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**Former Methodist Church,  
Woolaston,  
Gloucester  
GL15 6NT**

**Conversion to Dwelling**

**Design and Access Statement**



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3017/D&AS

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This statement has been prepared as part of the supporting documentation for submission with the application for Planning Consent for conversion of the former Methodist Church to a dwelling.

The front of the building to the main road through the village faces generally north.

## **DESIGN**

### **1.0 Introduction and Description**

1.1 The Church comprises the main former Church building, a north Entrance Porch and a Hall / School Room with toilets and kitchens at the rear of the site. There is a large gravelled car parking area at the front.

The church was originally built in 1867 as a Primitive Methodist Church. It was extended in 1895, and again in 1967 with the construction of the large Hall/ School Room. The scope of the 1895 work is not clear, but seems to have been very extensive, possibly an almost total rebuild. The original building was rather shorter, about two- thirds of the current length. However, there is no evidence of any construction lines or change in architectural character to show the extension. The Entrance Porch is however clearly added on, as it is poorly bonded to the main wall.

Due to falling attendance the Church closed for worship in late 2020.

1.2 The building is situated in the centre of the extended village. It faces the main road through the village off the main A48. The road at this point is called Woolaston Common.

1.3 The building is not Listed or in a Conservation Area.

1.4 The older buildings are generally of Forest of Dean rubble stone with brick dressings to openings in a plain unadorned style. Pitched roofs of concrete interlocking tiles. The modern Hall wing is of brick, with felt flat roof. Windows all of double- glazed uPVC.

The older part of the building is without architectural interest. Roof coverings and windows are all modern replacements of originals.

The modern Hall is in typical 1960's style for such a structure.

1.5 Internally, the main church space has a flat ceiling at about wall head height. The Hall and other spaces also with generally flat ceilings.

1.6 Original interior fittings relating to the use as a church have been removed. Surviving fittings and finishes are not of historic or architectural interest.

1.7 The building is in good general condition, other than minor issues common to similar structures.

- 1.8 The building originally occupied a much larger curtilage, to include the paddock to the rear. This was sold off many years ago, leaving a strip about 2m wide to the rear of the buildings.

Against the former church to the north-west is a small field, also in the ownership of the applicants. This will be the subject of a separate Planning Application. A strip of land approximately 2m wide will be retained to allow maintenance access around the building.

To the rear of this field is a large modern housing estate.

The paddock to the rear appears to have been landscaped to form part of the garden curtilage of the neighbouring house. There is a substantial hedge forming the boundary.

- 1.9 There is good on-site parking in front of the Hall, with remaining areas grassed.

## 2.0 **Proposals**

- 2.1 Being sited in the middle of a residential area, the Methodist Church propose that residential conversion would be most suitable new use for the building.

- 2.2 The property will not be developed by the Applicants, but will be sold on the basis of an approval for Change of Use. It is presumed that a revised application to cover detailed design will be submitted by any purchaser.

- 2.3 The proposed house would have four bedrooms in a new building replacing the modern Hall on the same footprint.  
The former church would be internally subdivided; otherwise no external alterations are proposed.

- 2.4 The new wing is to be of two storeys, with a pitched roof with eaves at the same height as the existing flat roof. The first floor would be generally set within the volume of the roof, with rooflights and dormer windows to light upper rooms. There would be a link block containing entrance and staircase connecting to the old church. The main roof would be set distinctly lower than the church roof ridge, with the link roof lower again to give a clear hierarchy.

- 2.5 The existing Hall is accessed up a set of four steps from the existing entrance lobby. To ease access to the ground floor and to reduce the profile of the new building it is proposed to level the floor through, setting the new building slightly into the ground.

- 2.6 Main rooms to the extension to generally face north towards the road. To the upper floor, a small single Bedroom and two Bathroom/ Ensuites face over the open paddock to the south. The rear Bedroom only is to be provided with a dormer window, the Bathrooms with smaller sloped rooflights.

- 2.7 The high ceiling in the former church will be retained, together with the tall windows. The space will be subdivided into a small number of large rooms; Kitchen, Dining Room and Sitting Room.
- 2.8 There is ample room to north and east for car parking and garden areas. A space of about 2m wide will be retained to the other sides.
- 2.9 An ecological survey was carried out by Swift Ecology in Summer 2021 which identified a minor bat and nesting bird presence to church roof areas. These are not affected by the proposals.
- 3.0 **Access**
- 3.1 The property is accessed by the adjacent village road. There are no pavements other than a short length in front of the adjoining field to the north-west, being a scattered rural settlement. There is no bus service to the village, other than along the main A48.
- 3.2 There would be level access throughout the ground floor, including sanitary facilities and Bedrooms.

## PHOTOGRAPHS



Church and parking area.



Hall.



Side area to modern Hall.



From north -west , over adjoining field.



Interior of church.



Interior of modern Hall.

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