

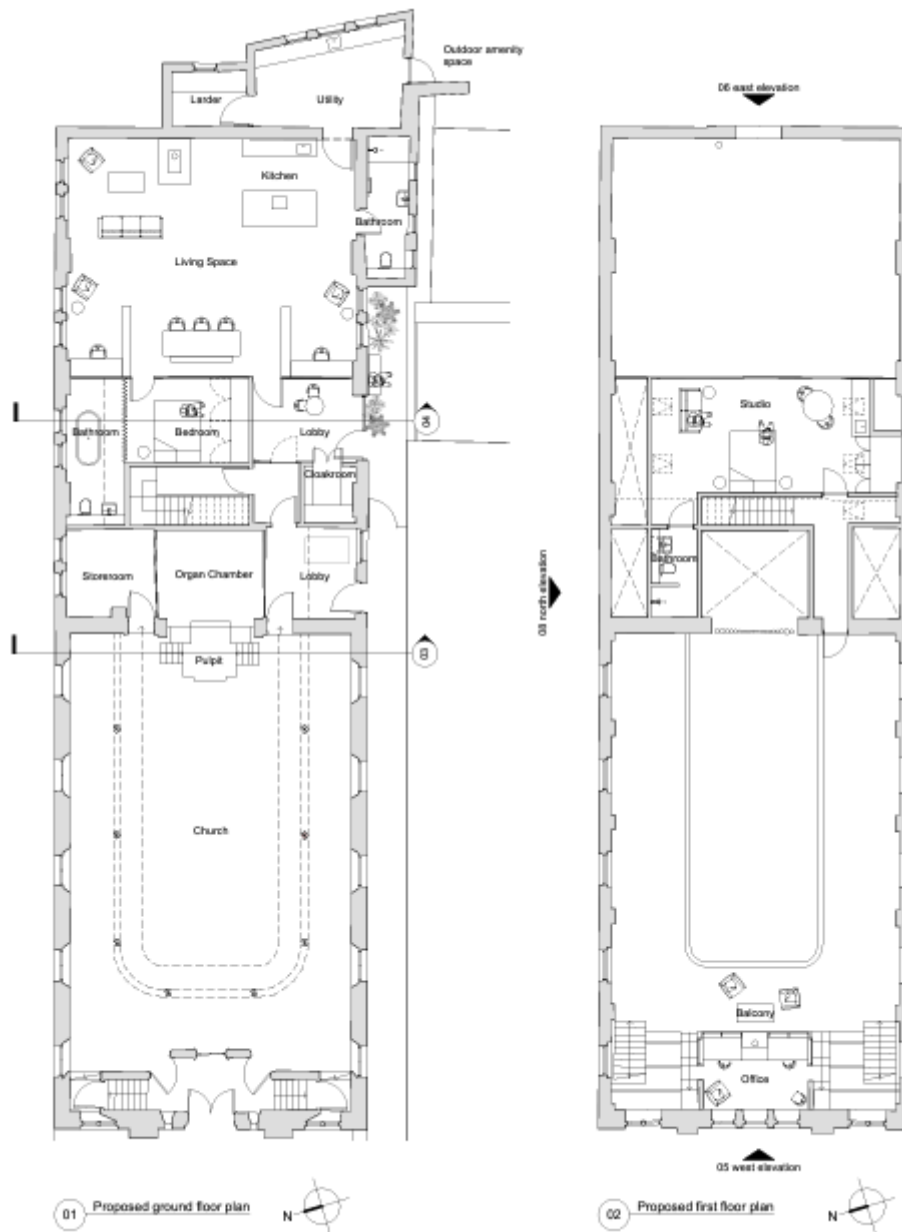
DESIGN ACCESS STATEMENT

Proposed Chapel Conversion, Longbridge Street, Llanidloes.

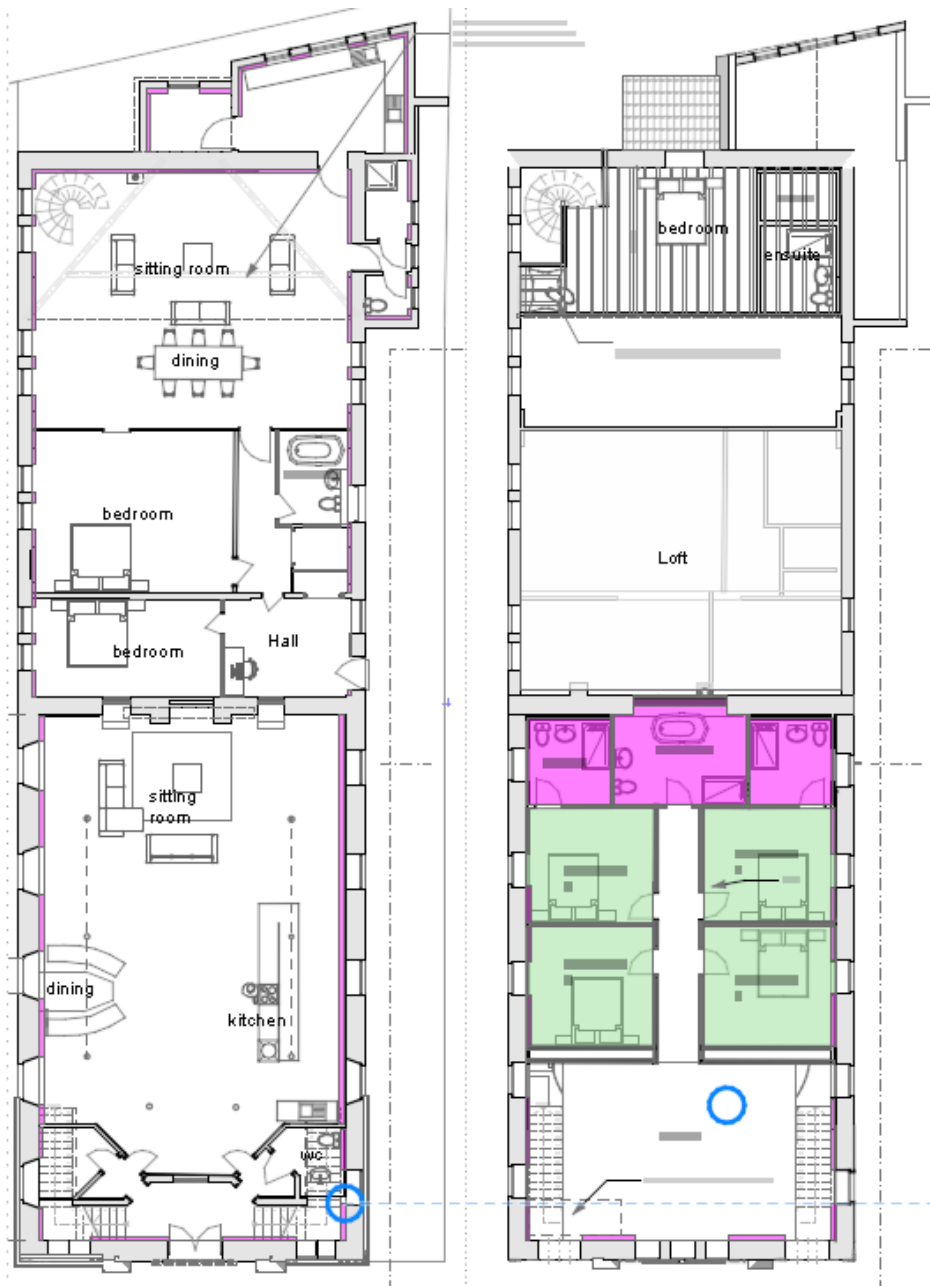
1.INTRODUCTION

The proposal is to vary the existing planning permission for the conversion of the Chapel into residential accommodation. The initial approval for the chapel developed the hall into bedrooms. 20/1460/FUL





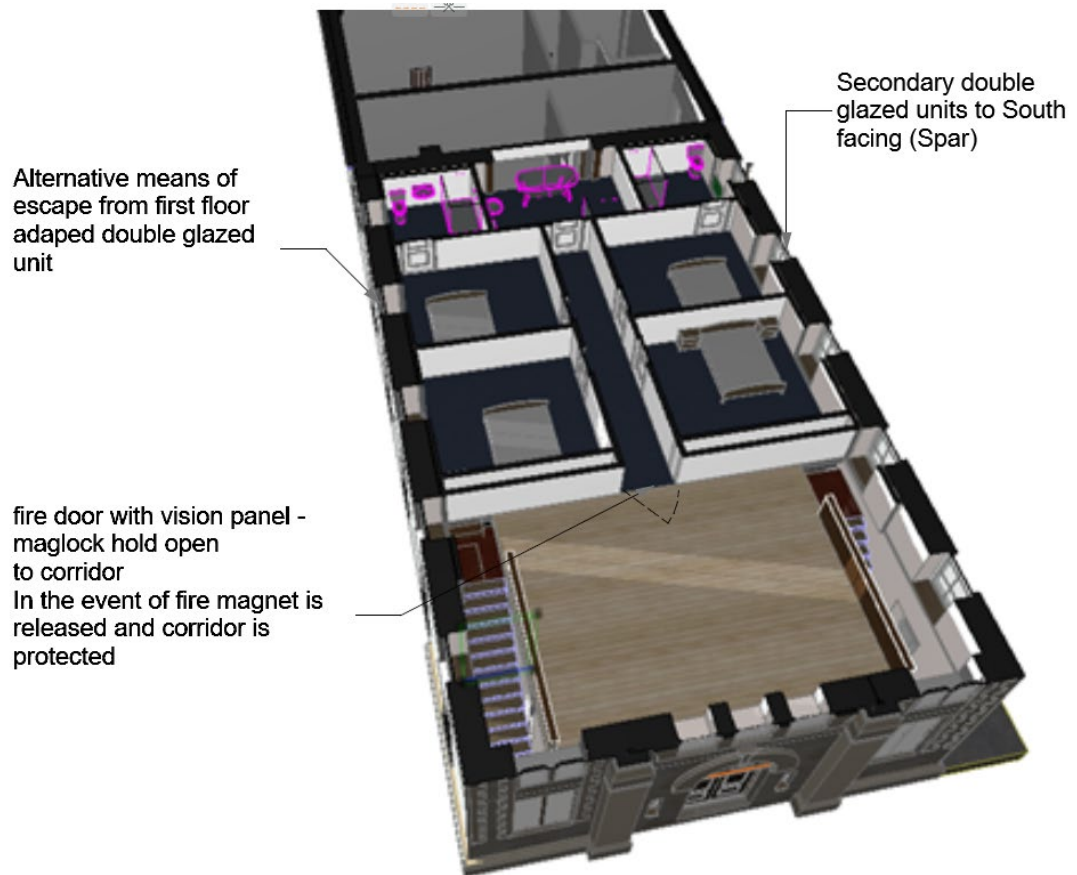
The section 73 approval for variation moved the accommodation to the rear of the property.



The revised proposal looks to convert the Sunday school into permanent living accommodation and to convert the chapel for holiday letting as a means of income. As the plan for the permanent accommodation has only varied we would look to follow the same details as previously agreed, for the remaining chapel this had formerly been approved for conversion upstairs in the initial application, this proposal looks to follow the same principles but for holiday let usage as the vacant chapel would prove difficult to heat and utilise for any other practical purpose. As a holiday let it can provide a source of income, supporting the local businesses and offsetting the cost of maintaining and heating the fabric of this prominent building within Llanidloes town centre.



Planned open plan living room for holiday accommodation, retaining gallery detail with glazed natural light section with artificial lighting backup for darker days.



Biodiversity and Local Environment

The existing buildings have been inspected for protected species. All mitigation forms part of the original proposals no variation is sought.

Energy efficiency strategy/carbon reduction strategy

The existing building will be insulated internally to meet building regulations standards and where possible exceed requirements.

Sustainable Materials

Sustainably sourced materials will be used in the construction, minimising concrete content in the build where possible.

Waste Management

The proposal will improve areas for storage and recycling for waste management in the kitchens and external storage areas.

Physical, Social, Economic and Policy Context

The proposal will have no impact on strategic settlement hierarchy.

Natural, Historic and Built Heritage.

The proposal does not impact on natural heritage.

The development will ensure the fabric of the building is retained and maintained externally retaining its existing appearance from Longbridge Street and the conservation area. Inside the building has been sympathetically subdivided to create usable spaces whilst retaining key features of the original building.

Economic and employment development- The construction will be carried out using locally sourced materials and labour. The conversion into holiday accommodation will provide local tourist revenue and potential part time employment for a cleaner between rentals.

Development and transport-

The chapel is within the centre of Llanidloes with good public transport links and local services within walking distance.

3 Movement to, from and within the Development

Explanation

The proposed will have no impact on the existing buildings access.

Physical, Social, Economic and Policy Context

The development area will not change as part of this application as all works being carried out are within the building envelope.

4 Character

Explanation

Scale

The conversion will not alter the scale of the existing building as it only involves internal structure.

Layout

Appearance

The alterations to the internal layout will have minimal impact externally with changes to the side elevation and roof all being obscured by the neighbouring properties.

Amount

The extent of conversion is limited by the external envelope.

Landscaping

The site has limited external landscaping opportunity but will be subject to the existing approval requirements.

Physical, Social, Economic and Policy Context

Relevant policy covered by the application:

DM1 – Planning Obligations

Policy DM13 – Design and Resources

Policy DM15- waste within developments

Policy H3- Housing delivery

Policy H8- Renovation of abandoned dwellings (buildings)

Policy DM13- Design and Resources

Policy DM15 – Waste within Developments –

Policy TD1- Tourism development

Policy R3- Development within town centres.

Policy RE1 – Sustainable energy

5 Community Safety

Explanation

The building is accessed from Longbridge street, limiting points of access into the building.

Physical, Social, Economic and Policy Context

The existing building is covered by natural surveillance from neighbouring properties and enclosed within the existing surrounding plot boundary.

6. Accessibility

The proposal follows the adopted policy where possible improving disabled accessibility within the constraints of the site.

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