

Design and Access Statement

Proposed conversion to form 4No dwellings, Tregarne Chapel, Tregarne Terrace, St Austell, PL25 4BE

1. Table of Contents	1
2. Introduction:	2
2.1. The Brief	
2.2. The Existing Development	
2.3. The Proposed Development	
3. Site Setting and Contextual Appraisal	3
3.1. The Site Location	
3.2. Architectural Character	
3.3. Viable Places	
3.4. Amenities, and Sustainable Location	
4. Design Concept	4
4.1. Architectural Style, Character and Material	
4.2. Siting	
4.3. Scale, density and Massing	
4.4. Landscaping	
4.5. Visual Impact	
5. Planning Policy	5
5.1. Planning Policy Statement	
6. Sustainability	5
6.1. Environmental Statement	
6.2. Drainage	
6.3. Ecology	
7. Affordable Housing Statement	5
7.1 Housing Provision	
8. Conclusion	5
8.1. Conclusion	

2. Introduction

2.1. The Brief

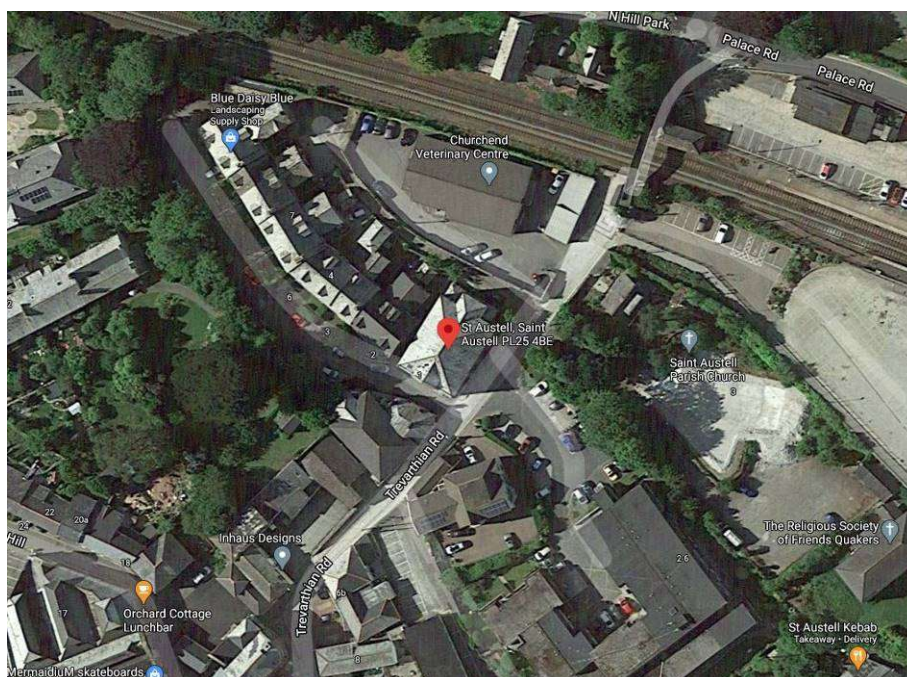
DJS Architectural Services Ltd were appointed by the Applicant to design a scheme to make a more appropriate use of the former Tregarne Chapel and adjacent former Sunday School

2.2. The Existing Development

The existing site is the previous Zion Chapel with adjacent Sunday School both of which have fallen into a state of dis-repair and dereliction and have been unused since 1984. Approvals are in place for flat conversions and alterations and works have also started to provide an end-terrace dwelling which was formerly the care-takers cottage.

2.3. The Proposed Development

The works propose a more modest conversion of the main building to provide 4 modest 3 bed dwellings each over two storeys. The former Sunday school will be modified to provide 3 No self-contained flats and covered parking for 5 No vehicles and cycle and some general storage. The end-terrace / care-takers cottage will be modified to provide a full staircase and a small existing hipped lean-to roof will be raised slightly to provide the necessary head-room. A small verandah is also proposed to provide a small area of outside space largely obscured from view and with 1.7m high obscure glazed screening to prevent overlooking.



Aerial View of plot

3. Site Setting and Contextual Appraisal

3.1. The Site Location

The application site is located to the North East of St Austell town centre on Trevarthian Road and is to the West and within close walking distance to St Austell Train Station.

3.2. Architectural Character

The Site is located within the St Austell Conservation Area and was built, in 1891 and also known as the former Zion Chapel. There is a mixture of architectural styles along Trevarthian Road and the surrounding areas which have developed over time. Adjacent the Application site are modern commercial buildings of predominantly rendered walls and slate or concrete roof tiles. The adjacent houses on Tregarne Terrace are all large period stone faced dwellings with natural slate roofs.

3.3. Viable Places

Jobs be created during the construction of this project and it will positively contribute to the social and economic viability of the community.

3.4. Amenities, and Sustainable Location

There are ample facilities located close by due to the very close proximity to St Austell Town Centre. The site is served well by public transport and is adjacent At Austell Train Station within short walking distance.



Side view from Trevarthian Road



4. Design Concept

4.1. Architectural Style, Character and Materials

The proposals to the former Chapel are for 2 storey 3-bedroom family dwellings comprising, Lounge, Kitchen / Dining and 3 bedrooms to the first floors incl a Family Bathroom and en-suite to each master bedroom. External alterations will be kept to a minimum with two new entrance doors proposed and one new first-floor window to the rear elevation. To the front elevation a centralised window will be removed and infilled. All new materials will match existing using re-claimed stone to blend seamlessly and the new openings will match existing including stone headers, key stones and quoin blocks as appropriate.

The proposals to the former Sunday School are to create 3 No self-contained flats, one at ground level and two set above under-croft Garage parking for 5 No cars and ample cycle storage

4.2. Siting

Internal layouts have been configured to allow each dwelling appropriate external window opportunity to ensure natural light, outlook and natural ventilation whilst keeping any external alterations to a minimum.

4.3. Scale, density and Massing

No significant extensions or external alterations are proposed as part of this Application other than the 2 new entrance doors, new windows and rooflights the former care-takers cottage modifications as previously referred, none of which have any impact on the existing Building in respect of scale or massing.

4.4. Landscaping

There is no opportunity for any Garden space due so the dwellings will appeal to families that do not require gardens. The Applicant did consider demolishing the former Sunday School to provide surface parking and a small shared Garden space but has discussed with the Conservation Officer who is keen for this Building to be preserved, restored and brought back into sustainable use.

4.5. Visual Impact

The conversions are all sympathetic to the historical buildings and in keeping so having no visual impact.

5. Planning Policy

5.1. Planning Policy Statement

The proposal, as submitted, has been assessed and designed within the context of the following guidance;

- The Cornwall Local Plan
- The St Austell Conservation Area Appraisal and Management Plan
- The Cornwall Design Guide
- The National Planning Policy Framework

6. Sustainability

6.1. Environmental Statement



The proposed new dwellings will be built to standards that exceed the Current Building Regulations with high Levels of insulation and high-performance energy efficient building materials.
Low water use appliances will be used to minimise the water consumption of the property.

6.2. Drainage

The properties will connect to existing foul and rain water mains drainage.

6.3. Ecology

The site is currently a derelict Building with no gardens so ecological, reptile or tree reports are not required.

7. Affordable Housing Statement

7.1 Housing Provision

This development is for a 7No new dwellings on the site and therefore would not require an affordable housing contribution.

8. Conclusion

8.1. Conclusion

This development intends to provide high-quality conversions to provide new-dwellings within prominent buildings of Historical and Architectural interest and within easy distance of the town centre. The proposals keep external alterations to a minimum and use external materials to match existing. Modest family accommodation will be provided to ensure the future sustainable use and preserve an important landmark heritage building.



Front and side view from Trevarthian Road