

Our Ref: 4274/ **Heritage, Design and Access Supporting Statement**
Revision A – Change of Use

07 September 2023

SUPPORTING STATEMENT

Change of Use Application

(To be read in conjunction with the Change of Use submission drawings and Planning Statement prepared by Roman Summer Associates Ltd)

Drummersdale Mission, 61 Merscar Lane, Scarisbrick, Ormskirk. L40 9RL

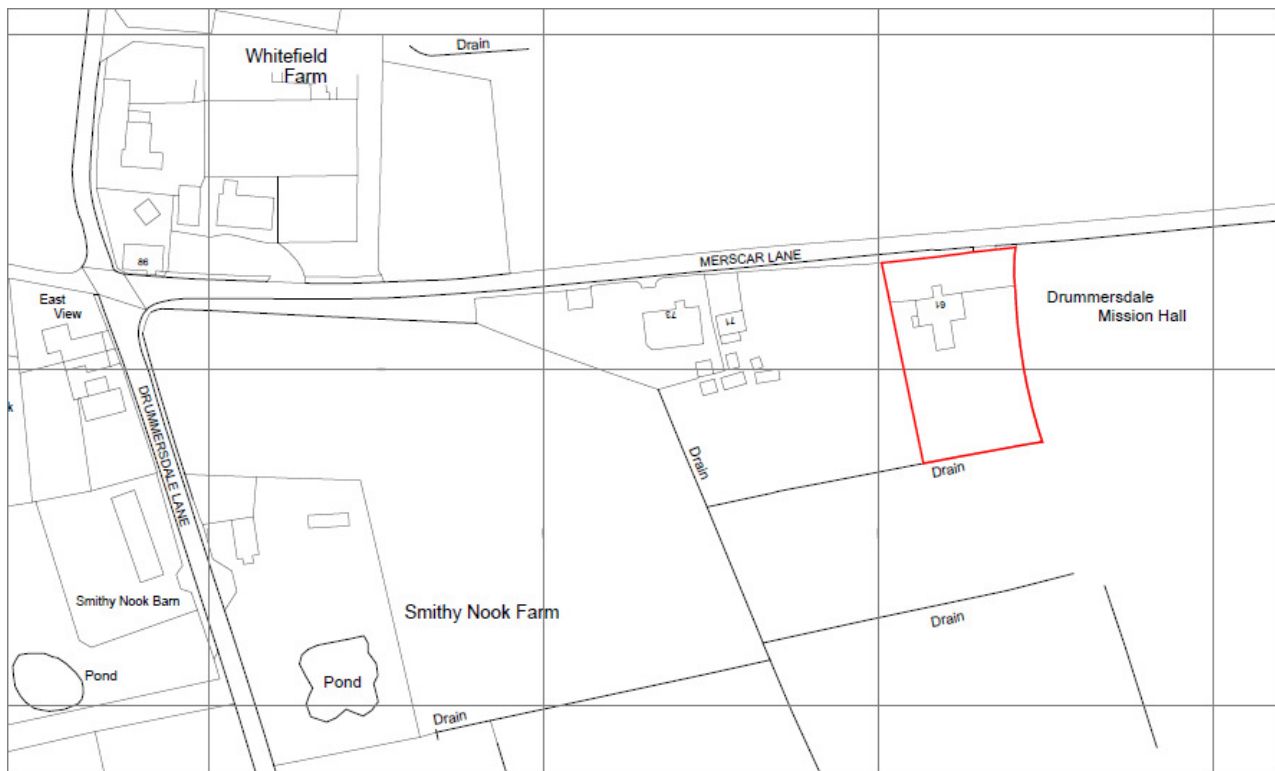


A) APPRAISAL OF EXISTING SITE AND CHAPEL BUILDING

Location

The site is located on Merscar Lane, Scarisbrick, Ormskirk, West Lancashire. The main aspect of the building is visible from Merscar Lane with hardstanding to the frontage previously used as a car parking area. The site is 500m North of the Leeds and Liverpool Canal, 3 Kilometres West of Scarisbrick village, 3.8 Kilometres North of Ormskirk.

The location is within Green Belt (Merseyside and Greater Manchester). Its landscape character is defined as Coastal Plain.



Background

According to the 'List of locally important buildings' document, the Drummersdale Mission was built in 1832 as one of many Mission Halls in the area. To provide places of worship to isolated rural communities in West Lancashire.

On land donated by the Squire of Scarisbrick, Richard Sephton, a farmer's son and member of the Congregation Church or Ormskirk is said to have built the Chapel on the proceeds of potato sales. His commitment to teaching local children was said to have led to a noticeable improvement in their behaviour and this was prior to compulsory education for 5 -13 years olds coming into law with the 1870 Education Act.

In recent times, the chapel had regular ladies' meetings, prayer meetings and Sunday afternoon services.

The decision to close the mission was made with just five regular supporting members, from Southport and Aughton, with visiting preachers leading Sunday afternoon services.

The last service was led by David Atherton of Aughton on 9th January 2022.

Below, section of 1842s Ordnance Survey map showing prior to the Drummersdale Mission being built and noting a Calvinist Methodist Chapel on the land adjacent. The later OS map shows the existing Chapel within a reconfigured land boundary and the Calvinist Methodist Chapel no longer evident.



OS 1842



OS 1890

Listed Building Status

Drummersdale Mission Hall is included in the West Lancashire Borough Council 'List of locally important buildings' updated 2014 with notes as follows:

Aesthetic/Architectural Value

Defined as a simple brick 19 century mission building. Stone mullioned windows on front façade, leaded glass. Chimney on each gable, Porch extended.

Authenticity

Little change apart from a small porch extension which obscures the original entrance door – top just visible above

Historic association/ evidence

Built in 1832 as one of many Mission Halls in the area. To provide places of worship to isolated rural communities in West Lancashire

Group Landscape Value

Isolated prominent location

Community/ Social value

Important community meeting place in the past and continues to provide this.

Drummersdale Mission is not included in the National Heritage list for England.

It is noted that there are three Grade II listed buildings on Merscar Lane, Merscar House Farm noted as a late 17th Century farmhouse, Whitefield House noted as a farmhouse built in 1752 and 2&4 Merscar Lane a pair of cottages dated 1819.



Front facade window.



Artist's impression prior to porch addition.

Building Description

The Chapel building is a simple rectangular plan in East-West orientation with gable ends on the East and West facades. In the main body of the Chapel is the worship hall with two smaller meeting rooms to the East end.

It is also noted that there is a rear masonry brick extension to the South with a felt flat roof finish and deep painted timber fascia. It was built c1970s prior to the shelter porch to the North being added also with a shallow felt roof finish. The South extension houses the ancillary accommodation of Kitchen and male and female toilets with a lobby and door exit to the rear of the site.

The original building is understood to have been masonry facing brickwork and later render finished according to the artists impression shown above.

The roof is a pitched slate finish with square rotated chimneys to the pinnacle of each end gable. The roof structure is a timber king truss systems with two trusses splitting the E-W span in to three with rafter supporting purlins between.

The front and north facing façade is symmetrical in layout with two stone mullioned windows each with six UPVC lights either side of the entrance and porch. The later added porch obscures the original entrance door opening and part of the portico above.

The windows to the rear of the main chapel building appear to be later installed UPVC windows which are at elevated level as are the windows at the front. The window openings to the rear extension are also likely to be later replacements in UPVC.



B) PROPOSED BUILDING

Aims and aspirations.

The brief from our client is to apply for Change of Use of the chapel into a single new dwelling. The accommodation proposed is a reflection on contemporary expectations.

The accommodation proposed in outline includes Snug, Office, Wc, Kitchen and Dining/ Living room with gallery above and four bedrooms all with ensuite bathrooms.

The use as residential is proposed as a sustainable solution for the long-term preservation of the existing heritage asset.

Design Approach

The approach is to treat the existing building with light touch and minimal intervention by preserving the remaining architectural details, repairing them for the long term and/or restoring them to their original state by stripping back latter-day alterations and making good. As such the approach would be to enhance the authenticity of the heritage asset.

The intention is to distinguish the heritage asset as its own entity the intention is to adopt a contemporary approach in design and materials to the interventions which will read as alterations of the present time in contrast to the historical context.

The following items are proposed to be the areas of work to be addressed relating to the existing building: -

To remove the front porch and restore the original front door and pediment above.

To remove paint from the stone mullioned windows and make good with new aluminium slimline glazing elements.

To retain the existing render finish to the external walls to avoid damaging the assumed masonry brickwork beneath. To internally insulate the external envelope with insulation and internal plaster render solution.

To replace the existing slate roof and rainwater goods and reinstate together with installation of insulation to current standards.

To remove the existing boiler room currently located on the west gable and associated fuel tank enclosure and re locate the fuel tank within a fence and landscape planting screened area.

To overclad the existing rear extension and replace the existing flat roof with a pitched roof with ridge perpendicular to the main building roof. A lower section of flat roof is proposed to create a contemporary link section, so that the two pitched roof elements will read as separate elements.

To utilise the existing roof space for bedroom accommodation on a mezzanine first floor whilst retaining the existing roof trusses, purlins and ridge beam, which are to remain in situ.



View of existing roof space.

The existing windows to the rear of the Chapel building are similar in size to the front elevation but without stone mullions and are UPVC replacements to the original windows. These openings are proposed to be lowered to allow glazed opening doors at the ground floor. Above these openings are proposed glazed doors and guarding with dormer roof to allow suitable light into the gable bedrooms with south facing views.



Windows at rear elevation to be lowered.

The site area is significant at around 0.2 Ha and there is potential amenity space to the rear which would provide enclosed garden space, which is south facing and with extensive views across open countryside.

The proposed design and remodelling of the existing rear extension is intended to capitalise on the views to the rear with a highly glazed façade to maximise the views and light from the south. This relates to the living kitchen on the ground floor and gallery floor above.

The replacement of the rear extension flat roof with a pitched roof, orientated North – South and perpendicular to the existing building will retain the dominance of the main body of the existing building and would be smaller in size, lower in height and continue to be subservient in proportion to it.

The materials for the cladding of the existing extension are proposed as contemporary sinusoidal metal panels with anthracite grey finish for both the walls and roof finish is proposed together with matching aluminium windows to accentuate the differences between the new interventions and the old.

Access

The intension is to remove the external hardstanding parking area to the front and reinstate original footpath approach and soft landscape scheme to the Merscar Lane aspect. The main proposed parking area is planned for the side and rear of the existing building. This will make the frontage to Berscar Lane less dominated by cars.

The detail of the reinstated front door and moulding above will be confirmed following opening up works and porch removal.

The reinstated front door threshold will be designed to accommodate level access and complete an inclusive wheel chair route from the parking area to the dwelling.

The ground floor of the building will remain at the same level throughout and the accommodation will include for a Building Regulation compliant visitor accessible Wc.

The new byfold doors at the rear of the development will be a secondary entrance with the restored front door continuing as the functioning main entrance (possibly including to visitors arriving by foot from Merscar Lane). It is the established ceremonial front entrance and would be maintained and enhanced with the removal of the porch and parking area in front of it and by inclusion of an internal entrance hall as the arrival point for the dwelling accommodation.



View of front elevation with central porch to be removed.