**Change of use of Orston Methodist Chapel to a dwelling**

*Design, Conservation & Access Statement*

*Access*

1. The chapel building stands behind a shallow fenced forecourt from the highway, giving pedestrian access at three points: to the main room, to the kitchen lobby and to an outhouse. These points of access are all reasonably level*.*
2. The former schoolroom, latterly used as a warehouse, stands across a yard giving it pedestrian and vehicular access from the highway.
3. The yard provides parking for two or more vehicles. There is also a doorway from the yard into the lean-to kitchen range of the chapel, currently closed up, and a doorway to an outside WC in the same range.
4. The highway ends at the chapel and is thereafter reduced to a track or footpath.
5. There are thus no significant limitations to safe access for the proposed residential use.

*Design and Conservation*

1. The chapel was built of brick in the early nineteenth century and altered later more than once. The principal feature of the chapel is its gothic revival window openings, of which three are on the rear elevation and two on the front. The third front window was lost when the present main double doors were put in. There is little of merit to its interior, and the fittings to the worship area have been stripped out. The stained glass dates from around 1970, and is unimaginative. The lean-to ancillary range at the far end is much altered but incorporates an inscribed date-stone probably moved there when the double doors were put in.
2. The schoolroom is of mid twentieth century timber and corrugated iron construction, and of little architectural or historic merit. Both buildings are examples of simple vernacular design of their age.
3. The applicant is the owner, to whom the property is redundant, and the permission to change use is sought so that the property can be sold in the knowledge that it can be used as a residence. The design of the present accommodation is single-storey and capable of refurbishment for residential use.
4. The internal layout will be for the new owner to decide, but a notional conversion layout is tendered to show that a change of use is practicable. This involves a simple linking structure of under three square metres, comprising two doors and a roof.
5. Any conversion plans should respect the remaining gothic window openings, and retain the date-stone.