

Design and Access Statement



Two Storey Rear and Side Extension of the Chapel to Provide New Community Hall, Vestry, Kitchen and Toilets including demolition of existing rear extensions with Associated Car Parking and External Alterations.

**Affetside Chapel
Affetside
Bury**

October 2023

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1. INTRODUCTION

- 1.1. This design and access statement has been prepared by Emma Jones MRTPI of Acer Town Planning. It accompanies a planning application for the two storey rear and side extension of the chapel to provide new community hall, vestry, kitchen and toilets including demolition of existing rear extensions with associated car parking and external alterations.

2. SITE CONTEXT AND PLANNING HISTORY

Site Context

- 2.1 This section sets out the site location and characteristics.
- 2.2 Affetside Chapel is situated within Affetside a small hilltop village in the northern part of the Metropolitan Borough of Bury. Affetside village is characterised by linear ribbon development with properties facing onto Watling Street (a Roman Road) as shown in Figure 1. The village developed in the 1700s to satisfy the growing pack-horse traffic both along the Roman Road and east to west between Bolton and Rossendale.¹
- 2.3 The site is located directly opposite bus stops with hourly services to Bury and Bolton.
- 2.4 The Chapel faces onto Watling Street at the southern end of the village as shown in Figures 1 and 2.

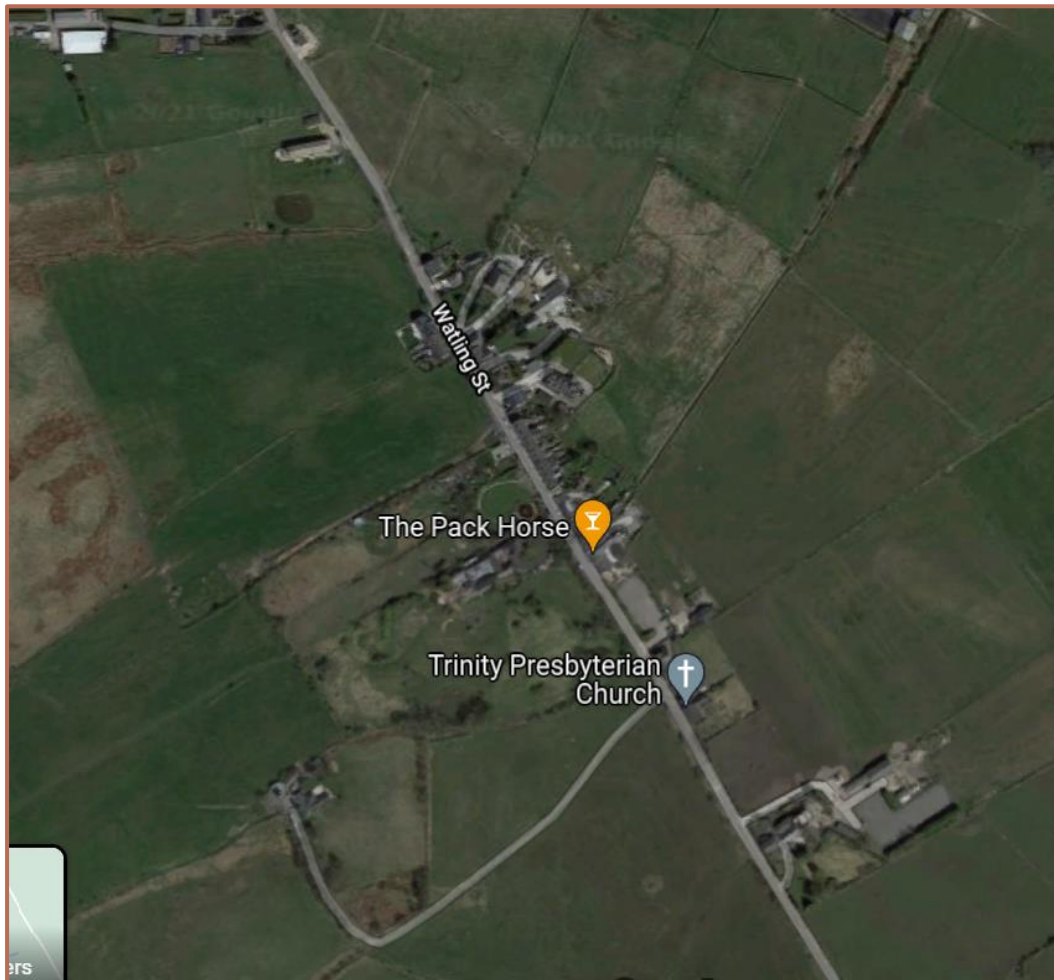


Figure 1: Aerial Image of Affetside Village: Google Maps satellite imagery: Accessed September 2021

¹ Affetside An Historical Survey, James J Francis, March 2019



Figure 2: Aerial Image of Affetside Chapel Site Ownership: Google Maps satellite imagery: Accessed January 2022

3. DESIGN PRINCIPLES

3.1 The proposal is to extend the chapel to provide a community hall, upgraded facilities and an improved access. Based on the site context, history and consultation undertaken the following principles guided the design:

- Produce a design that is respectful in scale and appearance to the existing Chapel building.
- Ensure the design respects amenity of the existing smaller scale adjacent residential properties to Watling Street.
- Replace and rationalise the ad hoc existing extensions to the building.
- Provide formal car parking to extend and replace the current hardstanding used.
- Provide disabled access and facilities at the chapel.
- Provide additional community space and upgraded kitchen and toilet facilities.
- Minimise the impact on the openness of the Green Belt through keeping a similar footprint to the existing buildings.

4. PROPOSED DEVELOPMENT

Use and Amount

- 4.1 The aim of the development is to create a site specific solution with a design of local distinctiveness and to be of appropriate layout and scale. The scheme must also be financially viable and sustainable.
- 4.2 The proposal is for the demolition of the existing ad hoc extensions to the rear of the Chapel building and redevelopment with a new two storey rear and side extension incorporating:
- Community hall
 - Kitchen
 - Vestry
 - WCs including disabled provision
 - Disabled access ramp
- 4.3 The existing internal floorspace of the buildings is 232.2 sqm and the proposed internal floorspace (including the retained areas) will be 237 sqm.
- 4.4 Externally there will be a new formalised car parking area for 18 vehicles, including 1 disabled space and 1 electric vehicle charging space. This will be a newly laid surface in a permeable material replacing part of the existing tarmacked area and a small area of existing grass. Beyond this the existing grass will be retained to the rear wall.

Layout and Scale

- 4.5 The proposed extension responds to the scale of the existing Chapel and demolished extensions but replaces with a slightly larger footprint and second storey.
- 4.6 The proposed car park is in roughly the same location as the current ad hoc car park but taking a slightly larger area to allow for formalised car parking.

Appearance

- 4.7 The proposal will use matching painted render and slate roof to blend in with the main Chapel building.
- 4.8

Access

- 4.9 The vehicular access onto Watling Street will be widened to improve access and egress to the site.
- 4.10 Otherwise, a bin area is provided located close to the access and concealed by the existing stone wall. A secure cycle store and garden store is proposed at the rear of the car parking area.
- 4.11 There will be a new access ramp into the Church to enable disabled access.

Landscaping

- 4.12 The undeveloped space to the rear of the site will continue to be grassed as at present. Hard landscaping includes a permeable surface area for the car parking and access areas.