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DESIGN AND ACCESS STATEMENT

for

THE CONVERSION OF THE FORMER METHODIST CHAPEL

at

ALMELEY WOOTTON INTO A DWELLING

For

Mr A Lord

PLAN 415

April 2010

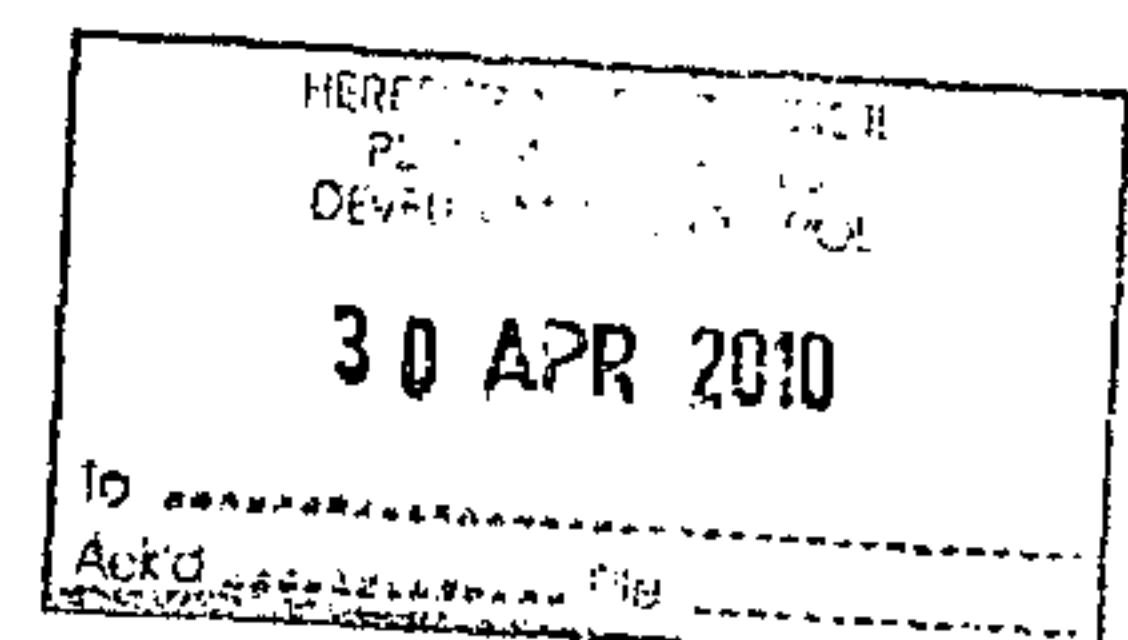


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INTRODUCTION

Planning permission was granted in October 1990 under application 90468 for a change of use to a Potters Studio.

The Chapel was advertised on the Council's Commercial Building Register for 3 years by Rachel Jones – 01432 383633.

An ecological survey was completed in June 2008.

Ms Gibbons visited the site in July 2007.

A drainage survey with percolation tests has been completed by Jim Morrison in February 2010.

A structural survey report is also enclosed.

PROPOSAL

The conversion of the Chapel will be for the benefit of the applicant, Andrew Lord, to provide him with accommodation and space for his pottery hobby.

The Chapel requires refurbishment to the doors, windows and structure generally and will deteriorate further if no work is carried out.

LAYOUT

The Chapel is set in adequate grounds to give privacy and space for a greenhouse and garden shed.

The proposed vehicular access and rear doorway will make the garden more accessible.

SCALE

The Chapel is 9.9 metres long by 6.8 metres wide.

The eaves height is 3.4 metres and the ridge height is 7.2 metres.

AMOUNT

The ground floor of the Chapel is 56 sq metres and the first floor is 19 sq metres.

The proposed rear extension is 4.3 sq metres.

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APPEARANCE

The Chapel has red brick walls and a slate roof.
The metal windows and timber entrance door are typical of Chapel architecture.
The proposed extension will be in reclaimed brick and roof slate to match the Chapel.

ACCESS

The Chapel at present has no vehicular access, cars are parked on the elevation grass verge and on the road opposite Hopley Green.

There is now a pedestrian gate to the garden area from the front, off the road to Almeley.

The proposed rear door from the Chapel will give access to the garden area from within the Chapel.

The proposed vehicular access will take special care to retain as much hedgerow as possible and continue the same species on the splays. The visibility in both directions is good and the driveway will have a gentle gradient off the minor road to the rear garden and parking area.

Any mature trees in the hedge will be retained.

ECOLOGICAL REPORT

The Chapel has no direct internal access for birds or bats and is kept locked up.
The report confirms this.

STRUCTURAL REPORT

The report prepared by Allan Pearce, the structural engineer, does not find any reason not to convert the Chapel into a dwelling.

