

**Design and Access Statement:** (A) 21/02/24

**Planning Application: Proposed Extensions & Alterations.**

**Re: Land at The Old Church House, Kemble, GL7 6AD.**

### 1.0 Introduction:

- This Design and Access report acts as a framework identifying the implications and opportunities that the proposed extensions and external/internal alterations can bring to The Old Church House, Kemble. The proposed works consist of a two storey and a single storey rear extension, front porch canopy, recessed front door, fenestration/material alterations, removal of a chimney, installation of solar panels/external boiler, external insulation and render and internal alterations to update the general fabric of the building.

The residential redevelopment proposal has been designed in accordance with the following policies:

- National Planning Policy Framework (2023): relates directly to the Government's planning policies in England. It outlines how applications should be conducted: economically, environmentally and socially.
- Cotswold District Local Plan (2011-2031): relates to the local spatial development strategy for the Cotswolds including Kemble.

The report is divided into the following sections:

- Context: review of the site and the surrounding area.
- Impact: who benefits from the proposal.
- Design: the proposal configuration, including site, scale and materials.
- Access: vehicular and inclusive access.
- Planning History: previous local applications and their outcomes.
- Conclusion: summary of proposal.

### 2.0 Context:

- The site of interest is located to the south side of Kemble. The topography of the land directly associated to the building is raised between 2-3 metres above the highway supported by a Cotswold dry stone wall, the land is generally flat and level with the site topography gradually sloping from north to south.

The surrounding properties tend to be of a natural local stone or rendered nature with pitched roofs. These construction forms are typical of Kemble; natural and reconstituted stone, render, stone slates and concrete plain tiles are prominent materials used on homes in the local area. Moreover, the local area promotes development work with properties having rear extensions and alterations.

The Old Church House was built as a Rectory for the Church in 1970 and is of a standard form of masonry walls with a Bradstone imitation stone blockwork finish. The pitched roof is Hardrow concrete plain tiles. There have been very little alterations carried out from the original plans submitted in 1970. CT.4213 The house is dated and is in need of renovating to bring into the 21<sup>st</sup> century. The garage was never built with a pitch roof and the property had 5' wooden gates on to the highway (the holes where the gateposts remain).

### 3.0 Impact:

- The proposed redevelopment of The Old Church House is in-keeping with the local housing structures by extending out to the rear, benefiting the inhabitants by increasing the size of their family home.



Fig.1 – South Elevation Photograph: the image shows the rear facade materials of The Old Church House.



Fig.2 – North Elevation Photograph: the image shows the front facade materials of The Old Church House.

From the front building elevation (north) the dwelling scale will not change other than the removal of the north facing chimney and front elevation door porch canopy addition. From the south elevation also shown on drawing 66-014 (Proposed Elevations) the new two and single storey extensions with pitched roofs is shown, projecting out level with the existing west gable. The minor projection means that the large southern garden maintains its size and stature. The extension proposal increases the Kitchen and Dining space, whilst improving the size of Bedroom Three to mirror Bedroom One. Two additional side facing second floor windows are proposed on the existing and the proposed gables with no over-looking concerns due to the building's orientation.

The design doesn't breach the 25/45-degree BRE guidance rules as the building is situated away from other dwellings, as per the proposed Block Plan (66-011). The proposal also includes replacement fenestration/bi-folding doors to maximise natural light into the primary habitable rooms.

The project site is situated inside of the Kemble conservation area and has no TPO trees.

The proposed materials used are locally present on nearby dwellings on the west and east side of Kemble, including along School and Church Road. TC05 Limestone White K-Rend Render (the finest grain of render) is proposed in accordance with local precedents (Orchard End, Church Road and Pheasant Hill House, Windmill Road). Hardrow concrete plain tiles are proposed to the new roof elements to match the existing roof finish. The disfigured existing aluminium/UPVC composite windows with imitation stone surrounds are to be replaced with Farrow and Ball coloured Hardwick White flush casement aluminium windows, this pale grey colouring is typical of local properties. The black PVC guttering is to be replaced with white rounded PVC guttering to blend with the proposed render. The design increases the sites architectural quality via locally used and sourced materials; therefore, the proposal is in-keeping with the Cotswolds area.

#### 4.0 Design:

- The proposed extensions and alterations are for residential use and are in-keeping with the residential buildings within the local neighbourhood.

This application is in accordance with Cotswold District Local Plan Policy EN1 by ensuring the design standards complement the character of the area and the sustainable use of the development. Policy EN2 that requires the design quality of the proposal respects the character and distinctiveness of the locality and Policy EN11 that the appearance of the conservation area is preserved or enhanced. The increased adjustment to the stone pillars meets the requirements of Policies INF4 and INF5 providing vehicular access adequate space to safely enter, manoeuvre and exit in a forward gear the property.

The massing, scale and siting of the proposed extension is compatible with and respects the character of the distinctiveness of the surrounding area adhering to D.19 of The Cotswold Design Code.

The renovations and upgrades of the Old Church House to improve its fabric and sustainability comply with the fundamental heart of the NPPF. It stipulates that decision-makers at every level should “seek to approve applications for sustainable development where possible”. This proposed development will function well and will add to the overall quality of the area, not just for the short term but over the lifetime of the development.



Fig.3 – Existing and Proposed South Elevations: the CAD images above show the existing (top) and proposed (bottom) rear elevations at The Old Church House.



Fig.4 – Precedent Photograph: the image shows the proposed metal agricultural railings to sit behind the boundary wall.

As the application site lies within the designated boundary of Kemble the proposal are in full accordance with Local Plan Policy DS2 preserving the character and appearance of Kemble's conservation area. They comply with Para 6.6 of Design Guidance of Kemble and Kemble Station Conservation Areas Appraisal and Management Guidance 2016.

It is intended that this application will enhance the quality of the building bringing it in line with today's modern standards.

The scale of the proposed development is modest, it is designed to create a larger kitchen for my client and their family. More habitable surface area is desired now because of the pandemic in which family members are now required to work from home.

The Old Church House is the last house of the village and sits behind a 3-4 metre dry stone wall with very little of the house visible from the highway. There are no immediate neighbouring properties that can see or will be affected by the extensions.

#### **Extensions:**

The dwelling is to be extended out towards the south of the site by 1.5 metres allowing for a traditional two/single storey addition, in-keeping with the existing building's form and mirror the existing gable. It will not extend beyond the current building line. The extensions will create a larger kitchen and form a natural enhancement of this former Vicarage's evolution.

#### **Front Porch Canopy:**

A front porch canopy is proposed to the north/east side of the facade to match the adjacent single storey roof canopy over the front door. The front door will be recessed into the hallway to allow an external porch.

#### **Fenestration and Doors:**

The current windows have flush fitting reconstructed stone heads, mullions and cills which are a modern iteration of the traditional stone window surrounds. These components are solid moulded and have reinforcing bars embedded within them. They currently suffer from a variety of problems which includes water penetration at the joints, leakage over the heads and between the components. Internally the concrete surrounds have turned black with mould as a result of surface condensation due to cold bridging. The concrete has split or is crumbling on a number of windows which has led to the internal metal rods corroding and in urgent need of replacement. The windows are all from an older generation of aluminium double glazed casements which are mounted into the reconstructed stone surrounds. The windows are nearing the end of their lives with a number of them blown and not fitted with any trickle vents.

The front and back doors are uPVC of an older generation and poorly insulated, the seals have started to deteriorate and require updating.

It is my client's intension to replace all of the window lintels and fit flush casement powder coated aluminium windows painted in a pale grey, Farrow and Ball Hardwick White to match nearby properties, whilst improving the building's U-value. The front and back doors will be replaced with aluminium Spitfire Doors, with triple glazed, laminated safety glass and thermal enhancement, painted in Hardwick White to match the windows. A new bifold aluminium door to match will form a new opening in the single storey extension.

#### **Insulation:**

It is my client's intension to bring the house into the 21<sup>st</sup> century by increasing the insulation of the property. The walls are faced with chisel dressed reconstructed stone which is a concrete imitation of the traditional Cotswold Stone typical of the 1970s. The walls have a cavity which is currently unfilled and has no insulation. The external walls have penetrating damp from water ingress and lichen growing on some of them. It is my client's intention to fill the cavity walls firstly then to insulate the external walls with thermal blocks and finished off with render. They wish to use a very fine render TC05 with 0.5mm grains to create a smooth finish in limestone white - this is not a stark white it is more of an ivory softer white. This will greatly reduce the effects of condensation and improve the heat retention properties of the existing walls making the house much warmer.

### **Guttering:**

The current guttering system is most likely the original made of square section black plastic which has suffered from neglect and shows the effects of sunlight which has caused the components to fade and become brittle. My client has carried out an overhaul of the gutters and downpipes, but they require replacing. It is their intension to replace with white modern guttering and downpipes so as not to stand out against the render.

### **Chimney/Boiler:**

My clients had a window of a few weeks from buying the property in December 2023 and moving in and took advantage of employing a builder to complete a number of internal alterations. This included removing the redundant 45cm x 45cm old boiler chimney from the roof. As this was a particularly messy job, they completed this task prior to moving in and are now seeking retrospective planning permission for this. The current boiler was repositioned over 10 years ago in the larder below a window (no longer allowed under building regs) the chimney was capped and closed off. By removing the chimney, it has allowed better access for furniture into bedroom 3 and will open up space in the kitchen for new cupboards.

My clients wish to eventually install an air source heat pump, in the meantime a new oil-fired external boiler will be installed outside at the rear of the property away from the highway along with a new plumbing system throughout the house and oversized radiators. If the house can be sufficiently insulated it is intended to swap the oil boiler over to an air source heating system in the future for optimum energy efficiency.

### **Solar Panels:**

As the rear of the house faces south it is proposed to install eight south facing solar panels on the rear elevation, maximising the potential solar gain, and removing the dependency of the National Grid.

### **Perimeter Fencing:**

The garden sits up to three metres above the highway, surrounded by a dry-stone retaining wall. Internally the wall varies in height from near ground level to approx. 40cm high. This is potentially a safety hazard for young children and pets. It is proposed to erect a metal agricultural style railing fence sitting inside the boundary wall less than a metre in height from the entrance round the south edge of the garden to where the wall on the east boundary increases in height. It is purely a safety measure.

### **Entrance Piers and Gates:**

The current piers are untidy and mismatching, both require repair, the left hand one had been hit or scraped regularly in the past and was in a particularly unstable state when my clients moved in so it was taken down temporarily to allow builders access.

The Rectory had permission for 5 feet tall wooden gates which opened outwards on to the grassed verge before the highway. Evidence remains in the stone walls of catches and in the tarmac driveway of old gate posts. It is my client's intention to rebuild the mismatching stone pillars with steel rods embedded in them to be able to hang new electric gates improving the homes privacy and security. The driveway is particularly steep, narrow and runs parallel to the highway. It has a sharp 360 degrees angle, so it is proposed to increase the width of the pillars by 0.5m to allow better vehicular access.

### **5.0 Access:**

- The site is accessed from an unnamed road leading to Kemble Wick. The redevelopment doesn't impact upon parking, public roads or public rights of way as shown on the block plan visible on drawing 66-011 (Proposed Site, Block Plans & External Elevations).

### **6.0 Planning History (Kemble - Rendered Properties):**

- 02/01612/FUL, Davis Lodge, Kemble Wick, Approved for first and ground floor extensions.
- 15/04310/FUL, Larcum, School Road, Approved for alterations and extension.
- 16/01310/FUL, The Old Bakery, School Road, Approved for two storey extension, alterations to windows, doors and new Dutch gable tabling, new dormer windows and removal of chimney.
- 16/01693/FUL, Lantern House, Limes Road, Approved for demolition of existing house and garage (C3) and erection of replacement house and garage (C3).
- 19/00203/FUL, The Pool House, School Road, approved for two storey garage, increase height of ridge of roof, render and cladding to existing dwelling, erection of single storey extensions and formation of veranda.
- 21/03464/FUL, 128 Limes Road, Approved for one and a half storey side and rear extensions, erection of detached garage/annex, outbuilding extension/alteration and demolition of conservatory.

## **7.0 Conclusion:**

My client's wish to update and future-proof this property. Sadly, The Old Church House has been left to deteriorate over recent years and requires a total overhaul and renovation. Most of what my client's wishes to do to enhance the sustainability of their house would normally be allowed under permitted development rights but as their house lies within the conservation area, everything they plan to do to it has been included within this application along with a small rear extension to increase the size of the kitchen and breakfast room and one of the three bedrooms by a modest 1.5 metres.

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