



STATEMENT OF COMMUNITY INVOLVEMENT

Wesleyan Chapel, Blackhorse Road, Kingswood

InSpace Design Ltd

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Approved By: Andrew Beard MRTPI

November 2015



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1. INTRODUCTION

- 1.1. This statement has been produced on behalf of InSpace Design Ltd in support of the accompanying full planning and listed building applications for the redevelopment and conversion to residential flats of the former Wesleyan Methodist Chapel at Blackhorse Road, Kingswood.
- 1.2. These applications are submitted following the withdrawal of similar planning and listed building applications on 6 December 2007 (Application Nos. PK07/2951/F and PK07/3382/LB respectively).). The property is in a severe state of disrepair and has been derelict and vacant for over a decade. The previous schemes faltered in respect of viability but has now been acquired by new owners.
- 1.3. Included in this document is a description of the proposed development together with a summary of the community responses to the current scheme.
- 1.4. The site is currently disused and neglected and the chapel is the last remaining building to be renovated in this group of buildings – others in the immediate locality, such as the former Sunday School have been successfully renovated.
- 1.5. Apart from the state of the chapel itself, the adjacent graveyard, along with its once fine headstones, has been untended and unmanaged for many years. As a result, it currently adds to the neglected appearance of the site and the

Council agree that the site and the chapel building require immediate attention.

1.6. These applications seek to remedy this situation and the applicants are confident that the schemes should be approved at the earliest opportunity to bring about the commencement of significant environmental improvement.

1.7. The listed building application seeks listed building consent for;

“Internal and external alterations to restore the existing Listed building including improvements to car park including paved surfaces and provision of bin and cycle storage.”

1.8. The planning application seeks planning permission for;

“The residential redevelopment of the former Wesleyan Chapel, last used as a Ballet School (Use Class D2), to form 15 no. dwellings (Use Class C3) together with associated parking and landscaping and the creation of a Memorial Garden. External alterations to include improvements to car park including paved surfaces and bin and cycle storage.”

2. PURPOSE OF REPORT

2.1 This report supports a formal planning application and Listed Building consent application. It sets out a summary of the recent consultation exercise undertaken by InSpace Design Ltd in line with government (NPPF paragraph 188) and local guidance.

2.2 The key guidance document in relation to South Gloucestershire is their Statement of Community Involvement 2015. This sets out the guidance for community consultation by the local authority and applicants and encourages applicants to undertake pre-application consultation with interested local parties and community parties to reduce delay and improve the quality of decisions.

With regard to public consultation, the SCI is rather limited in guidance for what is required of those seeking to submit applications however it does state:

“For major sites the council will encourage developers to undertake pre-application consultation tailored to the scale, complexity and nature of the proposals. This could range from a simple letter to neighbours and local councillors inviting comment, through to a full exhibition or workshop.”

2.3 This guidance has informed the public consultation process undertaken, which given the context of the site utilised a letter to the surrounding neighbours with draft plans attached.

3. CONSULTATION RESPONSES

- 3.1 500 letters were hand-delivered to every property within a minimum 100 metre radius of the site on 7th October 2016. The exact streets these were delivered to are listed in appendix A. A copy of this letter is also enclosed in appendix B.
- 3.2 In total four responses were received, which are summarised in appendix C. These are predominantly positive and the tidying up of the site is a primary concern of the local residents who have lived with dereliction, litter and anti-social behaviour for so long. Several questions were asked regarding the memorial garden, the retention of the trees and general construction management issues.
- 3.3 The application package includes a detailed proposal for the memorial garden and survey of existing tombs and structures. The intention is to create a lasting memorial legacy as opposed to the previous neglect.
- 3.4 A tree survey is included with the application and the mature boundary trees will be retained and managed as a vital element of the works to restore not only the building but the whole site.
- 3.5 Given the direct access off Blackhorse Road and space around the site, construction should not pose any great difficulties or amenity issues.

4. CONCLUSIONS

- 4.1 Given the current state of the chapel and the surrounding graveyard, which is also subject to anti-social behaviour, it is clearly in the local areas interests to have this site developed, restored and cleaned up as soon as possible. This has been supported in the nearby residents' responses.
- 4.2 The scheme will restore the building and incorporate a scheme for a memorial garden to create a legacy for the existing un-kept graves.
- 4.3 The Blackhorse Road boundary trees will be retained with the scheme.
- 4.4 Construction has direct access off Blackhorse Road and will not impact on residential amenity but deliver long lasting final regeneration benefits.
- 4.5 In assessing the consultation response there are no specific objections and the applicants will keep neighbours informed through the process.

APPENDIX A – LIST OF STREETS CONSULTED

- Alsop Road
- Blackhorse Road
- Broadfield Court
- Boulton’s Road
- Downend Road
- Grantham Road
- Halls Road
- Regent Street
- School Road
- South Road
- Two Mile Hill Road
- Unity Street
- Victoria Park Road
- Waters Road
- West Street



APPENDIX B – CONSULTATION LETTER

INSPACE DESIGN LTD

Saint Elmo, College Road, Bath BA1 5RS Tel: 01225 336225
www.inspacedesignltd.co.uk

Delivered by Hand

7th October 2015

Dear Sir / Madam

Proposed Regeneration of Derelict Wesleyan Chapel and Lane

I am writing to you as a neighbour to provide information regarding emerging proposals for the restoration of the former Wesleyan Chapel on Blackhorse Road into 15 flats with off-street parking for each as well as the construction of two small detached houses on the former lane that connected Two Mile Hill Road to the chapel (that has recently been trespassed by 'travellers'). The boundary between South Gloucestershire and Bristol separates the lane from the chapel resulting in two separate planning applications. This letter sets out the planned development and its background, to provide an overview of the proposals prior to their submission. As a nearby resident, we are keen to ensure that you are advised of these proposals and to understand any thoughts or questions you may have.

The Site

The Wesleyan Chapel, Kingswood was a large grey rendered Grade II listed building constructed in 1843. The Chapel closed in 1978 and became a dance studio in the 1980s but was derelict by the late 1990s. A fire gutted the building in 2004, destroying the roof, windows and all internal divisions. It is now a partially walled ruin. Plans for the former chapel's development into residential use were submitted to South Gloucestershire Council in 2007 but were withdrawn before a decision was reached. With reference to the former access lane, Bristol City Council granted planning permission in April 2000 for the construction of two detached houses, however this approval expired in 2005. The site is totally overgrown and a prominent eyesore. Despite being fenced, it has attracted undesirable behaviour with extensive evidence of rough sleeping, illicit sexual activity, drug use and now a 'traveller' encampment. We enclose two location plans to assist in identifying the extent of the site and the boundary between the two planning authorities.

The Proposals

Former Wesleyan Chapel: The proposals are to regenerate the site identified above while retaining and refurbishing the existing building shell. The exterior landscaping will be thoughtfully undertaken to accommodate 15 car parking spaces and a memorial garden for the remaining gravestones. A commemorative plaque will replace any headstones that are too damaged for retention.

As shown on the enclosed sketch plan, windows will be reconstructed to match their original details and the roof will be rebuilt to match the original profile. The east elevation, facing Blackhorse Road, will remain unchanged in appearance with entrance doors constructed on the west elevation. All existing trees will be retained where possible.

Former Chapel Lane: The proposals are to effectively reinstate a lapsed planning permission for two detached houses at either end of the former chapel's access lane. The enclosed sketch plan shows the house facing onto Two Mile Hill Road will be set back from the road with a front and rear garden. The other house will have vehicular access via the chapel forecourt with off street parking, a front and rear garden.

Summary

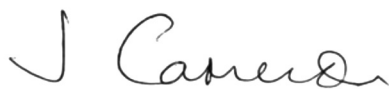
This letter has set out emerging proposals that will make a positive contribution to the Kingswood and St George communities. They bring a derelict ruin and its immediate surroundings, which form a significant part of the townscape, back into a viable use. The memory of the former building is retained in the design and its original features are recycled. The previous access lane will no longer be a long thoroughfare attracting 'travellers', illegal and/or dangerous activities but responds to the current need for more family homes.

We intend to submit the two applications in the coming weeks and during the application process the local planning authorities will conduct a statutory consultation during which you will be able to submit any comments you may have regarding the proposals.

Prior to submission, if you have any questions emerging from the above or the attached plans, we would be happy to receive these and to respond accordingly, though please do so by 28th October 2015.

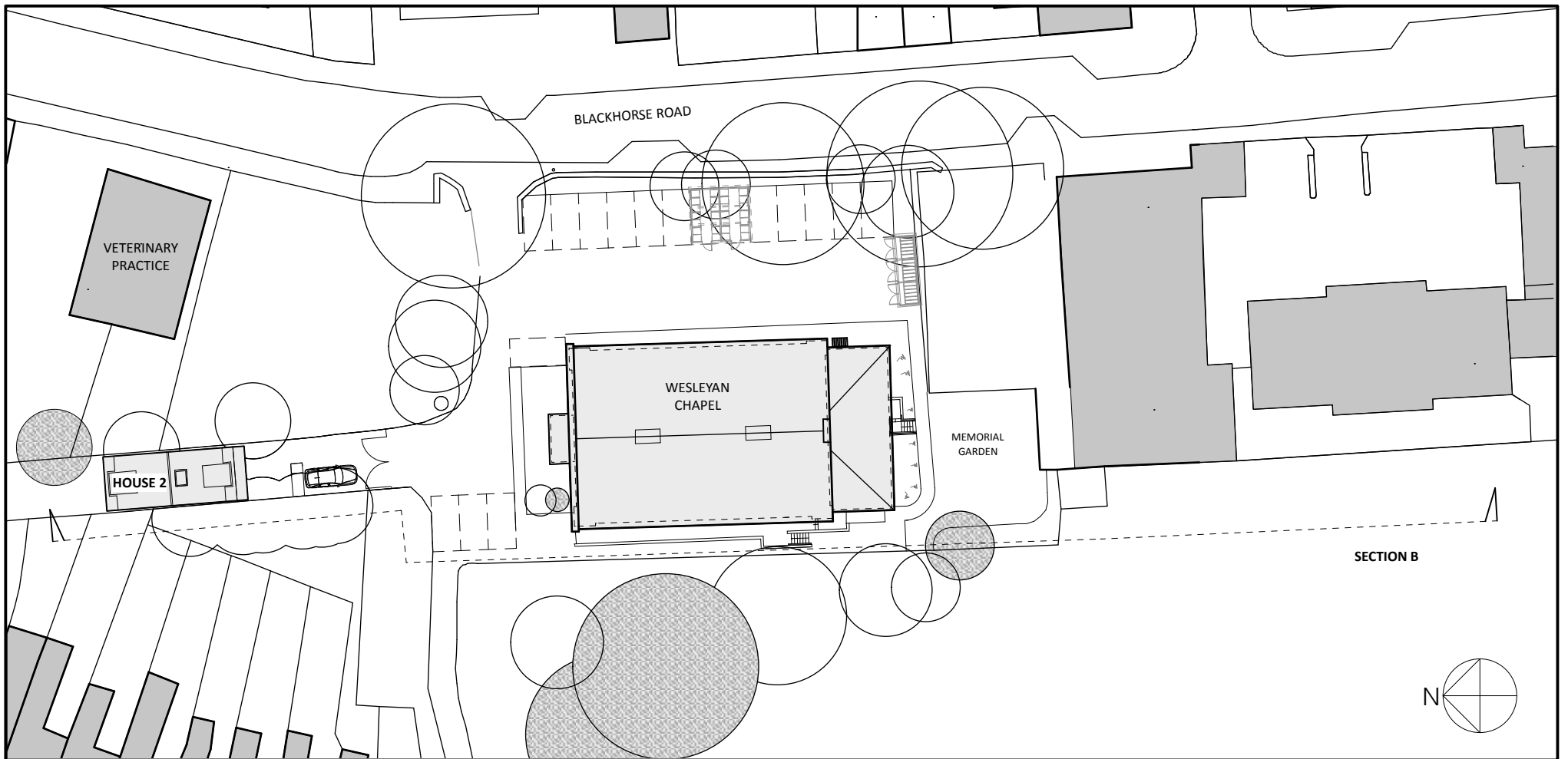
You can provide your feedback or questions by contacting us by email to: judith@inspacedesignltd.co.uk or by post to: Judith Cameron, InSpace Design Ltd, Saint Elmo, College Road, Bath BA1 5RS

Yours faithfully

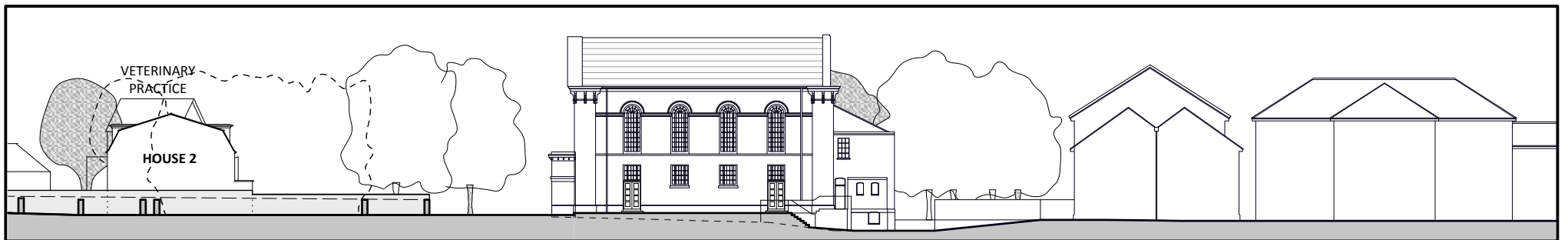


For and on behalf of InSpace Design Ltd

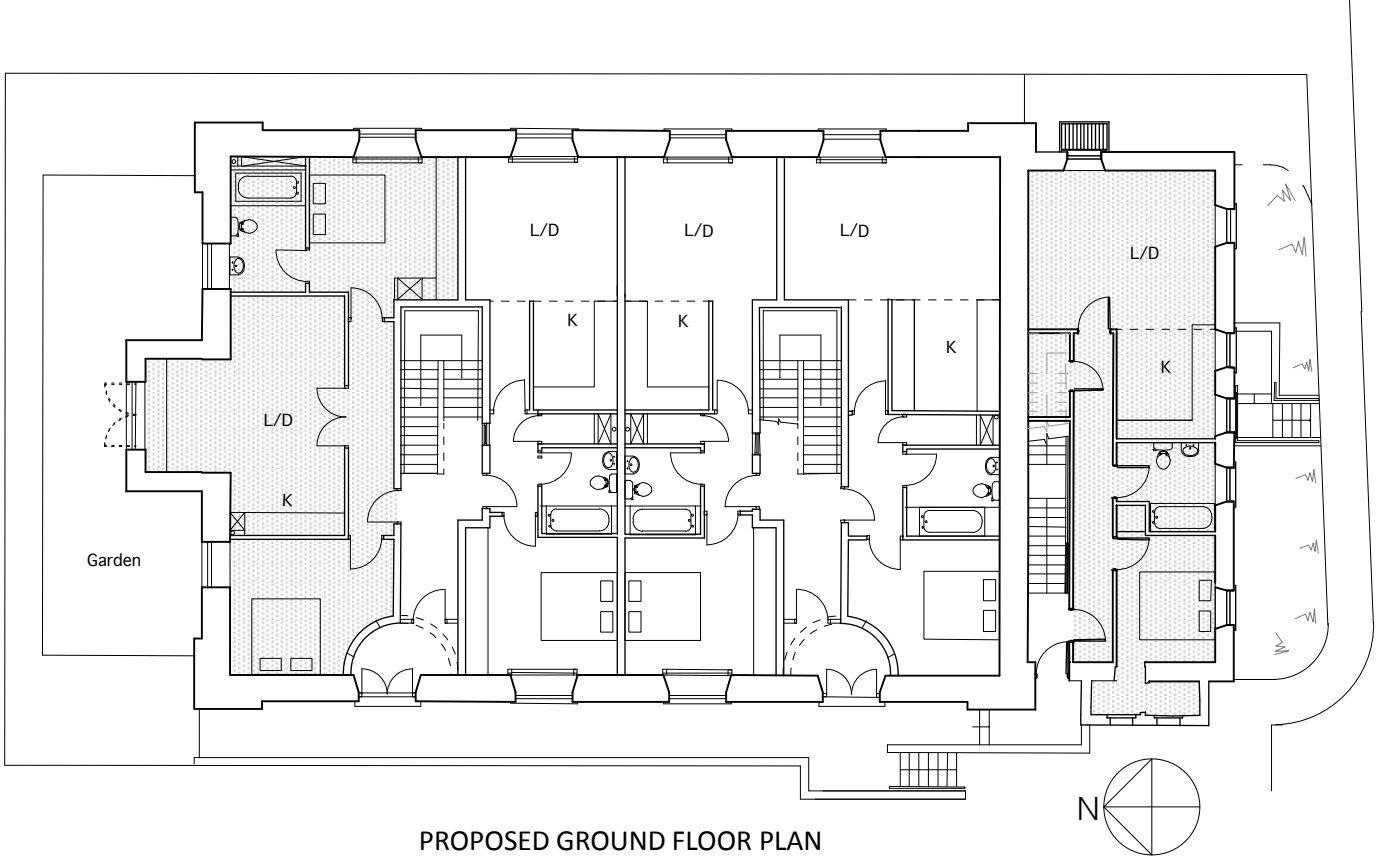
Enclosed: Site location and elevation plans for the former Wesleyan Chapel and the former Chapel Lane.



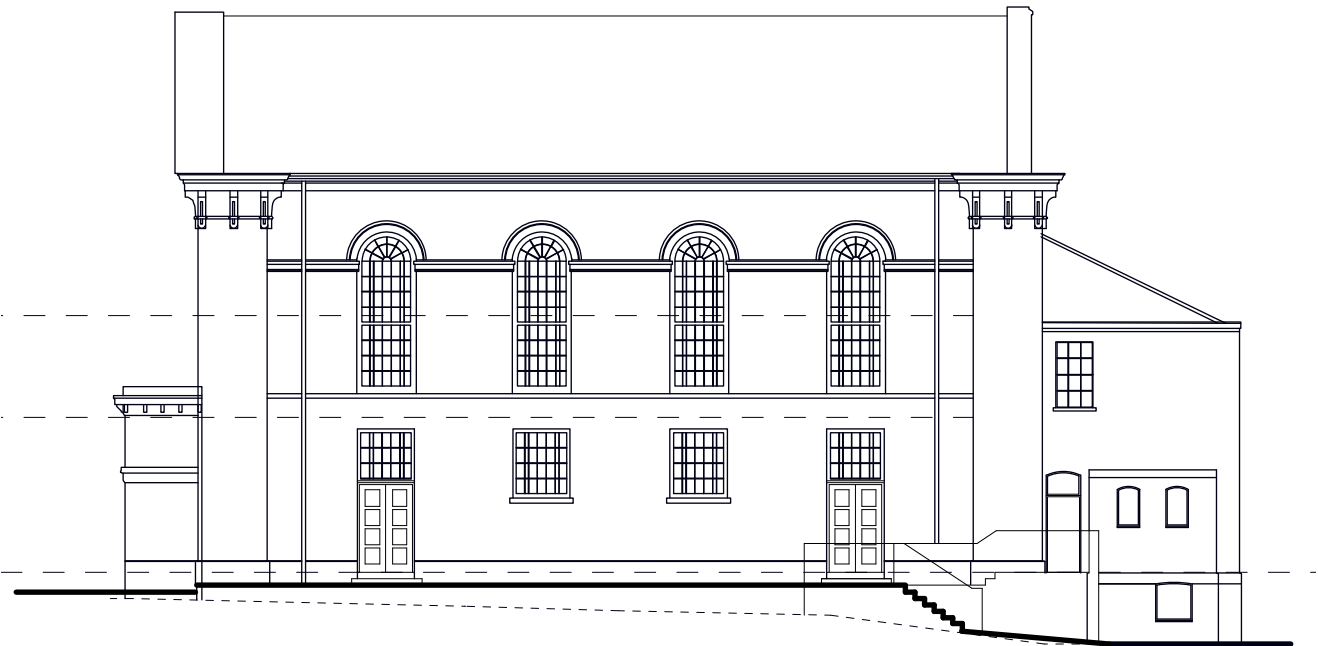
SITE PLAN : WESLEYAN CHAPEL SITE



SECTION B

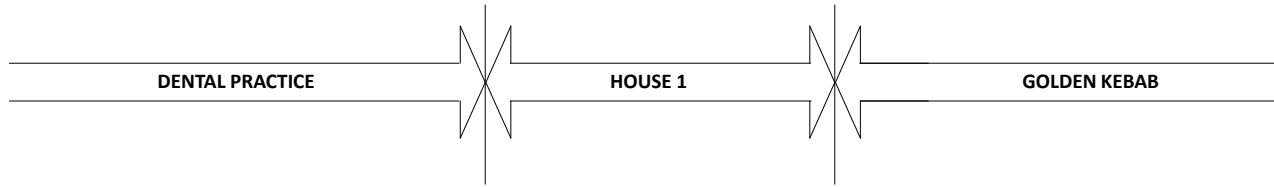


PROPOSED GROUND FLOOR PLAN



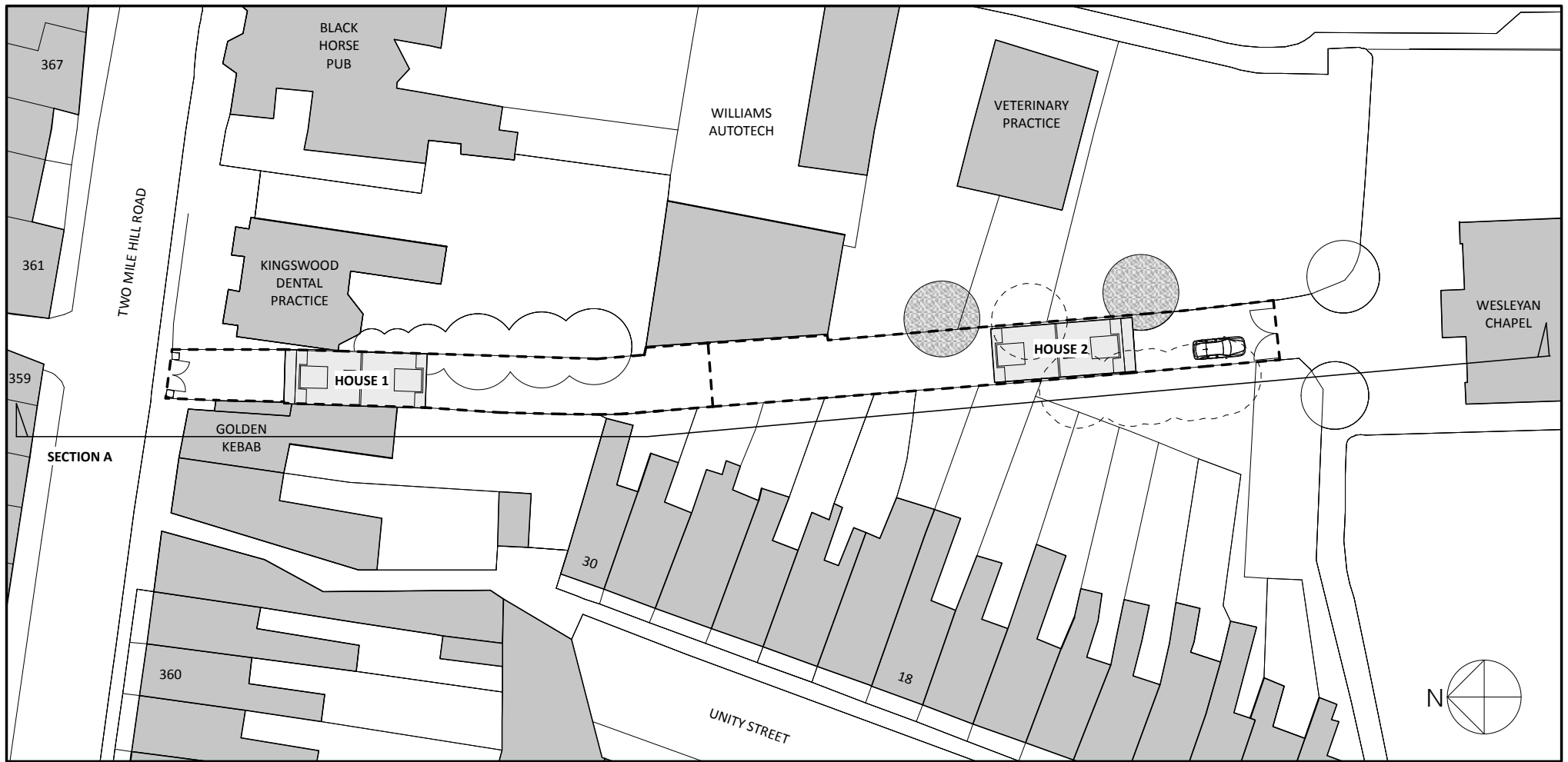
PROPOSED WEST ELEVATION

Client Inspace Design Ltd	Scale 1:200 @ A4	Date Oct 2015	Drawing No. CMR3244.PR04
Project Conversion of Former Wesleyan Chapel, Bristol To create 15no. Residential Units			
RICHARD PEDLAR ARCHITECTS ARCHITECTURE • CONSERVATION • URBAN DESIGN			RPCA 4 Grove Road Redland Bristol BS6 6UJ • 0117 974 2612 www.rpca.co.uk • info@rpca.co.uk

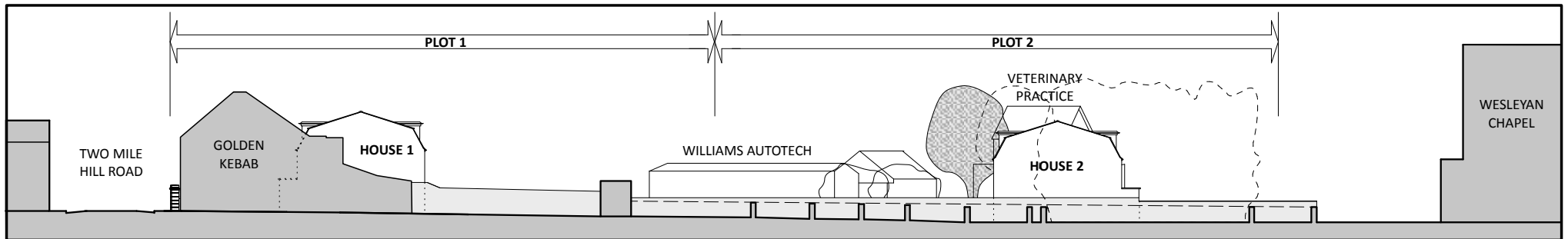


TWO MILE HILL ROAD ELEVATION

<p>RICHARD PEDLAR ARCHITECTS ARCHITECTURE • CONSERVATION • URBAN DESIGN</p>	<p>RPCA 4 Grove Road Redland Bristol BS6 6UJ • 0117 974 2612 www.rpca.co.uk • info@rpca.co.uk</p>	<p>Client Inspace Design Ltd Project Two new dwellings in lane leading to Wesleyan Chapel</p>	<p>Scale 1:100 @ A4</p>	<p>Date Oct 2015</p>	<p>Drawing No. CMR3244.PR02-</p>
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SITE PLAN : HOUSE 1 AND HOUSE 2 IN LANE LEADING TO WESLEYAN CHAPEL



SECTION A

APPENDIX C – SUMMARY OF RESPONSES

DATE	NAME	CONTACT DETAILS	QUERY/COMMENT	RESPONSE
09.10.15	MR R CASH	0756 8076742 6 Unity Street	Happy for the redevelopment of the chapel.	We will keep local residents informed and believe the restoration of the Chapel will be a major boost for the area.
	MR J DOWNER	xinjango@gmail.com Unity Street	Proposal will have a positive impact on the area.	Agree
22.10.15	MS S FORBES	sandra.forbes@bbc.co.uk	<ol style="list-style-type: none"> 1. It is not clear from the plans where the carpark for 15 spaces will be situated. Please clarify where that is. 2. Are some or all of the gravestones going to be dug up and replaced by the 15 car parking spaces? 3. How big will the memorial garden be? 4. Will the 15 flats and 2 detached houses be privately owned or will they be a combination of social housing and privately owned property? 	<ol style="list-style-type: none"> 1. Within the grounds to north and east of chapel. 2. All gravestones and memorials that are in a good enough state of repair will be moved to the memorial garden. Those no longer intact will have their details engraved on a stone plaque incorporated into garden. 3. Approx 15m by 15m. – 225m² 4. It is unlikely that the costs of repair and restoration will allow social housing as sales will need to be

				maximized to make the scheme viable.
22.10.15	MR JAY	46 Waters Street	Happy for redevelopment but will whole graveyard be included? Memorial garden with plaque for destroyed headstones a good idea.	Only graves within curtilage included in plans.
10.11.15	Ms Clara Dowling	9 South Road	Very keen on the redevelopment as long as mature trees are preserved and sensible traffic access during building works.	Confirmation of tree preservation and measures to create minimum disruption during works.