# Presbyterian Church

# Holt LL13 9YW

## Design and Access Statement

## Date : 27.2.2025

**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.

Two planning applications will be submitted for the proposed changes - one for Listed Building Consent and for Planning Permission.

The proposed changes are relatively minor and all are intended to increase the enjoyment and quality of life for the occupants of the new home and or to comply with Building Regulations.

It is proposed to retain more of the ground floor extension and after the vegetation was cleared from the building that had been empty for approx. 10 years, the original basement became visible and it is now proposed to retain it and the window and door to access it and to retain the stair access to it.

The only approved plans that this application proposes to amend are shown below.

Drawing no: A (300) 02 Revision G dated 04.01.25; **Replaced : A (300) 02 Revision I dated 27.2.25** (Elevation plan)

Summary of changes : 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 infill a door way on the southern gable end of the extension. During Mr Daniel Jones (conservation officer) site visit in September 2024 the principle of retaining rather than demolishing all of the ground floor extension and to only infill a doorway was discussed and in principle there was no objection to this approach.

Increased number of inline slate roof vents in the none church section of the building in order to comply with building regulations.

The proposed additional inline roof vents are the same slates as the approved LPA inline slate vents that are needed to ventilate the ensuites and utility room. More of the required additonal slates to ventilate the non church section of the roof have been located on the elevation that is less visible from the road.

Benefits of retaining most 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

Benefits of installing more inline slate vents in the none church section :

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

b) They are necessary to comply with Building Regulations

Drawing no: A(300) 01 Revision G dated 05.01.25; **Replaced : A(300) 01 Revision I dated 27.2.25**

(Internal Layout and Section & Driveway plan)

Summary of changes : Slightly enlarged patio area. New driveway entrance gate. Retention of most of the ground floor extension. Reduction in the shower room size and creation of a separate cloakroom. Creation of mezzanine floor over shower room and part of utility to create storage space. Inclusion of the original basement and access to it and the retention of the original basement entrance door and window.

Benefits :

The approved 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 for a slighlty larger patio that would allow greater and better use of it and would create a greater separation from the vehicles.

The proposed electronic 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. A (300) 10 Rev. C . Controlling access to the driveway will reduce the risk of theft, vandalism and anti social behaviour within the curtilage of the property and will provide more privacy and peace of mind to the occupants.

The proposed mezzanine storage space above the shower room area will not affect the structure of the building and will provide much needed storage space and is the most sensible place for the necessary “plant room” equipment.

Reduction in the size of the shower room in order to create a separate cloakroom will increase the enjoyment for the occupants.

Drawing no: A(050)10 Revision B dated 04-01-25; **Replaced : A (050) 10 Revision C 27.2.25** (New Driveway gate and plan also shows patio & garden section plan)

**A New PLAN is submitted - Title : Photo driveway entrance gate dated 27.2.25**

Both plans provide information for the proposed new entrance electronic gate