Hewitt&CarrArchitects

Design & Access Statement

Proposed redevelopment of existing church hall,
Charles Street, Cheadle
*Please Note : To be read in conjunction with planning statement

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Design and Access Statement in support of

Proposed redevelopment of existing church hall, Charles Street, Cheadle

"Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers."

- *By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).*

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1.0 INTRODUCTION

1.1. This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlined in circular: Guidance on Changes to the Development Control System, which came into effect on the 10th August 2006.

1.2. The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled Design and Access Statements: how to write, read and use them.

1.3. The existing church hall (Figure 1) is located on Charles Street, Cheadle



Figure 1

1.4. This proposal consists of the detailed design for the revised layout of the main worship area and the demolition of the existing church hall, offices and classrooms, replacing them with a new function room and external works including sufficient car parking spaces. A new single storey link extension will be added to the adjacent building on Charles Street.

1.5. A scheme for the main worship area was previously approved, (REF: SMD/2016/0641) involving a front extension to the church. These works have started, with the implementation of the toilet facilities.

1.6. The production of this Appraisal has been considered as a necessary part of the design development process to ensure that the detailed design actively seeks to respond positively to its specific context to enhance and make the best use of the site.

2.0 USE

2.1. The ground floor of the existing church is mostly made up of the worship area, hall, kitchen, 3 classrooms and 2 offices. There is a very small carpark accessible from Chapel Street.

2.2. The reason for this application is to demolish the existing church hall space to allow for a new function room, as well as making changes internally to the main worship area.

2.3. The existing building is in need of intervention, with the internal layout and finishes being outdated. The kitchen (Figure 2) is old and tired, needing a refresh. The internal environment is cold and unwelcoming, deterring the community from gathering in these spaces. The building could also be considered to be in poor condition, with old single glazed timber windows. Bricks also show signs of wear and damage (Figure 4). The existing parking area is small and uninviting (Figure 5), which is not successful in creating a welcoming communal hub. Overall, the church does not provide the required spaces that allow the community to come together, resulting in an unsuccessful use of the site.



Figure 2



Figure 3



Figure 4



Figure 5

2.4. This proposal looks to bring forward an application for a renewal of the church which will enhance the use and appearance of the site. The aim of this project is to give the entire site a new lease of life, thereby improving the street scene. The aim is to provide a church that will meet modern standards of comfort and provide a space where the community can thrive. The spaces have been created with a growing and diverse community in mind and will therefore be suitable now and in the future. This will result in a church that can be used to its full potential as a pillar in the community.

3.0 AMOUNT

3.1. The existing church has a footprint of 895.5sqm.

3.2. The total footprint of the church after the proposed redevelopment is 487.8sqm. By reducing the footprint of the building itself, more room is given to car parking and landscaping, allowing the church to integrate into its immediate context and the street scene.

4.0 LAYOUT

4.1. The proposed redevelopment, including the landscaping, will be situated on the site in the place of the demolished building. A driveway will allow people to access the car parking from Charles Street. This will provide 3 points of entry across the site, simplifying access to different spaces in the building

4.2. The reduction in the building's footprint allows for ample parking to be provided. There is currently insufficient parking at the site, which is not effective in ensuring accessibility.

4.3. Based on the previous approval (REF: SMD/2016/0641), the ground floor of the proposal will comprise of a new entrance lobby off Chapel Street, leading into the open worship area. This provides a flexible space that can be used for a variety of events. The function room can be accessed directly from Chapel Street and Charles Street, meaning the worship area can be privatised when needed. These spaces are connected by a glazed link which creates a welcoming atmosphere upon entering the building, whilst also highlighting the sympathetic connection between the old and new areas. A kitchen and store are accessed off the function room. This space provides a new central space which will allow small congregations in the community to come together. Natural lighting from the south facing windows will enhance this as an interesting and comfortable communal space.

4.4. The first floor of the worship area will comprise of a meeting room and a gallery that looks upon the ground floor. A wheelchair lift has been added ensure accessibility.

4.5. The new proposal sets the rear of the building back from the street, which allows for a more sympathetic integration into the street scene, whilst also creating the opportunity for a welcoming entrance and car park for users of the site.

4.6. The car park area, accessed from Charles Street, will be enhanced by trees and shrubs being planted. Along with the existing green space across from the entrance to the site, this vegetation creates a green corridor leading to the building. This complements the surroundings and creates pleasant views for both users of the site and neighbouring buildings.

4.7. A new single storey link extension will also be added to the existing adjacent building which will become church offices.

5.0 APPEARANCE

5.1. The material palette of the existing building is that of a brick and stone detailing. The windows are generally timber painted white. However, the paint is in poor condition. The overall aesthetic is tired and in need of a refresh.

5.2. The proposed redevelopment will accommodate both contemporary and traditional values, recognising the building's evolution whilst respecting the historic integrity. Reclaimed bricks are intended for use for the main structure, ensuring that the building is sympathetic to the surrounding street scene. The grey aluminium windows and grey roof tile create an interesting contemporary aesthetic, helping to refresh the building so it appeals to users, whilst reminding them of the site's history.

5.3. The detailing of the building is carefully considered in order to demonstrate a contemporary flair within a traditional scheme. The use of recessed brick along with the tall vertical windows helps to create a sense of symmetry which will compliment the aesthetic of the building. The date stone takes inspiration from the stone detailing (Figure 6) on the existing building but refreshes this for contemporary users. These details create a new interest in the building and ensure that the church remains an integral part of the fabric of Cheadle.

5.4. The pitch of the roof remains steep to remain in keeping with the current street scene and allow the church to remain a landmark in the town. The corbel detailing is inspired by buildings along Charles Street, demonstrating a respect for the character of the street.



Figure 6



6.0 SCALE

6.1. The scale will be reduced to accommodate the requirements of the community, making it proportionate to the use, whilst being mindful of the building's history and function. By reducing the scale of the building, much needed parking and vegetation are able to be provided.

7.0 LANDSCAPING & ENVIRONMENT

7.1. The proposed church is located on Charles Street, which is predominantly residential and contains a mix of traditional architectural styles.

7.2. With a reduction in the building's footprint, the opportunity of enhancing the site through landscaping could be taken.

7.3. Landscaping has been designed to aid integration of the church into the site. Local trees and shrubs will be planted to provide privacy to the car park and create a welcoming entrance to the site off Charles Street.

8.0 ACCESS

8.1. For the purpose of this statement compliance with the current edition of the Building Regulations Part M is assumed to be covered within the detailed design and the proposals as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

8.2. For the purposes of this statement of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

8.3. There are to be no significant changes to access the site as the two access points from Chapel Street and Charles Street will be maintained, although these will be enhanced due to the car parking spaces to the rear of the site. These include a number of disabled spaces which are situated close to the entrance of the building.