

A black and white photograph of the exterior of St. Monica's Catholic Church. The building is a two-story brick structure. A large sign on the upper right side of the facade reads "St. Monica's Catholic Church". To the left, there is a covered entrance with a curved, arched roof. Several windows are visible on the ground floor. The sky is overcast, and there are trees and a white car visible in the background to the left.

*St. Monica's*  
*Catholic Church*

# **St Monica's Church**

## **Design and Access Statement**

September 2020

Revision A: 04-05-2021

ArrolArchitects

# St Monica's Church

**2 St Monica's Way,  
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## Contents

Introduction	3
Site as Existing	3
Site as Proposed	4
Access	5
Ecological Survey	5

## Application Amendments

As per the above application we are making the following changes to answer the queries raised from Helen Del Piano. We have altered the design to avoid any overlooking issues into the principal rooms of the properties and to give increased privacy. We have achieved this by moving the stair access to the first floor. We have also reduced the parking spaces which has allowed for limited removal of amenity space and removal of any of the trees on the site, this has also included the revised site layout which has meant that the parking spaces occupied by the residents around St Monica's church can still occupy these.

## Introduction

This document is intended to be read as part of the proposed development of St Monica's Church, Blackpool. The proposals described within the document involve the partial demolition of the existing church building and conversion to 8 dwellings.

## Location

St Monica's church is situated off St Monica's Way, in a predominantly residential area in South East Blackpool. It is located not far from the main 'Preston New Road' and is surrounded on 3 sides by the secondary semi-pedestrianized roads'.

The surrounding houses form part of a modern residential estate but there are other local amenities in the form of a nearby school, and eatery.

## Site as Existing

St Monica's Church currently occupies the site. It is a C20 church building of brick construction, including a tall pitched clerestory. The Primary massing of the building consists of two main blocks linked in the centre by a single storey narthex. These blocks accommodate a community hall and the main church auditorium. To the South West of the building there is a lower single storey element including W/C facilities, storage, and the plant room.

### **Demolition works and landscaping works**

The central narthex of the building will be demolished to provide a covered, semi-public, access way to the proposed dwellings. Furthermore, the existing high-level clerestory will be demolished to make way for proposed roof terraces.

The surrounding landscaping will be divided between amenity garden space for the dwellings and off-road parking. The semi-public covered walkway will be landscaped accordingly to provide suitable paths and access

### **Proposed Conversion to Dwellings**

The principal aim of this application is the conversion of the existing church building to eight dwellings, including six duplex accommodations and two ground floor flats. In the portions of the church where height allows, a new floor will be inserted to provide additional accommodation for the duplexes, and the existing single storey elements to the rear of the church will be converted into ground floor flats.

The three duplex units in the eastern portion of the building will consist of three bedrooms, one with en-suite accommodation and a generous family bathroom. At ground floor level a kitchen dining space is offered with separate utility and living room to the front of the units. Access is gained via the covered 'street'. Within the western block of the building, the three duplexes consist of two bedrooms and a bathroom at first floor. On Ground level a kitchen dining space is also provided with a separate living room, access similarly being obtained through the covered street. All six units have access to private roof terraces via their central stair wells.

The ground floor flats are made up of one, one bed unit and one, two bed unit. The kitchen for the two-bed unit is to be situated in the existing boiler room.

The central covered 'street' provides the principal access to all eight of the proposed units. Each is provided with a small private planting area to provide an element of separation and screening from the main walkway. The front doors are set back within new proposed two storey elements, which not only aid in supporting the roof canopy, but also create a sense of rhythm between the properties.

The roof canopy is supported by curved glu-lam beams and is to be glazed to ensure adequate light reaches the front rooms of the properties whilst also protecting the entrances from rain. The curved form of the roof is mirrored in the roofs of the stairwell accesses to the roof terraces. A new upstand is provided atop the parapet to ensure the terraces are safe to use.

The rhythm and fenestration of the elevations area revised and improved through the insertion of new slim-line windows and protruding bays matching those used in the internal street. The church as existing constitutes a large monolithic mass penetrated with very few windows, providing a very imposing form to the surrounding domestic buildings. Through the alteration of the fenestration a more human scale is incorporated into the building helping it to integrate more effectively into the area. A small protruding plinth will be added along with a slightly indented string course at the top level to further rationalise the elevations and echo a more traditional classical composition.

Furthermore, the material choices proposed will enhance the attractiveness of the elevation compared to the existing grey concrete brick elevations. A cream render will be used for the majority of the form, however key elements will be clad in zinc to create variation in the elevation. The strategic position of zinc elements enhances the idea of bringing rationalisation and a greater sense of human scale into the design.

### **Services**

It is proposed that surface water will be dealt with via a mains sewer as the current buildings on the site feature this.

Heating will be dealt with via high efficiency heating gas system with a combi boiler located within each unit; this will service high efficiency radiators.

Mains water and electric power is already present on site.

### **Access**

Access to the dwellings is provided from the new covered street. This in turn is connected to landscaped paths at either main entrance.

Accommodation is provided for 17 off road parking spaces.

### **Ecology**

An ecological assessment has not been carried out.

