

DESIGN AND ACCESS STATEMENT

Project Ref: 1213.58

Proposed Conversion
of
Culgaith Methodist Chapel to Dwelling
for
Kirkoswald Methodist Circuit

Context

This Design & Access Statement is to support the application for planning permission to convert the redundant and disused Kirkoswald Methodist Chapel to a dwelling. The Chapel was disused in March 2013 and the Committee is keen to ensure that the conversion to a dwelling of the Chapel will save this fine building from eventual decrepitude and collapse. The applicants are the Kirkoswald Methodist Circuit and are keen to see the property gain a new lease of life in the village that paid for its creation.

The conversion can be effected within the building with absolutely minimal external alteration.

Amount

The building as it stands is 73 sq. m. by external measurement. No extensions are proposed, therefore, the gross area will remain the same. A new stone faced storage shed for the placement of an LPG boiler is proposed in the parcel of land the chapel owns on the western gable.

Layout

The function of the Chapel as a place of worship relates quite well to the proposed function as a dwelling house in that the space has sufficient height and opportunity in the roof void to introduce a small staircase with an ovoid galleried area over. This would provide a separate Living Area with the judicious insertion of conservation rooflights in the North roofslope. A pleasing and discrete aspect can be realised for what is felt to be an inventive.

Without this insertion to form extra space, the prospects for meaningful conversion remain bleak as the floor space is too small to support anything other than a single bedroom space which have many limitations, and ultimately would result in a probable second home. This approach as designed it is hoped by the Applicants can deliver a much needed, achievable on modest budget, meaningful first home for local people.

Scale

There is no difference in scale between the existing and the proposed uses:-

Landscaping

The site is limited to a footway access off the main road, and has a small area of land to the west of the chapel building. In the proposal a small general purpose storage

shed is shown with this building being finished in sandstone and a slate roof. It will house day to day essentials as well as the boiler for the properties central heating system. In the postage stamp garden area left a small washing drying area or discrete hidden sitting area is thereby formed.

The remainder of the site will have scrubby, self-seeded weed trees dug out of the retaining wall on the North elevation to maintain the inviolate nature of the site from damp penetration of the building, which has proved successful until invasion by tree roots in recent times.

On street parking will remain a requirement for the continued preservation of the building in its new life as a dwelling, in the same way some congregation members used to parked on street. It should be noted there is some on street parking from adjoining properties already in evidence. This would not be detrimental to the existing streetscape, as it is envisaged there would one car for the dwelling, owing to its physical size.

Appearance

There will be no change in appearance of the building from all public aspects, the only material alterations will be a repointing exercise on public elevations and the introduction of conservation rooflights in the north roofslope and the erection of the stone clad, slate roof shed in sympathy with the building under consideration.

Access

The site is not accessible from the highway. It is not possible owing to site slope gradients to offer a building regulations compliant access and entry to the building in a ramped approach. It is considered the existing stepped access into the entrance porch. Offers ambulant disabled access.

Lee Page,
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