

**Design and Access Statement  
Re-building Works and further  
Rooflights to,  
The Former Methodist Church,  
Shrewsbury Street,  
Glossop,  
Derbyshire.**

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# 1. Introduction

- 1.1. This report has been produced to accompany a revised listed building application for a residential use conversion of a former Methodist church and Sunday school into 16 no. 1 and 2 bedroom apartments with off road parking. This report is a combined Design and Access Statement setting out the approach towards creating sustainable development that is accessible to all.

This application is for the re-building of the un-safe North Facing elevation of the Sunday School which has been condemned by structural engineers. This application also seeks approval of further rooflights than those already approved.

## 2. Community Involvement

- 2.1. The engagement of the local community in the planning process is recognised by PPS1 as vitally important to planning and the achievement of sustainable development.
- 2.2. The level of community involvement should be directly related to factors such as the level of controversy, scale of development and the sensitivity of the site.
- 2.3. This proposal is to re-build the North Facing wall and add further rooflights to the development. The site is not considered to be in an environmentally sensitive location and will not adversely affect nearby business or residents.
- 2.4. This application has been discussed with the planning authority and already has planning and listed building approval for certain works. The further proposals will be subject to full public consultation during the application stages.

### 3. Resources and Pollution

- 3.1. A sustainable approach to design can help to minimise our resource requirements such as for land, materials, water and energy. It is important that consideration is given to using our resources efficiently in order to reduce the impact of development upon the environment.
- 3.2. The development of new homes will inevitably increase our use of resources and energy. It is important that whilst we provide the necessary homes, we ensure that the impact upon the environment is substantially reduced.

#### Land and Existing Buildings

- 3.3. The proposed development is a derelict former church building in a sustainable location as it is within close proximity to the centre of the town of Glossop and walking distance of the shops and facilities as well as the public transport facilities provided by a busy bus and rail network which go to a number of locations including nearby towns Manchester and Sheffield.
- 3.4. The existing building on the site had fallen into disrepair some years ago and requires extensive work to re-build large area's of the outer walls. The building has had a number of uses over the years as a Methodist Church and Sunday school and more recently as a Garage and Pine Warehouse. The surrounding grounds have become overgrown and need of extensive landscaping to complement the building.
- 3.5. The low density residential scheme is in a sustainable location. This accords with current national planning guidance and will provide a residential development that will minimise the need to use Greenfield land and will encourage sustainable patterns of transport.

#### Energy and Climate Change

- 3.6. The development is of a low density but taking into account the location and the size of the apartments the proposals make best use of the land currently. This sustainable location will minimise the generation of polluting gases as it provides a location where residents have convenient access to local shops, services and employment by modes of transport other than by car. Energy efficient materials will be incorporated into the scheme at building regulations stage.
- 3.7. The building will contain glazing with a U value of at least 2.0 in line with current building regulations standards. The proposal will also contain high specification insulation within cavities and the roof. Overall the proposals represent a development which will reduce the usage of energy by targeting the main sources of heat loss. The development will therefore also reduce carbon emissions and the impact on the environment.

#### Waste

- 3.8. The proposed scheme adopts best practice in its design and construction in order to minimise waste generation. This will help to minimise the impact on the environment as well as reducing financial construction costs.

#### Materials

- 3.9. The developer will aim to source material for the proposed development from the local area where this is practical. In addition, the need for materials will be reduced by the recycling hard standings and as hardcore for the proposed development.

## 4. Relevant Planning History

- 4.1. This proposal represents a revised submission of planning application HPK/2007/0406 and Listed Building application HPK/2007/0407
- 4.2. HPK/2003/1063 and HPK/2004/0060 were previous planning applications. Also the previous Listed Building applications HPK/2003/1064 and HPK/2005/0644.
- 4.3. Planning application HPK/2003/1063 is a full planning application which was approved on 11<sup>th</sup> May 2004. The application was for "Conversion of Existing Building into 16 no. Apartments at Methodist Chapel and Sunday School, Shrewsbury Street, Glossop". The application reference HPK/2004/0060 is a full planning application which was approved on the 11<sup>th</sup> May 2004. This application was for "Change of use to car park with new access to highway at Land to rear of Wren Nest Terrace, Glossop".
- 4.4. Listed Building Application HPK/2003/1064 is a Listed building consent which was approved on 11<sup>th</sup> May 2004. The application was for "Listed building consent for conversion into 16 no. 2 bed dwellings at Methodist Church and Sunday school, Shrewsbury street, Glossop". Listed building Application HPK/2005/0644 is a Listed building consent which was approved on 19<sup>th</sup> October 2005. The application was for "Partial Demolition of existing building to address current structural movement at former Methodist Chapel and Sunday School, Shrewsbury Street, Glossop".
- 4.5. Planning application HPK/2007/0406 is a full application approved on 28/08/2007. The application was for: Reconstruction, alterations to elevational details and alterations to internal layout for 16 no. one and two bed apartments former Methodist Church & Sunday School.  
Listed building application HPK/2007/0407 is a Listed building consent which was approved on the 3<sup>rd</sup> September 2007. The Application was for: Listed Building Consent for demolition of unsafe walls and reconstruction, alterations to elevational details and alterations to internal layout for 16 one and two bed apartments to former Methodist Church & Sunday School.

## 5. Access and Linkages

- 5.1. A key aspect of sustainable development is improving access to facilities such as employment, retail and local services, by environmentally friendly modes of transport.
- 5.2. The proposed scheme makes a more efficient use busy town location that allows convenient access by environmentally friendly modes of travel. The location will therefore allow residents to live a more sustainable lifestyle.

### **Integrating Land Use and Transport**

- 5.3. The proposed development is in keeping with national planning policy. This makes an efficient use of the land, adds to the vitality of the village as it helps to encourage use of the local shopping facilities and reduces the need to travel. Indeed the location of the site will allow residents the opportunity to live, work and relax within a short distance of their own neighbourhood.
- 5.4. Further, the site is within a short walking distance of the railway station and a number of bus routes.

### **Promoting Public Transport, Walking and Cycling**

- 5.5. The location of the site itself helps to promote and encourage occupiers to use public transport or to walk or cycle. The location of retail premises in the near by town will allow residents to visit on foot or by bus. The location of residential units in the town will reduce the need to travel by car by the residents due to the availability of public transport to all the main towns including Buxton and Stockport and also the cities of Manchester and Sheffield.
- 5.6. The proposal incorporates a dedicated parking space to each apartment and also 2 visitor spaces within a separate private car park opposite the rear of the building.

### **Providing Access to Services**

- 5.7. The location of the site in close vicinity to the centre of the town provides for an ease of access for the residential occupiers to services and community facilities by non-car modes of transport. Glossop provides most of the shops, services and community facilities that residents will need.
- 5.8. The scale and location of the development is such that there is limited scope for any requirement to make improvements to either public transport or footpaths/cycleways.

### **Accessibility for All**

- 5.9. The development incorporate current building regulations standards for access for disabled people and will be fully accessible to all. The entrances will be at grade with no steps and the units will have sufficient door width to comply with building regulation standards. The scheme will also retain the existing stepped entrance to the bottom building to comply with the listed building application. The proposed residential element of the scheme has also been designed in accordance with current Part M standards.

## **6. Creating Safe communities**

### **Designing Out Crime and the Public Realm**

- 6.1. At present the site is a derelict, unkempt and unsafe, giving a poor impression of this part of Glossop's picturesque town. It is thought that the local youths loiter this area as is evident from the broken bottles which can be found on the site and also the number of broken windows that remain in the building.
- 6.2. The residential proposals have been designed with natural surveillance in mind. For instance, the main living areas of the houses have windows with views onto the new road and all elevations facing onto the street contain windows at each level where possible.

### **Health and Safety**

- 6.3. The contractors will adhere to current health and safety guidelines to ensure the safety of both the public and the employees on the site. As the site is on a main thoroughfare special measures to protect the public will also be required.

## 7. Natural Environment

- 7.1. This site at present contains a small area of land to the rear and the front of the building. In meeting national guidance on efficient use of land and sustainable patterns of development, we have wherever possible provided a sufficient amount of amenity space.
- 7.2. In addition, there are no areas of landscape value close to the site. Given the relatively small size of the site, and its location, there is no real scope to address wider landscape issues within the Borough.



## **8. Local Character and Heritage**

- 8.1. The buildings surrounding the site vary in quality. Along Shrewsbury Street the houses are mostly built of good quality stone and are of a relatively medium value. There is a new apartment development adjacent to this site within the newly formed retail park.
- 8.2. The proposal replicates the existing building in both shape and style. The building materials to be used to construct the scheme will produce a building that fits in with the character of the area, vastly improving the current appearance of the derelict building.

## 9. Conclusion

- 9.1. As the report demonstrates, in preparing the proposed development, considerable thought has been given to addressing Accessibility and Sustainable Design. Further, the location and proposed scheme fits in with the type of sustainable development as promoted in national, regional and local guidance.