

From: Holly Moroney
Sent: 27 April 2023 11:09
To: Gwyn Humphreys
Cc: Craig Marston
Subject: RE: PLANNING APPLICATION CONSULTATION P/2023/0143

Good morning Gwyn,

We would like to address the comments raised by Conservation regarding Chapel House.

Firstly, the building is in poor condition with an urgent need for maintenance and repair, importantly to improve security considering the property has had several break-ins. The applicant is eager to begin work on the property as soon as possible.

At this stage, we wish to submit a separate application to include full details of the upgrade, services, and appearance.

With regard to the existing staircase, it is believed by both applicant and Historical Building Consultant, that the few darker balustrades are not original. There was no original staircase in the chapel room but only a narrow staircase accessed from the kitchen within closed walls, therefore implying there were no balustrades. Please see attached the original floor plans for reference dated 1996. The applicant, therefore, does not wish to include the existing balustrades on the proposed staircase.

Please see attached a revision of the proposal. We hope the proposed rear windows address the concerns raised. It is our belief that the proportions are more appropriate and we have created a contemporary interpretation of the existing windows, using only horizontal bars.

Although we understand the alterations to the existing simple side elevations are of concern, the windows are required for the fire escape route. Altering windows on the front elevation to meet the need of escape, would be unacceptable and detrimental to the Listed property. The proposed escape windows (sash windows) to the side elevations could be made wider to match the front elevation, should planning feel this would be an improved solution. We welcome suggestions.

The upgrading of windows would include suitably slim glazing bars to match the original of which full details will be submitted.

Both front and side doors are in a poor state. It is important to raise again that the property has had several break-ins in which the side door has been the point of access. The frame and door aren't very substantial and therefore would require replacing. However, we suggest a remake of the door would be a suitable suggestion as opposed to a modern-style replacement. Please see the image attached for reference.

The front door requires refurbishment, and the applicant wishes to retain the top light for reasons to balance the proportion of the entrance and remove the unattractive boarding in place of the original top light. Please see attached the original elevations for reference dated 1996 and an existing photo. It is to the applicant's desire to include a suitably etched top light stating 'Chapel House', subject to design. We welcome suggestions.

We have taken note of comments raised on the proposed side canopy and therefore have removed it from the application.

We look forward to a response and to progressing the planning application further. Should you have any questions on the above, please let us know as soon as possible.

Kind Regards,

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