LANG ARCHITECTS

Design, Access and Sustainability Statement



Former Baptist Chapel

Lambhouse Lane

DE56 2DS

October 2026

1.0 Introduction

1.01 This design and access statement accompanies the full planning application for the conversion and extension to the former Baptist Chapel in Shottle.

1.02 The building has already received planning permission under application reference AVA/2024/0842 for the change of use from Class E business use to a Class C3 dwellinghouse. The proposal seeks further approval for a modest extension to improve the accommodation and long-term accessibility of the building.

1.03 The extension is designed as a complementary addition to the existing chapel. It will be constructed in local gritstone and will be separated from the existing building by a glazed link. This approach allows the original chapel to remain clearly legible while providing a contemporary but sympathetic addition.

1.04 The proposal has been developed with particular regard to the character of the existing building, its rural setting and the relationship with the surrounding landscape. The design achieves an appropriate balance between conservation and the provision of a comfortable, sustainable and accessible home, appropriate to its rural location.

1.05 The application will use the existing northern access to form the main vehicular access to the site with additional parking in the field to the west of Lambhouse Lane. The development will improve boundary treatments and gardens, and install a new drainage system, comprising a package treatment plant and soakaway located within the field, subject to necessary approvals.

2.0 Existing Site

2.01 The Old Baptist Chapel is located on Lambhouse Lane within the settlement of Shottle, in the Amber Valley. The surrounding area is predominantly rural in character, with a mixture of agricultural buildings, residential properties and open countryside. The site is bounded by fields to the south and east and by Lambhouse Lane to the west and Heavygate Lane to the north.

2.02 According to local records the chapel was erected in 1882. Prior to its construction, the local baptists held their services in the upper room of an outhouse in Shottle. In more recent years, the chapel has served as a furniture repair workshop before being vacated several years ago.

2.03 The existing building is simple in form and detailing. It was constructed using locally sourced, coursed stone with a simple pitched slate roof.

2.04 The principal, southern elevation is characterised by a arched entrance doorway, framed by a dressed-stone surround. Above the entrance is a circular stone plaque recording the chapel's historic date. The side elevations feature traditional mullioned timber windows, set within simple stone surrounds. To the north elevation, stained glass is incorporated into the upper portions of the arched windows.

2.05 The interior is modest and functional and retains a number of features associated with its historic use as a chapel such as dark timber wall panelling and arched window recesses. A mezzanine floor divides the windows to the southern half of the chapel.



Image 0.1 East Elevation



Image 0.2 West Elevation



Image 0.3 South Elevation



Image 0.4 North Elevation





Images 0.5 and 0.6 Internal Photos

3.0 The proposed development

3.01 As with application AVA/2024/0842, the proposals are to sensitively restore and convert the existing building to form a dwelling.

3.02 The proposed side extension is required to facilitate accessible living accommodation on a single level and meet the future needs of the occupants. It allows two bedrooms and a bathroom on the first floor and a third bedroom with en-suite at ground floor.

3.03 The extension itself will accommodate ancillary accommodation and the entrance to the north. The kitchen/dining area to the south will feature full height glazing to take advantage of the views and optimize natural daylighting and heating.

3.04 Works to the existing chapel will be minimal so that it will retain its original character. Repairs and alterations will be undertaken using appropriate materials and detailing.

3.05 Within the existing chapel, vaulted ceilings will be exposed above the living area with the existing arched window openings restored and windows replaced with thermally efficient glazing within a metal frame.

3.06 The windows to the western elevation will also be replaced. Their stone cills will be retained but lowered to enhance their verticality externally and allow views from within.

3.07 The chapel's existing character, including its simple form, materials and openings, have provided architectural reference for the extension.

3.08 It will be clearly identifiable as a later addition whilst drawing upon the materials and proportions of the existing building. The extension will be visually subordinate to the original building with careful consideration of roof form, and low eaves and ridge heights to sit low on the landscape.

3.09 Local gritstone has been selected to complement the existing chapel in its colour, texture and coursing. This use of natural stone will establish a strong relationship with the existing building and the local vernacular.

3.10 The extension will have a simple architectural form, avoiding unnecessary decorative detailing. The glazed link creates a visual break between the existing chapel and the new accommodation, allowing the original building to remain the dominant element of the site.

4.0 Sustainability

4.1 Policy EN1 of the adopted Local Plan promotes the reuse of existing buildings and materials as a means of reducing embodied carbon and requires development to consider sustainable construction, energy consumption, renewable energy and climate adaptation.

4.2 The proposal therefore combines the retention and reuse of the existing chapel with a new extension capable of meeting contemporary standards of energy efficiency. All

enhancements are designed to respect the building's character while improving performance. These include;

- An Air source heat pump which will be installed to the rear of the extension to be fed into a hot water cylinder located within the utility.
- The installation of wet low temperature underfloor heating systems to provide comfort whilst allowing heating systems to operate efficiently.
- A highly insulated construction throughout, exceeding the building regulation requirements and using eco-friendly insulation.
- The detailing to both new and existing will ensure no thermal bridging to prevent drafts and unnecessary heat loss
- Energy efficient, windows and doors, meeting building regulation requirements for U Values and ventilation.
- Glazing to the southern elevations to maximise use of natural light and heating.
- Natural ventilation will be optimised through the dwelling
- Electrical vehicle charging point in the parking area.
- The use of permeable surfacing for the hardstanding and parking areas
- Either solar slates or integrated, flush solar panels within a slate roof. These will provide a sustainable source of electricity with minimal impact on the landscape.

5.0 Access and Parking

5.1 The existing site access off Heavygate Lane will continue to serve the dwelling. This access will be widened to ensure ease of access and turning on site and hedges will be no higher than 600mm to improve visibility at the entrance.

5.2 A further parking area for additional cars and visitors will be provided to the western side of Lambhouse lane within the field under the ownership of the applicants. This will be accessed through an existing gate, with two spaces provided and a turning area so that vehicles can enter and exit in a forward gear.

5.3 The existing building imposes some access limitations associated with its existing form and fabric. The extension has been designed to 'future proof' the dwelling for the applicants and provides an opportunity to incorporate standards of accessibility and adaptability.

5.4 Level access will be provided from the parking space, and door widths, circulation spaces and sanitary facilities will be designed having regard to accessibility standards. The proposal accommodates a bedroom and bathroom at ground floor level.

6.0 Conclusion

The principle of residential use has already been established through planning permission AVA/2024/0842, granted on 9 December 2024. The current proposal builds upon that permission by providing additional accommodation in a carefully considered, sensitive but high quality extension.

The proposed development would see the sensitive repair and refurbishment of the chapel and secure its long-term use. The proposals will create a commercially viable and sustainable use of the site; thus ensuring it is not only maintained, but enjoyed by future generations.

The proposal will provide a high-quality home and introduce a modest, well-related addition which is intended to enhance the character of the site and its rural setting.

For these reasons, the proposal represents an appropriate and sustainable form of development which responds positively to its architectural, historic and landscape context.