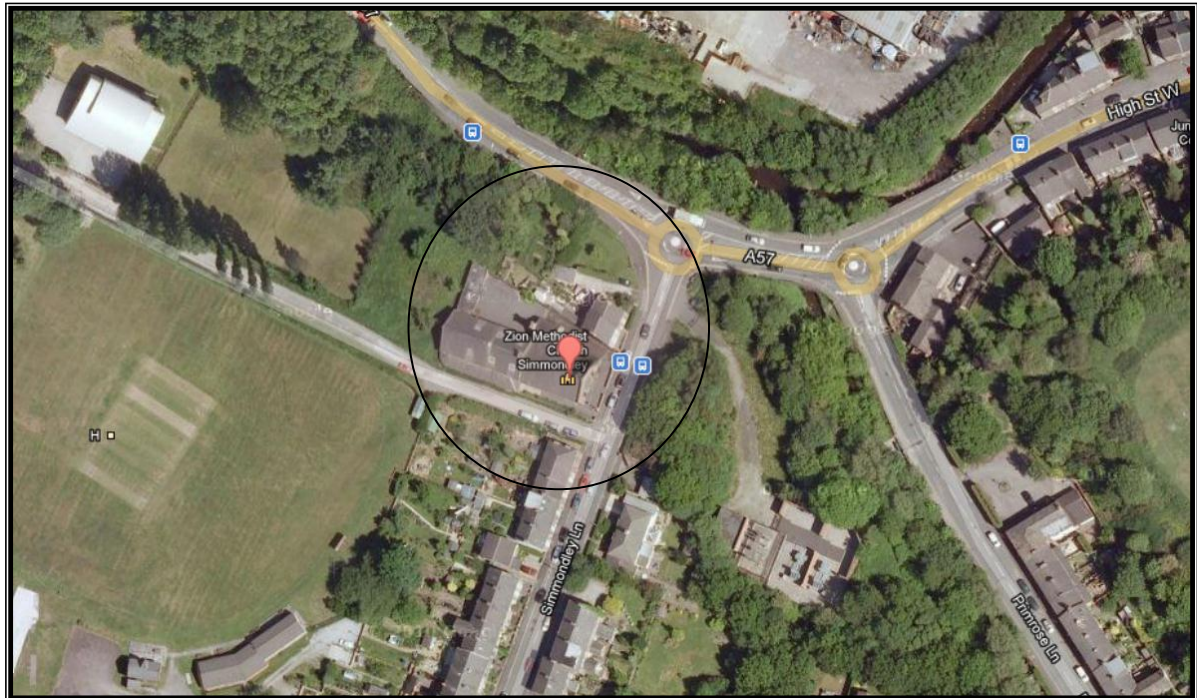


Design, Access and Heritage Statement

December 2012

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





Aerial view showing location

- **Applicant**
Zion Methodist Church
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Resubmission of HPK/2012/0374 - 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
- **Prepared By:**
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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 Background

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)

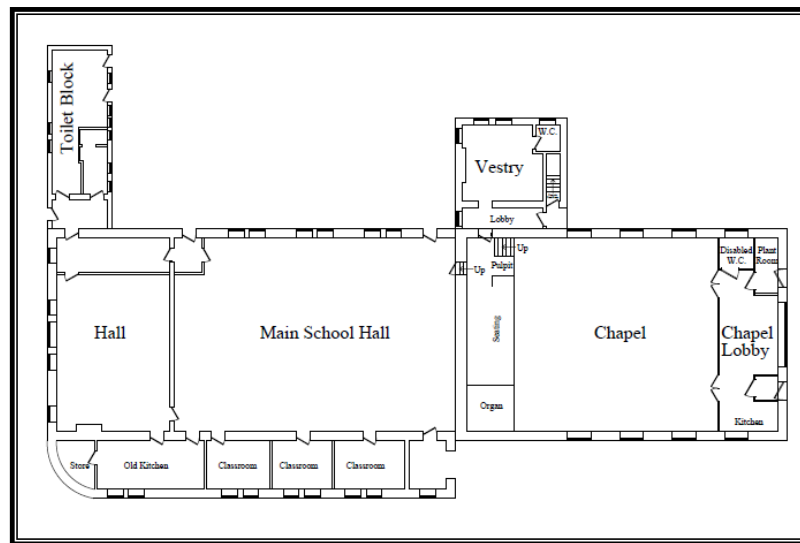


Figure 4.1: Floorplans as existing

4.01 Historical Background

Glossop is a small industrial town 13 miles from the centre of Manchester. Despite this proximity it is sufficiently isolated to have a distinct community life of its own.

The population of Glossop grew nine fold during the 19th century, mostly in its first half. By 1851 Glossop could be described as one of the great seats of cotton manufacture. At that time its population was 17,500: 38% of adult men and 27% of women were employed in the cotton industry. When John Wesley preached nearby in 1761 the area was virtually uninhabited but by 1858, following the remarkable expansion of the population, Methodism was established in Glossopdale.

The Snake Pass route from Manchester to Sheffield was opened up as a major road in 1821, which gave Glossop its first importance. The town received its Borough Charter in 1866 and despite economic crisis and downturns (such as the Lancashire cotton famine in 1861-4 (caused by the American Civil War)) the town prospered until just after the First World War when it was affected by the decline of cotton spinning and by the depression of the 20s and 30s. During this period unemployment soared (up to 55% in 1931) and population was lost.

After the Second World War Glossop regained some of its population loss and today has diversified into a broader range of industries: metals, machine tools, munitions, rubber and chemicals have become alternative employers together with the 21st staples of retail and construction.

The town has also become something of a commuter hub, with good transport links to urban employment areas. The population at the 2001 census was recorded at 32,400.

4.02 Zion Chapel Building

By the 1850s Glossop was a growing town with a large amount of residential development to accommodate the influx of workers in the cotton industry. In Glossop, the cotton trade was dominated by Woods Howard Town Mills and Summers Wrens Nest Mill. Both owners lived in the town.

Dinting, straddled by the viaduct which brought the railway to Glossop, was dominated by Edmund Potter who lived near his Calico printing factory at Dinting Lodge. Under his management the Calico printing Industry grew and prospered. In the empty upper storey of his building at Dinting Mill, Potter started a day school for boys and girls (and 'half timers').

A Sunday school was subsequently established in the same premises. This was known as the Hollingworth New Conenexion Sunday School and was established in 1859. The use of the room for 'preaching' was forbidden so its members saw it as imperative that a chapel needed to be built nearby.

The land on which the present Chapel was built, on Simmondley Lane, was leased from the estate of Lord Howard (MP). The foundation stone was laid in August 1860 (See section 1.00 for site information). Unfortunately we have no record of the name of the architect who designed the Chapel Building but records show the names of the main building contractors: William Marsden (stone mason); Cyrus Gartside (joiner) and Charles Lewis (plasterer and slater). Total cost of the building works was £420.00 of which £220.00 was raised from subscriptions, including one of £30.00 from a Mr Whittaker.

The building itself was described by The Glossop Record newspaper of 16th March 1861 as 'a plain substantial stone building of the modern type of architecture'. Interestingly, they also reported that 'the Chapel is not intended to remain in its present form but to be raised to a height sufficient for galleries and to have vestries built at the back with accommodation for an orchestra over'.

It seems that the ambition to raise the height of the building to install the galleries was never realised, however, a vestry was added in 1869 with a gallery over the top for an organ.

Externally the building was a modest unadorned stone pavilion, with simple neo-classical details to the street frontage and with basic square headed, evenly spaced windows to the flank walls.

Internally the Chapel was one large rectangular hall, with an entrance at the East end, off Simmondley lane, and with a raised area at the West end containing the pulpit.

The building was designed to accommodate 400 people and it was clearly intended that preaching would be an important part of the service, although, as previously mentioned, there were no galleries provided to bring worshippers close to the preacher.

The worship area was, in line with the Methodist philosophy, free of decorative features and was no doubt very simply decorated.

The Chapel has been subject over the years to various ‘improvements and beautifications’ such as the installation of a full height screen, in the 1970s, to create a draught lobby and meeting room at the West end.

4.03 1914 Improvements to the Chapel Building

In 1912 Sir Edward Patterson visited Zion to open a bazaar – he commented that ‘a much lighter effect could be achieved by the addition of a stained glass window at the East end’. He also crucially offered to help with the cost.

The trustees acted on his suggestion with alacrity and appointed Joseph Howard, architect of Glossop, to provide designs. Interestingly, the contractor who carried out the work was W. Howard & Sons of Glossop.

The Chapel was re-opened in February 1914. The newly remodelled East façade – the main entrance and gabled frontage to Simmondley Lane, is in a neo-gothic style with a large 4 part window placed centrally and two doors with large fan lights over arranged symmetrically. The original verge was replaced with a parapet with decorative kneeler blocks and copings and a ridge stone in the form of a cross.

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

4.04 The School Building

In March 1880 discussions are recorded to have taken place about building a new school at Zion. In 1883 land was secured adjacent to the Chapel (on a 999 year lease) and a local surveyor, Mr Hadfield, was appointed to draw up plans. The foundation stone was laid in March 1884 and in July 1888 the school opened with a roll of 101 scholars. The main contractors were: J Yovel (masonry); Caleb Warhurst (joinery); Walter Kinder and George Buckley (slating and plastering).

The building is a simple rectangular plan with a blue slate pitched roof abutting the West gable of the Chapel Building. The main volume of the building is divided into two halls of unequal size. Along the South side of the building is a series of small rooms (classrooms and kitchens) which are built as 'lean to' on the main volume.

The building is faced with pitch faced, coursed local gritstone onto an inner leaf of un-plastered red brick with rubble infill. The windows are in the form of Gothic pointed arches, which were fashionable at that time, with dressed stone cills.

Internally the building is very simple with painted (distempered) brick wall finish. The roof trusses are partially exposed with a lath and plaster ceiling at cross tie level.

Figure 4.3 shows the existing School Building elevations.



The School Building South Elevation



The School Building West Elevation

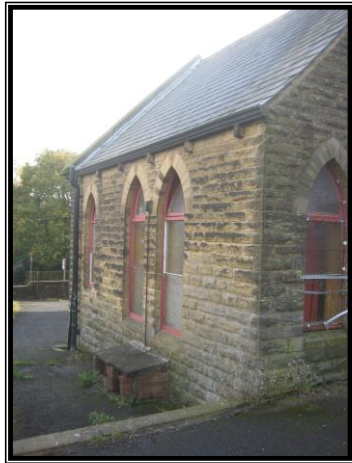


The School Building North Elevation

Figure 4.3: The School Building Elevations

4.05 The Vestry

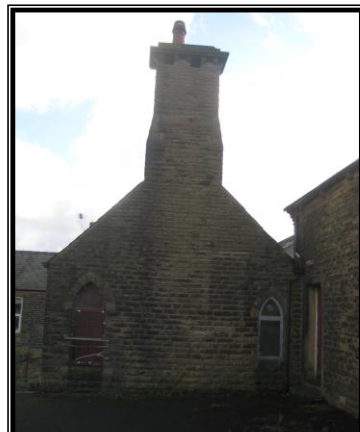
The Vestry (Figure 4.4) is in a poor state of repair and due to maintenance and heating costs is no longer used by the Church.



The Vestry North Elevation



The Vestry East Elevation



The Vestry West Elevation

Figure 4.4: The Vestry Elevations

4.06 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.

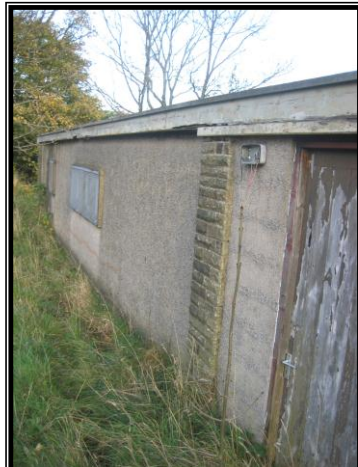
The Toilet Block is also in a very poor state of repair and due to the on-going maintenance and heating costs is no longer used by the Church.



Toilet Block North Elevation



Toilet Block East Elevation



Toilet Block West Elevation

Figure 4.5: The Toilet Block Elevations

5.00 The Significance of Zion as a Heritage Asset

It is interesting and significant that the economic and social structure of Glossop was based on a small number of landowning and industrial families who each supported a different strand of Christianity: The original landowners, The Howards, were Catholic; The Woods and Sidebottoms were Anglican and the Potters were Non-conformist. It is from this background that Methodism became a strongly established tradition in the area. There were 10 Methodist places of worship erected in Glossopdale between 1813 and 1890, each with its own individual traits and characteristics.

Zion represents a good example of how a group of working people with belief and energy created a place which was a focus for worship, learning and socialising. In the days before the State took responsibility for the education of children the people of Zion laudably saw it as their role to provide an elementary day school for young children. This role disappeared in 1984 when the School Building at Zion was no longer required by the education authority.

The School Building has subsequently been used by local groups but sadly demand for the use of a building this size has decline dramatically. The income required to maintain the building has not been available for the last 25 years and the church are trapped in the familiar cycle of low income coupled with deteriorating building fabric. In turn, this means income reduced further because the premises are not attractive or suitable for user groups.

Alongside this, for reasons which are outside the scope of this report, attendances at the Chapel for worship have declined radically. The Chapel Building is used for various community activities (sewing group, knitting circle, slimming group) but again, the income from these activities is insufficient to fund necessary improvements which would make the continuing use of the building secure.

In addition to its social and historical significance, Zion Chapel is a heritage asset because its frontage onto Simmondley Lane gives it a role in the streetscape of the area. It is important that the building is helped to find a viable and sustainable use.

The architecture is unremarkable – the main frontage having been remodelled in 1914 in a bland neo-gothic style and the other street elevation being a utilitarian style with square headed openings.

The School Building is not of any architectural significance: it is a generic neo-gothic style replicated in a great number of buildings across the region. Internally it has no remarkable features and is in a poor state of repair. The street ‘frontage’ on to the unadopted and little used Adderley Place is particularly undistinguished being single storey and partially obscured by the rising grade of the land.

6.00 Potential for Change of Use of the School Building

In NPPF Paragraph 131 it is a requirement of The Local Planning Authority to take account of ‘the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their construction’.

Zion Chapel and School occupy a small site with very restricted access. There is currently no parking provision on site.

A condition survey has been carried out of the Chapel, School, Vestry and Toilet Block and is appended to this document. The main findings of the condition survey is that whilst the Chapel Building has some maintenance/structural issues, which mainly relate to the roof, The School Building, Vestry and Toilet Block are in poor condition: the walls are suffering from the effects of penetrating and condensatory dampness; floor and roof timbers are affected by damp and rot and secondary elements such as window frames are affected by rot. Furthermore, the building services are not in a safe functioning state and there is no viable heating system.

The re-use of the School Building and Vestry has been considered by the Trustees but is not a viable option because:

- All viable alternative uses would require costly improvements to access and the provision of car parking space. Car parking space is not available on site whilst the School Building remains.
- Any reuse of the School Building would require substantial repairs to the building fabric and the replacement of the building services. Given the extent of work required, the cost of executing this work would far outweigh the value of ‘space’ created. Any ‘space’ would be without any form of car parking which would be unacceptable from both a planning and development perspective.

In view of the above the applicants feel that the proposals which are subject of this application represent the optimum solution.

7.00 Impact on Heritage Asset

The demolition of the School Building at Zion will not be a major detriment to the built heritage of the area.

The development of Glossopdale as an urban settlement took place largely in the middle years of the 19th Century and there are many buildings of better quality and interest in the vicinity.

The Chapel Building and School Building are both undesignated: they are neither listed and do not fall within a Conservation Area.

The School Building is effectively back-land development and its removal will have minimal impact on the street scene or wider urban landscape. Whilst clearly the removal of The School Building and Vestry will reduce the bulk of the group of buildings on site at Zion, this can be seen as positive in that their removal will effectively restore the Chapel Building to its original (1861) form.

Importantly it will allow the Trustees to concentrate their efforts and resources on maintaining and improving The Chapel Building so that it is given a secure and sustainable future as a place of worship, a community facility and will continue to make a contribution to the area as an undesignated heritage asset.

The applicants are keen to carry out a full photographic and drawn survey of the School Building prior to demolition so that a detailed record of the building remains.

8.00 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.

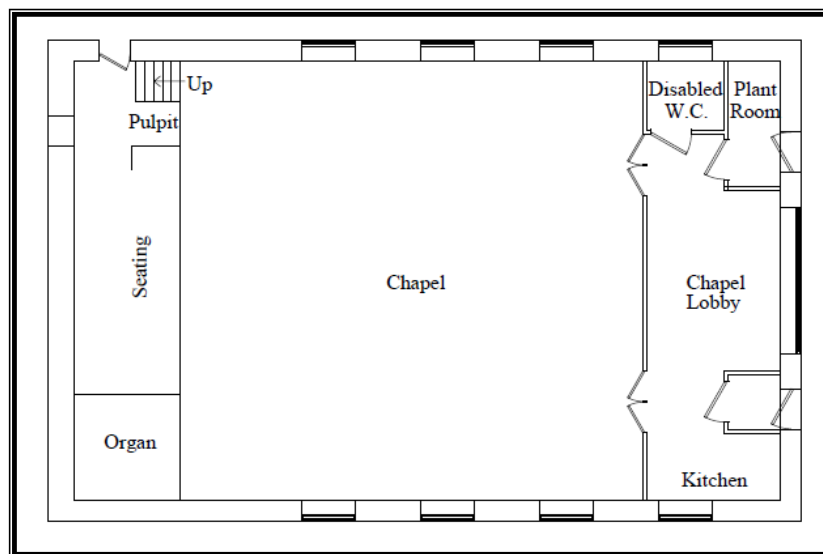


Figure 5.1: Chapel Building Floorplans as Proposed

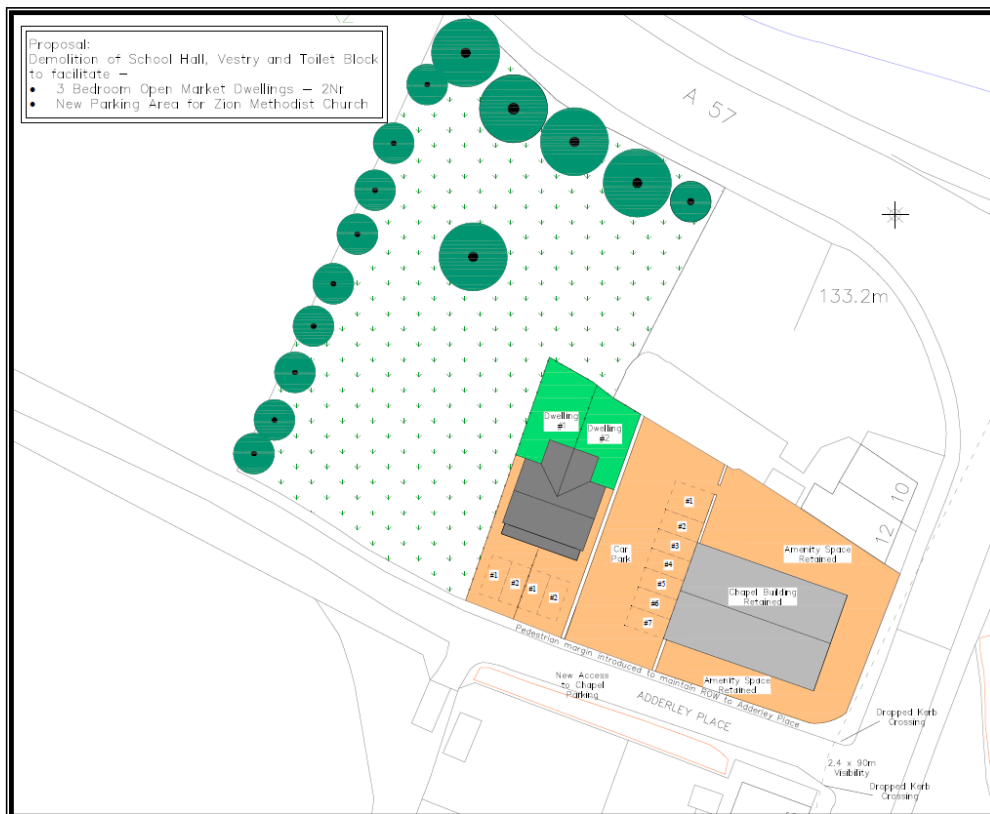


Figure 5.2: Site Layout as prosed

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 street scene from Adderley Place and floorplans and elevation of the new dwellings.

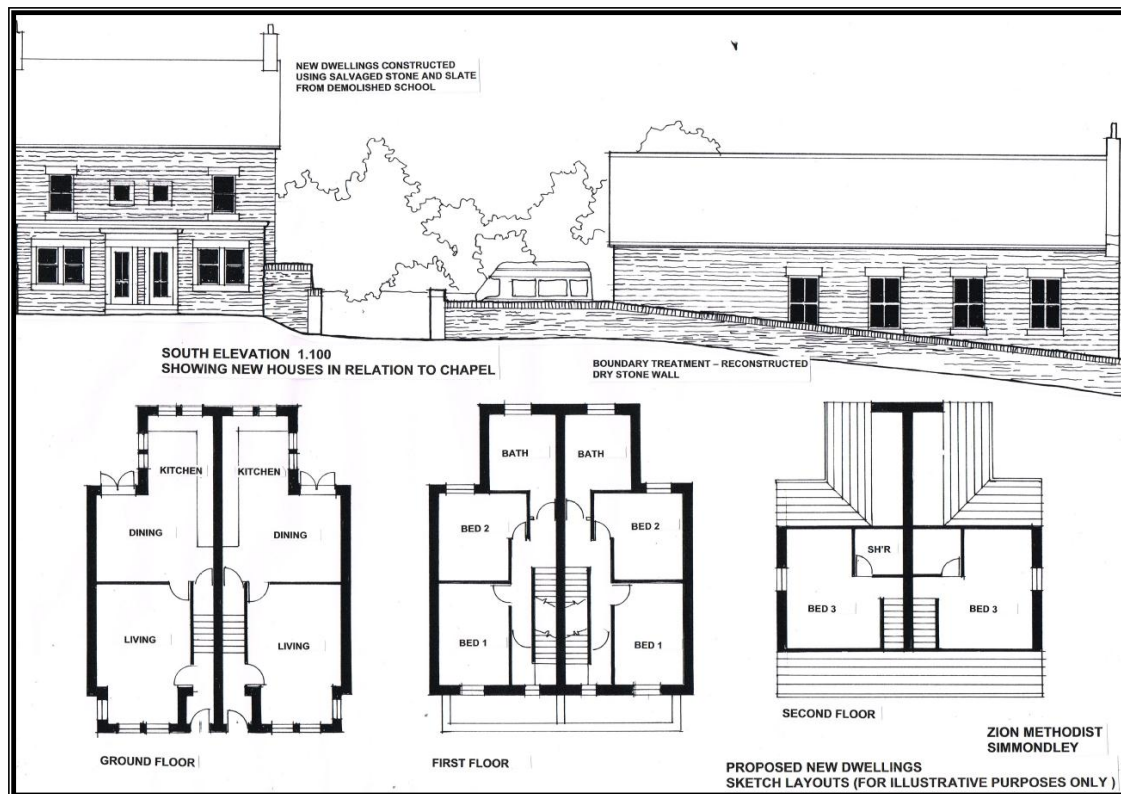


Figure 5.3: Street Scene and New Dwellings as Proposed

9.00 Planning Context

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

9.02 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.

9.03 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 the Chapel Building.

9.03 Local Community Facility

Policy CF2 (Local Community Facilities) of The High Peak Borough Council Local Saved Plan states:

'Planning Permission will be granted for development, materially affecting a community building or site including the change of use of premises serving a local community, provided that:

- The community value of the building or site will be maintained or enhanced through the proposed development; or*
- The premises are no longer needed for local community use; or*
- Alternative provision of another site with the same or better facilities for the continuation of the service of the community is implemented'*

The National Planning Policy Framework published in March 2012 must be considered as a material consideration in planning decisions and relevant sections regarding community facilities are as follows:

Paragraph 28

promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Paragraph 70

guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

The proposals comply with Policy CF2 and the NPPF as follows:

- In its current form, Zion Methodist Church at Simmondley has no realistic sustainable future as a community facility.
- The School Building, as described in detail above, is in a poor state of repair and has no viable heating system. Furthermore no parking space is provided on site. All of which severely restricts the use of Zion as a viable community facility. The use of the School Building as a community facility has declined over the years, as described in detail above, and has all but ceased. The School Building premises are no longer needed as a community facility.

- By granting planning permission the community value of the site will be enhanced and alternative on site facilities will be made available in The Chapel Building.
- Securing planning permission will make funds available to improve the building fabric, internal layout and décor of The Chapel Building and crucially provide on-site parking at Zion. This in turn will allow the Trustees to concentrate their efforts and resources on maintaining and improving The Chapel Building so that it is given a secure and sustainable future as a place of worship and a community facility.

10.00 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.

10.01 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 worshippers and local community groups.

The Chapel is an attractive and robust building 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 (for illustrative purposes only)

10.02 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.

10.03 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.

11.00 Environmental Analysis

11.01 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.

11.02 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.

11.03 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.

11.04 Flood risk and drainage

The site is not located in an area of flood risk.

11.05 Archaeological and historic features

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

11.06 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.

11.07 Ecological and wildlife

It is not envisaged that any bird or mammal habitat will be affected by the proposals. A Bat survey has been conducted to the satisfaction of Derbyshire Wildlife Trust and is submitted with this application.

12.00 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

Sources of Information:

- 1) *Communities in Britain – Ronald Frankenberg (1996)*
- 2) *A Short History of Zion Methodist Church – Marion Sidebottom (2004)*
- 3) *Monument Report on Zion - SMR no. 6180- MDR12230*
- 4) *Glossop Heritage Trust - Glossopdale Churches and Chapels.*
<http://www.glossopheritage.co.uk/method.htm#m012>
- 5) *Glossop Heritage Trust, Glossopdale Schools Dinting (Zion) Methodist School, Simmondley Lane.* <http://www.glossopheritage.co.uk/schools/zion.htm>