

DESIGN AND ACCESS STATEMENT

**Planning & Listed Building Consent for
an extension and refurbishment
at
Chapel House, The Chequer,
Bronington, Whitchurch, SY13 2JQ**



Image 01: Existing Front Elevation

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Date of Issue

25/01/23

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I. Introduction

Application

This design and access statement is prepared by Ke-Design in support of a full planning application and a Listed Building Consent for an extension and refurbishment at Chapel House, The Chequer, Bronington, Whitchurch, SY13 2JQ.

This is supplementary information to accompany the application and assist in describing the proposal. The document is to be read in conjunction with the drawings and Historical Impact Assessment produced by Richard K Morriss & Associates, provided by Ke-design.

Before this full planning application, a pre-application was made and therefore carefully considers the advice in the response (RE: ENQ/2022 /0334).

Applicant

The applicant and her husband purchased the property in September 2011 with the future vision to refurbish and reconfigure the internal layout to improve the quality of modern living in an appreciated listed building. It was also identified that urgent requirements are to be made for improved security as the property has been subject to break-ins and vandalism due to derelict external doors and windows.

Ke-design has been appointed to develop designs that respect the listed property and upgrade the quality of living whilst meeting the applicant's requirements.

The proposal is a two-storey rear extension to match the existing property, refurbished existing windows and doors, and improved internal layout.

Location

Chapel House is located amongst a small housing cluster along the A525 off the A41 between New Hall Lane and Bowkers Lane. It is under 2 miles from Bronington and 4 miles to Whitchurch town centre. The property backs onto farm fields opposite the A495.

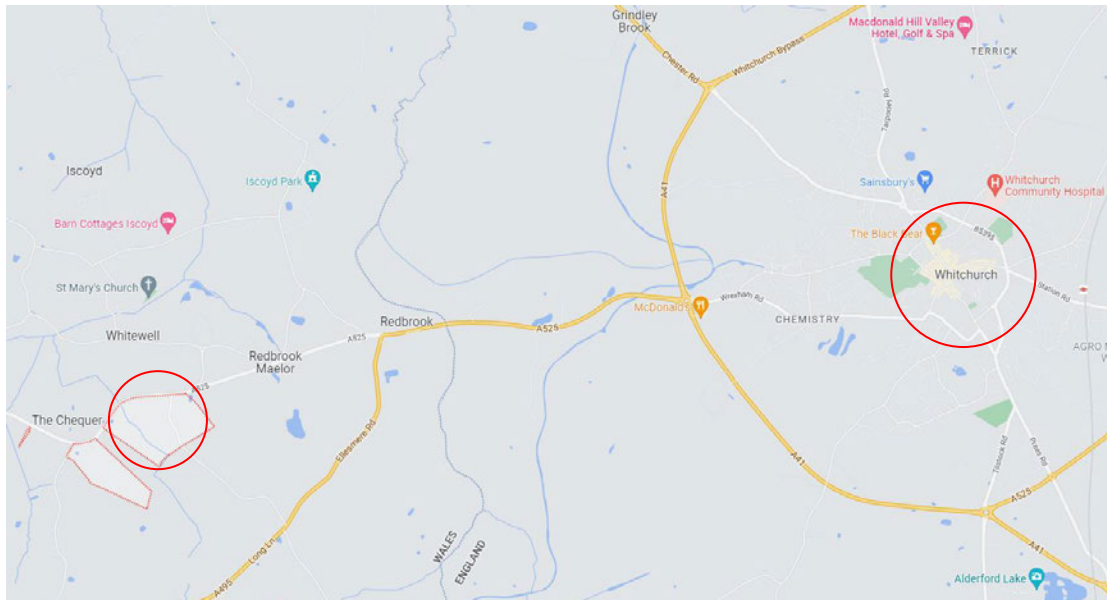


Image 02: Wider map showing the location of Chapel House in relation to Whitchurch town centre (google maps).



Image 03: Google maps showing the location of Chapel House.



Image 04: Google maps showing the location of Chapel House.

II. Site Description and Historical Context

Site Description

Refer to the Historical Impact Assessment produced by Richard K Morriss & Associates, provided by Ke-Design for in-depth information.

Chapel House is a single dwelling set back slightly off the A525 road with a large rear garden overlooking farm fields. There is adequate parking to the front and side of the property for the 4-bedroom home. There are neighbouring properties West of Chapel House which include the bungalows; The Lower House and Brookside. East of Chapel House is Ryecroft and Oxenpark.

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Historical Context

Refer to the Historical Impact Assessment produced by Richard K Morriss & Associates, provided by Ke-Design for in-depth information.

Chapel House has been listed as it is a former chapel with original Georgian features. It became disused by the 1990s and in 1997 consent was granted to convert the chapel into a dwelling. Changes were made internally with the main alteration of the former single-storey chapel area having a first floor added. Externally windows were refurbished.

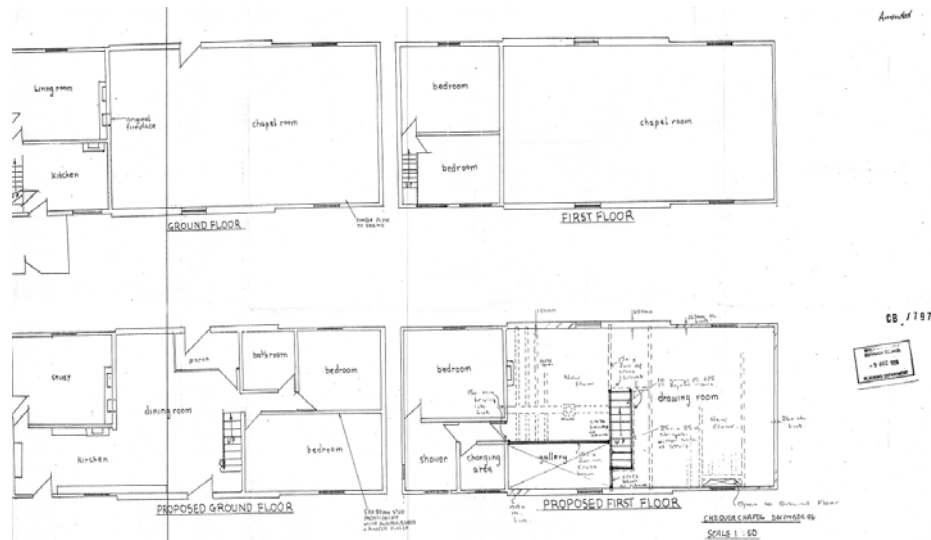


Image 05: Floor Plans dated 09/12/1995.

iii. Design Proposal

Internal Reconfiguration and Extension

The proposed internal reconfiguration aims to maintain the existing windows and enhance the architectural features including trusses and beams. By creating a void to the rear of the property, the former chapel windows which pass through the ground and first floor will form a main feature of the home.

Part of enhancing the existing features is the proposal in bedroom 2 to remove the ceiling to expose the original beams.

The proposal shows an improved spatial layout for modern living that ensures natural light enters the building and circulation is not restricted. This will be ensured by replacing and flipping the orientation of the existing staircase which was a modern addition.

The proposed ground floor contains an open plan living area, entrance hall, separate snug, utility with WC and plant room, and an extended kitchen with dining.

A two-storey extension is proposed to the rear of the property where a former extension was removed (details in the Historic Impact Assessment). On the ground floor of the extension, the existing kitchen is enlarged and allows space for dining. On the first floor, a second bedroom is proposed with views to the rear of the property. The two-storey extension will provide the necessary space for two sizeable bedrooms with a shared bathroom and a master bedroom with an ensuite. Off the landing is a study for working from home.

The client wishes to remove an unused and derelict brick shed to the rear of the property. We believe that the shed holds no architectural merit and there is no significant advantage in repurposing it.

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Image 06: Showing existing brick shed at the rear of the property, and overgrown garden.

Windows and Doors

The existing windows at Chapel House are rotting and have poor insulation and therefore require maintenance. The existing doors are also in an unsatisfactory condition and require replacement for security reasons as the property has suffered recent break-ins and vandalism.

The applicant wishes to replace the windows on the front elevation to match the existing with double-glazed heritage glass. Additionally, the front door requires replacing and the applicant intends to use an alike replacement.



Image 07: Existing front and side door.



Image 08: Derelict existing windows on front elevation.

To the East and West Elevations, a new window on the first floor is proposed solely for escape as the existing windows to the front elevations do not meet building regulations. The proposed escape windows are of a heritage style to match the existing and are at a minimum escape opening size for less visual impact.

At the rear, the chapel windows are to be refurbished as the condition is unsatisfactory. It is intended to restore the steel frames and fit heritage glass by a specialist. In doing so, the chapel windows will be enhanced adding great significance to the building.

The extension proposes slim profile aluminium glazing with bifold doors and windows on the ground floor with full-height glazing on the first floor. The proposed glazing aims to distinguish clearly between the old and new and as a result, will complement the building rather than be a pastiche.

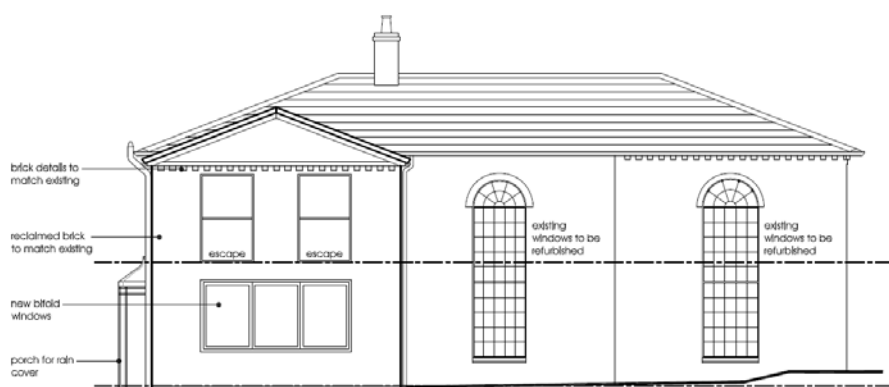


Image 09: Proposed rear elevation.

Materials

The proposed materials include slate roof tiles, reclaimed brick, and rainwater goods all to match the existing. Decorative brick detailing is proposed to match that on the front gable.

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Landscaping

The site is currently an overgrown garden with grass, shrubs, and trees. It is proposed that the garden is soft landscaped. Existing overgrown trees will be cut back as general maintenance to improve the property's overall appearance.

Sustainability

The extension is orientated and designed to obtain natural light and solar gain. The extension will be built as sustainably as possible with high-level insulation values, low E double glazing and underfloor heating.

Replacing the existing windows for alike double-glazed heritage glass will increase the thermal value of the property and increase user comfort.

iv. Accessibility

Access and Parking

The proposal does not affect any existing access to the site.

Existing parking arrangements are unaffected and will adequately serve the proposed three-bedroom dwelling reduced from the existing four-bedroom.

Chapel House can be entered via the front door on the North Elevation, or a side entrance to the West Elevation of which both have no existing form of rain cover. There was a derelict and rotting porch to the side entrance, which was removed, however, it was not an original feature of the listed building. The applicant wishes to retain a form of rain cover for practical reasons upon entering the home.



Image 10: Former side porch at Chapel House.

A minimalistic ironwork porch or canopy is proposed on the side elevation. The style has been chosen to create interest without overpowering the existing architecture and is a necessity for weather cover.



Image 11: Proposed ironwork canopy/porch (fineiron.co.uk)



Image 12: Proposed West elevation showing ironwork porch.

v. Conclusions

It is the client's wish to repair and improve the existing property while achieving the desired accommodation and comfort for a home of a reasonable scale that respects the existing features and character.

Every detail has been considered when designing the two-storey extension to complement the existing listed building. It is our view that the submitted design doesn't detract from the existing as it reflects the front gable with materials to match the existing.

On achieving listed building consent and planning the applicant is looking to make an immediate start on refurbishing the windows and doors to prevent further break-ins and vandalism whilst improving thermal comfort.

The client has every care and effort to improve the quality and condition of Chapel House whilst putting minimal impact on the existing fabric.



Image 13: Visual evidence of the former extension removed from the rear wall in the position of the proposed extension.



Image 14: Existing trusses to be maintained.



Image 15: Existing first floor visually cutting chapel windows in half.