



## SUBMISSION FOR LISTED BUILDING CONSENT

1938 PORCH HOUSE | NOVEMBER 2021

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LOYN+CO  
ARCHITECTS



# CONTENTS

- LOYN + CO ARCHITECTS 3
- INTRODUCTION + 4
- BACKGROUND 4
- SUMMARY OF THE PROPOSAL 5
- PROJECT BRIEF 6
- LOCATION 7
- SURVEY OF EXISTING 8
- KITCHEN/PANTRY 9
- FIRST FLOOR OFFICE/STORE 10
- SURVEY DRAWINGS- 11
- KITCHEN + PANTRY 11
- SURVEY DRAWINGS- 12
- FIRST FLOOR OFFICE/STORE 12
- EXISTING DRAWINGS 13
- THE PROPOSAL 18
- THE PROPOSED DESIGN 19
- PLANNING STATEMENT 19
- PROPOSED DRAWINGS 20



PICTURE SHOWING PORCH HOUSE IN NEWENT TOWN IN THE 60'S-70'S TAKEN BY BOB & IAN BISCO



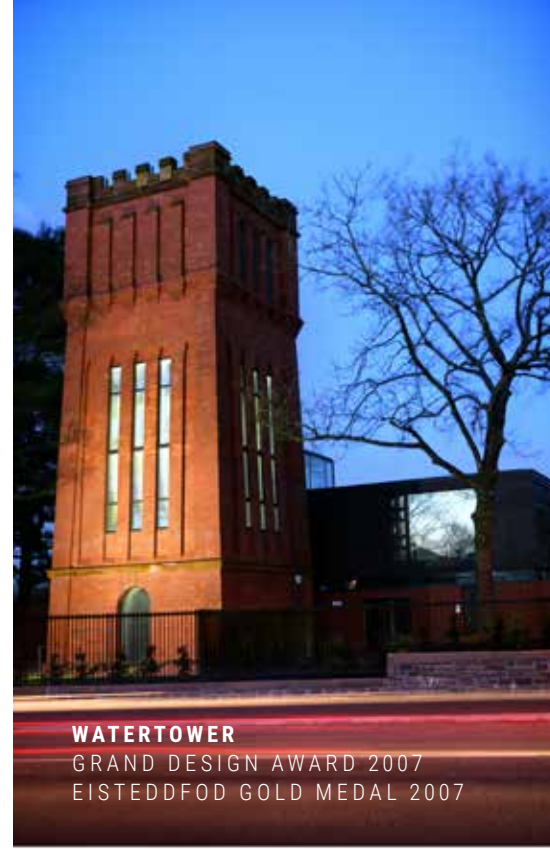
**STORMY CASTLE**  
RIBA MANSER MEDAL 2014  
EISTEDDFOD GOLD MEDAL 2014



**ST DONAT'S ARTS CENTRE**  
COMPLETED 1995



**OUTHOUSE**  
RIBA STIRLING PRIZE FINALIST  
MANSER MEDAL 2016



**WATERTOWER**  
GRAND DESIGN AWARD 2007  
EISTEDDFOD GOLD MEDAL 2007



**MILLBROOK HOUSE**  
RSAW BUILDING OF THE YEAR 2015  
EISTEDDFOD GOLD MEDAL 2015



**BETTWS LODGE**  
GRADE II LISTED BUILDING

## LOYN + CO ARCHITECTS

Principal Architect Chris Loyn established LOYN + CO Architects in 1992. Based in Penarth, South Wales, LOYN + CO Architects has gained a reputation for realising creative, imaginative and contextual architecture. During its history the practice has enjoyed recognition for its achievements in architecture through published projects and many significant awards and nominations.

Over twenty five years on, with Chris at the helm, the practice philosophy places great emphasis on working as a team, in a studio environment. This approach ensures ideas are shared and collectively reviewed during the development of the design, throughout each stage of a project's evolution. It is the practice's belief that group work produces the most comprehensively successful design solutions, something that is evidenced by consistent client satisfaction and the award winning record. The unique response to each site and client brief drives the wide and varied output of the office, with projects ranging from master planning to furniture design, residential to commercial and mixed use schemes, through to one-off dwellings and sensitive refurbishment, including work with listed structures and Scheduled Ancient Monuments. There is no in-house style as such, although there is a consistency of approach and analysis which repeatedly generates a high quality design response.

The practice has established a specialism in residential schemes recognised by numerous Housing Awards granted over the years, including in 2014 the RIBA's award for the best new home in Britain, the 'Manser Medal' for Stormy Castle, situated in an Area of Outstanding Natural Beauty and 'Building of the Year' RIBA Regional Awards for both 2015 and 2016. Their most recent project to be awarded Building of the Year, 'Outhouse' has been described in the Architects Journal as 'one of the most outstanding new houses in Britain in a decade'. 'Outhouse' has gone on to receive recognition from the public, architectural press and the RIBA including most significantly being included on the shortlist for the Stirling Prize 2016 and winning the BBC's 'Peoples vote' for the RIBA Stirling Prize. In addition the practice has been awarded The Sunday Times British Homes Award for one-off house over 5,000 sq ft and for once again the prestigious 'Manser Medal' 2016 - the first time the award has been given to the same practice twice. Once again the practice was short-listed for the RIBA 'House of the Year'.

The practice has featured in the BBC Series 'Building Dream Homes' as well as 'Grand Designs' and previously BBC Wales 'Hot Houses'. The Practice is a long standing supporter of contemporary Architecture in Wales promoting, exhibiting as well as regularly teaching at the Welsh School of Architecture and other architecture schools in the UK. The practice has been awarded the respected Eisteddfod Gold Medal in 2007, 2014 and 2015 and Chris Loyn received the Dewi Prys-Thomas Award for his personal contribution to architecture in Wales.

LOYN + CO continues to be commissioned for high profile schemes of varying scales across the UK, including Porth Teigr, a residential development of over 100 homes for Igloo Regeneration in addition to several large dwellings situated in Area's of Outstanding Natural Beauty.

We are committed to delivering high quality schemes true to their original concept and relevant to our time and unique to their site and to their client.



### OUR MISSION

*To be better. To provide something that is better.*

*To produce contemporaneous, well considered architecture.*

*To design and deliver projects that create and foster a better quality of life for all.*

*To care for the planet.*

*To care for people and places.*

*To challenge our clients' perceptions of what architecture can be and do, for the right reasons and within the context of our architectural approach.*

*To share, to improve, to do well.*

*To have a reason and a rationale for every part of our work.*

*To change people's lives for the better.*

*To help deliver accessible, contextual, sustainable, timeless architecture.*

*To be honest: with our overarching approach; with our response to a site; with our material selection and construction method; with our client, with every member of the design team and the wider team, collaborators and stakeholders.*

*To positively contribute to long term public design.*

*To provide a bespoke, personal, friendly service.*



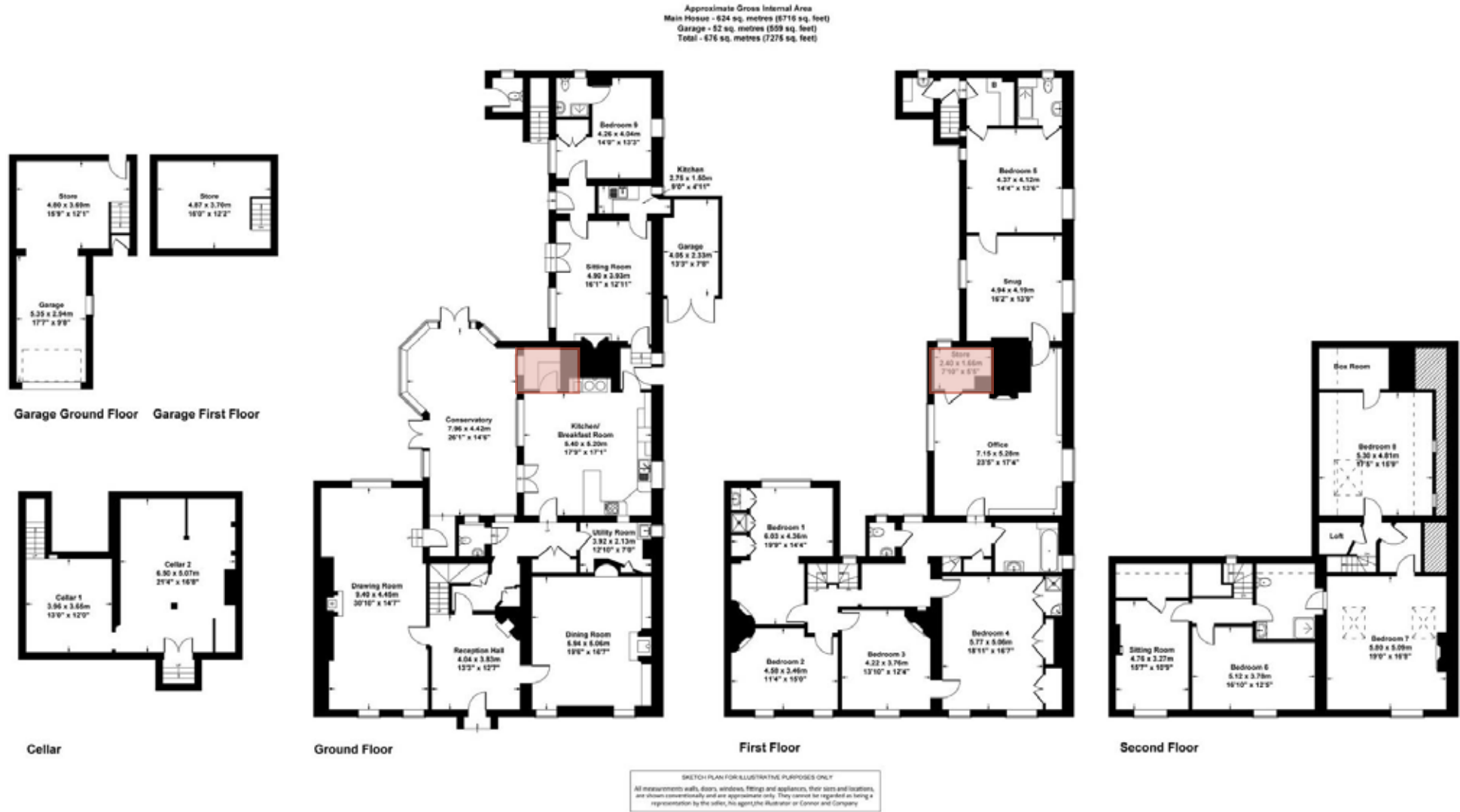


# SUMMARY OF THE PROPOSAL

This document has been prepared by LOYN+CO ARCHITECTS on behalf of our clients Jean and Michael Dunwell, for proposed minor internal alterations to accommodate disabled access to their new home at Porch House, Church Street, Newent, Gloucestershire GL18 1AA.

This application seeks Listed Building Consent for alterations to a specific area of the property. This DAS provides a brief analysis of the existing building through photographic and measured surveys, in order to give context to the scheme as part of the application for Listed Building Consent. The proposed works are to enable one lift to be added to the property, to aid with disabled access from the ground floor to the first floor. Loyn + Co Architects have been in conversation with both The Forest of Dean Planning authority and their Conservation Consultant through a recent Pre-Application (P1119/21/PREAPP) and have agreed that the most appropriate position of the proposed lift is in the Larder on the ground floor level up to the Study/Store on first floor level.

For location of proposed lift, please refer to key plan adjacent.



PLANS PROVIDED BY ESTATE AGENT-DRAWN BY OTHERS

These plans, provided by others, illustrate the key areas which are the focus of this application. The lift will be in the larder located on the Ground Floor within the Kitchen, the Store on the First Floor, located in the Office.



## PROJECT BRIEF

The project requires preparation of design proposals for minor internal alterations to the existing house to allow for a platform lift to be installed to give the clients disabled access between the ground and first floor of the property. The overall architectural language is to be sensitive and respectful, but also modern in its approach, as it strives to integrate the lifts into the house in a way which does not detract from the existing features of the property.

The Listing Text, describes the house as follows:

“The Porch House is a Grade II Listed Building in Newent, Gloucestershire House; early and late 18th century; render, lined as ashlar, to front, plain plinth, tiled roof. ‘L’ plan, front 2 rooms deep. Five windows wide, 3 storeys. Largely symmetrical front: door up 2 stone steps, 8 panels, top 2 glazed, remainder fielded; plain rectangular fanlight, paneled reveals. Fluted Ionic columns and responds to porch, lowest third reeded: open pediment, dentil frieze. To left 2 sash windows, wide, molded architraves, projecting stone sills on end consoles. To right 1 similar window, cambered head to cellar opening at ground level; to right window enlarged to form doorway, up 2 stone steps, plain reveals, molded surround, door and fanlight as front door. First floor 5 windows as ground floor, sills form continuous plain string course. Second floor 3 sash windows, single-pane high sashes, sills as below. Modillion eaves cornice; circular lead rain-water pipe with contemporary shaped head to left front door. Gable brick chimneys: third to right front door.

Internally: molded cornice entrance hall, 6-panel doors; fluting and paterae alternate in angle fireplace lintel: half Ionic column on left of stairs at foot. Panelled shutters to ground floor windows: dado panelling to room on right, semi-circular recess in one wall, Adam-style fireplace surround, moulded cornice. Turned balusters to stairs: flight up from first floor original. Original house 2 bay, 2½ storey, enlarged 1 bay on right and eaves raised late C18.

Source: [www.britishlistedbuildings.co.uk/101341912-the-porch-house-newent#.XoTqY4hKgDU](http://www.britishlistedbuildings.co.uk/101341912-the-porch-house-newent#.XoTqY4hKgDU)

PICTURE SHOWING THE VIEW OF THE FRONT ELEVATION OF PORCH HOUSE WHICH FACES THE ROAD





## LOCATION

The existing dwelling is in the centre of the Village of Newent, opposite St. Mary's Church. The village is located approximately 17 miles West from the centre of Cheltenham, and 20 miles South East of the centre of Hereford.

Site Address:

Porch House,  
Church Street  
Newent,  
Gloucestershire  
GL18 1AA









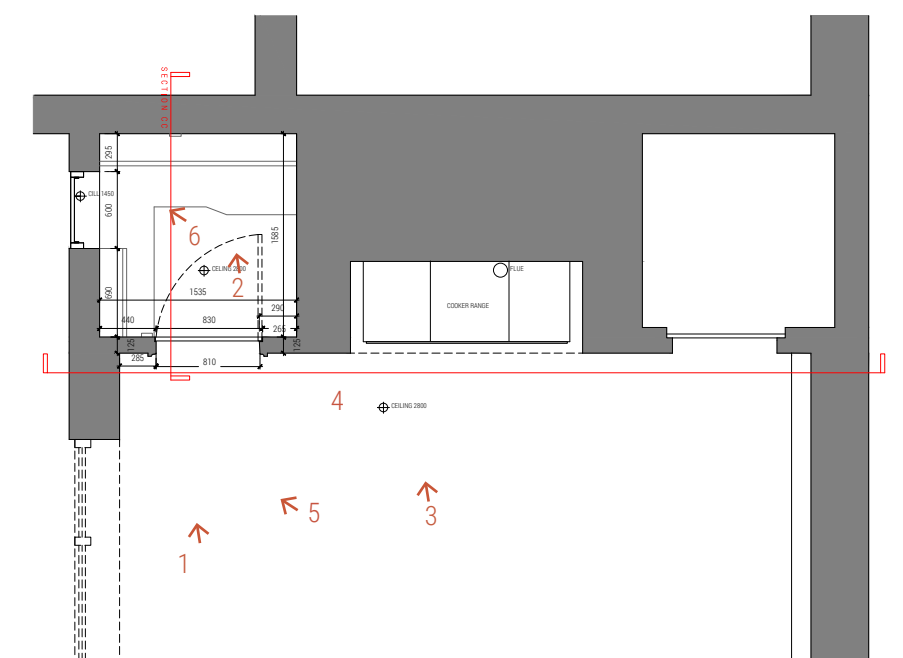


## KITCHEN/PANTRY

The photographs to the left show various views of the Ground Floor Kitchen and Pantry store which is located through a door off the main kitchen space.



PHOTO LOCATION KEY-NTS





1



## FIRST FLOOR OFFICE/STORE

The First Floor Office has a store cupboard which is directly above the Kitchen Pantry.



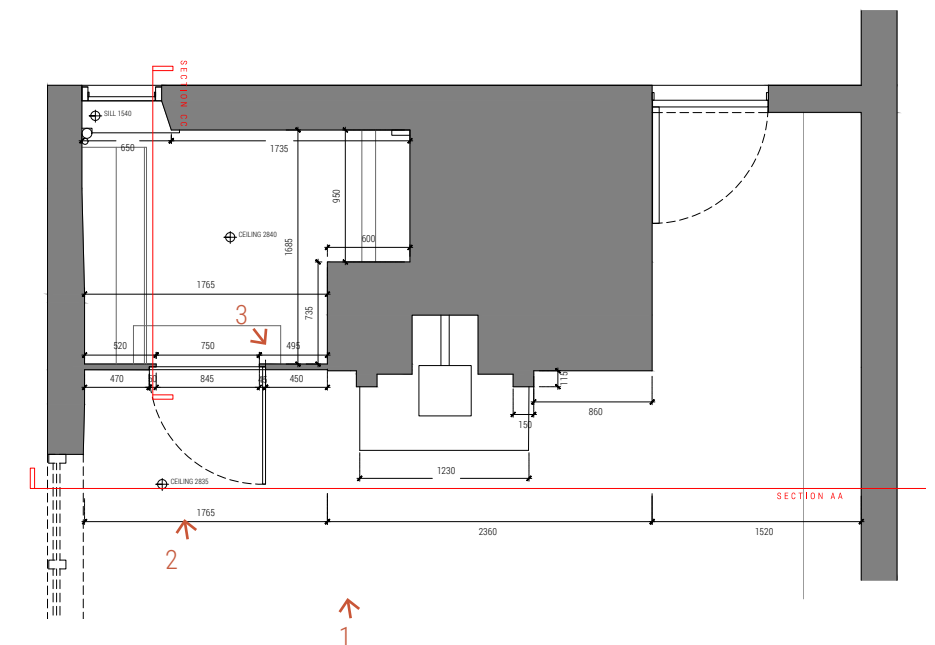
2



3



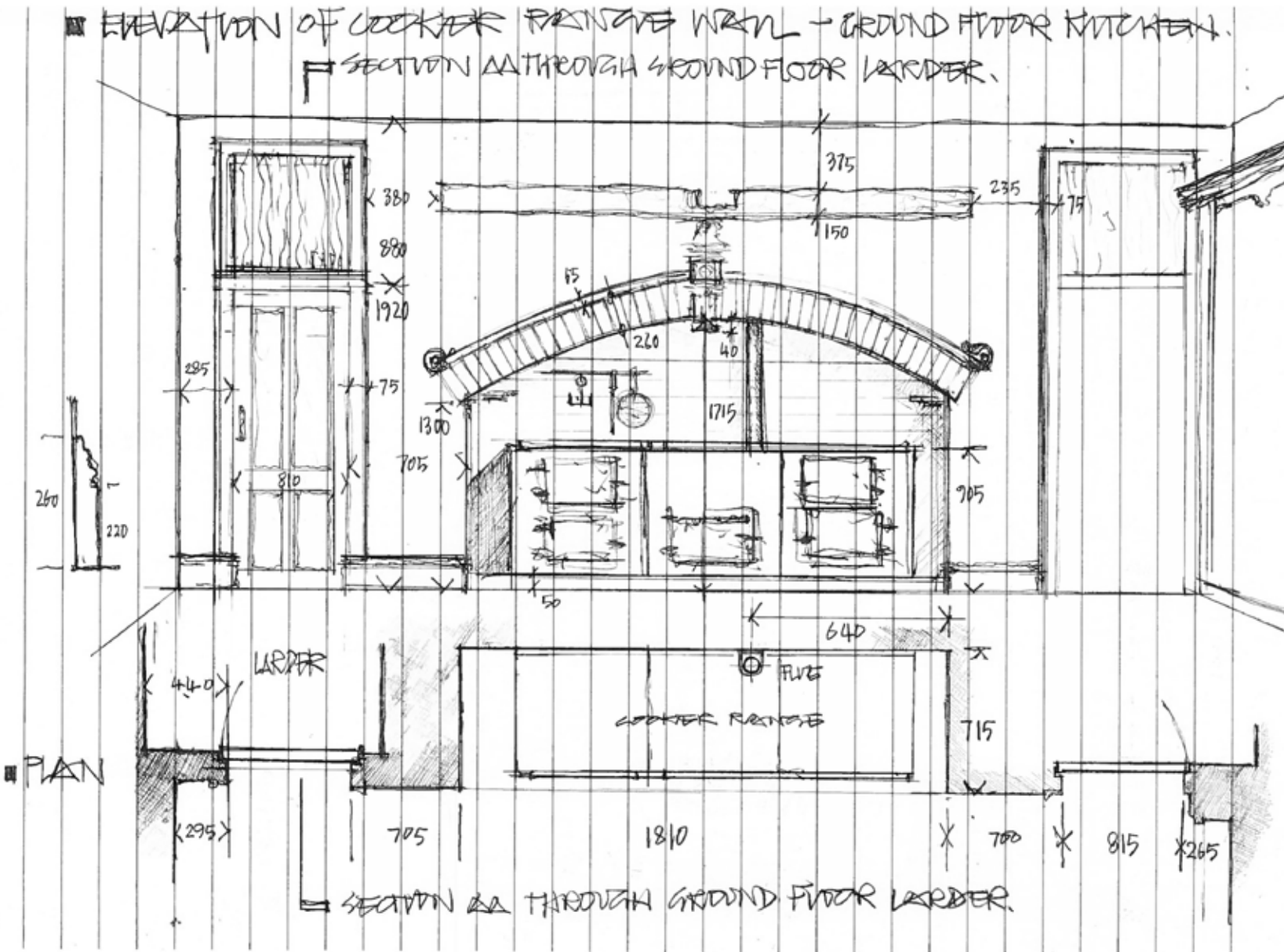
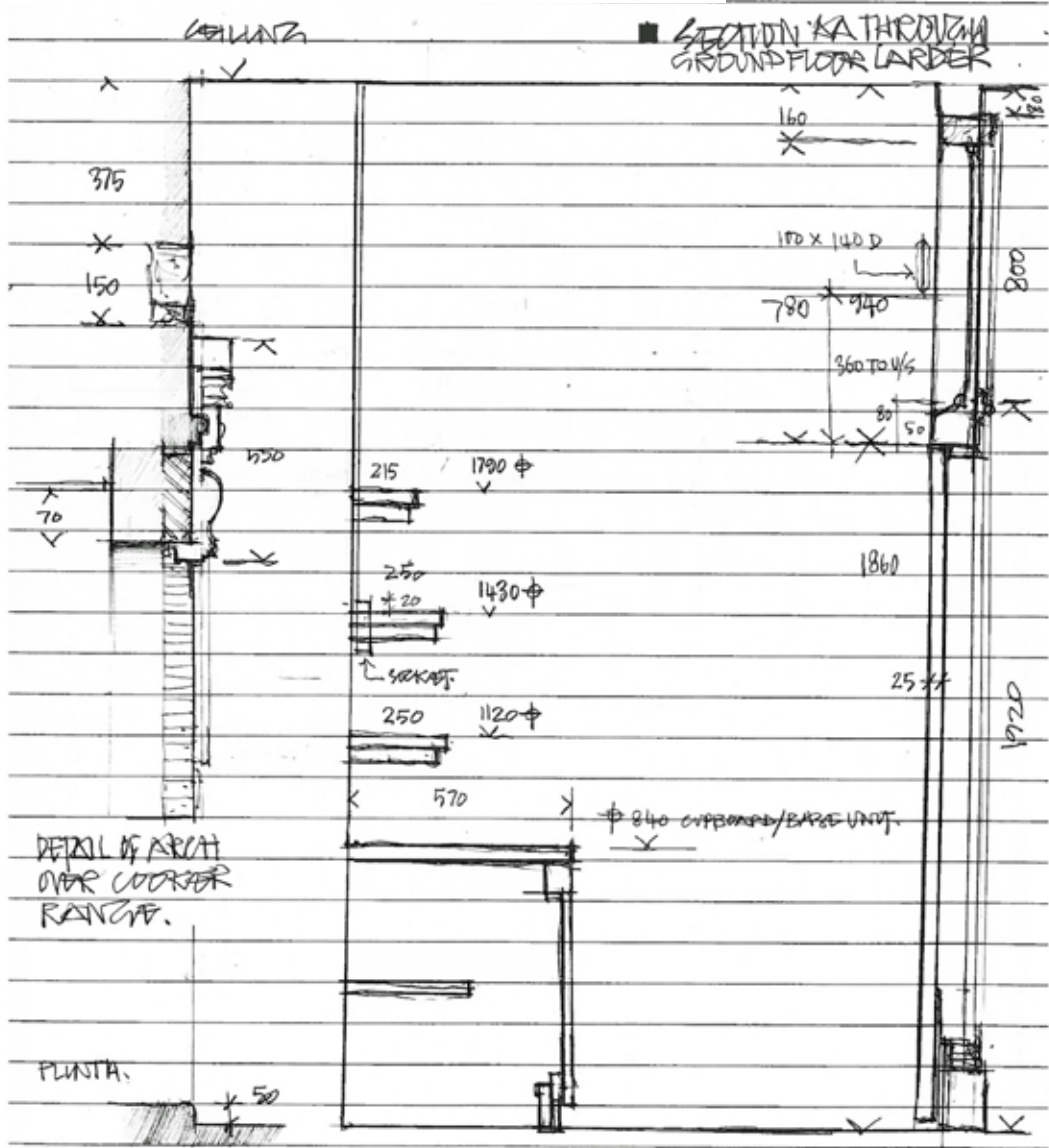
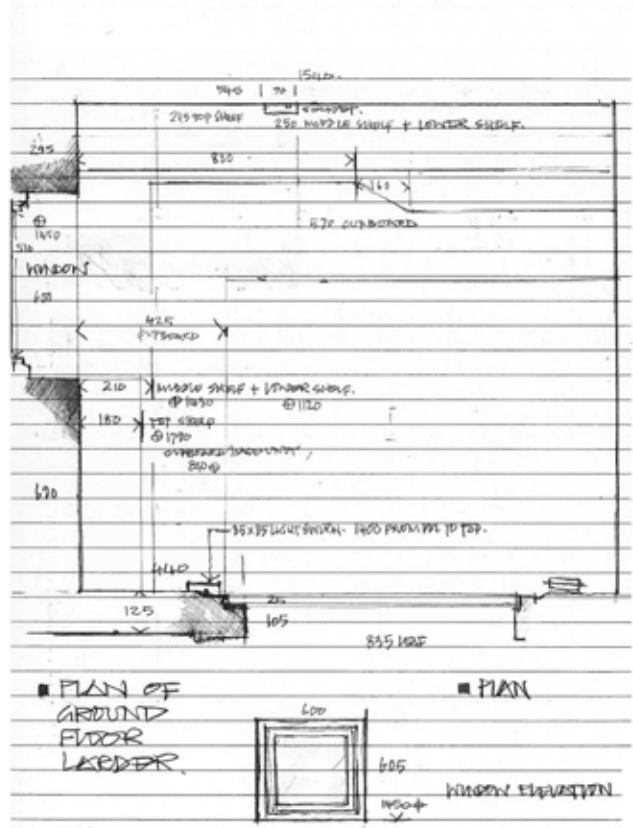
PHOTO LOCATION KEY-NTS





# SURVEY DRAWINGS- KITCHEN + PANTRY

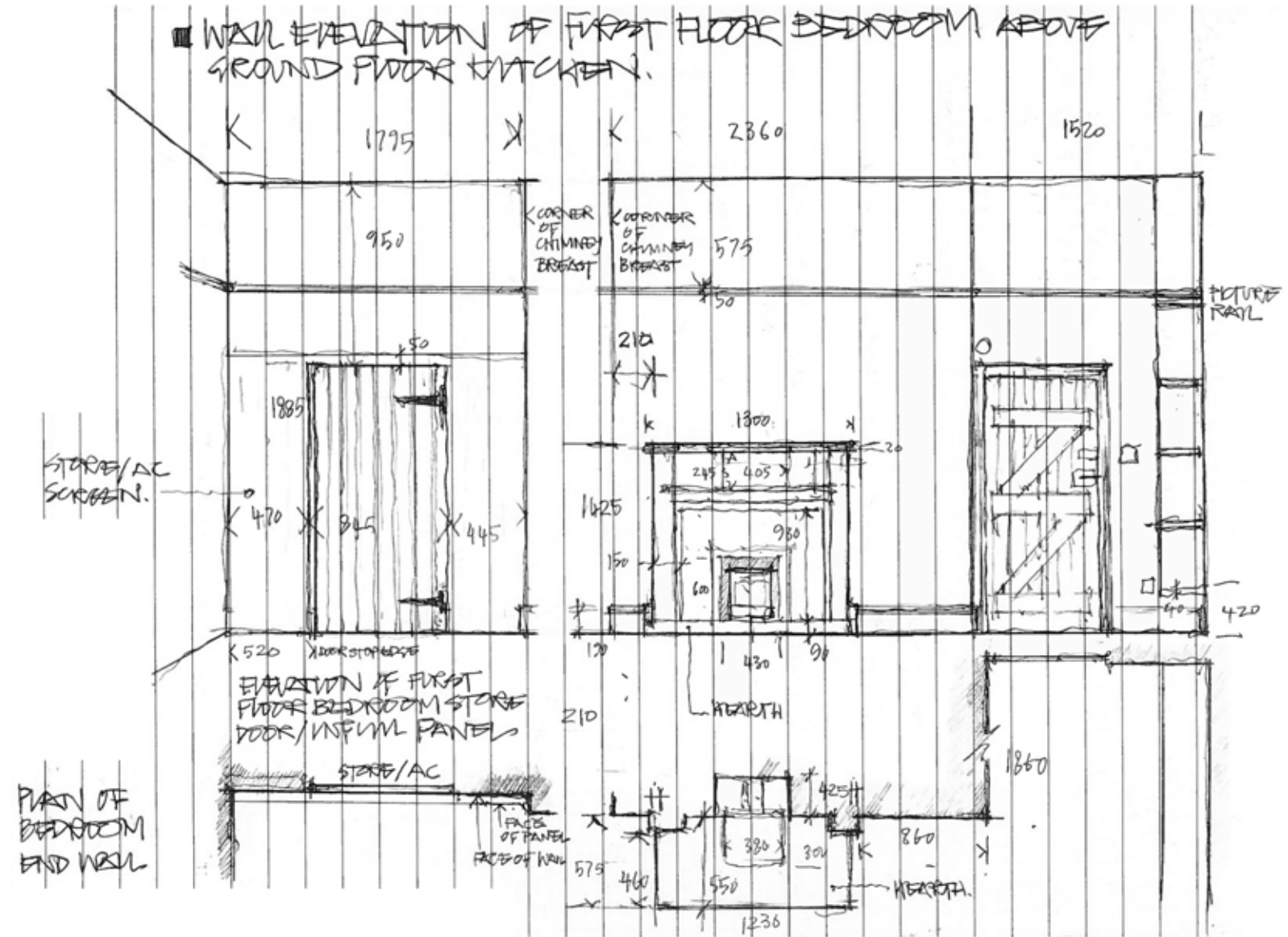
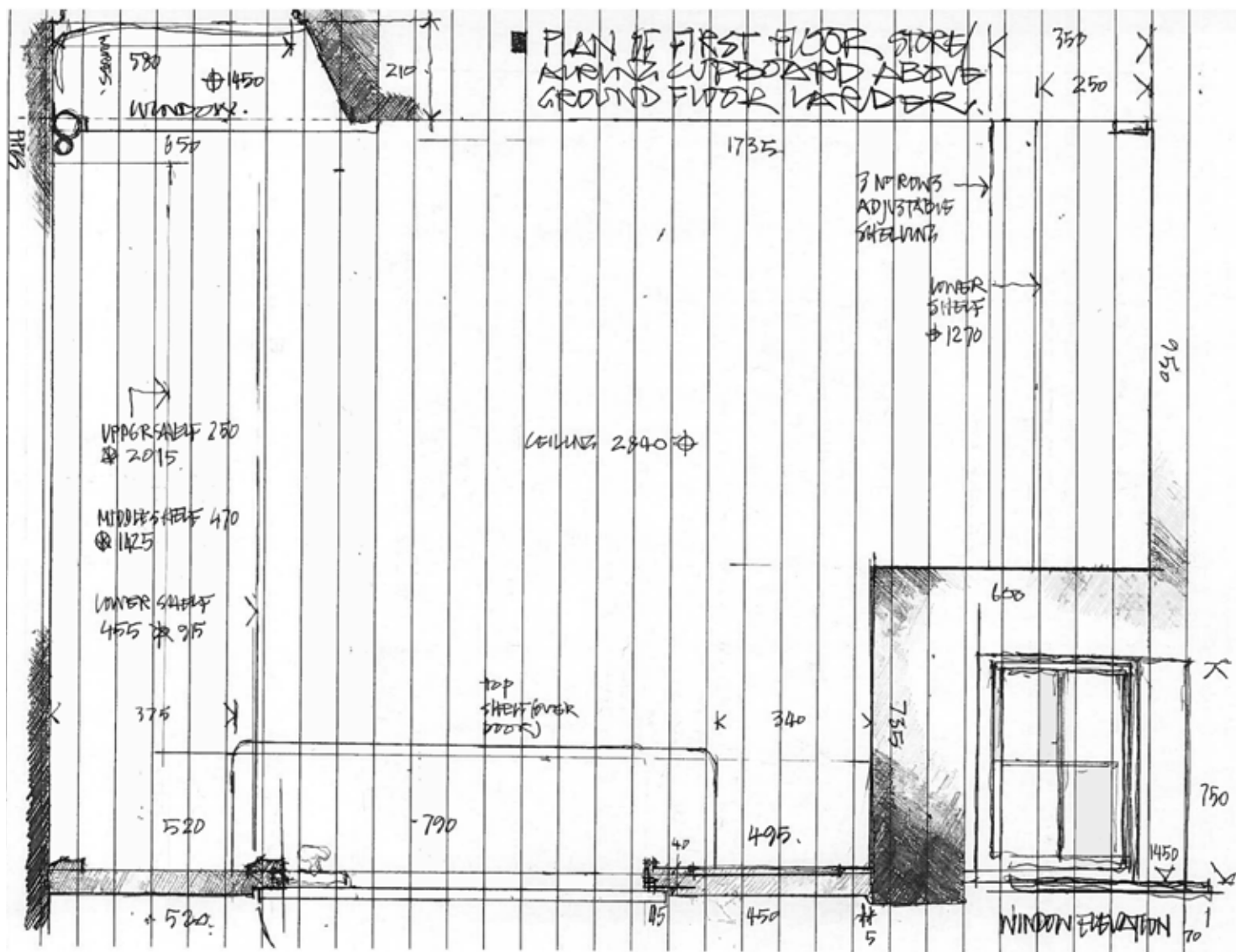
The drawings here document the hand drawn survey drawings which were undertaken on site to establish an understanding of the existing house and to record information about the existing house. This page documents the kitchen and pantry drawings.





# SURVEY DRAWINGS- FIRST FLOOR OFFICE/STORE

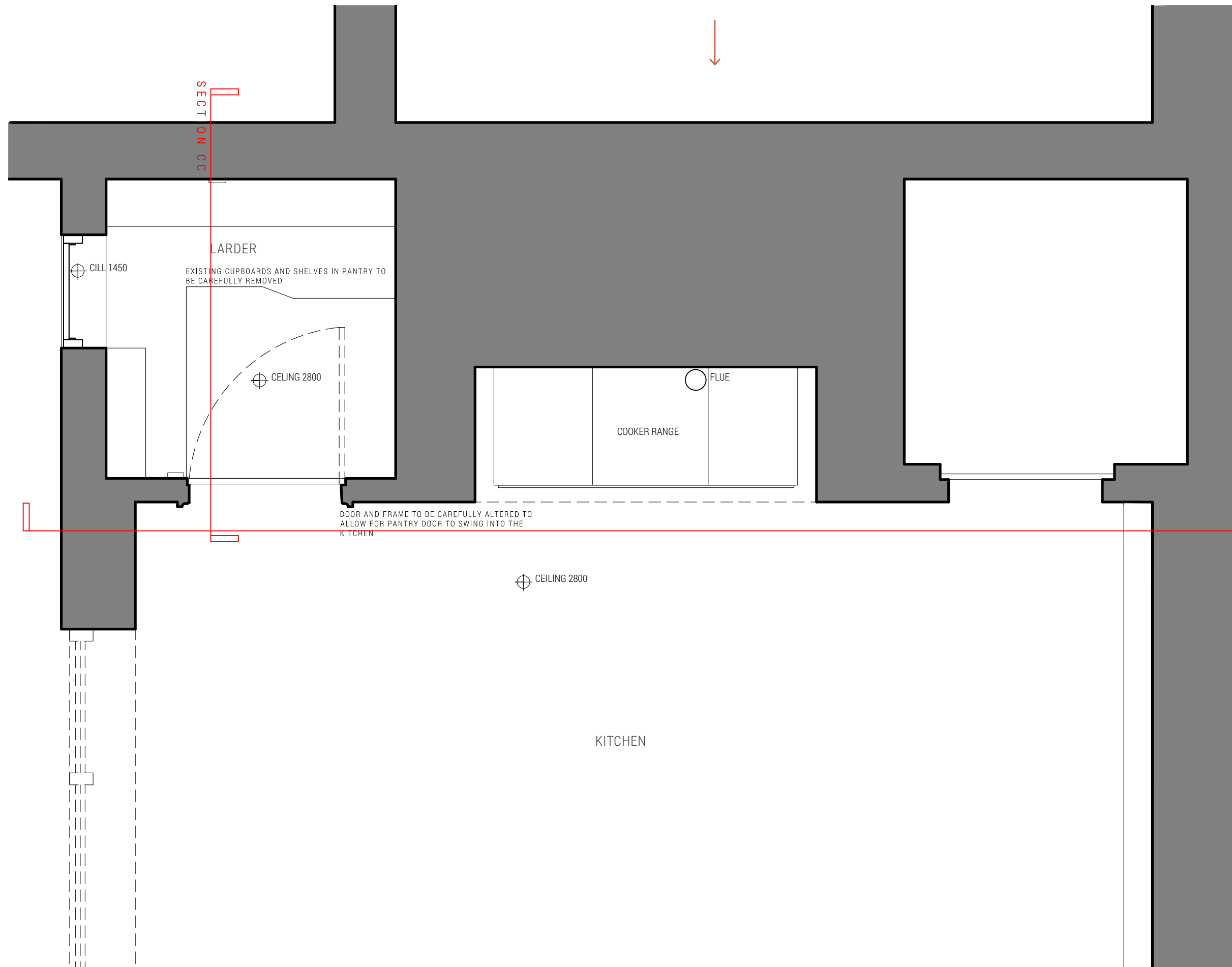
The drawings here document the hand drawn survey drawings which were undertaken on site to establish an understanding of the existing house and to record information about the existing house. This page documents the first floor office/store.











GROUND FLOOR SKETCH PLAN-NTS

NOTES -

OUR FOR PROPOSED LIFT LOCATIONS

REVISIONS  
 REV A - 27.09.21 - ADDITION OF EXTRA ANNOTATIONS.

# 1938/E106A

PORCH HOUSE  
 NEWENT

EXISTING GROUND FLOOR:  
 KITCHEN + PANTRY PLAN  
 1:20@A3      SEPT 21

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FIRST FLOOR SKETCH PLAN-NTS

NOTES -

REVISIONS

REV A - 27.09.21 - ADDITION OF EXTRA ANNOTATIONS.

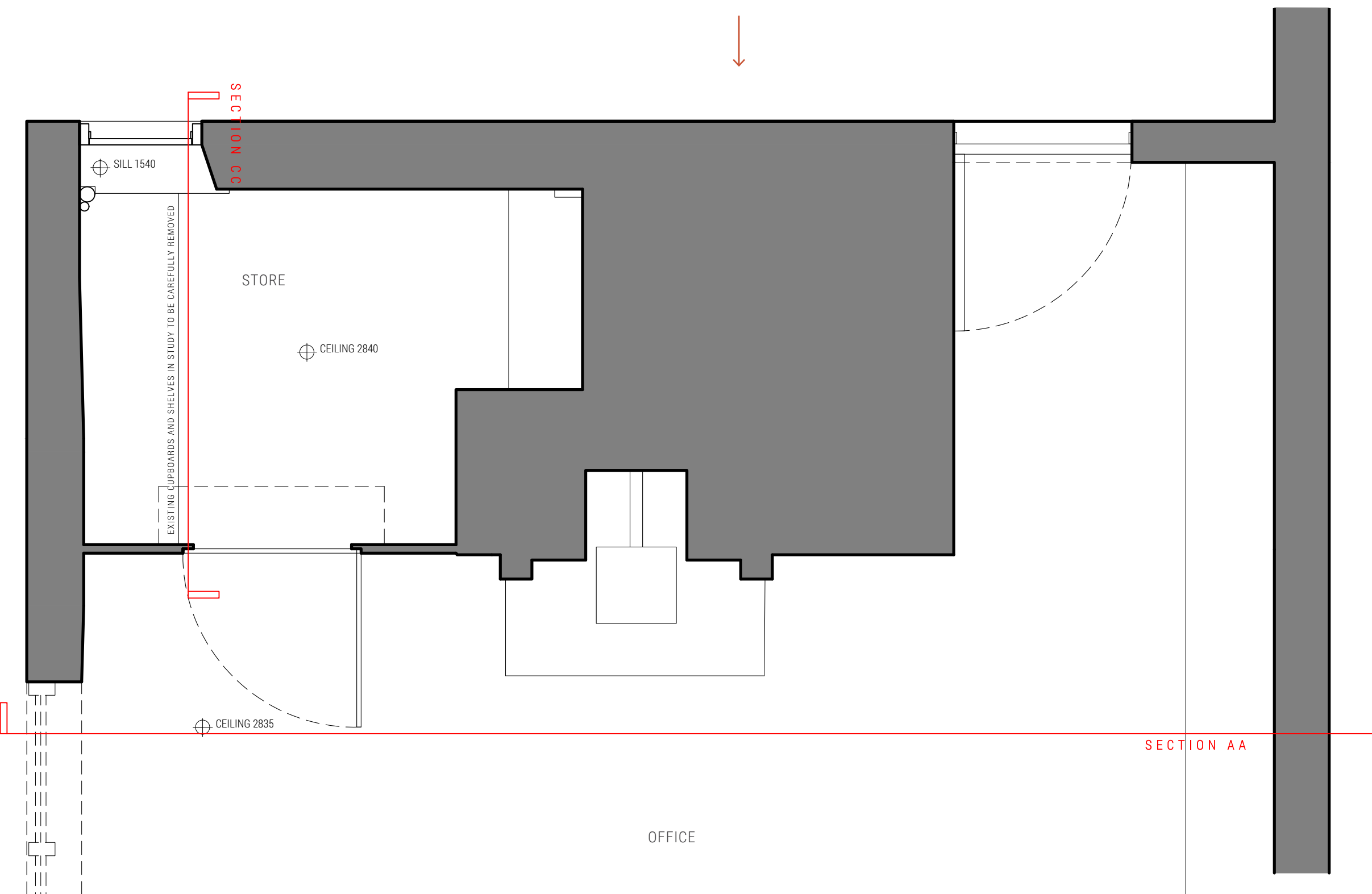
# 1938/E107A

PORCH HOUSE  
NEWENT

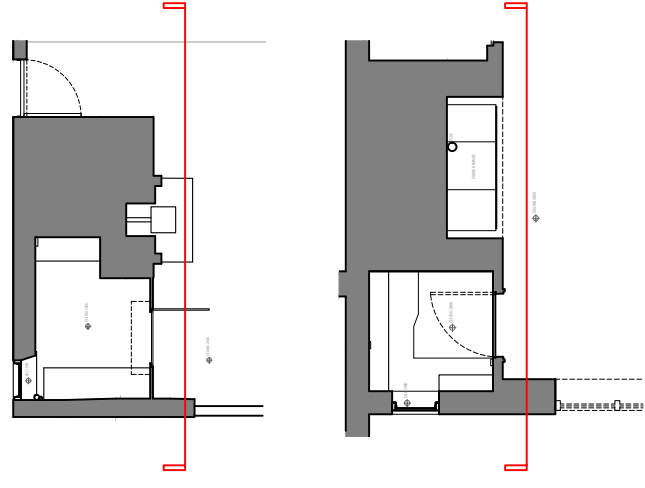
EXISTING FIRST FLOOR:  
OFFICE/STORE PLAN  
1:20@A3      SEPT 21

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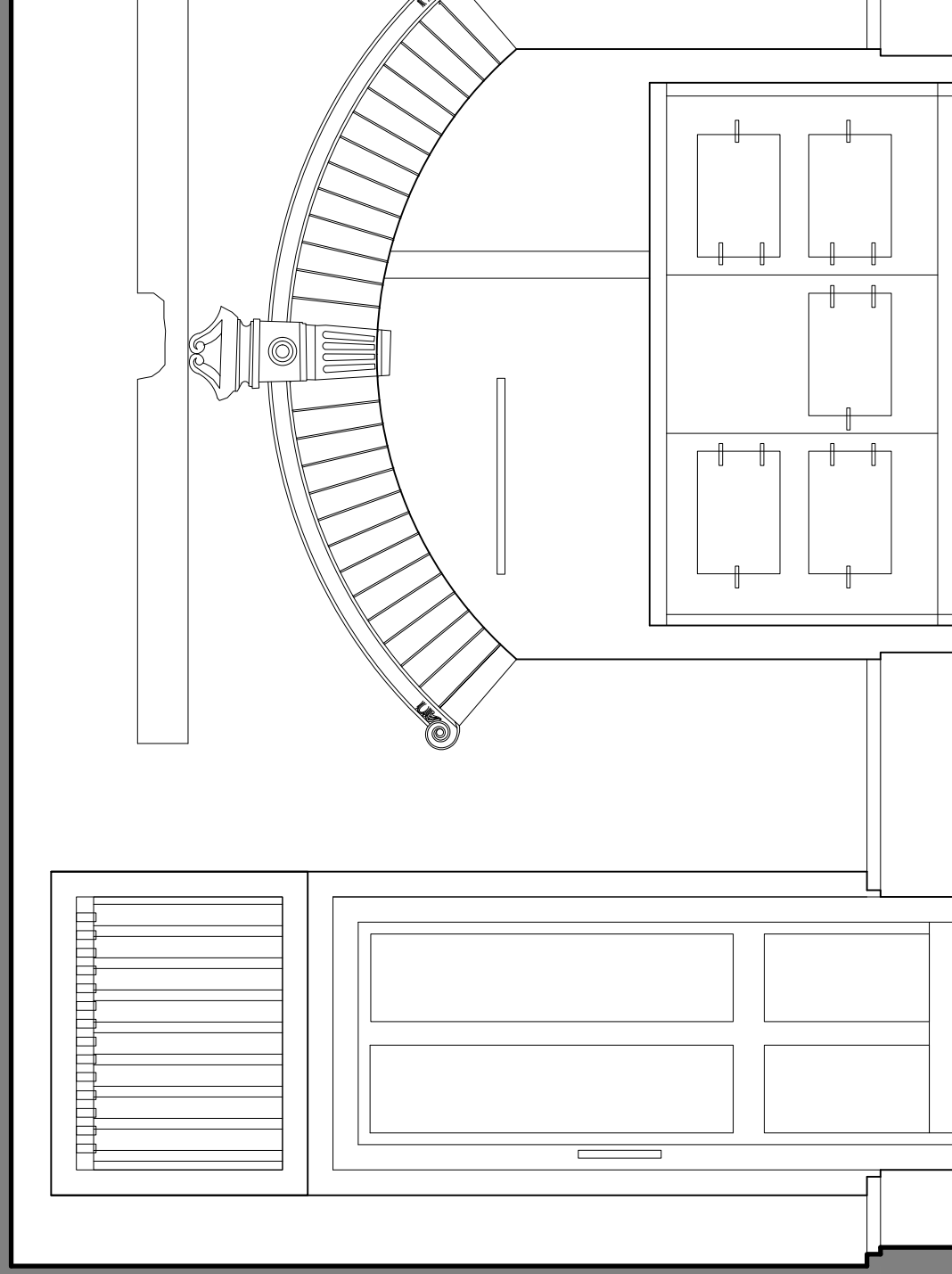
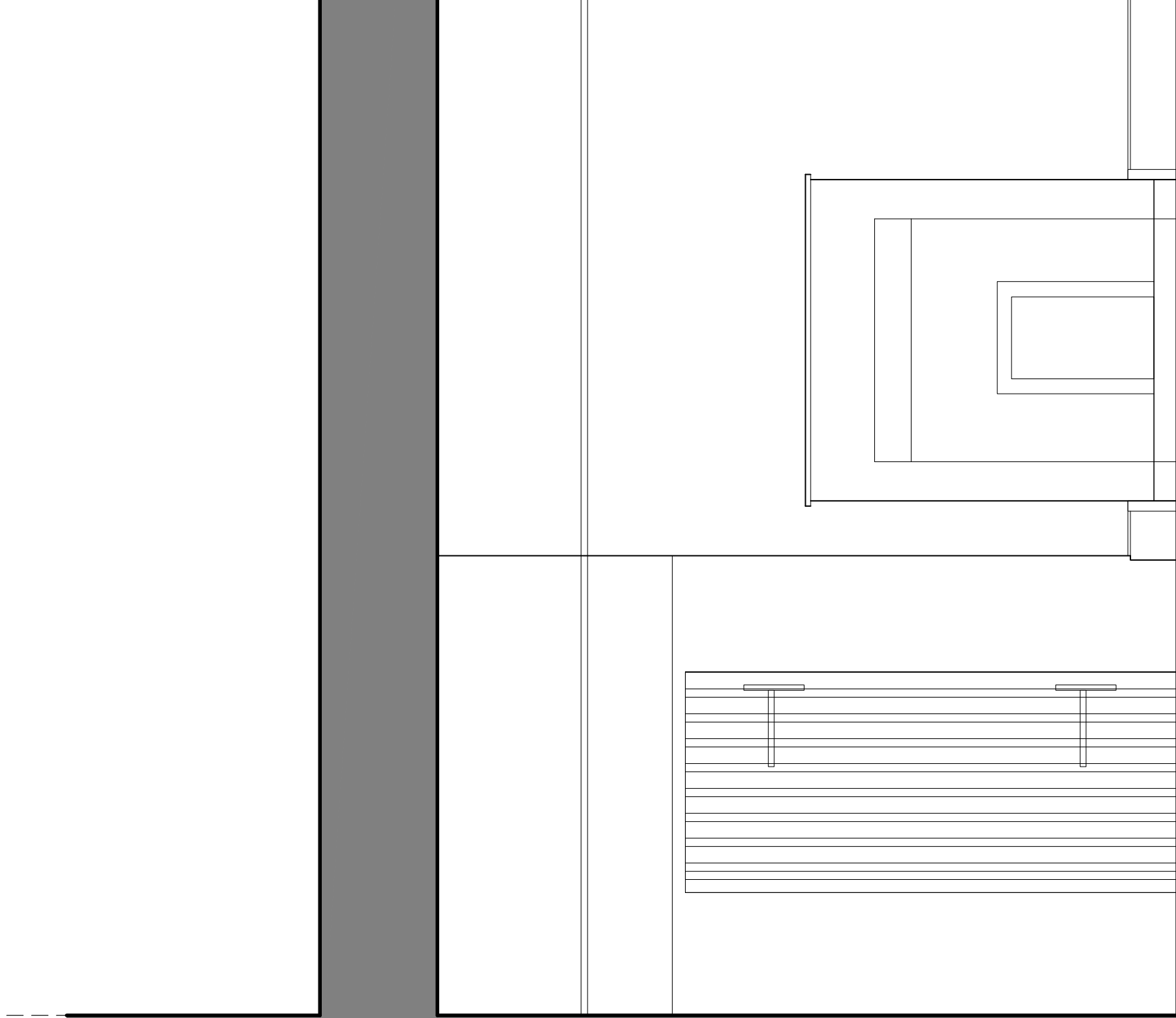




NOTES -

FLOOR THICKNESS OF 250MM PROVIDED BY STANNAH LIFTS AS PART OF THEIR OWN SURVEY

ALL MEASUREMENTS TO BE CONFIRMED ON SITE



DOOR AND FRAME TO BE CAREFULLY ALTERED TO ALLOW FOR PANTRY DOOR TO SWING INTO THE KITCHEN.

# 1938/E301

PORCH HOUSE  
NEWENT

EXISTING:

SECTION AA

1:20@A3

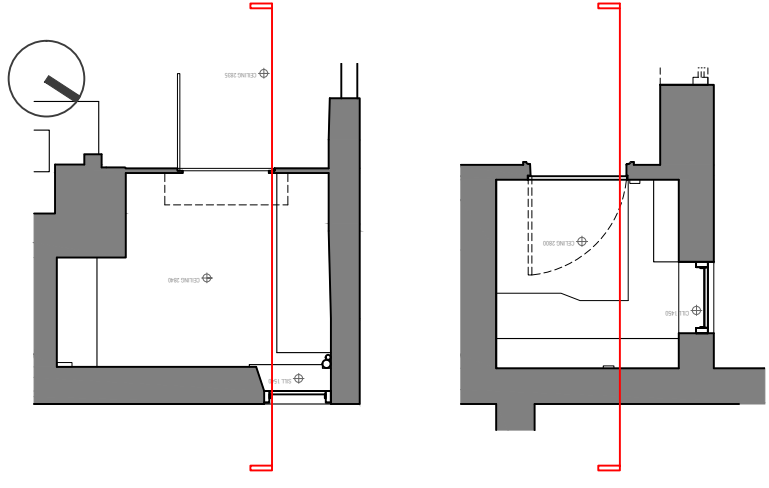
APRIL 20

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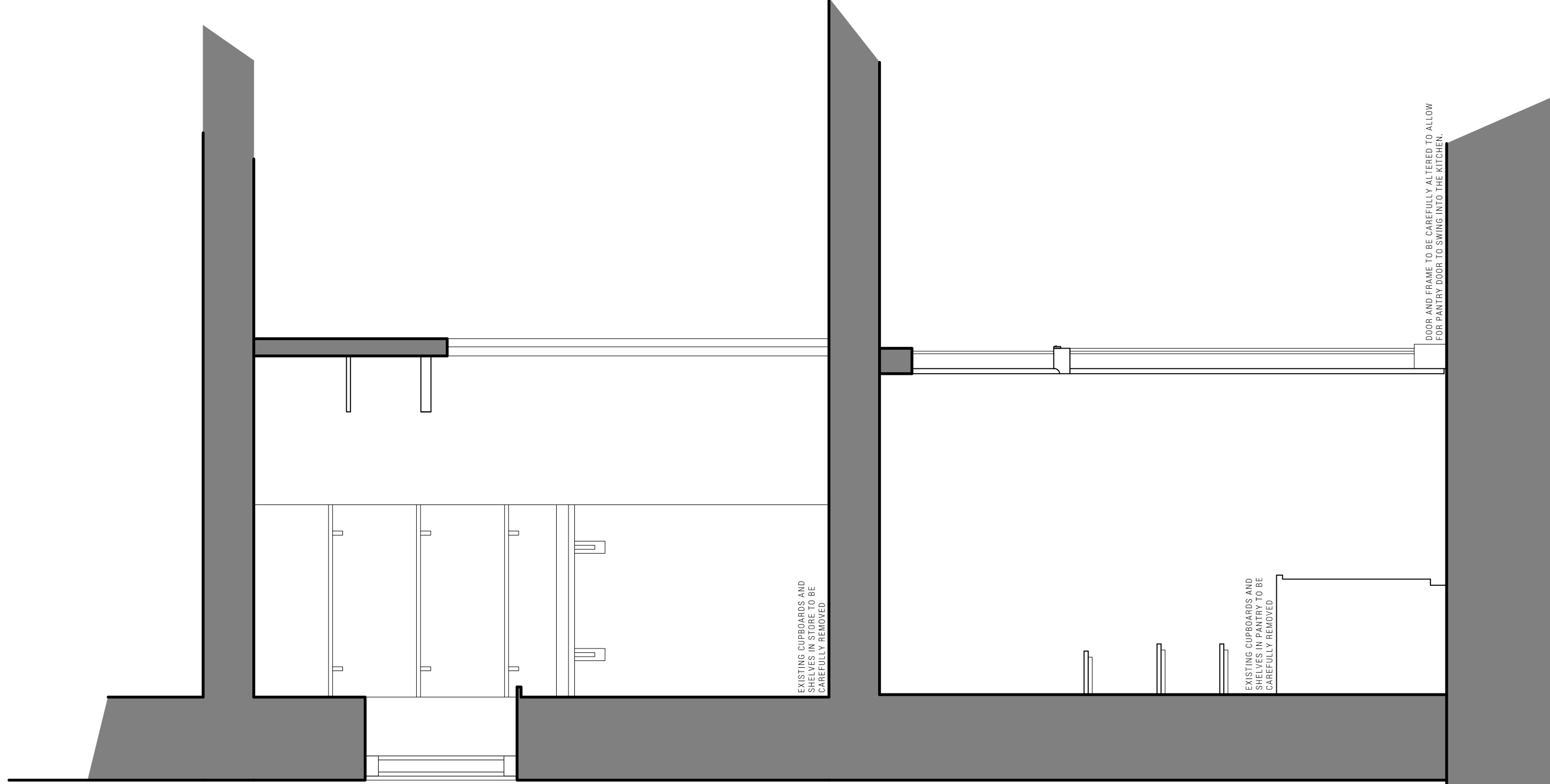




NOTES -

FLOOR THICKNESS OF 250MM PROVIDED BY STANNAH LIFTS AS PART OF THEIR OWN SURVEY

ALL MEASUREMENTS TO BE CONFIRMED ON SITE



# 1938/E305

PORCH HOUSE  
NEWENT

EXISTING:  
SECTION CC

1:20 @ A3

MAR 20

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# THE PROPOSED DESIGN

## CONSERVATION PHILOSOPHY + APPROACH

The principles of the proposed intervention (lift) are:

1. **Minimum Intervention:** The proposed intervention will ensure the longevity of the property and can be removed without damage to the surrounding existing fabric should this be required in the future.
2. **Maximum retention of historic fabric:** The proposed intervention is designed to cause minimal harm to the significance of the historic building and to avoid unnecessary loss of historic fabric
3. **Reversibility:** The structural openings required for the new lift will not be reversible however the historic fabric surrounding the area will be retained.
4. **Honesty:** The intervention will read as clearly new but sensitive in it's scale to the existing rooms and detailing.
5. **Sustainability:** The improvement will ensure the long term sustainability of the house, future proofing it for residents.
6. **Mitigation:** Additional improvements will be made to improve the historic fabric of the building.

## LAYOUT

The layout of the building is largely unaffected with the platform lift creating minimal intervention.

## SCALE

The scale of the proposal is in accordance with it's surroundings.

## CHARACTER AND APPEARANCE

The proposal does not change the character or appearance of the existing in any appreciable way.

## ENVIRONMENTAL SUSTAINABILITY

The intervention is designed to increase the life of the building - future proofing it for generations.

## ACCESS

The proposal covered by this application only seek to improve the access within the property - making it accessible to all.

# PLANNING STATEMENT

The proposed change will involve a minor alteration to a discrete area of the current property, not impacting the external appearance of the building. The proposed works will safeguard the existing house by allowing it to sympathetically and sustainability meet the needs of the Applicant whilst preserving the character and appearance of the house and its contribution to the local context. Our proposal already has the support of The Forest of Dean Conservation Consultant.

Loyn + Co previously submitted a planning application to The Forest of Dean Planning Authority (1892/20/LBC) for the addition of two lifts within the property of Porch House. This was refused on the grounds that "The scheme proposed would result in permanent and irreversible harm to the listed building as a result of the loss of historic fabric, and there are no apparent public benefits to offset the harm caused."

However, after successful conversations with The Local Planing Officer and their Conservation Consultant at the property, It was agreed that the most appropriate proposal would be the addition of a single lift from the pantry at ground floor level, to the study/store at first floor level. It was also agreed that mitigation measures would be put in place to improve the historic fabric of the building. The exact mitigation works that were agreed were the replacement of the French doors on the east elevation with new French doors with glazing bars that replicate the original Georgian detailing.

A Pre-Application was submitted to The Forest of Dean Planning Authority (P1119/21/PREAPP) with drawings that reflected the agreement which was made on site. Based on these drawings, the Conservation Consultant confirmed "that an application based on your revised proposals would be supported on conservation grounds."

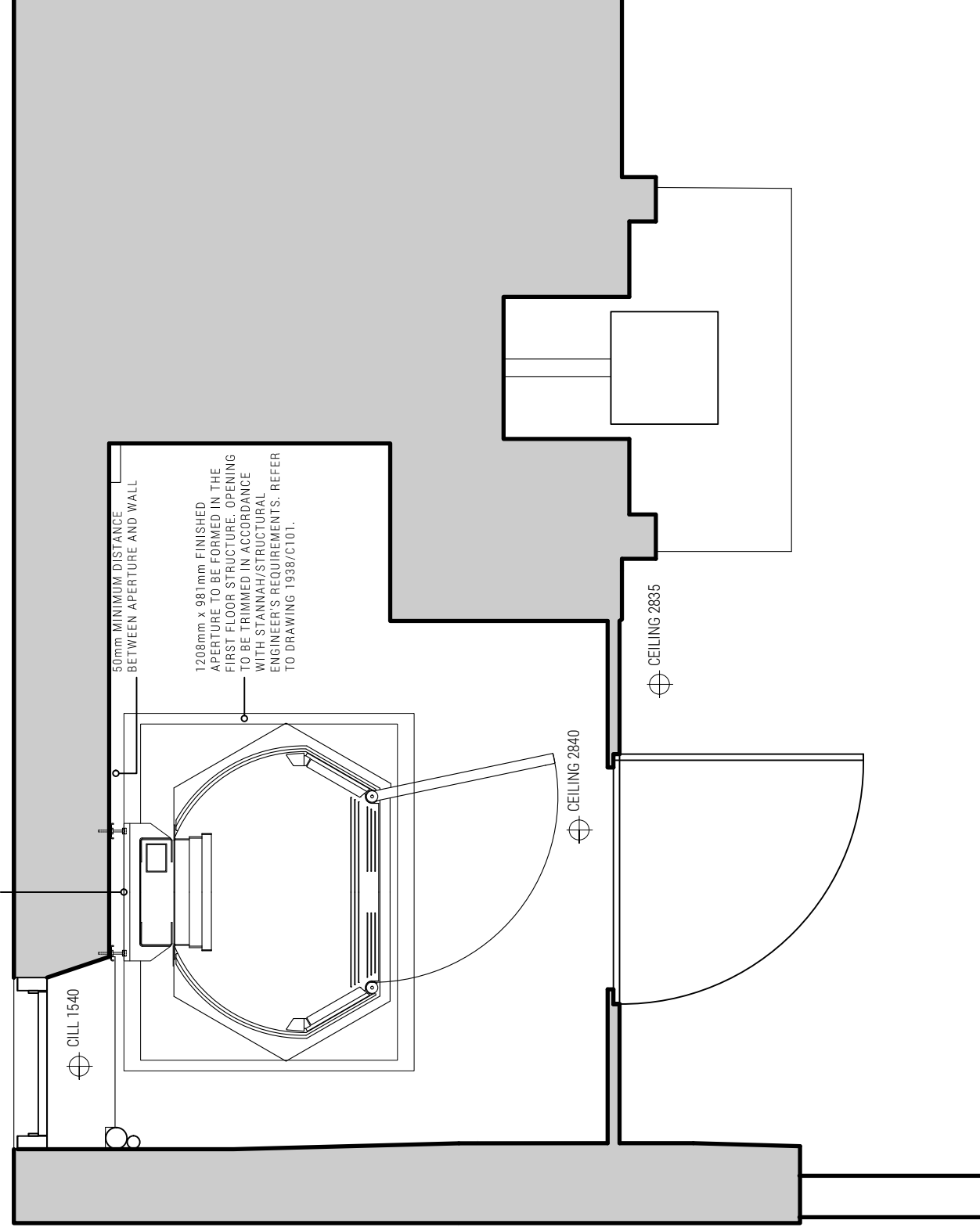
The following proposed drawings are as per the supported Pre-Application drawings previously submitted.







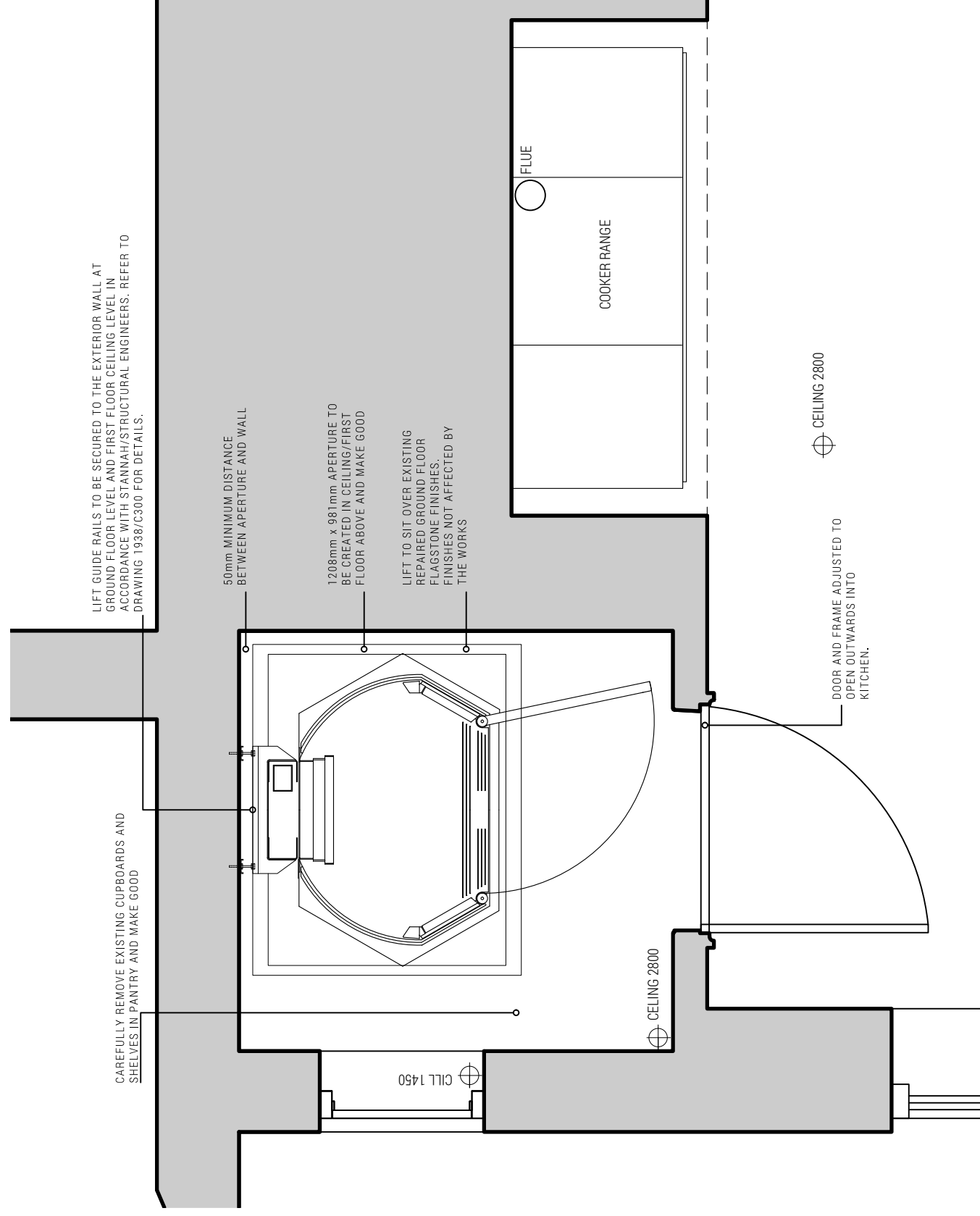
LIFT GUIDE RAILS TO BE SECURED TO THE EXTERIOR WALL AT GROUND FLOOR LEVEL AND FIRST FLOOR CEILING LEVEL IN ACCORDANCE WITH STANNAH/STRUCTURAL ENGINEERS. REFER TO DRAWING 1938/C300 FOR DETAILS.



FIRST FLOOR PLAN

NOTES -

PROPOSED LIFT LOCATION AS AGREED ON SITE



GROUND FLOOR PLAN

# 1938/C100

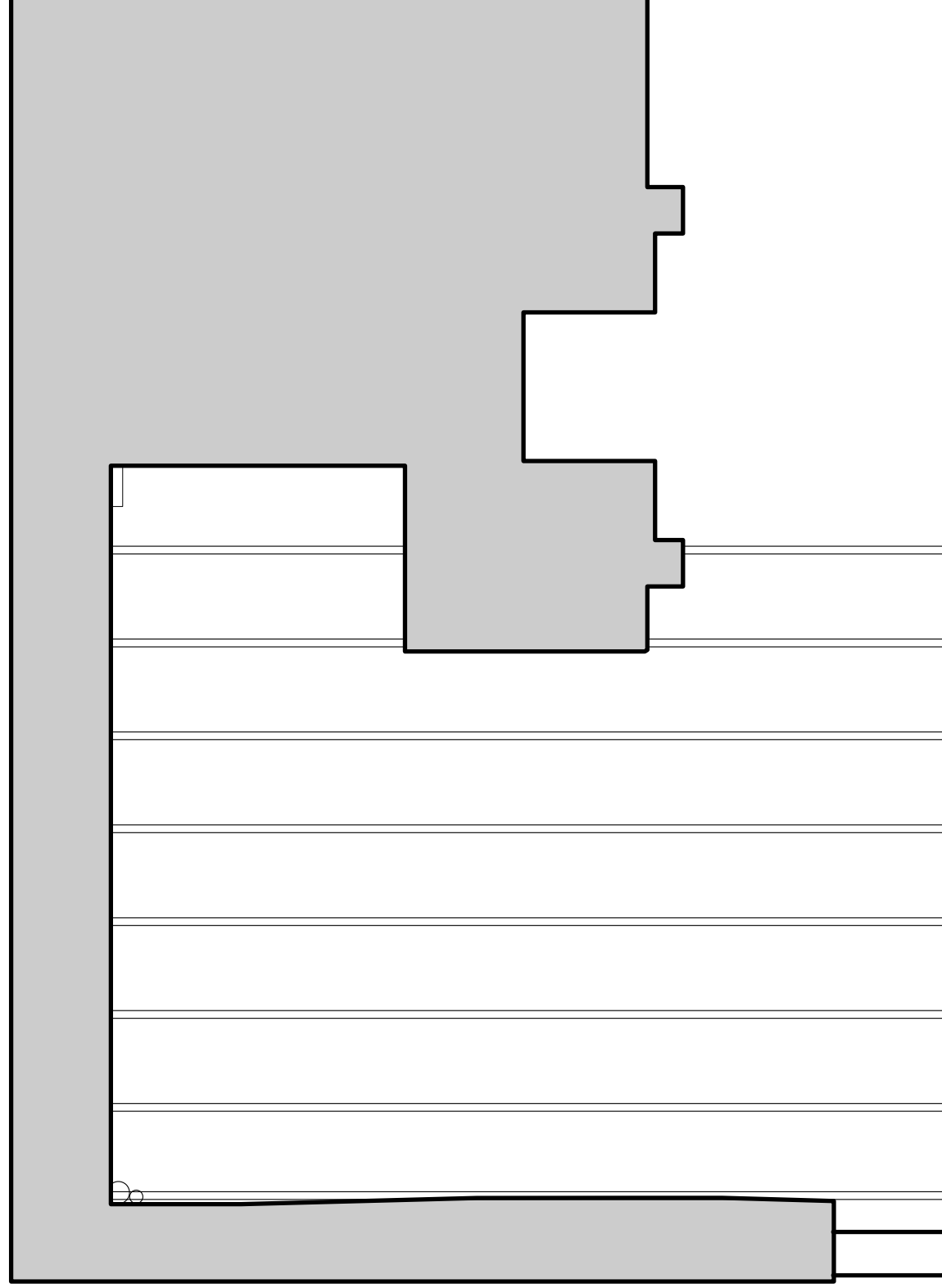
PORCH HOUSE  
NEWENT

PROPOSED GROUND AND  
FIRST FLOOR PLAN

1:20 @ A3      SEPT 21

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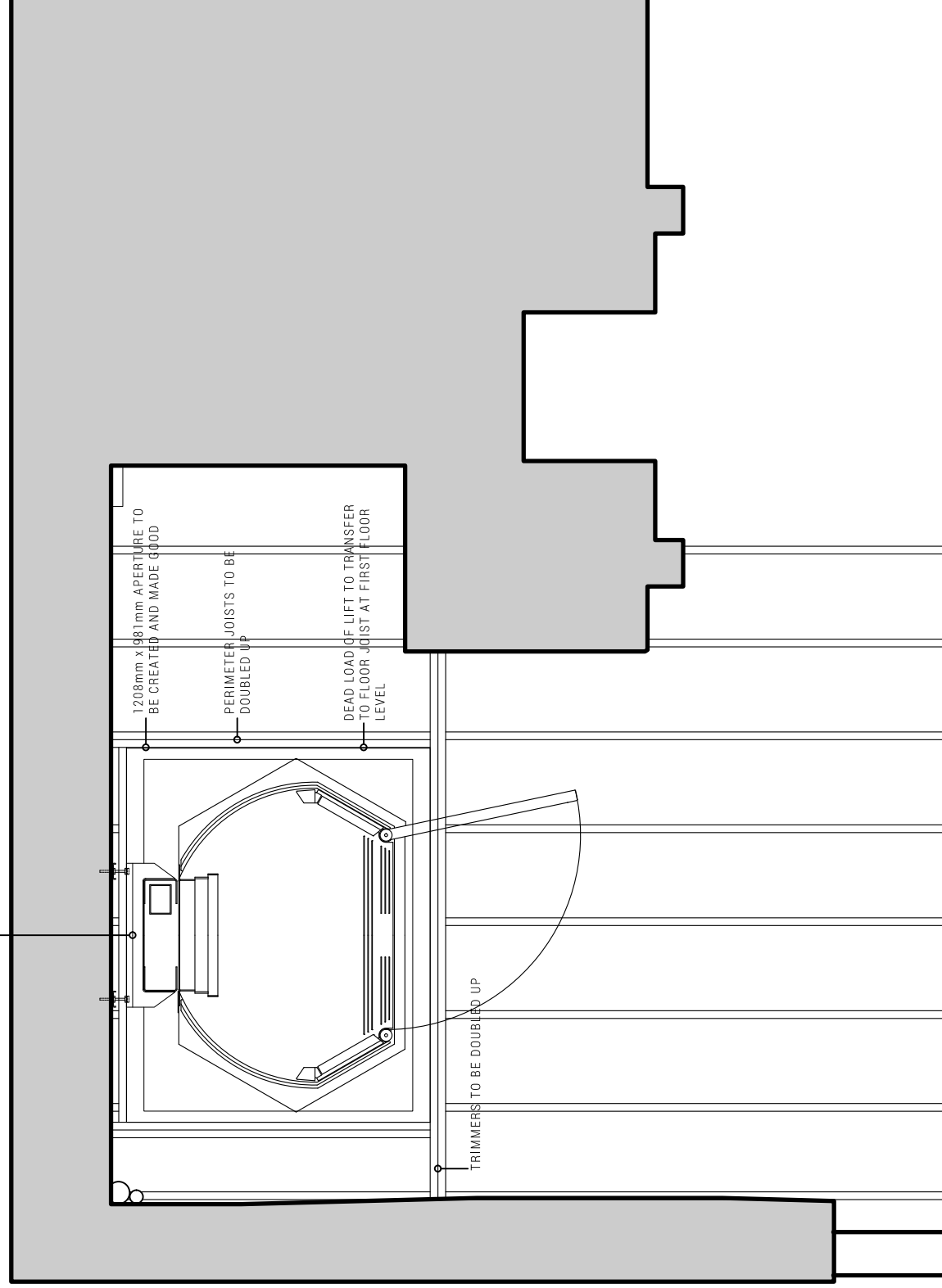


EXISTING FLOOR JOIST PLAN

NOTES -

PROPOSED LIFT LOCATION AS AGREED ON SITE

LIFT GUIDE RAILS TO BE SECURED TO THE EXTERIOR WALL AT GROUND FLOOR LEVEL AND FIRST FLOOR CEILING LEVEL IN ACCORDANCE WITH STANNAH/STRUCTURAL ENGINEERS. REFER TO DRAWING 1938/C300 FOR DETAILS.



PROPOSED FLOOR JOIST PLAN

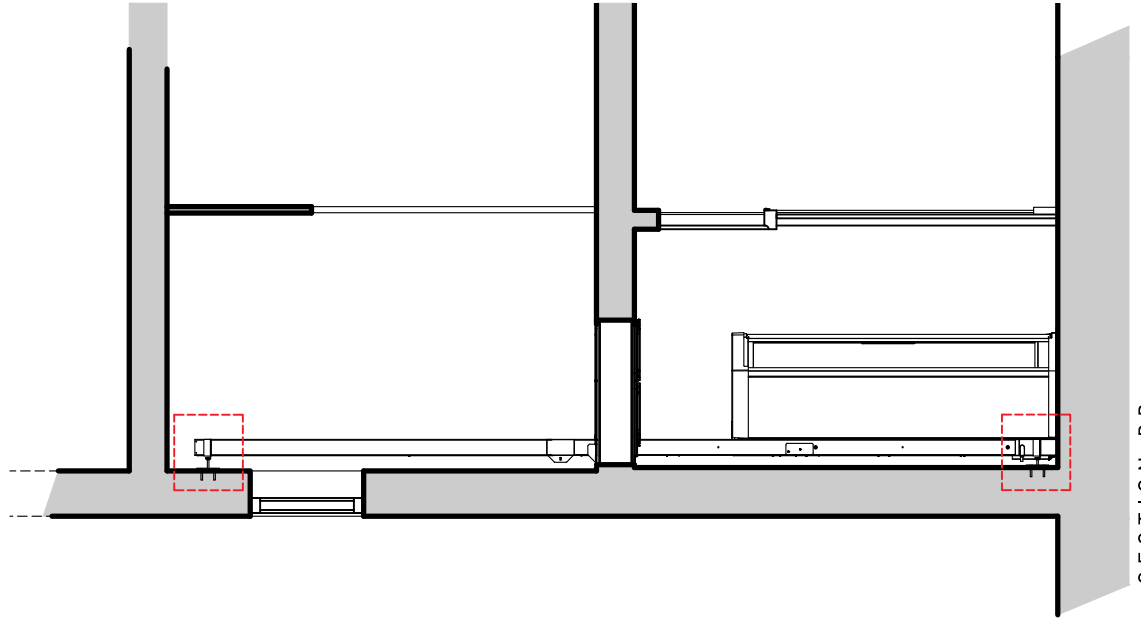
1938/C101

PORCH HOUSE  
NEWENT

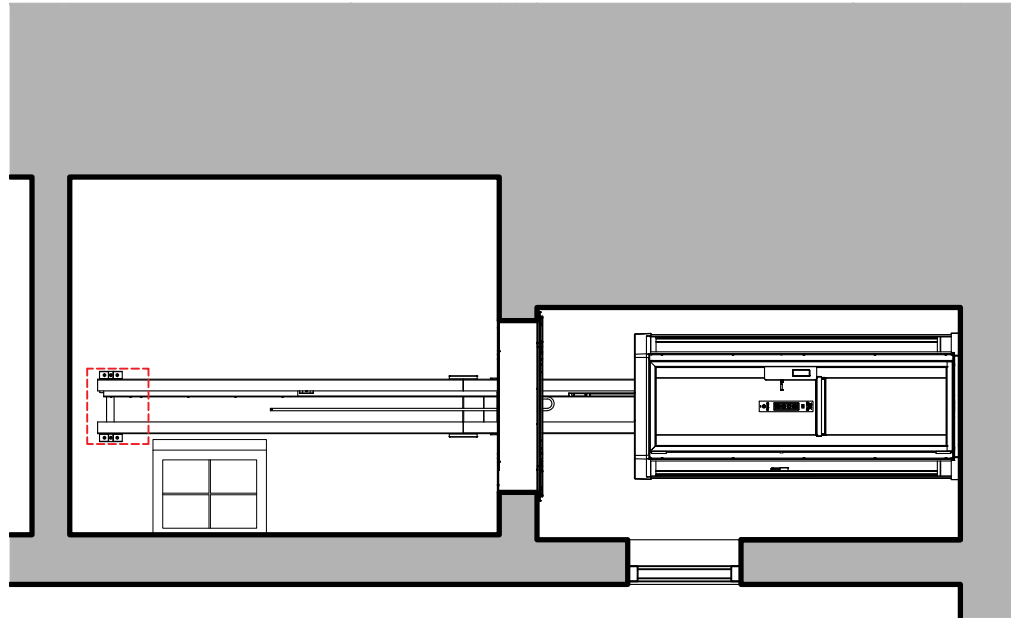
PROPOSED CHANGE TO  
FLOOR JOISTS

1:20 @ A3      SEPT 21

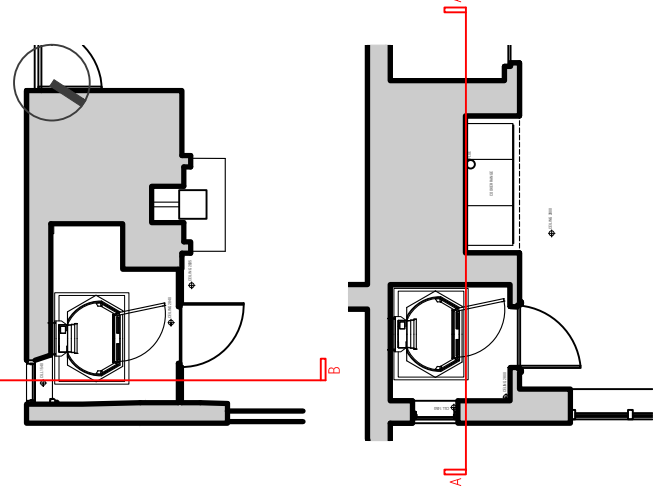
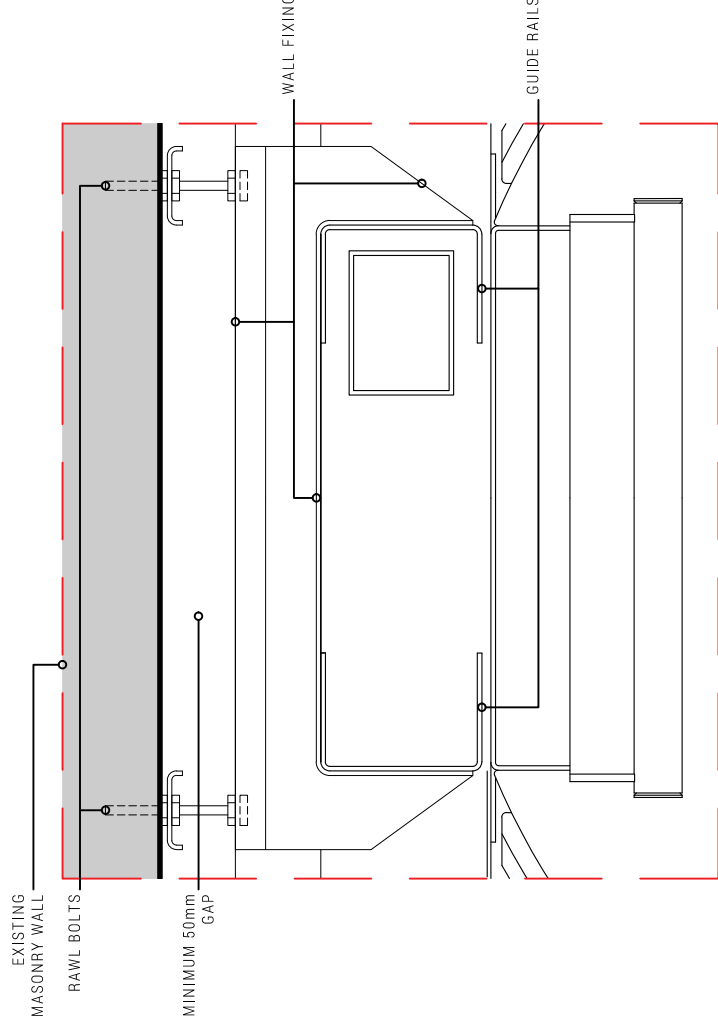
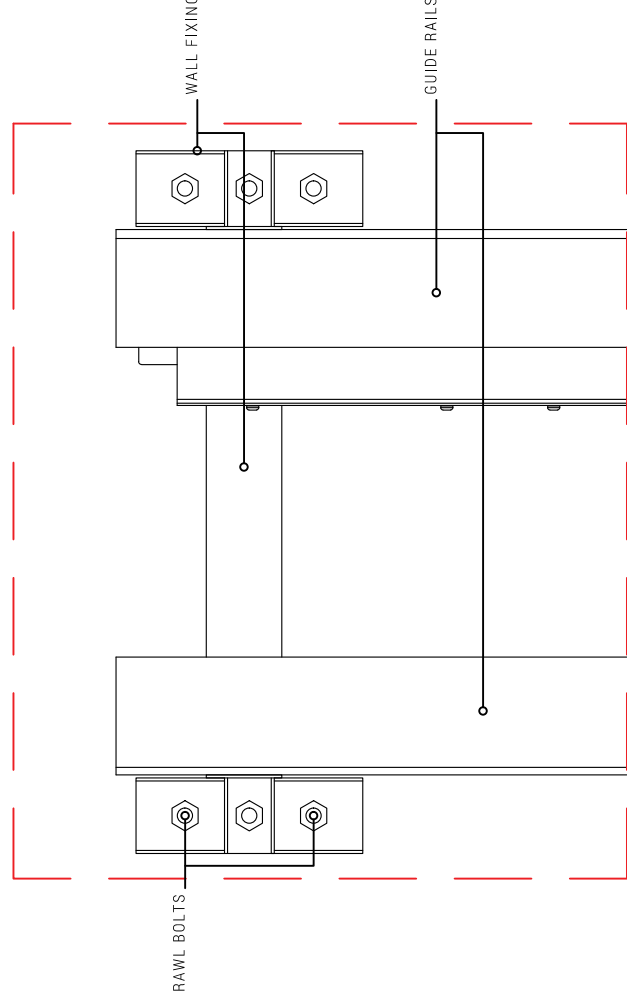
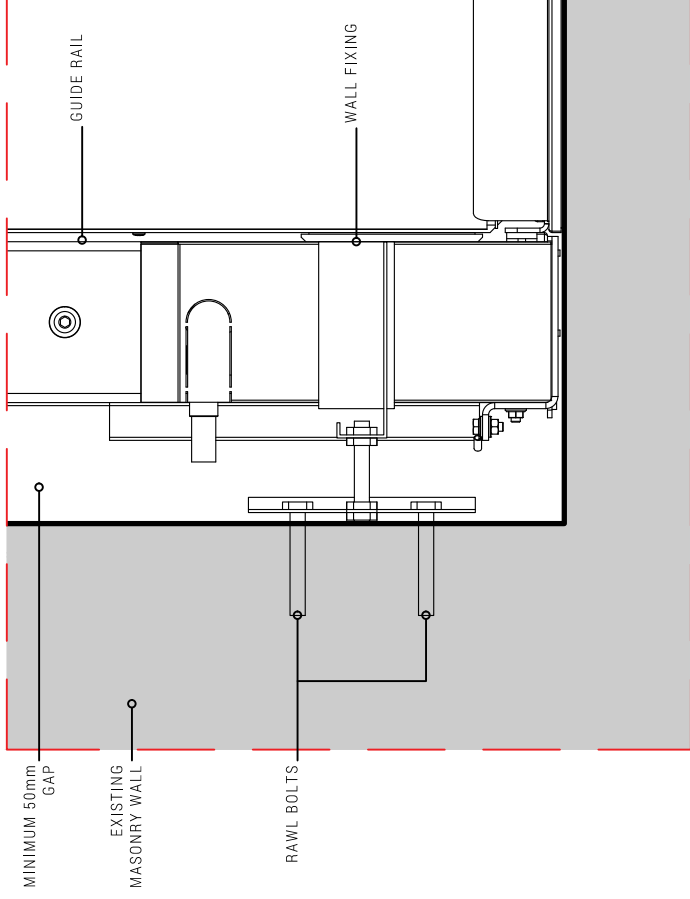
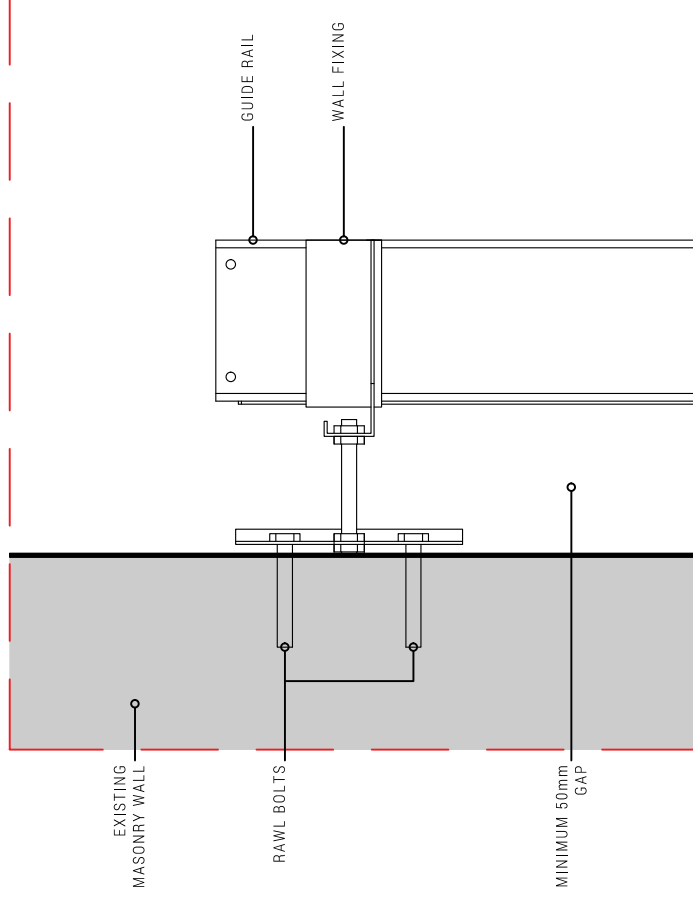
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SECTION BB



SECTION AA



NOTES -

PROPOSED LIFT LOCATION AS AGREED ON SITE

LIFT TO SIT ATOP THE GROUND FLOOR FINISHES

1938/C300

PORCH HOUSE  
NEWENT

PROPOSED CONNECTION  
TO EXISTING WALL

1:50/5@A3 SEPT 21

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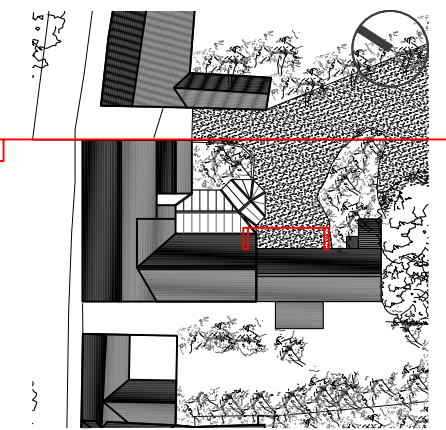
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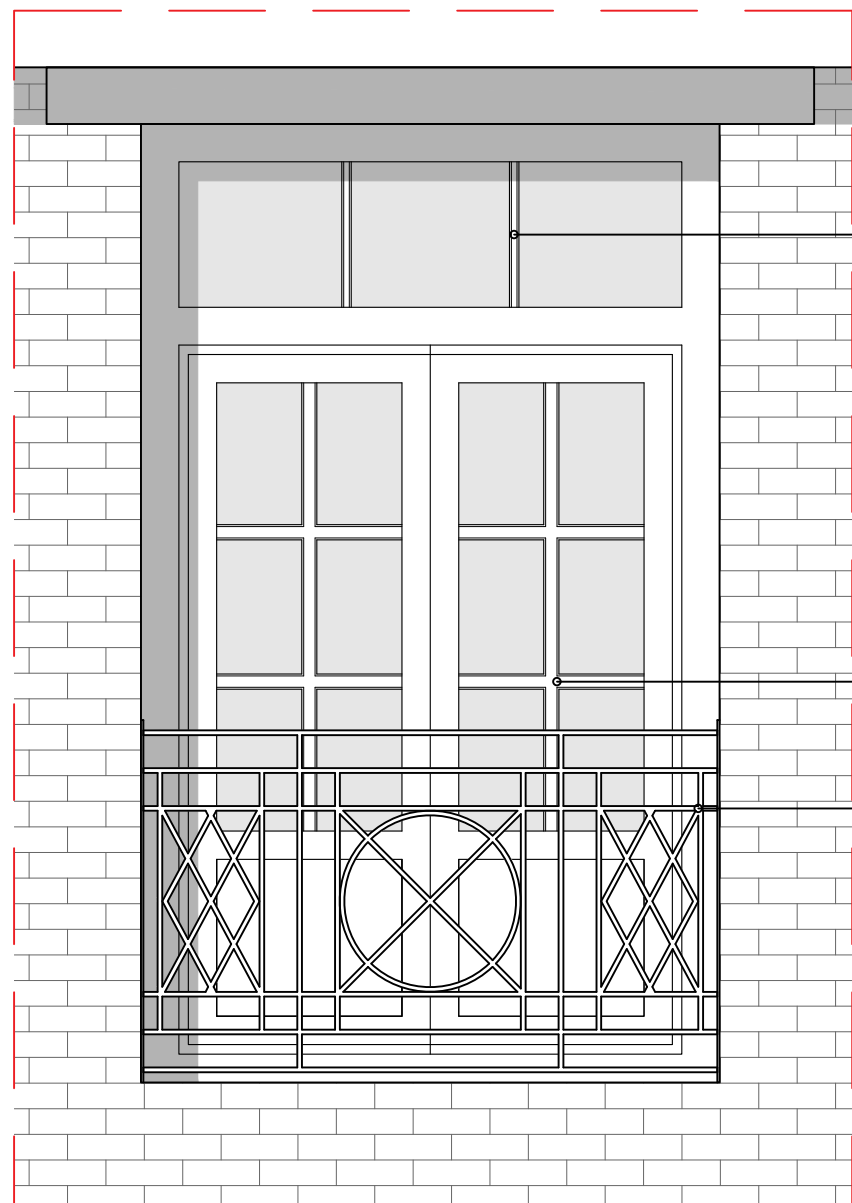




EXISTING EAST ELEVATION

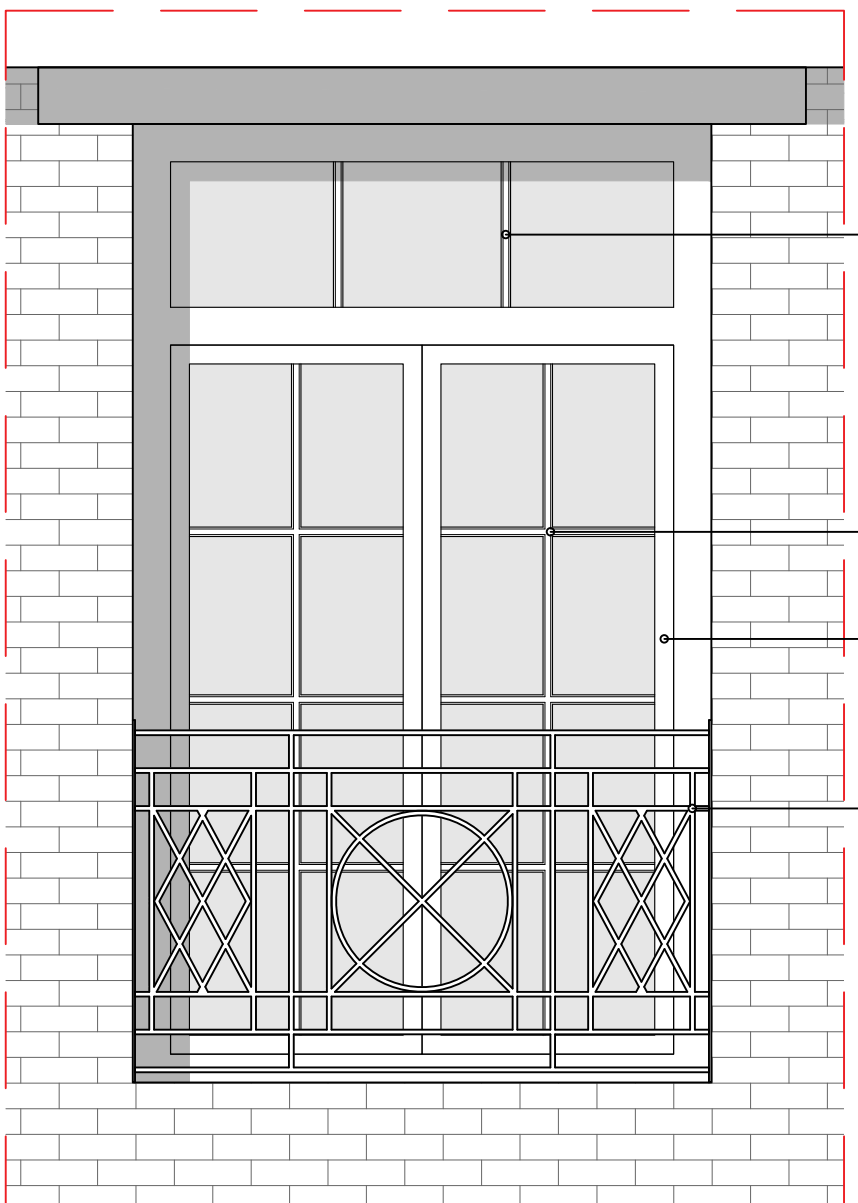


- NOTES -
- EXISTING FIRST FLOOR FRENCH DOORS TO BE REMOVED AND REPLACED WITH NEW FRENCH DOORS TO REPLICATE ORIGINAL GEORGIAN GLAZING BARS AND JOINERY.
  - CONTEMPORARY DOOR LEAVES TO BE REMOVED AND REPLACED
  - WINDOW FRAME COLOUR TO BE AS PER CONSERVATION CONSULTANTS ADVICE (DARK GREY)



- ORIGINAL FANLIGHT TO BE RETAINED
- NON ORIGINAL EXISTING GLAZING BARS
- EXISTING BALUSTRADE TO BE RETAINED

EXISTING FRENCH DOORS



- ORIGINAL FANLIGHT TO BE RETAINED
- GLAZING BARS TO REPLICATE ORIGINAL GEORGIAN DETAILING
- NEW FRENCH DOORS WITH GLAZING BARS TO REPLICATE ORIGINAL
- EXISTING BALUSTRADE TO BE RETAINED

PROPOSED REPLACEMENT FRENCH DOORS



REV A - 21.11.05 - ADDITIONAL NOTE ADDED

# 1938/C200A

PORCH HOUSE,  
NEWENT

PROPOSED MITIGATION  
STRATEGY

1:200/50@A3 SEPT 21

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