



PHARMACY HOUSE, 18 HIGH STREET, OVERTON

Design and Access Statement
Chambers Conservation Ltd, August 2021 – Issue 2

1.0 Introductory Information

- 1.1 This report has been written by Jennifer Chambers BA (Hons) BArch RIBA SCA IHBC. It is to accompany the planning and listed building consent applications for the project.
- 1.2 The report should be read with the following supportive documents / drawings:
- 01 - Ground and First Floor as Existing Rev A
 - 02 - Second and Attic Floors as Existing
 - 03 - Main Elevations as Existing
 - 04 - Outrigger Elevations as Existing Rev A
 - 05 - Site Plan as Existing
 - 10 - Ground and First Floor as Proposed Rev C
 - 11 - Second and Attic Floor as Proposed Rev A
 - 12 - Main Elevations as Proposed Rev B
 - 13 - Kitchen and Extension Elevations as Proposed Rev A
 - 14 - Site Plan as Proposed
 - 15 – Location Plan
 - Heritage Statement and Impact Assessment
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2.0 Brief History of the Building / Site:

- 2.1 Pharmacy House appears to have been built as a townhouse in around 1800 as a pair with the adjacent Bank House.
- 2.2 A shop was created in part of the ground floor and used a chemist from 1880 to around 20 years ago. The house had very little modernisation in recent decades. Both shop and house had been unoccupied for quite some time prior to the applicant purchasing the building in March 2021.
- 2.3 Further historical information can be found in the heritage statement.

3.0 Description of the Proposed Development:

- 3.1 The project involves the repair and alteration to the existing house and integral shop unit including:
 - Demolition of existing outbuilding
 - Demolition of mid 20th century coal store
 - Construction of new extension to rear
 - Replacement of rear windows
 - Reinstatement of lost floors / ceilings
 - Replacement of existing first floor wall
 - Insulation to roof
 - Provision of new bathrooms (including some subdivision and new openings)
 - The panelling to the shopfront stallriser will be restored to the earlier design
 - Installation of services such as gas central heating and rewiring
- 3.2 The former pigsty at the end of the building will not be affected.

4.0 Description of Existing Uses/Buildings on the Site:

- 4.1 The building has been empty and unused for around eight years. The shop (which connects into the house) was used as a pharmacy until around twenty years ago. The house had residential use although the upper floor was not regularly occupied.

5.0 Photographs of the Building and Surrounding Garden:

- 5.1 The following is a selection of photographs depicting the building in 2021:



Front View



Side view of the existing kitchen annex and rear elevation from the garden



Rear side of kitchen annex and kitchen doorway with damaged brick adjacent



Severely eroding and poorly repaired brick to rear elevation of the existing annex

6.0 Description of the Proposals in Terms of Scale and Use:

- 6.1 The new extension carefully reflects the height and massing of the existing annex – the footprint of the kitchen element is nearly identical to the existing structure. Adjacent to the south side an additional structure is added – its roof will be lower than the existing annex and its front wall very slightly recessed back. To aid maintenance and to respect the neighbouring properties, the side elevations of the new structures are set away from the boundaries.
- 6.2 The main part of the building will be used as a home for the applicants. The shop will be used as a micro-bakery for the applicant. Bread will be baked on the premises and delivered elsewhere and the space will be used for bread-making lessons.

7.0 Design and Materials:

- 7.1 The design of the extension is intended to be generally of its time in terms of overall appearance and materials, although a slate roof has been chosen to go over the kitchen to minimise its visual impact where it will be more visible from other neighbouring houses. Walls are proposed to be rendered to separate it visually from the main house. A shallow-pitched zinc roof has been designed over the new living area and a large glazed sliding screen proposed that will be modern in appearance yet of a simple understated design. This will create a single modern family space inside, helping to leave the rooms with the main house more untouched. The design of the new extension (and decision to rebuild the kitchen element) has been made to incorporate modern insulation standards to help balance the inevitable inferior thermal performance of the main listed building.
- 7.2 The front elevation only has a few very small alterations to the shop front, details of which are included (together with the internal works) in the heritage statement.

8.0 Access

- 8.1 The access from the road will not change as a result of the application. Access into and within the house will be largely unaffected but will improve slightly by having the open-plan area within the extension at the rear. For wheelchair users the relatively spacious layout of the ground floor is beneficial and there is no step from the front door. There will be a ground floor WC suitable

for an ambulant disabled person. The upper floors would be very difficult for someone with a high level of disability to access, but this will not change as a result of the application.