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DESIGN AND ACCESS STATEMENT

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CONVERSION OF REAR ACCOMMODATION AT TOWN END CHURCH INTO A HOLIDAY LET
TOWN END CHURCH, CHAPEL EN LE FRITH, HIGH PEAK, SK23

March 2024



Introduction

This statement is to accompany a Full planning application to HPBC for the conversion of part of the church building to a holiday let.

A Pre-Application meeting was held on 20th October 2023 with planning officer Rosie Dinnen and the applicant, Rev Sandow where a pre-app submission was advised. The pre app was submitted with a written response dated 2nd February 2024. The response was positive in terms of the principals for conversion and the proposals.

A Listed Building application will also be submitted to the Methodist Listed Building Advisory Committee to run alongside the Full Planning application with HPBC. The Methodist Conservation Officer has seen the sketch proposals and has no objections in principal.

The conversion is proposed to help the church with finances and enable the continued use of the church as a place of worship as well as its essential community use. A business plan has been prepared by the Church Committee which can be requested.

The proposal includes the conversion to holiday let at the rear of the church building, as well as some works within the rest of the church; movable timber screens to enclose a flower vestry with new sink and storage cupboards; upgrade to the existing kitchen in the café with the addition of extra kitchen units. The Pre-app response confirmed that just the conversion works were to be submitted as part of this Full Planning application.

Description of the Existing Building

The church is Grade 2 listed and was opened in 1874 on the site of a previous chapel. It is located in Chapel en le Frith Conservation Area.

Listing entry 1088024 description states:

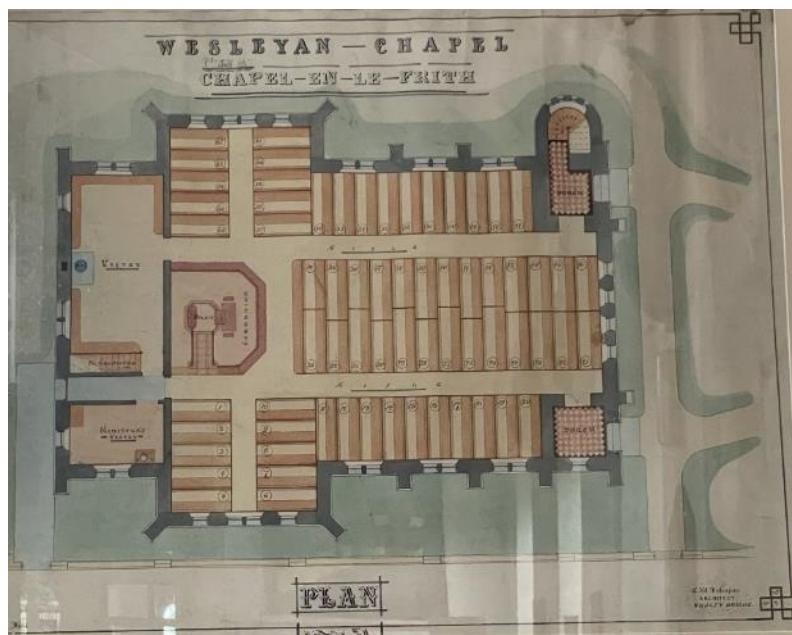
SK 06 80 TOWN OF CHAPEL-EN-LE-FRITH MARKET STREET 8/52 (South Side) Townend Methodist Church GV II

Church. c 1874. Rock-faced, coursed, squared gritstone. Gritstone dressings and quoins. Slate roof. Moulded stone copings. Northern porch, gabled nave with spired tower to north-west corner, transepts, offices to south. Early C20 north porch with central pointed doorcase, drip mould over. To either side, single light cusped headed windows. Above, behind porch, original north window. Pointed head, geometric bar tracery. Pilasters either side. In gable above, a cusped, circular, blind opening. Square tower to west with octagonal spire. Cusped stonework to top of square tower, then tiled section. At base of octagonal spire, a band of quarterfoils in circles. Above, pointed, cusped headed bell openings on all sides. Over- hanging stone spire above with toothmark decoration. East elevation - cusped lancet window to north. To south, three stepped buttresses, reaching almost to eaves level. Three two-light geometric bar tracery windows, one to south side of each buttress. Transepts have diagonal buttresses and central window, similar to nave windows. Cusped lancets either side. Above, rose window. Interior - northern gallery with cusped panels, supported by cast iron columns. Contemporary wooden pews. All windows plate tracery inside. Considerable amount of contemporary stained glass. C20 pulpit and altar.

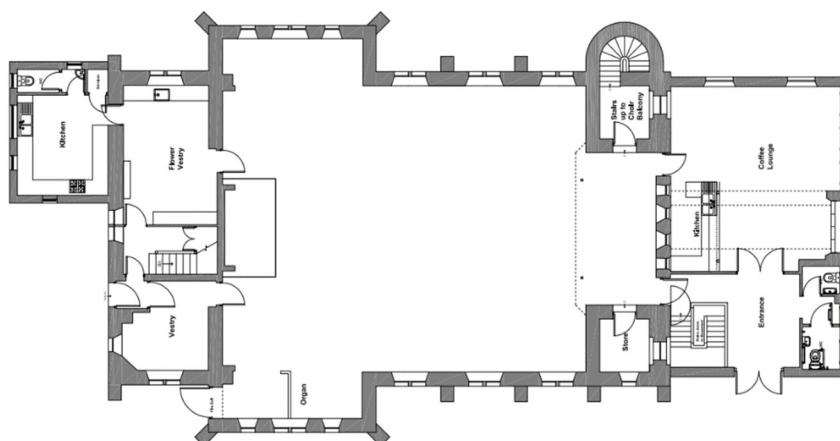
Listing NGR: SK0615680848

The building is a large example of a Methodist Church from that time and includes stone detailing and stained glass windows. It is on a large plot next to a dwelling which used to be the Minister's House and on the other side is a terrace of houses, which were converted from the old Sunday School building.

The church is set up from the Market Street, with a modern extension to the front. The entrance was reworked to give disabled access, toilets and the café / foyer space in 1988. There is also a modern flat roofed extension to the rear which houses a kitchen, and that was build around 1971.

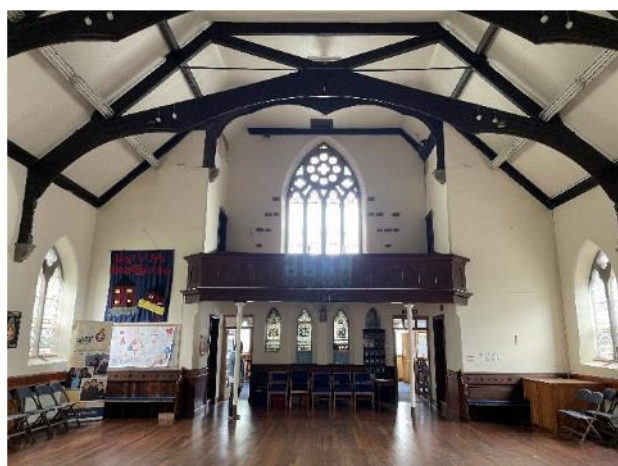


This plan (no date) shows the original plan.



The current plan; large extension to the front and kitchen extension to the rear. The pews and pulpit have all been removed.

At the rear the layout has changed with changes to the back entrance corridor and replacement stairs and stair enclosure.



General photos of the church which show the old with the new.

For more detail on the history of the building and its significance, please refer to the Heritage Statement by Equilibrium Architects Ltd. They know the building as they also carry out the Quinquennial surveys.

Proposals – Holiday let conversion

The space to the back of the church is easily separated from the main body of the church due to the plan form. There is little impact on the actual church by the conversion.

This space is mostly part of the original church, but much work has been carried out over time, with its significance reduced. Where there are original details, they will be retained.

There are 2 storeys as well as an existing single storey modern extension. The layout works as it is; we are just proposing a few amendments which will make the space usable as a holiday let.

- The extension will be reconfigured with the wc removed. It will be the kitchen / diner.
- The flower vestry will become the living room. The existing door opening to the kitchen will be widened to allow more light in.
- Modern partition wall between stair and flower vestry to be partially removed and a new shower room introduced.
- Vestry to become bedroom suitable for those with access difficulties and the doorway to the stair widened.
- At first floor, the two rooms will become bedrooms, and will have a new shared bathroom.
- Breathable insulation
- Replacement windows to first floor bedrooms and secondary glazing to rose window and ground floor stained glass windows..

The kitchen



The kitchen is a modern addition with a flat roof. The proposal includes adjustments to the modern openings – with 2 small windows being blocked and one opening enlarged to form double doors which

will give access to a small external terrace. Blocked openings will be toothed in with stone to match existing.

We are also proposing a skylight in the roof to make it a light filled space. Along with the opening to the new living room, this will help the light levels in there too. The skylight will be 'flat' with a pitch of 15 degrees as required by the manufacturer. There will need to be a 150mm upstand from the roof – but there are parapets to the roof anyway so its visibility will be minimal.

The existing kitchen is modern, and as such, has no significance to the character of the church. Making these amendments and enabling the holiday let use will be a benefit.

The flower vestry



This was the choir vestry. There are a number of modern storage units which will be removed. There is currently a flat window cill – this will be removed and the existing stone sloping cill revealed. The modern door opening to the kitchen will be widened.



The old cupboard will be retained.

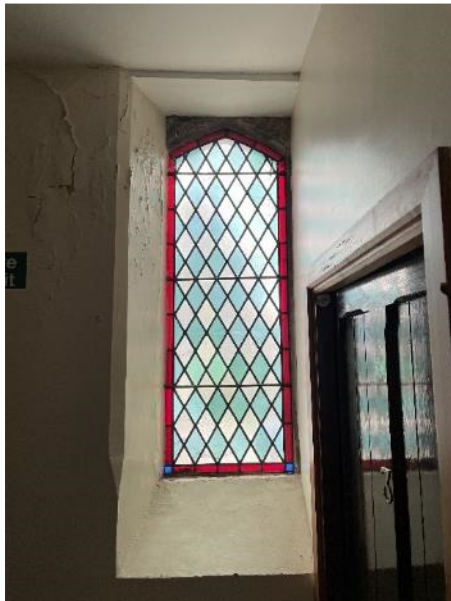
Photograph shows where the new partition wall meets the stone window mullion. This wall will be removed.



The low level timber panelling will be retained.

The doorway through to the church will be blocked. Door to be retained. Church side of the wall is to be drylined and acoustic insulation introduced. Methodist Conservation officer to advise if this door and the one to the vestry are to be re used as door blanks visible from the church.

Stair Enclosure



The modern partition wall is to be removed under the stair line. This will mean that the full window will be visible from the stair rather than just half.

Existing modern stair to be retained.

Part of the area under the stair will be used for the shower room.

The doorway currently between the stair and entrance porch is only 690mm wide. It is fundamental to the Methodist Church for the holiday let to be able to be visited by many, including the less able bodied; hence the ground floor bedroom and shower room. To enable wheelchair access, the doorway will be widened.

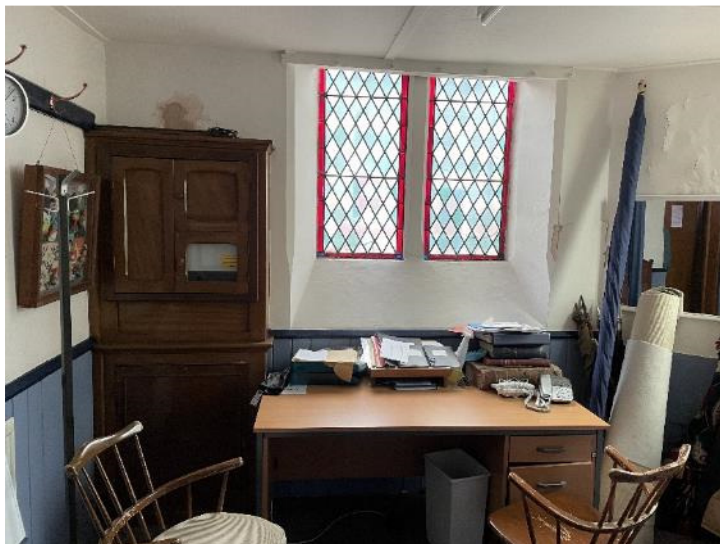
It can be seen from the historic plan, that this wasn't where the door opening was located originally; it must have been inserted when works were carried out at this end of the building and the new stair put in. It is likely that the joinery for the original door was just reused. It is proposed to retain the timber door surround where possible. It will remain at the reveal closest to the stair, and be reused on the opposite reveal where the opening has been widened (although there is insufficient space for the

repositioned architrave on the stair enclosure side). The joinery at the head can be extended / replaced to fit the opening. There will not be a door.



The lobby, entrance door and door to vestry will remain as existing.

The vestry



The vestry will be the ground floor bedroom. There is a low ceiling in here as well as some boxing – both will be checked and removed if possible. The low level timber boarding to the walls and the cupboard will be retained.

Stair Enclosure – first floor



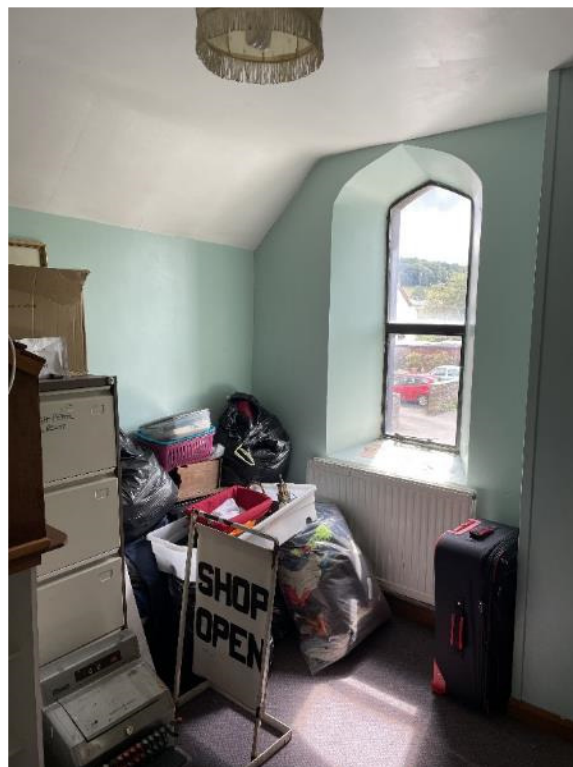
It is proposed to adjust the modern partitions at the top of the stair. The entrance into the right hand side room is currently set in front of the rose window. The proposal removes this completely, allowing the view of the full rose window from the stair.

It is proposed to introduce secondary glazing in front of the window. This will be a fixed window (removable for maintenance) set on the front face of the wall and allow ventilation into the cavity between. A secondary glazing company such as Selectaglaze have carried out installations in sensitive listed building / ecclesiastical settings.

Upstairs rooms



These spaces are currently used for general storage. The internal walls and doors are all modern.



The windows to the upstairs rooms do not appear to be historic. They are metal framed with no stained glass. As these are bedrooms, it is proposed to replace them with new slimline double glazed metal frames. The bottom will be openable for escape.

Building Fabric

1. Insulation

It is proposed to introduce insulation to the holiday let where possible – and without affecting the character of the building.

The whole of this end of the building has been refurbished and it is assumed that cement based plaster has been used. The proposal is to remove all of this on the external walls and replace with a breathable surface. At the first floor, there is no detailing which needs to be retained, other than the shape of the window surround. We propose to use an insulating plaster, woodfibre insulation and lime plaster such as the Retro EcoWall system from Ecological Building Systems. At ground floor, there is some more detailing visible, such as the chamfer of wall corners and some panelling. As a result, we are proposing just the insulating plaster (such as lime based Diasen Diathonite with cork).

Above the ceiling level at first floor, wood wool insulation will be used. Depending on access under the raised timber floor, this will also be insulated.

The party wall between the church body and the holiday let will need to provide acoustic, heat and fire separation. It is proposed to add this to the church side of the wall to avoid having gaps in hard to reach areas from the holiday let side. Advice will be taken on this, and the extent required, but again, wood fibre boards would provide both acoustic and insulating properties.

Within the existing extension, the amount of insulation will need to be checked and added to if necessary.

2. Windows

The original ground floor stained glass leaded windows and the first floor rose windows will all be cleaned and retained. A secondary glazing system by Selectaglaze or similar will be used internally – but only if there is sufficient room. The space available at ground floor windows is much less than at the rose window. This is to be advised by the secondary glazing company. The secondary glazing will have vents and be removable for maintenance. The ground floor windows have a Perspex /plastic sheet externally for protection of the leaded windows. The condition of this is to be checked and replaced as necessary.

As previously stated, the first floor bedroom windows will be replaced with new metal framed windows with slimline double glazing.

At the kitchen extension, the windows are all white upvc. Only one will remain, with a new upvc window and double doors.

3. Drainage

The kitchen drainage will remain similar to existing.

New drainage will be required for the shower room and bathroom above. This will come straight down and into the under floor void. There is an existing manhole externally which it can be used. The drainage will have to be taken through the existing wall below ground level. This will not be visible and will require concrete lintels over.

4. Structure

The structure of the church building is sound.

The proposal widens an existing opening between the kitchen and living room. Steel beams on padstones will be required to support the wall above. The steel beams will be encased and wont be visible. This is necessary in order to bring additional light into the living room.

The adjustments to the plan to introduce the bathrooms mean moving modern partitions. Additional timber will be required where the wall is being removed under the stair to support the stair edge.

A rooflight is being added to the modern kitchen extension roof. Additional timbers will be needed within the roof structure for support.

Proposals – External Works

It is proposed that there is a small walled in terrace for private space for the holiday let. The boundary will be a stone wall and surface stone paving.

There is space for 2 cars for use by users of the holiday let. There is other parking available for church use.

In the pre-app, it was suggested storage space was allowed for bikes and bins. This is shown on the proposed site plan.

The bike store can be a low timber store – by Shedstore of similar. [6'x2'6" \(1.8x0.8m\) Pressure Treated Overlap Pent Outdoor Store | Shedstore](#). The timber bin store suitable for 3 x 240litre wheelie bins – by Wheelie Bin Storage Direct. [Bellus Triple Wheelie Bin Storage Chest - WheelieBinStorageDirect.co.uk](#)

Access

The holiday let will be accessed directly from the parking area. Access will be up a low ramp or one step to the entrance door with a level threshold.

It is important for the church to be able to offer the accommodation with space suitable for a wheelchair user. Within the dwelling, there is a bedroom at ground floor level and also a wc and shower which has an outward opening door. Clear openings on ground floor doors will have be a minimum 775mm. The existing door opening between the stair and entrance lobby will be removed and the opening widened to allow wheelchair use.

In terms of location, the church is very centrally located within Chapel en le Frith and it is in easy walking distance of the shops and facilities the town has to offer. Buses use the route along Market Street in front of the church; great access to public transport.

Planning Policy

Relevant High Peak Local Plan Policies:

EQ 3 Rural Development;

This application is for an existing building with no extensions proposed – it will not have an adverse impact on the character and appearance of the area.

The policy supports the provision and expansion of tourist and visitor facilities. The Methodist Church committee in this area have researched provision in the area for both holiday accommodation and tourist / heritage buildings and have identified there is room in the market in Chapel en le Frith for an additional holiday let. They have also carried out the very successful conversion of the lower ground floor at Fernilee Methodist Chapel.

EQ 7 Built and Historic Environment;

As a listed building, the application is supported by a Heritage Statement by Equilibrium Architects Ltd. The proposals, in retaining the building as a church and finding a financially viable way of helping to support it, will keep the building in use and maintained for many years to come. The proposals retain the significance and character of the building. The Methodist Listed Building Advisory Committee rather than HPBC will be dealing with the Listed Building application.

E6 Promoting Tourism and Leisure

The policy supports the strengthening tourism role in the High Peak. This accommodation will bring visitors to stay in the centre of Chapel en le Frith where they can spend money in the local shops, cafes and pubs.

CF 5 Provision and retention of local community services and facilities

The policy supports proposals to protect, retain or enhance existing community facilities or provide new facilities. The proposal once complete, will bring in additional revenue to the church. This will help protect the future of it as a place of worship as well as an important part of the community. Currently there are a number of groups which use the church on a weekly basis as well as it being rented for one off events.

The proposals are in line with HPBC Local Plan.

The development is sustainable socially, economically and environmentally in accordance with National Planning Policy Framework.

Conclusion

The Church Committee are planning for the future. These days, in order to be able to retain a Place of Worship, and maintain the building, diversification is needed. For many years the church has opened its arms to the people of Chapel en le Frith and provided a space for events and groups to meet. There is also a community garden. However, moving forward, a steady income from a holiday let would make a huge difference to the finances of the church.

- The proposal is for a conversion within the church building; there is no extension.
- The proposal is sympathetic to the existing layout, with the legibility of the spaces still being able to be read.
- Important features such as the leaded and stained glass windows will be retained and protected.
- It is disabled accessible with a ground floor bedroom to allow use by a wider range of people.
- Breathable insulation will be introduced where possible, improving the heat retention of the dwelling and reducing heating costs.

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