

APPLICATION FOR FULL PLANNING PERMISSION

Town and Country Planning Act 1990

Please read the notes before completing this form and answer all questions (block capitals)

Yoredale
Bainbridge
Leyburn
North Yorkshire
DL8 3EL
Tel: 0870 1 666333
Fax: 01969 652399
E-mail: planning@yorkshiredales.org.uk

Planning Ref No (for office use): <u>C/33/255 B</u>							
1. Applicant Name <u>REV P. THOMAS</u> Address <u>[REDACTED]</u> <u>[REDACTED]</u> <u>[REDACTED]</u> Tel No E-mail	Agent (if any) to whom correspondence will be sent Name <u>BRIAN FOXLEY ARCHITECT</u> Address <u>SHIERS FARMHOUSE</u> <u>CRACOE</u> <u>SKIPTON BD23 6LD</u> Tel No <u>01756 730512</u> E-mail <u>brian@brianfoxley.co.uk</u>						
2. a) Full address or location of the site to which this application relates and site area, if over 0.1 hectare, indicate the boundary of the site in RED on the plans submitted, which should be based on an up to date Ordnance Survey map <u>GRASSINGTON CONGREGATIONAL CHURCH</u> <u>GARRS LANE, GRASSINGTON</u> Site Area if over 0.1 hectare							
b) Does the applicant own or control any surrounding land, indicate its boundary in BLUE on the plans submitted in respect of 2 a) <table style="float: right; border: none;"> <tr> <td style="text-align: right;">Yes</td> <td style="text-align: right;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>		Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Yes	No						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. State applicant's interest in the site, eg owner, tenant, prospective purchaser etc <u>OWNER</u>							
4. Please tick to confirm that the application is for full planning permission <input checked="" type="checkbox"/>							
5. Full description of proposed development, including the purpose(s) for which the land and/or buildings are to be used <u>INSERT NEW FLOOR ABOVE WITHIN CHANCEL. NEW STAIR ENCLOSURE</u> <u>BUILD UP FIRST FLOOR TROOP OVER VESTIBY. NEW ESCAPE STAIR</u> <u>TO FORM MEETING ROOMS, TOILETS, ACCESS, STAIRCASES.</u>							
6. Tick if the proposal involves: <table style="width:100%; border: none;"> <tr> <td>a) erection of new building(s) <input type="checkbox"/></td> <td>d) demolition <input checked="" type="checkbox"/></td> </tr> <tr> <td>b) alteration of existing building(s) <input checked="" type="checkbox"/></td> <td>e) change of use <input type="checkbox"/></td> </tr> <tr> <td>c) extension of existing building <input checked="" type="checkbox"/></td> <td></td> </tr> </table>		a) erection of new building(s) <input type="checkbox"/>	d) demolition <input checked="" type="checkbox"/>	b) alteration of existing building(s) <input checked="" type="checkbox"/>	e) change of use <input type="checkbox"/>	c) extension of existing building <input checked="" type="checkbox"/>	
a) erection of new building(s) <input type="checkbox"/>	d) demolition <input checked="" type="checkbox"/>						
b) alteration of existing building(s) <input checked="" type="checkbox"/>	e) change of use <input type="checkbox"/>						
c) extension of existing building <input checked="" type="checkbox"/>							
7. If residential development, state number and type of dwelling units proposed, (if known) ie houses, bungalows, flats and also the number of bedrooms each dwelling will have (if known) <u>N/A.</u>							
8. State the type, colour and texture of materials to be used externally in the construction of the walls and roof Walls <u>BU STONE & RENDER TO MATCH EXISTING</u> Roof <u>SLATE TO MATCH EXISTING.</u>							

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 Yorkshire Dales National Park Authority
 15 AUG 2007

9. New or Existing

a) How will surface water be disposed of? MAINS is this: New Existing

b) How will foul sewage be dealt with? MAINS is this: New Existing

c) How will water be supplied? MAINS is this: New Existing

10. Does the proposal involve: Yes No

a) construction of a new vehicular access to a highway? Yes No

b) alteration of an existing vehicular access to a highway? Yes No

c) car parking spaces Yes No

indicate number of car parking spaces:
(existing) (additional) (total)

If the means of access and/or car parking is to be considered indicate the position of the new access on the submitted plans

11. Tick if the proposal involves: Yes No

a) felling trees? Yes No

b) planting trees? Yes No

c) removal of hedging? Yes No

If any "yes" boxes ticked, indicate positions on the plan

12.

a) Present use of buildings/land CHAPEL + MEETING ROOMS

b) If presently a building plot or vacant

i. what was the last use (if known)? N/A.

ii. when was the last use discontinued (if known)?

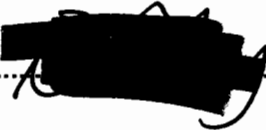
13. Tick if the application is for industrial, office, warehousing, storage or shopping purposes (if ticked complete part 2 of this form on page 4)

14. I have calculated the required fee as follows:

Type of Development	Fee
Extensions or alteration to a dwelling
Residential development (Full)
Erection of other buildings (Full)
Engineering or other operation
Other applications	<u>£135.</u>

15. I enclose herewith the sum of £ 135 as payment of the fee for the determination of the accompanying application (cheques to be made payable to Yorkshire Dales National Park Authority)

I CONFIRM THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE

SIGNED  RIBA DATE 9th July 2007

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
 Certificates under Article 7

Under Article 7 of the Order, an appropriate ownership certificate must accompany this application. This is necessary to confirm that anyone who has a material interest in the property has been notified of the application. It is an offence to knowingly provide false information.

PLEASE COMPLETE AND SIGN THE DECLARATION

DECLARATION – PLEASE TICK ONE BOX AND SIGN WHERE APPROPRIATE

None of the land which the application relates forms part of an agricultural tenancy.

Signed *[Redacted]* *LIBA* Date *09 July 07*

PLEASE COMPLETE AND SIGN ONE RELEVANT CERTIFICATE A, B, C OR D

CERTIFICATE A (If you are a freehold owner of all the land to which the application relates).

I hereby certify that:

1. No person other than the applicant was an owner [note (1) below] of any part of the land to which the application relates at the beginning of the period of 12 months before the date of the accompanying application.

Signed *[Redacted]* *LIBA* Date *09 July 2007*

On behalf of *REV. P. THOMAS GLASSINGTON CONGREGATIONAL CHURCH*

(insert applicant's name if signed by agent).

CERTIFICATE B (If you do not own all of the land to which the application relates).

I hereby certify that:

1. The requisite notice has been given to all persons who, 21 days before the date of this application, were owners [note (1) below] of any part of the land to which the application relates.

Name of Owner	Address	Date of Service of Notice
.....
.....
.....

Signed Date

On behalf of

CERTIFICATE C: If you cannot complete Certificate B because you cannot trace all the owners of the land to which the application relates.

CERTIFICATE D: If you cannot complete Certificate B because you cannot trace any of the owners of the land to which the application relates.

NB: Certificates C and D obtainable from the National Park Authority on request.

NOTE (1): "owner" means a person having a freehold or a leasehold interest, the unexpired term of which is not less than 7 years.

DESIGN AND ACCESS STATEMENT TO ACCOMPANY APPLICATIONS FOR OUTLINE AND FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT



YORKSHIRE DALES
National Park Authority

Before completing this form please read our "Design and Access Statement Guidance Note for Applicants".

These explain that this form is primarily intended for use with more complex non-householder developments.

Design and Access Statements for simple developments including most householder and agricultural proposals can be presented without use of this form.

Please contact the planning officer for your area if you are in any doubt about what is needed.

1. APPRAISING THE CONTEXT

Not relevant for applications for listed building consent where not accompanied by an application for planning permission.

- (i) Summarise your assessment of the site's immediate and wider context in terms of physical, social and economic characteristics, and relevant planning policies.

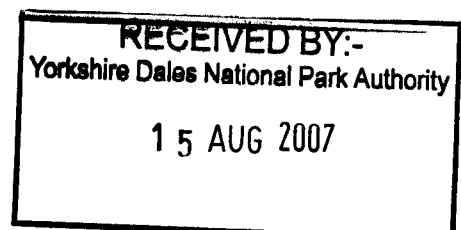
The Congregational Church occupies a large and relatively under-used premises close to the heart of Grassington. The absence of appropriate meeting rooms, toilet facilities, kitchens, access etc contributes to its under-use. The upper part of the Listed Chapel, the former balcony, is structurally unsound although stable. The proposals are such that by addressing the necessary structural repairs and improving the use of the spaces, a considerable social facility will become available to the local community . It would provide, in addition to the Listed Chapel, three meeting rooms accommodating approx 100, 30, 30 persons respectively, each with access to refreshments, toilets and storage. Disabled persons access to the large new meeting room 1 and stairs for semi ambulant persons are also proposed. The site lies within the Grassington Conservation Area,

.....

- (ii) Summarise the extent of involvement of both community members and professionals which has been undertaken or planned. Indicate how the findings of any consultation have been taken into account and how this has affected the proposal.

The Minister and the Church Council (PCC equivalent) have identified requirements for further meeting and activity rooms in Grassington. They wish to explore this within the context of their Outreach Ministry. The Town Hall and the Church House are the only other facilities and often fully booked. There are few facilities for young persons to gather or indeed other groups

The Church group are concerned at the structural deterioration within the building and have appointed a Structural Engineer and an Architect to advise and prepare proposals.



The proposed new Meeting Room and associated facilities would provide a considerable asset to the people of Grassington, whilst in the same process stabilising the structure and conserving a valuable but threatened historic building.

- (iii) Identify opportunities and constraints in the formulation of design and access principles for the development which have come to light through the evaluation of the information collected on the site's immediate and wider context.

The insertion of the new Meeting Room 1 in the upper balcony part of the Chapel serves two functions. One is to provide a useful facility to an otherwise redundant space. The other is to provide restraint and structural stability to the main south west wall which is deflecting and cracking under movement from the roof truss point loadings.

The provision of new access stairs will permit compliance with Building and Fire Regulations whilst conforming to the Disability Discrimination Act. It will also permit the existing stairs, which form part of the early 19C Listed Chapel to be retained in their original condition. It is proposed that the original staircases be decommissioned, floored over at first floor level and used to store the original balcony pews and seating for posterity.

The extension housing the access stair is to be built to the south east side, bounded by the extent of the existing single storey structure which it is to replace and abutting the listed Chapel, so as to minimise intrusion into the historic fabric. The new wall abuts close by but does not interfere with the existing window. A further, now interior, window is to be blocked within its recess whilst the opening outline retained. Only a third window is to be adapted in its height to become a doorway.

The new floor is to be positioned at a level marginally above the existing historic balcony floor and supported independently by steel beams on padstones built into the loadbearing walls. The new floor will oversail and be independent of the existing balcony balustrade, thereby protecting it as part of the historic interior especially when viewed from below. The existing historic pew bench seating will be retained on site and stored carefully within the floor zone and within the decommissioned stairwells.

The existing balcony upper ceiling is plaster on lath and is sagging and failing. It is to be taken down and the sloping roofspace lined and opened up to the interior, exhibiting the 'Queen Post' truss. The decorative plaster Rose is to be carefully restored and relocated within the soffit of the new floor above the Chapel Altar

The new escape stair to the North East is an essential requirement under the Building Regulations. To minimise its intrusion into the context of a Listed Building it is housed in a circular stone clad enclosure and separated from the historic fabric. With a sloping slate roof and minimal openings it is intended to appear non-descript in the tightly packed urban massing of Grassington. The circular plan minimises intrusion into the Courtyard which can be landscaped into a Garden offering further facility to the Church. It is the smallest, most unobtrusive form we could identify for such an escape stair.

- (iv) Show how the assessment, involvement and evaluation information collected has influenced (or will influence, in the case of outline applications) the detailed design of the development, rather than used retrospectively to justify a pre-determined design.

See 1 (iii) above

- (v) Explain how the understanding of the context has been considered in relation to the proposed use(s) of the development. Explain what those uses are, their distributions across the sites, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the sites

The use of the building is exclusively for the benefit of the community on a 'non profit making basis'. The uses would include meetings, community activities, spiritual and faith activities, opportunities for young persons to gather, for elderly persons and generally all groups. The facilities can be used in conjunction with the similar facilities at the nearby Town Hall and Church House enhancing the social and spiritual life of the community.

- (vi) Explain how understanding of the context has been considered in relation to the physical characteristics of the proposal, that is the amount, layout, scale, landscaping and appearance of the site (this may be expanded upon in responses in sections 2, 3, 4, 5 and 6 below)

See 1 (iii) above

2. AMOUNT OF DEVELOPMENT

Not relevant to applications for listed building consent when not accompanied by an application for planning permission

The amount of development is how much is proposed. This cannot be reserved in an outline application.

- (i) If the development includes the creation of residential units, state the number of units
.....n/a...
- (ii) For all other developments state the proposed floor space for each proposed use;

use	...Meeting Room 1.....	floor space	99m2.....
use	...Stair Access/Toilets.....	floor space	40m2 (2no floors).....
use	...Store/Kitchen/Toilets.....	floor space	17m2
use	...Escape Stair	floor space	7.55 m2 footprint.....
- (iii) Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximised. Where the application specifies a range of floor space for a particular use, the reasons for this should be explained.

See 1 (iii) above

The new meeting room, whilst providing a valuable facility for 100 persons is also, in our view, the most unobtrusive intervention into the historic building. A simple floor across the entire chapel structure, opened up to the roof and with no further dividing partitions

3. LAYOUT

The layout is the way in which buildings, routes and open spaces, both private and public are placed and orientated in relation to each other and buildings and spaces surrounding the development. It can be reserved at the outline stage.

- (i) If the application is for outline planning permission, and its layout is reserved, provide information on the approximate location of the buildings, routes and open spaces proposed, and explain and justify the principles behind the choice of development zones and blocks or building plots proposed, and explain how these principles, including the need for appropriate access, will inform the detailed layout. The use of illustrative diagrams is encouraged.

n/a

- (ii) If the application is for full planning permission, or outline planning permission where layout has not been reserved, or for "reserved matters", explain and justify the proposed layout in terms of the relationship between buildings and public and private spaces within and around the site, and how these relationships will create safe, vibrant and successful places. An indication should also be given of factors important to accessibility of the site for users, such as travel distances and gradients, and the orientation of blocks and units in relation to any site topography to afford optimum accessibility.

... ***See 1 (iii) above***

The proposed access negates the requirements for ramps for disabled persons access and retains existing rights of way adjoining the site. It also accommodates the existing car parking arrangements.

- (iii) For all applications for planning permission, demonstrate how crime prevention measures have been considered in the design of the proposal, and how the design reflects the attributes of safe, sustainable places set out in "Safer Places – The Planning System and Crime Prevention (ODPM/Home Office, 2003)"

The proposed entrance is a single point access, within the streetscape where policing from other dwellings etc is available. The escape stair exits into a Courtyard which can be secured and controlled.

- (iv) For applications for listed building consent explain how the layout has taken account of paragraph 3.5 of PPG 15 (*Planning and the Historic Environment*) and in particular:
- (a) the historic and special architectural importance of the building
 - (b) the particular physical features of the building that justify its designation as a listed building

- (c) the building's setting

See 1 (iii) above

4. SCALE

The scale of a development is the height, width and length of the building or buildings in relation to its surroundings. It can be reserved at the outline stage

- (i) If the application is for outline planning permission, and if scale is reserved, indicate parameters for the upper and lower limits of the height, width and length of each building proposed, to establish a three dimensional building envelope within which the detailed design of the building will be constructed. Explain and justify the principles behind these parameters and explain how these will inform the final scale of the building.

n/a

- (ii) If the application is for full planning permission, or for outline planning permission where scale has not been reserved, or for "reserved matters", explain and justify the scale of buildings proposed, including why particular heights have been settled upon, and how these relate to the site's surroundings and the relevant skyline. Explain and justify the size of building parts, particularly entrances and facades with regard to how they will relate to human scale

The three additional structures to the existing building have all been designed to appear 'subservient' to the Listed Building in their massing and fenestration. They are proposed as 'plain' building elements without decoration and not intending to 'compete' with the Listed Chapel Building. They are all considered to be domestic in scale.

- (iii) For applications for listed building consent explain how the scale has taken account of paragraph 3.5 of PPG 15 (Planning and the Historic Environment) and in particular:
 - (a) the historic and special architectural importance of the building
 - (b) the particular physical features of the building that justify its designation as a listed building
 - (c) the building's setting

See 4 (ii) and 1 (iii) above

5. LANDSCAPING

Not relevant to applications for listed building consent not accompanied by an application for planning permission.

Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and area in which it is situated through hard and soft landscaping measures. It can be reserved at the outline stage.

- (i) If the application is for outline planning permission and landscaping is reserved, explain and justify the principle that will inform any future landscaping scheme for the site.

n/a

-
- (ii) If the application is for full planning permission, or for outline planning permission where landscaping has not been reserved, or for "reserved matters", explain and justify the proposed landscaping scheme, explain the purpose of landscaping private and public spaces and its relationship to the surrounding area. Provide drawings as appropriate, a schedule of planting and protection measures, and proposed hard landscaping materials to be used. Explain how the landscaping will be maintained.

The Courtyard garden is to be landscaped into a simple lawned area. The path to the north west is to be flagged in simple stones to match existing. The entrance hard landscaping is to be simple setts , flags and tarmac to match the existing.

6. APPEARANCE

Appearance is the aspect of a place or building that determines the visual impression it makes, including the external build form of the development, its architecture, materials, decoration, lighting colour and texture. It can be reserved at the outline stage.

- (i) If the application is for outline planning permission and appearance is reserved, explain and justify the principles behind the intended appearance, and explain how these will inform the final design of the development.

n/a.....
...

- (ii) If the application is for full planning permission, or for outline planning permission where appearance has not been reserved, or for "reserved matters", explain and justify the appearance character of the development's surroundings. Explain how the decisions taken about appearance have considered accessibility. Explain the choice of particular materials and textures. Explain the choice of location and level of external lighting

The proposals are to match the existing building group, in appearance as far as possible. The new elements are designed to appear 'subservient' against the more important Chapel building.... See Items 1 (iii) 4 (ii) above.

- (iii) For applications for listed building consent explain how the appearance has taken account of paragraph 3.5 of PPG 15 (*Planning and the Historic Environment*) and in particular:
 - (a) the historic and special architectural importance of the building
 - (b) the particular physical features of the building that justify its designation as a listed building
 - (c) the building's setting

.....
See 4 (ii) and 1 (iii) above

7. ACCESS

The access component of the statement relates only to "access to the development" and need not extend to internal aspects of the individual buildings. It should show how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public

transport network. It should address the need for flexibility of the development and how it may adapt to changing needs. It can be reserved at the outline stage.

- (i) For applications for outline planning permission where access has been reserved, indicate the location of points of access to the site. Explain the principles which will be used to inform the access arrangement at all scales from neighbourhood movement patterns, to the treatment of all individual access points to the building.

.....n/a.....
.....
.....

- (ii) Applications for full planning permission, or for outline permission where access has not been reserved, or for "reserved matters", explain the policy adopted in relation to access and how relevant policies in the local development documents have been taken into account. Provide information on any consultations undertaken in relation to issues of access and how the outcome of this consultation has informed the development proposals. Explain how access for emergency services has been catered for.

The proposed new access stair has been designed for disabled person's access and provides a 'Protected Stairwell' as defined under the Building regulations. With the 'protected zone is a 'refuge' for wheelchair users. The first floor access to the new meeting room is level and available for disabled persons.

- (iii) For applications for listed building consent, explain how the access proposals have taken account of paragraph 3.5 of PPG 15 (*Planning and the Historic Environment*) and in particular:
 - (a) the historic and special architectural importance of the building
 - (b) the particular physical features of the building that justify its designation as a listed building
 - (c) the building's setting

See 4 (ii) and 1 (iii) above

8. SPECIAL HISTORIC AND ARCHITECTURAL IMPORTANCE OF LISTED BUILDINGS

- (i) For applications for listed building consent explain and justify the approach to ensuring that the listed building preserves or enhances its special historic or architectural importance. Where there is potentially an aspect of the design that will impact on this, explain why it is necessary, and what measures within the approach to design have been taken to minimise its impact.

.....
See 4 (ii) and 1 (iii) above

- (ii) Show how the approach to access has balanced the duties imposed by the Disability Discrimination Act where the proposal is subject to those and the particular historical and architectural significance of the building. Detail any specific issues that arise, particularly with regard to the fact that the building is listed, and the range of options considered. Where inclusive design has not been provided, give an explanation as to why. For

applications to alter a listed building where the fabric of the structure restricts the ability to meet minimum levels of accessibility, provide details as well as the solutions that will be put in place to minimise the impact on disabled people and ensure that any services provided within the building are made available in other ways.

.....
See 7(ii) above. Arrangements for access into the existing parts of the building are to be by management policy. The majority of the public spaces and facilities proposed are available to disabled persons.

Signed Agent/applicant (please specify)

.....
 UBA

Date 09 July 2007.....

AGENT.

BRIAN FOXLEY ARCHITECT

YORKSHIRE DALES NATIONAL PARK AUTHORITY

TREE SURVEY

To support planning application for:

Development

GLASSINGTON CONGREGATIONAL CHURCH.

Location

GABLES LANE GLASSINGTON.

Please provide (using a separate sheet if necessary):

1. A sketch plan showing the position of existing trees on the site and illustrating responses to 2-7 below: - SEE GROUND FLOOR PLAN (PROPOSED)

2. Details of any changes to soil levels near trees:

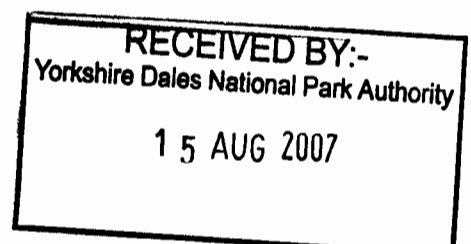
N/A.

3. Details of which trees are to be retained; which are to be removed; which are to be retained but reduced in height or spread (please refer to sketch plan):

TREE 12M HEIGHT, 10M HEIGHT ADJOINING CHURCHYARD IN SW/SE CORNER. TO BE RETAINED AS EXISTING.

4. Proposals for any tree surgery:

NONE



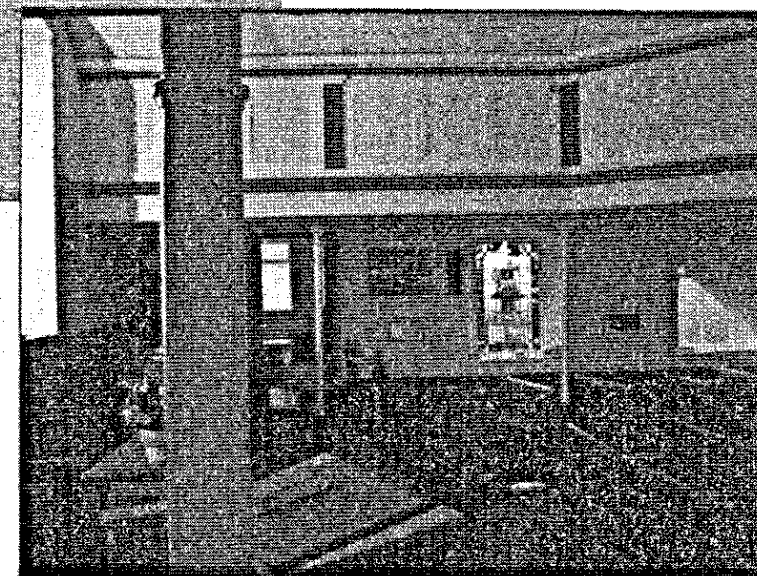


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Garrs Lane Christian Church
Grassington

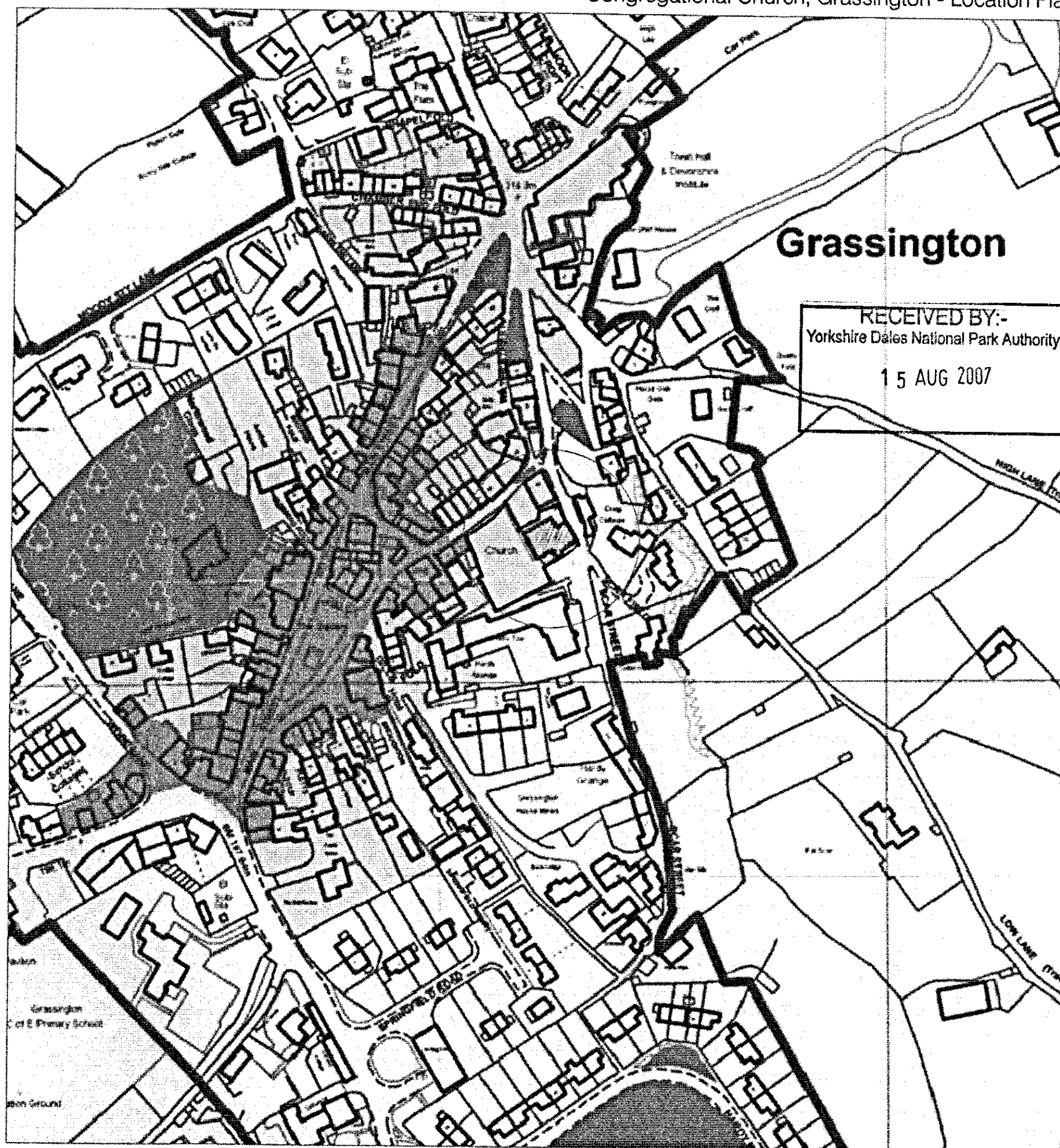
Proposed First Floor Meeting Room,
Entrance and Stair Enclosures
and
Amenity Facilities

July 2007



PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farnhouse, Cracoe, N Yorkshire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-00		



PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-00		

INTRODUCTION

Justification and Proposals.

The Gars Lane Congregational Church is located in the heart of Grassington, central to local community facilities. It occupies a site within the Conservation Area. The group of buildings consist of a two storey Chapel with an adjoining two storey building, formally school rooms and now providing some degree of meeting facilities. The facilities are to some extent inadequate for a public building. Both buildings are of natural stone with slate roofs. The Chapel is a Grade 11 Listed Building dating from 1811 (see the Listing Citation) .

The Church has developed a thriving community and contributes to the social fabric and life of Grassington.

The Chapel has two storeys of accommodation with a balcony forming an upper storey above the worship area. It was designed to cater for a much larger church going population than today and as a result of this change, the balcony is no longer used for seating and has become redundant. It is used as some form of storage. A suspended ceiling tent has been constructed over the balcony well and this upper space more or less abandoned.

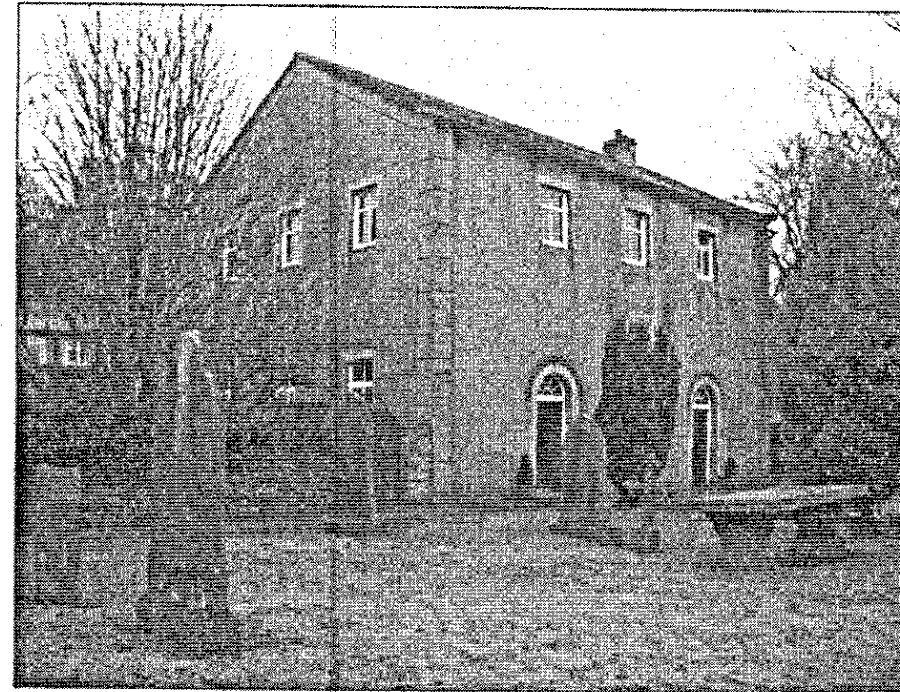
Movement in the building resulting from generally poor construction has lead to cracks appearing to the main front wall (south west) . The spread of the roof against an unrestrained front wall has lead to cracking throughout the height of the chapel wall and through to the gable walls. The original design of central windows has further weakened the structural integrity of the front wall. The building, although relatively stable, presents a serious risk of partial collapse of the roof and front wall. It represents an unpredictable and considerable danger to the public. These cracks are cause for concern and although relatively stable, do indicate a structural failing within the fabric. This is covered in more detail by the Structural Engineers Report enclosed with the application.

Recommendations for remedial restraint are either for a structural frame constructed vertically through the fabric of the Listed Chapel or one horizontally to brace and stiffen the failing front wall.

The Church outreach has identified a requirement for more meeting and activity spaces in Grassington. Currently the Town Hall and Church House are the only two and are both in constant use. There is still a shortfall of provision especially for young persons.

The proposals are to combine solutions to both of these problems. By constructing a first floor over the Chapel balcony, structural restraint can be given to the failing front wall. This floor could then serve as a meeting space which due to its span and simplicity of design could accommodate up to 100 persons. A significant contribution to the amenity facilities of Grassington.

The existing timber staircases giving access to the balcony are parts of the early fabric, possibly being added at a slightly later date. Neither comply with current Fire and Access Regulations. As such the proposals are to provide a new access stair entrance with lift and a separate fire escape stair, both enclosed. This will enable the existing stairs to be floored over and retained unspoilt as part of the early and original fabric.



North and West (Main) elevation

The proposed floor is to be located at a level where it spans over the existing balcony floor and handrail of the balustrade. The face of the balustrade will then be retained on view from the chapel and with a slight 'negative' joint between that and the soffit of the new floor. It is proposed that the original balcony seating be stored within the floor zone and the redundant stair enclosures, thus preserving them on site for posterity.

The lath and plaster ceiling of the balcony is sagging and considerably decayed. It is proposed to take this down and open up the space to the roof, which has already been reslated and to be underdrawn with insulation and plasterboard. The trusses, fine Queen Posts would then be exposed. The decorative plaster Ceiling Rose would be carefully restored and resited possibly in the soffit of the new floor above the balcony well.

The new access stair enclosure and the new fire escape stair are designed so as to appear 'subservient' to the main building. The latter is necessary for Fire escape and is designed on the smallest footprint we could find and with least intervention to the existing building. It also allows use to be made of the courtyard as an amenity garden. The main entrance and access follows the footprint of the existing single storey entrance which it is to replace. the abutment of the main access enclosure to the Listed building again is designed to minimise intervention into existing openings and fabric. The new proposals allow compliance with the Disability Discrimination Act for access to the proposed Meeting room.

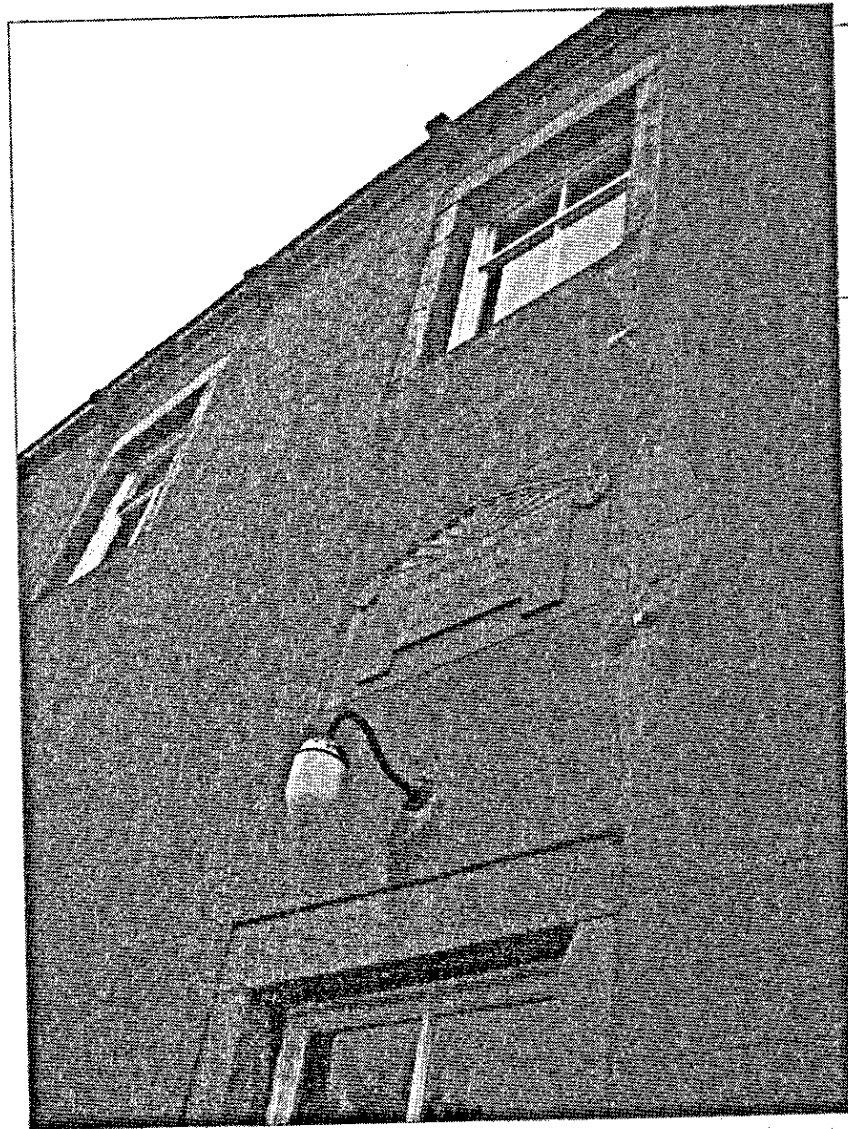
The further alterations proposed will facilitate three meeting rooms each with access to toilets, refreshments and storage, in addition to the Chapel and the future well being of the listed Chapel will then be secured.

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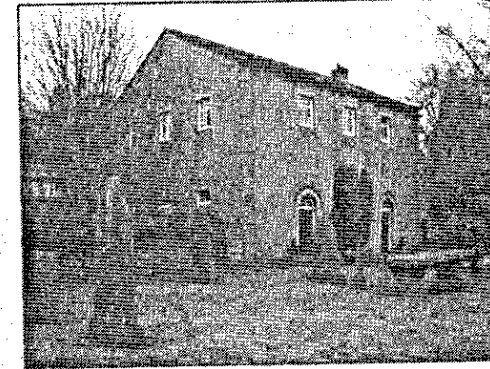
PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shlens Farmhouse, Cracoe, N Yorkshire, BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Gars Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-00		

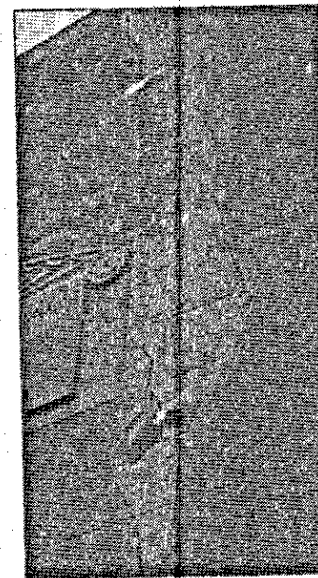
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15 AUG 2007



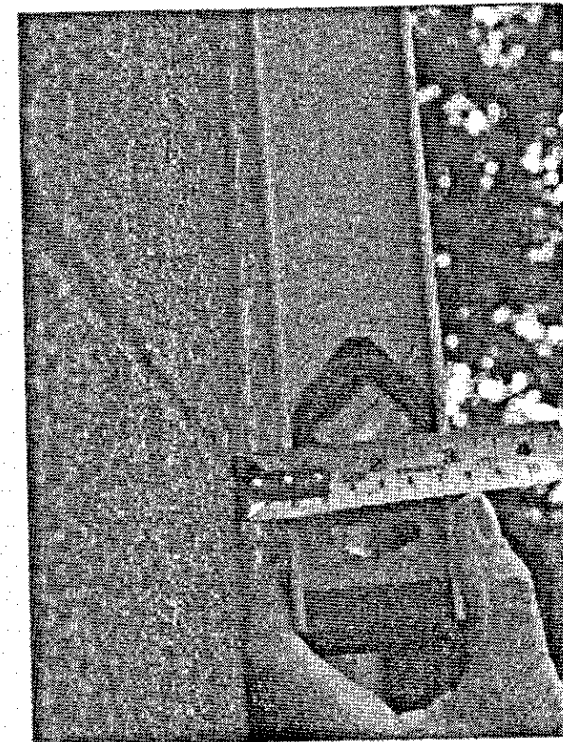
Cracks through external wall



Chapel elevation (west) indicating wall bowing following outward roof thrust



Vertical outward deflection of wall 17mm measured over 0.9m.
Approx 131 mm displacement over height of wall.



Vertical cracks through external wall either side of ground and first floor windows. They result from outward thrusts of roof trusses against solid two storey masonry weakened by the introduction of central window openings. The structural failure could further weaken the wall and lead to a serious danger to members of the public.

PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs			

Congregational Church, Grassington - interior structural defects

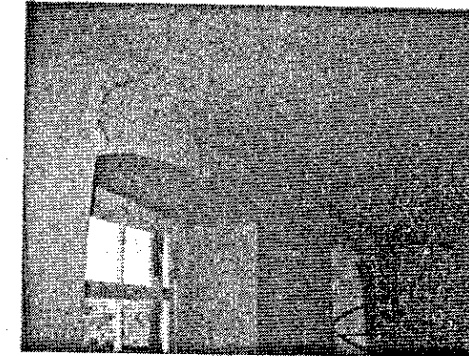
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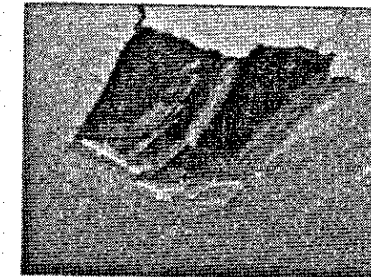
Existing redundant balcony



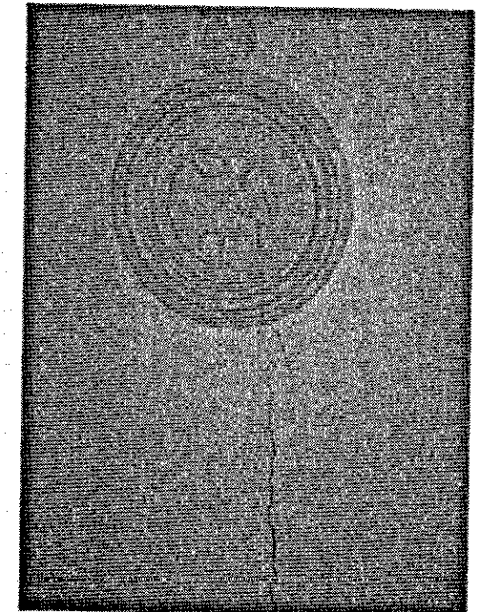
Structural crack through ceiling and window lintols following line of Truss over.



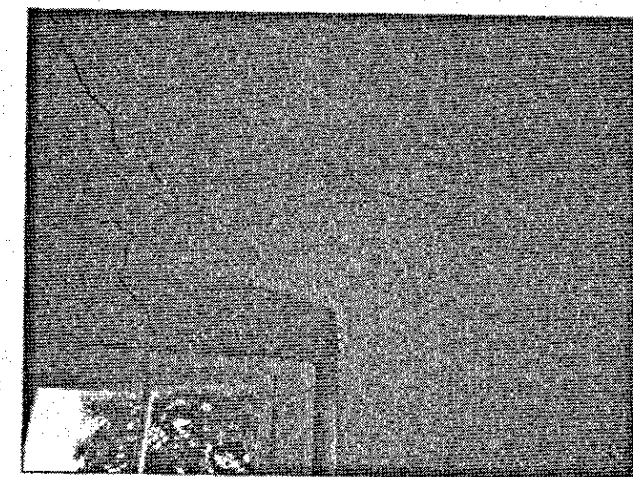
Multiple cracks through central window



Failure of existing plaster lath ceiling and weakened ceiling rose



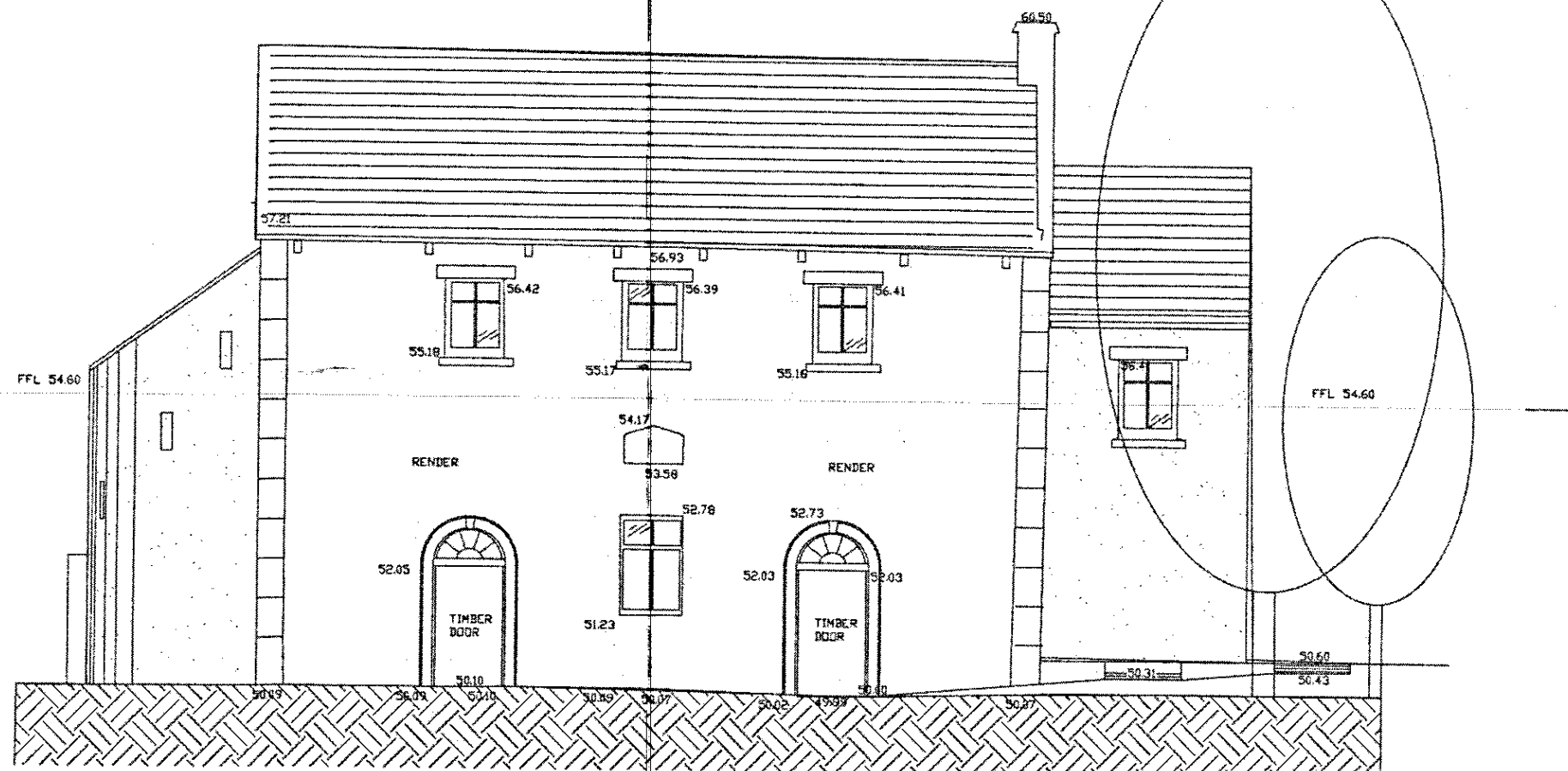
Major crack through to ceiling rose. Public danger from collapsing ceiling structure.



Multiple cracks through central window + lintols

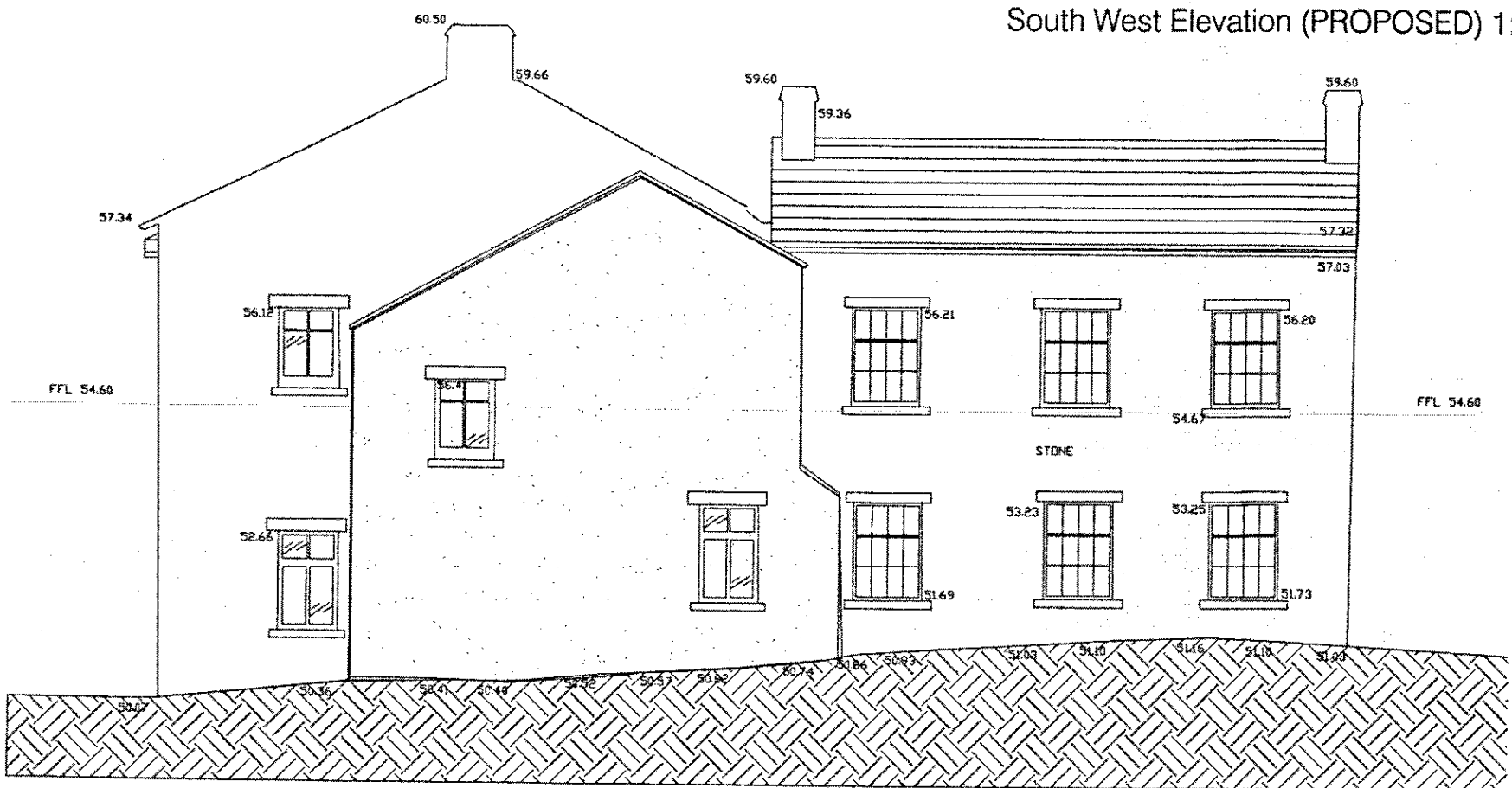
PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BB23 6LD. TEL 01756 730 512 FAX 01756 730 513	06.07.07	Gorrs Lane Church,			



South West Elevation (PROPOSED) 1:100

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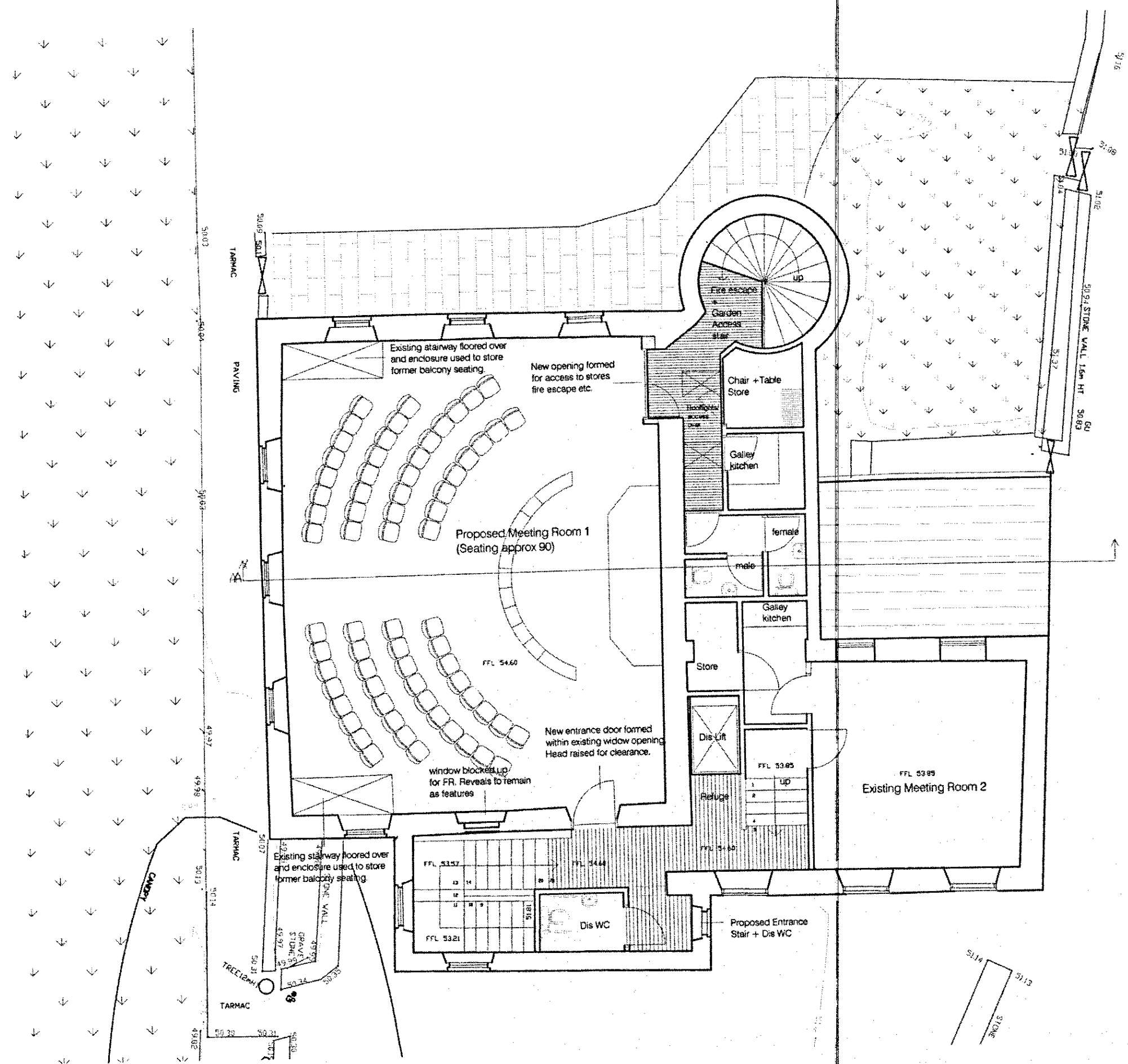


South East Elevation (PROPOSED) 1:100

PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington	CF012-04	1:100	

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First Floor Plan (PROPOSED) 1:100

PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-02	1:100	

INTRODUCTION

Justification and Proposals.

The Gars Lane Congregational Church is located in the heart of Grassington, central to local community facilities. It occupies a site within the Conservation Area. The group of buildings consist of a two storey Chapel with an adjoining two storey building, formally school rooms and now providing some degree of meeting facilities. The facilities are to some extent inadequate for a public building. Both buildings are of natural stone with slate roofs. The Chapel is a Grade 11 Listed Building dating from 1811 (see the Listing Citation) .

The Church has developed a thriving community and contributes to the social fabric and life of Grassington.

The Chapel has two storeys of accommodation with a balcony forming an upper storey above the worship area. It was designed to cater for a much larger church going population than today and as a result of this change, the balcony is no longer used for seating and has become redundant. It is used as some form of storage. A suspended ceiling tent has been constructed over the balcony well and this upper space more or less abandoned.

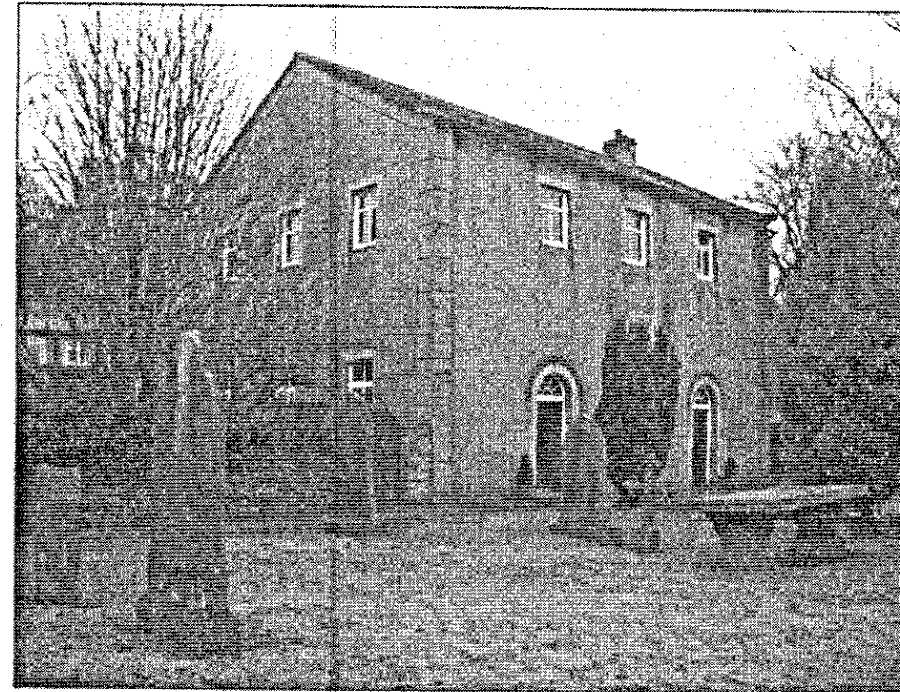
Movement in the building resulting from generally poor construction has lead to cracks appearing to the main front wall (south west) . The spread of the roof against an unrestrained front wall has lead to cracking throughout the height of the chapel wall and through to the gable walls. The original design of central windows has further weakened the structural integrity of the front wall. The building, although relatively stable, presents a serious risk of partial collapse of the roof and front wall. It represents an unpredictable and considerable danger to the public. These cracks are cause for concern and although relatively stable, do indicate a structural failing within the fabric. This is covered in more detail by the Structural Engineers Report enclosed with the application.

Recommendations for remedial restraint are either for a structural frame constructed vertically through the fabric of the Listed Chapel or one horizontally to brace and stiffen the failing front wall.

The Church outreach has identified a requirement for more meeting and activity spaces in Grassington. Currently the Town Hall and Church House are the only two and are both in constant use. There is still a shortfall of provision especially for young persons.

The proposals are to combine solutions to both of these problems. By constructing a first floor over the Chapel balcony, structural restraint can be given to the failing front wall. This floor could then serve as a meeting space which due to its span and simplicity of design could accommodate up to 100 persons. A significant contribution to the amenity facilities of Grassington.

The existing timber staircases giving access to the balcony are parts of the early fabric, possibly being added at a slightly later date. Neither comply with current Fire and Access Regulations. As such the proposals are to provide a new access stair entrance with lift and a separate fire escape stair, both enclosed. This will enable the existing stairs to be floored over and retained unspoilt as part of the early and original fabric.



North and West (Main) elevation

The proposed floor is to be located at a level where it spans over the existing balcony floor and handrail of the balustrade. The face of the balustrade will then be retained on view from the chapel and with a slight 'negative' joint between that and the soffit of the new floor. It is proposed that the original balcony seating be stored within the floor zone and the redundant stair enclosures, thus preserving them on site for posterity.

The lath and plaster ceiling of the balcony is sagging and considerably decayed. It is proposed to take this down and open up the space to the roof, which has already been reslated and to be underdrawn with insulation and plasterboard. The trusses, fine Queen Posts would then be exposed. The decorative plaster Ceiling Rose would be carefully restored and resited possibly in the soffit of the new floor above the balcony well.

The new access stair enclosure and the new fire escape stair are designed so as to appear 'subservient' to the main building. The latter is necessary for Fire escape and is designed on the smallest footprint we could find and with least intervention to the existing building. It also allows use to be made of the courtyard as an amenity garden. The main entrance and access follows the footprint of the existing single storey entrance which it is to replace. the abutment of the main access enclosure to the Listed building again is designed to minimise intervention into existing openings and fabric. The new proposals allow compliance with the Disability Discrimination Act for access to the proposed Meeting room.

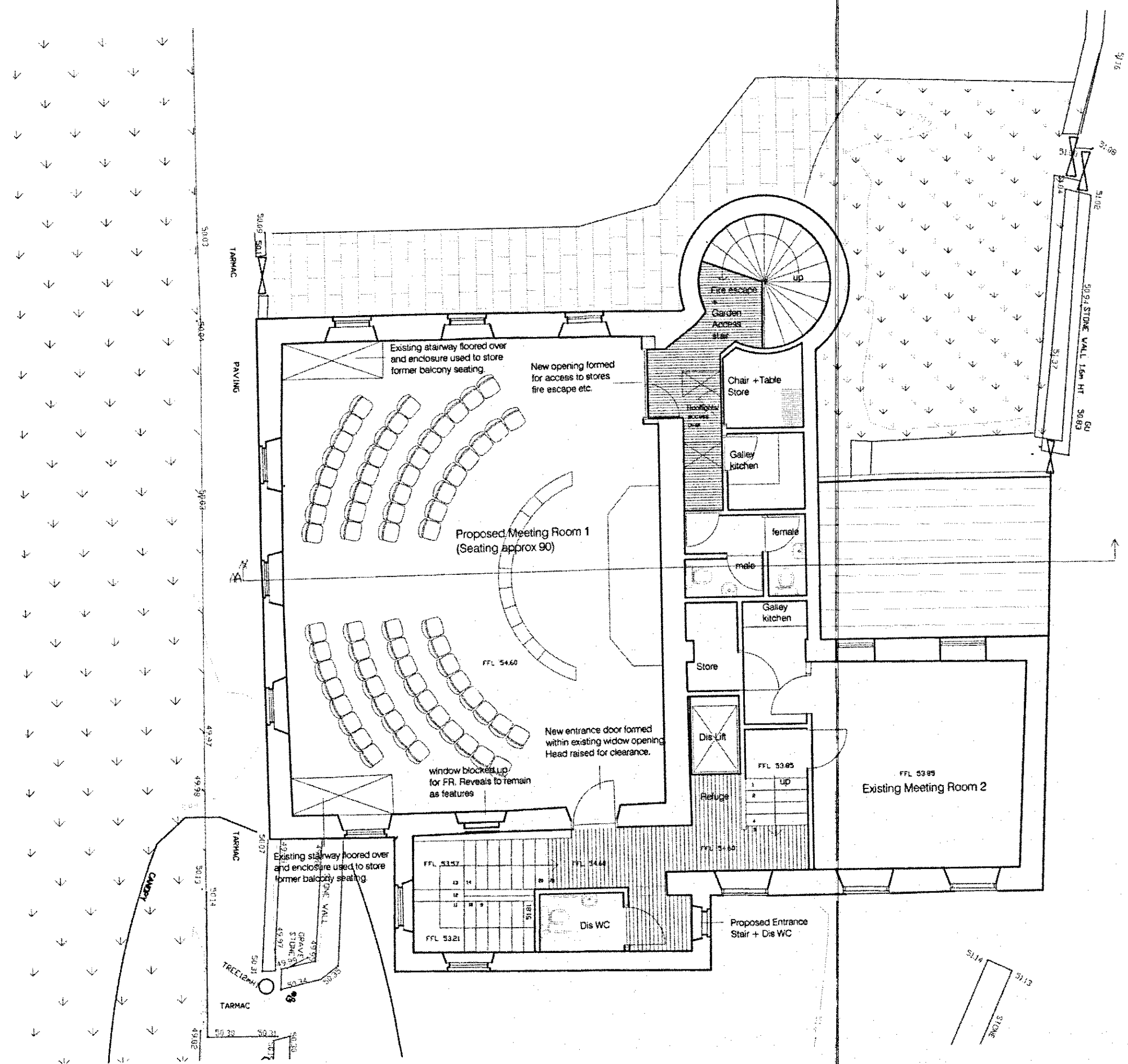
The further alterations proposed will facilitate three meeting rooms each with access to toilets, refreshments and storage, in addition to the Chapel and the future well being of the listed Chapel will then be secured.

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PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shlens Farmhouse, Cracoe, N Yorkshire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Gars Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-00		

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First Floor Plan (PROPOSED) 1:100

PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-02	1:100	

Congregational Church, Grassington - interior structural defects

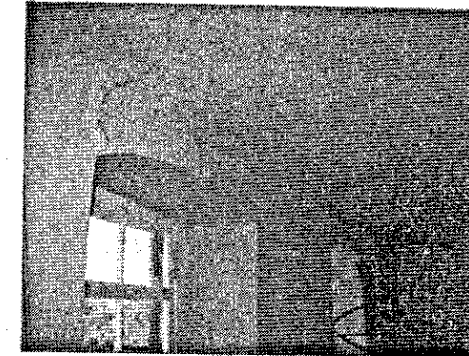
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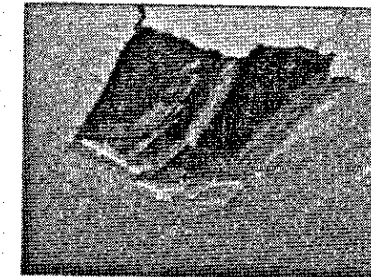
Existing redundant balcony



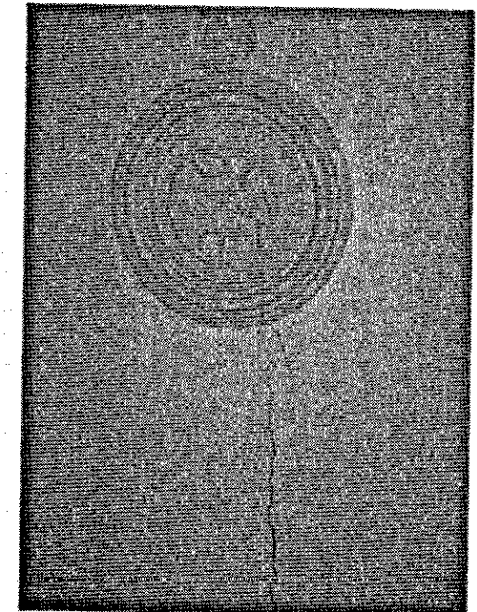
Structural crack through ceiling and window lintols following line of Truss over.



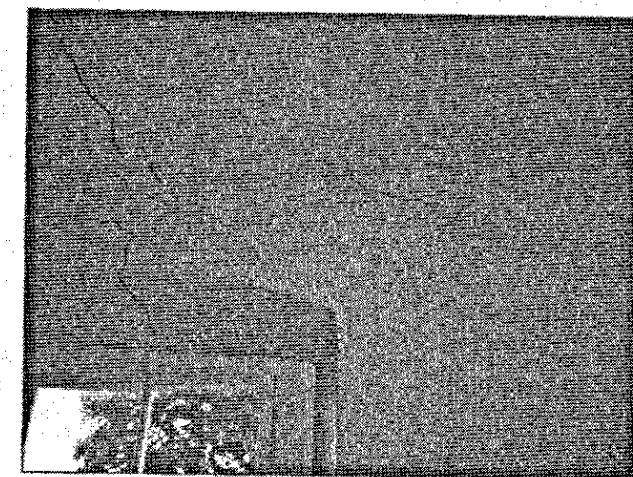
Multiple cracks through central window



Failure of existing plaster lath ceiling and weakened ceiling rose



Major crack through to ceiling rose. Public danger from collapsing ceiling structure.



Multiple cracks through central window + lintols

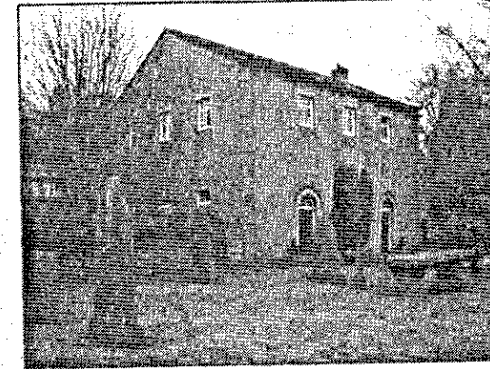
PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire BB23 6LD. TEL 01756 730 512 FAX 01756 730 513	06.07.07	Gorrs Lane Church,			

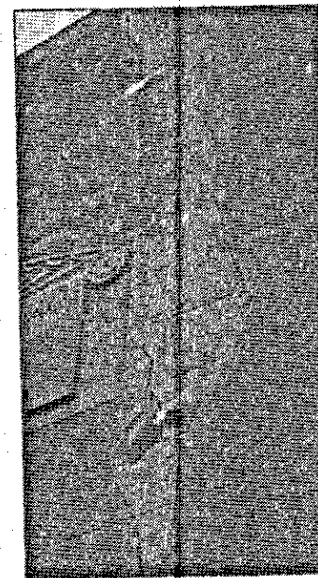
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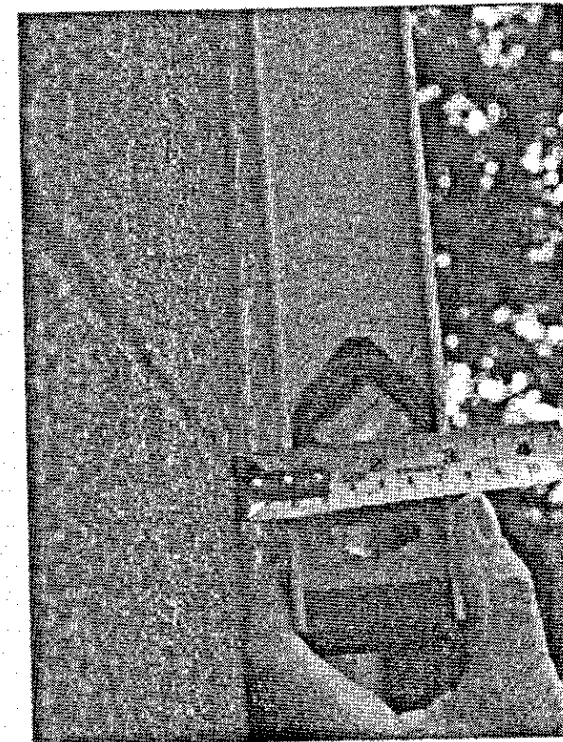
Cracks through external wall



Chapel elevation (west) indicating wall bowing following outward roof thrust



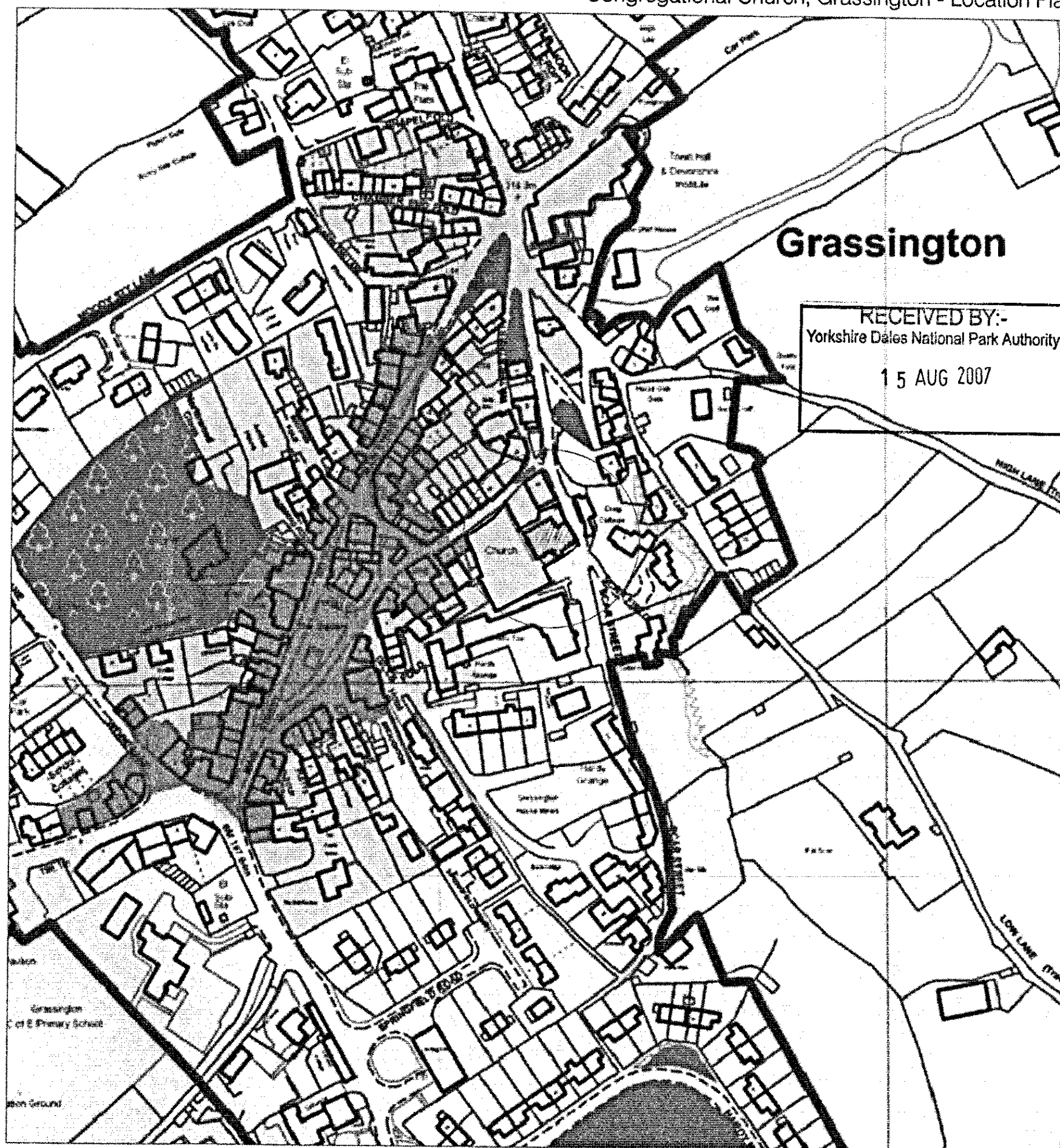
Vertical outward deflection of wall 17mm measured over 0.9m.
Approx 131 mm displacement over height of wall.



Vertical cracks through external wall either side of ground and first floor windows. They result from outward thrusts of roof trusses against solid two storey masonry weakened by the introduction of central window openings. The structural failure could further weaken the wall and lead to a serious danger to members of the public.

PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

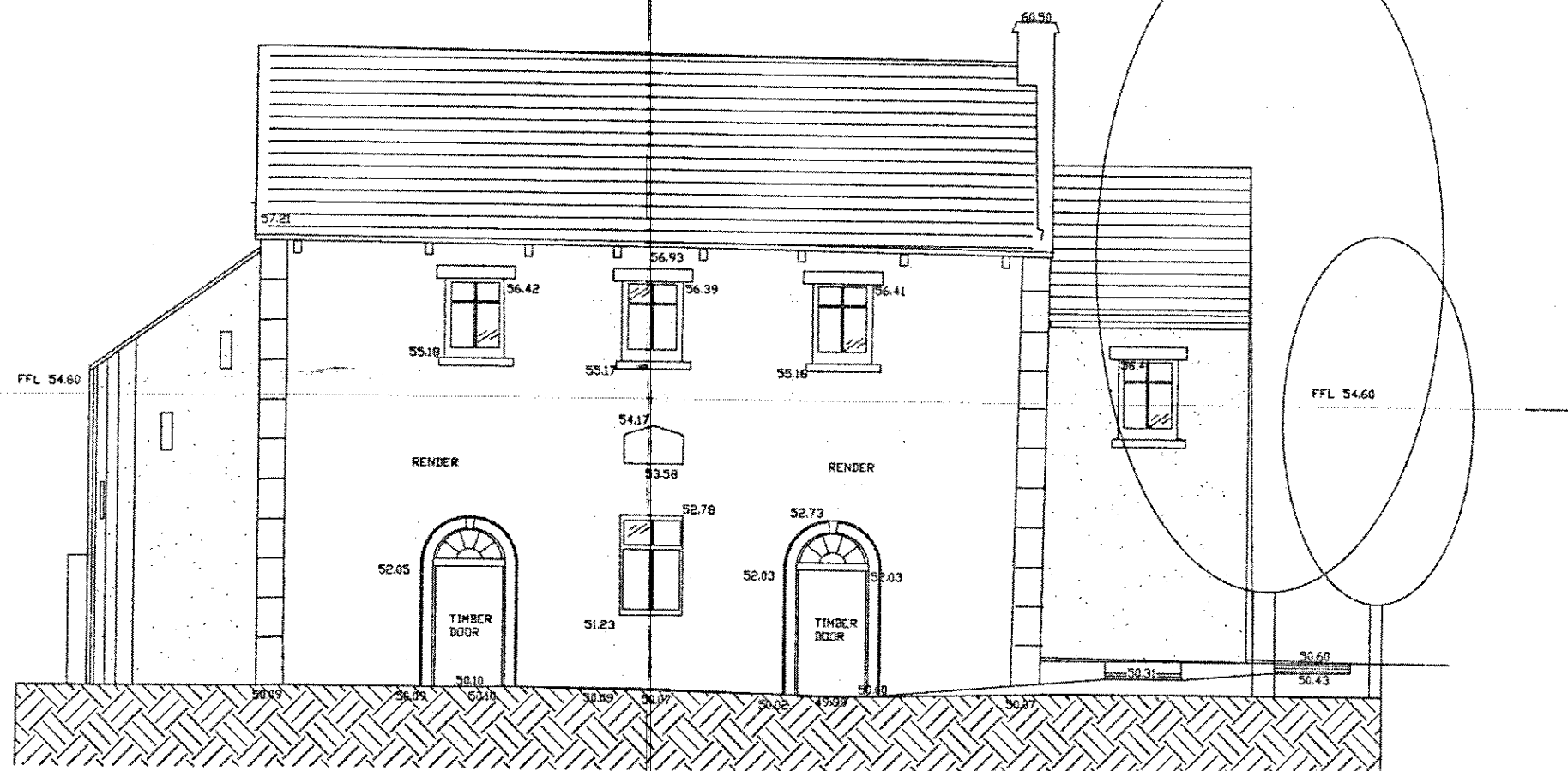
Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs			



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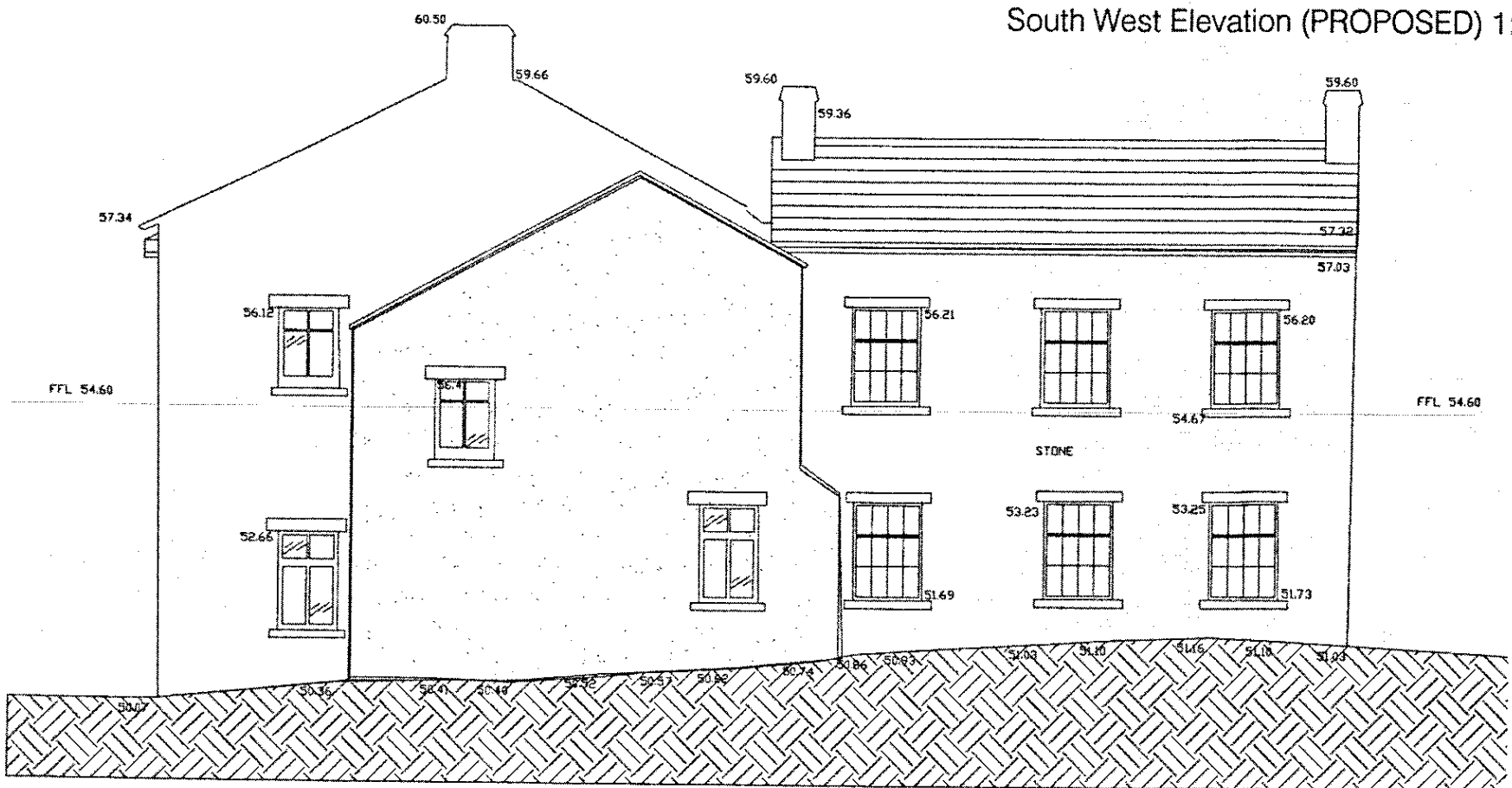
PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-00		



South West Elevation (PROPOSED) 1:100

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 15 AUG 2007



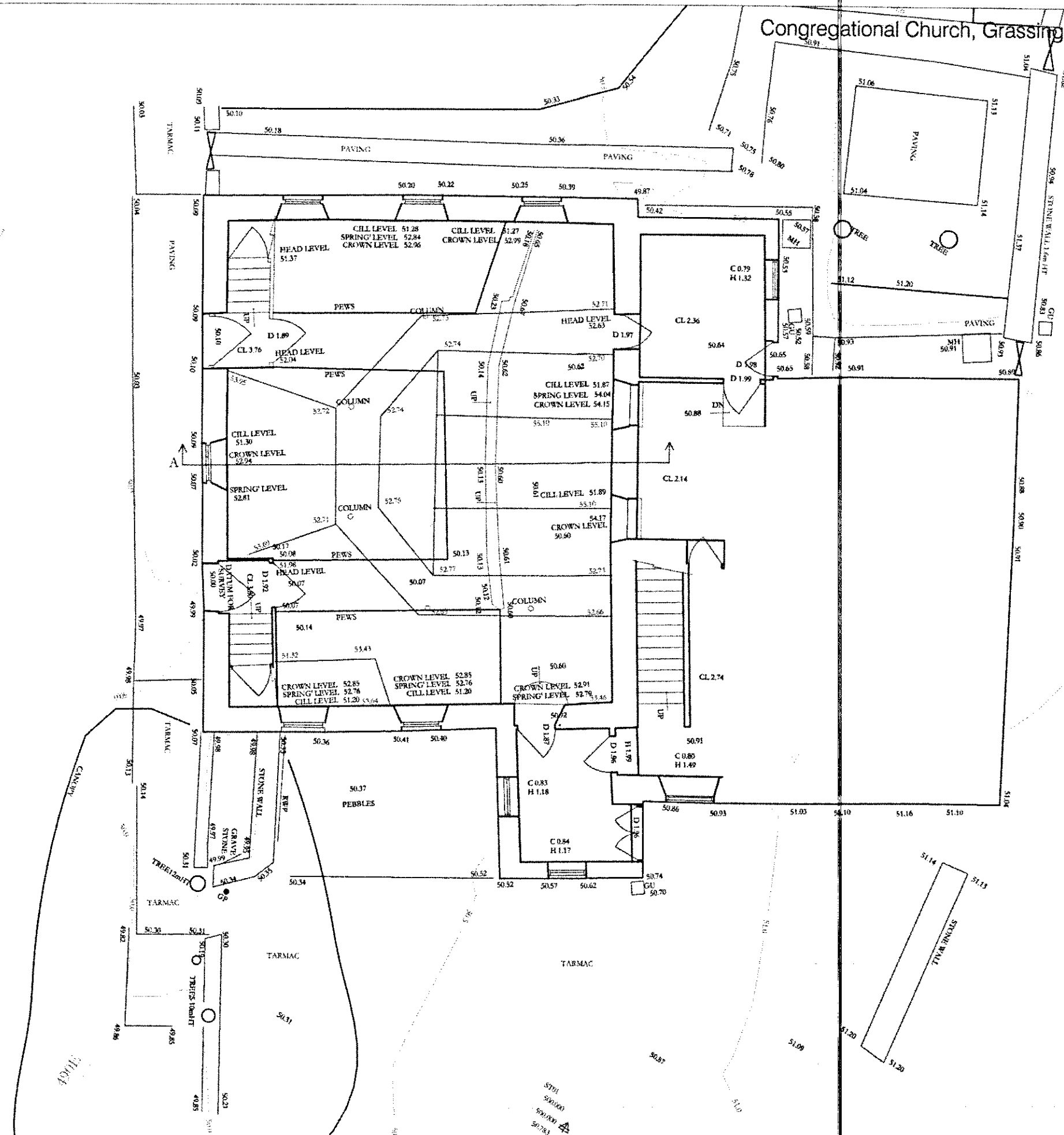
South East Elevation (PROPOSED) 1:100

PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington	CF012-04	1:100	

Congregational Church, Grassington - Site Plan (EXISTING) - 1:100 DWG 09

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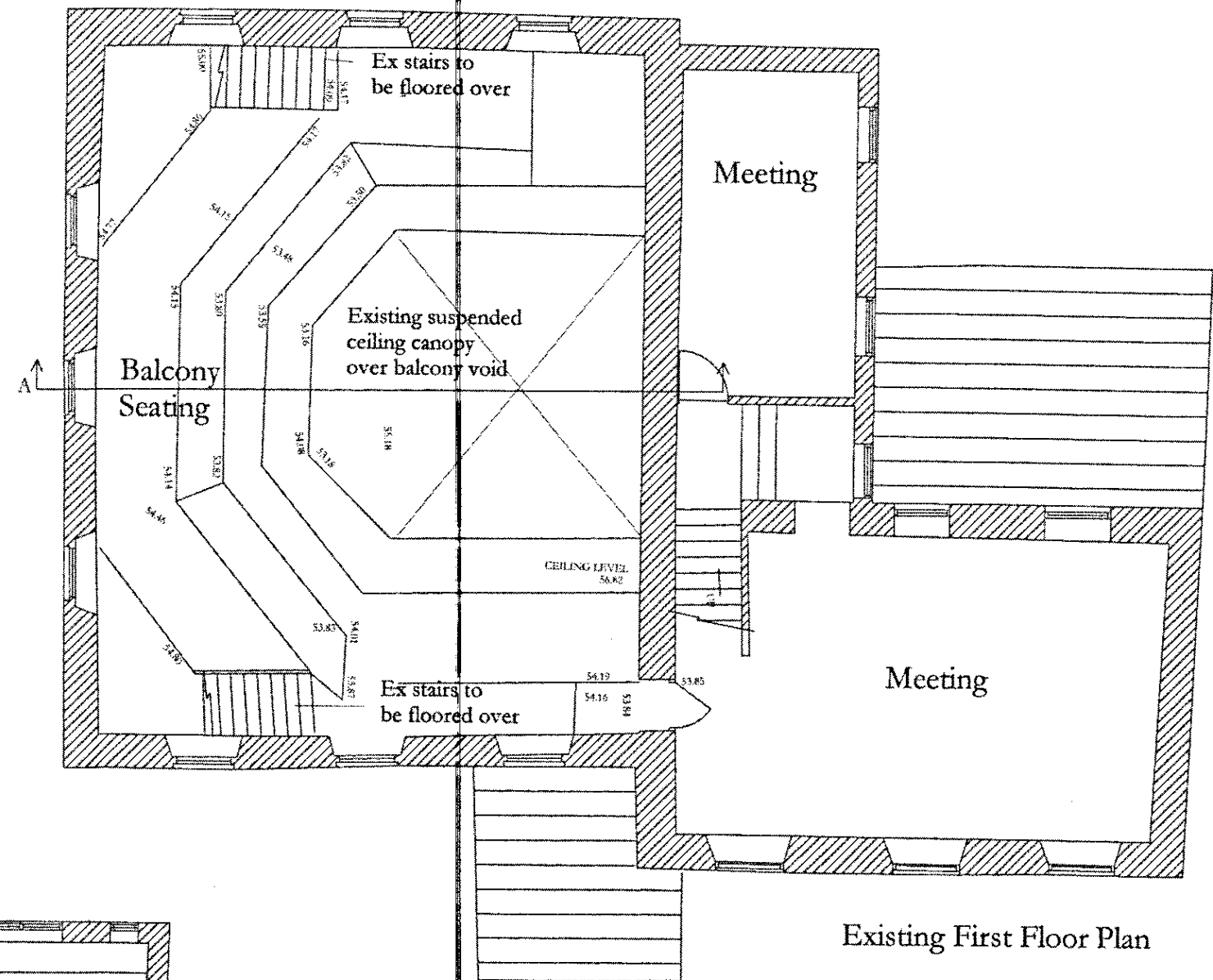
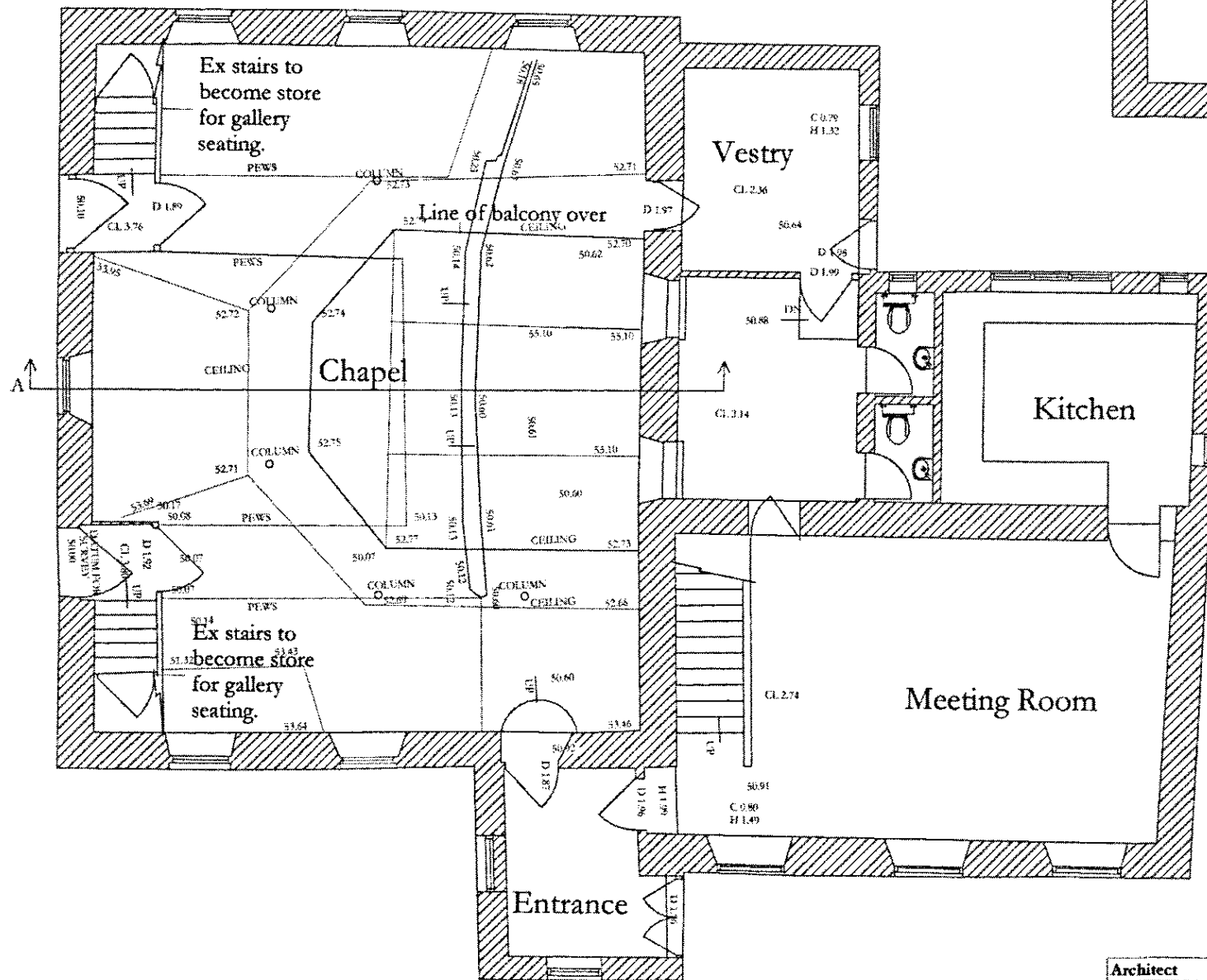
Site Plan (EXISTING) - 1:100

PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. Tel 01756 730 512 www.brianfoxley.co.uk EMAIL brian@brianfoxley.co.uk	07.06.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-09	1:100	-

SITE PL

Existing Ground Floor Plan



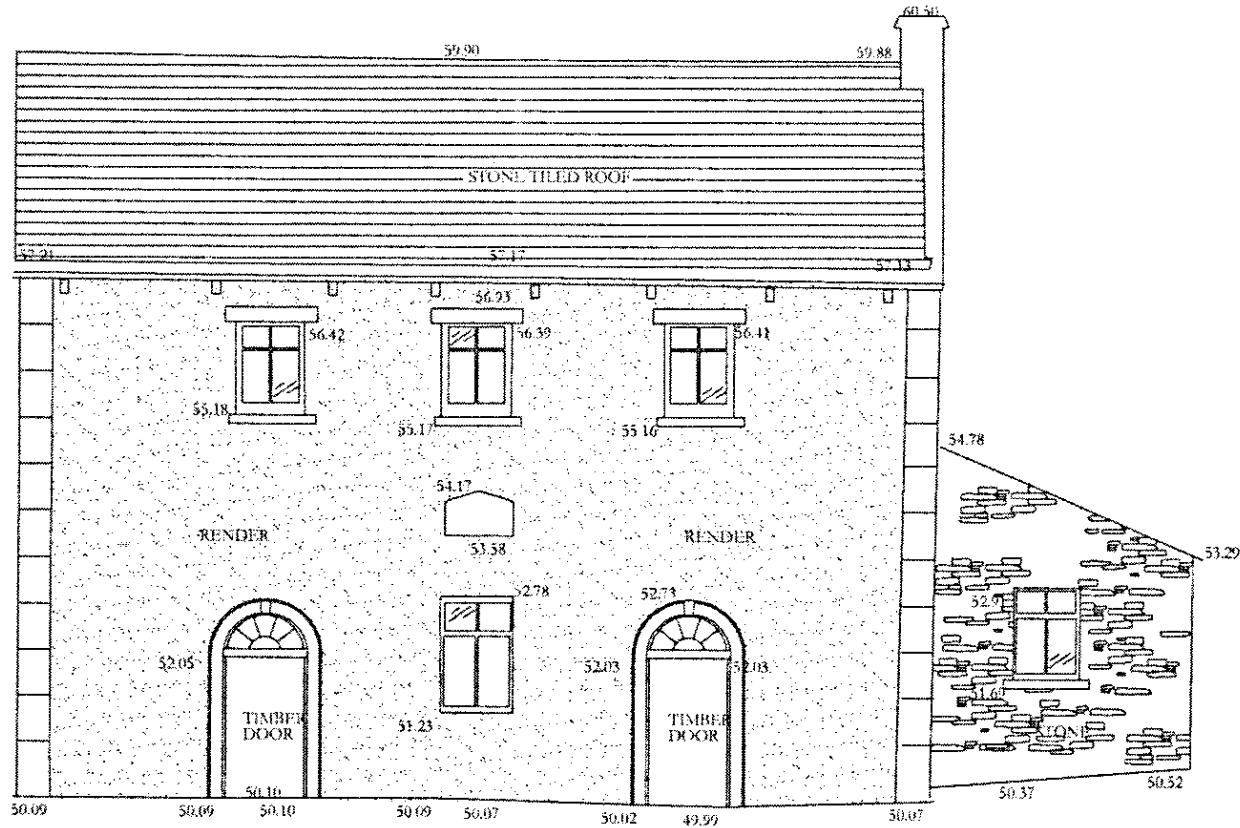
Existing First Floor Plan

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15 AUG 2007

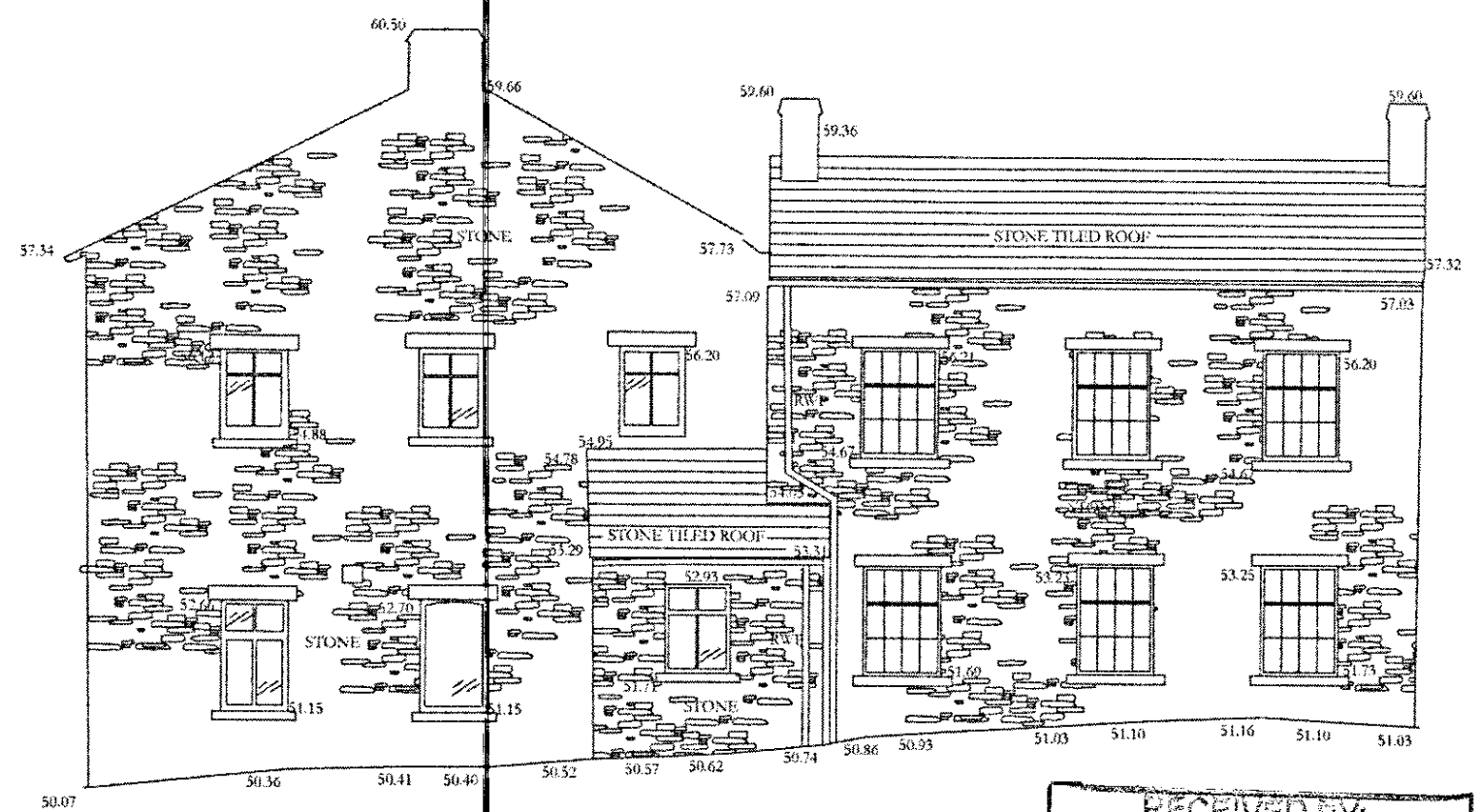
PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. Tel 01756 730 512 www.brianfoxley.co.uk EMAIL brian@brianfoxley.co.uk	07.06.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-08	1:100	-

Congregational Church, Grassington - Elevations (EXISTING) - 1:100 DWG 07

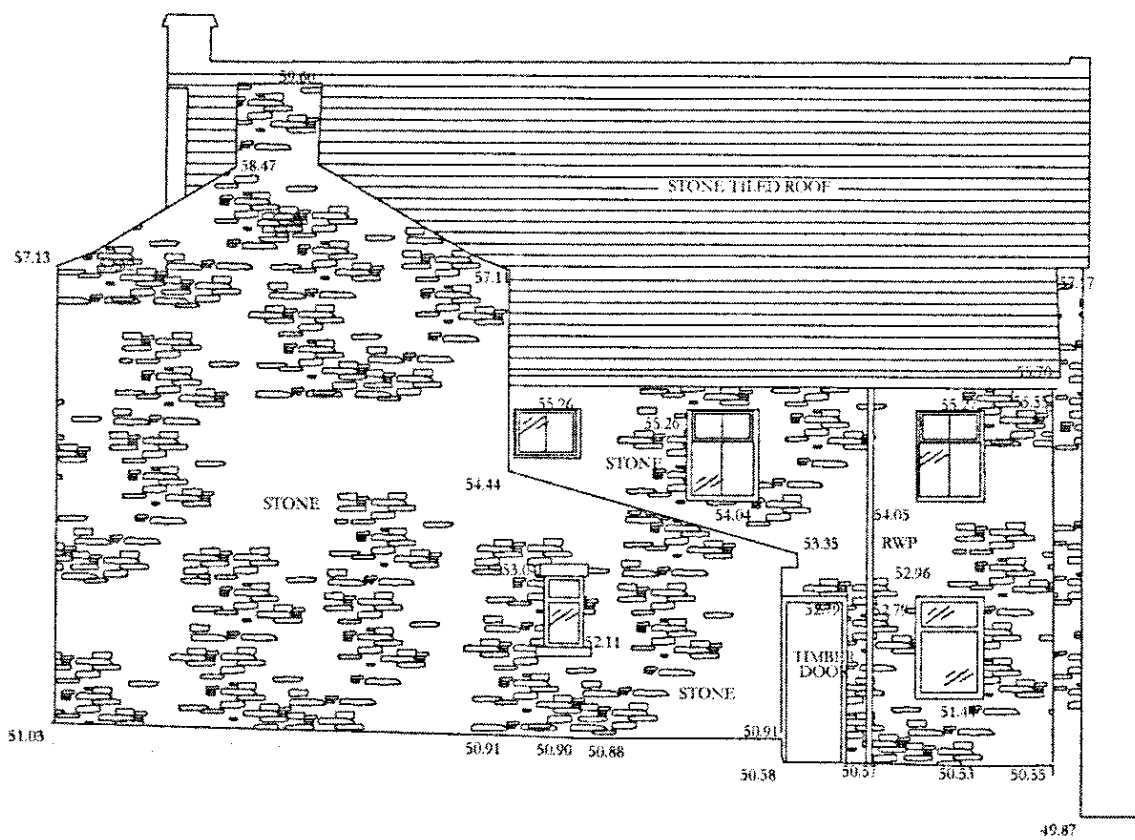


SOUTH WEST FACING ELEVATION

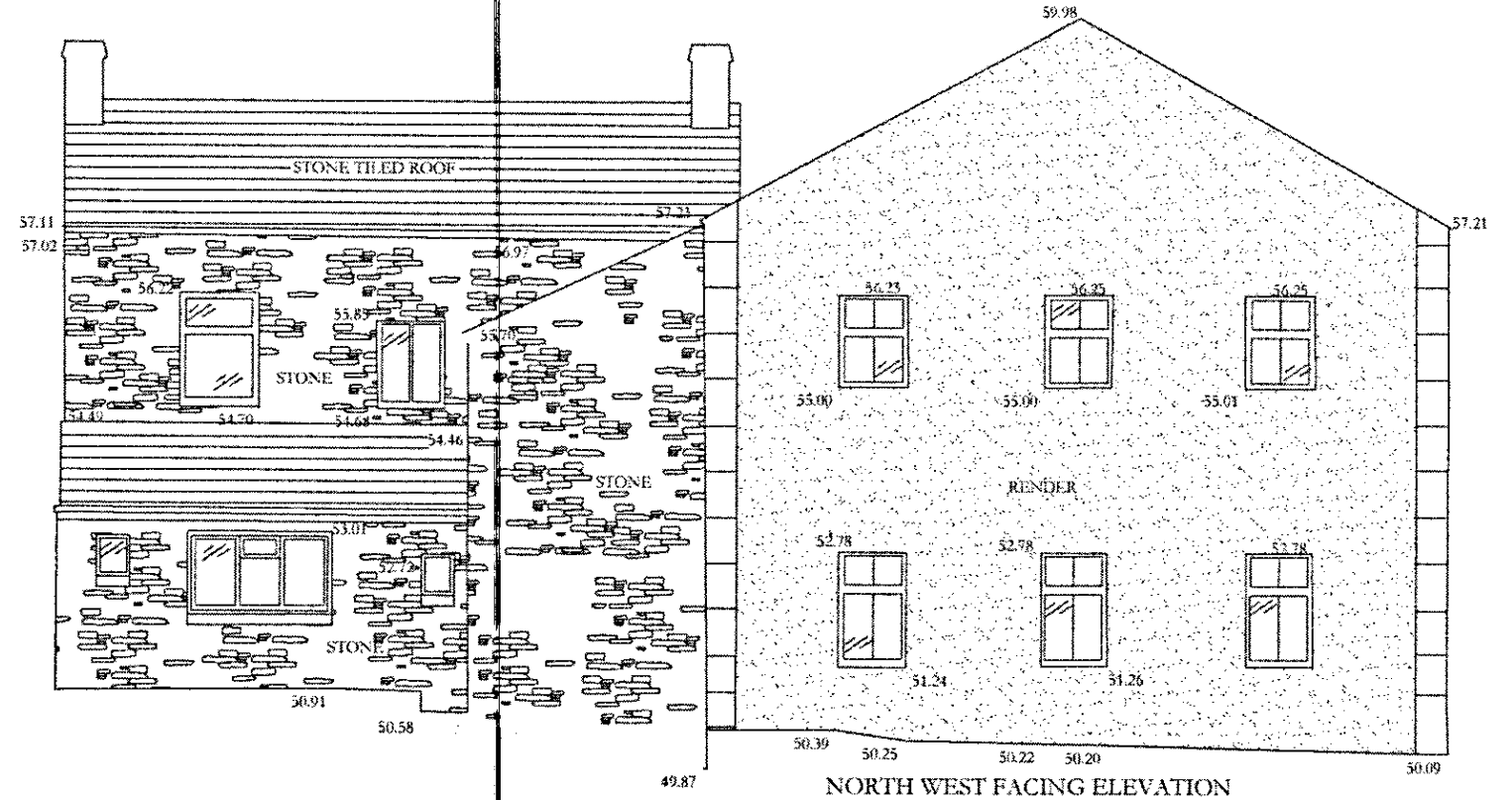


SOUTH EAST FACING ELEVATION

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15 AUG 2007

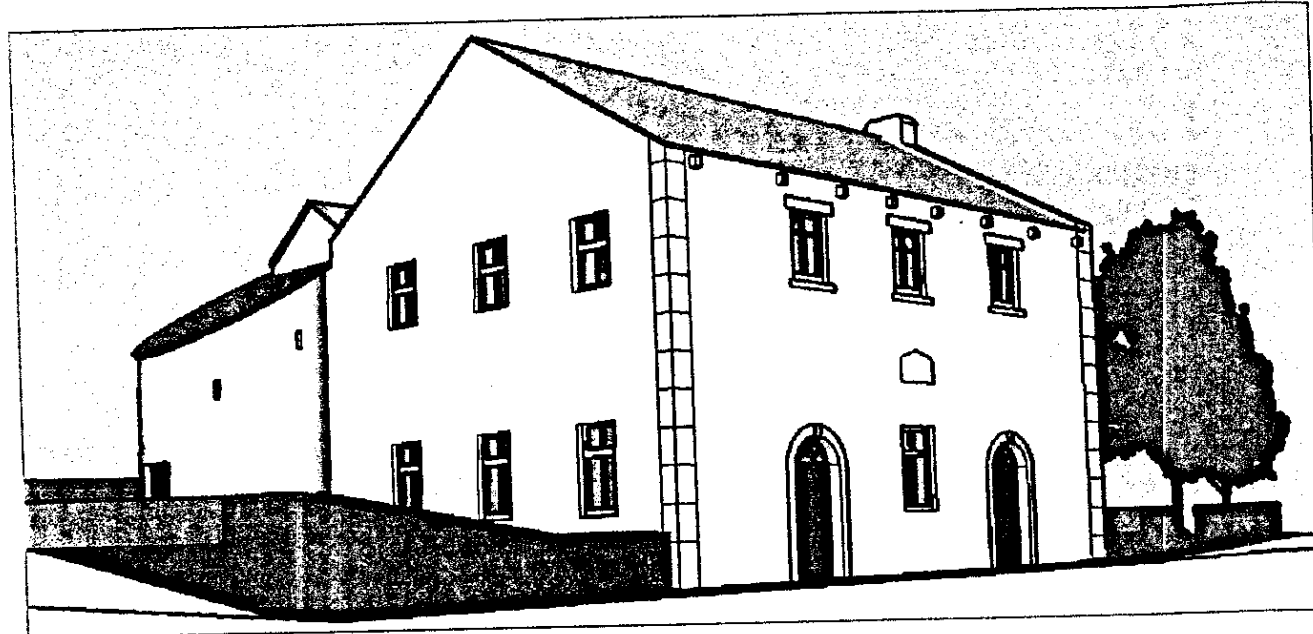


NORTH EAST FACING ELEVATION

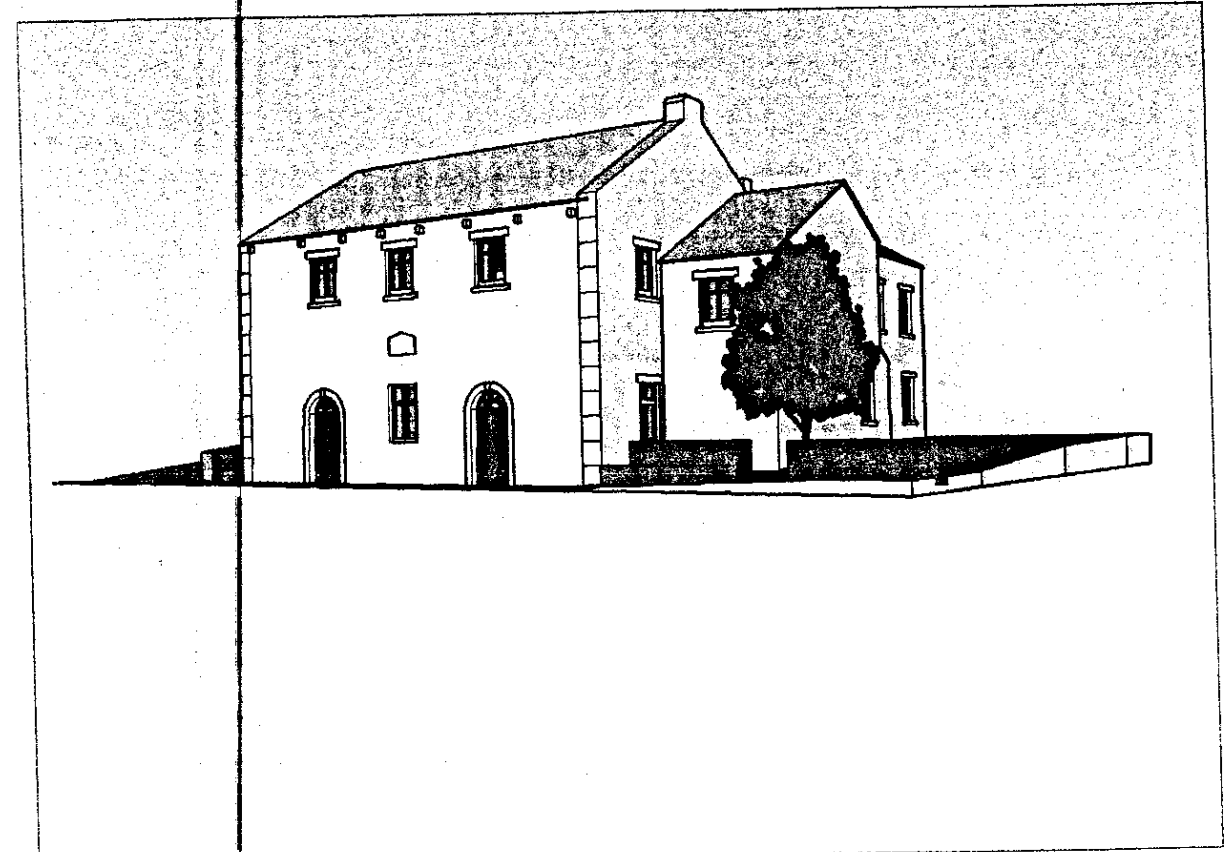


PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire. BD23 6LD. Tel 01756 730 512 www.brianfoxley.co.uk EMAIL brian@brianfoxley.co.uk	07.06.07	Garrs Lane Church, Grassington Meeting Room, Trailers/Stores	CF012-07	1:100	-

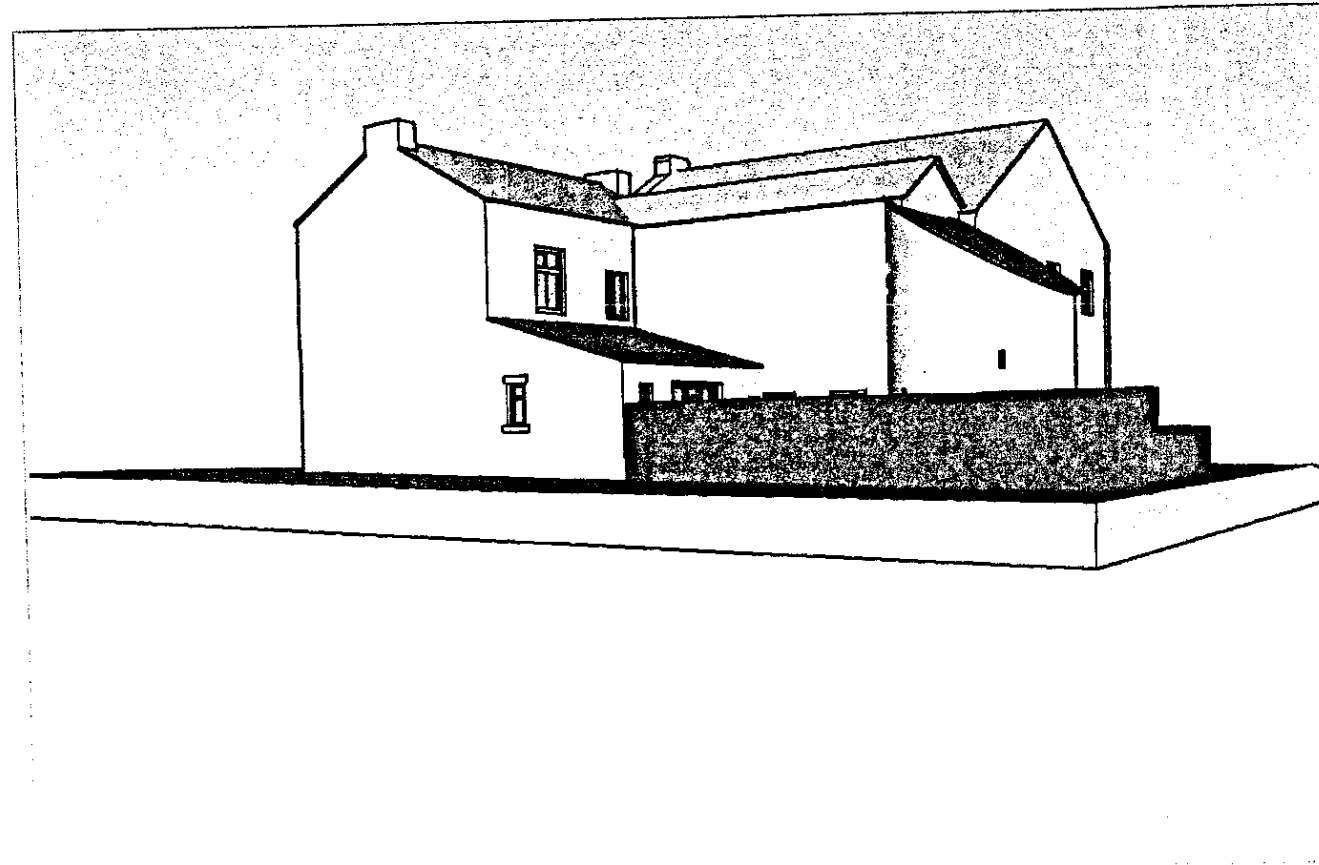


North West Elevation

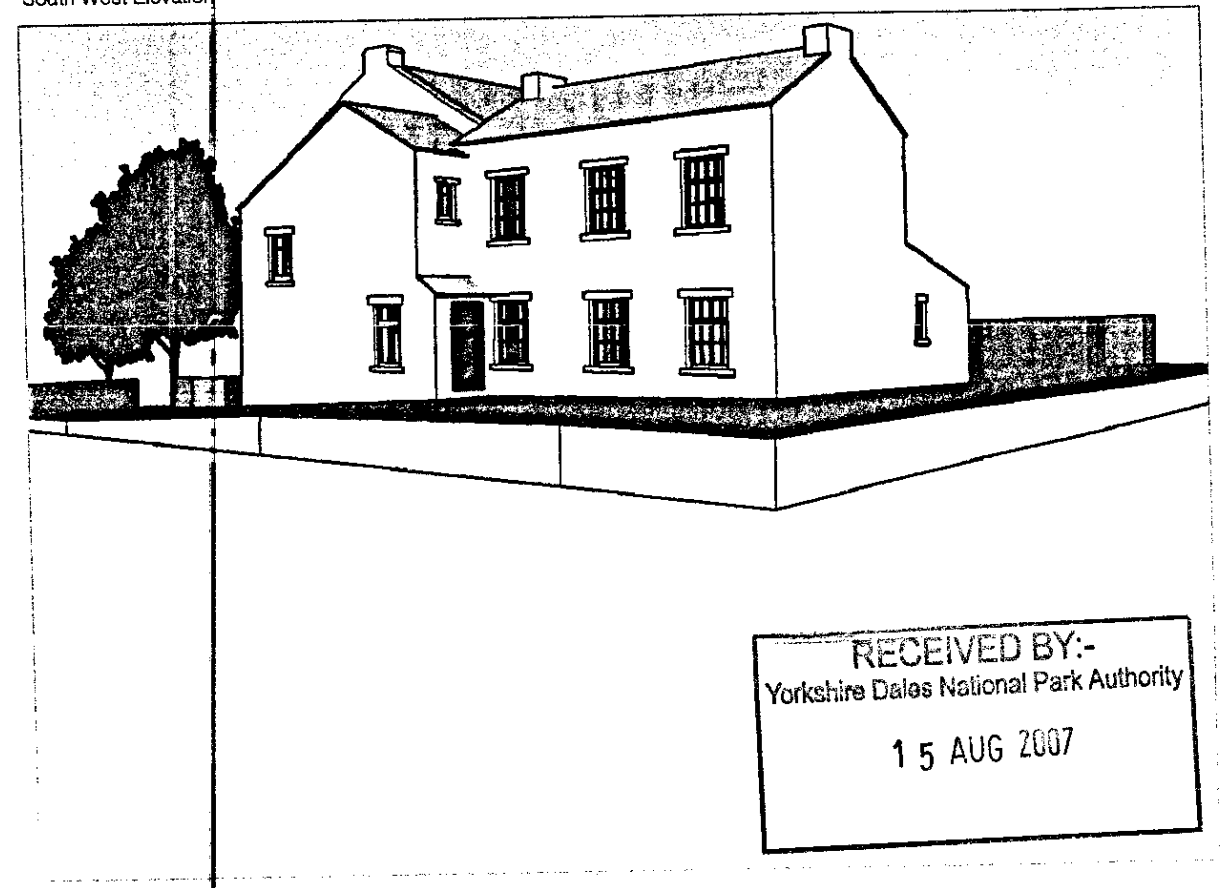


South West Elevation

VISUALS



North East Elevation



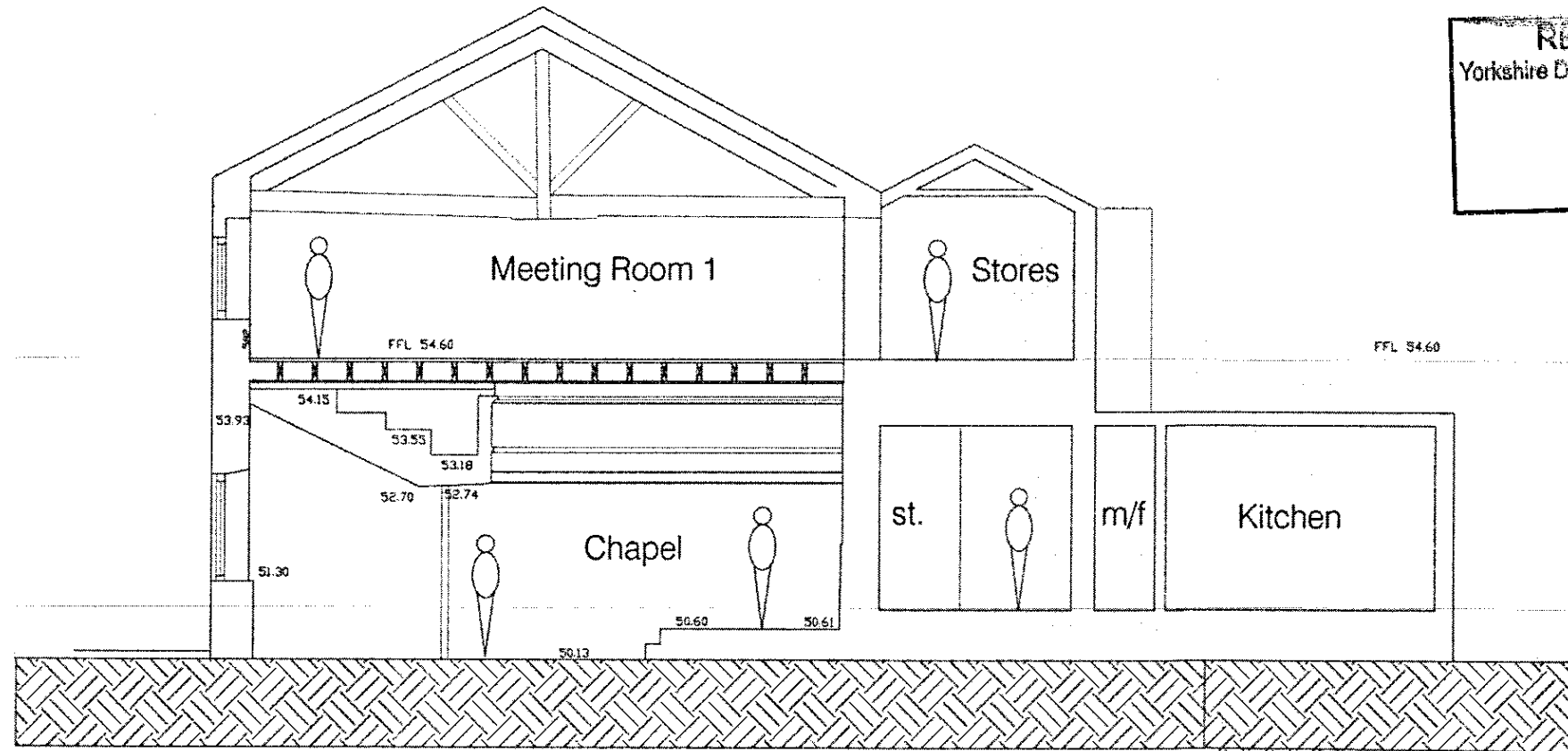
South East Elevation

RECEIVED BY:-
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 15 AUG 2007

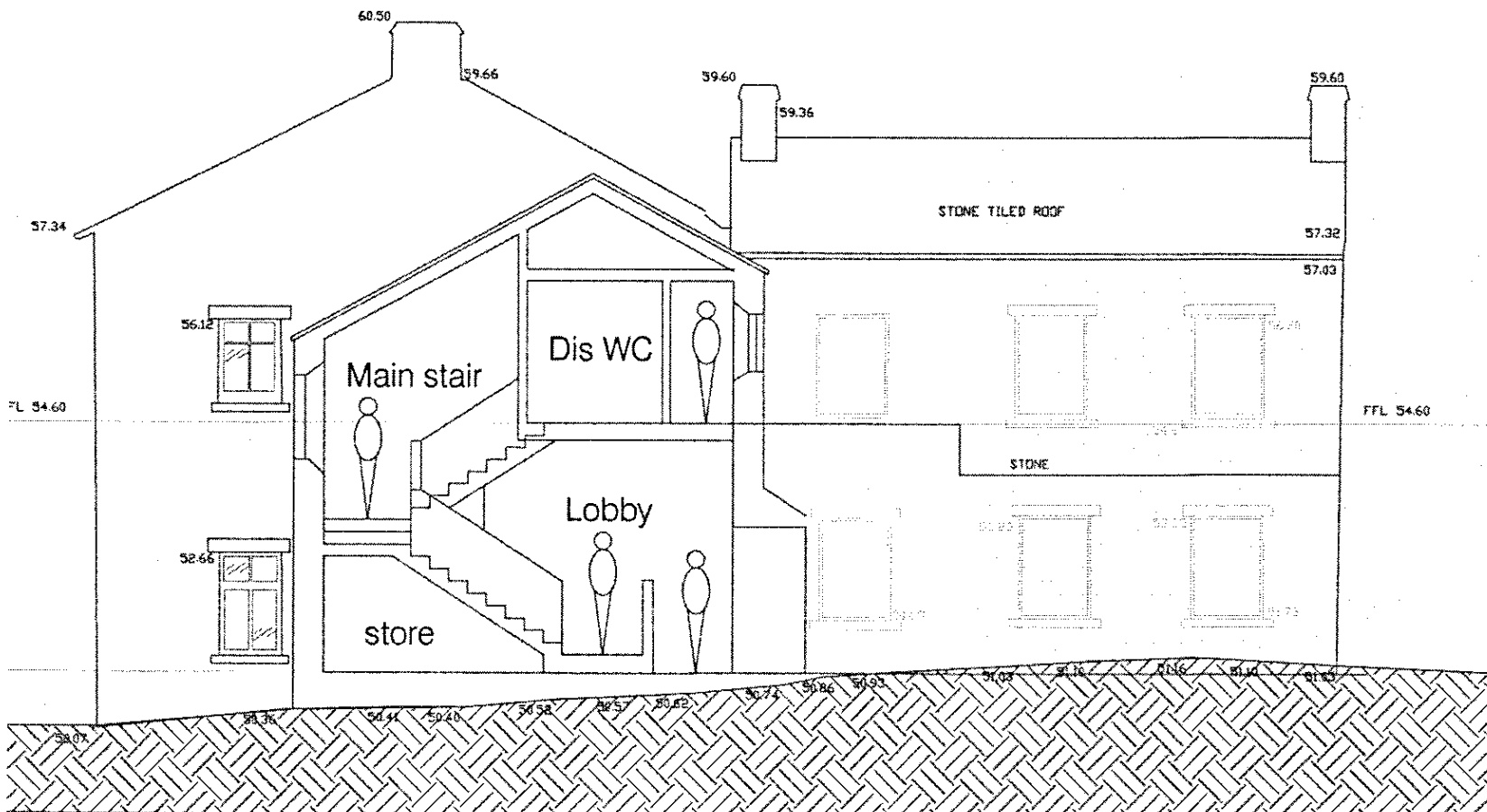
Rev A 13.08.07 - omit first floor windows - north east elevation.

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shens Farmhouse, Cradock, N Yorkshire, YO23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Ganns Lane Church, Grassington Meeting Room, Toilets/Stairs			A

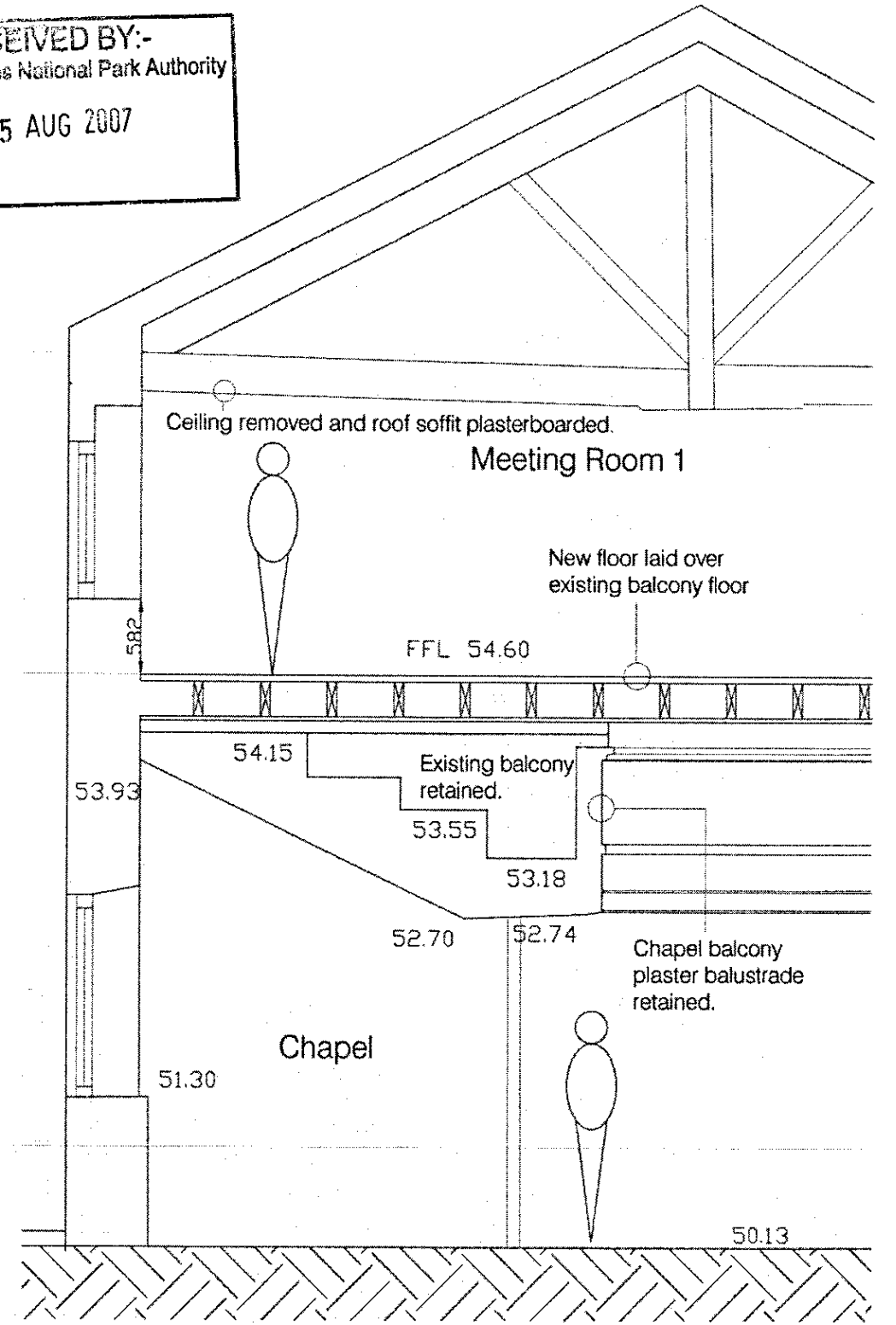
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5 AUG 2007



Section A- A thro Chapel (PROPOSED) 1:100



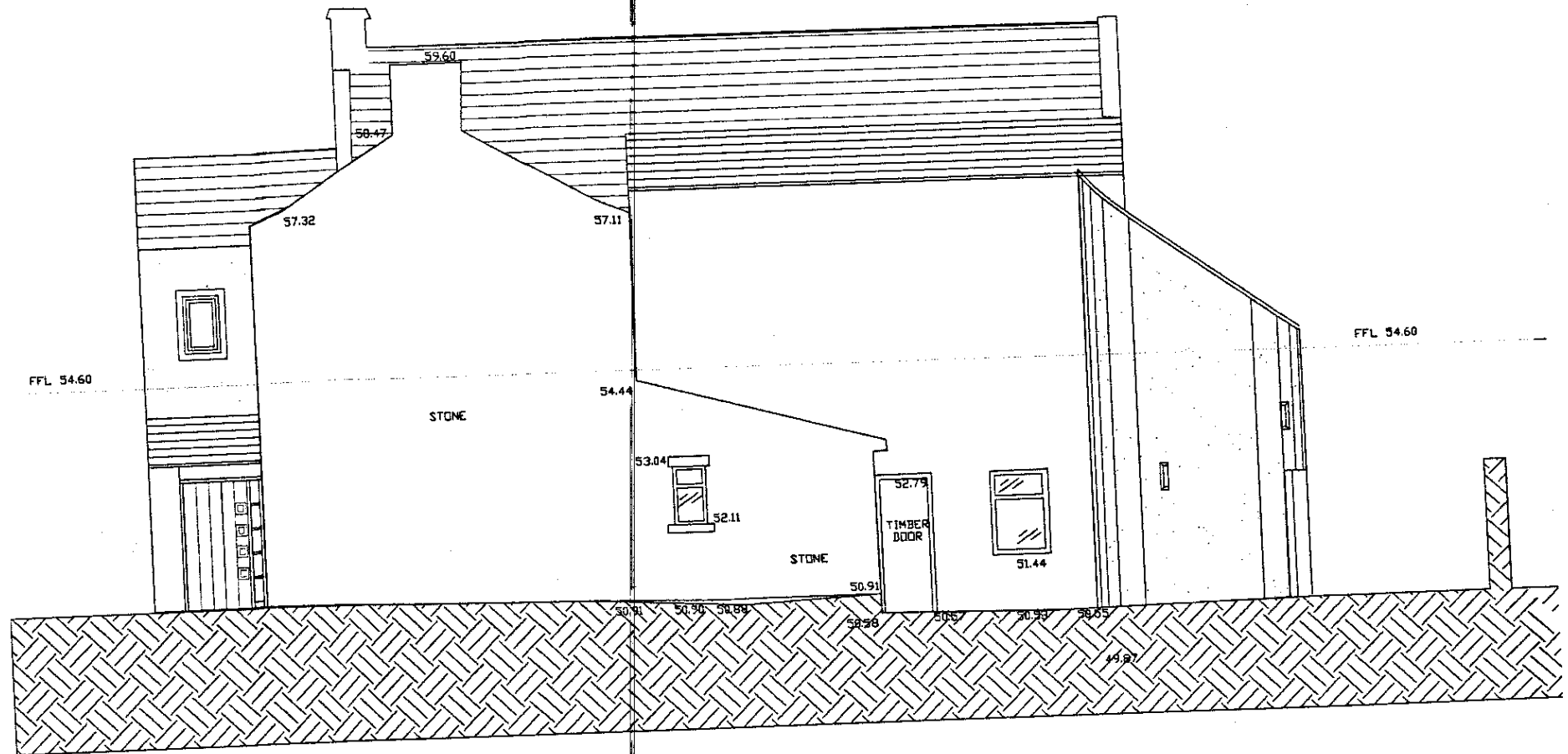
Section thro Entrance/ stair (PROPOSED) 1:100



Section A- A thro Chapel (PROPOSED) 1:100

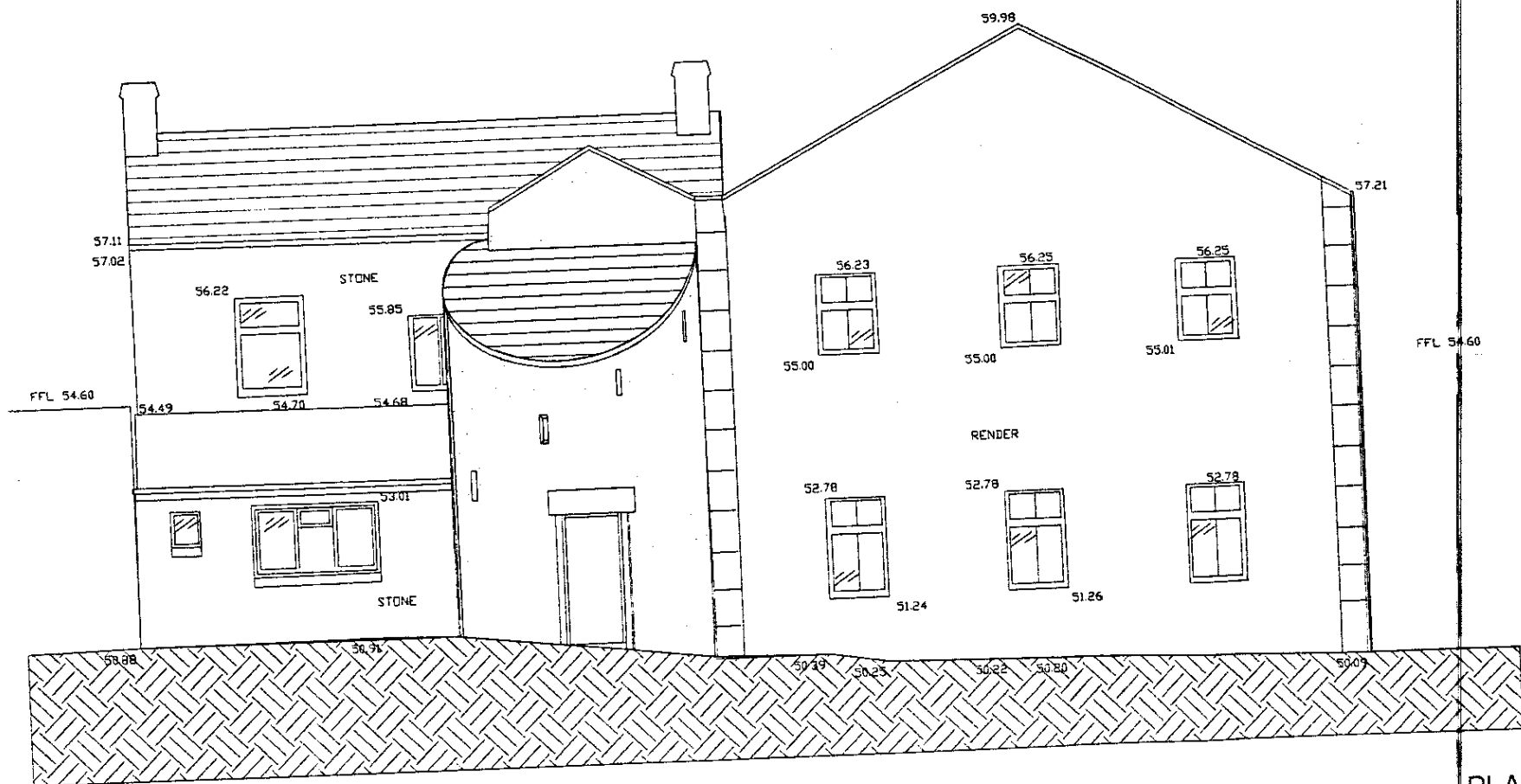
PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N YorksHire. BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Gerris Lane Church, Grassington	CF012-06	1:100	



North East Elevation (PROPOSED) 1:100

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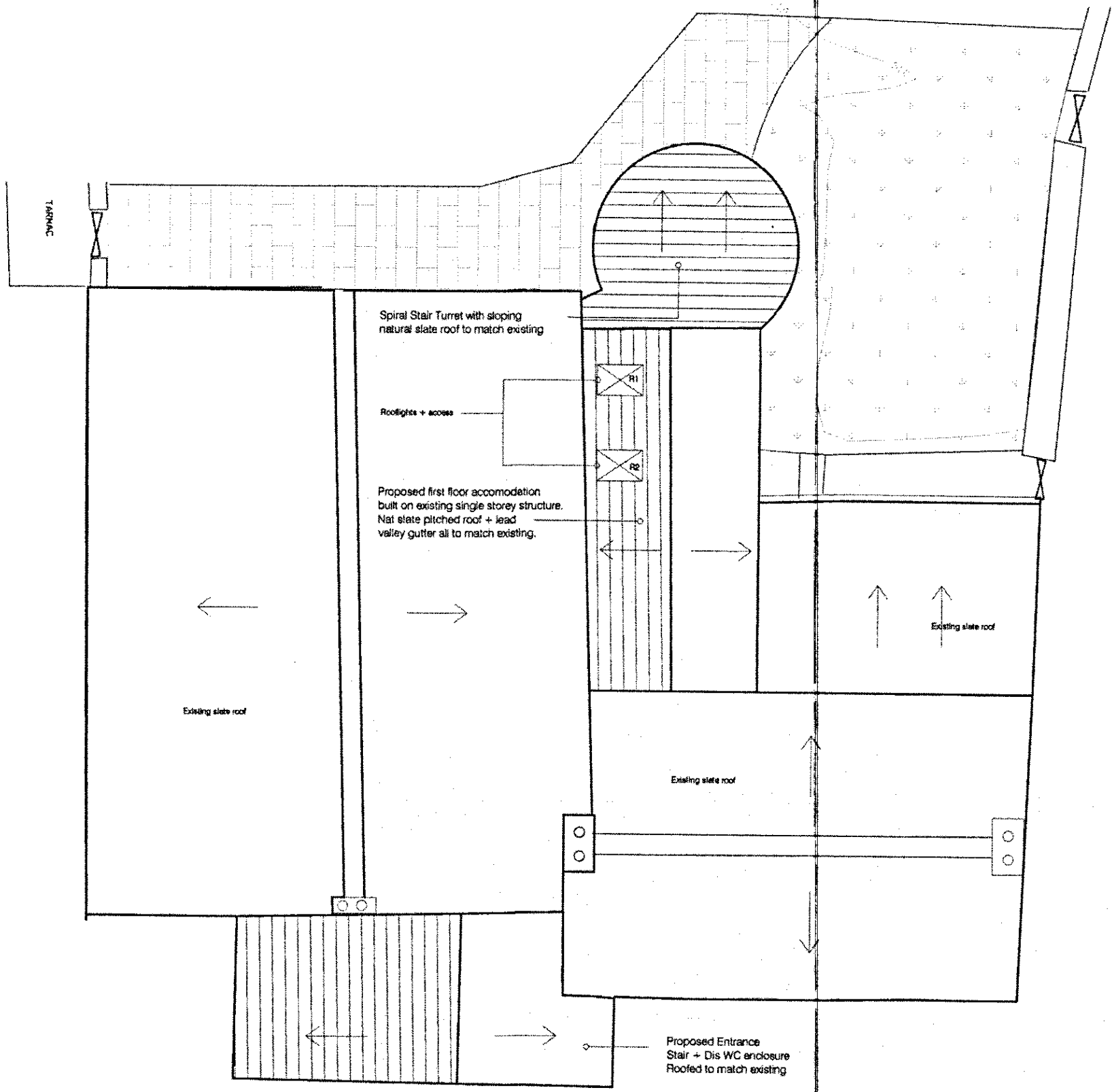


North West Elevation (PROPOSED) 1:100

PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION
Rev A 13.08.07 omit first floor windows to north east elevation

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Sales Farmhouse, Cradock, N Yorkshire, BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Ganns Lane Church, Grassington Meeting Room, Toilets/Stairs.	CF012-05	1:100	A

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Roof Plan (PROPOSED) 1:100

PLANNING APPLICATION + LISTED BUILDING CONSENT APPLICATION

Architect	Date	Title	Number	Scale	Rev
Brian Foxley RIBA, Shiers Farmhouse, Cracoe, N Yorkshire, BD23 6LD. TEL 01756 730 512 FAX 01756 730 512 EMAIL brian@brianfoxley.co.uk	06.07.07	Garrs Lane Church, Grassington Meeting Room, Toilets/Stairs	CF012-03	1:100	