

Design & Access Statement

Proposed

Conversion back to a Meeting Hall place of worship, demolition of rear addition and new Rear extension to provide essential facilities, entrance canopy and hardstanding for 5 parking spaces

Address

Old Mission Hall, Otford Lane, Halstead TN14 7EG

Ref: 802-001

Date: 7 September 2023

Introduction

This application is for the provision of a place of worship for a local faith group, known as the Plymouth Brethren Christian Church. The client Cheviot Trust acts on behalf of the members.

Planning History

Application ref	Date	Description	Decision

Background

The application site covers an area of approximately 800m². The existing building is of sound and permanent construction, painted weatherboard cladding on a timber frame with tiled pitched roof, sash windows and lined internally with matchboarding.

It has electricity, but no running water, sanitary facilities or foul drainage. Originally the source of heating appears to be a brickwork fireplace and chimney on the rear addition which is to be demolished.

Summary of the Proposal

The existing building has a floor area of 55m² and volume of 253m³. The proposed resultant floor area will be 70m² with a volume of 313m³

The hall allows for the congregation to meet and attend services. There is no playing of music, external activities or otherwise noisy activities.

Whereas the applicant is relatively flexible with regards to hours of use, the following is an example of the limited use requirements:

- Early evening period – 19:00-20:00 hours with a 1 hour service. This may occur 1-2 times a week.
- Early morning period (Sunday) – 08:00-09:00 with a 1 hour service

It is anticipated that 6-8 cars would attend a service due to high vehicle occupancy and congregation members actively car sharing, including walking and cycling to the site.

Appearance

The proposed extension and canopy have external materials matching the existing including white shiplap weatherboarding to external walls with brick plinth and concrete tiling to the roof.

Layout

The site is approximately 0.27 hectares, and the position of the building is constrained by a shared sewer which runs across the south side of the site diagonally and has been orientated to prevent overlooking the neighbouring property Springhead in order to ensure privacy.

The site will utilise an existing vehicle access to the Lane to enable the private driveway of the dwelling to remain, together with a substantial portion of garden with mature planting to provide a visual screen.

Parking

Car parking is provided in accordance with Kent County Council's Parking Standards SPG4 Kent Vehicle Parking Standards which requires 1 parking space per 5 seats/seating space. Anticipated regular congregation numbers are expected to be 30-40 persons, so 8 car spaces are shown in addition to a couple of cycle parking stands. An electric vehicle charging point is also proposed.

Landscaping

The positioning of the hall means that it will be possible to retain the existing trees which are dotted around the front curtilage of the proposed dwelling and also adjacent to the highway together with mature hedging which provide screening.

Accessibility

The site is 10 mins walk from the nearest bus stop called Old Polhill on the junction with London Road and is well placed to serve the local residential areas of Knockholt and Halstead.

Impact on neighbourhood

The nearest dwelling Camion is some 78m away, and immediately adjacent to the site are industrial units converted from agricultural buildings, currently occupied by vehicle repair workshops.

Documents included with this application

With permission from the previous applicant, several reports compiled last year are included again, as the details are still relevant:

Drawings	Report Documents	CIL Forms