

PLANNING DESIGN STATEMENT

Alterations to Frontage
Carnoustie Baptist Church,
101-103 High Street,
Carnoustie

Ver 3
May 2024



VOIGT
architects

1. INTRODUCTION

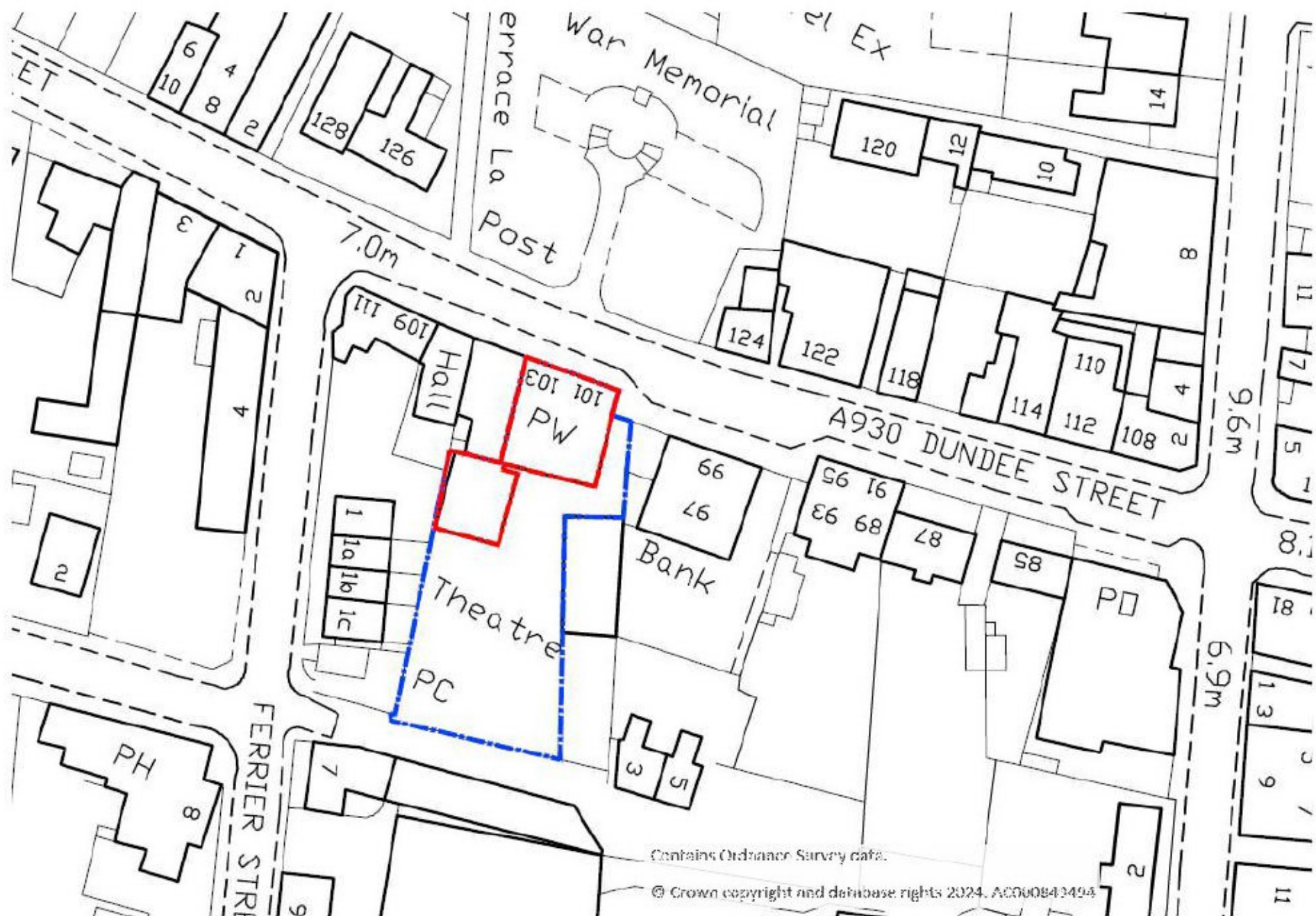
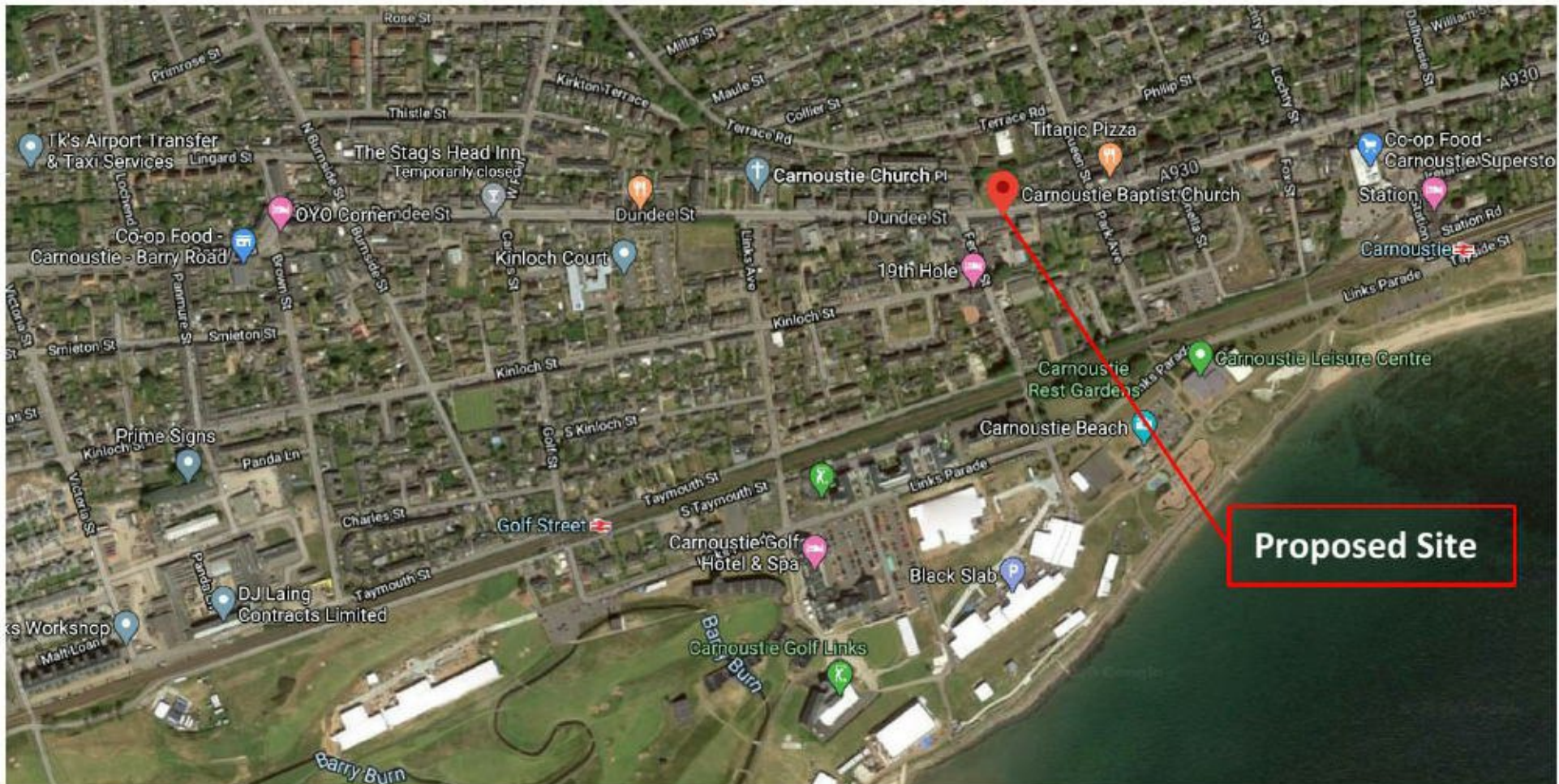
The current proposal is a re-application for a previously consented scheme (planning ref: **20/00334/FULL** approved on 26th June 2020). There were no pre-commencement planning conditions attached to the previous consent.

Since the original planning approval was received 4 years ago the applicant was not in a position to proceed with the works, and the previous consent expired on 26th June 2023.

The applicant is now in a position to proceed with the project and as a result Voigt Architects have been instructed to re-apply for planning permission, and extend the Building Warrant (currently live).

2. LOCATION

Carnoustie Church is located on the High Street at the East of Carnoustie.



The building has a linked hall and kitchen at the rear, and also a parking area accessed via a narrow passageway at the East side of the building. To the west there are some small shop units. At the rear (south) there is the Dbible Tree Theatre and to the East there is a former Bank Building.

3. CARNOUSTIE BAPTIST CHURCH & BRIEF

Carnoustie Baptist Church took over the building at 101-103 High Street in summer 2011, a few months after the church started meeting. The building is not listed or located in a Conservation area

The congregation is currently around 50 on a Sunday morning, of mixed ages, and the church also runs a number of other programmes for the wider community including a Toddler group, Knit & Natter, and a drop in for the elderly.



The main frontage of the church faces North onto the High Street and consists of a cream painted brick and piers, with a grey/brown coloured block/stone infill. Above the stone there are a number of arched opaque windows which are of poor visual quality and do not let much light into the main space. Above this there is a long horizontal 'frieze' which acts as the main signage board for the building, and to the side is a small canopy block that is stepped down but integrated into the board. The building has a slate roof in 3 sections, is also attached to a small gift shop building at the east.



The narrow main entrance consists of a black metal gate leading into a brown timber door. At the side is a small gallery window for small displays and notices, with a raised cill at the bottom.

The timber framed canopy (non structural) steps slightly forward from the main building and acts as a covered entrance. The entrance is very narrow and not very welcoming, and the main frontage is not attractive.

4. DESIGN PROPOSAL

Voigt Architects were appointed in 2015 to undertake a feasibility study to look at a range of options to improve the building. Then in 2019 Carnoustie Baptist Church decided to progress a Phased approach in primarily looking at the building's frontage and entrance. The desire is for the frontage of the church building to be more appealing, particularly given the prominent location on the High Street; for a front entrance that is more welcoming for church members and visitors alike; and in time a main sanctuary which is more suitable for church services.



The proposal is to remove the existing entrance and 'shopwindow' and create a new timber clad entrance feature that will act as canopy and separation of the entrance and frontage elements of the building. The timber clad will continue into the building, helping to draw people inside and the modern appearance indicating freshness and change. New glass entrance doors and sidepanel will create a much larger and more open entrance, allowing both views and light into the building.

The white signage Frieze above will be retained, but underneath this the windows will be replaced to let much more natural light into the building. To compliment the new frontage all the existing brick/blockwork will be painted grey to compliment the white and timber entrance.



The result is a much improved street frontage and more open and welcoming entrance.



In summary it is hoped the proposal will obtain planning approval to facilitate the improvement works for the Church building, and provide the congregation and visitors with a new modern welcoming entrance.

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