  

======================================================================

 42 Wimborne St. Giles

 Nr Wimborne

 Dorset

 BH21 5NF

 Tel: 01 725 517694

 email: richardvashton@gmail.com

Job No. 1617

January 2021

**DESIGN AND ACCESS STATEMENT**

**Damerham Baptist Chapel, Lower Daggons Lane,**

**South End, Damerham, Fordingbridge, SP6 3HE**

New two-storey south extension

New outbuilding

1. BACKGROUND

The Baptist Chapel dates from 1863 and was used as a chapel until December 2015 when its congregation had dwindled, and the building was put up for sale.

Our clients obtained planning permission, ref. 17/11283, to convert it to residential use on 18 December 2017. The building has been repaired and converted to a high standard and our clients are living in it with their young family.,

The building is not listed but lies within the Damerham Conservation Area (and the wider Cranborne and West Wiltshire Downs AONB). There are no entries for it in the Archaeology and Historic Buildings Record.

The arched chapel windows have been retained with improved taller timber-framed windows.

The central bay has been kept full height so that the original volume of the chapel can be clearly appreciated. Cantilevered stair treads and glass balustrading have helped to keep the open feel of the central bay.

As a result of this, it was possible to accommodate only two first-floor bedrooms and bathrooms.

Our clients now have two young children and need additional bedroom space.

We submitted a planning application for a two-storey extension on the front of the chapel (ref.no. 20/10414) but it was accepted that this would harm the simple historic frontage and form of the chapel; and the application was withdrawn.

1. DESIGN
2. Proposal

In response to comments from the Planning Officer and Councillor Edward Heron a new two-storey south extension has been designed, which does not detract from the simple form of the original chapel.

The existing lead-roofed dining area links the two buildings so that the extension acts as a foil to the original building.

The extension is designed to be lower and subservient to the chapel.

 ii) Layout

Bed 3 and a shower-room are fitted within the roof space of the new extension; Bed 4 is on the ground floor and can also be used as a study.

1. Scale

Under New Forest District Council Policy DM20, residential extensions in the countryside are restricted to 30% of the existing dwelling as it existed on 1st July 1982, or when the residential use was legally established (if after 1982). The residential use was established on 18 December 2017, when planning permission, ref. 17/11283, was granted.

Damerham Baptist Chapel calculations:

Existing floor area : 147.6 m²

30% x 147.6 : 44.28m²

Proposed extension : floor area with headroom in excess of 1.5m 42.85m²

Therefore, the proposed extension complies with DM20.

The ridge height of the new extension is 1500mm lower than the ridge height of the original chapel, so that it is subordinate to the original chapel.

iv) Appearance and materials:

1. The extension has a simple gabled roof in natural slate to match the existing chapel roof.
2. The walls of the extension are to be clad in 20 x 144mm cedar horizontal boarding, finished in Sioo – x clear wood protection to give a uniform silver/grey finish. This gives a soft contrast with the red/brown brickwork of the chapel.
3. The proposed detached outbuilding is also to be roofed in natural slate and clad in horizontal cedar boarding as above to match the new extension.
4. Conclusion:

it is essential to establish this converted chapel as a family home with adequate bedroom accommodation, without losing the character of the original chapel building. The proposed extension seems to achieve this.

1. ACCESS

No alterations are proposed to existing entrances to the building.

No alterations are proposed to vehicle access and turning areas.