

RIBA STAGE 3

DESIGN, ACCESS & HERITAGE
STATEMENT

Rickett Architects. Leamington Spa

DESIGN & ACCESS

STATEMENT

Rickett Architects Ltd.

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Revision:

B

Client:

Christ Church

Site Address:

Christ Church,
2 Priory Terrace,
Leamington Spa
CV31 1BA

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2 Priory Terrace, Leamington Spa

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1.0 - PURPOSE OF DOCUMENT

This design and access statement has been prepared to support a full planning application for the erection of an extension and layout alterations at 2 Priory Terrace.

This Design and Access Statement has been prepared to support a full planning application for the erection an extension to the rear of the existing church hall and amendments to the internal layout to increase the hall capacity, in accordance with the National Planning Policy Framework (NPPF) and National Planning Policy Guidance.

The site falls under Warwick District Council. The proposed development comprises the erection of an extension at the rear of existing church hall to provide an improved performance space and increase the capacity of the hall to better

accommodate its function.

A new basement is also proposed to increase storage capacity of the building.

This document explains the design rationale and evolution of the proposal and demonstrates how the issues that have been identified have been resolved by the scheme. The document outlines the design cues used to inform the design.

Illustrated in the document is the process that has led to the proposed scheme by explaining and justifying the proposed

development relating to:

- Use and amount
- Scale and massing
- Layout and access
- Appearance

The document should be read in conjunction with the other documents submitted as part of the planning application.

2.0 - SITE ANALYSIS

2.1 - The Site

2.2 - Existing Building

2.3 - Opportunities and Constraints

2.1 - THE SITE

*Christ Church,
2 Priory Terrace,
Leamington Spa*

The site is located within the town centre of Leamington Spa, Warwickshire. The site extends to approximately 455sqm and presently comprises a church with an extension to the rear and a small yard. Pedestrian access to the site is located via Priory Terrace with rear access via Church Terrace. Vehicular access to the site is located along Church Terrace.

The site is bound to the north by priory terrace, residential properties, and dental practices. To the east and west are dwellings and associated private amenity space. The southern edge of the site is

bound by Church Terrace.

Leamington Spa is a town located within Warwickshire. It is situated approximately 20 miles south of Coventry and 30 miles south east of Birmingham with good transport links to both.

The site presently comprises entirely built up areas and hard landscaping. There are, therefore, no trees or green space that would be impacted by a proposal here.



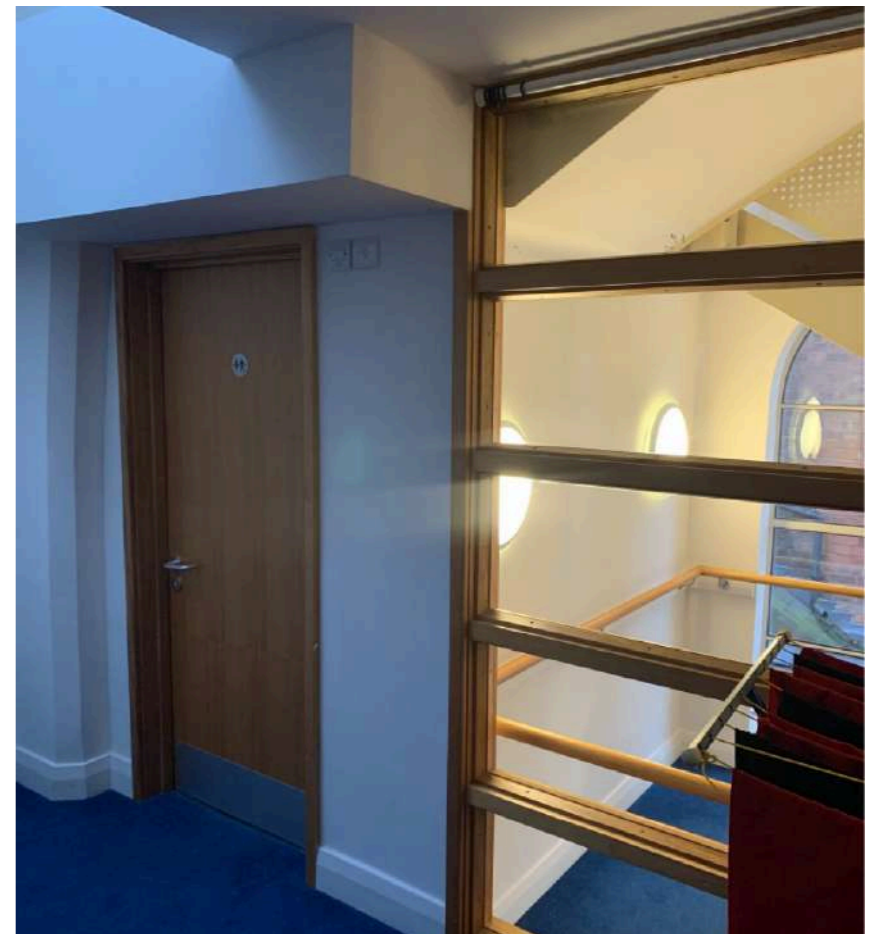
2.2 - EXISTING BUILDING

There is an existing church and extension on the site. The external appearance of the original church is not intended to be impacted by this proposal.

The original church building is located fronting Priory Terrace and is of red brick construction with stone detailing and a grey tiled roof. Openings are of a traditional style and arched. There is some stone detailing along the parapet. Later additions to the primary elevation along priory terrace include roof lights and a new entrance door within the second bay of the four bay elevation.

The extension to the church is located to the rear and is visible along Church Terrace. It comprises red brick with grey tiled roof. There are roof lights located along the length of the roof and a full height, glazed opening in the southern elevation. The glazing on this elevation is stained.



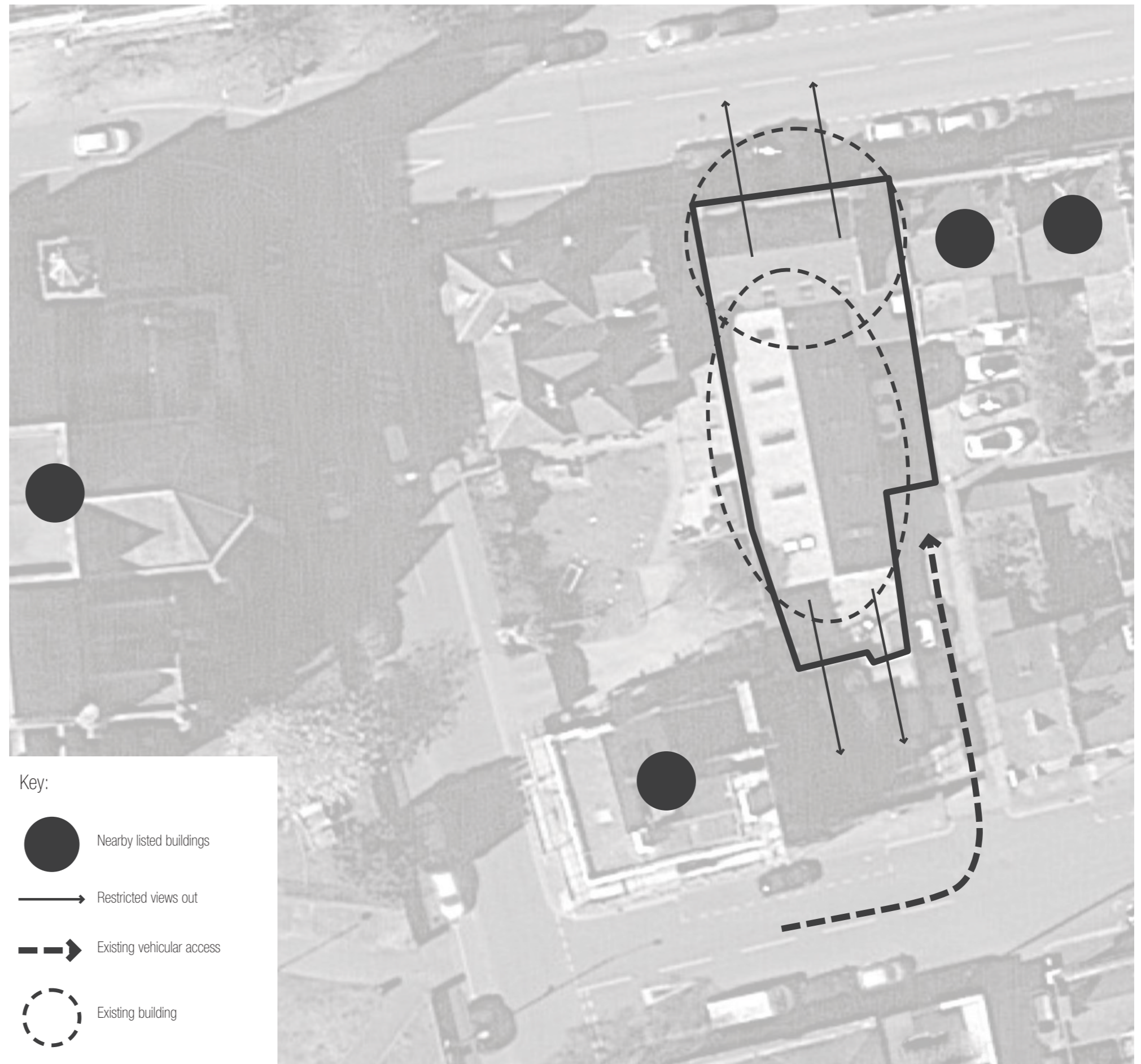


2.3 - OPPORTUNITIES AND CONSTRAINTS

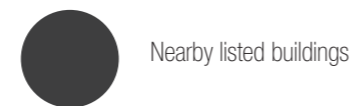
The greatest constraint and opportunity to the site are the existing church and extension. The proposal is restricted by the envelope of the existing building and the available space left on the site to accommodate an extension. This presents the opportunity to enhance the internal space, making it more functional and improving its appearance. Evolving the internal space of the existing building to suit current and future needs ensures it longevity. The requirements and challenges presented by the current occupier create the opportunity to increase the capacity and functionality of the space and also solve the current storage issue the client is facing.

The site is constrained by its location both within the Leamington Spa Conservation area and within close proximity of several listed buildings. The impact of this constraint is limited due to the proposal consisting primarily of changes to the internal layout and a small, single storey rear extension.

The location of the site and the proximity of adjacent buildings restricts views out to the southern and northern elevations. There is the opportunity to improve the existing vehicular access.



Key:



3.0 - INVOLVEMENT

3,1 - Planning History

3.2 - Planning Policy

3.1 - PLANNING HISTORY

There is some planning history on the site and the adjacent building, 4 Priory Terrace. It is as follows:

REF: W/06/1208

An application was made in 2006 at 2 Priory Terrace (the site) for erection of a new rear church hall extension with new rooflights and entrance doors to the existing Gospel Hall to follow the demolition of the existing extension and rear detached meeting hall. The application was approved and works have since been completed. It was viewed that the proposed works would not adversely affect the design or appearance of the existing building or impact the amenity

space of neighbours or the character/appearance of the streetscene.

REF: W/20/1287/LB

An application was made at the dental surgery at 4 Priory Terrace for internal alterations to the second floor, including the enlargement of the width of the stairs. The application was withdrawn. No objections to the internal alterations were raised.



3.2 - PLANNING POLICY

There are some policies within the Warwick District Council Local Plan that are relevant to the site.

Policy HE1: Designate Heritage Assets and their Setting

'Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found that will

enable its conservation; and

- c) Conservation by grant funding or charitable or public ownership is not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.'

Policy HE2: Conservation Areas

There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area. Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate

that it will preserve or enhance the character or appearance of the conservation area.

Measures will be taken to restore or bring back into use areas that presently make a negative contribution to conservation areas.

4.0 - HERITAGE

4.1 - Heritage and Local Character

4.2 - Heritage Impact Assessment



Christ Church, 2 Priory Terrace, Leamington Spa

4.1 - HERITAGE AND LOCAL CHARACTER

The existing church is not a listed building. It is, however, located within the Royal Leamington Spa Conservation Area.

The church is located within Area 13a of the Royal Leamington Spa Conservation Area. The church itself is not a listed building but it is located within close proximity of a number of listed buildings along Priory Terrace, Church Terrace, and the All Saints' Church.

Area 13a of the Conservation Area is characterised by the interface between the old and new town with the church tower as a pivotal point. The forecourt that once formed part of the churchyard is now an important public open space. There are important views from Victoria bridge to the Royal Pump Rooms, Parish Church, Victoria Terrace, The Parade and Mill Bridge.

There are a number of listed buildings within close proximity of the site. They are as follows:

- The Church of All Saints is a Grade II* Listed church [List Entry Number: 1381145] located on Bath Street. The church was constructed 1843-1869 with some later additions. The church is constructed in a French Gothic style from ashlar with a Welsh slate roof. The church is located to the west of the site separated by a large brick building and Church Street. The Church is partially visible from the site.
- 4 Priory Terrace and attached railings is Grade II Listed [List Entry Number: 1381473]. It was constructed 1828-1836 as a house and is now in use as a dental practice. It comprises pinkish-brown brick with a painted stucco front facade, Welsh slate roof, and cast iron railings. It is 2 storeys in height and located directly adjacent to the site on its eastern boundary.
- 6 Priory Terrace is a Grade II Listed building [List Entry Number: 1381474]. The house was constructed 1828-1836 and comprises pinkish-brown brick with a painted stucco facade and a concealed roof. 6 Priory Terrace is located to the east of the site and directly adjacent to 4 Priory Terrace.
- The Commonwealth Club and attached railings, 3 Church Street, is a Grade II Listed Building. The former villa was constructed in 1825 and now contains offices. It comprises pinkish-brown bricks with painted stucco facades, a cement tiled roof, and cast iron railings. The listed building is located to the south east of the site along Church Terrace.



Christ Church, 2 Priory Terrace, Leamington Spa

4.2 - HERITAGE IMPACT ASSESSMENT

The existing church is not a listed building. It is, however, located within the Royal Leamington Spa Conservation Area.

The impact of the proposed development is limited due to its location to the south of the existing church and church hall where visibility is limited from the surrounding listed buildings. The existing site is also screened by a brick and timber wall that surrounds it. This will further limit visibility of the proposed development from the listed buildings and the street scene, therefore minimising its impact to their setting.

The proposed extension is in keeping with the character of the existing extension and is subservient to the existing mass to reduce its visual impact on the surrounding area and therefore minimise any potential impact to the listed buildings. The material palette of the proposed extension is intended to be

in keeping with that of the existing extension and therefore with the character of the area. It is located to the rear of the street scene where red brick is the dominant material. Its location within the rear service area of priory terrace further reduces any impact of the proposal to the nearby listed buildings and conservation area as a whole.

Any potential impact of the mass is further reduced by the use of a hipped roof as opposed to a gable end (See page 16).

In conclusion, the proposed extension will have minimal to no impact on the surrounding listed buildings and character of the conservation area. The proposal is

in keeping with the character of the existing extension, screened by the perimeter wall, and located to the rear of priory terrace, away from the listed buildings. It will have no impact on the character of the conservation area.

The basement, given its underground nature, will have no impact on the external appearance and therefore, the character of the conservation area. The basement access next to proposed rear extension will be timber cladded and designed so it will be integrated with the external gate and could be read as an extension of it. A flat roof will help to this effect. Therefore, the proposed external appearance will not differ much from the current image.



5.0 - DESIGN

5.1 - Appearance, Scale & Massing

5.2 - Layout

5.3 - Access & Parking

5.4 - Use & Amount

5.1 - APPEARANCE, SCALE & MASSING

The appearance of the proposed extension is driven by that of the existing church and extension.

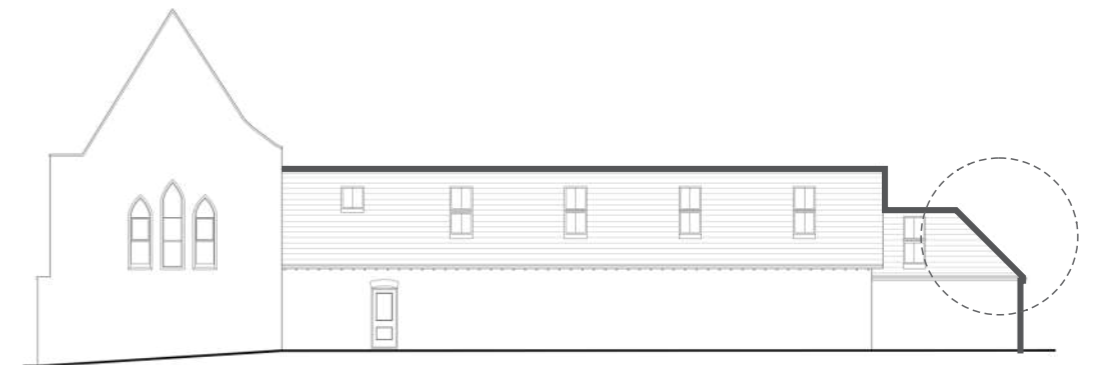
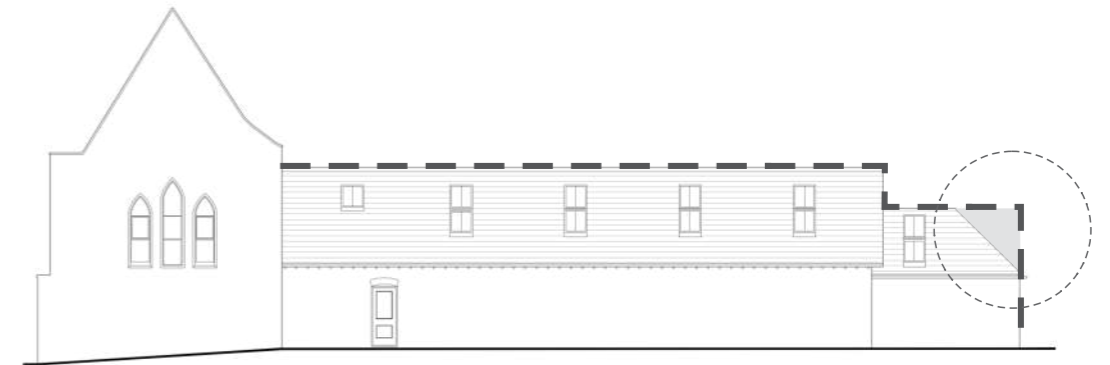
An extension into the rear yard is proposed to increase the capacity of the church hall. The appearance, mass, and scale of the proposed extension are constrained by the existing extension and the developable space within the yard to the rear of the church.

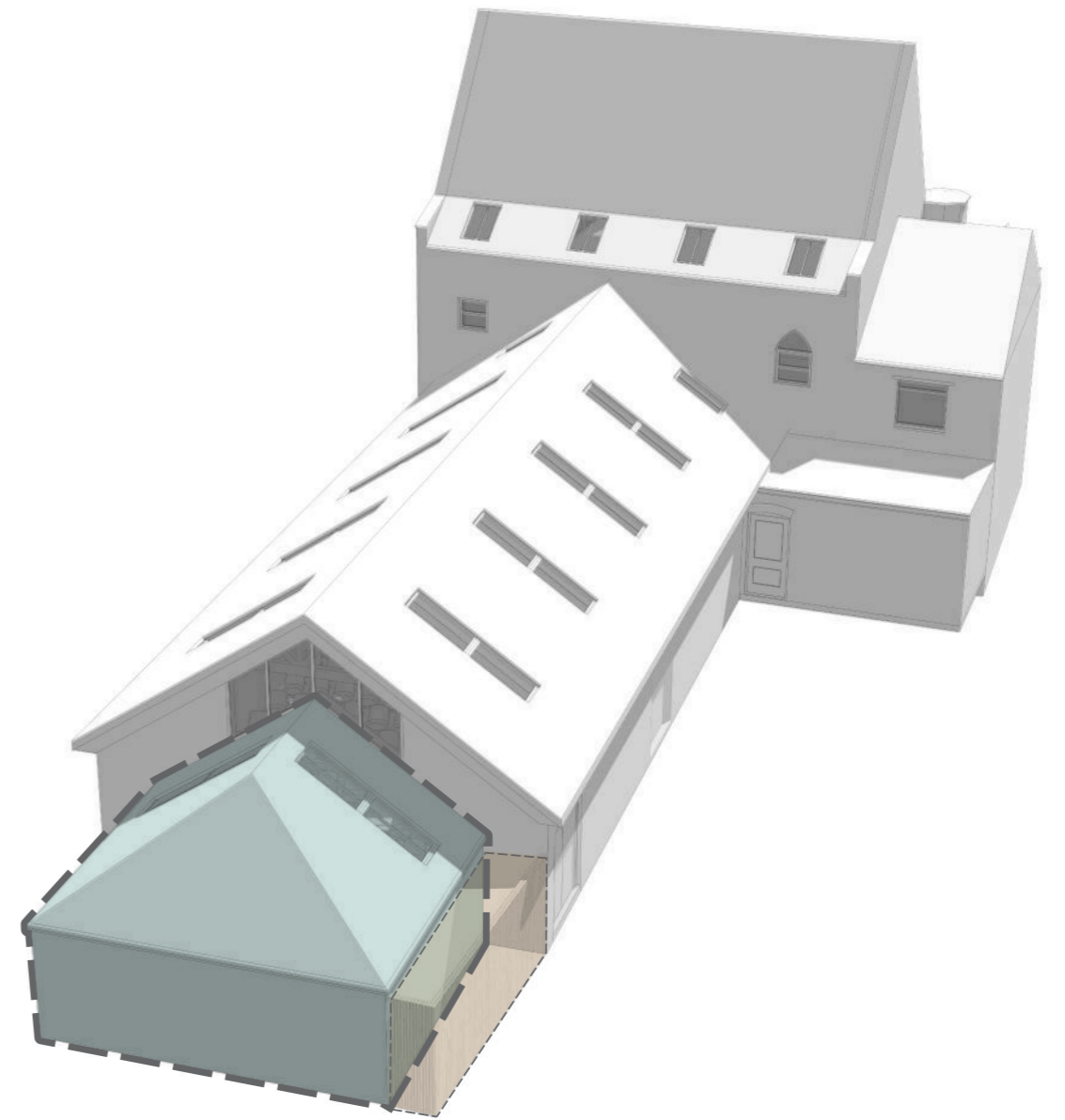
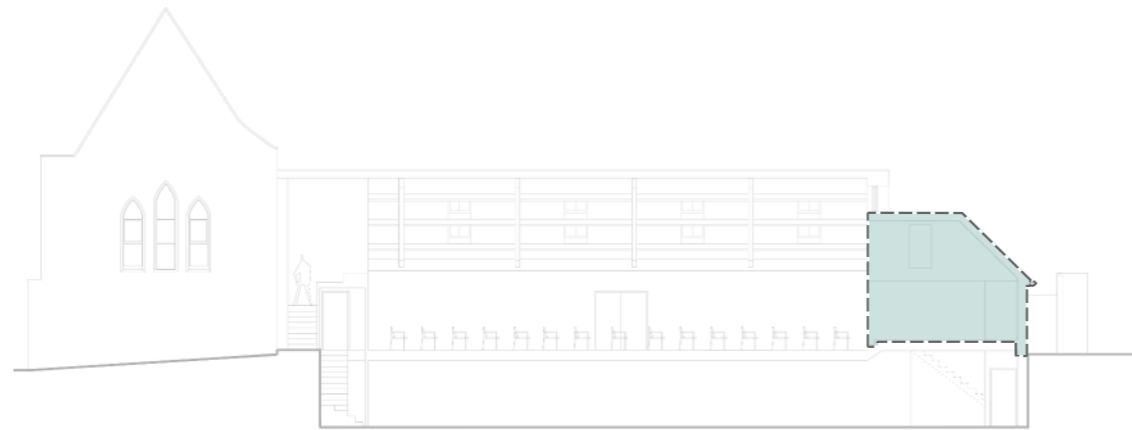
The extension is proposed to have a hipped roof to minimise the impact of development on the surrounding buildings. As highlighted in the diagram to the right, a hipped roof reduces the mass of the proposal when compared with a gable end to match the existing. The eaves height of the proposed extension is lowered compared to the existing so it appears subservient to the existing mass

and to allow for some glazing to be retained on the existing gable. The proposed rooflights match the existing.

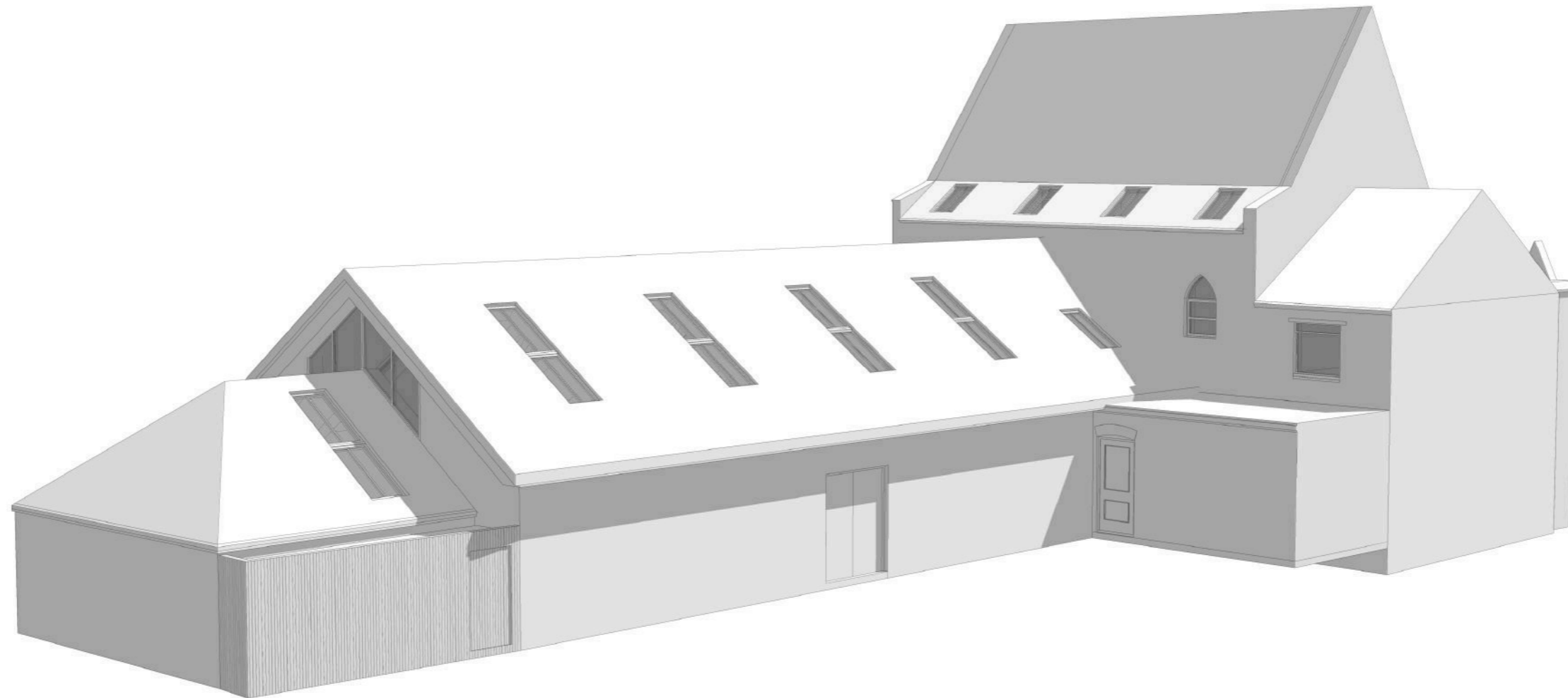
A new door is proposed to the eastern elevation of the existing hall to facilitate escape in the event of a fire.

The access gate to the rear is relocated due to the proposed new rear extension. Access to the basement is proposed next to the extension. With a flat roof and timber cladding matching the existing external gate, the external appearance will not defer much from the current image and it could be read as an extension of the boundary fencing.









5.2 - LAYOUT

The layout is driven by the need to maximise internal space and increase the capacity of the church hall.

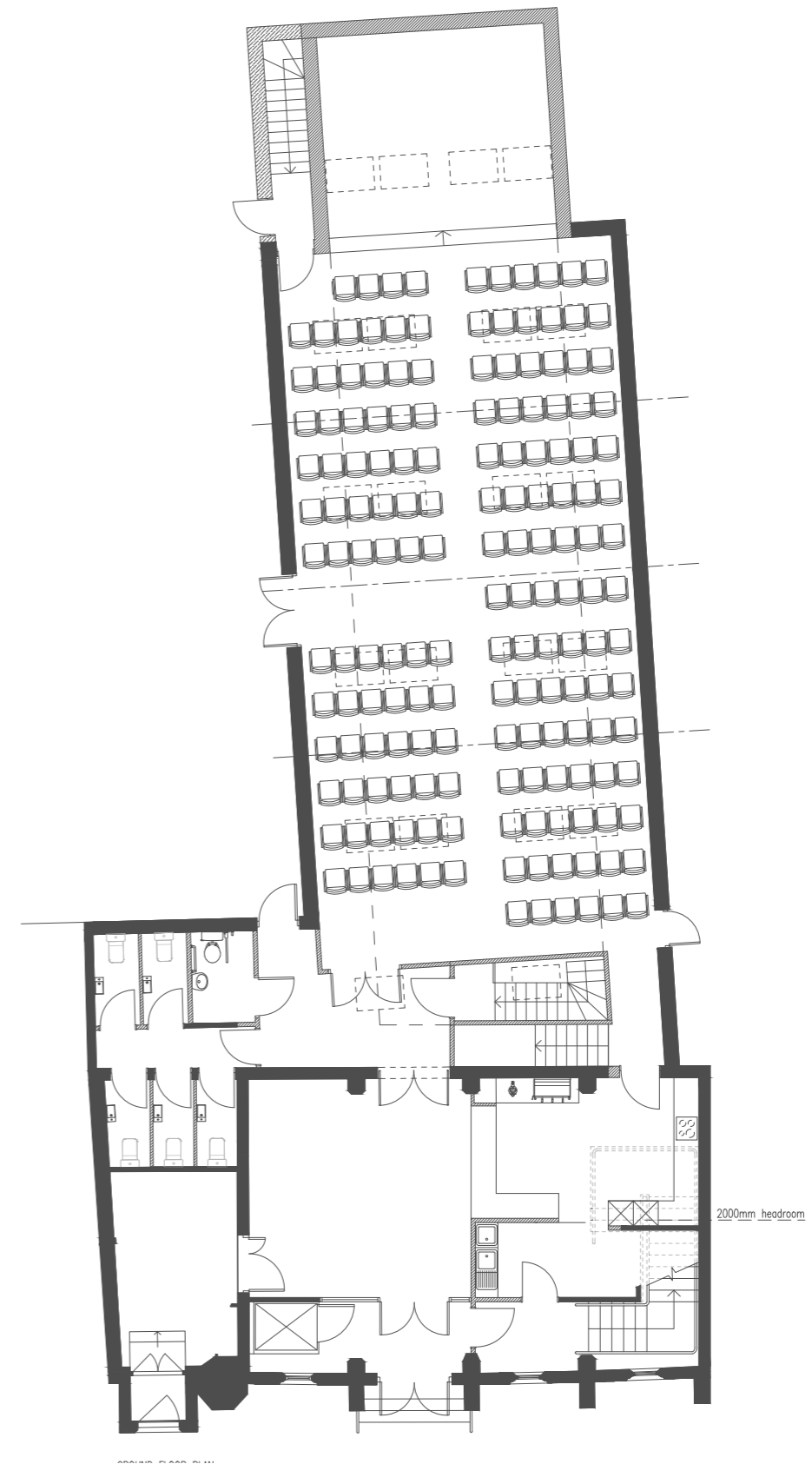
The proposed layout is intended to maximise the internal space and increase the capacity of the Church Hall from 100 to 180 seats. This is achieved by adding an extension to the rear of the church that accommodates the stage, increasing the seating capacity in the hall. The audio/visual tech desk is proposed to be kept centrally located to retained greatest visibility of the entire stage area. Its locations reduces its impact on space available for seating and restriction on movement.

The service spaces of the church, such as toilet facilities and the kitchen, are located to the sides of the church to open up the primary spaces and improve

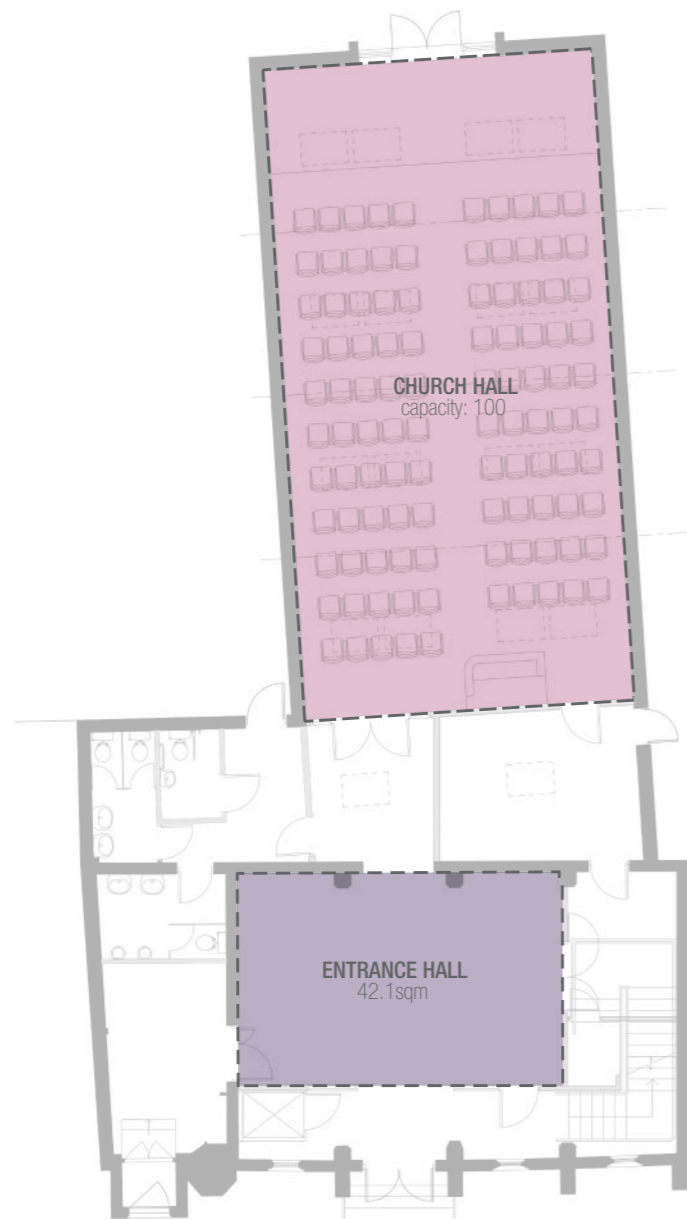
flow between the entrance hall and the church hall. The location of the service spaces allows for the creation of a servery space within the entrance hall.

A servery is proposed in the existing hall space with access via the kitchen to allow food and drink to be served with ease. The reduction in entrance hall space is intended to encourage visitors to progress into the main hall. The WC's are proposed to remain in the existing location but are to be converted to series of self contained, unisex units.

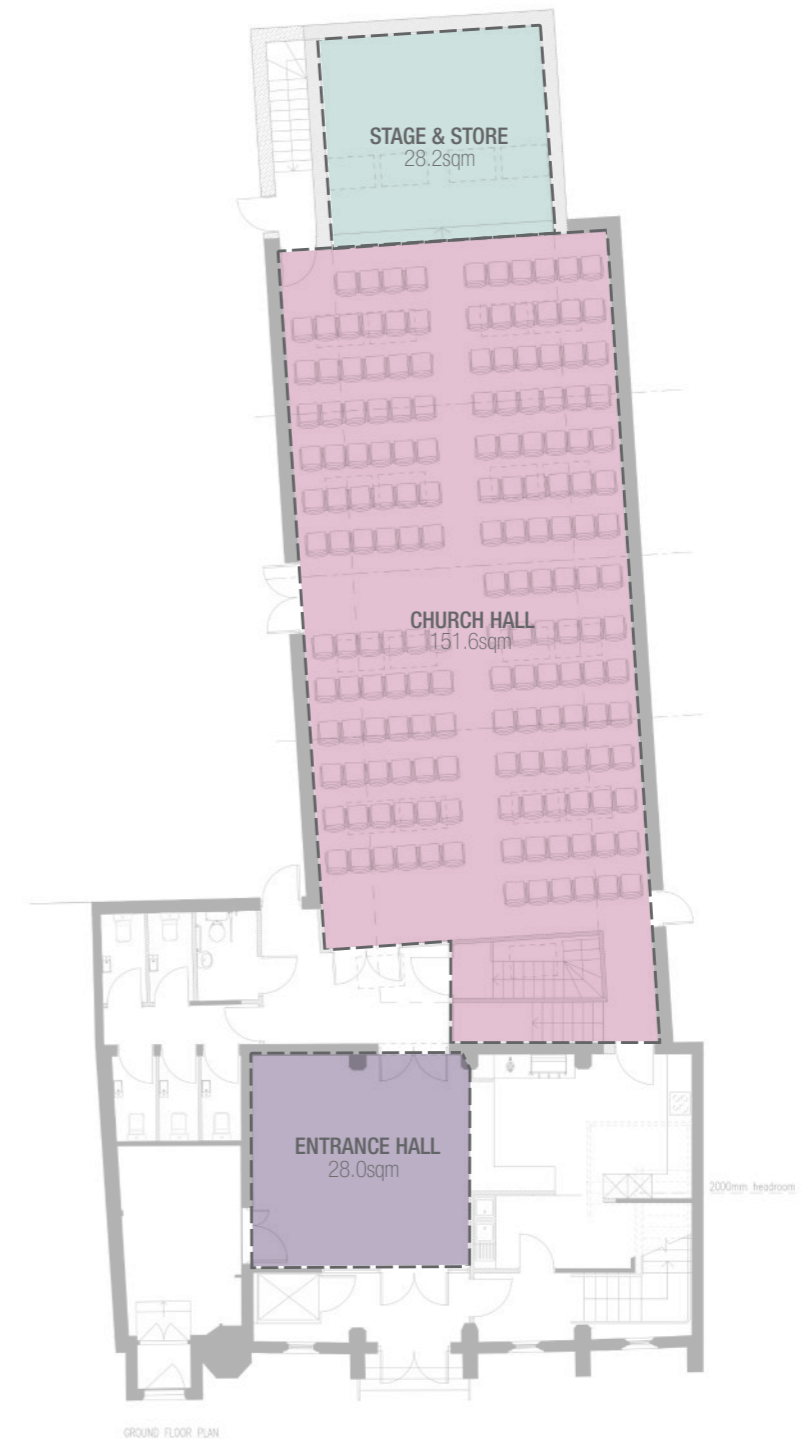
A sink and counter space are proposed to be added separately to the kitchen space facilitate dish washing and storage.



EXISTING



PROPOSED



EXISTING



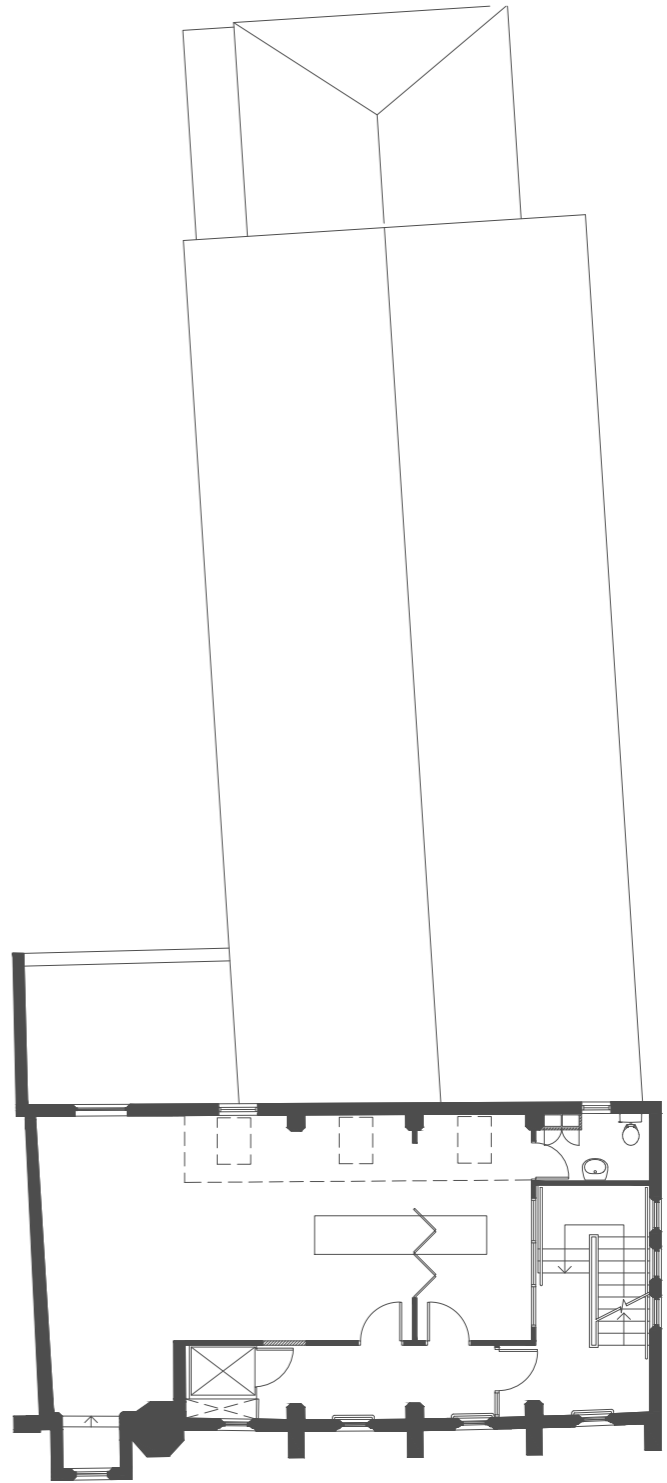
PROPOSED



5.21 - LAYOUT // FIRST FLOOR

Minimal changes are proposed to the first floor layout.

The layout of the first floor is proposed to remain largely unchanged. Existing office and kids room are proposed to be merged into a single big space that suits best to current actual needs. The existing room divider is proposed to be kept.



EXISTING



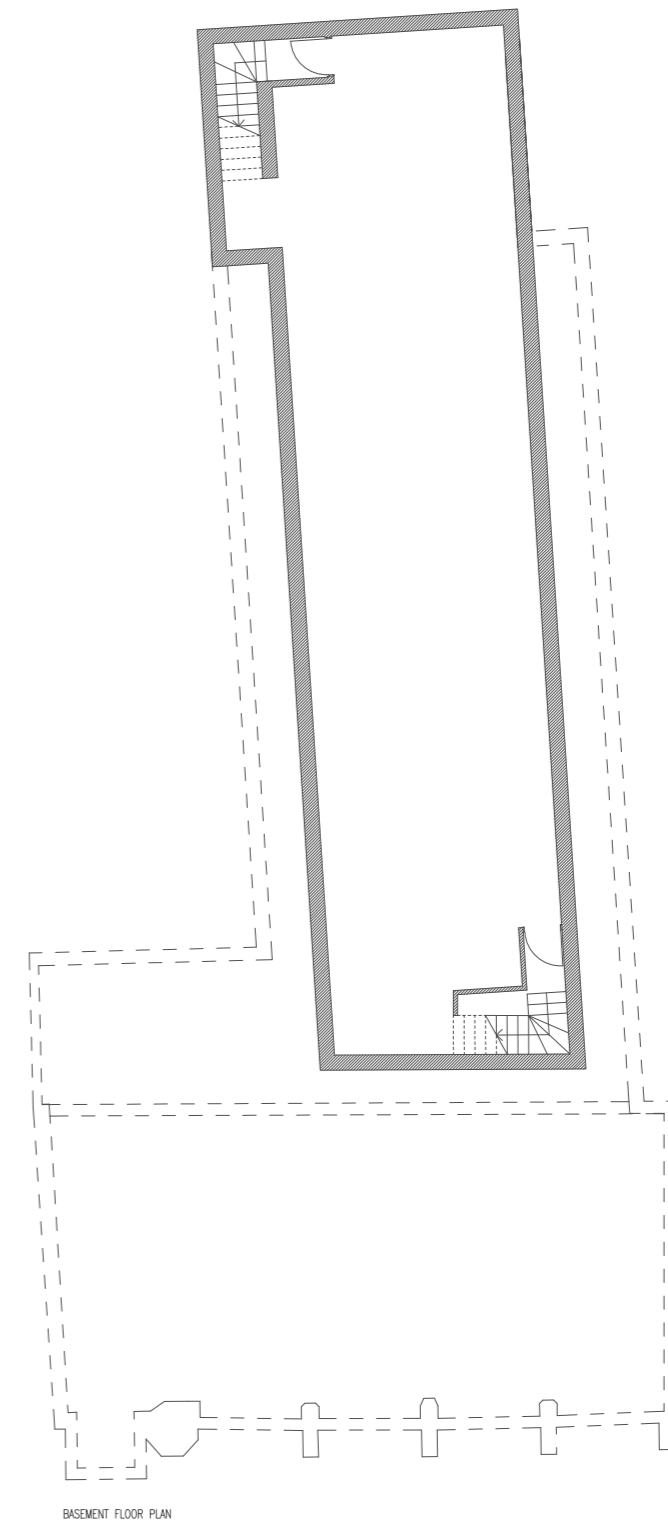
PROPOSED



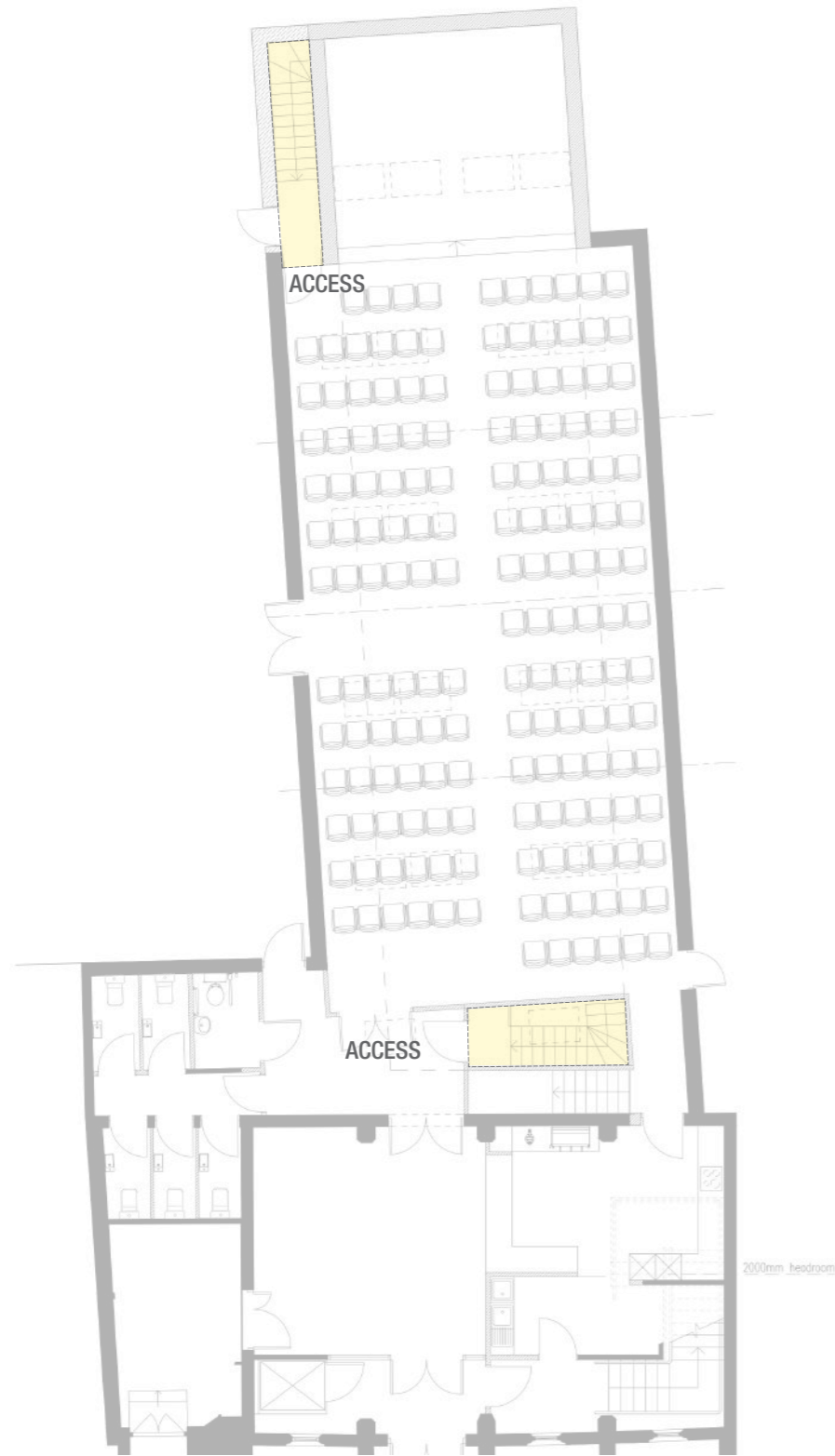
5.22 - LAYOUT // BASEMENT

A new basement is proposed to increase storage capacity of the premises.

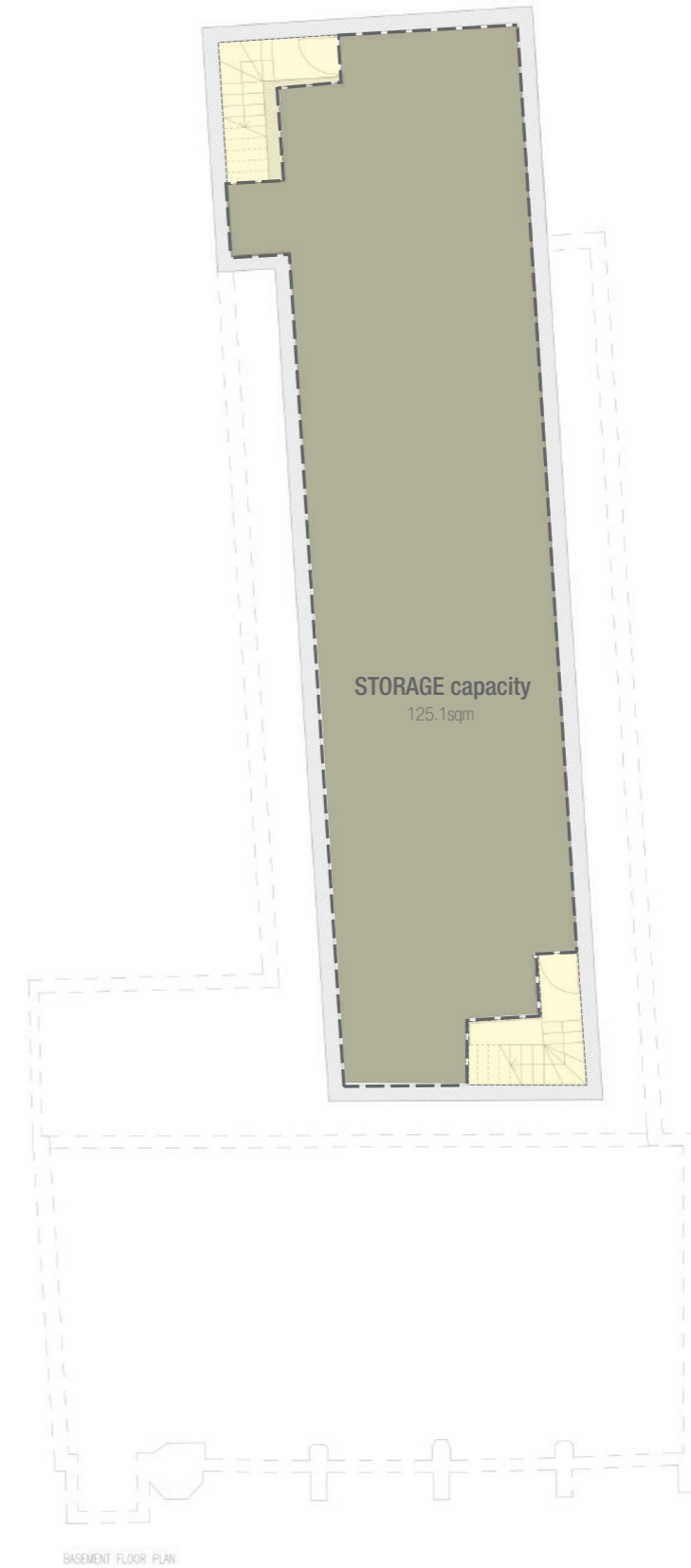
A new basement is proposed under the existing church hall and new rear extension for storage purposes. It will be accessed from the hall church. Two accesses are proposed to either end of the room; one next to the rear extension and other next to the sound desk.



PROPOSED GF ACCESS



PROPOSED BASEMENT



5.4 - USE & AMOUNT

The use of 2 Priory Terrace is not proposed to be altered from the existing. The proposal comprises an extension to the rear of the church hall to provide a new performance space and by doing so increase the overall capacity of the church hall. The capacity of the hall is proposed to be increased from 100 to 180 seats.

Changes are also proposed to the internal layout of the existing church to increase space provision and improve the

functionality of the existing spaces for their intended use.

The proposed extension creates an additional stage of 28.2sqm and the basement provides an storage area of 125.1sqm and the proposed alterations to the internal layout reduce the entrance hall to 28sqm and increase the church hall to 151.6sqm.

6.0 - SUSTAINABILITY

6.1 - Sustainability

6.2 - Construction & Waste Management

6.3 - Designing for Deconstruction

6.1 - SUSTAINABILITY

The following considerations have been made regarding the sustainability of the proposal.

The following is a list of considerations that have been made regarding the sustainability of the proposed development:

- All internal light bulbs proposed to be low energy bulbs.
 - The proposal makes use of an area of existing hard standing - no trees or green space are proposed to be lost.
 - The proposed extension increases
- the functionality and therefore longevity of the existing building by ensuring it remains suited to its current and future use by allowing its capacity to increase.
- Roof lights are proposed to allow natural lighting into the space and reduce reliance on artificial lighting where window placement is limited due to the proximity of nearby buildings.

6.2 - CONSTRUCTION & WASTE MANAGEMENT

Practical project management opportunities will be employed that will assist the process of site based waste management and will include:

- Ordering materials 'just in time' to minimise on site storage, potential damage and loss due to theft.
- Keeping accurate cutting lists and quantity surveys to avoid over ordering and subsequent restocking.
- Organising site facilities to encourage effective waste management. Council supplied separate waste storage containers will be accommodated on site on designated hard standing within the curtilage of each plot.
- Separating waste materials for recycling and reuse.

6.3 - DESIGNING FOR DECONSTRUCTION

Specific detailing for the deconstruction of the buildings will be incorporated where appropriate, aimed at maximising materials and resources and reusing where possible.

Consideration of future requirements and possibilities for reuse, adaptation or alteration of the designed structure will be given to ensure longevity and flexibility of the design.