

# **Proposed Renovation, Extension and Conversion**

**of former**

**Pentecostal Chapel into Dwelling**

**Aston Magna, Church Farm Lane, GL56 9RG**

**Design and Access Statement**



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May 2021

## **Proposed Renovation, Extension and Conversion of former Pentecostal Chapel into Dwelling – Aston Magna, Church Farm Lane, GL56 9RG**

### **Design and Access Statement**

This property, formerly a Pentecostal Chapel, stands parallel to the main road on the Western side of the village of Aston Magna. It is a split level building partly built into the hillside, with access to the upper floor at the Western end of the property.

Upper floor accommodation comprises an entrance lobby, a small kitchen, a large meeting hall and a meeting room at the Western end. A flight of ladder steps, concealed under a trapdoor, lead down to the lower floor area where two further large rooms exist.

The building is of traditional design probably dating from the mid 1930's and is of facing brick walls under a plain clay tile roof. The property has stood vacant for a number of years and is in a neglected state although the structure and fabric of the building are generally sound. It badly needs basic repairs to windows and decoration and refurbishment to bring it back into productive use. The split level accommodation provides a challenge to achieving a conventional domestic layout.

Planning Approval was granted on 7<sup>th</sup> March 2011 (Ref 10/05425/FUL) for the conversion and extension of the building to create a three bedroom dwelling. This approval has since lapsed and the applicant wishes to re-apply for the same scheme. The only change is in response to the recommendations in a new Bat Survey carried out by Cotswold Wildlife Surveys in relation to the presence of bats.

Under this new application, it is proposed to create a three bedroom dwelling with one family bathroom and an en-suite shower room. In order to achieve this, it is proposed to add a two storey extension to the South side of the property, on the site of an existing lean-to porch structure, which will be demolished. The extension would provide a new front entrance to the property into a hallway with a new staircase rising to the upper level. On the upper level, the new extension would house the en-suite shower room to the Master Bedroom. The existing lower level would be renovated and refurbished to include a kitchen / dining room and a lounge. The existing chimney breast will be opened up and a feature fireplace incorporated.

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On the upper level, a master bedroom and two further double bedrooms and a bathroom will be provided. The two doorways, one at the Western end and one in the North Eastern corner, will be removed and bricked-up. Two new windows are proposed on the upper level in the North facing elevation with frosted glass to the bathroom. The lower level currently suffers from lack of daylight and it is proposed to remove the existing small bulls-eye window and construct a bay window at the Eastern end to remedy this. This will match the one above. The attractive bulls-eye window will not be lost but will be re-used in the side of the extension to provide daylight to the staircase.

The design of the new extension has been carefully considered to be in keeping with the style of the existing building, with similar proportions and roof slope, and with bricks, tiles and windows to match.

The recommendations of the 2020 bat survey will be followed. A new bat entry point will be installed on the south facing side of the pitched roof and the loft secured and sealed from the accommodation below with a maintenance access hatch of no more than 600m<sup>2</sup>.

Externally, the plot will be cleared of rubbish and tidied, shrubs will be pruned, hedges trimmed and boundary fences repaired as necessary. An existing brick set path runs from the gate at the top of the plot down to the lower part of the site. Currently this is overgrown and partly buried, and it is proposed to expose and repair this driveway to link the upper and lower level and allow vehicles to enter and exit the site from both directions. At the lower level, various brick and concrete structures and hard-standings will be cleared and a new gravel driveway laid to provide parking for 2 to 3 vehicles, with access through the gate and via the existing right of access to the main road. Provision will be made for the construction of a car-port or garage in the future.

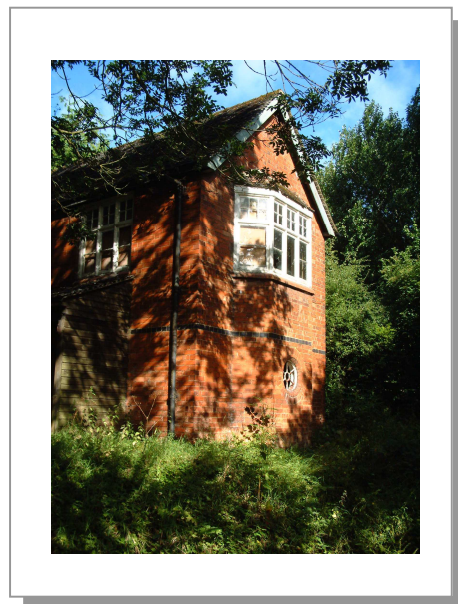
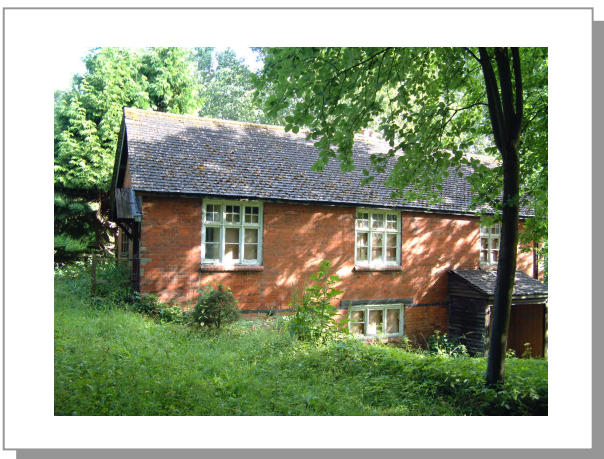
A small watercourse runs between the building and the road at the Northern side of the plot. This will be cleared of debris and tree-roots and the flow restored to provide an attractive feature to the garden. The steps on this side of the building will be retained to give access from the kitchen to the top gate. An area for bins and recycling boxes is set aside at this location for easy access to the main road for waste collections.

The site is heavily planted with trees and it is proposed to remove some of these partly to allow more light into the building, and partly for safety reasons. These are clearly shown on the Block Plan provided with this application. Other trees will be pruned.

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Overall, this proposal will give new life to this attractive but neglected and redundant building, and save it from falling further into decay. The proposals have no detrimental impact on the environment or on neighbouring properties.



Views of Existing Building

A P Brandon  
Agent

18<sup>th</sup> May 2021

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