

**DESIGN AND ACCESS STATEMENT**

Proposed Change of use

Church Annex

Knox Church

15 Cairnie Street

Arbroath

DD11 3BH

January 2024

## LOCATION

The site is located at 15 Cairnie St, Arbroath.



The proposal is to convert the annexe building to form a 5-bedroom hostel accommodation, for group bookings.

## HISTORIC LISTING

### HOWARD STREET KNOX'S CHURCH INCLUDING BOUNDARY WALLS AND RAILINGS

Listing; LB21181

#### Summary

Category; B

Burgh; Arbroath

Date Added; 09/02/1989

NGR; NO 63753 41393

Local Authority; Angus

Coordinates; 363753, 741393

Planning Authority; Angus

#### Description

James MacLaren, 1866. Gothic church on corner site with nave and aisles main gabled entrance front to Howard Street, angle nearest street corner carried 2 stages higher as square tower with clock and belfry (perhaps a spire was intended). T-plan with shallow gabled transepts, flank buttresses carried upwards through eaves. Double doorway below pointed arch, moulding continued as string at cill level, big geometric traceried window over; other windows mostly lancets. Snecked ashlar, polished dressings, blocked eaves, slate roofs. Galleried interior, 1895 organ by Peter Conacher & Co transferred from Brechin West Free Church in 1948. Iron-railed boundary wall stepped to slope.

#### Statement of Special Interest

Ecclesiastical building in use as such. Bell dated 1806 originally the 8 o'clock bell in the old church steeple.

## PLANNING HISTORY

### August 2019

Pre-Application Enquiry Reference: 19/00603/PREAPP; -

Residential or Tourism Development Conversion of the Hall and /or the Church

Knox Church, Howard Street, Arbroath, DD11 4DH

### June 2020

Pre-Application Enquiry Reference: 20/00297/PREAPP; -

Conversion of Church Hall to Hostel

Knox Church Hall, Howard Street, Arbroath, DD11 4DH

### November 2020

Listed Building Consent Approval: 20/00626/LBC

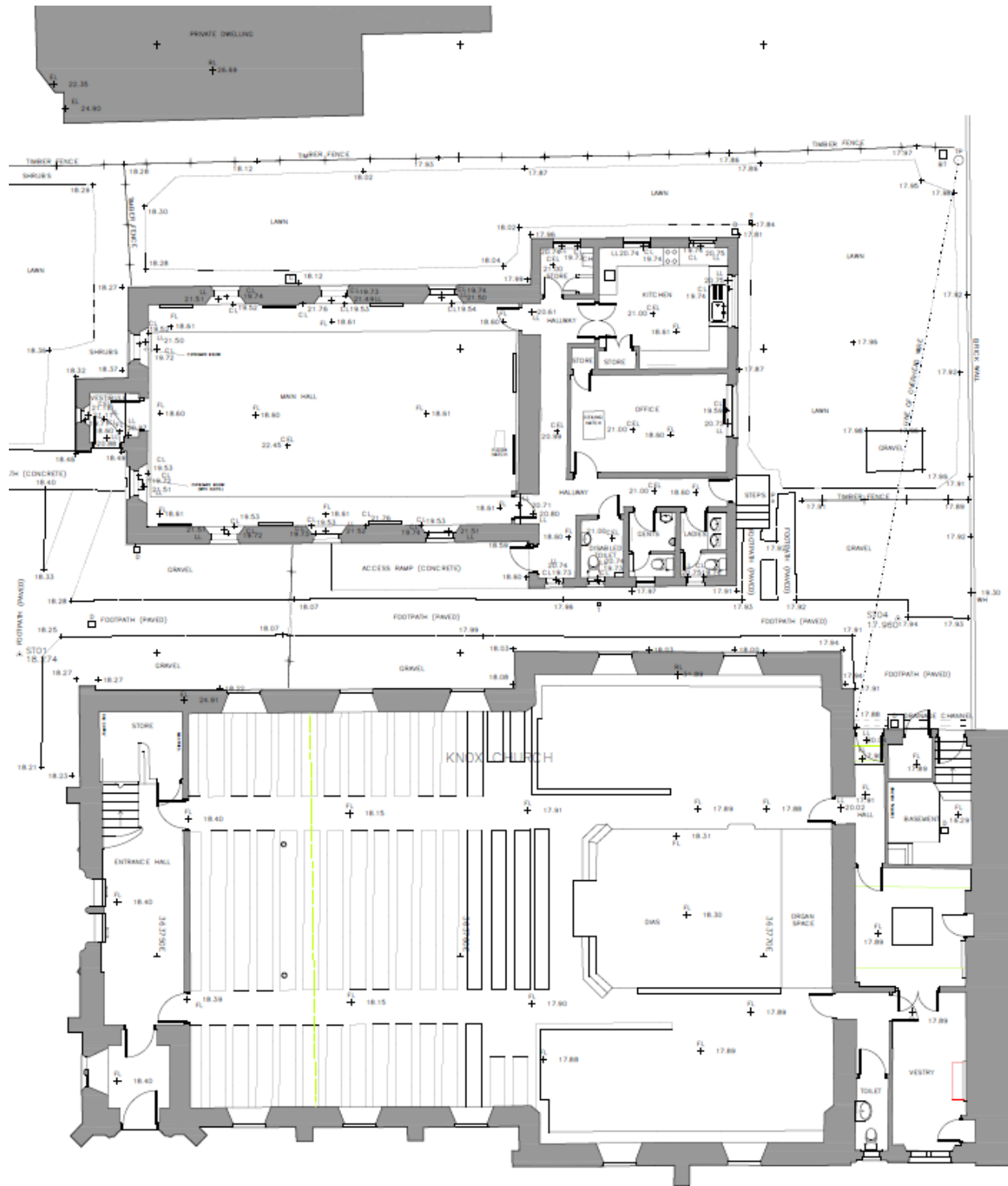
Alterations to church and annexe buildings, including the removal of the church organ (retrospective), removal of stage and fixed furniture in church, works to fit disabled toilet in church, new patio doors on annexe and formation of partition walls in annexe

Knox Church Hall, Howard Street, Arbroath, DD11 4DH

## EXISTING

The existing building is a traditional church hall and annex building. The photographs below illustrate the character and style of both spaces.

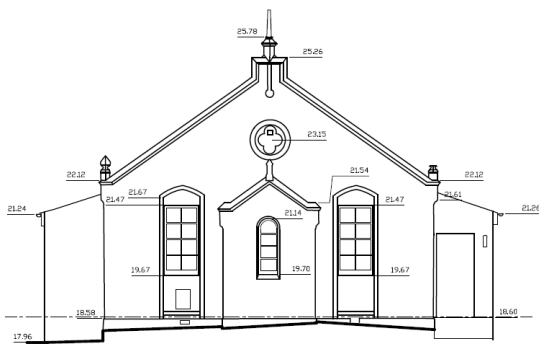
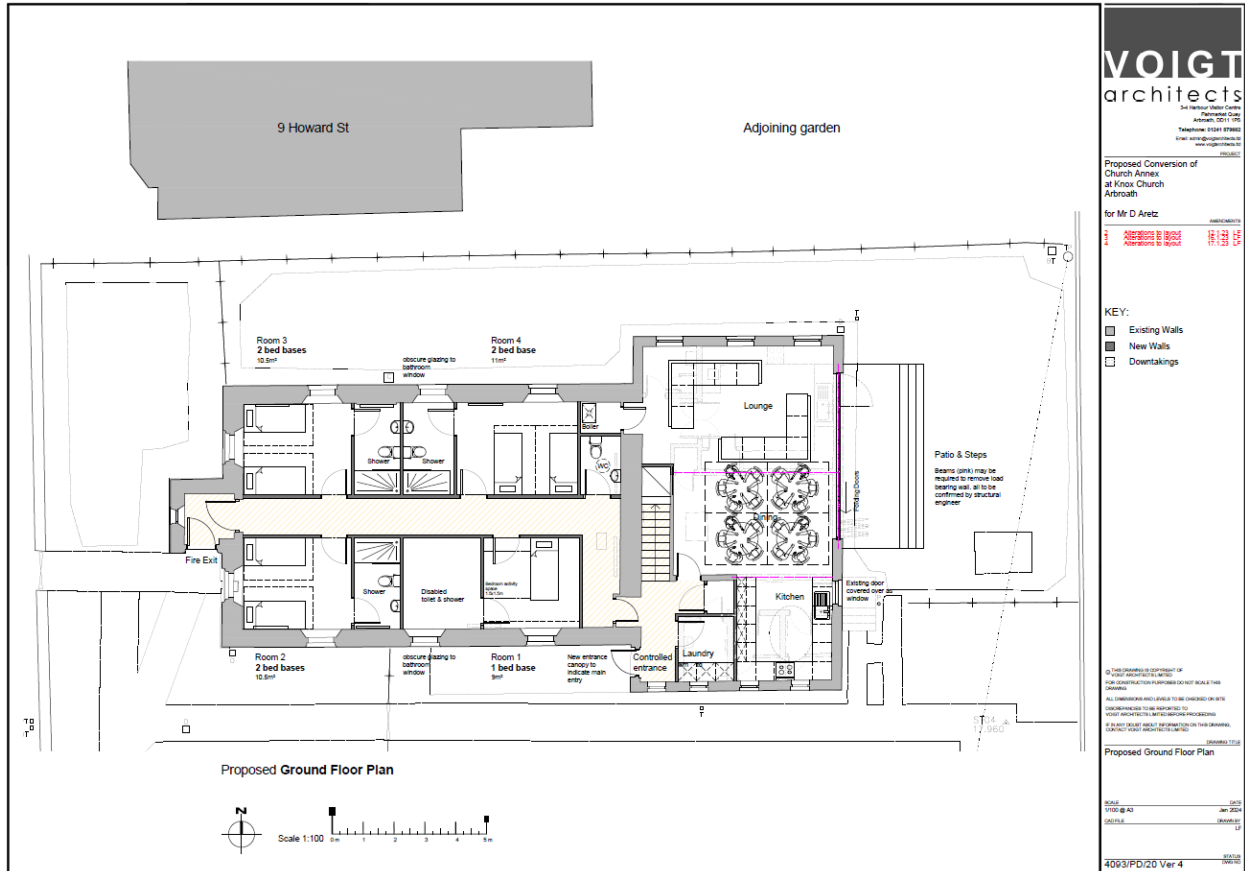




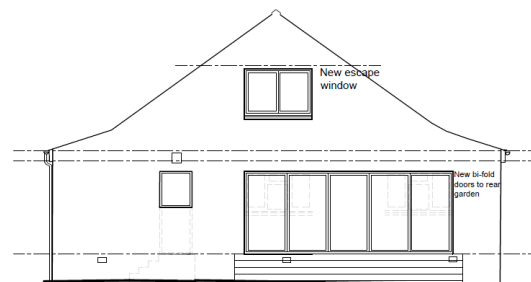
Existing Ground Floor Plan

# PROPOSAL

The proposal is to convert the existing annexe to form hostel accommodation in keeping with Visit Scotland guidelines. Most of the works would be internal, creating bedrooms and kitchen, dining, living facilities.



Existing Annexe West Elevation



Existing Annexe East Elevation

Externally, new bi-fold doors are proposed for the rear elevation, which is not the original elevation of the annexe building. A new escape window is proposed to the only first floor bedroom.

A hostel would be an asset to the local area which does not currently have a similar facility.

### Car Parking

Knox Church and annex have always benefitted from either on street parking or visitors travelling by foot or public transport. The development is located within town centre and has excellent links to public transport and amenities; -

- 2 minute walk to supermarket
- 6 minute walk to open space
- 9 minute walk to train station
- 10 minute walk to bus station
- Local bus route on Cairnie Street, outside property

Given the above, and site limitations, there are no designated off-street car parking provisions included as part of this proposal.

### Noise & Odour

The property can contain a maximum of 18 persons, much less than would have used the hall historically for events. The kitchen will be a domestic kitchen.

### Waste Storage

Bins will continue to be stored in the grounds, between the church and the annex.

### Amenity

The annex is afforded 120m<sup>2</sup> of private rear garden space.

## **ACCESS**

### Annexe Building

The annexe building has an existing access ramp which we intend to retain as the main entrance to the building. The new internal layout will incorporate a disabled bathroom and disabled bedroom promoting accessibility to all users.

### Church Hall

The route to the church hall will remain as existing.



## PLANNING POLICY

### Policy TC16 Tourism Development

*Proposals for new or improved tourism related facilities and tourist accommodation will be directed to sites within development boundaries. Such facilities will be supported in these locations where the development is of an appropriate scale and nature and is in keeping with the townscape and pattern of development.*

The proposed conversion is within Arbroath development boundary. By converting an existing building, the scale is considered appropriate.

*Outwith development boundaries, proposals for new or improved tourism related facilities and accommodation will be supported where:*

- it has been demonstrated that the proposals cannot be located within a development boundary; or*
- there is a justifiable locational requirement for the development; and*
- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and*
- there is no unacceptable impact on the built and natural environment, surrounding amenity, traffic levels, access or infrastructure.*

*Angus Council will attach occupancy conditions to prevent tourist accommodation being occupied as permanent residential accommodation. Applications to remove such occupancy conditions will not be supported.*

*Proposals to change the use or redevelop existing leisure or tourist facilities will only be supported where it is demonstrated:*

- that the existing business is no longer viable and there is no requirement for alternative tourist facilities in the location; and*
- that the existing business has been actively marketed for sale or lease as a going concern for a reasonable period at a reasonable market price.*

### **Voigt Architects Limited**



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