

# Design & Access Statement

## Grosmont Chapel & School Rooms Conversion

Revised 24-5-11



### Project-

The Conversion of the former Methodist Chapel and adjacent School Rooms located on Ings Terrace, Grosmont into rented holiday accommodation.

### Context -

The site is situated on the Eastern edge of Grosmont Village, Whitby, North Yorkshire.

The local Methodist Chapel which closed in 2007 and School Rooms have only been used intermittently since 2008, with the last church service being held in the School Rooms in 2010.

### Consultation -

Consultation was carried out with the Local Planning Authority to discuss the proposals presented in this application it was noted that they would in principle have no objections to change of use.

The following meetings have been held with Mr. & Mrs Hodgson.

- December 2009 Meeting at Grosmont Chapel with Ailsa Teasdale (Planning Officer).
- 3<sup>rd</sup> February 2011 Meeting at Grosmont Chapel with Ms Cheryl Ward (Planning Officer) and Architect Alan Tomlinson.
- 17<sup>th</sup> February 2011 Meeting at NYMNP office at Helmsley with Ms Hilary Saunders (Planning Officer) and Mr Alex Freedman (conservation Officer).
- 24<sup>th</sup> May 2011 Meeting at NYMNP office at Helmsley with Ms Hilary Saunders (Planning Officer).

### The Proposal -

The Chapel is to be converted into the following types of accommodation:-

2 bedroom unit to the front.      122 sqM.  
3 bedroom unit to the rear.      136 sqM.

The School Rooms are to be converted into the following accommodation.-

2 bedroom unit to the front.      85 sqM.  
3 bedroom unit to the rear suitable for use by the disabled.      104. sqM.

It is envisaged by the owner/developers that the new units be used as short term Holiday lets with the maximum rentable period to be 8 weeks to any one client per year to reflect the occasional booking that the owners have had in their other Whitby based holiday home's. It is intended that the units will be available for holiday's 52 weeks of the year reflecting the current trend of visitors wishing to visit and stay in the National Park through out the year.

### The Design :-

The principles of the proposed design are as follows:-

- To create high quality holiday properties of unique character while preserving the form and external appearance of these important village buildings.
- Where possible the present internal structure is to be retained and the external formal symmetry of the existing buildings preserved around the new layout plans. New floor levels are proposed in both the Chapel and School Room to allow more acceptable cill heights and better use of internal space. Existing roof slating will require temporary removed to enable refurbishment, improvement and the addition of insulation.

- The existing timber windows to the School Room are to be refurbished as necessary and re-glazed with new insulated glass. Low profile conservation style roof lights are proposed for the first floor bedrooms and bathrooms.
- The existing windows to the Chapel (presently glazed with modern frosted glass) are to be replaced with new purpose made metal units with insulated glass and openable sashes. The rear circular window is to be reformed to give door access via a bridge to a new viewing patio area. A new window is proposed to the rear of Dwelling 2. to improve natural lighting to the entrance area. Low profile conservation style roof lights are proposed for the first floor rooms and upper galleries.
- New external porches constructed to match the existing building are proposed on units 2. & 4. to provide both with clearly defined sheltered entrance points.
- The external areas are to be re-landscaped and new individual access paths and private sitting areas established for each unit. The views over the adjacent village scene and the distant valley to the West are maximised both from the inside living areas and outside patios. Red brick paving is proposed for these areas to reflect Grosmont brick heritage. New access pathways are to be sandstone.
- Low maintenance ground cover planting is generally proposed throughout together with selective new tree and shrub planting.
- Existing retaining walls are to be refurbished as necessary and ground levels around the buildings reduced to improve land drainage. New retaining walls created to form parking areas, patios and access paths are to be faced with local stone battered back to give a gentle rustic appearance
- The existing ramped access and steps to the School Hall are retained and utilised to give disabled access to the ground floor of unit 4.
- Six on site car parking spaces are proposed, four designated for individual units and two for visitor use. It is the client's intension to construct spaces first to minimise the disruption to other residents of Ings Terrace.

#### **Renewable Energy :-**

- The requirements of National Park 'Core Policy D – Climate Change' will be achieved as set out below.
- As part of the conversion and refurbishment works to the buildings it is intended to introduce substantial insulation in the design/specification of roofs, walls and the new suspended ground floor construction to both buildings. Low energy insulated glazing is proposed for all new windows aiding insulation and solar thermal gain. Existing site constraints and user requirements limit the choice of renewable energy sources. With the help of specialist consultants the use of individual Air Source Heat Pumps and roof mounted Solar Panels\* are being investigated.

\*It is proposed that solar panels (subject to planning approval) would be located on the South facing roof slopes and integrated between the new roof windows shown on the proposals.