Presbyterian Church

Holt LL13 9YW

Design and Access Statement

Date : 29.11.2024

Overview

This is an update to the D&A dated 23.4.24 which was submitted as part of the approved planning permission no. P/2024/1078 and Listed Building Consent no. P/2024/1186 and it is intended to clarify the proposed changes to some of the approved drawings.

Proposed Changes :

1) Retention and reuse of the majority of the 1971 ground floor extension to the rear of the property.

Rather than demolish all of this extension and rebuild the majority of it on the same footplate, it is proposed to demolish a small section of it and retain most of it and to build a new wall at the southern gable end of the extension. The proposed footplate will be slightly smaller than the existing.

During Mr Daniel Jones (conservation officer) site visit in September 2024 the principle of retaining rather than demolishing all of the extension and to only rebuild one external wall was discussed and in principle there was no objection to this approach.

Title : Proposed Floor Plan & Sections

Approved plans – Drawing No. A (300) 01 Revision C

Proposed Plans : Drawing No. A (300) 01 Revision D

Title : Proposed Elevations & Roof

Approved plans – Drawing No. A (300) 02 Revision B

Proposed Plans : Drawing No. A (300) 02 Revision C

Benefits of not demolishing all of the 1971 ground floor extension:

a) Less disturbance to the ground and the original building
b) It is more sustainable to reuse the existing external walls
c) Quicker construction time and less noise and disturbance to the neighbouring properties.

2) Drainage and ventilation around the church section. Details of this are shown on Drawing No. A (300) 01 Revision D and the insertion of no.4 air bricks in the church section. See Drawing No. (050) 09 which is the photos of the materials and Drawing No. (050) 08 which is the section plan.

Benefits :

a) The existing ground is higher than any original DPC course and the internal floor level and the ground directly touches the external walls of the church. Damp is present in the external walls and there are high damp readings inside the building. The proposed drainage will cause minimal intrusion to the external ground and building and will provide a long term reduction in the damp around the perimeter of the church section of the building.

b) There are no air bricks under the main church suspended timber floor. The proposed 4 small air bricks will enable proper air circulation, control moisture levels, reduce condensation and improve indoor air quality which will increase the occupant's quality of life and ensure the building's long term future.

3) Reposition no.4 of the roof windows so they are in no.4 first floor rooms

Title : Proposed Floor Plan & Sections

Approved plans – Drawing No. A (300) 01 Revision C

Proposed Plans : Drawing No. A (300) 01 Revision D

Title : Proposed Elevation & Roof Plan

Approved plans – Drawing No. A (300) 02 Revision B

Proposed Plans : Drawing No. A (300) 02 Revision C

Benefits :

a) The occupant's enjoyment of the property will be improved by repositioning the windows as no.4 first floor rooms currently have no natural light and the proposed repositioning will increase the enjoyment of the home.
b) Easier to access, clean and maintain the revised window positions as they are accessible without using a ladder.

In Bedroom no. 1 only one means of escape is required and so only of the roof windows is now proposed to be an escape roof window (the window on the south elevation)

Benefits :

a) More of the original church will be visible from inside the ground floor of the church
b) Slightly fewer materials are needed in the construction as it is not necessary to create an "access platform" from inside Bedroom 1, to two escape windows.

4) Repositioned patio – see plan title : Proposed Floor Plan & Sections

Approved plans – Drawing No. A (300) 01 Revision C

Proposed Plans : Drawing No. A (300) 01 Revision D

See Title : Section plan garden step. Drawing No. A (300) 07 which is the section plan of the patio and garden step

Drawing No. A (050) 10 Title : New Driveway gate – shows the driveway, patio and garden section.

Benefits :

a) The current patio is close to the parked cars and is sufficiently constained that it may limit its use. If a small section of the existing low level stone wall is repositioned and rebuilt this would allow the car parking to be slightly larger which will allow greater and easier access for the Refuse Collection (access to the bins) and more room for parking which increases the ease of parking.

b) The repositioned and slightly larger patio area would create a greater separation from the cars and would increase the occupant's enjoyment of the property.

c) Without the creation of 1 step from the patio to the garden level, the garden will be difficult for the occupants to access, use and maintain.

5) Proposed driveway entrance gate – see plan title : Proposed Floor Plan & Sections

Approved plan – Drawing No. A (300) 01 Revision C

Proposed Drawing No. A (300) 01 Revision D

Drawing No. A (050) 10 Title : New Driveway gate – shows the driveway, patio and garden section.

The proposed entrance gate is sufficiently set back from the pavement so that none of car length would be over the public highway or pavement whilst the car waits for the electronic gate to open to allow car access to the parking areas. The dimensions of this "waiting zone" are shown on drawing no. (300) 10.

Benefits :

a) Controlling access to the driveway will reduce the risk of theft, vandalism and anti social behaviour within the curtilage of the property.
b) Will provide more privacy and peace of mind to the occupants.

6) Creation of storage space above the utility room

Approved plan – Drawing No. A (300) 01 Revision C

Proposed Drawing No. A (300) 01 Revision D - the proposed "loft hatch" access and water tank storage are shown on this plan in the utility area.

Benefits :

a) For this large home the storage space is relatively limited without this provision of extra storage space and the storage space will benefit the occupants.
b) The size of the house requires a cylinder for the heating provision and the proposed location for the cylinder is the most appropriate location for it as the boiler will be located in the utility room. The storage space will be supported by the new ground floor walls that will be built to create the utility room.

7) Additional Roof Vents – see plan title : Proposed Elevation & Roof Plan

Approved plans – Drawing No. A (300) 02 Revision B

Proposed Plans : Drawing No. A (300) 02 Revision C

Title: Roof Ventilation Slate Vent – photo and roof vents specification

The proposed additional roof vents are specifically designed for the existing roof slates and will match the LPA approved slate vents that are necessary to ventilate the bathrooms and utility room.

Benefits :

a) They will prolong the roof life and protect the roof joists and the building from condensation

b) They are necessary to comply with Building Regulations