

QUESTIONS AND ANSWERS
FOR
PROPOSED CONVERSION OF CHAPEL TO 14 RESIDENTIAL FLATS

AT
WESLEYAN METHODIST CHAPEL
BLACKHORSE ROAD
KINGSWOOD

*From "exhibition" of plans
3rd July 2007*

QUESTIONS AND ANSWERS

WESLEYAN METHODIST CHAPEL, BLACKHORSE ROAD KINGSWOOD

1. What does the proposal consist of?

The application will seek full planning permission for the conversion of the chapel to 14 residential apartments made up of 10 x 1 bedroom units, 2 x 2 bedroom units and 2 x 3 bedroom units. The chapel is a Grade II Listed Building so there will be the need to submit a Listed Building Consent application too.

2. How much parking?

14 spaces in total which is a ratio of 1:1. This accords with Local Plan policy standards, although the Council have indicated that if this was not achievable a financial contribution towards the enhancement of public transport facilities would be acceptable. The parking will be located to the east of the chapel adjacent to Blackhorse Road and will be screened by existing trees. The existing boundary wall will be retained.

In addition 100% secure cycle storage spaces are to be provided.

3. Where will access into the site be provided?

Vehicular access to the development will remain from Blackhorse Road. Pedestrian access will be from Two Mile Hill.

4. Is it acceptable to build a car park over the existing graveyard?

South Gloucestershire Council have indicated that provided there is no ground disturbance from services and drainage requirements, the provision of car parking here should be acceptable.

There are separate legal procedures which also cover this issue outside the remit of the Planning Acts. A separate legal process is underway notifying the public of the proposal. This will ensure that relatives or personal representatives of the deceased have the opportunity to comment on the removal of the tombstones and related issues.

5. What will happen to the existing tombstones?

The best of the tombstones will be relocated within the site along with the creation of a Memorial Garden within the existing access to the north of the site. Landscaping proposals are being developed and will be submitted as part of the proposals

6. Who will live in the development?

Although it is hard to say, it is expected that young professionals and families would seek to live in this type of accommodation.

7. Are you providing any affordable housing?

No affordable units are provided as part of the scheme. This is in line with current national and local policy advice (PPS3) threshold which states that all housing developments over 15 dwellings must provide affordable housing.

8. What design elements have been incorporated into the scheme?

The chapel is a Listed Building and is within a Conservation Area. Therefore the Council will expect a high quality development which respects the setting of the listed building proposal and does not unduly affect the character or appearance of the Conservation Area.

The extended path leading to the chapel from Two Mile Hill is a distinctive part of the urban grain in the Conservation Area and this will be retained as a pathway to the site along with a new Memorial Garden.

The memory of the original approach to the chapel will be retained.

The intention at the moment is that the main access into the building will be from the east elevation (facing Blackhorse Road) via a new covered way formed over an existing path. This will give the entrance a more domestic scale and reuse the existing cast iron columns in forming a mono pitch glazed roof. This design approach reflects the inverted form of the gallery.

The memory of the original gallery is retained in the position of the new structural walls. The sloping ceiling follows the same lines as the original gallery.

The axial nature of the building has been referenced in a symmetrical layout and the design works alongside the original openings and structural fabric of the building.

The roof structure will be reinstated. The roof space will not be used for residential accommodation.

The plans are still evolving in terms of some of the design issues and South Gloucestershire Council have been involved with this.

9. Will existing trees be retained and are there any ecological issues associated with the proposal?

All existing trees will be retained where possible. A Tree Survey is currently being undertaken and this will establish which species of trees are worthy of retention. An Ecological Survey will also be undertaken

10. Will open space be provided?

The spaces to the north and south of the chapel will be used for a communal garden. Furthermore, part of the pedestrian access area to the north of the site will be used for a Memorial Garden.

The Council may also request a financial contribution towards the enhancement of open space to the west of the site.

Refuse and recycling facilities will also be provided within these areas and they will be accessible to all new occupants of the building.

11. When do you expect to receive planning permission?

The planning and listed building applications have not yet been formally submitted but we are aiming to submit in the next 4 to 6 weeks. Once planning permission and listed building consent has been granted, the developer intends to undertake the works as quickly as possible, but will have three years to implement the planning permission.

The Council are encouraging submission and implementation of a scheme as soon as possible given the current condition of the building. It is likely that a condition will be imposed requiring that the building be made structurally sound within a given time period. This will ensure that the building is brought back into active use at the earliest opportunity.

12. How long will construction take?

Approximately 12 to 15 months.

WESLEYAN CHAPEL, KINGSWOOD
DROP IN/ EXHIBITION
Tuesday 3rd July 2007

Thank you for coming along to the exhibition today.

The project team is interested to hear your views on these proposals. Please take a few minutes to complete the following, then either post your completed form in the comments box provided to return to the address below.

Q1. Do you generally support the proposals?
(please tick one of the boxes below)

Support the proposals
 Opposed to the proposals

Broadly supportive but have some concerns
 Undecided/ no opinion

Q2. Do you have any specific comments about the proposals? (feel free to continue over the page)

If you wish to be kept informed about progress on these proposals please give your contact details below (please write clearly)

Name:	
Organisation (of applicable):	
Postal Address and/or email:	
Date:	

It would be most helpful if you could also circle/highlight one or more of the options below

I am: a local resident work locally local retailer/business owner other

PLEASE RETURN YOUR FORM BY FRIDAY 13TH JULY TO:
Avril Baker Consultancy, 5 Lilymead Avenue, BRISTOL BS4 2BY / FAX 0117 9774255

Andy Perkins

From: Avril Baker Consultancy [info@abc-pr.co.uk]
Sent: 03 August 2007 10:30
To: 'Avril Baker Consultancy'
Subject: Wesleyan Chapel, Kingswood Feedback Report
Attachments: 3rd July Feedback Report to stakeholders.pdf

Dear Stakeholder,

I am writing with an update following the drop-in session on 3rd July to discuss development proposals to develop the derelict Wesleyan Chapel on Blackhorse Road, off Two Mile Hill, Kingswood.

Enclosed please find a feedback report on the session - this report includes comments and responses recorded on the night and all responses received up to 11th July 2007. It is hoped that a dual application (for planning and listed building) will be submitted to both South Gloucestershire Council and Bristol City Council in the near future and I'll let you know when it is formally registered so that you can view the application information and comment on it as appropriate.

On behalf of the project team I would like to thank everyone who participated in the pre-application consultation process.

If you have any further queries please do not hesitate to contact me.

Yours sincerely

Avril Baker
Consultation co-ordinator



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WESLEYAN CHAPEL, REDEVELOPMENT BLACKHORSE ROAD, KINGSWOOD

3rd July 2007

Stakeholder feedback report

Introduction

The Wesleyan Chapel, Kingswood, is a semi derelict Grade II listed building which has been empty and unused for a number of years. The present owner now wishes to make a planning application and listed building application for permission to restore the building and convert it into 14 apartments.

Avril Baker Consultancy (ABC) was appointed as an independent advisor to draw up and coordinate a stakeholder/public consultation event for this project. The aim being to inform and engage with individuals, groups and organisations who either lived or worked nearby or who had a direct interest in the site. ABC recommended a drop-in exhibition with detailed exhibition boards showing a display of proposals with members of the project team on hand to discuss any issues face to face with interested parties.

Notifying local residents and stakeholders

Invitations were distributed to the local business community and residents living close to the proposed development site for an informal exhibition of plans and meet the team session from 4.00pm – 7.00pm on Tuesday 3rd July 2007 in the Kingswood Methodist Church, Grantham Road, Kingswood, Bristol.

Some 395 letters of invitation were hand delivered or mailed. In addition, 35 invitations to attend were mailed out to named stakeholders including local ward councillors, Bristol City Council and South Gloucestershire Council officers, Avon and Somerset Constabulary and other organisations with an interest in the site.

Attendance

In attendance from the project team were:

CSJ Planning (planning consultants): Fran Chick, Simon Tofts

Client/Owner: John Britton

Richard Pedlar Architects (architects): Richard Pedlar, David Greening

Entran Ltd (transport): David Adams

Avril Baker Consultancy (consultation co-ordinator): Avril Baker, Nick Law, Kelly Williams

3 councillors and 2 officers representing South Gloucestershire Council and 35 residents attended the meeting.

The exhibition panels were produced to show detailed drawings of the site and building as it is currently and the proposed development. Also available on the day was a Question and Answer handout with information on the proposal, parking, access, graveyard, tenure and type of housing, design elements, ecological issues, open space, timescale for planning permission and likely construction timeline. The project team were on hand throughout the session to discuss plans with stakeholders and gathered useful verbal feedback on the public responses to the scheme. This feedback has been incorporated into this report.

3rd July 2007 stakeholder event: Wesleyan Chapel, Kingswood

The exhibition boards and drawings were left on display in Kingswood Methodist Church for the remainder of the evening and for the following day for people attending a meeting of the church council, and for any other members of the public to view at their leisure.

In addition to their discussions with the team, stakeholders were invited to provide general written feedback on comments forms which were handed out at the exhibition. Comments could either be posted in the comments box on the day or returned by post or email. To date 7 written comment forms have been received.

Comments and Feedback on the proposed development

General

Residents appreciated the opportunity to see the drawings and to talk to the owner and representatives of the project team.

General support for proposals

Responses to the first question regarding support for the proposals

- 4 stakeholders support the proposals
- 2 stakeholders are broadly supportive but have some concerns
- 0 stakeholders are opposed to the proposals
- 0 stakeholders are undecided/no opinion
- 1 did not tick any of the above boxes on the Feedback Form.

From discussions on the day, it is ABC's view that the majority of people support the redevelopment of Wesleyan Chapel, but that some have specific concerns or issues as detailed below. Some attendees were also concerned about gravestones particularly in the area of the graveyard not covered by this application.

Development

- Positive approach to a site that has long been neglected
- Thankful something is being done
- Very worthwhile project
- Overall plans look excellent and hope proposals go through
- Looks a good development
- Seems profits are main engine for development
- Would be great to see it put back into use but don't feel this idea is best suited to it.

Design

- Like idea of walkway from Two Mile Hill Road as this will give pleasant approach to new development
- Great design
- Pleased to see memorial garden incorporated and also that the windows are being retained.
- Concern that planting in the lane will not remain tidy and lane may be used as a shortcut from Two Mile Hill.
- Finished product would appear to be aesthetically pleasing and an improvement to the area.
- Not convinced that area needs one bedroom units.

Building Height and Massing

- Original height of building, will still give ample room space on each of the new floors making good use of the burnt out premises



3rd July 2007 stakeholder event: Wesleyan Chapel, Kingswood

Cemetery

- Would like to see some progress regarding the state of the main cemetery behind the proposal.
- Maybe as a gesture to the community in regard to the inconvenience and disruption of the building works, the cemetery could be tidied and repaired.

Traffic

- Concern over how site traffic will be managed
- Increase in traffic to new development as located on very narrow one way stretch if the main A420 into Bristol.

Parking

- Concern over parking issues 14 apartments will generate, Parking on Blackhorse Road has got worse over number of years partly due to houses in Blackhorse Road and South Road being split into flats. The development will generate a lot more cars that current parking space could possibly contend with.
- What is the situation with residents parking scheme which the Council introduced some years ago – no-one at the Council seems to know anything about it and some residents using 2 or 3 spaces which makes it a mockery

Next steps

The project team would like to thank everyone who took the time to attend the exhibition and for the comments received.

Named stakeholders and any other near neighbours who have responded to the hand drop and/or left their details at the exhibition will be kept informed as the project progresses.

ABC July 2007