

Design, Access & Heritage Statement

For

Rear Boundary and Fencing to Revival Church

AT

**Revival Church
High Street
New Mills
High Peak**

**SIMON COLEY ARCHITECT
2, WATER'S EDGE LANE
CHAPEL-EN-LE-FRITH
HIGH PEAK
SK23 0JD**

Ver. 2 Sept 2016

THE PROPOSAL

To reclaim an over grown area at the rear of the church by fencing off the area and re-occupying it. The church has had access and maintained the area for over 12 years.

Physical Assessment

The church is a grade II listed building that is located off High Street New Mills. The existing building is two storeys in height. It comprises of a ground floor and a basement below. The primary access to the building is through a main front door at ground floor level that directly addresses High Street. The ground floor is essentially a single space with a vaulted ceiling, a stair in one corner leads to the lower level. On the lower level the building is broken into smaller rooms and can also be accessed by a side entrance. The side entrance is reached via a right of way in the form of a fairly steep sloped cobbled pathway that wraps around the perimeter of the building. There is a small external courtyard at the basement level bounded by a high wall from which you access the basement. The building is generally built in natural stone. In 2008 a sympathetic extension was added to the church at basement level to form a new office. The area of land that is being fenced is at this basement level is directly behind the church so is not visible from the road.

Social Impact

The church plays an important social role within New Mills as well as promoting a range of activities to church members the church also offers facilities for various other local groups and organisation. The church has grown in size and now employs three administrators and has a growing congregation. This requires a need for more space, utilising the external rear space will allow more people to use the church in the summer months.

Economic impact

The proposals will have no economic impact on New Mills.

Planning Policy

The proposals are the subject of a standard planning application and require listed building consent.

Criteria Evaluation

The proposal is to cultivate an over grown area of land to the rear of the church. To improve its appearance and generally keep this area cleaner and tidier.

DESIGN

The only development is the provision of a timber fence utilising a concrete post and frame system. The fence will be well screened by existing and proposed landscaping.

Use

The church will retain its current use. It has accessed and maintained the external area for over 12 years. The external space will be used as an external teaching and recreational space.

Layout

The space will consist of a relatively flat area of fenced open space.

Size and Scale

The fence will be kept to 1800mm in height which will have little visual impact on the rear area of the church. Furthermore the physical nature of the site means that the new fence is located well below the level of the road and hidden away to the rear of the property in a location that has little visibility from the road. The addition therefore has little visual impact.

Landscaping

The fence is surrounded by tall natural vegetation so there is no need to utilise any additional landscaping.

Appearance

The fence will comprise of natural wood panels set in a concrete frame and bottom panel system. The natural screening will reduce any visual appearance of the fence.

ACCESS

There is no vehicle access to the site and no amendments to the existing access to the site. Whilst the external right of way to the basement level is fairly steep, however there is still the opportunity of it being utilised by a disabled person to access this rear garden area.

IMPACT ON THE HERITAGE ASSET

The significance and impact of the proposals on the heritage asset is assessed in Appendix I.

APPENDIX I

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (item by item):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
A FENCE TO AN AREA TO THE REAR OF THE CHURCH	<p>THE BUILDING IS A GRADE II LISTED BUILDING IN A CONSERVATION AREA WITHIN THE TOWN CENTRE AREA OF NEW MILLS.</p> <p>THE MAIN IMPACT & REASONSHIP OF THE LISTED BUILDING IS TO HIGH STREET.</p> <p>THE REAR OF THE BUILDING IS LOCATED DOWN A STEEP COBBLED LATH & IS WELL AWAY FROM HIGH STREET & OUT OF SIGHT.</p> <p>THIS LOWER AREA IS HEAVILY OVER GROWN WITH UNDERGROWTH & IS HIDDEN FROM VIEWS ACROSS THE RIVER BY NARROW TREES.</p> <p>THE AREA THEREFORE DOES NOT HAVE A SIGNIFICANT IMPACT ON THE BUILDING OR THE CONSERVATION AREA.</p>	<p>THE LOCATION OF THIS WORKS AT A LOWER LEVEL & HIDDEN BEHIND A TIGHT BUILDING LINE MEANS THAT IT HAS NO REAL VISUAL IMPACT ON THE CONSERVATION AREA.</p> <p>NEITHER DOES IT IMPACT ON VIEWS TO OR FROM THE LISTED BUILDING.</p> <p>TO REACH THE AREA, YOU HAVE TO ACCESS IT BY A STEEP COBBLED LATH. THIS IS ONLY USED FOR ANCILLARY FUNCTION & THE MAIN ACCESS IS AT GROUND LEVEL.</p> <p>THE FENCE THEREFORE HAS VERY LITTLE IMPACT.</p>