

Proposed Conversion of the Methodist Church, Peak Dale

Design, Access and Heritage Statement

June 2017



Introduction

This design and access statement has been prepared in support of a full planning application by Mr Terry Peel to High Peak Borough Council for the conversion of Peak Dale Methodist Church into residential accommodation together with the proposed development of the land to the rear of the church comprising of 2no. semi detached affordable dwellings.

1. Use

The Church is situated on Upper End Road, Peak Dale and has been vacant for the last three years and is in a state of some considerable disrepair. There is a large vacant site to the rear of the church that has previously been used as garden land.

The proposal comprises the conversion of the church into three dwelling units and two new build dwellings on the land to the rear. The site is located within an established residential area outside the Peak District National Park and is not within a conservation area. The church is not listed though it is viewed as a significant heritage asset to the local area.

The conversion and renovation of the church is particularly costly and therefore the provision of two new build properties would enable the retention of the church building.

The development site is situated in a sustainable location within the centre of the village. It is within a short distance of all central Buxton facilities such as shops, schools and healthcare. There are bus routes along Upper End Road and there are links to cities via the Buxton and Dove Holes railway stations.

2. Amount of Development

The application is for three dwellings in the converted church and two affordable new build homes as follows:

Plot 1 Conversion, 2 storey, 5 bedroom 1735 sqft

Plot 2 Conversion, 3 storey, 3 bedroom 1353 sqft

Plot 3 Conversion, 2 storey, 4 bedroom 987 sqft

Plots 4 and 5 : New build, 2 storey, 3 bedroom semi detached 745sqft.

All dwellings will have a good sized landscaped garden and parking facilities within the curtilage. The proposal consists of a variety of different sized dwellings including two affordable units.



3. Layout

At present the church is a vast single storey stone and slate building with a small cellar. The original building has been extended over the years with cheaply built rendered facades and aluminium sheet roofs. It is proposed these single storey extensions to the church will be demolished and the church then lends itself to three simply divided units. It is proposed that a new floor at first floor level will be constructed to provide 2 storey accommodation throughout. The cellar will be incorporated into Plot 2 and a previously blocked up window brought back into use providing sufficient natural light. A number of velux roof lights and new window openings are proposed to allow daylight into new spaces. The windows do not overlook neighbouring properties and the amenity of adjoining neighbours is not compromised. The church conversions will be accessed via the existing driveway off Upper End Road. The new build units have been carefully sited and orientated so that they will not overlook neighbouring houses and the Local Planning Authority's guidance on privacy standards has been adhered to.

4. Scale

The proposed units are a variety of different sizes and the two new build dwellings are small two storey starter homes. The other properties surrounding the site are a variety of two and three storey homes of a similar scale and character.

5. Landscaping

A landscape scheme will incorporate new shrub planting and lawned areas to all units. The existing site boundary treatments will be retained and the new plot boundary fencing will be 1.8m high close boarded timber fencing. The hard landscaping for the parking areas will be permeable paving.

6. Appearance

The houses along Upper End Road have a variety of different architectural styles, constructed using a wide palette of materials including render, natural and artificial stone, brick, slates, red and grey concrete tiles.

The two new build houses are tucked away and are not immediately visible from the main road. It is proposed that the new houses will be constructed from stone with stone window heads and cills and a dark grey tiled roof. Both the materials chosen and the fenestration have been designed to be sympathetic to and enhance the



characteristics of neighbouring properties. The new windows formed in the church will be constructed to match the existing windows and the stone window surrounds will match the existing design.

7. Access

The proposed properties will be accessed via the existing private driveway off Upper End Road. All properties will have sufficient car parking and turning facilities within the site curtilage to avoid parking on Upper End Road or New Street and will be able to egress in a forwards direction.

The driveway access is flat and forms an easy access route for people of all abilities. The dwelling and the approach to it will be designed and constructed to comply with Part M of the Building Regulations (Access to and use of Buildings). The houses will also have the flexibility, if required, to be adapted for more specific disability habitable requirements.

8. Heritage

The Peak Dale Methodist Church was founded in 1887 and is a memorable and significant contributor to the appearance and character of the local area of Peak Dale. As a piece of architecture, the building provides an interesting piece of design both in its scale and composition, typical of Peak District ecclesiastical buildings. The building is not listed.

National planning policy encourages the sustaining and enhancing of significant heritage assets and putting them to viable uses consistent with their conservation. There is a wider social, cultural, economic and environmental benefit that the conservation of the church can bring to the locality.

However the conversion and renovation of the church is a very expensive project and will only be possible through the implementation of the enabling development to the rear of the Church site. In constructing two new build dwellings, this will enable the developer to retain the church, making a positive contribution to local area. In order to sustain, enhance and maintain the significance of the church it is necessary to protect the physical structure, limiting the damage both in the short and long term. This would almost certainly be achieved by encouraging the residential development of the church.



