

Carnwath Parish Church

Design Statement

Violet Lettings

CRGP Architects

Rev A



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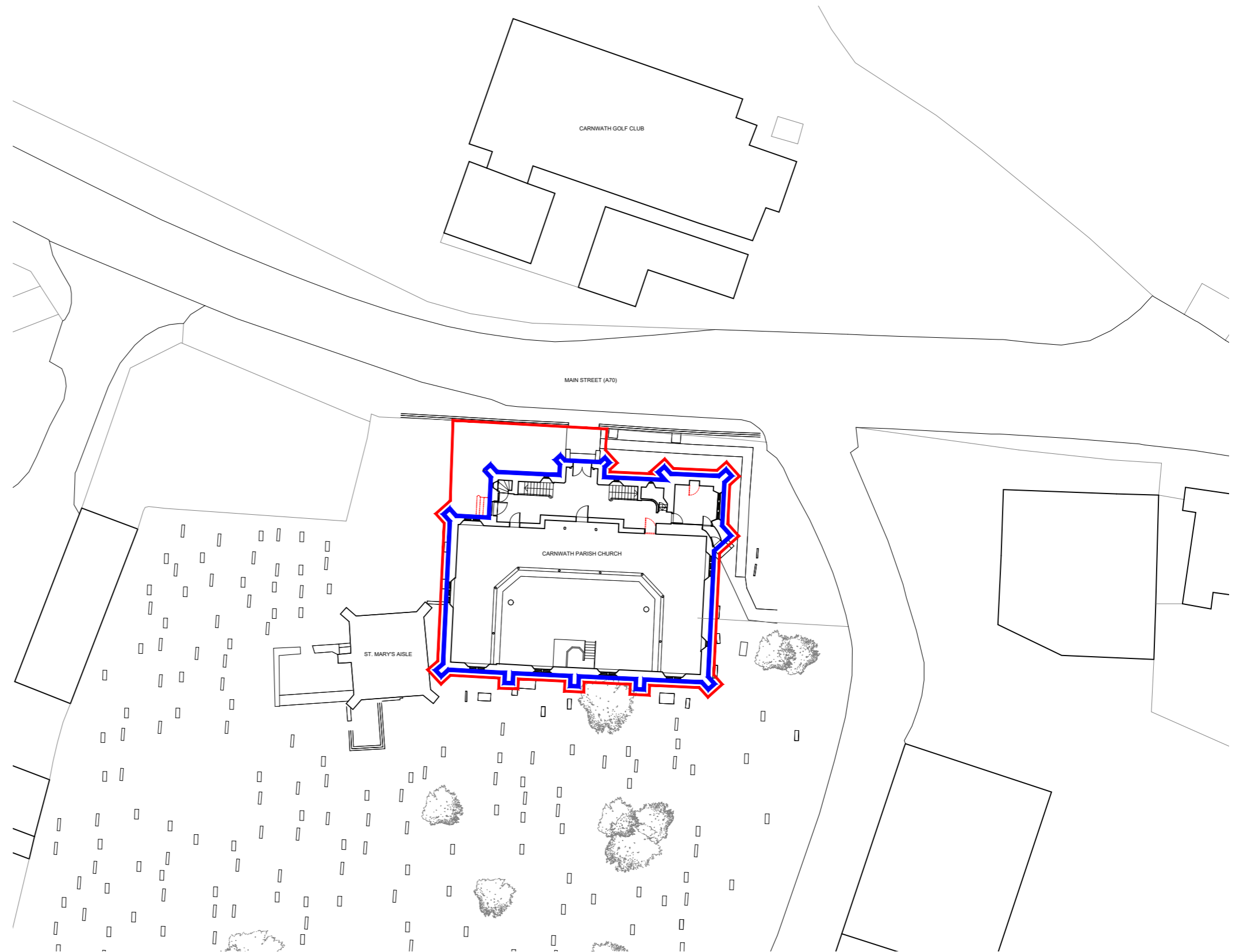
Project Introduction

This design statement has been prepared to support the planning application for the conversion of Carnwath Parish Church into three Holiday Let Apartments. Our client, Violet Lettings, seek approval for light touch alterations to the interior of the church along with permission to remove the pews from the existing building.

This proposal has been developed with respect and careful consideration to the existing church and its significant historic features. Our Client's aim is to bring this B listed building back into use and prevent it from deteriorating further.

Carnwath Parish Church has been empty since 2012 due to dwindling congregations and a lack of demand for churches in the area. Our Client aims to use the Church for holiday let accommodation to tap into the current market for accommodation in this area. This will provide the Church with a robust new function allowing the building to be brought back into use.

Holiday let accommodation is currently sought after with people using this area as a stopping point while travelling up through Scotland. Attractions such as the Clyde Valley and the World Heritage Site, New Lanark, make this area an attractive spot for tourists and visitors to stay. The ancient graveyard surrounding the church has thus far gained global visitors looking for family graves. Given the historic nature of the accommodation, this will entice guests looking for a quirky and unique stay.



- Application boundary
- Ownership boundary



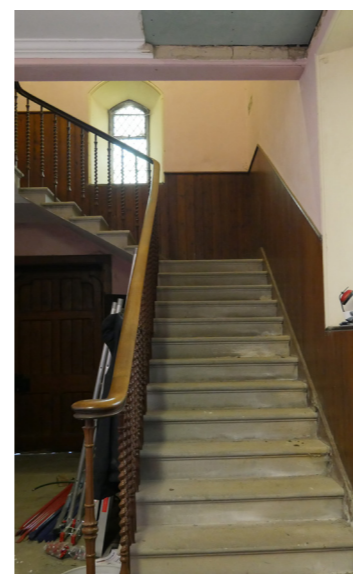
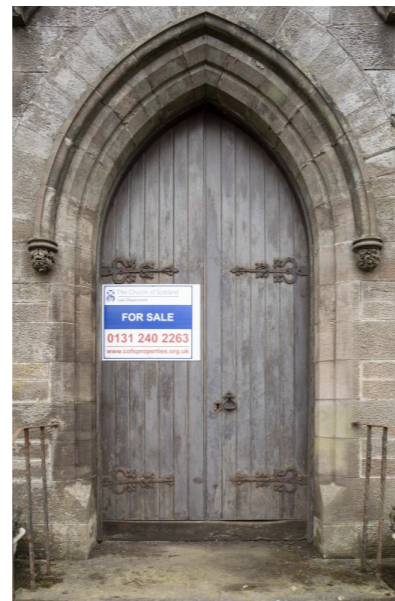
Existing Church

Carnwath Parish Church is an example of a mid to late 19th century Scots Baronial Parish Church. Designed by prominent Scottish architect of the time, David Bryce, it was built from 1865 to 1869. Complete with intricate stone detailing, this B listed building was built to house a congregation of 1000 people.

Bryce preserved the medieval aisle, the surviving part of St Mary's Church. He used St Mary's Church as an inspiration as well as other sources. The church is a combination of a Gothic exterior and a preaching church interior.

The existing church and surrounding graveyard sit prominently on the street scape of Carnwath, and is the first building seen on entering the village from the west. The church contributes greatly to the historic landscape of the Carnwath however it has laid empty since the congregation moved in 2012.

There is no demand for Churches in this area so the building has fallen into disrepair in recent years. It has since been placed on The Buildings at Risk Register. Despite the deterioration of the church, it retains its impressive architectural features such as the exposed timber structure and diamond pain glazing. Our Client aims to reinstate the church as a functioning building within Carnwath with repairs to the existing fabric and light touch alterations to save this listed building. They are keen to bring the Church back into use and prevent further, irreparable damage to the historic fabric.



Existing Features Appraisal

Roof: The existing roof will be retained and repaired where necessary.



Stone Floor: This existing stone floor will be retained and repaired to restore it to a functional and safe standard. Details such as the ornate grates will be retained.



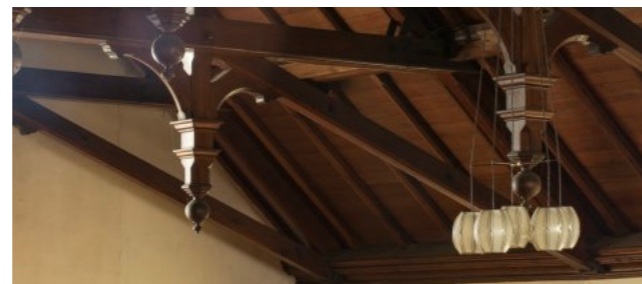
Exposed Timber Structure: The historic and striking exposed, timber structure will be repaired where required and retained.



Pews: The pews on the ground floor will be removed from the church. The Client has discussed gifting these with the local community council. The pews on the upper floor will be mostly be retained. Certain pews will be removed to form the upper floor apartment.



Feature Lights: The existing feature lights in the main space will be retained and repaired. Additional lighting will be installed to compliant this.



Internal Walls: The internal walls are currently in poor condition. These will be re-plastered and painted. The exposed stone will be cleaned and repaired.



Windows: External windows will be retained, cleaned and repaired. Elements of the existing windows will be replaced with vents to provide mechanical ventilation to the proposed kitchen and bathrooms. Please refer to elevations for strategic details.



External Doors: Th external doors will be retained and repaired. Modern doors locks will be installed to improve security with sensitivity to the existing fabric.

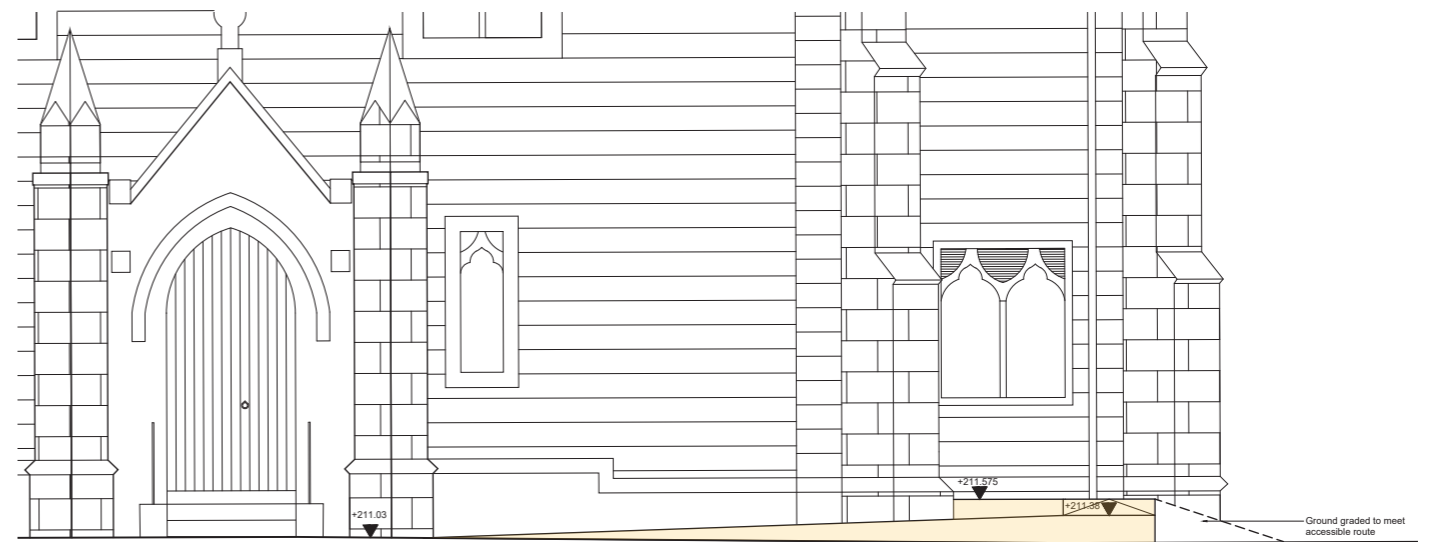
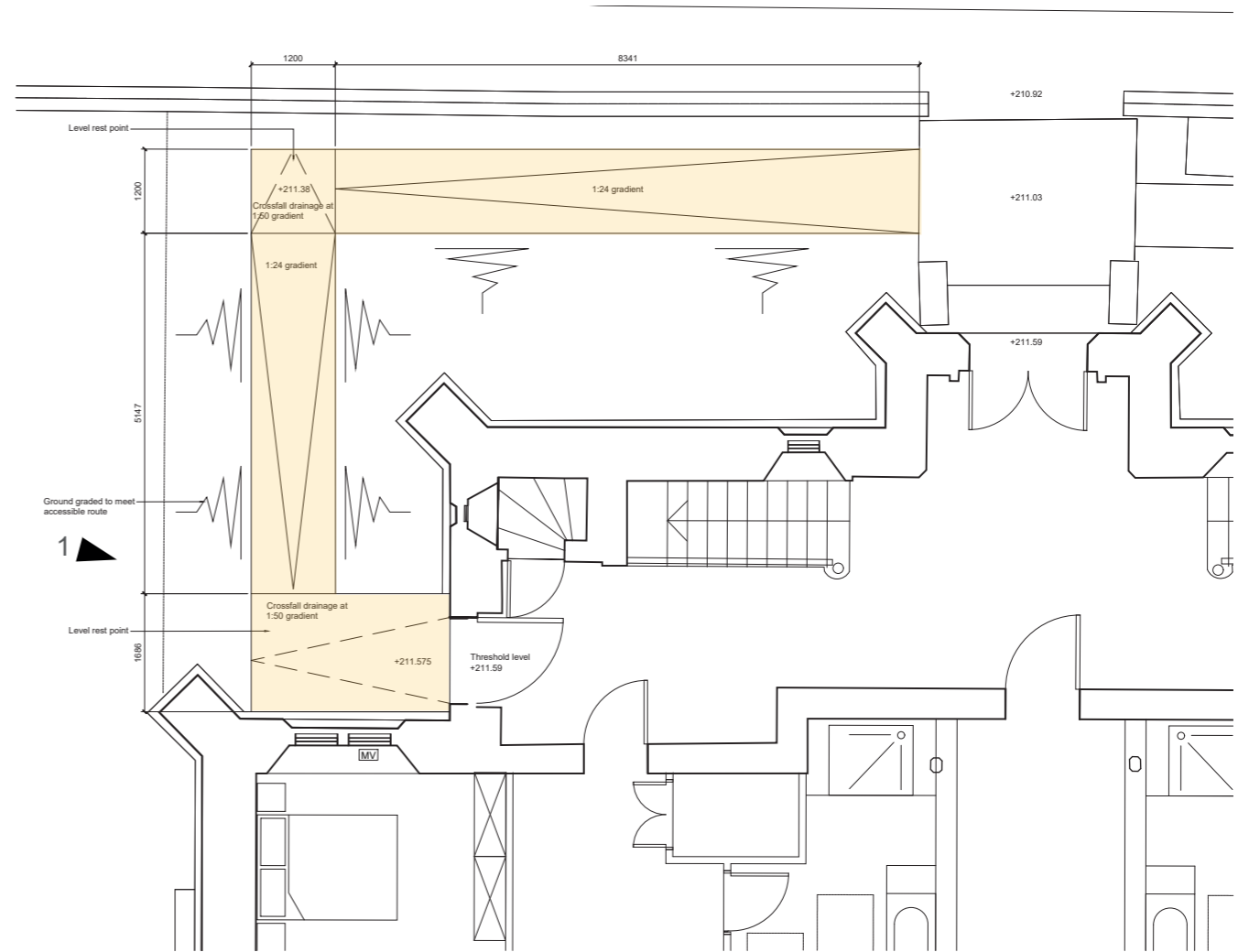


External Alterations - Accessible Entrance

The existing church has no accessible entrance limiting its use. To respond to this a graded slope is proposed to allow the building and holiday lets accommodation to be accessible to all. A shallow gradient of 1:24 does not require a handrail in the Scottish Building Regulations so the historic exterior will not be visually impacted. The accessible entrance will greatly improve the usability of the church and bring it into modern day.



1. Existing steps into side door, to be replaced by graded accessible route.



Parking and Transport Statement

Parking Behaviours

This application to alter the use from Church and Assembly to Holiday Lets will attract significantly less cars to Carnwath with less overall demand for parking. The proposed use will put less strain on the streets and existing car parks within Carnwath. The parking behaviours for the Holiday Lets will be different with guests generally parking overnight. This allows the Golf Club Car Park to be used by guests which is busy at weekends during the day but not at night. The bay street parking restrictions do not apply to overnight parking or weekend parking which is where the demand for parking will generally be for guests.

Carnwath Parish Church has been unused and empty for several years which has caused significant decay to the building. This proposal will allow the listed building to be used again whilst incurring a minimal parking demand compared with the existing Church use or an assembly and leisure venue previously proposed.

Communication to Guests

The client, as operators will provide information to guests prior to their arrival, via the booking information to deter undesirable parking behaviours around the church. They will communicate information on the sustainable transport options, available parking, and the relevant parking restrictions to guests prior to their stay and arrival at the church. The information will also be available to guests in the handbook located in each of the apartments. The Client will continue to review and update the parking and transport information to ensure this is accurate for guests and that undesirable parking behaviours are discouraged and limited.



1. Carnwath Golf Club Car Park



2. Main Street (A70)



4. Street Parking



3. Street Parking

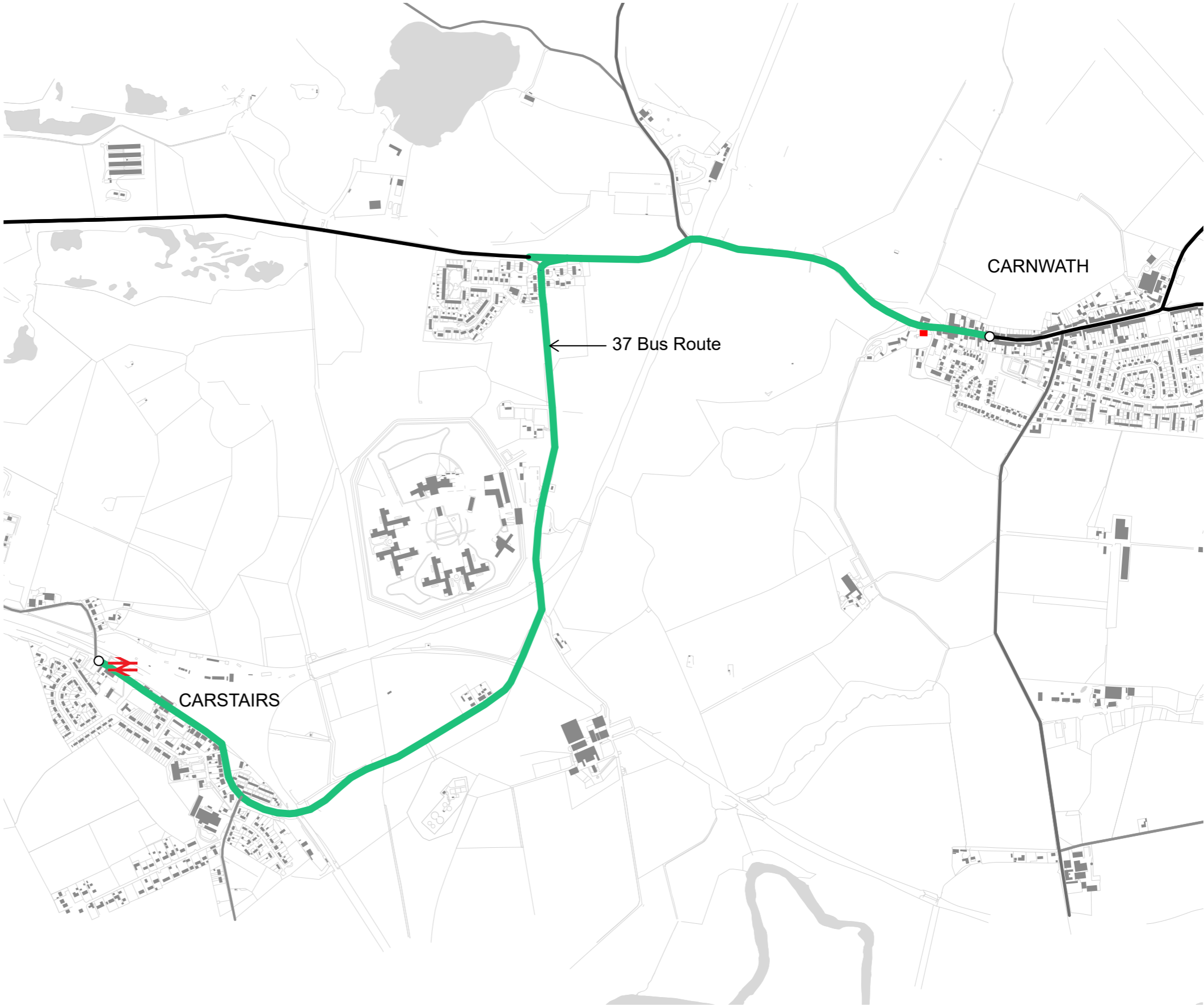


5. Street Parking

Parking and Transport Statement

Sustainable Transport Options

Carnwath Parish Church is accessible via sustainable, public transport from both Glasgow Central Station and Edinburgh Waverly. The closest station is Carstairs with journey times approximately 45 minutes or 30 minutes from Glasgow Central and Edinburgh Waverly, respectively. The Number 37 bus leaves at hourly intervals from outside Carstairs Station and takes eight minutes to reach the bus stop on Main Street, a two-minute walk from the Church. Lanark Station is also accessible via the Number 37 bus from Carnwath. Carstairs Station is 2.4 miles from the Church, it can be accessed by a twelve minute cycle or a five minute drive.



Parking and Transport Statement

Available Parking

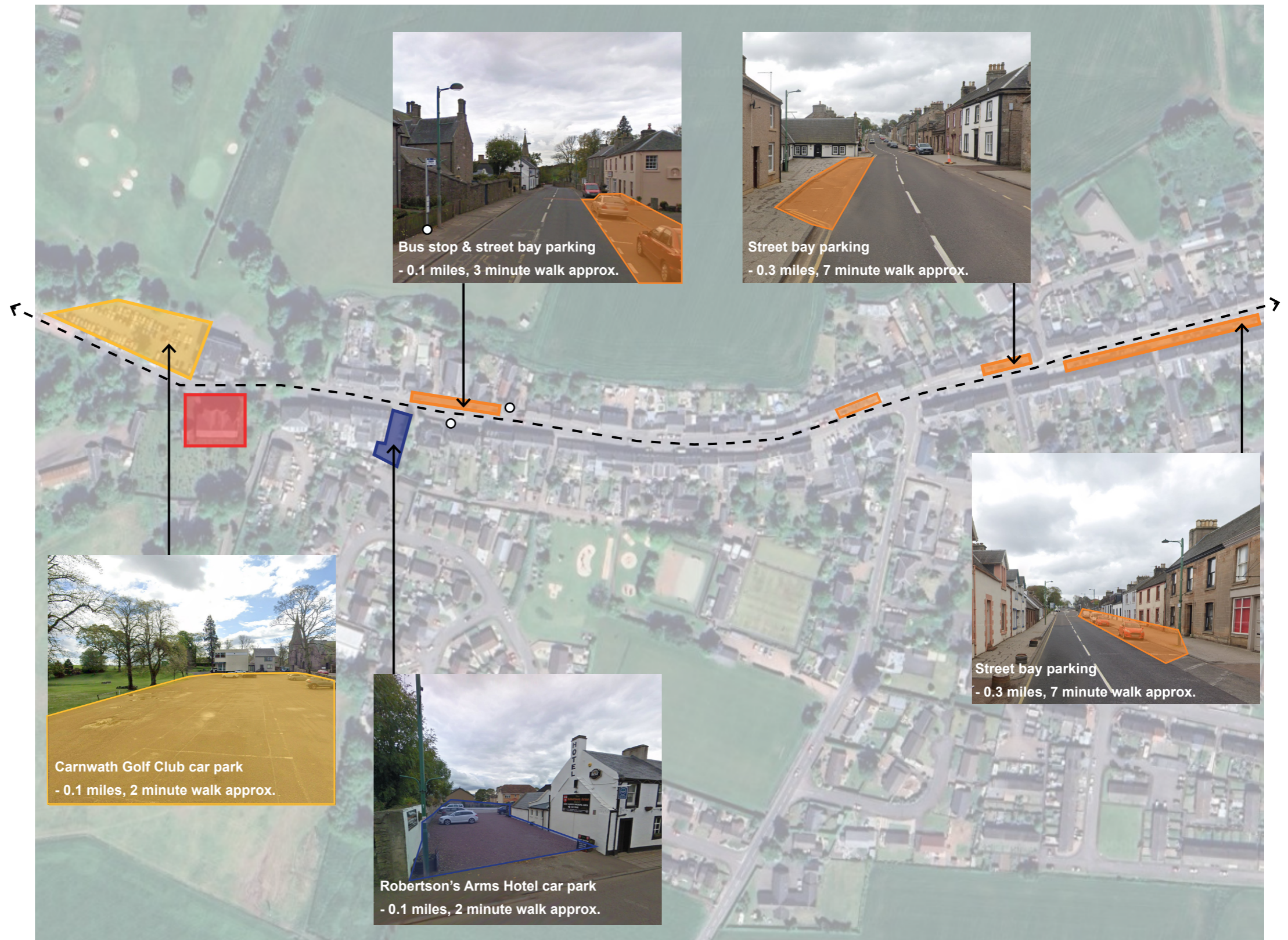
There are several available parking spots near the church. The client will communicate these spots to guests through the booking information prior to arrival and will make clear that vehicle loading outside the church is unacceptable due to speed of traffic driving around the bend.

The car park at Carnwath Golf Club has over sixty-five spaces and guests can park here by taking out a social membership which costs £1 per person, this also allows guests to use the bar and restaurant located within the Golf Club. The Golf Club car park can fill up on weekend tournament days however as guest parking behaviour will generally be overnight, the Golf Club Car Park is a suitable parking location.


There is an available car park at the Robertson's Arms Hotel. Our Client has been in discussion with the owner of the hotel regarding renting four of the spaces for use by guests at the Church. This is on the same side of the street as the Church so is positioned well to allow guests to walk from the car park without crossing the road.

Bay street parking is available throughout Carnwath on Main Street. Parking is restricted to two hours only between the hours of 10am and 4pm Monday to Friday. As guests will likely be parking overnight and at weekends, this restriction will not apply.

There are a number of available parking spots in Carnwath to accommodate the small demand for parking this proposal requires. The development of the church will allow for this B listed building to be used again in a manner that does not put parking strain on Carnwath.




 Application Boundary

 Street Bay Parking
Restrictions Monday - Friday
between 10am and 4pm

 Carnwath Golf Club Car Park

 Carnwath Golf Club Car Park

 Bus Stop

Example Parking Communication

The Client are experienced managers of holiday lets with various properties surrounding Glasgow. They communicate with their guests prior to arrival via email and text to direct them to the available parking.

Shown is an example parking information leaflet that shows how the Client can communicate the available parking in Carnwath to guests prior to their arrival. Through this they can make clear that parking and loading on the bend outside the church is not acceptable at any time.

Carnwath Parish Church Holiday Lets Parking Information

Parking is available throughout Carnwath, the options are shown on the map below. Please respect the residents of Carnwath when parking.

Please note that loading and parking outside the Church is prohibited at all times. This is an extremely busy road and parking here is unsafe for yourself and other road users.

1. Carnwath Golf Club (across the road from the Church)

Parking is available by taking out a social membership for £1pp, this also allows you to use the restaurant and bar at the Golf Club.

2. Robertson's Arms Hotel (2-minute walk from the Church)

Parking is available at the Robertson's Arms Hotel, we have rented spaces here for guests to use. This is a short 2-minute walk from the Church.

3. Street Parking (between 3 and 7 minute walk from the Church)

There is designated street parking throughout Carnwath, a short walk from the Church. Parking is restricted to 2 hours between 10am and 4pm Monday to Friday. There are no weekend or evening restrictions on the street parking.



Enjoy your stay!

Violet Lettings