chapel Building

The aspiration of the church and Methodist central circuit is to modify and improve the existing chapel building and to make it more attractive to both worshipers and local community groups.

The Chapel is an attractive and robust which has some maintenance/structural issues (related mainly to the roof).

It is estimated that by spending a relatively modest sum of money on the building it could be put into good repair and modified to provide a usable and popular community facility. This in turn would provide much needed income for the Church which could be expended on regular maintenance, heating, lighting and other unavoidable expenditure such as insurances.

The other buildings on site (the Vestry, School Building and Toilet Block) would require major expenditure to bring them into good repair and habitable. Furthermore, the accommodation they provide has no feasible local demand.

After careful deliberation we have concluded that the only viable way forward is to demolish the Vestry, School Building and Toilet Block and retain the Chapel Building in its pre 1880 original form (see Figure 5.1).

This solution provides some parking space for the church and importantly creates a small development plot for 2 new dwellings, the value of which will make an important contribution to the repair and improvement of the retained Chapel Building.

It is hoped that the remaining land in the ownership of the Church (outlined blue in Figure 1.0) will, in the future, be zoned for residential development (currently under consideration for re-zoning as part of HPBCs Core Strategy and Site Allocations DPD) in order to assist with HPBCs housing targets. (Please see correspondence from Pippa Home in Appendix C relating to this matter).

Should this re-zoning take place the site could be developed as shown in the artist's impression (Figure 7.1 and Appendix D) which integrates the 2 dwellings that form part of this application into a larger scheme of 8 dwellings. Please note that this illustration has been incorporated into this document for information purposes only and does not form part of this application.



Figure 7.1: Artist's Impression of Simmondley Zion following any future re-zoning

7.02 The New Dwellings

The 2 new dwellings (Figure 5.3) which form part of this application are open market, 3 bedroom family houses. It is envisaged they will be designed to prevailing Building Regulations standards and include renewable energy resources. Please note that the plans and elevations submitted with this application are for illustrative purposes only.

7.03 Access, Parking and Landscaping

Currently no vehicular access or parking provisions are provided on site. This situation leads to visitors to the church parking on Simmondley Lane and Adderley Place.

The proposed access to the Methodist Church and new dwellings is directly off Adderley Place via Simmondley Lane (Figure 3.1 and 5.2). Enquires were made to Derbyshire County Council Highways regarding the proposals and their response can be found in Appendix A. Their response indicates that with minor alterations to the existing access off Simmondley Lane and the provision of a segregated pedestrian margin on Adderley Place, Highways have no objection to the proposals.

The proposals provide much needed on-site parking for the Church and it is envisaged this will lead to a reduction in parking on Simmondley Lane by visitors to the church. The proposals also provide 2Nr parking spaces per new dwelling within curtilage. The houses will also be provided with private gardens to front and rear.

8.00 Environmental Analysis

8.01 Site stability, contamination and soil types
The property would not be designated as contaminated land. All soil and planting is to be imported and no trees are affected by the proposals.

8.02 Sunlight and Daylight
The proposed dwellings will be constructed to prevailing Building Regulations standards in terms of window openings and ventilation. They are not significantly over shaded by other buildings or trees.

8.03 Wind and micro climate
The site is screened from high winds although in common with most local sites is subject to some turbulence as a result of the surrounding high ground.

8.04 Flood risk and drainage
The site is not located in an area of flood risk.

8.05 Archaeological and historic features
The original 'Chapel Building' is retained and put into a good state of repair.

8.06 Views into and out of the site
The site has the benefit of being adjacent to attractive open areas (cricket ground, Scout Group etc) and is sufficiently elevated with views across the valley and over to the Peak District hills.

8.07 Ecological and wildlife
It is not envisaged that any bird or mammal habitat will be affected by the proposals.

9.00 Conclusions

The redevelopment of the site to provide on-site parking and for residential development presents an opportunity to:

- Create a sustainable future for Simmondley Methodist Church as a place of worship and a valuable community resource.
- Provides on-site parking and reduces levels of parking on Simmondley Lane and Adderley Place.
- Provides 2 new dwellings which will contribute to HPBCs housing targets.

In conclusion and in light of the above, we would urge HPBC planning to approve this application and to move forward in re-zoning the remainder of Simmondley Zion's land to residential use. This will not only assist in achieving the Council's housing targets but will greatly help the Church in their efforts to create a viable and sustainable future as a place of worship and community facility.

Appendices

A – Highway's response
B – Condition Report
C – HPBCs comments on re-zoning
D – Artist's Impression