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Trinity Hall

Design & Access Statement

Prepared on behalf of:

Duffield Parish Council

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Revision	Date	Comment
A	09/07/2026	Initial Issue

Design and Access Statement

Change of Use Application

Trinity Methodist Church, 10A King Street, Duffield, DE56 4EU

1. Introduction

This Design and Access Statement has been prepared by Guy Taylor Assosiates, in support of a planning application submitted on behalf of Duffield Parish Council for the change of use of Trinity Methodist Church, 10A King Street, Duffield.

The application represents the first procedural step in the Parish Council's stewardship and future development of the site. It seeks to regularise and enable the Parish Council to begin operating from the building, allowing the site to be brought forward as a community-focused asset while wider feasibility, consultation and development work is progressed.

The proposal does not include any physical works, extensions, alterations, demolition, or changes to the external appearance of the building. Access, parking, servicing and the existing site arrangements will remain unchanged.

2. Site and Context

The application site comprises the former Trinity Methodist Church building and associated land at 10A King Street, Duffield. The building occupies a prominent position within the local street scene and forms part of the established civic and community character of the village.

The existing building is arranged around the principal church space, with associated hall, choir area, vestry, kitchen, stores, entrance areas and ancillary accommodation. The existing measured survey records the principal internal spaces, including the church, hall, vestry, choir area, kitchen, stores and entrance.

The building is of evident local architectural and communal interest, with its former chapel use contributing positively to the identity development of Duffield. The elevations retain a clear ecclesiastical character, including the principal entrance frontage, arched openings, pitched roof forms and tower/spire features, as shown on the existing elevations and sections.

The site lies within the Duffield Bank Conservation Area and within the buffer zone of the Derwent Valley Mills World Heritage Site. Accordingly, the proposal has been considered with regard to its effect on designated heritage assets, their setting, and the wider historic character of the area.

3. The Proposed Development

The application seeks planning permission for the change of use of the building to enable operation by Duffield Parish Council.

The proposal is a procedural change of use only. No physical development is proposed as part of this application. Specifically, this application proposes:

No alterations to the external appearance of the building.
No extensions or demolition.
No changes to existing means of access.
No changes to parking arrangements.
No changes to landscaping or boundary treatment.
No material alteration to servicing or refuse arrangements.

The purpose of the application is to allow the Parish Council to commence occupation and operation from the building as the first stage in bringing the property back into active community use. Any future physical works, refurbishment, adaptation or enhancement proposals will be subject to separate design development, stakeholder engagement and, where required, the appropriate statutory consents.



Figure 01: Site Context

LEGEND:

Application Boundary

1. **1-29 King Street**
   Heritage Category: Listed Building
   Grade: II
   List Entry Number: 1109114

2. **8 and 10 Tamworth Street**
   Heritage Category: Listed Building
   Grade: II
   List Entry Number: 1158259

3. **TAMWORTH HOUSE**
   Heritage Category: Listed Building
   Grade: II
   List Entry Number: 1109119

4. Planning Use and Operational Rationale

The existing building is understood to fall within Use Class F1, reflecting its former use as a place of public worship and associated community activities. This application seeks consent for a change of use to Use Class F2 Local Community Use, allowing Duffield Parish Council to operate from the building as a local community facility.

The proposed change of use is a procedural first step in the Parish Council's wider stewardship of the site. It does not propose any physical works, alterations, extensions, demolition, or changes to the building's external appearance. Access, parking, servicing and site arrangements will remain as existing.

The proposed F2 use is considered appropriate because it retains the building's established public and community role. Rather than introducing a materially different or more intensive use, the proposal allows the building to continue serving Duffield in a civic and community capacity. This aligns well with the building's historic function as a locally important gathering place.

The change of use will enable the Parish Council to begin operating from the site while longer-term options for the building are assessed. Future stages may include feasibility work, community engagement, funding review, conservation assessment and design development. Any future physical changes would be subject to separate applications and statutory consents as required.

In planning and heritage terms, the approach is deliberately low impact. Continued occupation will help secure the active management and maintenance of the building, which is often the best route to safeguarding historic assets. Given the site's location within the Duffield Bank Conservation Area and the Derwent Valley Mills World Heritage Site buffer zone, this staged approach allows the building to be brought back into meaningful community use without immediate intervention to its fabric or setting.

Overall, the proposed change of use from F1 to F2 is considered compatible with the character of the building, proportionate to the Parish Council's immediate operational needs, and beneficial in supporting the site's long-term civic and community purpose.

5. Design Considerations

As no works are proposed, there is no design intervention to assess in terms of scale, massing, layout, materials or appearance.

The existing building form, external fabric, roofscape, openings and architectural detailing will remain unchanged. The submitted existing elevation drawings show the building's current external arrangement, including the principal church frontage, side elevations, pitched roof forms and associated hall elements.

Any future proposals will need to be developed through a conservation-led approach, taking account of the significance of the building, its contribution to Duffield Bank Conservation Area and its relationship with the Derwent Valley Mills World Heritage Site buffer zone.

6. Heritage and Conservation Impact

The site is located within the Duffield Bank Conservation Area and the buffer zone of the Derwent Valley Mills World Heritage Site. These designations require careful consideration of the effect of development on the significance, character and setting of heritage assets.

This application proposes no physical works and no operational changes that would alter the external appearance of the building, the site layout, access arrangements or parking provision. The proposal therefore has no direct physical impact on the building fabric and no visual impact on the conservation area or World Heritage Site buffer zone.

The change of use will support the continued occupation and management of the building by a local civic body. This is considered beneficial in heritage terms, as it provides a viable and active use while future options for the site are properly considered.

The proposal is consistent with a conservation-led approach: retain the building, avoid unnecessary intervention, keep the asset in use, and allow future change to be informed by understanding, consultation and statutory process.

On that basis, the proposal is considered to preserve the character and appearance of the Duffield Bank Conservation Area and to have no adverse impact on the significance or setting of the Derwent Valley Mills World Heritage Site buffer zone.



Figure 02: View of Trinity Church from Crown Street



Figure 03: View of Trinity Church from A6 junction

7. Access

Existing access arrangements will remain unchanged.

No alterations are proposed to pedestrian access, vehicular access, internal circulation, entrances, thresholds or external routes as part of this application. The submitted existing floor plan identifies the current entrance and internal arrangement, including the principal church space, hall, kitchen, vestry, stores and ancillary spaces.

The application does not seek approval for any building works affecting access. Any future access upgrades, inclusive design improvements or internal reconfiguration will be considered as part of later design stages and brought forward under separate consents where required.

8. Parking and Highways

Parking arrangements will remain unchanged.

The application does not propose any new parking areas, alterations to existing parking provision, changes to site access, or changes to the local highway arrangement. The existing parking is undefined across open expanse of hardstanding. For the purpose of the application an outline indicative existing parking arrangement has been demonstrated.

Any future intensification of use, event-based operation, or wider community programme will be reviewed through the next stages of site planning and, where necessary, supported by appropriate management arrangements.

9. Biodiversity and External Works

No external works are proposed.

The application does not involve operational development, groundworks, demolition, vegetation clearance, landscaping works, new lighting or drainage alterations. On that basis, the proposal is not expected to generate biodiversity, arboricultural, drainage or ecological impacts.

Any future physical works to the site will be reviewed separately and assessed against the relevant statutory requirements at that time.



Figure 04: Drone image of site showing existing expanse of hard standing and parking allocations.



Figure 04: Drone image of site showing frontage, hard standing and parking allocations.

10. Conclusion

This application seeks consent for a procedural change of use to allow Duffield Parish Council to begin operating from Trinity Methodist Church.

The proposal is the first step in the careful and considered development of the site under Parish Council stewardship. It enables the building to remain in active civic and community use while future options are assessed through proper feasibility work, consultation and design development.

The application proposes no physical works and no changes to the building's appearance, access, parking, landscaping or external site arrangements. As such, it preserves the character and appearance of the Duffield Bank Conservation Area and has no adverse impact on the Derwent Valley Mills World Heritage Site buffer zone.

The proposal represents a low-impact, pragmatic and heritage-conscious approach to securing the building's continued use and long-term management for the benefit of the local community.



Figure 05: Trinity Church Frontage



Figure 06: Building Roof and Spire