

PRE-APPLICATION

THE LIGHT & LIFE CENTRE

DESIGN & ACCESS STATEMENT

The overall building was originally Pool Methodist church.

Planning approval & listed building approval were granted to the Light & Life Church ref PA13/07121 & PA13/07122 both dated 28/1/14 for:-

“Internal re-ordering – removal of pews to ground floor, new door to 1<sup>st</sup> floor, new toilets, alterations to side entrance & repair of external fabric”

These works were carried out so the Church ceased to be a Methodist Church.

There are also a further number of planning & listed building approvals:-

- Planning approval & listed building ref PA21/12677 & PA21/12678 both dated 20/7/22

“Change of use of Sunday School/hall & associated works to form 2 dwellings”

“Listed building consent: works associated with the change of use of Sunday School/hall to form 2 dwellings”

- Listed building consent for works associated with the change of use of Sunday School/hall to form 2 dwellings (amended design to amend internal layout & incorporate replacement & new windows)”
- Planning approval & listed building consent ref PA22/10203 & PA22/10204 both dated 15/3/23

“Works associated with the change of use of Sunday School/hall to form 2 dwellings”

This current proposal is a continuation of that already approved & constructed, which was the change of use of the attached Sunday School/hall into residential use.

As this change of use of the Sunday School has already been carried out it means the attached Sunday School does not exist any longer. It is now 2 dwellings. Thus it can be seen that the Light & Life Centre usage was ceased along with the previous Methodist Church usage.



North elevation



East elevation as viewed from Wilson Way



South elevation.  
Showing the single storey modern kitchen extension



West elevation

## 1. The site & location

The building lies to the South, & is the Western edge of Wilson Way industrial estate. The site is central to the amenities & facilities of the locale & is within the settlement boundary for Redruth.

The pattern of the existing surroundings mainly follows residential terrace formation.

The former Methodist Church is of stone construction on a corner site with parking to the South, accessed off Wilson Way, but the main entrance is pedestrian off Fore Street to the North.

There is a modern single storey lean to block construction attached to the South gable end.

## 2. Surrounding area

The site lies at the heart of Pool, part of the built-up area of Redruth & adjoins Fore Street.

This site is within walking distance of a range of community facilities & there are no nearby listed buildings. There are excellent public transport routes & nodes in this location & such a development provides for a sustainable form that will benefit the community & the residents.

Equally important are the policies relating to the historic environment in regard to conservation & the enjoyment of the historic environment. In this instance we contend that this part of the building is under real threat of further decay & neglect, but this use will underpin a programme of works to safeguard the future of the building fabric.

The NPPF affirms that the proposals should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this & future generations. We believe that the proposed will safeguard the building's importance in the street-scene for future generations & will also provide a better quality of life for those in the locale.

We do not believe that the proposed development will result in harm to the significance of this heritage asset. In fact we consider that the proposed will raise this buildings profile in the street-scene.

In this case we believe that the harm will not be substantial, in fact the building will fall into further neglect & deterioration if not granted permission or listed building consent.

### 3. Description of the proposed development

The South side of the building being formally the Sunday School/hall with approval to convert to 2 residential units has already been constructed.

This proposal is for the change of use of the original Chapel (using the same format as the Sunday School/hall change of use) namely the formation of self contained residential units.

The necessary removal of the internal features & the reasons for this have been covered in the Heritage Statement.

### 4. Principle of sustainable development & policy

There is a presumption in the National Planning Policy Framework in favour of sustainable development. This is also reinforced in the Cornwall Local Plan.

As this site sits within a predominantly residential area, it is within the existing fabric of the town. It therefore should be considered a sustainable location for these new dwellings.

Consequently, this proposal is in line with the National Planning Policy Framework & the Cornwall Local Plan.

### 5. Design constraints & process

In considering the design of this scheme, the relevancy issues are as follows:-

To be in keeping with the character of the area in terms of scale, form, density & use of materials.

To be of a suitable scale to avoid overdevelopment of the site & not to have an overbearing impact on neighbouring development.

Because the proposal is within the existing building fabric, we are of the opinion that the proposed change of use will positively enhance the site & the surrounding area.

### 6. Residential amenity

There is already an area to the East of the building which can be laid out for communal recreational use. Considering this is an in town site there is a degree of privacy from the public highway as the site is set down below the road level.

To the West is a closed off secure alley space for communal bins, recycling & bike storage.

There is already a ramped access to the main entrance door on the North elevation.

## 7. Recent planning precedents

The Cornwall Council planning website has been searched for alterations to listed chapels in the last 10 years. There are many, however the following precedents were found that relate to important buildings with listed status.

### **Conversion of Fraddon Methodist Chapel to 2 dwellings**

Application number C2/10/00923, approved October 2010. Building is Listed Grade 2. Scheme involves the removal of the organ, rostrum, pews & communion rail. Mezzanine floor inserted over part of chapel with enclosure of rooms beneath.

### **Conversion of Manhay Methodist Chapel to single dwelling**

Application number PA96/H0066, approved June 1996. Building is listed Grade 2. Removal of all internal fittings, except gallery, insertion of first floor, & conversion by subdivision of chapel space.

### **Conversion of Methodist Chapel at Plain-an-Gwarry, Redruth into twelve apartments, & the addition of an extension.**

Building is listed grade 2. Application number W2/PA06/01974/LBC, approved March 2007. No drawings available but likely to have included removal of internal fittings to achieve such a dense conversion.

### **Conversion of Porkellis Methodist Chapel to single dwelling**

Application number PA12/03582, approved June 2012. Building is listed grade 2\*. Scheme includes the removal of most of the box pews & the organ, the insertion of bedrooms into the gallery, & the sub division of part of the ground floor.

### **Conversion of Trelowth Methodist Chapel, Trelowth, St Austell to single dwelling**

Building is listed Grade 2. Application number PA12/07131 & PA12/07132, approved October 2012. Scheme involves the removal of all fittings except part of the rostrum, the insertion of a gallery & the sub division of part of the ground floor.

### **Conversion of Tuckingmill Methodist Chapel to fourteen flats.**

Application number PA10/03358 approved December 2010. Building is listed Grade 2. Scheme involves removal of all fittings & furniture, flooring over gallery & sub division horizontally & vertically.

## 8. Highways

There are no highway issues as no on site parking is considered, as the proposal is an in-town site & each dwelling is one bedroom only.

## 9. Flood risk

The site is within a flood zone 1, thus there is no flood risk. Nor are there any nearby rivers or watercourses.

The roof surface water runoff will not change from what is already there as it is existing & there are no changes proposed.

#### 10. Access

The building is situated on the corner of Fore Street & Wilson Way.

There is public transport & local amenities in the shape of – shops, pubs, schools, surgeries – all in the immediate vicinity.

Once at the entrances to the proposed dwellings there is level access into the dwellings.

#### 11. Conclusion

The building lends itself to this type of conversion which as already shown can be successfully converted with the minimal alterations.

There will be no new openings formed within the walls & no external changes proposed.

As has been shown there is ample space for community amenity space for each dwelling.

As this proposal is within a predominantly residential area, & the conversion work can be carried out with the minimal disturbance to the existing fabric, & there is community amenity space, it is hoped that this proposal can be supported. Thus allowing 4 single affordable bedroom dwellings to become available.