

DESIGN AND ACCESS STATEMENT

Planning application for the change of use from Church to Dwellinghouse including the installation of an intermediate floor and forming of new bedrooms and a bathroom.

Crookham United Reformed Church
Crookham
Cornhill-on-tweed
TD12 4SY

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1 INTRODUCTION

This Design Statement has been prepared on behalf of Mr & Mrs Pickering in support of the Planning application for the change of use of church to dwellinghouse at Crookham. The statement should be read in conjunction with the submitted drawings prepared by Edwin Thompson LLP.

2 CONTEXT

2.1 LOCATION

Crookham United Reformed Church
Crookham
Cornhill-on-tweed
TD12 4SY

Scheme Name:

Crookham United Reformed Church, Crookham, Cornhill-on-tweed, TD12 4SY.

Client

Mr & Mrs Pickering, Crookham United Reformed Church, Crookham, Cornhill-on-tweed, TD12 4SY.

Agent

Edwin Thompson, 44-48 Hide Hill, Berwick-Upon-Tweed, Northumberland, TD15 1AB.

Job reference (Edwin Thompson)

BP5353

Date

July 2022.

Local Area

Crookham is a village on the River Till, Northumberland. It is located roughly 8 kilometres (5.0 miles) east of Coldstream and 14 kilometres (8.7 miles) northwest of Wooler. On the B6353 is where the village is situated between the A697 and the B654.

In 1745 church was erected in Crookham to serve the local Presbyterian congregation, which until that time worshipped in a small building beside the River Till. The 18th-century church lasted almost 200 years but by 1932 it was in such poor condition that it had to be torn down. The original stones were then used to build the present structure, known as the Crookham United Reformed Church.

Please see the submitted location plan for identification of building position in relation to other property.

3 PROPOSAL

As shown in the proposed drawings, a door would be blocked off to create a new entrance hall with space for boots and jackets to be stored. In the central area, there will be an open plan living, dining, and kitchen space. It is indicated that the new door that leads to the garden and is in keeping with the style take the place of one of the kitchen's current windows. Utilizing some interior glazing from the old windows, a new playroom will be built across from the kitchen. The level changes at the doors between the kitchen and playroom to match the level of the ground floor's other rooms, which include the bottom of the stairs, a bedroom with an en-suite bathroom and a dressing room, and entrance to the utility and boiler room. All ground floor windows are to be upgraded from single glazed to double glazed aluminium powder coated black to correspond with neighbouring property.

There are plans to create a new intermediate floor and add 5 Bedrooms and 2 Bathrooms to the first floor. The proposal for the bathrooms and bedrooms will include skylights. Sun Tunnels installed in accordance with the current glazing would also provide additional lighting for the hallway. There will also be the current dome, which is located above the new landing and illuminates the first and second floors.

It is proposed to reuse materials whenever possible. The main architectural elements of the church will be preserved, such as:

- The exposed beams will remain as a feature in the bedrooms.
- The internal glazing for the playroom will then be made from the single-glazed glass that will be replaced.
- To maintain style, existing internal doors will also be reused.
- The church bell will continue to be a feature.
- The existing Dome will be cleaned and restored so that it can stay and let light into the hallway on the first floor.

As part of the proposed works, the shed on the south elevation is to be demolished.



Figure 1: South Elevation Shed to be demolished

Size of Site (Approximately):

The red line boundary of the property equates to 1000.2m² with the property footprint taking 292m² of this area.

General History:

The church has not recently undergone any work, despite searches, except for a 2003 application for disabled access that was never implemented.:

- N/03/B/0151 | Provision of disabled persons' ramped access.

Road Access/Parking:

There is currently space for parking outside the church off the road through the village.

Land Use:

The current land use for this property is non-residential (F1). This application proposes a change of use to a Dwellinghouse (C3).

Relevant Designations:

There are no known designations that apply to this site.

Recycling/Waste Storage

The waste will be regularly collected by the council as part of their regular schedule. Bins to be stored within the curtilage of the property and to be collected from roadside on collection days.

Highways

There are no plans to change the current configuration for access, the property is accessed via the main residential street of Crookham, and this will remain unaffected by the works.

3.1 MATERIALS

Doors:

Proposed 1930's style door pebble grey as to photo (Figure 2) is proposed on the North elevation for the entrance to the property to maintain a cohesive character / style.



Figure 2: 1930'S Entrance Door reference

On the East Elevation, an existing window is to be replaced with a door to match in with the upgraded aluminium windows. Colour to be factory coated black. Style referenced in Figure 3.

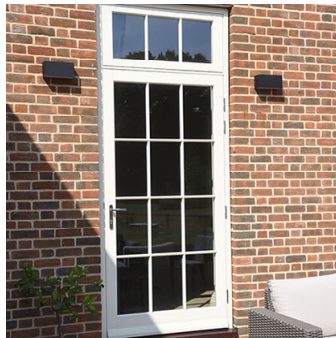


Figure 3: New Kitchen Door reference

On the west elevation, door to also be upgraded and in keeping.

Windows:

All ground floor windows are to be upgraded from single glazed to double glazed aluminium powder coated black to correspond with neighbouring property.



Figure 4: double glazed aluminium powder coated black

Rooflights

The proposal sees the installation of a 7No. Velux rooflights, one in each of the first-floor bedrooms and bathrooms. These rooflights come in a range of sizes but all come finished with grey aluminium exterior covers as standard.



Figure 5: Velux Rooflights

Sun Tunnels

The proposal sees the installation of a 3No. Sun Tunnels, each of these lay on the West Elevation. These Sun tunnels also come in a range of sizes, but all come finished with grey aluminium exterior covers as standard.



Figure 5: Sun Tunnels

4 SUMMARY

In summary, the applicant wishes to transform the class F1 use of their property to C3. They will then be able to convert the area into a residential space. The given proposal details how the Church will be converted into a 5-bedroom house while also fitting in with the neighbourhood. The design, which reuses some of the material while also preserving some of what is already there, will also help preserve the property's key features.