Architectural Consultant

Planning Statement &
Heritage Impact Assessment

Internal & external alterations to former Methodist Church:

Bell Lane,

Moulton,

Spalding,

PE12 6PQ



1. Introduction

1.1 The Application

This Design & Access Statement has been prepared in support of a householder planning application for the internal and external alterations to the former Methodist Church, Bell Lane, Moulton, a now defunct Methodist Church which has previously seen the granting of a planning approval for the change of use to a residential dwelling.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to develop the building to create a comfortable modern family home in the heart of the village of Moulton.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0298-21-01A Proposed Alterations

1.3 Planning History

The Methodist Church has most recently been given planning consent for the change of use to a residential dwelling in July 2020 under application reference H13-0228-20, however prior to this the building was sued as a place of worship and therefore saw very little adaptation. In 1991 the approval was given for the later addition to the north elevation under application reference H13/0130/91, this houses a kitchen and accessible W.C and replaced a small lean-to W.C.

2. Historic Environment Record

In 1789 Methodists began worship in a private house in Moulton, which was registered as a Place of Worship. The Church that is the subject of this application was subsequently built in 1830 to provide a dedicated place of worship. As a building of historical interest the Methodist Chapel is listed in the Lincolnshire HER (ref No. 25606). It is described as '*…a good example of this style of building of this period and survives with only a few changes to its original construction…*'.

Built in 1830 to provide a place of worship the property is of traditional red brick and hipped roof. The original roof covering has been replaced at some time with modern concrete interlocking tiles. '*…the three bay south end has two segmental-arched windows and a small circular window above the central segmental-headed doorway. There is one large segmental-arched window with glazing bars in each side wall. The north elevation has a hipped annexe attached but above this are two upper segmental-arched windows with margin lights, with coloured glass, and a circular light between…*'.

3. Proposal

3.1 Proposed Development

Externally the proposal tries to emphasise the original building in its form and materials by altering the later extension so that it appears as a clear addition, something that is not at all clear at present and therefore detracts from the original structure. The roof will be removed, and a flat roof installed which will given a far better view of the north elevation of the original Methodist Church with its coloured glass windows, completely blocked currently by the large roof of the addition. The walls will be clad in a vertical composite cladding and the openings will be altered to suit this more modern appearance, all the time creating am intentional clear contrast to the original building.

To the inside the majority of the alterations will be to the main church building with the installation of a mezzanine first floor to create a master

bedroom and en-suite. The entire ground floor area will be left open and used as a kitchen/living/dining space with a modern sculptural spiral staircase to create access to the new mezzanine. The later addition will be altered to create a second bedroom, a large entrance hallway with a small boiler/utility cupboard and the accessible W.C will be altered to create a shower room.

3.2 Site Layout

The site on which the Methodist Chapel sits is very small, there is a small area of hardstanding to the front and to the south side and there is very little space to the north and west, a small access path around for maintenance only. The front will be fenced off from the public footpath and highway with a typical estate railing and the front will be formed into a small front garden with path and planting leading to the main access into the building. The hardstanding to the south will remain and be used for vehicle parking.

4. Heritage Impact Assessment

The Methodist Chapel falls within the boundary of Moulton Conservation Area with the northern edge of the site forming the boundary, as can be seen from the insert of the SHDC web map.



Outline of Moulton Conservation Area in purple

Given that the approval for Change of Use to a dwelling has previously been granted there is no requirement to justify the loss of a public meeting place within the Conservation Area of the village of Moulton, therefore this justification is based solely on the alterations, both internal and external, to the existing building, all as detailed on the accompanying plans. The proposal demonstrates a clear desire to maintain and improve the appearance of the original Church building, the existing window openings will remain and will be maintained/repaired where necessary in order to keep the original style of the building intact. There is also no desire to create any new openings through the original fabric of the building, something that has previously been approved under the Change of Use application.

The later extension, although subservient in terms of its scale, has clearly been constructed in an attempt to tie in with the original building. The brickwork has been coursed to match and is of a very similar red brick style and the roof is of a matching concrete interlocking tile. It is however a slightly crude attempt at doing this and will always be a very obvious addition that tries to match, rather than succeeds. The proposal attempts to create this clear divide between the original building and the later addition by altering the appearance to represent a far more modern style. The cladding will clearly, and stylishly, separate the two elements and the flat roof will give far greater visibility of the north elevation of the original building.

The internal alterations are discreet and the majority of which are kept to the later addition. The new layout within this space causes an effect on the window and door openings but this allows for greater flexibility when trying to tie in with the new style of the cladding. The alterations to the original Church have no impact on the external appearance and are solely within the confinements of the existing walls.

It is considered that all of the above will both improve the appearance of the Methodist Church by way of creating a clear separation between the original building and the later addition and also improve the setting of the Church within the Conservation Area of the village of Moulton by creating a more visually attractive view of the two prominent elevations of the building, notably the north elevation when entering the village and the east elevation when passing the building. With that in mind we strongly request that the LPA grant the consent of this application.