


Gerizim Chapel House  
Tregynon  
NEWTOWN  
Powys  
SY16 3PU



Planning Department  
County Hall  
Spa Road East  
Llandrindod Wells  
LD1 5LG

27 April 2022

Dear Chantelle,

APPLICATION 22/0833/HH FOR FULL PLANNING PERMISSION - GERIZIM CHAPEL HOUSE

Reference A: 22/0833/HH dated 12 May 2022.

At reference you requested additional information from me in support of my planning application. At Enclosure 1 is a signed and dated Agricultural Holding Certificate. At Enclosure 2 are photographs of every elevation of the chapel; each window is clearly labelled to correspond to the scaled window drawings. At Enclosure 3 are the scaled drawings of each proposed window labelled to correspond with the elevation photographs.

I can confirm that all windows will remain the same overall size and that no structural changes to the chapel are proposed. The window openings in bedroom 3 and landing 2 have been amended to enable safe exit in accordance with current fire regulations. Kitchen diner window 2 will also open to improve ventilation. Bedroom 3, landing 2 and both kitchen diner windows are all original to the chapel, are single glazed and impossible to exit through. All remaining windows are 5mm gap double glazed units and all suffer the same problems. The windows leak in heavy rain; a significant number have condensation within the panels and all, bar the lounge window, have sliding hinge mechanisms which open windows centrally in the opening to prevent egress. The wood in these windows, due to water ingress, is also in poor condition. The new windows proposed do not mirror precisely the old but all windows, with the exceptions detailed above, have essentially the same sized window openings and all best mirror the design of the originals. A window by window description of the work proposed follows.

FIRST FLOOR

- a. Master Bedroom window west elevation. Presently, left and right windows open centrally across the wooden frame to prevent egress. Window hinges cannot be disengaged. New windows mirror external design but are hinged at the side and open fully to permit egress.
- b. Master Bedroom window south elevation. Presently, right window opens centrally across the wooden frame to prevent egress. Window hinges cannot be disengaged. New window will mirror external design but is left opening and hinged at the side to permit egress.
- c. Bathroom window south elevation. Presently, right window opens centrally across the wooden frame to prevent egress. Window hinges cannot be disengaged. New window will mirror external design but is top opening to permit egress.

- d. Bedroom 3 window south elevation. Presently, there is a single metal framed opening section 400 mm wide by 240 mm deep set, when viewed externally, into the top right corner of the wooden window. This is too small to enable egress. New window will best mirror the external look of the original but has been split into 2 (a floating mullion) to enable both sections to open and enable egress.
- e. En suite bathroom window north elevation. Presently, left wooden window opens centrally across the frame to prevent egress. Window hinges cannot be disengaged. New window will mirror external design but is right opening and hinged at the side to permit egress.
- f. Landing 1 window north elevation. Presently, left window opens centrally across the frame to prevent egress. Window hinges cannot be disengaged. New window will mirror external design but is right opening and hinged at the side to permit egress.
- g. Landing 2 window north elevation. Presently, there is a single metal framed opening section in this wooden window 300 mm wide by 270 mm deep set, when viewed externally, into the top right corner. This is too small to enable egress. New window will best mirror the external look of the original but is split into 2 sections vertically with the right window hinged at the side and opening fully to permit egress.

## **GROUND FLOOR**

- a. Utility room window, north elevation. Presently, left wooden window opens centrally across the frame to prevent egress. Window hinges cannot be disengaged. New window will mirror external design but is right opening and hinged at the side to permit egress.
- b. Kitchen window, north elevation. Presently, left wooden window opens centrally across the frame to prevent egress. Window hinges cannot be disengaged. New window will mirror external design but is right opening and hinged at the side to permit egress.
- c. Hall window, north elevation. Presently, there is single metal framed opening section 310 mm wide by 280 mm deep set, when viewed externally, into the top right corner of the wooden window frame. This window is too small to enable egress. New window will best mirror the external look of the original, is right opening and hinged at the side to permit egress.
- d. Lounge Window, south elevation. Presently, this wooden framed window is split into 3 sections with the centre section top hinged and fully opening. New window will also comprise 3 sections but with the side windows fully opening.
- e. Kitchen Diner window 1, south elevation. Old wood/metal window/non-opening single glazed. To be replaced by a double glazed window to best match external design, also non-opening.
- f. Kitchen Diner window 2, south elevation. Old wood/metal window/non opening, single glazed. New window will best match the old, is top hinged and fully opening. This window will improve ventilation to this room.

In conclusion, in seeking approval of this plan, it has been the intent to improve the fabric, safety, thermal efficiency and longevity of Gerizim Chapel while ensuring its character and appearance for the future.

J R D Morley

Enclosures:

1. Agricultural Holding Certificate.
2. Photographs of Gerizim Chapel.
3. Scaled Drawings of all Windows.