

Planning Statement in support of a
Full Planning Application at
Thornton Methodist Church, 60 Victoria Road East,
Thornton-Cleveleys, FY5 5HQ



December 2023

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APPENDICES

A Drawings Submitted with Planning Application

Section 1. Introduction

1.1 This Planning Statement is being made in accordance Wyre Council's Local Validation Checklist (adopted 17th July 2023) and in support of a full planning application for Thornton Methodist Church, 60 Victoria Road Est, Thornton-Cleveleys, FY5 5HQ.

1.2 This statement should be read in conjunction with the following drawings:

- 23137_LOC - Location Plan
- 23137_100 - Existing Plans & Elevations
- 23137_110 - Proposed Plans & Elevations

1.3 Site address: Thornton Methodist Church, 60 Victoria Road Est, Thornton-Cleveleys, FY5 5HQ.

1.4 The application is for a side and rear extension to form a new boiler room. The existing boiler room is below the external ground-floor level and is prone to flooding during periods of heavy and prolonged rainfall. The existing boiler room would be converted to form an ancillary storage area.

Section 2. Climate Change Statement

2.1 The statement explains how the development responds to the challenge of climate change through design, usage of resources and assets, water and energy efficiency measures, reuse, and recycling during construction and in the selection of materials.

2.2 The site is located in Flood Zone 3 – an area with a high probability of flooding. The application will not change the existing use of property; it will form a small extension which would form a replacement above-ground boiler room.

2.3 The formation of an above-ground boiler room is proposed to combat the current issues of flooding to the existing below-ground boiler room, therefore the proposal is designed to overcome issues of flooding and climate change.

2.4 The proposed boiler room would be insulated, it is also expected and the boiler would be modernised and its efficiency improved compared to the existing system.

2.5 The proposed site plan incorporates an area for the storage of refuse, including adequate provision for the separate storage and collection of recyclable waste. Recycling is currently promoted within the day-to-day operation of the church.

Section 3. Sustainability Statement

3.1 The use of an existing property will remain unaltered. The proposed extension will provide a more sustainable location for the boiler room and avoid future maintenance issues created by water ingress and damage. The proposed extension and internal alterations are sustainable in nature and therefore accord with the following local planning policies:

- SP2 - Sustainable Development;
- SP8 - Health and Well-Being;
- CDMP1 - Environmental Protection;
- CDMP3 - Design;
- CDMP6 - Accessibility and Transport.

3.2 The property has adequate parking for 30 No. vehicles to be parked off the highway. It is considered that the on-site parking provisions are adequate for the existing use and the proposed extension will not impact the existing parking situation, therefore the development will not harm the existing highway network.

Section 4. Conclusion

4.1 The purpose of this statement is to confirm that the proposed extension and internal alterations of Thornton Methodist Church, 60 Victoria Road Est, Thornton-Cleveleys, FY5 5HQ are appropriate and follow the Local Planning Authorities' Guidance when designing extensions to existing buildings. The proposal would not impact the local character and amenities, and it is not expected that there will be any impact on neighbouring residents.

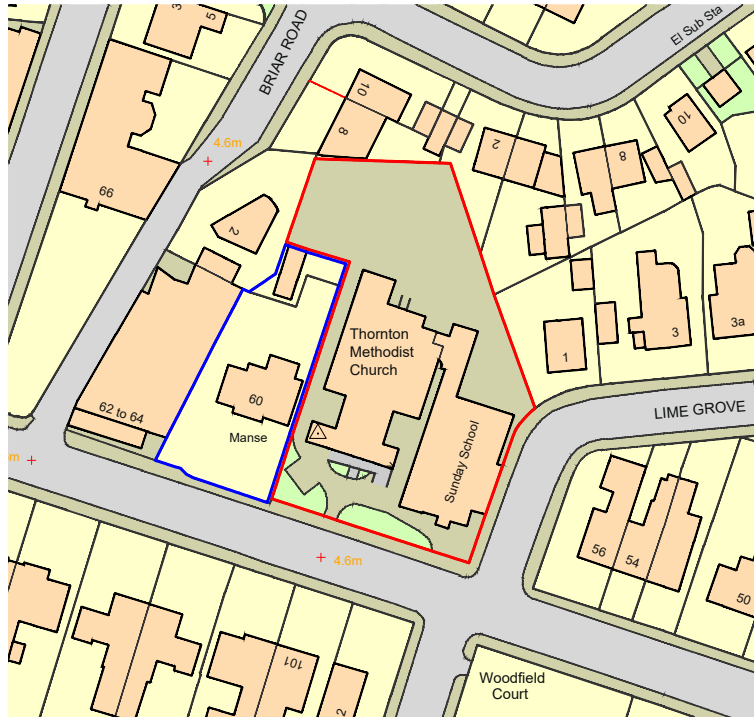
**THORNTON METHODIST CHUECH, 60 VICTORIA ROAD EAST,
THORNTON-CLEVELEYS, FY5 5HQ**

4.2 The report concludes that the application described above and in the submitted plans is respectful and sympathetic to the character of the existing building and local area and provides adequate facilities to mitigate any potential impact on neighbouring residents., therefore, we consider our proposal should be considered favourably.

Planning Statement in Support of a
Full Planning Application

**THORNTON METHODIST CHUECH, 60 VICTORIA ROAD EAST,
THORNTON-CLEVELEYS, FY5 5HQ**

Appendix A – Drawings Submitted with Planning Application.



SITE AREA:
1923m²
0.1923ha

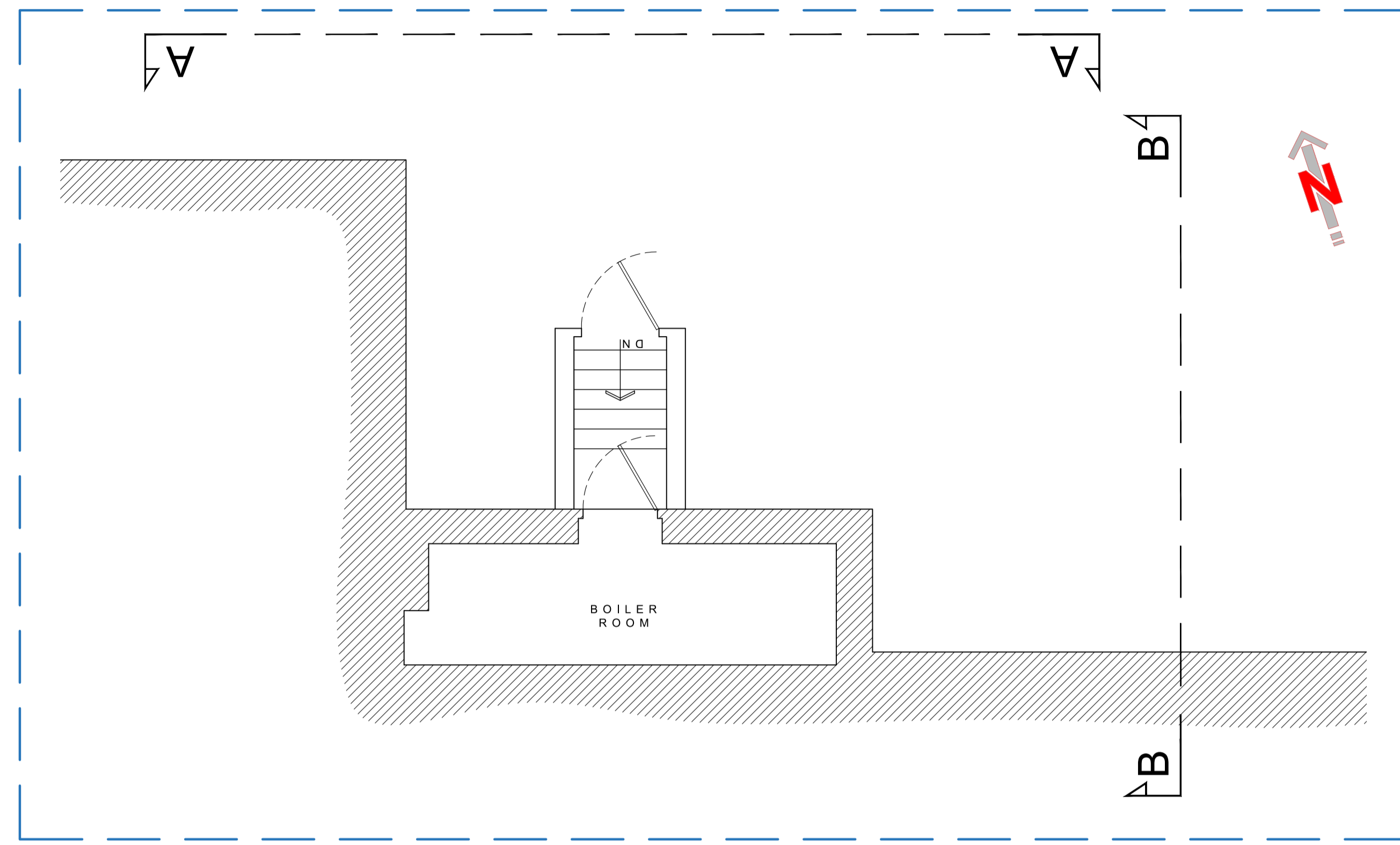


PROJECT
 THORNTON METHODIST CHURCH,
 60 VICTORIA ROAD EAST,
 THORNTON-CLEVELEYS, FY5 5HQ

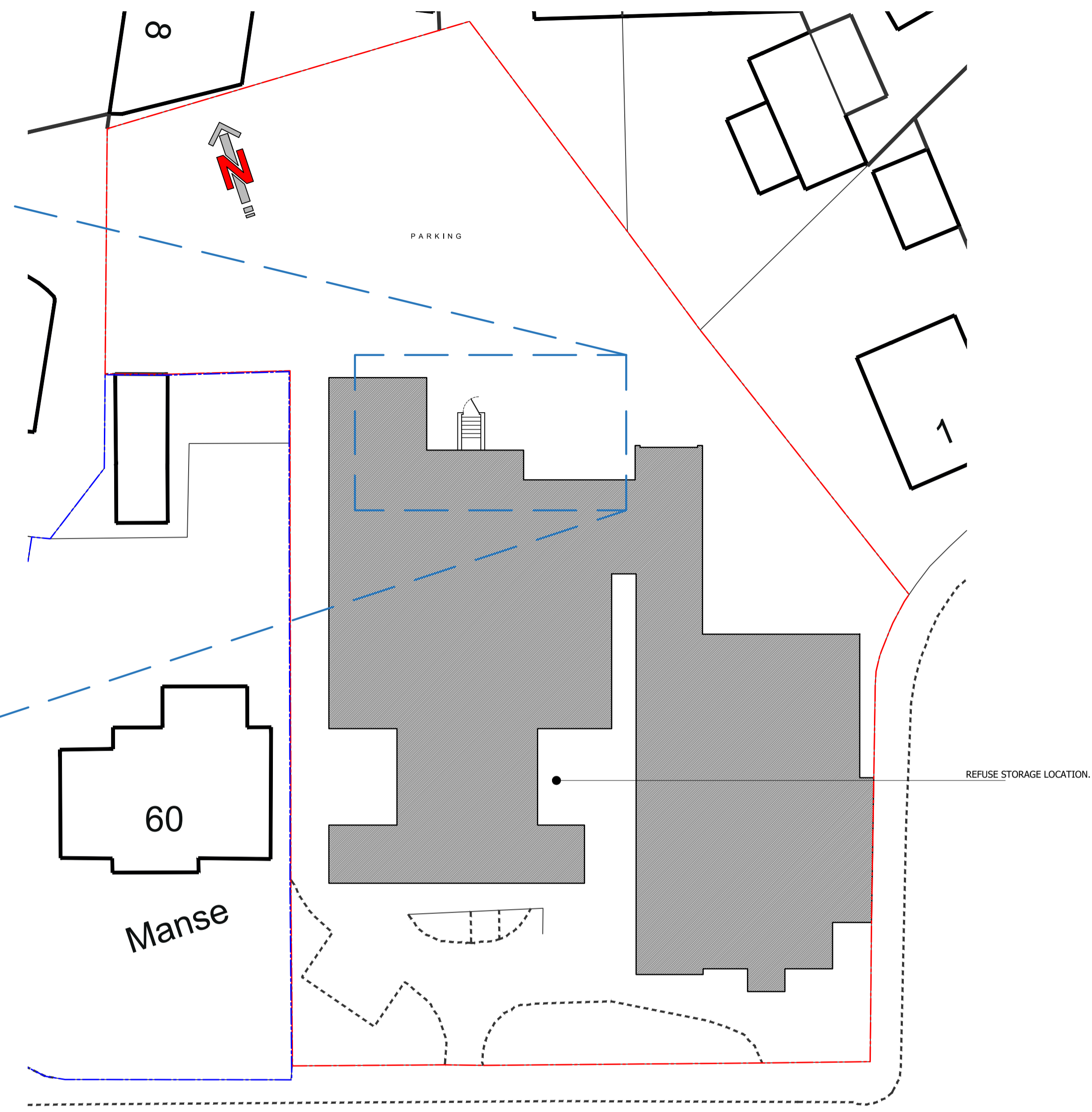
DRAWING

LOCATION PLAN

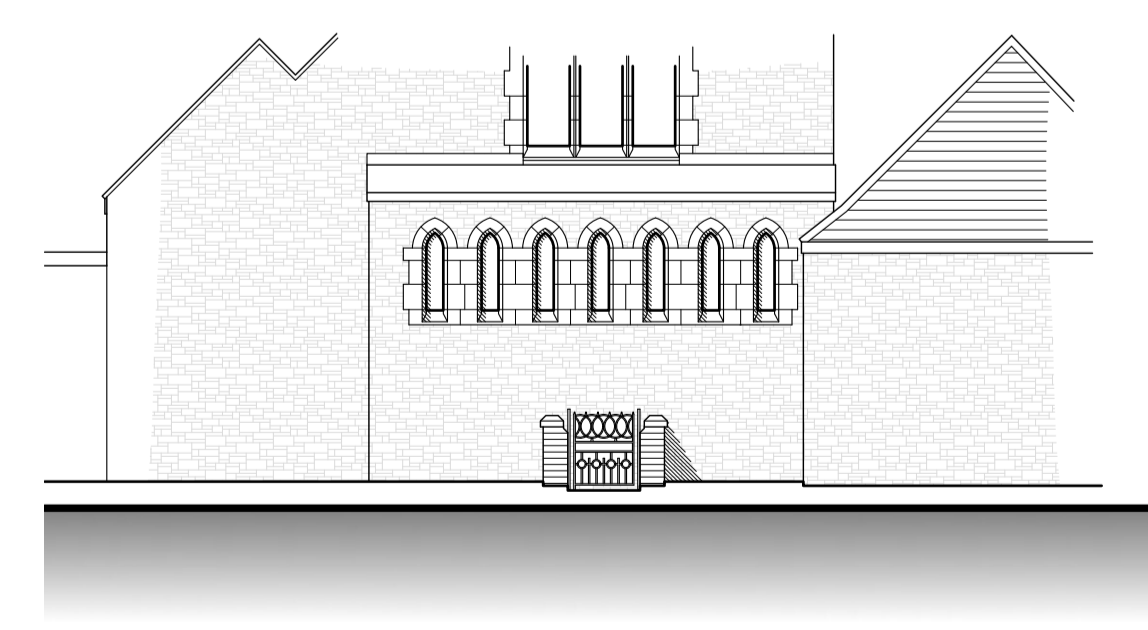
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E info@abbotthull.co.uk	M 07725 005247	



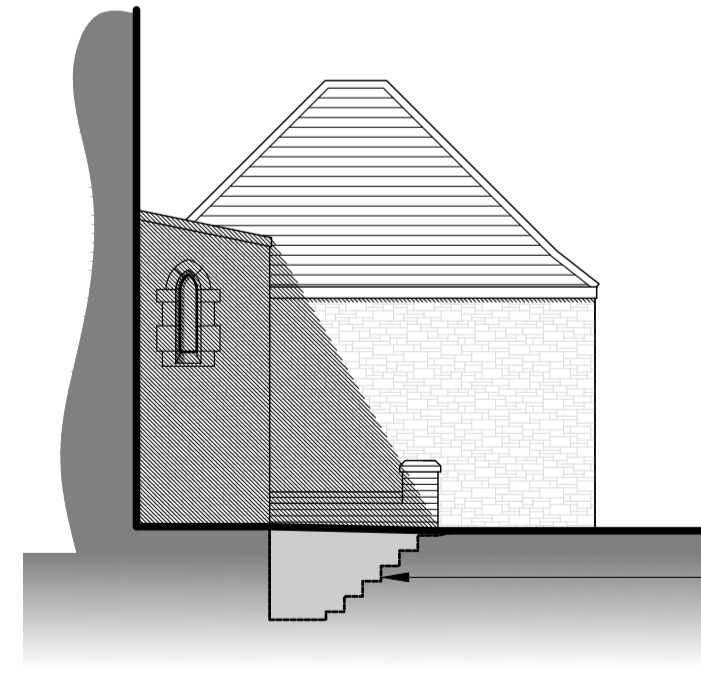
EXISTING LAYOUT PLAN
GROUND-FLOOR / LOWER GROUND-FLOOR
1:50



EXISTING SITE PLAN
1:200

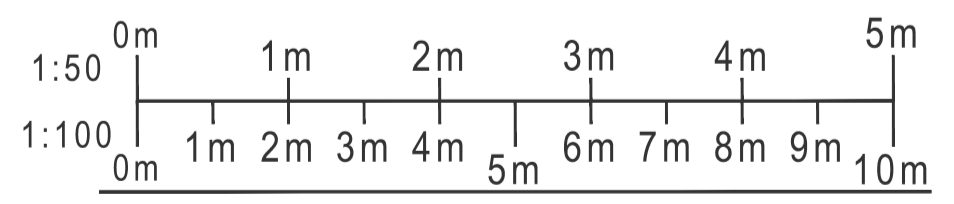


EXISTING PART REAR (A - A)
(NORTH) ELEVATION
1:100



EXISTING PART SIDE (B - B)
(NORTH) SECTIONAL ELEVATION
1:100

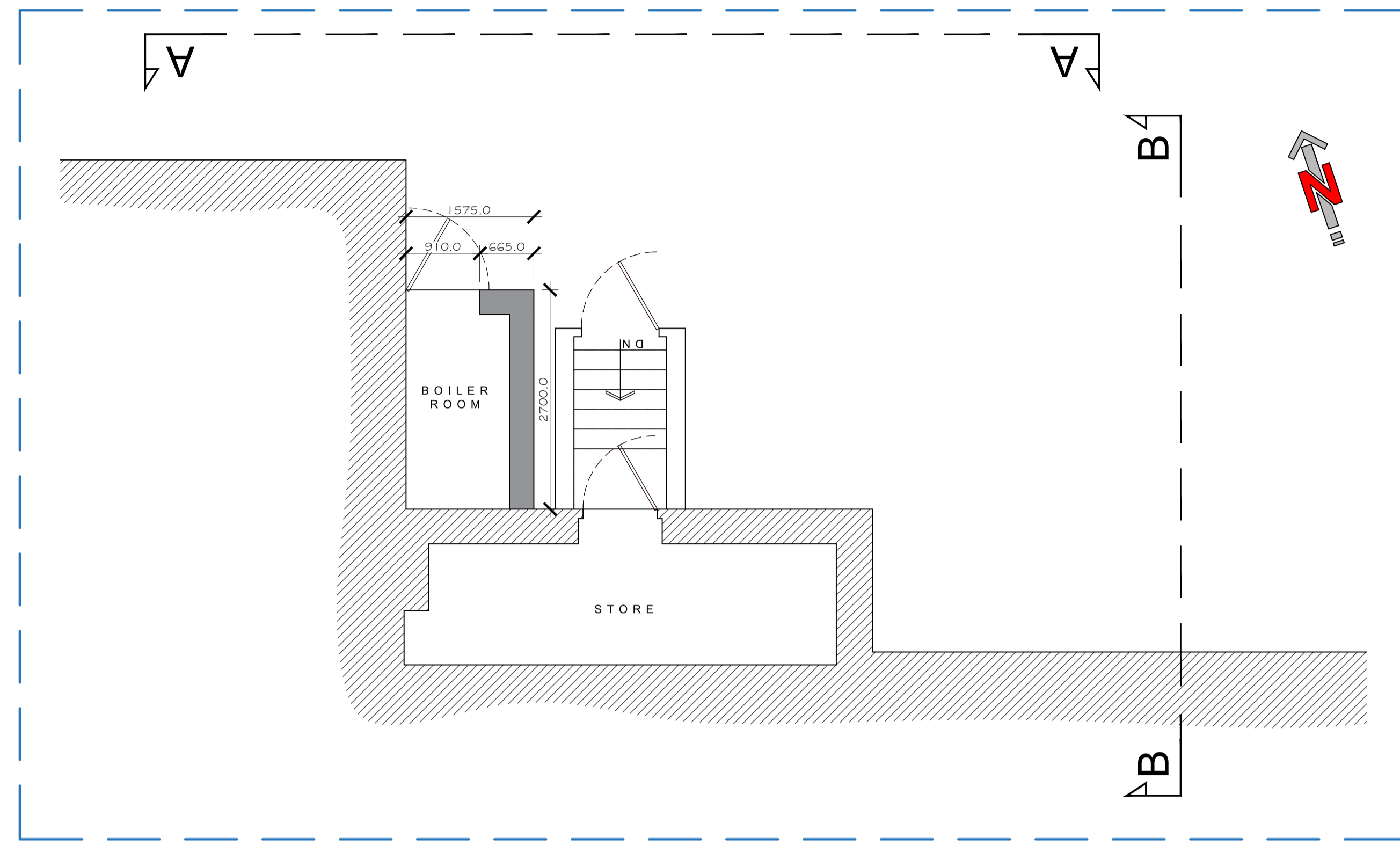
OUTLINE OF ACCESS STEPS, SHOWN
TO SHOW LEVEL OF EXITING BOILER
ROOM.



PROJECT
THORNTON METHODIST CHURCH,
60 VICTORIA ROAD EAST,
THORNTON-CLEVELEYS, FY5 5HQ




EXISTING PLANS & ELEVATIONS

DRAWING NO. 23137_100	REV. -	DRAWN J. A-H
DATE 28/11/2023	SCALE 1:50/100/200@A1	
W abbotthull.co.uk	T 01253 846420	
E info@abbotthull.co.uk	M 07725 005247	



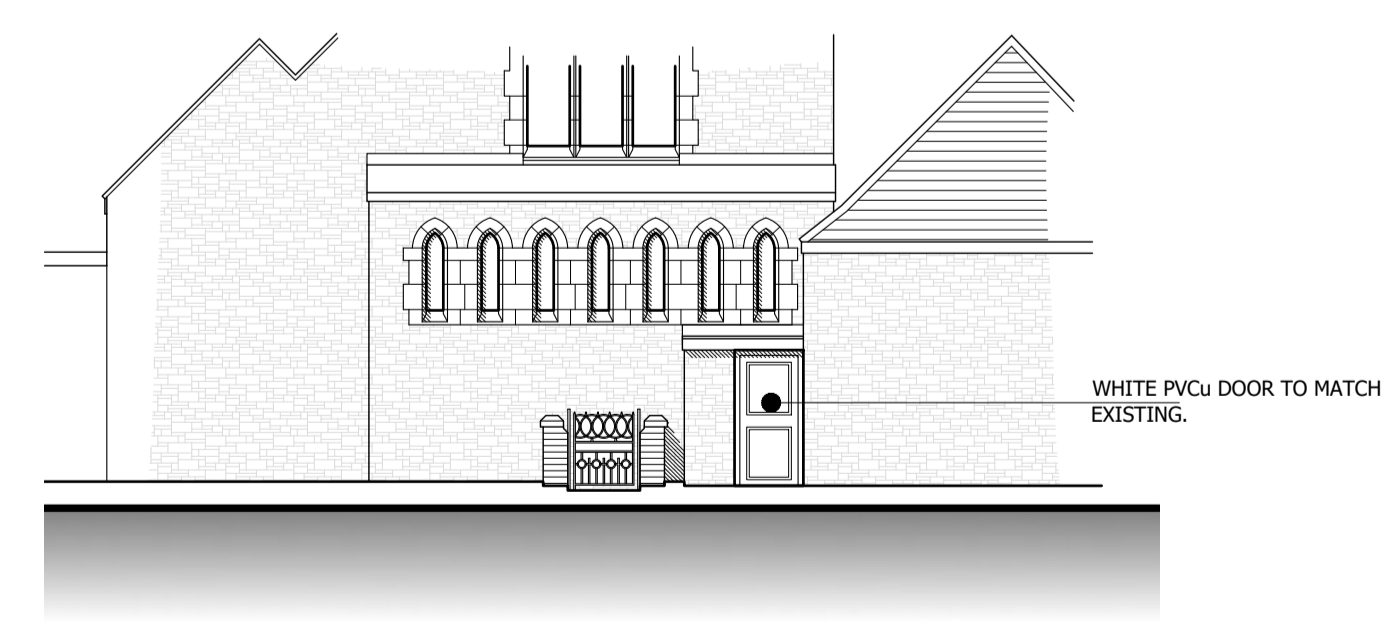
PROPOSED LAYOUT PLAN
GROUND-FLOOR / LOWER GROUND-FLOOR
1:50

KEY:

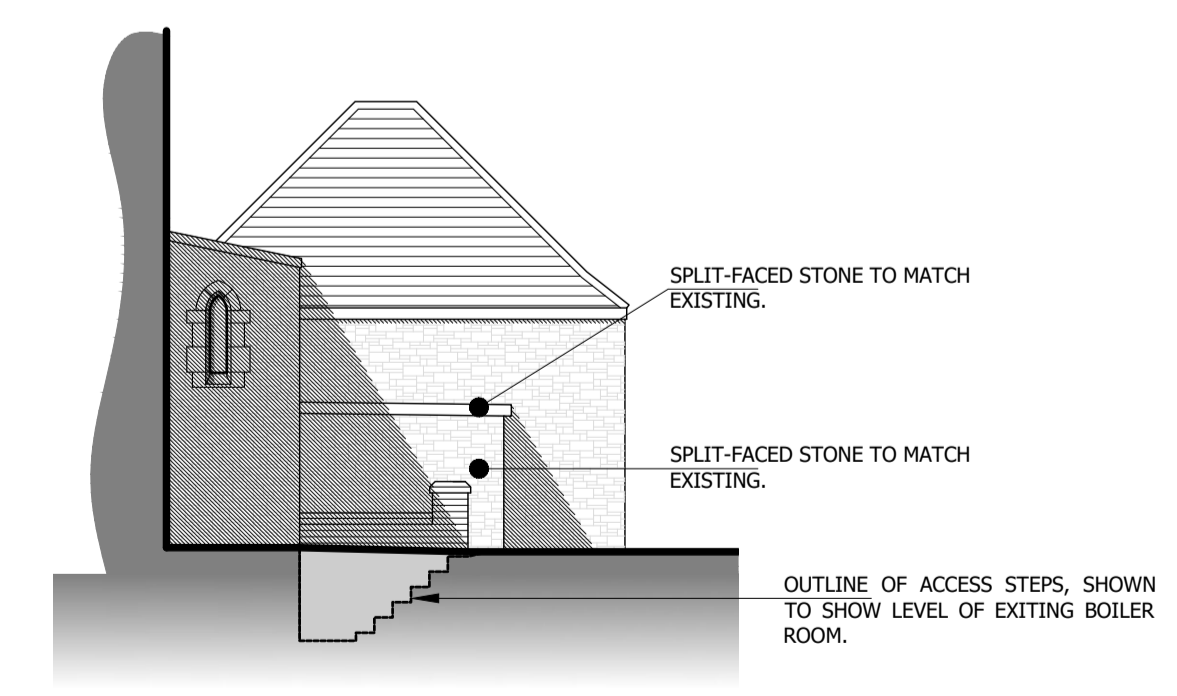
-  PROPOSED NEW STRUCTURE
-  EXISTING STRUCTURE TO REMAIN
-  EXISTING STRUCTURE TO BE REMOVED



PROPOSED SITE PLAN
1:200



PROPOSED PART REAR (A - A)
(NORTH) ELEVATION
1:100



PROPOSED PART SIDE (B - B)
(NORTH) SECTIONAL ELEVATION
1:100

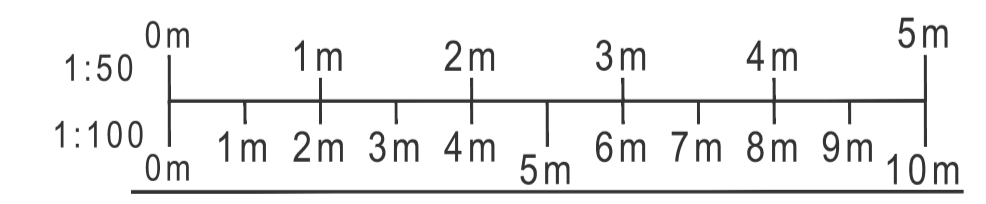
FLOOD RISK ASSESSMENT: Thornton Methodist Church, 60 Victoria Road East, Thornton-Cleveleys, FY5 5HQ.

The site is located within Flood Zone 3 - an area with a high probability of flooding.

The application is for a side and rear extension to form a new boiler room. The existing boiler room is below the external ground-floor level and is prone to flooding during periods of heavy and prolonged rainfall. The existing boiler room would be converted to form an ancillary storage area.

Flood risk has been considered and incorporated within the design. As part of the extension, the following flood proofing measures will be implemented as part of the scheme:

- Electrical services, wiring and switches/outlets will be positioned at a minimum height of 400mm above the finished floor levels. Incoming main services are to be terminated at a minimum of 400mm above floor level.
- Ground floors should be of a solid construction with a screed finish.
- All manhole covers shall be lockable.



PROJECT
THORNTON METHODIST CHURCH,
60 VICTORIA ROAD EAST,
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DRAWING
PROPOSED PLANS & ELEVATIONS

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W abbotthull.co.uk	T 01253 846420	
E info@abbotthull.co.uk	M 07725 005247	