

ADS Structural Limited, Alexandra Business Park, 4<sup>th</sup> Floor, The Tower, Prescot Road, St Helens, WA10 3TP

Company No. 7888560 | Vat Registration No. 135816606  
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# DESIGN AND ACCESS STATEMENT

FOR

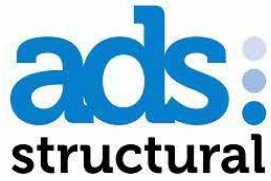
PROPOSED ALTERATIONS TO REAR ORANGERY TO REMOVE GLASS ROOF  
AND INSTALL A FLAT ROOF WITH LANTERN WINDOWS

THE OLD HALL  
LITTLE HEATH ROAD  
CHRSTLETON  
CHESTER, CHESHIRE CH3 7AH

FOR

Mr. Robert Hall

SEPTEMBER 2022



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The design and access principles of the proposals have been based on a four-stage assessment which can be briefly summarized as follows:

1.- INTRODUCTION

2.- ASSESSMENT

2.1.- SITE LOCATION

2.2.- EXISTING SITE

2.3.- ADJACENT PROPERTIES

2.4.- SITE ASSESSMENT

3.- INVOLVEMENT

4.- DESIGN

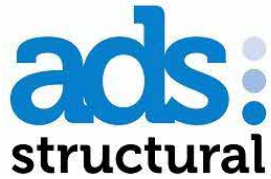
4.1.- PROPOSED SITE PLAN

4.2.- SCALE

4.3.- APPEARANCE

4.4.- LAYOUT

4.5.- SUSTAINABILITY



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## 1.- INTRODUCTION

This Design and Access Statement has been prepared for ADS Structural to accompany a Full Planning Application The Old Hall, Little Heath Road, Christleton, Chester, Cheshire, CH3 7AH. The application is for alterations to rear orangery to remove glass roof and install a flat roof with lantern windows.

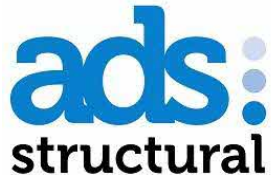
The application site contains a single dwelling, noted as grade 2\* and outbuildings located within the village of Christleton served by Little Heath Road and lies within the Christleton Conservation Area. The land is surrounded by existing dwellings, the elaboration of the proposals were particularly aware of the need to preserve or improve the Conservation Area within which the building stands.

SJ 46 NW CHRISTLETON C.P. LITTLE HEATH ROAD (East Side)

3/14 The Old Hall (formerly listed as The Rectory)

4/6/1952 GV II\*

Formerly hall, later rectory, now house: early C17 with late C19 extensions and brick skin. Ruabon red brick skin to earlier timber framing. Welsh slate roof. 2 gable brick chimneys. 2 and 3-storey, 7-bay front. Left 2 bays of 2 storeys, an addition with sashes. Remainder has a nearby symmetrical front, with plinth and ball-finialled end pilasters on the body and on the corners of a central 3-storey gabled projection. Windows are 12-pane sashes under cambered brick heads, the upper ones in gabled half dormers. To left is the original but moved heavily moulded wooden doorcase with carved base stops and a studded oak 4-board door. Interior: Entry into hall made from 2 rooms. Resited C19 4-centred arched stone fireplace with original Jacobean overmantel with strapwork and perspective panels, one with a unicorn rampant, one with an eagle in a tree. Ceiling panels between heavy beams, have strapwork borders and central panels. Ceiling carried on posts with carved and shaped heads. 6-panelled doors with raised fields in bolection moulded architraves. Parlour to right has restored oak wainscotting above a painted dado with raised fields. Late C19 Jacobean fireplace and overmantel. Ceiling has original Jacobean cornice and strapwork panels. Beyond the hall is the "Pillar Room" with 2 pairs of carved mahogany balusters supporting central ceiling beam, with heavy Victorian stucco work. Resited Jacobean oak well



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staircase in former gabled porch. Shaped flat balusters, square newels with carved finials, and restored handrails. On 1st floor is main chamber, now known as the library. This has the best ceiling, the beams plastered to form a dentil cornice. Good strapwork details, central panel with a pendant, 6-panelled Jacobean doors (some restored) throughout this room.

#### **APPLICANT**

Mr. Robert Hall  
The Old Hall, Little Heath Road, Christleton, Chester, Cheshire, CH3 7AH.

#### **AGENT**

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## 2.- ASSESSMENT

### 2.1.- SITE LOCATION

Christleton is a village and parish situated just over 2 miles south of Chester. The little road from Heath is on the north side of the village, accessed from the A51 Tarvin Road.

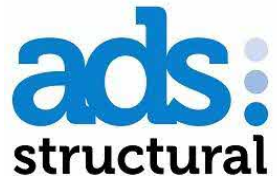


Christleton village is highlighted with the red marker on the map above.

## 2.2.- EXISTING SITE



The Old Hall is circled in the aerial image above.



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The existing site is currently a conservation area. The site is in a predominantly residential area around the proposed site. Main access to the site is gained from Little Heath Road.  
The existing building is noted as being listed (grade 2\*).

### 2.3.- ADJACENT PROPERTIES

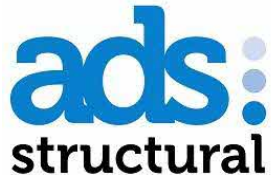
The application site lies within an area designated in the UDP for mixed use. The proposed site is surrounded by a mixture of rural/farming and residential properties.

### VIEWS OF THE ADJACENT PROPERTIES

Almost all the properties were built using a traditional masonry construction.







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## 2.4.- SITE ASSESSMENT

Prior to commencement of the proposed scheme design, a site appraisal was carried out to assess the following: -

An analysis of visual and physical character of the site and the visual and physical relationship of the site to its surrounding context.

Views in and out of the site, landmarks, open aspects, etc.

Existing movement patterns and desire lines leading to and from the site.

Typography.

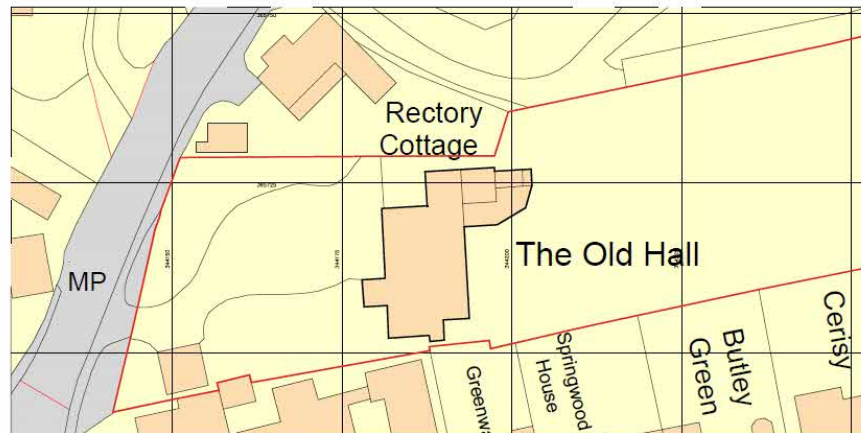
The site, as it exists, is located within an area of buildings in a conservation area.

## 3.- INVOLVEMENT

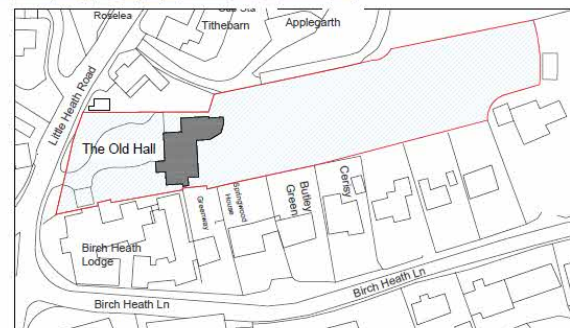
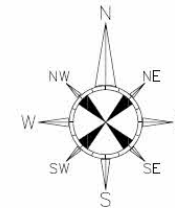
- The site visit was carried out to inform the configuration, layout and design of the proposals.

#### 4.- DESIGN

##### 4.1.- SITE PLAN



SITE PLAN



LOCATION PLAN

#### 4.2.- SCALE

The overall scale of the development is in keeping with the property within the surrounding area.

The rear orangery development changes to remove the glass roof and install a flat roof with lantern.

#### 4.3.- APPEARANCE

The materials that were chosen for the development were made in a way that helps the development blend seamlessly with the existing one, while creating a refreshingly contemporary look.

The proposed materials are as follows

Flat roof with lantern windows

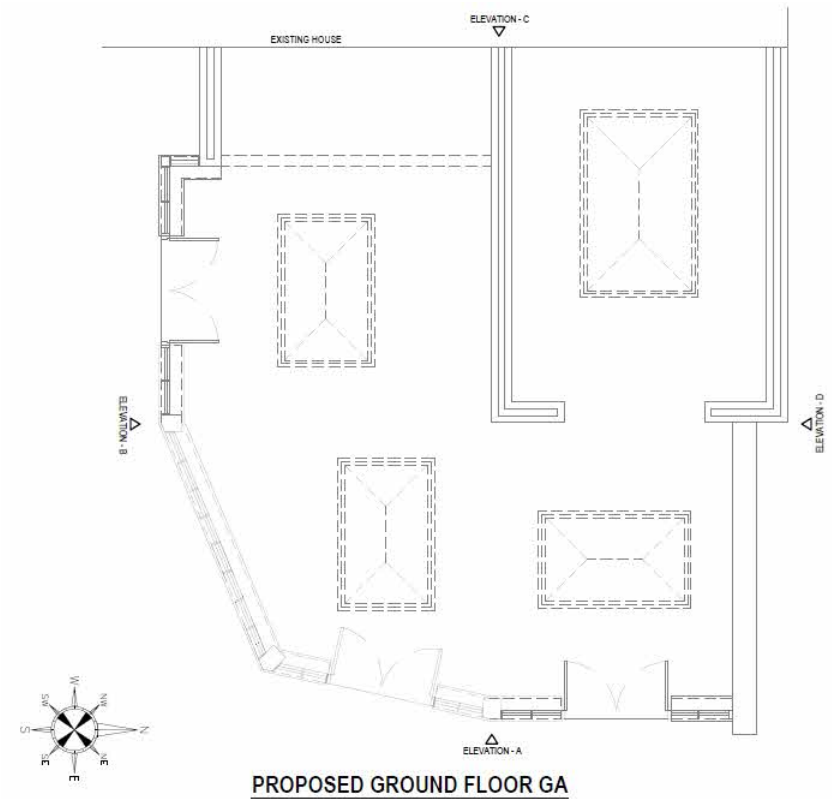
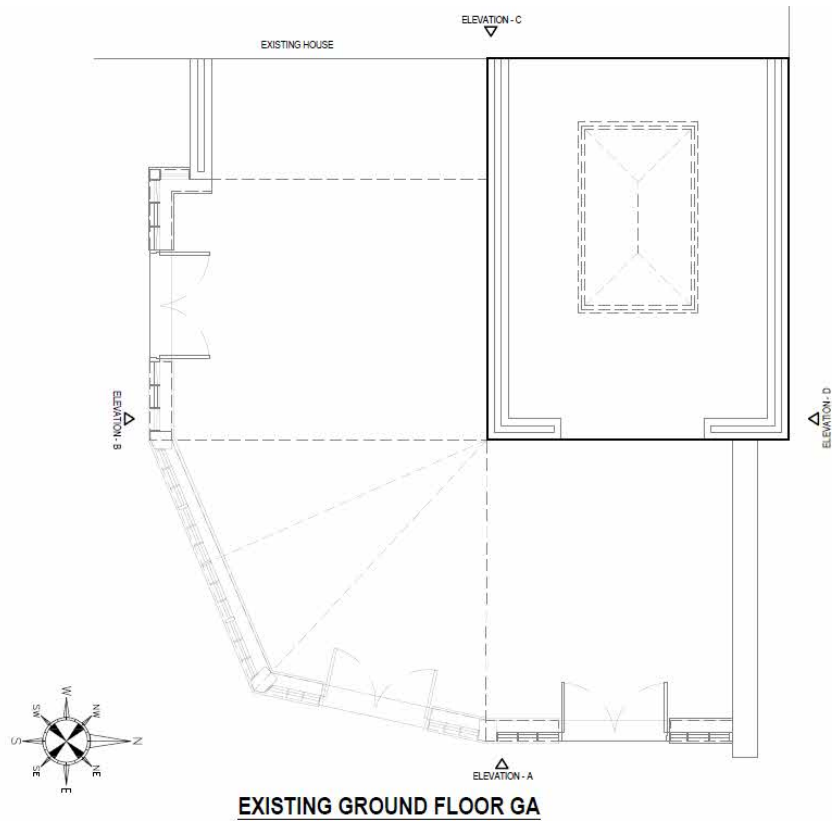


Brickwork

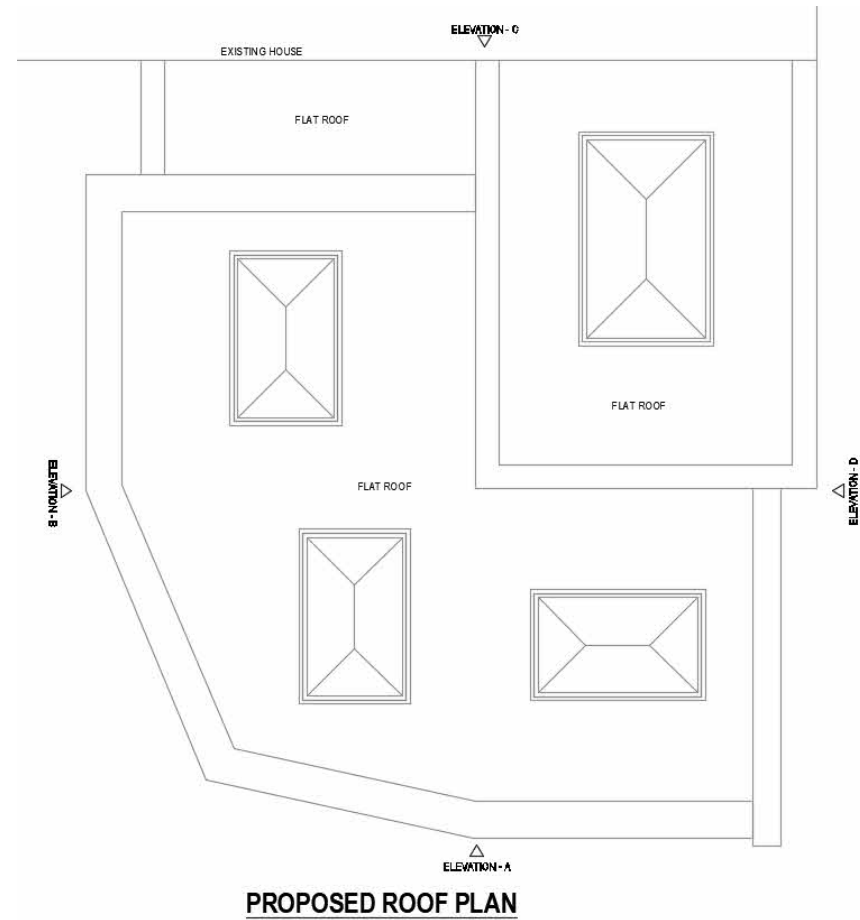
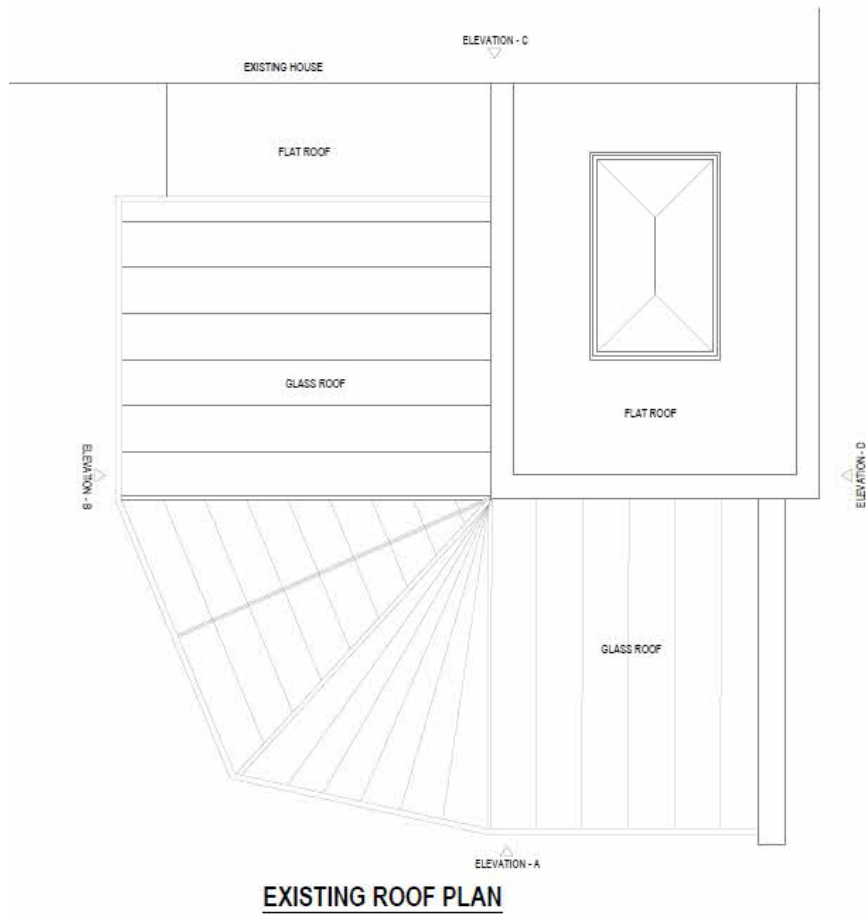


4.4.- LAYOUT

GROUND FLOOR



ROOF



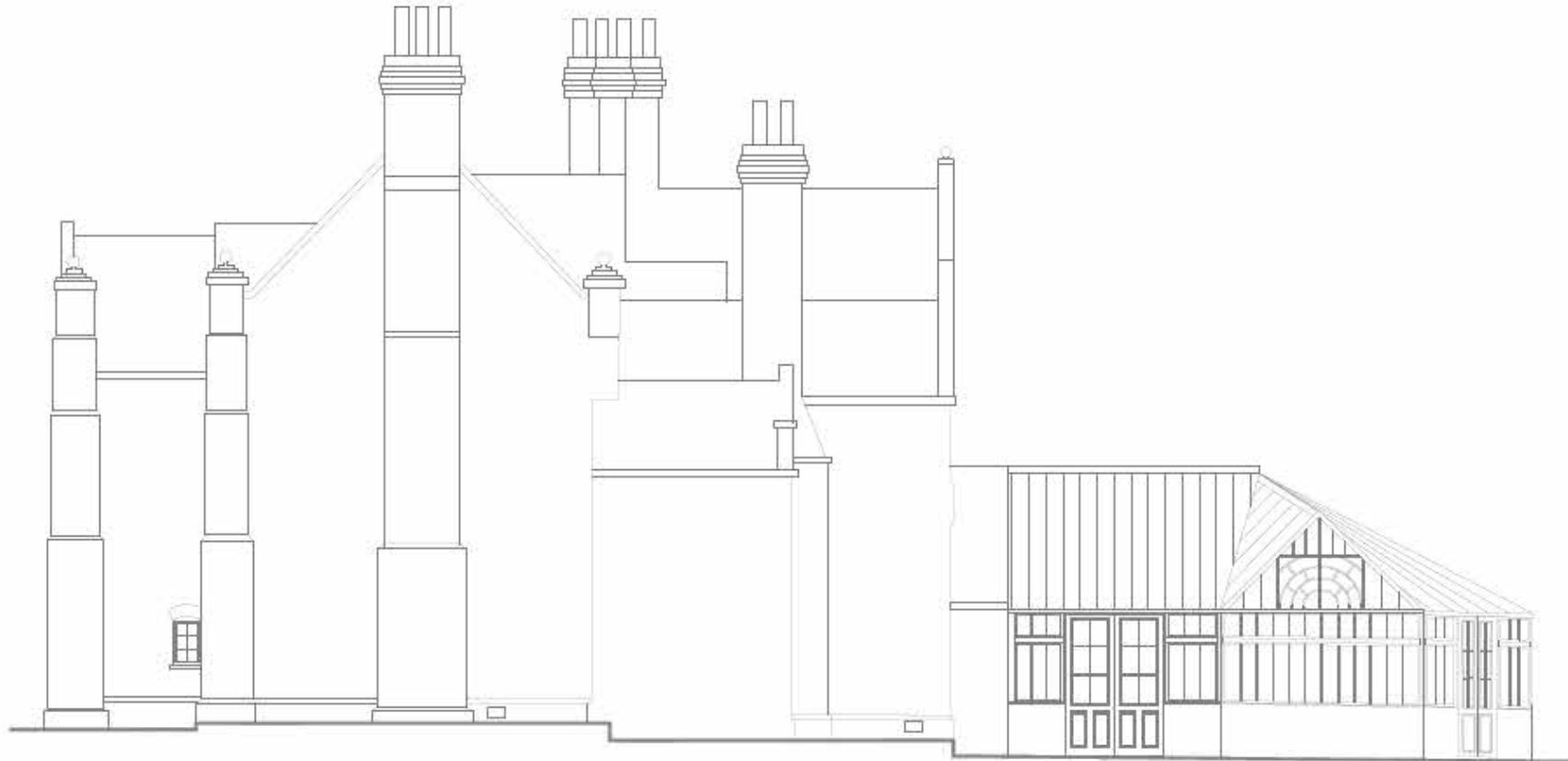
ELEVATIONS



**EAST ELEVATION -A- EXISTING**

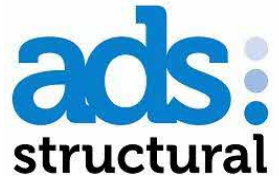


**EAST ELEVATION -A- PROPOSED**



**SOUTH ELEVATION -B- EXISTING**





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**SOUTH ELEVATION -B- PROPOSED**



**WEST ELEVATION -C- EXISTING**



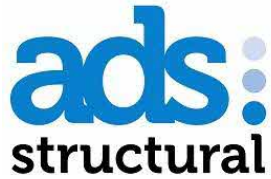
**WEST ELEVATION -C- PROPOSED**



**NORTH ELEVATION -D- EXISTING**



**NORTH ELEVATION -D- PROPOSED**



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#### 4.5.- SUSTA IN A BILITY

Overall the development would be highly sustainable using modern environmentally friendly methods of construction to achieve levels of insulation that would exceed current building regulation standards.

Where new timber elements are required they will be constructed out of timber sourced from sustainable forests and thus can be re-used for energy purposes when the buildings come to the end of their natural life.

Where possible local building materials and labour will be sourced to reduce the environmental impact created through unnecessary vehicle movements, which also assists with the site safety during the construction period.

#### CONCLUSION

The details of the application together with this project statement demonstrate that the need to change the glass roof for the flat roof, without harming the existing architecture in any way, not containing addition demolition and preserving conserving the house existing dwelling house.

The existing property is not subject to change, the materials used will correspond to the existing housing. only the glass roof of the existing conservatory will be twisted, so the scheme is designed to reflect the character, materials, detailing and form of the existing dwelling in such a way that there is no damage to the character and appearance of the Conservation Area. The proposal is consistent with each of the criteria set out in the DM46 policy on developments within Conservation Areas.