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22/01/2018

## Design & Access Statement



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Director  
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## **1.0 Introduction**

1.1 Cero Architecture have been instructed to submit a full planning application for the conversion of existing Methodist Church into a resi dwelling

1.2 This statement will assess the compliance of the application proposal against all relevant extant national, regional and local planning policy. It will also consider all salient material considerations.

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## **2.0**

### **Site-Context**

2.1 The application proposal is for the conversion of existing Methodist Church into a residential dwelling

The building is within the outskirts of Chapletown which is surrounded with residential units and a public house.

2.2 The site is the former WARREN METHODIST CHURCH, WARREN LANE, CHAPLETOWN, SHEFFIELD S35 2YD

The brief was to create a sympathetic design respecting the heritage of the building to create a dwelling.

### **3.0 Application Proposal**

3.1 The application is for the conversion of existing Methodist Church into a residential dwelling.

The main body of the church (the original church) is to be retained with no new opening to the main facade walls, opening up of the lower ground floor to the rear elevation (south-west) to create a covered amenity area.

New rooflights to be provided to new first floor area with the provision of Conservation type velux windows.

## **4.0 Further Design and Access Considerations**

4.1 This section of the Planning Statement offers further information in terms of design and access .

4.2 The application seeks the conversion to create a 4 bedroom dwelling.

4.3 The building remains as existing as a whole with few external amendments while most amendments are internal with the provision of a first floor mezzanine.

4.5 In terms of the proposed buildings' layout, orientation and elevations, this has been guided in part by a need to prevent overlooking of existing properties and to provide adequate separation distances. The separation distances proposed meet the Council's guidelines and do not result in the loss of amenity space.

There is no overlooking of habitable rooms of existing dwellings.

4.6 It is proposed that the materials are all to match existing

Walls - coursed natural stone

Roofs- natural slate

Windows - Upvc - grey

Soffit gutters and fascias - Black

Velux all to be conservation type

4.7 access is provided as existing while the entrance door opened up will have the gradient adjusted to ensure a level threshold.

## 5.0 Access Statement

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The proposal is to provide a 4 bed dwelling house

Schools are within the vicinity of the site.

public transport route with bus stops opposite the site

All areas within the site will be graded max. 1 in 12.

Ground floor of the dwellings to be designed and constructed to mobility housing standards as set out in 'Mobility Housing – Supplementary Planning guidance' in accordance with policy H7 of the UDP. Main entrance doors to be provided with level threshold and minimum clear openings to be fully accessible for wheelchair users. Access to and circulation within the dwellings to be provided with principle entrance and all internal doors being min 1010mm door sets allowing a clear opening of 800mm with a minimum 300mm leading edge to any opening adjacent to a wall, entrance hall will be between 900-1050mm wide, again allowing for clear passage by wheelchair users. Electrical sockets and switches will be positioned 450 – 1200mm above floor level and min 350mm from room corners.

Parking is to be provided on the forecourt of the building, 2no with turning facilities to exit in a forward motion - the drive is to be gravel to allow soakaway of surface water.

## **Sustainability Statement**

### **Economy**

#### **Local Employment**

The developers will ensure where possible and economical that local employment opportunities are provided during the construction of the scheme.

#### **District and neighbourhood Centres**

The increase in residential occupiers to the local area will lead to increased business to local services and facilities, support a viable District and Neighbourhood Centre/

#### **Neighbourhood and Community**

The new dwelling will provide aesthetic merit.

Children and professionals may contribute to the area.

#### **Context and Local Distinctiveness**

The dwelling takes architectural influence from agricultural holding / buildings rather than adjacent housing.

#### **Balanced Communities.**

The dwelling will be built utilising natural materials

#### **Safety and Security**

The design promotes a good level of natural surveillance through the orientation of buildings and layout of rooms.

Entrances are located so that they front onto public areas and there is a minimum amount of blank elevations at ground floor.

Effective and efficient lighting will be integrated into the scheme minimizing excessive glare and light pollution.

#### **Environment & Resources**

##### **Biodiversity**

There will be evaluation of all parts of the site to provide habitats where appropriate and safe for occupants and the buildings. Likewise existing habitats will be retained where practical.

### **Water Quality and Quantity**

The developer will ensure that there is no adverse effects of changes in water flow (rate/volume) or of biological, chemical, suspended –solid or other pollution to watercourses, ponds or ground water. This includes discharges during construction in addition to the permanent works.

Water will be used efficiently, with opportunities taken to recycle water where possible,. Maximum L/day allowance of 125L.

### **Flood Risk**

See design statement. – No flood risk whatsoever.

### **Air Quality**

The development will seek to preserve the existing levels of air quality.

### **Contamination**

No contamination or process to suspect has occurred or ever occurred on site.

### **Pedestrian Movement**

The development forms part of a network of good quality and safe pedestrian links linking to the surrounding neighbourhood and to public transport.

### **Accessibility**

The position and orientation of the development will help maximise access by making the best use of levels and gradients, and will provide sufficient suitably located and designed accessible parking spaces and set-down points.

### **Design Quality**

See related info over in design statement.

## **CS64/CS65 Renewable Energy and Carbon Reduction**

Dwelling to provide:-

The development will also generate further low carbon energy or incorporate design measures sufficient to reduce the development's overall predicted carbon dioxide emissions by 20%. This would include the decentralised and renewable or low carbon energy required to satisfy - This will be achieved by specifying insulation specs and design to over perform minimum requirements of current building regulations by 20%.

High efficiency condensing boilers to be fitted to each dwelling Sedbuk rating min 91%.

Hot water energy needs to be further reduced by low-flow spray taps, flow rate-controlled air pulsed and provision of A+ rated washing appliances will reduce water energy demand by some 35% from current requirements.

The carbon reduction to the properties is set with the designs being to current building regulations, these properties will be 25% more efficient (material and use) than any current housing stock being constructed prior October 2010.

Windows are set to maximum allowable opening for adjacent room area to meet the building regulation to maximise light infiltration to the dwellings and utilise solar gains.

The design of the site utilises existing levels to minimise cut and fill.

Dwelling to be provided with area for 3 no recycling bins.

Materials on the build are to be locally sourced and related to the green guide where possible.



## **6.0 Conclusions**

6.1 This planning statement has been written in support of an application for conversion of a brown field existing church into a dwelling.

The site is within a highly sustainable urban location to facilitate housing

The Council does not have a 5 year housing land supply

Contribute to the delivery of family affordable housing in the City ( delivery rates are below 1425 pa at present)

No constraints in terms of Flooding

Adequate private useable amenity space

No demonstrably harmful impact upon existing properties.

No direct overlooking of neighbouring properties

Acceptable design