



**KARBON HOMES
APARTMENT CONVERSION
EBENEZER CHAPEL, PRUDHOE**

Design and Access Statement

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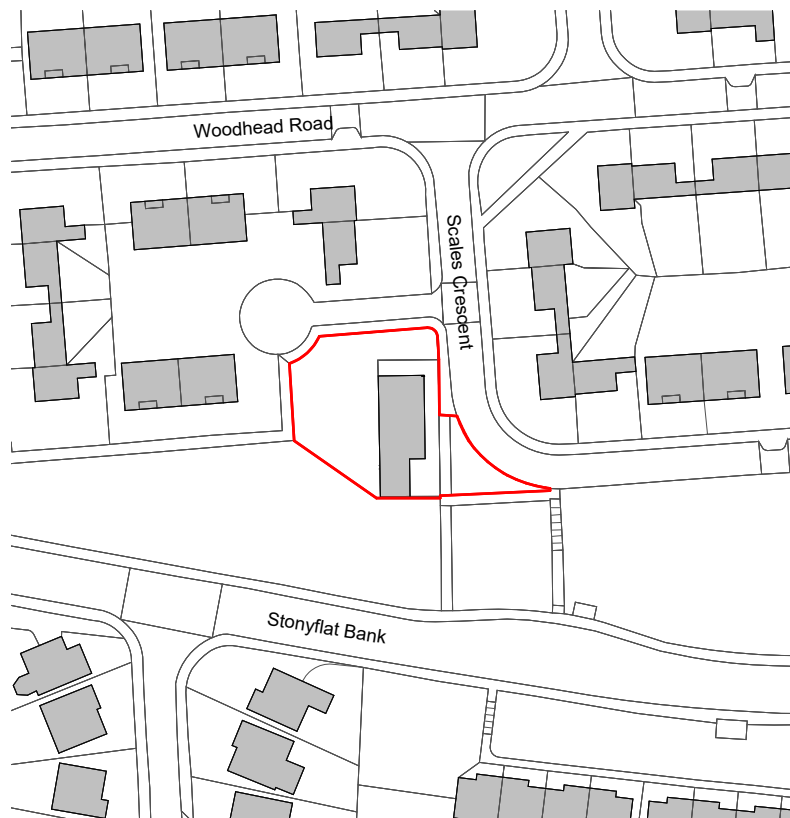
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1. The Process

1.1 Site and Context

The application is for a proposed development at Ebenezer Methodist Chapel, Scales Crescent, West Wylam, Prudhoe. The site area is approx. 682m², with the development red-line boundary shown below.

Ebenezer Chapel built in 1874 is a former Methodist Church, located off Scales Crescent, between Stonyflat Bank to the South and Woodhead Road to the North. It has laid empty since it closed in 2015 but remains an important part of Prudhoe's heritage.



Site Location

The site area is approx. 682m², with the development red-line boundary shown above.

The surrounding context is residential, with dwellings surrounding the existing Chapel to the North, West and East. To the South, a steep embankment leads to the main road through Prudhoe, Stonyflat Bank.

1.2 Design Development

The design development of the scheme proposal has been influenced by the following:

- Identified local housing need
- Vehicular and pedestrian access to the site
- The existing building and its sympathetic conversion / restoration
- Local architectural materials and features
- Sustainability
- Privacy of existing neighbours and potential residents of the development

The development of the proposals has been further informed by the pre-planning application response.

The pre-app highlighted that the parking provision was insufficient, with the 2no. visitor bays to the east of the building not acceptable as they encroached the highway. As such, we have amended the proposals, including additional land in the clients ownership, to provide 2no. layby parking bays along the adopted highway, where there is an existing grass verge. It was commented also that a total of 9no. parking bays must be provided, which have now been accommodated.

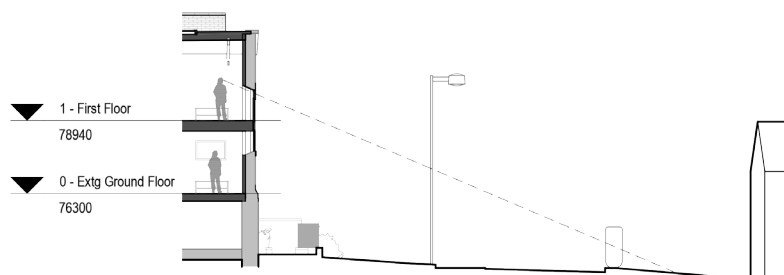
In addition, it was highlighted in the pre-app response that the development should give consideration to the impact on the neighbouring properties to the west. The existing property to the West is not parallel or in line with the existing chapel, or the proposed extension. For flat 1, the overlooking to the neighbouring property is around 17.79m. At the oblique, for flat 2, this increases to 18.84m. For additional mitigation, tree planting will help screen the new development increasing privacy to the neighboring property. To the East, the neighbouring property is around 18.83m away at the narrowest point. Overlooking is mitigated by the low arched windows which restrict views, as illustrated in the Site Section below.

Regarding overlooking to the north, the existing windows are around 18.85m away and the extension, 19.71m away. The only windows to the neighbouring property facing the chapel are on the gable elevation, on the ground floor. The floor heights at ground and first floor levels of flats 1 and 3 mean views across to this property are more acute, as opposed to a direct view. Again, the height of the existing arched windows limit the view angle, as the drawings below. Furthermore, overlooking distances are in-line with the Local Authorities Residential Extension Design Guidance, requiring an overlooking distance of 18m.

Our proposals have also been further developed following the pre-planning application as it was discovered the site ownership boundary differed from the red-line what was indicated on the drawings submitted. Therefore, the extension had to be redesigned to ensure the proposals fit entirely within the existing boundary.



Site Section (West-East) - see drawing DR-A-2033



Site Section (North) - see drawing DR-A-2033

1.3 Public Consultation

A public consultation event has been held for the conversion of Ebenezer Chapel. A drop-in session was held, with display boards of the proposals available for inspection and comment from Monday 6th March to Friday 10th March at Prudhoe Community Hub, 61 Front Street, each day between 10am and 4pm, and again on Saturday 11th March 10am to 12pm. In addition, an online consultation was held where residents can view the proposals in detail, as well as leave comments and feedback. This consultation was run by PlaceChangers between Monday 6th March and Sunday 19th March. A flyer was sent out inviting the residents in the surrounding 200m radius of the Chapel to view our online consultation and leave a comment. See the 'Promotion Outcome Report' which illustrates details of the flyer sent out. A summary of the responses from the online consultation has been submitted as part of this application, see the 'Placechangers - Response Report', as well as a summary of the comments from the in-person drop-in session 'Public Consultation Summary'. Some of these comments have been addressed below:

- **Flooding** - It was raised by some residents that flooding was an issue surrounding the site. Please see attached to this application the Environment Agency Flood Map which indicates the site is in flood zone 1, an area with low probability of flooding. In addition, the NWL Pre-Planning Enquiry also raises no issues. Furthermore, to mitigate any potential existing issue, as part of the proposed development we will be positively draining the existing building and extension into a new surface water sewer, which will prevent some greenfired runoff in the area.
- **Flat 5** - Several residents requested that flat 5 be made into a 2 bedroom apartment. This however would not be possible due to the space restrictions and limitations to the site boundary. The internal space as designed would not be able to accommodate an additional bedroom, space would be too tight and in doing so we would not meet Approved Document M(4) Category 2 standards for accessibility - this includes features and spaces suitable for a wider range of occupants, including older people, those with reduced mobility and some wheelchair users. It appears that the impression was that flat 5 was the only unit suitable for people with mobility issues, including some wheelchair users. This is not the case, all flats will be to AD M(4) Cat. 2 standards. As such, 4no. 2 bedroom and 1no. 1 bedroom apartments are proposed to the same accessibility standards.
- **Overlooking** - Some comments from residents were raised about the proximity of windows towards existing properties. This is addressed in section 1.2. Generally, windows are at low level which restricts the angle of overlooking, limiting how much can be seen. .
- **Planting** - Concerns were raised about tree planting and it restricting light into the existing properties. However, the size and species of the proposed trees would be appropriate, and any specification would be in consultation with the Council's Ecologist and Planners. Maintenance of all planted areas will be by Karbon Homes.

2. Use

Karbon Homes and Prudhoe Community Partnership are planning to convert the existing chapel to provide five flats for the local community, to be managed by Karbon for affordable rent. There will be four 2 bed 3 person flats over two stories, accessed from the new extension and one 1 bed 2 person self-contained flat, accessed from the existing main entrance. All will be to level, disabled access standards.

The conversion restores the original building and its original features, including the windows and vestry door. An extension will be built in similar materials to the west side of the chapel. The proposed use is residential and will be complimentary to the adjoining residential area.

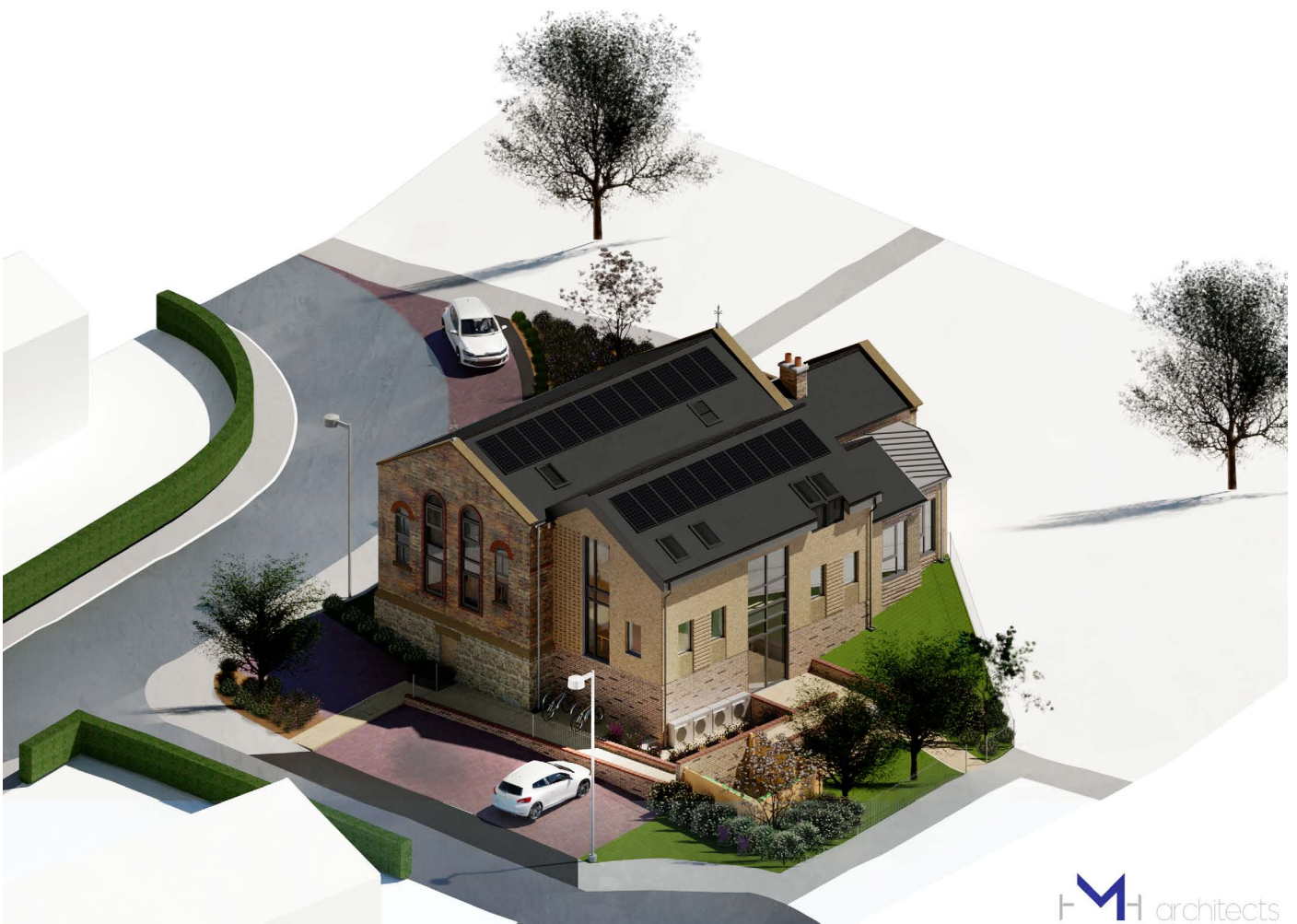
3. Amount

The total site area is around 682m², or 0.0682ha. The scheme proposes the conversion, change of use and extension of the existing Chapel to provide 5no. dwellings, achieving a site density of 34 dwellings/ hectare, which is appropriate for this type of development and in-keeping with the local context.

The amount of development is appropriate for the site given its typology, context and the existing local amenities.

4. Layout

The proposed extension is positioned to the rear of Ebenezer Chapel, on the existing embankment. Due to the steep sloping nature of the site, an important consideration was how to create a level access into the communal entrance area. The entrance lobby level is positioned to allow for a level access without an excessive amount of external ramp. Therefore, the entrance lobby is only just above the existing basement level. Pedestrian access is gained from the north where there are 7no. parking bays located, 5no. of which have a passive provision via a duct for wall mounted EV charging points - 1 per flat. Flat 5 has its own private entrance to the east of the existing building, with the vestry door retained/renewed providing access. An additional 2no. layby parking bays are positioned opposite the entrance for flat 5, on the existing grass verge.



The use of soft-landscaping and shrub planting helps to soften the building and the metal railings enclosing the rear of the proposed development help to create some defensible space. The proposed trees also screen the new apartments from the surrounding buildings.

The proposals look to preserve and enhance the existing building, especially its approach from the east, with the massing and scale of the extensions being carefully considered to ensure they are not visible from this approach, retaining the character of the existing building within its context.

5. Scale

In terms of scale and massing, the proposed extension has been carefully considered. The modern extension onto the side of the chapel is a sympathetic addition to the existing building. It's form and massing is traditional, while the scale, being slightly smaller, respects the chapel's history.

This massing will respect the surrounding context and avoid any adverse effects to neighbouring properties helping define a strong and unified local typology.

Features such as doors and windows will be of traditional domestic scale and appearance in keeping with the surrounding residential area and will compliment the existing chapel.

6. Landscaping

The design of the scheme acknowledges the positive character of the area and a landscaping design will be undertaken. It is proposed the design will include for low maintenance native shrub planting and hardy, heavy standard trees.

7. Appearance

The design and architectural language of the proposed extension helps create a clear distinction what is old, and what is new. Ebenezer Chapel is an important part of the heritage of the local community. The proposals therefore aim to retain the existing building, and its character, particularly the principal East elevation and the chapel's main entrance. The existing windows will be replaced sympathetically, upgraded to provide high levels of thermal insulation. However, their appearance will look to match the existing.

This approach ensures the existing building is respected, whilst detailing and materiality choices are traditional in appearance, and ensure the extension compliments the existing chapel.

Similar materials are used to knit the extension into the existing fabric. Ebenezer Chapel features a rusticated stonework plinth, with stone banding, and a buff brickwork facade from the ground floor level up. This is replicated through the use of a multi buff at low level, with a dark brick banding and buff brick above. Various brick detailing panels bring interest whilst maintaining the restrained material palate.

This mix of materials, textures and contrasting detailing will help to create a considered extension which is in-keeping with the existing chapel and the surrounding local context. This is illustrated on the proposed elevations, as well as the design visuals. The materials proposed include the following:

- Walls - Buff facing brick with feature brick detailing.
- Roofs - Marley Edgemere interlocking concrete slate - smooth grey. Soffits and fascia's to be dark

grey, gutters and downpipes to be black.

- Windows - high performance UPVC - traditional casement.
- Doors - High performance composite
- Boundaries - 1200mm high metal hoop top railings and 215mm masonry walls, at low level, with railing over.

The materials and detail features of the dwellings have been informed by the desire to create a scheme which compliments and responds to the surrounding residential area. The choice of materials is robust and low maintenance and will deliver a development which will not deteriorate prematurely.

8. Access

Access is gained directly off Scales Crescent. There are 7no. parking spaces to the North of the development site, and 2no. layby parking spaces to the East, located within an existing grass verge. A total of 9no parking spaces is provided, as required by Highways in the pre-app response. Level pedestrian access has been gained through a series of ramped footpaths that lead from the North East corner to the communal entrance on the West elevation. This was the most beneficial main entrance from the public footpath due to site levels and the desire to limit the amount of external ramp. It also allows for some level paved area to the front (North) where secure cycle storage can be located. This includes 4no. Harrogate Cycle stands for plots 1-4. An additional footpath, with steps up to the external landing level, leads to the existing public footpath to the West. Access to flat 5 is via the existing vestry door, which will be renewed. This will provide a level access to a 1B2P apartment. To the front garden of plot 5 there will be a separate bin store area and a cycle shed. The main shared bin store for flats 1-4 is located in a secure storage area opposite the communal entrance.

Approaches to all dwellings will be level or gently sloping to provide ease of access, and external entrances will have level access thresholds to enable convenient access for wheelchair users or persons with limited mobility. Footpaths and external hard standing have been designed to enable wheelchair users to travel and manoeuvre comfortably. All dwellings will meet the requirements of Building Regulations Part M(4) Category 2.

9. Sustainability

The proposed scheme achieves the requirements of the current Building Regulations Part L, 2021 uplift, using a fabric first approach. The building fabric will be highly efficient to minimise heat loss and reduce energy use for residents, contributing to reduced energy bills.

The building fabric and key building elements such as windows and doors will be highly efficient and be rated in the Building Research Establishment Green Guide as having a low environmental impact based on whole life cycle assessments.

The primary heating and plumbing system proposed is an Air Source Heat Pump to each dwelling, this will be supplemented by PV panels on the roof. In addition, system 3 - whole house decentralised extract fans will ensure cost efficient and healthy internal environments.

The careful use of sanitaryware and the drainage design will reduce mains water consumption and surface water discharge to the public sewer.

10. Appendices
Existing Site Photos:



View from the South West



View from the East



View from the North