



ARCHITECTS

DESIGN & ACCESS STATEMENT

for

ALTERATIONS AND EXTENSION

to

**BROAD STREET METHODIST CHURCH
BROAD STREET
SPALDING
LINCOLNSHIRE
PE11 1TB**

March 2011
PDG/PTDH/09006
Updated 13th February 2015

PDG ARCHITECTS LTD

Toll Bar House
Shrewsbury Avenue
Peterborough PE2 7BX
Tel: 01733 371000
Fax: 01733 370666
design@pdgarchitects.co.uk
www.pdgarchitects.co.uk

INTRODUCTION:

The redevelopment of Broad Street Methodist Church is an ongoing process, and in the past year the first phase of work was completed, which entailed high level roof and masonry repairs, and associated underground drainage improvements. Work has recently commenced on the refurbishment of the interior of the church building. Further phases of work will proceed when funding has been secured. The previous planning approval (H16-0243-11) expired in June 2014, and this application seeks to secure a new approval for the same proposals, together with those details approved under conditions (H16-0049-12).

SITE ANALYSIS:

The site is located in the centre of Spalding, on the south-west side of Broad Street within the Spalding Conservation Area. Broad Street is a narrow street that links the much wider streets of Market Place and New Road. The buildings are close to the back edge of the pavement, and consist of the church and hall with associated rooms and facilities to the rear, and are Grade II listed. There is no vehicular access to the site. Pedestrian access to the church is directly from the pavement along Broad Street to the front entrance, with a separate access to the hall. The site is within a mixed use area containing residential and commercial properties.

The listing states that the church dates from 1887. It is constructed of red brick with ashlar dressings and Welsh slate roof. The entrance to the church has a pair of ashlar doorways with pointed arch surrounds and decorated gables. Above is a tall 4-light pointed arch window with rectilinear tracery. Either side of the central section are octagonal turrets each topped with a stone spire. The side facades have two central gables and lancet windows divided at gallery level.

It is understood that the church hall was built a year later following the demolition of the original chapel and manse that had stood on the site. The listing refers to it as the Sunday School and is of similar design to the church. Whilst the congregation for the traditional worship service is ageing, a more modern informal worship is attracting a younger age group. The church premises are well used by a variety of church and community groups throughout the week and make a positive contribution to the life of the town.

Relevant Planning Policies:

Planning Policy Statement 5: Planning for the Historic Environment

SITE PHOTOS:

See Appendix A

INVOLVEMENT:

The church initially established a steering group to consider a refurbishment project for the site, that encompasses the substantial repairs to the brick and stonework, roof and windows, and also the main area of concerns expressed by both church members and community user groups, namely: poor physical access, inadequate heating, limited disabled facilities and an inflexible and underused worship area.

PDG Architects were appointed to undertake a feasibility study on how to enhance and achieve better use of the premises whilst preserving the special character of the listed buildings. As part of this study

a number of meetings were held with the then Conservation Officer for South Holland District Council, to discuss the scheme. The Conservation Officer for The Methodist Property Office was also consulted on the proposals prior to a submission to the Listed Buildings Advisory Committee for The Methodist Church under the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Order 2010.

Approval for the scheme was granted on 8th March 2011 following a series of revisions to achieve a satisfactory scheme, and a copy of the decision notice is included in Appendix B.

Since the Listed Building aspect of the scheme has been dealt with under Ecclesiastical Exemption this Design and Access Statement generally focuses on the external features.

USE:

The church has been in use as a place of worship for over 120 years, and the premises are currently well used by a variety of church and community groups throughout the week. The church are keen to secure the ongoing use of the buildings for worship and community activities well into the 21st Century, and in order to do so they recognise the need to upgrade and adapt the facilities to ensure that they are as welcoming and inclusive as possible.

AMOUNT OF PROPOSED DEVELOPMENT:

The existing entrance area to the hall, small porch and end bay of the range to the rear of the hall will be demolished, to be replaced by a new foyer between the church and the hall (increase in floor area approx. 66sqm).

The very poor quality store area to the north-west of the hall will also be demolished and replaced by new toilet facilities and additional storage space (approx. 34sqm).

LAYOUT:

There are a number of issues that the proposals seek to address:

1. The steps at the entrance to the church currently present a physical barrier, which prevents easy access for individuals with physical and sensory impairments.
2. Space is restricted in the fairly small vestibule, and does not give people the opportunity to gather before entering the worship area.
3. The circulation between the church, the hall and ancillary spaces is awkward and makes it difficult to find the way around the facilities.
4. The external space between the church and the hall is very uninviting.

The creation of a new principal entrance and foyer will provide easy access to all facilities for both church and community users. It is envisaged that the foyer will become the initial place of welcome, and enable people to see into the premises and remove the visual barriers that may prevent them from coming in and having a closer look.

The rationalisation of the circulation will create a legible layout for people unfamiliar with the buildings.

It has been accepted by the Listed Buildings Advisory Committee of The Methodist Church that the new foyer would need to extend towards the front of the front façade of the church to allow access at this point, by forming a new doorway in the existing external wall into the new church lounge under the balcony.

SCALE OF DEVELOPMENT:

The existing facades of the church and hall remain unaltered, with a minor intervention between them to create the new principal entrance and foyer, thereby preserving the character of the street scene along Broad Street.

The front edge of the roof over the extension will be 3.5m above the ground level at the front of the building, just below the two main string courses on the church building. A flat roof was finally agreed with the Listed Building Advisory Committee to be the most appropriate solution, and result in minimal visual impact by preserving the separation of the church and hall at higher level.

LANDSCAPING:

The existing small external areas around the buildings will remain largely unchanged. There will be a small area of re-paving around the new entrance area to provide a level approach from the adopted footpath.

APPEARANCE:

The general appearance of the existing church building has benefited from the recent repairs to the high level brickwork, stonework and roof coverings. The low level repairs to the church are planned for later in the year, following completion of the internal refurbishment, and will be followed by similar repairs to the hall. This repair work together with the new extension will refresh the whole appearance of the buildings and greatly enhance its contribution to the Conservation Area.

The proposed extension links the two principal volumes of the church and the hall, and in order to maintain a sense of separation the new façade will be constructed using a frameless planar glazing system. The leading edge of the flat roof that projects over the entrance screen will be tapered to reduce its depth visually.

The existing red brickwork to the church and hall within the foyer will be left exposed and renovated.

To the rear the existing complex roof structure over the former vestry will be replaced by a shallow pitched roof that will extend over the new reception area at the back of the new foyer. The terne coated stainless steel finish will provide a durable finish, which overtime a short period of time will weather to a dark grey colour.

The extension at the rear will be built using English Bond in a red brick that matches as closely as possible the colour and texture of the existing brickwork.

The appearance of the front elevation of the hall will remain unaffected by the new toilet and storage areas behind the existing parapet wall. However the existing arched opening that has been unsympathetically altered in the past will be re-widened and then infilled with matching bricks.

New signage is proposed on the north-west end of the stair tower to identify the new principal entrance.

ACCESS:

As mentioned previously the provision of improved access for all has been one of the principal drivers for the scheme. A level approach to the new principal entrance will be provided from the public footpath.

The floor of the new foyer area will accommodate the slight change in level up from street level to the level of the hall and rear of the church at a gradient of approx. 1:25 as indicated on the drawings. A short ramp at a gradient of 1:15 then leads back up to the higher level in the church under the balcony. The existing floor in the worship area is set at a slight gradient.

Each leaf of the doors from the foyer into the church lounge provides an effective clear width of approximately 1000mm allowing independent use by a wheelchair user.

New sanitary facilities are to be provided in accordance with Approved Document M (2004 edition).

Although there is currently no vehicular access onto the site, it is hoped that future plans to reconfigure the carriageway along Broad Street, may present an opportunity to provide a lay-by in front of the church hall for use as a dropping-off zone.

HERITAGE STATEMENT:

Relevant documentation: *Spalding Conservation Area Appraisal*

The church buildings are located at the northern end of the Historic Commercial Centre, as identified as a distinct area of character within the Spalding Conservation Area. Broad Street itself is only mentioned at one point within the essential characteristics as follows:

“Red Lion Street and Broad Street are narrow streets leading discreetly away from the Market place, both giving a deflected view that is intriguing.”

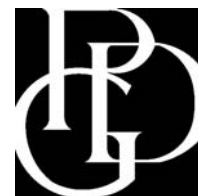
Broad Street Methodist Church is near the New Road end of Broad Street. It is not visible from Market Place, and there are only limited views from New Road, which comprises of more recent development with a variety of styles and heights of buildings.

The proposed new entrance area and foyer would only be seen from the northern end of New Road, will have negligible visual impact and so the essential characteristics of the Historical Commercial Area would be preserved.

As stated earlier, in the Appearance section, the ongoing renovation of the historic fabric of the church buildings will enhance the appearance of the area.

The redevelopment project as a whole is an opportunity for the church community to invest in their buildings, making them suitable for changing styles of worship and work within the community. Without this investment the condition of the buildings would deteriorate further and possibly even have a negative impact on the area.

APPENDIX A



ARCHITECTS

PHOTOGRAPHS – Sheet 1 of 7

Broad Street Methodist Church (Grade II)
Broad Street, Spalding, Lincolnshire PE11 1TB

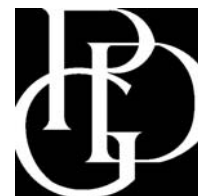
17/15 South Holland Circuit
Spalding Conservation Area



View along Broad Street towards New Road



External space between church and hall



ARCHITECTS

PHOTOGRAPHS – Sheet 2 of 7

Broad Street Methodist Church (Grade II)
Broad Street, Spalding, Lincolnshire PE11 1TB

17/15 South Holland Circuit
Spalding Conservation Area



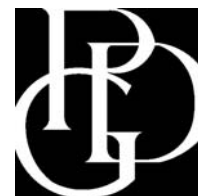
View of church façade and entrance



View of side façade (North West)



Front façade of hall (Sunday School)

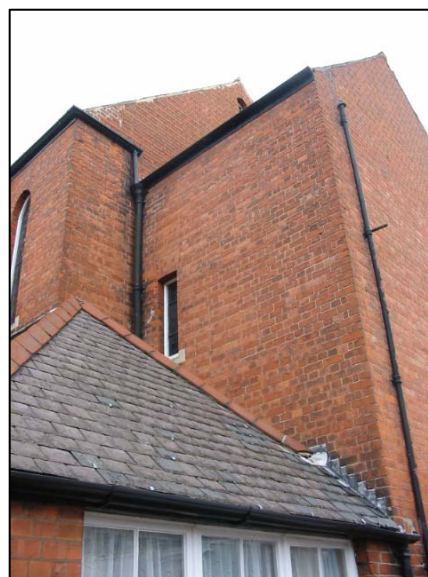


ARCHITECTS

PHOTOGRAPHS – Sheet 3 of 7

Broad Street Methodist Church (Grade II)
Broad Street, Spalding, Lincolnshire PE11 1TB

17/15 South Holland Circuit
Spalding Conservation Area



Views of rear of premises





ARCHITECTS

PHOTOGRAPHS – Sheet 4 of 7

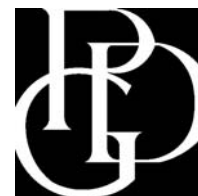
Broad Street Methodist Church (Grade II)
Broad Street, Spalding, Lincolnshire PE11 1TB

17/15 South Holland Circuit
Spalding Conservation Area



General views of church interior





ARCHITECTS

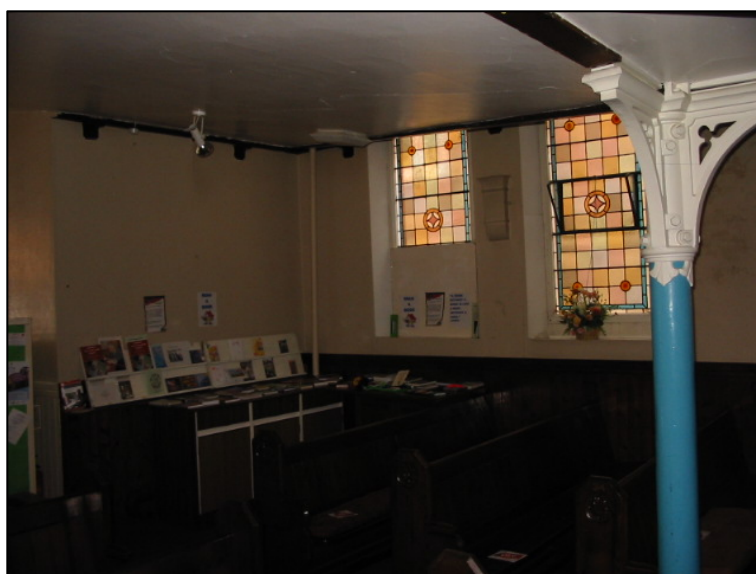
PHOTOGRAPHS – Sheet 5 of 7

Broad Street Methodist Church (Grade II)
Broad Street, Spalding, Lincolnshire PE11 1TB

17/15 South Holland Circuit
Spalding Conservation Area



Internal view of North West wall (under balcony)



Internal view of South East wall (under balcony)



ARCHITECTS

PHOTOGRAPHS – Sheet 6 of 7

Broad Street Methodist Church (Grade II)
Broad Street, Spalding, Lincolnshire PE11 1TB

17/15 South Holland Circuit
Spalding Conservation Area



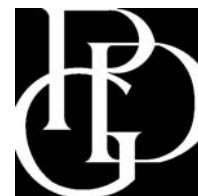
Vestibule and glazed screen to church



Glazed screen to vestibule



Corridor to rear of church



ARCHITECTS

PHOTOGRAPHS – Sheet 7 of 7

Broad Street Methodist Church (Grade II)
Broad Street, Spalding, Lincolnshire PE11 1TB

17/15 South Holland Circuit
Spalding Conservation Area



General views of hall (Sunday School) interior



APPENDIX B

THE METHODIST CHURCH

The Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Order 2010

Scheme considered under Section 98 of Standing Orders Report to the Head of Support Services, Connexional Team

BROAD STREET – SOUTH HOLLAND (17/15)

Project ID: 30341 – Alteration & Extension

IS/CMD

3 March, 2011

Grade II - Conservation Area

Description of Building

Methodist church and attached Sunday school dates from 1887. They are constructed of red brick with ashlar dressings and Welsh slate roofs. The front elevation of the Chapel is symmetrical, the central section gabled and flanked by octagonal piers with stone spires. The central two doorways project slightly and have pointed arched surrounds. Above is a tall 4-light pointed arch window. To each side of the central section is a single storey stair wing with doorways with gabled ashlar surrounds. Above the doors are a pair of narrow lancets. The interior is largely unaltered with a gallery to three sides supported on cast iron columns which continues through the gallery to support the roof. The 'east' end has an organ set within a pointed arch apse with, in front, a choir gallery and rostrum pulpit. There are pitched pine pews throughout.

Proposal

The scheme involves the creation of a link between the chapel and the hall to provide a covered space which will act as a foyer and provide a more visible entrance point to the hall which is heavily used by the community. Within the chapel it is proposed to enlarge the vestibule and install a glass partition under the edge of the gallery thus creating a new church lounge with a wheelchair accessible toilet and tea point. Within the worship area itself it is proposed that all of the pews will be removed.

Consultations (see attached)

English Heritage	Support the principles but object to a number of matters of detail, mainly the removal of the pews and dais, new glazed screen, the accessible toilet in the foyer and the design and position of the link.
Ancient Monuments Society	Accept the broad principles but comment on matters of detail.
The Georgian Group	No representation received.
The Victorian Society	No representation received.
Local Planning Authority	Accept the principles but object to the removal of pews, the design of the link between the buildings and other matters of detail.
Listed Building Advisory Committee	Accept the principles but express concern over the removal of the pews, the design of the link and some matters of detail.
Other Representations	None received.

Recommendation

All of the consultees accepted the principles of the proposal, namely, improvements to access, particularly between the buildings and the desire to provide additional facilities to extend the use of the buildings. Nevertheless, objections were raised by both the Local Planning Authority and English Heritage over various elements of the proposed scheme and concerns were raised by the Listed Buildings Advisory Committee and Ancient Monuments Society about certain details.

In view of these concerns the Managing Trustees were invited to review their proposals and to amend the design as necessary. As a result, an amended scheme was submitted together with additional explanatory and supporting information. It is important to examine the specific elements of the proposal to which objection was raised and to consider the response made. One of the main drivers for the removal of the pews is the fact that there are two separate services, one at 9am which is aimed at families and children and which currently meets in the hall which has a requirement for more flexible meeting and activity space and then at 10.30am there is a service in the main worship area. There is a real concern that two separate congregations will develop which would be harmful to the life of the church in overall terms. The pews are undoubtedly of some quality and their complete loss would harm the character and appearance of the building. It is therefore agreed that two blocks of four pews will be retained in the side aisles. It is considered that the removal of the dais in front of the pulpit will have no appreciable impact.

The position and design of the linking building also resulted in objections. Setting the entrance back to the existing line of the entrance porch would leave an unattractive and uninviting space between the hall and the chapel. Providing wheelchair access at this point would also negate the generally accepted preference that users of the buildings should be able to gain access at the principle entrance. It is therefore considered reasonable that the link is brought towards the face of the building but is set just behind the stair tower. A flat roof design has now been adopted to minimise the visual impact.

English Heritage's objection to the glazed screen is difficult to understand, particularly given the support for this element by the Local Planning Authority. This is a common solution adopted successfully on many other occasions. It is important however to establish the precise details of the design and the manifestation. The proposed wheelchair accessible toilet within the enlarged foyer is a logical location but it is accepted that the symmetry of the building will be disrupted. However, if not provided in this location, wheelchair users would have to exit the worship area at the front which would be disruptive in practice. The needs of wheelchair users needs to be handled sympathetically and therefore this element is considered acceptable.

Further or amended details have been provided for a number of the doors but concerns remain regarding the design of the replacement entrance doors at the front of the chapel. This aspect needs further thought. The concerns of the Local Planning Authority regarding the alterations to the rear elevation are noted but the proposed changes are limited in scale and will not have significant impact on the building. The proposed new roof will overcome some of the complications of the existing arrangement and this element is also thought to be satisfactory.

The Managing Trustees and their Architects have gone to considerable lengths to explain the reasons behind their proposals and have made significant changes to the design. It is considered that the scheme may be approved on the basis of the following drawings all of which are prefixed 09006: 01, 02B, 03B, 04A, 06, 07C, 08C, 09C, 10, 11A and 12; and subject the following conditions:

1. The pews and other significant items of joinery to be removed shall not be destroyed but offered for sale of reuse elsewhere.
2. The dado panelling shall be made good to match the existing where pews are removed.
3. Full details of the glazed folding screen and the manifestation shall be submitted to the Methodist Property Office prior to the commencement of the scheme.
4. The doors to the storage room to the side of the pulpit shall match the details of the doors leading to the hall. Details must be submitted for the approval of the Methodist Property Office prior to the commencement of the scheme.
5. A revised design for the replacement of the entrance doors must be submitted to the Methodist Property Office prior to the commencement of the scheme.
6. All new brickwork is to match the existing in colour, texture and bonding.
7. The design of the chairs must be submitted to The Methodist Property Office for approval prior to the commencement of the scheme.
8. Archive: Two copies of a full photographic record shall be made prior to the commencement of the work in accordance with the requirements set out on the attached information leaflet "Listed Buildings – Photographic Records & Archives".

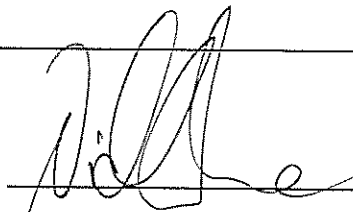
Decision

Under Section 98 of Standing Orders

I am approving / ~~not approving~~ / ~~deferring a decision on~~ / these works / subject to

the conditions above

Signature



The Head of Support Services in pursuance
of powers delegated by the Methodist Council

Date

8/3/11.