

New Platform Lift and Associated Extension/Lobby at Bethesda Baptist Church

Bethesda Baptist Church

Cefn Rd,

Rogerstone,

Newport

NP10 9EX



Design and Access Statement

Heritage Statement

April 2025

Contents

1. Site and Contact information

2. Introduction

3. Context

- 3.1 existing use
- 3.2 existing amount/ scale
- 3.3 existing appearance
- 3.4 existing layout
- 3.5 existing landscaping

4. Design principles & concepts

- 4.1 proposed use
- 4.2 proposed amount/ scale
- 4.3 proposed appearance

5. Inclusive access

7. Environmental sustainability

- 7.1 sustainable materials
- 7.2 biodiversity and local environment
- 7.3 water
- 7.4 waste management

8. Movement to, from and within the development

- 8.1 connection
- 8.2 modes
- 8.3 servicing
- 8.4 parking

9. Green Infrastructure Statement

10. Summary

1. Site and Contact information

Site address: Cefn Rd,
Rogerstone,
Newport
NP10 9EX

Contact details:

Name of applicant: Mr Wynford Thomas (On
behalf of Bethesda Baptist
Church

Name of Agent: JDW Architects
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2. Introduction

JDW Architects have been appointed to prepare proposals by Bethesda Baptist Church for a new platform lift at Bethesda Baptist Church, Cefn Rd, Rogerstone, Newport, NP10 9EX.

The building is situated at the north-western end of Cefn Road, Rogerstone, opposite the Tesco Express in a predominantly residential location.

This document outlines the proposal for the new lift including associated extension, internal alterations and new ground floor lobby.

This design and access statement accompanies a full planning application for this site and is to be read in conjunction with all other submission documentation, which accompanies the application.



Fig1 Location of the site – Extract From Google Earth

3. Context

The application site is an operating church located within a predominantly residential area. It is within easy walking distance to good transport links via buses and the nearby Rogerstone Railway station which is approximately a 16 Minute Walk.

3.1 existing use

The existing site is an operating church/religious building.

3.2 existing amount/scale

The building consists of 2 floors, (upper ground floor and lower ground floor). Due to the change in level across the site, level access is available from both levels. The building has a GIA of approximately 278sqm at lower ground floor level and 269sqm at upper ground floor level (a total GIA of approximately 547sqm)

3.3 existing appearance

The property consists of a predominately brick façade with a slate roof. There is a small section of panelling over the lower ground floor entrance door. The main worship space is formed as an octagon in plan form which is used as one of the main features of the building.

3.4 existing layout

Bethesda Baptist Church is located near one of the roundabouts towards the western end of Cefn Road. The upper ground floor entrance, which consists of a front entrance canopy, fronts directly onto Cefn Road. The rear/southwestern, lower ground floor entrance is accessed from the church's main private car park. There is an additional area of parking to the front of the building.

3.5 existing landscaping

The majority of the landscaping on the site consists of the church graveyard which is grassed with a few trees interspersed. There are various hedges/flower beds dispersed throughout the site. The proposed works do not involve any alterations to the existing landscaping and are contained to the existing hard standing areas.

4. Design Principles and concepts

4.1 proposed use

Permission is being sought to add a new platform lift to assist visitors to the building travelling between floors (particularly between the worship area on the upper ground floor and the main hall on the lower ground floor). The church currently have a stair lift however, due to the size of the congregation, this is not a practical means of transitioning between floors due to the speed of the lift, particularly when visitors are trying to use the stairs while the stair lift is in use. The stair lift also does not accommodate for wheelchair users. The new lift is therefore intended to increase the accessibility of the building.

Due to their being no available space internally, the platform lift is to be located in a newly built designated lift shaft beside the rear entrance door. The lift shaft has been deliberately positioned over existing hard standing to prevent any disturbance to the greenery/landscaping on the site.

In order to provide a covered entrance for the new lift, and to make it fully internal, a new build lobby is to be provided at lower ground floor level. The exit at upper ground floor level will discharge into the existing counselling room.

4.2 proposed appearance

The proposals have been designed to match the appearance of the existing building using facing brick and tiles to match the existing materials.

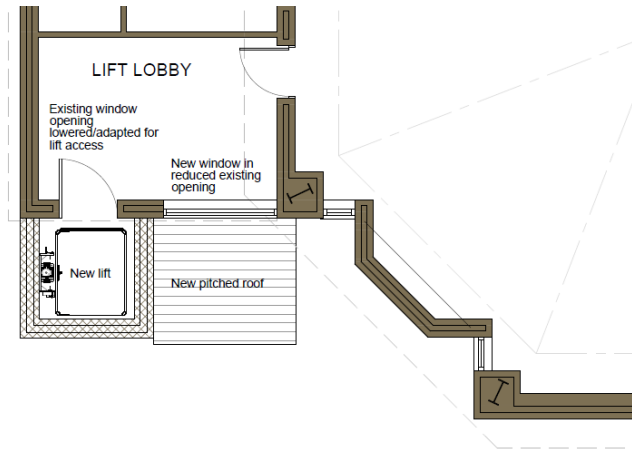
The shaft has been deliberately pulled away from and kept subservient to the distinctive octagon form of the worship area to allow this form to remain the dominant form.

The pitched roof at the top of the shaft is pitched to match the existing side extension and to blend with the current aesthetic.

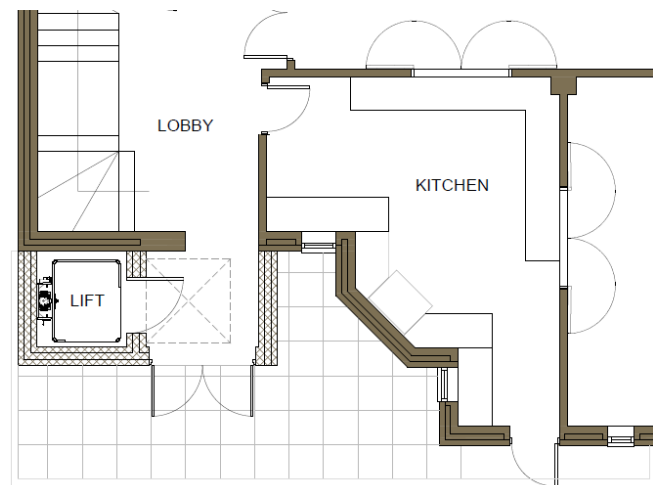
4.3 proposed layout

The upper ground floor layout is to remain unchanged, other than a new opening formed in the existing counselling room which will become the new upper floor lift lobby. This lift lobby will provide direct access to the worship area, the main room on the upper ground floor.

Similarly, the lower ground floor is to predominately remain unchanged other than the entrance door being removed and moved outwards to allow for a new entrance lobby and the lift extension. A new entrance door is to be provided to allow additional light into the ground floor and to assist with visibility of the lift area from the outside.



Upper Ground Floor Plan



Lower Ground Floor Plan

5. Inclusive Access

This Access Statement has been prepared to accompany the full planning application. As explained in the substantive application, the application is for a new platform to assist with access into and around the building.

Currently wheelchair users are restricted in the areas they are able to access easily, particularly when events are spread between the worship area and main hall i.e. a worship service/event is followed by a lunch which is served in the main hall with easy access to the kitchen facilities. Wheelchair users currently either:

1. Need to abandon their wheelchair on the upper/lower floor if they are able to navigate a stair lift and have enough mobility to reach the required areas when they reach their destination floor.
2. Need to navigate around the outside of the building (a reasonable distance), down a relatively steep slope. Not ideal in inclement weather.

In addition, due to the size of the congregation, the currently installed stair lift is not practical due to its speed and other people wishing to use the stairs to transition between floors.

The new platform lift will allow easy transition for all visitors with access needs between floors.



6. Environmental sustainability

6.1 sustainable materials

Where possible, materials will be sourced locally to lower the embodied energy of the build. Materials, such as timber will also be sourced from sustainable manufacturers.

6.2 biodiversity and local environment

The proposals do not cause any harm to the local environment or biodiversity due to their inherent design. All works are to be retained to existing hard standing areas.

6.3 water

No proposals for any amendments regarding water usage.

6.4 waste management

The works will ensure that all waste is correctly collected and sorted on site to maximise recycling and re-use.

7. Movement to, from and within the development

7.1 connection

The site is located on Cefn Road, which is in a predominately residential area not far from good transport links including Rogerstone Train Station and bus services.

7.2 modes

The Church is approximately a fifteen-minute walk from Rogerstone Railway Station. There is also a local bus stop within a minute walk from the Church.

7.3 servicing

The site is already being serviced via the private car park area accessed off Cefn Road. Servicing needs are minimal and generally undertaken by Church members.

7.4 parking

The church currently has a private car park for visitors. There are no proposals for any additional uses requiring additional parking capacity.

9. Heritage Statement

9.1 Introduction

This Green Infrastructure Statement has been prepared in support of an application for Full Planning Permission, submitted on behalf of Bethesda Baptist Church, in relation to the following development proposal.

“New platform lift and associated works,

Bethesda Baptist Church,

Cefn Road

Rogerstone

Newport

NP10 9EX”

This Green Infrastructure Statement has been formulated in accordance with the recently updated Chapter 6 of Planning Policy Wales (PPW 12). This states that it is now considered necessary for all planning applications to be supported by a Green Infrastructure Statement. In short, the overall objective of the Green Infrastructure Statement is to ensure any disruption to biodiversity is kept to a minimum as a result of the development. The pertinent text has been extracted below from Chapter 6 of PPW 12:

“A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development, this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multifunctional outcomes which are appropriate to the site in question and must be used for demonstrating how the **step-wise** approach (Paragraph 6.4.15) has been applied.”.

It should be noted that this is “proportionate to the scale and nature of the development proposed” and “In the case of minor development this will be a short description and should not be an onerous requirement for applicants”.

As such, this statement will outline the measures the proposal will take to ensure it is compliant and appropriate with the above.

9.2 Site Context

The site consists of the main church building and graveyard which comprises approximately two acres however the scheme is located in a very small area of the site, within the Church's private car park.

Currently the site consists predominately of a grassed graveyard area with some localized flower beds and hedgerows dispersed around the site.

The proposals seek to ensure that they do not damage the existing biodiversity of the site or environs ensuring that the variety of species, their habitats, and their abundance is not compromised.

The existing green infrastructure will extensively remain unchanged with existing established hedgerows being protected so that their ecological value can be maintained and continue to function and be beneficial to the character and amenity of the location within the existing infrastructure. Existing trees are also to be retained on the site.

The site sits within a predominately residential area. The proposals have deliberately sought to build on the existing paved/hard standing areas preventing removal of any vegetation/green infrastructure with no impact on the overall biodiversity of the site. No changes are proposed to boundary treatments maintaining the existing connections on the site.

9.3 Green Infrastructure and Enhancement Measures

In line with Planning Policy Wales paragraph 6.4.15, the following considerations have been made:

Step-wise Step 1

3.1 The site is located within a built up area and has been used as a church building. The proposed development will fall within the existing hard standing. The site does not lie within any statutory designated sites. The site is therefore considered suitable for development as the proposed use will reflect the character of the existing with similar requirements to the existing conditions.

Step-wise Step 2

3.2 Step 2 emphasizes the need to retain the largest possible area of existing habitat supporting biodiversity. The proposals are contained to the areas of existing hard standing and therefore there is to be no loss of existing habitat.

Based on the above, it is considered that the proposals will have no impact on the biodiversity of the site.

9.4 Conclusion

The application carefully considers the Green Infrastructure of the existing site and the impact of proposals and applies the **Step-Wise** approach outlined in Paragraph 6.4.15 of The Planning Policy Wales 12th Edition relating to Distinctive and Natural Places to ensure that the measures for the site are appropriate. The development proposals are mindful of the site context and seek to protect the site and surrounding biodiversity and ecosystem resilience through only building on existing hard landscape and keeping the extension to the minimum required.

Having regard to the above, it is therefore considered that the proposed development is acceptable in terms of its impact on the environment and biodiversity, and is fully in accordance with Chapter 6 of PPW 12.

10. Summary

The proposals present an opportunity to improve access and inclusivity for visitors to the building. The new platform lift will allow easy transition between floors for all users with accessibility needs including catering for wheelchair users which are not currently accommodated well.

The external appearance of the new extensions has been designed to reflect that of the existing building and development has been contained within the footprint of existing hardstanding to prevent any impact on the biodiversity of the site.

It is therefore deemed that these proposals are appropriate and should be granted permission.