

HERITAGE, DESIGN & ACCESS STATEMENT.

Proposed works

Conversion & extension of redundant church to five dwellings and one “new build” dwellinghouse

Site

Church of the Holy Trinity ,School Road ,Peak Dale .Derbyshire.

On Behalf of -

Moorside Trinity Ltd, 17 Napier Court, Gander Lane ,Barlborough,Chesterfield, S43 4PZ

April 2018

Revision

Prepared by

Greenhalgh + Williams architects.

3, Manchester Road . BL9 0DR

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1 Introduction

The purpose of this report / statement is to support the application for Planning approval to convert the existing building into houses rather than apartments as has been previously approved. To continue to implement the existing planning approval would not be economically viable and will not go ahead, hence an alternative approval is being sought.

Various options have been explored and discussed with High Peak planning dept', with the most recent discussion taking the form of a formal pre- application meeting (4th July 2017) .

The original scheme which was discussed at the pre-application meeting has been revised to reflect the observations and comments put suggested by High Peak Planning department as a result of that pre-application meeting.

The proposed scheme provides a range of small 2- 3 bed units, of a type consistent with the housing demands of the area. Upon completion the structure of the designated heritage asset would be secured ,a viable new use for a redundandt building would be found all of which contribute to maintaining and enhancing the economic vitality of the area .

2 Overview of building works since original construction

Holy Trinity was Built in the late 19th Century as a chapel of ease, to the main church at Wormhill. Sometime in the late 20th century the building was extended with a single storey lobby to the rear and the rear (south / east gable elevation rendered)

Planning approval was granted in 2013 to convert into five apartments
Work formally commenced, foundations were laid and inspected by building control hence planning permission for five dwellings / apartments exists in perpetuity.
Work ceased due to the developers having reservations regarding the viability of apartments in this locality and reviewing options

Planning History

APPLICATION NO HPK / 2009 / 0616
6 No apartments withdrawn

APPLICATION NO HPK / 2010 / 0321
5 No apartments Approved August 2011

APPLICATION NO HPK / 2013 / 0295
Application to replace extant approval (0321) Approved July 2013

3 The buildings setting, its architectural / historic significance

Holy Trinity church is not within a conservation area.
Holy Trinity church and all the existing buildings are within the designated "green belt"

Peak Dale is a small village with no discernable centre, a ribbon development along school road and Upper End road with more recent post war developments-presumably to serve the nearby quarrying industry.

The function of the building as a church, to serve its parish, ceased approximately 15 years ago with the building having a purely secular use (albeit redundant) since then.
It is an empty and stripped out unused structure currently serving little "purpose" apart from providing a visual familiarity and a route through for people visiting the adjacent graveyard

The church is set back and slightly elevated above the road with its main gable parallel and directly facing the school road. The gable contains a triple lancet gothic style window facing directly onto the road and to the north of the gable is the bell tower
Due to the narrow nature of the site the other elevations are barely observable from the road.

In the centre of the village adjacent to the school

To the west approval granted in 2015 for 27 dwellings predominantly 2 bed and 3 bed units.

To the North the site is bounded by a drystone wall, hedging and the rear gardens of the adjacent 1950's rendered housing.

To the East the site is bounded by a 1.2 m high dry-stone wall, (which has planning approval to be moved to provide the visibility splay in accordance planning approval HPK / 2013 / 0295

To the South the site is bounded by a drystone retaining wall which is approx 1.2 m high to the site side and approx 2m high to the adjacent properties side.

To the West the site is bounded by a privet hedge which it shares with the adjacent cemetery.

Historical connections to Holy Trinity church

None

4 Impact of the proposed works on: -

The existing building

The proposed extension to the south is subservient to and clearly ancillary to the main church and had it been proposed as an extension to a functioning church would have no doubt been seen as normal and in no way can be considered to have an overbearing or dominating influence on the existing structure

Relatively minor alterations to be carried out with traditional materials, detailing etc are proposed, but the elements which give form and massing to the existing building remain untouched. (ie ridge, eaves, buttresses ,gables etc)

The new build unit to the rear cannot be seen from the road but is similar scale to surrounding properties and would be designed to line through with the existing gable so as not to have a visually discordant massing on the site.

The setting and wider environment

The proposed alterations and new build elements are relatively minor intrusions and are in no way out of scale in their relationship with the wider environment and the village of Peak Dale.

The bulk of the car parking has been put to the rear of the site and hence obscured from view by the "church" itself

To south of the site there are various sycamore trees which have been planted too close to the retaining wall boundary with the adjacent school. The position of the trees is creating two health and safety issues for the school and children.

1) Their presence has become a health and safety issue for the school Their shade, leaf fall etc have created a particularly slippery area and one which is favoured by Dogs / animals. The school are regularly having to clear up faeces.

2) The tree roots and their swaying in the wind have caused damage to the retaining wall making it potentially unstable .(See appendix 6 / Structural engineers report) .

For Health & safety reasons the LEA / Council have fenced off part of the playground adjacent to the boundary retaining wall (see photo with appendix 6) while the county council evaluate the situation.

The trees have been inspected by Derbyshire county council (Appendix 3) and they have recommended the removal of trees.

The proposed scheme allows for the removal of the trees and a private footpath created to access the graveyard

We have discussed our proposals with the school and they have welcomed the idea and support the removal of the trees as identified on the drawing number 4655- 10 .

5 Design and access Statement

Use / Brief

The existing approval is for apartments.

If Peak Dale were an inner-city area of Manchester or close to the train / transport connections of Buxton apartments would probably sell, but it is neither of these.

Peak Dale is a traditional village with comprising mainly two or three bed terrace houses. Various conversations with Estate agents have illustrated that this is what people expect and enquire after, not apartments, as has been acknowledged by the planning dept' following the pre application meeting " although small flats tend to be demanded in more urban areas"

The proposed scheme provides for the same number of dwellings in the disused building as the existing approval, just a different layout that will appeal to buyers.

Design & scale

The impact of the relatively small-scale alterations and extensions on the retained structure is minimal and respect the fabric of the existing building but are required to provide a feasible layout, buildable and achievable scheme

South extension has been designed as if it were an extension to a church with lancet style windows and much lower ridge & eaves heights due to creating various floor levels within one dwelling.

To the rear / west of the building we had originally planned to extend the church gable to provide an additional unit. The revised scheme provides for a detached unit allowing the existing fabric to remain unaltered and oblique views of the rose type window to be observed by people visiting the graveyard.

Attached is an extract of the project specific part of the pre-app meeting notes

In italics are descriptions of how we have tackled those points raised, which is further demonstrated with the accompanying drawings.

With regard to this particular conversion and extension scheme, I have the following comments:

The building is a non-designated heritage asset and should be conserved in a manner appropriate to its significance. Its significance derives from its form and character as a place of worship, a building that is part of the local heritage. Any development proposal should respect its external form and detailing.

It is prominent in the street-scene. The most significant elevations are fronting the roadside but all elevations are visible either from the cemetery at the rear, school playground and surrounding residential premises. It is important that the external form of the building is maintained as this is its distinctive identity and contribution to sense of place. The proposed additions engulf the building so that its form and detailing are completely lost. Two of the three main gables are to be lost to extensions and further additions which do not work with the style and character of the church and wrap around other parts of the building. It is important that the external envelope of the building should be respected, as with the previous approved scheme. Therefore substantial extensions would not be supported.

The floor plans of the houses have been reduced and amended in order that the extensions that were engulfing the building could be omitted to maintain wherever possible the external form of the building

The revised scheme has one extension, to the south gable. The floor levels have been lowered in parts to ensure this extension is clearly smaller than the existing building so as not to conflict with the primary principle elevation .

The building appears in good order and no case has been submitted to demonstrate why the existing extant permission is not viable. Although small flats tend to be demanded in more urban areas, the

village is well connected to Buxton and its train station with rail links to Manchester. It is also a short distance from the A6. The approved flats could be demanded by people looking for small units of accommodation without gardens but who desire a more rural location close to the Peak District or for village life.

The developers have had numerous conversations with local agents with the general consensus being There simply isn't a market for flats in the area and if built they would be very difficult to sell particularly when competing with similarly priced traditional terrace housing. (as illustrated with Appendix 4)

A scheme of conversion and small-scale extensions to provide houses rather than flats may be acceptable. However, the scheme put forward as part of this pre-application submission shows significant extensions which alter the buildings form and therefore would not be likely to be supported if submitted as part of a full planning application.

The advice in this report is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light and is therefore not binding on any future recommendation that may be made by the Council, or any formal decision by the Council.

CJ 31.08.17

Materials, Colour & Detail.

Materials and colours will be as existing

Access

The Proposal does not impact on existing access arrangements to the site with this proposal intending to use the access as approved under the (work started application) of planning approval number HPK / 2013 / 0295.

It is proposed to create a private footpath on the south side of the site. This will provide a clear and direct access for people visiting the graveyard.

Each Individual unit will have level access where possible within the constraints of the existing site levels.

6 Conclusion / summary

The proposed scheme reflects the comments / observations made by planning officers at the pre-application meeting.

The large extensions from the pre application scheme / meeting have been omitted, as advised. The extension to the south gable has been greatly reduced.

Generally, the alterations to the redundant building which are proposed as part of the scheme create little significant loss or harm to the existing structure.

If approved and upon completion the housing provided will make a positive contribution to the economic vitality of the village.

Furthermore, the conservation of the building provides a familiar continuity to the streetscene for all to observe

APPENDIX 1

Derbyshire CC Monument Full Report

30/06/2016

SMR Number	Site Name	Record Type
15943 - MDR12357	Church of the Holy Trinity, School Road, Peak Dale	Building
A chapel-of-ease that was built in 1885.		

Monument Types and Dates

CHAPEL OF EASE (Post Medieval - 1885 AD)
Evidence EXTANT BUILDING

Description and Sources

Description

A handsome church, dedicated to the Holy Trinity, was erected at Peak Dale in 1885, at a cost of about £1,500. The pulpit, reading desk, communion table and lectern were given by a member of the Bagshawe family, in memory of Rev. E B Bagshawe, M A, for 36 years rector of Eyam. The chancel arch is spanned by very handsome brass rails. The church is a chapel-of-ease to Wormhill. Annexed to it is a reading room, well lighted and furnished. (1)

<1> Bulmer, T and Co., 1895, *History, Topography and Directory of Derbyshire*, p 204 (Bibliographic reference). SDR3507.

Sources

(1) Bibliographic reference: Bulmer, T and Co.. 1895. *History, Topography and Directory of Derbyshire*. p 204

Associated resources - None recorded

Location

National Grid Reference		
Centred SK 0872 7646 (19m by 24m)	SK07NE	Area

Administrative Areas

Civil Parish	WORMHILL, HIGH PEAK, DERBYSHIRE
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Address/Historic Names - None recorded

Designations, Statuses and Scorings

Associated Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 15943	Active
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Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

APPENDIX 2

Elevation to School Road




Rear Elevation



APPENDIX 3

CONTROLLED



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Improving life for local people

TREE

SURVEY

REPORT

UPRN: 1481-01

SITE: Peak Dale Holy Trinity Church

KEY TO SURVEY:

Life Expectancy

Short - 1 to 10 Years

Medium - 10 to 80 Years

Long - 80 to 150+ Years

Age Range

Young - 0 to 5 Years

Early Mature - 5 to 25 Years

Mature - 25 to 80 Years

Fully Mature - 80 to 150 Years

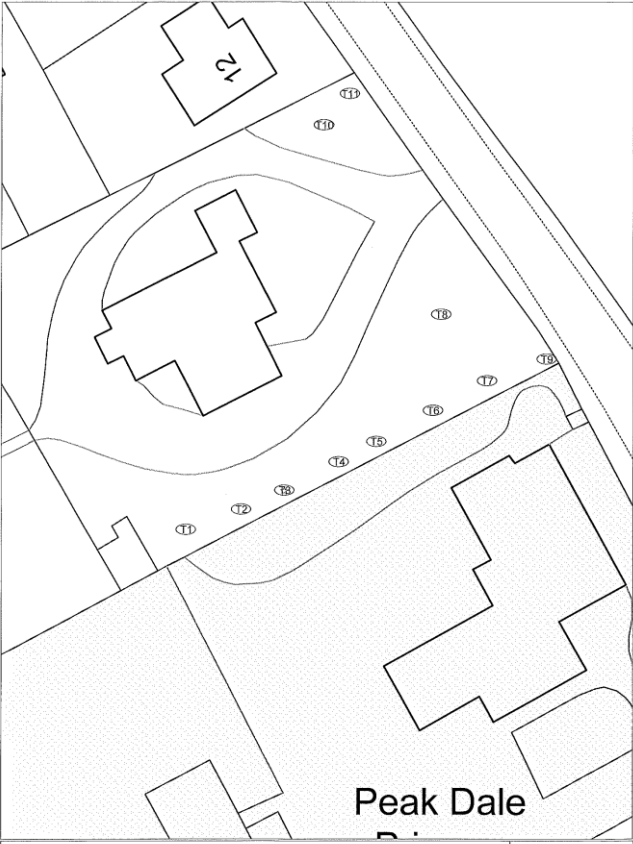
Over Mature - 150 to 250 Years

Diameter

M - Tree is multi-stemmed

Number - Diameter of the tree

Holy Trinity Church Peak Dale



Peak Dale

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DERBYSHIRE

County Council

Improving life for local people

Tuesday, May 2, 2017

UPRN: 1481-01

Site: Peak Dale Primary School

Tree Survey Report

Ref.	Tree Species	Age Range	Condition	Height (m)	A.G.L. Height (m)	Crown Diam. (m)	Stem Diam. (mm)	RPA Radius (m)	Life Expect.	Growth Potential	Defects	Work Required	Priority	Branch Spread				Cat. Grading
														N	E	S	W	
T1	Sycamore (<i>Acer pseudoplatanus</i>)	Mature	Minor Problems	16	2.4	8	780	9.36	Medium	Medium	Root damage to boundary wall	Fell tree due to location	Within 1 Year	4	4	4	4	C1
T2	Sycamore (<i>Acer pseudoplatanus</i>)	Mature	Major Problems	14	2.1	6	700	8.40	Medium	Medium	Root damage to wall	Fell tree	Within 1 year	3	3	3	3	C1
T3	Sycamore (<i>Acer pseudoplatanus</i>)	Mature	Major Problems	13	1.8	6	650	7.80	Medium	Medium	Root damage to wall	Fell tree	Within 1 Year	3	3	3	3	C1
T4	Sycamore (<i>Acer pseudoplatanus</i>)	Mature	Major Problems	14	4	8	750	9.00	Medium	Medium	Root damage to boundary wall	Fell tree	Within 1 year	4	4	4	4	C1
T5	Sycamore (<i>Acer pseudoplatanus</i>)	Mature	Major Problems	15	2	8	700	8.40	Medium	Medium	Root damage to Boundary Wall to school playground	Fell tree	Within 1 year	4	4	4	4	C1
T6	Sycamore (<i>Acer pseudoplatanus</i>)	Mature	Major Problems	15	2	9	750	9.00	Medium	Medium	Major Problems	Fell Tree	Within 1 Year	4.5	4.5	4.5	4.5	C1
T7	Sycamore (<i>Acer pseudoplatanus</i>)	Mature	Major Problems	13	2	5	650	7.80	Medium	medium	Root damage to boundary retaining wall	Fell tree	Within 1 year	2.5	2.5	2.5	2.5	C1
T8	Common Ash (<i>Fraxinus excelsior</i>)	Mature	Minor Problems	17	2.7	10	850	10.20	Medium	Medium	Large crown area with crossing branches	Pollard tree and remove crossing branches	within 1 year	5	5	5	5	B2
T9	Common Alder (<i>Alnus glutinosa</i>)	Early Mature	Minor Problems	7	1.5	4	400	4.80	Medium	Medium	Dead wood in crown	Thin out crown by 20%	Within 1 year	2	2	2	2	B2

Tuesday, May 2, 2017


UPRN: 1481-01

Site: Peak Dale Primary School

Tree Survey Report

Ref.	Tree Species	Age Range	Condition	Height (m)	A.G.L. Height (m)	Crown Diam. (m)	Stem Diam. (mm)	RPA Radius (m)	Life Expect.	Growth Potential	Defects	Work Required	Priority	Branch Spread				Cat. Grading
														N	E	S	W	
T10	Common Yew (<i>Taxus baccata</i>)	Early Mature	Good	8	1	5	300	3.60	Medium	medium	Over hanging branches to road	Prune branches to road side back	Within 1 year	2.5	2.5	2.5	2.5	B2
T11	Common Alder (<i>Alnus glutinosa</i>)	Early Mature	Minor Problems	7	1.2	4	400	4.80	Medium	Medium	Over hanging visatility splay	Pruner back branches	Within1 year	2	2	2	2	B2

APPENDIX 4



Wright Marshall
Estate Agents

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Buxton
Derbyshire
SK17 6AW

01298 23038
buxton@wrightmarshall.co.uk
www.wrightmarshall.co.uk

Mr Rob Byatte
Etherow Stone

By Email Only

13th July 2017

Dear Mr Byatte

Re: Proposed Development of Holy Trinity Church, Peak Dale.

Following our ongoing discussions concerning the proposed development of the above, I wanted to offer my thoughts and opinion regarding the type of property best suited to the area of Peak Dale together with the likely demand locally.

Peak Dale generally comprises of two, three and four bedroom homes, these are normally sold to either first or second time purchasers from the immediate area, the likely demographic of buyer would be a younger family looking for local schooling or first time purchasers looking to get onto the housing ladder. Demand for property within Peak Dale is currently good, having recently sold several properties within the area I believe this type of new build housing would be preferable.

During our initial conversations you were looking to convert the existing building into apartments, I believe, as I initially suggested apartments would not be best suited to the area as apartments locally tend to sell to either investors to let out (potential tenants would want them to be closer to amenities and rail links) or older purchasers looking to downsize (as it is a conversion and will not offer lift facilities this will restrict the appeal).

I now understand you are considering creating 6 properties (2 x 2 bedroom, 2 x 3 bedroom and 2 x 4 bedroom). I feel this would be far more suitable for the interest we are likely to receive once the build begins and would be well received with the local residents and potential buyers alike.

I hope that this information is useful and look forward to hearing from you again if you would like to proceed. If you require any further help or advice in the meantime, please do not hesitate to contact me.

Yours sincerely,



Nick Hale
Branch Manager
Wright Marshall Estate Agents

Chartered Surveyors • Auctioneers • Valuers • Land & Estate Agents



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APPENDIX 5

PAD/2017/0033: Pre-app submission for the conversion and extension of a church into six dwellinghouses at Holy Trinity Church, School Road, Peak Dale.

With regard to your submission and following our pre-app meeting, I have the following planning advice on your proposed scheme:

The site is outside of the development boundary for the town and the proposal would be determined against the government's National Planning Policy Framework (NPPF), primarily Sections 6 (Delivering a Wide Choice of High Quality Homes), 7 (Requiring Good Design) and 12 (Conserving and enhancing the historic environment). It would also be determined against policies in the Council's High Peak Local Plan (adopted April 2016) which would include S1 (Development Principles), S1a (Presumption in Favour of Sustainable Development), S2 (Settlement Hierarchy), S3 (Strategic Housing Development), S6 (Central Sub Area Strategy), EQ6 (Design and Place Making), EQ7 (Built and Historic Environment) and H1 (Location of Housing Development). In terms of guidance on historic buildings, the following is relevant:

- Planning Practice Guidance: Conserving and Enhancing the Historic Environment (DCLG)

Key Historic England Guidance

- Conservation Principles: policies and guidance (2008) – Framework for understanding and assessing significance of heritage assets
- Historic England Good Practice Advice in Planning No.2: Managing significance in decision taking in the historic environment (assessing significance, HERs, recording, neglect and unauthorised works, marketing, design and distinctiveness) (2015)
- Historic England Good Practice Advice in Planning No.3: Setting of Heritage Assets (2015)
- Enabling Development and the Conservation of Significant Places (2001)
- Traditional Windows (2015)
- Farmstead Assessment Framework – Informing sustainable development and conservation of traditional farmsteads (2015)

The most relevant paragraphs of Section 12 (Historic Buildings) of the NPPF are:

Section 12 of the NPPF (Conserving and Enhancing the Historic Environment) outlines the planning policy context for assessing proposals that affect heritage assets and the most relevant paragraphs are:

- Para. 126: LPAs are required to develop a positive strategy for conservation of the historic environment that includes taking account of the desirability of sustaining and enhancing the significance of heritage assets by putting them to viable uses consistent with their conservation. **Heritage assets should be conserved in a manner appropriate to their significance.**
- Para.128: In determining applications LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. **The level of detail should be proportionate to the asset's significance.**
- Para.129: LPAs should use the assessment to consider the impact of a proposal and seek to minimise conflict. Case law has confirmed that **where there is an impact this must be assessed and given appropriate weight.**
- Para.131: Sets out factors to be taken into account by an LPA in determining an application. These reflect the considerations outlined in paragraph 126 and underline the positive contribution that conservation of heritage assets can make to sustainable communities including economic vitality.
- Para.135: Refers to non-designated heritage assets and states that a balanced judgement is required having regard to the scale of harm or loss and the significance of the heritage asset.

The site is within the development boundary for Peak Dale and the principle of the provision of housing on the site is acceptable. There is a recent permission for the conversion of the church to provide six flats. The church is regarded as a "Non-designated Heritage Asset" and although not listed, alterations to it should respect its historic character and appearance and architectural merit. It forms part of a cluster of historic buildings, including a school, which dates from 1885. It is identified on the Historic Environment Record as a Chapel of Ease:

The church is described as a handsome church with an annexed reading room.

With regard to this particular conversion and extension scheme, I have the following comments:

The building is a non-designated heritage asset and should be conserved in a manner appropriate to its significance. Its significance derives from its form and character as a place of worship, a building that is part of the local heritage. Any development proposal should respect its external form and detailing.

It is prominent in the street-scene. The most significant elevations are fronting the roadside but all elevations are visible either from the cemetery at the rear, school playground and surrounding residential premises. It is important that the external form of the building is maintained as this is its distinctive identity and contribution to sense of place. The proposed additions engulf the building so that its form and detailing are completely lost. Two of the three main gables are to be lost to extensions and further additions which do not work with the style and character of the church and wrap around other parts of the building. It is important that the external envelope of the building should be respected, as with the previous approved scheme. Therefore substantial extensions would not be supported.

The building appears in good order and no case has been submitted to demonstrate why the existing extant permission is not viable. Although small flats tend to be demanded in more urban areas, the village is well connected to Buxton and its train station with rail links to Manchester. It is also a short distance from the A6. The approved flats could be demanded by people looking for small units of accommodation without gardens but who desire a more rural location close to the Peak District or for village life.

A scheme of conversion and small-scale extensions to provide houses rather than flats may be acceptable. However, the scheme put forward as part of this pre-application submission shows significant extensions which alter the buildings form and therefore would not be likely to be supported if submitted as part of a full planning application.

The advice in this report is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light and is therefore not binding on any future recommendation that may be made by the Council, or any formal decision by the Council.

CJ 31.08.17

APPENDIX 6



204 Bolton Road, Worsley, Manchester, M28 3BN
Tel: 0161 790 4404 Fax: 0161 790 4405
email: postmaster@mjconsult.co.uk

Our Ref: 2749/MJ

Date: 8 May 2017

Greenhalph and Williams Architects
3 Manchester Road
Bury
BL9 0DR

For the attention of Mark Thompson

Dear Mark

Re: Holy Trinity Church, Peak Dale
Initial Visual Structural Inspection of Retaining Wall

Further to your instructions, we confirm visually inspecting the retaining wall to the south of the above site, on 10 April 2017.

The approximately 300mm thick wall is constructed of random rubble stone and the mortar jointing is generally in a weathered condition.

There are seven sycamore trees of varying sizes located approximately 600mm to 900mm from the north face of the wall, as noted on the appended sketch. One tree appears to have been removed to the west side of the line of trees, as noted by the irregular spacing of the trees at this location.

There are two clearly visible bulges in the wall noted directly in line with two of the trees and there is a clear visible bulge in the wall located directly in line where a tree appears to have been previously removed. The bulging of the wall is located at approximately the level of the ground on the north face of the wall, as noted on the appended sketch.

The three bulges are approximately 50mm each from the original wall face and the mortar joints to the stonework around the perimeters of the bulges have already failed or they are beginning to fail.

The three bulges noted have been caused by the increases in ground pressures being exerted from the tree roots on the north face of the wall. As a consequence, the retaining wall is beginning to locally fail structurally.

It is likely that additional areas of wall in line with the other trees, will begin to fail structurally as the trees further mature, the roots grow and the pressures increase on the retaining wall as a result.

MJ Consulting Engineers Limited
Registered in England and Wales
Company No. 8788678
Registered Office: Canyle House, 78 Chorley New Road, Bolton, BL1 4BY

The following is therefore recommended, from a structural viewpoint.

- 1) The trees behind the bulged areas of wall should be removed if possible to prevent further pressures being exerted on the wall.
- 2) The three bulged areas of wall should be locally rebuilt and the corresponding tree roots on the north side of the wall should be locally cut back to a distance of approximately 100mm from the north wall face. The gap should be filled with stone hardcore.
- 3) The existing weathered mortar joints to the wall should all be repointed to match the existing mortar strike and colour.
- 4) Ideally, strong consideration should be given to removing the remainder of the trees to the north side of the wall, to avoid similar structural failures occurring to other areas of the wall. If removal is not possible, then a stringent pruning regime and regular monitoring of the wall by a Structural Engineer should be carried out to ensure the future integrity of the wall is maintained.

We trust the above is of assistance. Please do not hesitate to contact us if you have any queries or if you require anything further.

Yours sincerely

M Jackson BEng(Hons) CEng MStructE

Safety fencing erected on School site / playground adjacent to Boundary.

