



DESIGN AND ACCESS STATEMENT

Conversion of chapel to office

**The Chapel, Main Street
Scarrington NG13 9BQ**

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Design and Access Statement

Introduction

This statement is in support of an application for the change of use from Chapel to office use, with some limited external changes.

Description of the existing building

The Chapel, Scarrington is currently a Wesleyan Methodist Chapel which is situated in Main Street, Scarrington within the Scarrington Conservation Area. It is not listed, but is in a prominent location within the Conservation Area.



Front elevation

Proposals

The existing building a single volume with two small store areas either side of the entrance porch. It is to be converted into a small office facility. To facilitate this, the internal layout will be changed to incorporate w.c./tea coffee facilities (of which there are none at present), plus a mezzanine. This will involve internal changes to the ceiling.

At the front, it is proposed to upgrade the roof over the right hand store to provide a secure bin storage area (when facing the entrance from the road); and to remove the roof over the left hand store to provide a small external area. Two rooflights are to be inserted on the NE elevation. Also on the NE elevation, a strip of glazing will be inserted – this will provide for a means of escape and additional ventilation.

There are no further alterations to the front, rear or SW elevation proposed.

The fabric of the building will be carefully repaired externally, using like-for-like materials if any replacements are needed. Internally, the walls will be insulated with slim double glazed glass installed in the existing sash windows to increase thermal performance and minimize heating requirements.



Chapel interior



NE elevation facing Chapel Lane



Front porch

Access and Parking

There is no parking at the property. Until the sale at auction in November 2020 the chapel has been in use as a place of worship, with a congregation using the building over many decades, no doubt creating on-street parking for a number of vehicles at least once a week.

Whilst the change of use to offices will by necessity create the need for some on-street parking, the applicant is keen to encourage cycling, with secure storage and a shower provided. The proposed main user is a keen cyclist and will walk or cycle to the office.

There is no other alternative use for the chapel which would not require parking to be provided, and it is important for the chapel to have a sustainable use into the future rather than be left unoccupied.

In the circumstances, a use which requires some limited on-street parking, mainly during the working week, has to be acceptable.

Justification and heritage impact assessment.

The proposed conversion does not harm the building and will contribute to the long-term preservation of the Chapel, which is an important feature in the Scarrington Conservation Area.

The limited external alterations have been confined to a single elevation which faces a side lane. The new windows are clearly distinguishable as a modern intervention which preserves the integrity of the existing building.

The key view of the Chapel identified in the Scarrington Conservation appraisal is unaffected by the proposal. The proposal will allow the building to be repaired and given a new lease of life.



View of the Chapel serving as a “visual stop” from the Scarrington Conservation Area appraisal and management plan.

Policy considerations.

The proposal has been put forward with consideration of the NPPF, the Rushcliffe Core Strategy and Local Plan adopted in October 2019.

Policy 28 – Conserving and enhancing heritage assets

Proposals affecting a heritage asset and/or its setting will be considered against the following criteria: a) the significance of the asset; b) whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic or archaeological interest that it possesses; c) whether the proposals would conserve or enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing,

height, materials and quality of detail; d) whether the proposals would respect the asset's relationship with the historic street pattern, topography, urban spaces, landscape, views and landmarks; e) whether the proposals would contribute to the long-term maintenance and management of the asset; and f) whether the proposed use is compatible with the asset

Policy 5 of the Core Strategy - Encouraging economic development of an appropriate scale to diversify and support the rural economy.

Commentary

This proposal for conversion supports Rushcliffe's policies and the NPPF.

The conversion will conserve and enhance both the building itself and the Conservation Area it contributes to. The building will be for office use new use classes E, in particular:

- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,

The conversion will provide a good base for rural employment in the knowledge economy. It is a use which will not affect the amenity of the surrounding properties and will provide a sustainable future for a valuable community and conservation asset.

Haven Architecture Ltd

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