

# Chestnut House, Albrighton

*Design and Access Statement - Rev B*  
*March 2024*



# Introduction

## SUMMARY

This Design and Access Statement has been prepared to support the listed building consent and householder application for the proposed works to Chestnut House, High Street, Albrighton, WV7 3JA.

This document sets out an initial analysis of the opportunities and constraints of the existing building, followed by our design proposal which seeks to address issues around accessibility and improve the overall condition and experience of Chestnut House.

This Design and Access Statement should be read in conjunction with the application drawings and documents, including the Heritage Impact Assessment.

## PROPOSAL

The proposed works consist of interior reconfiguration works and a minor increase to the roof height at the rear of the property. These works are described in more details in the architectural drawings, in summary:

- Reinstatement of wall to west reception room of ground floor and new opening within wall of east reception room
- Demolition and replacement of the central stair, running between ground and first floor
- Reconfiguration of first floor landing to improve accessibility
- Localised increase of flat roof level above first floor landing
- Introduction of new partition walls at first floor to improve bedroom and bathroom layout; new shower room to second floor
- General repair works to retained windows, replacement and reconfiguration of 20th century windows where opportune, 1 no. new window opening to side elevation
- Overall enhancement works to rear elevation including window and door replacement and reconfiguration



## RELEVANT PLANNING HISTORY

- BR/88/0403 - Internal and External Alterations (*permission granted 1988*)
- BR/94/0664 - Reconstruction of Front Boundary Wall (*permission granted, 1994*)
- 09/00037/LBC - Provision of en-suite shower room, formation of new internal for opening, stair lift installation, external handrail (*permission granted 2009, not implemented*)
- 20/01772/LBC - Internal works to facilitate the formation of doorway to first floor landing (*permission granted 2020*)



Chestnut House primary elevation to High Street (from north)



Side of Chestnut House (from east)



Chestnut House frontage in context (from north)



Rear of Chestnut House (from south)

# The Existing Building

## LOCATION

The Site is located in the centre of Albrighton, Wolverhampton. Chestnut House sits to the north of High Street, at the heart of the Albrighton Conservation Area.

The Site consists of Chestnut House, a Grade II listed Georgian farmhouse with 19th and 20th century additions (73 High Street, list entry no. 1053698). The house has associated outbuildings to the east, known as The Maltings.

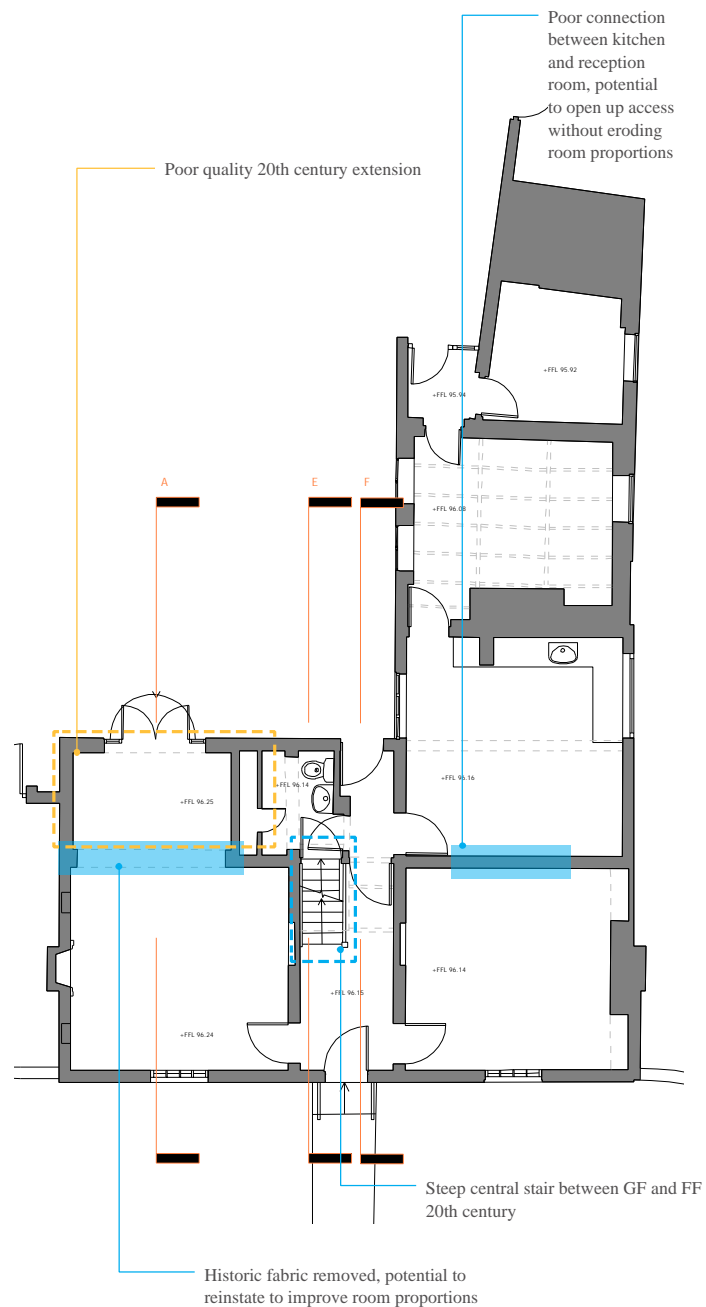
## HISTORIC DEVELOPMENT

For a full appraisal of the historic context of the site, please refer to the Heritage Impact Assessment which accompanies the application.

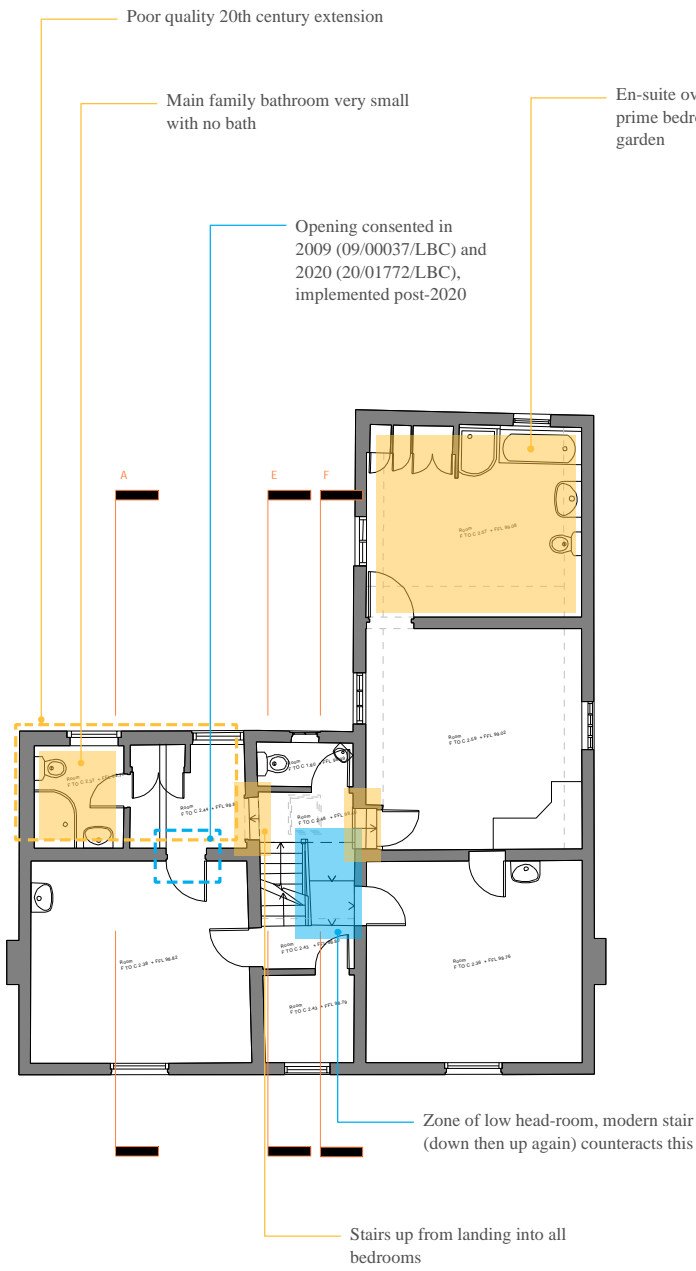
*[Insert summary of HIA appraisal]*

## OPPORTUNITIES AND CONSTRAINTS

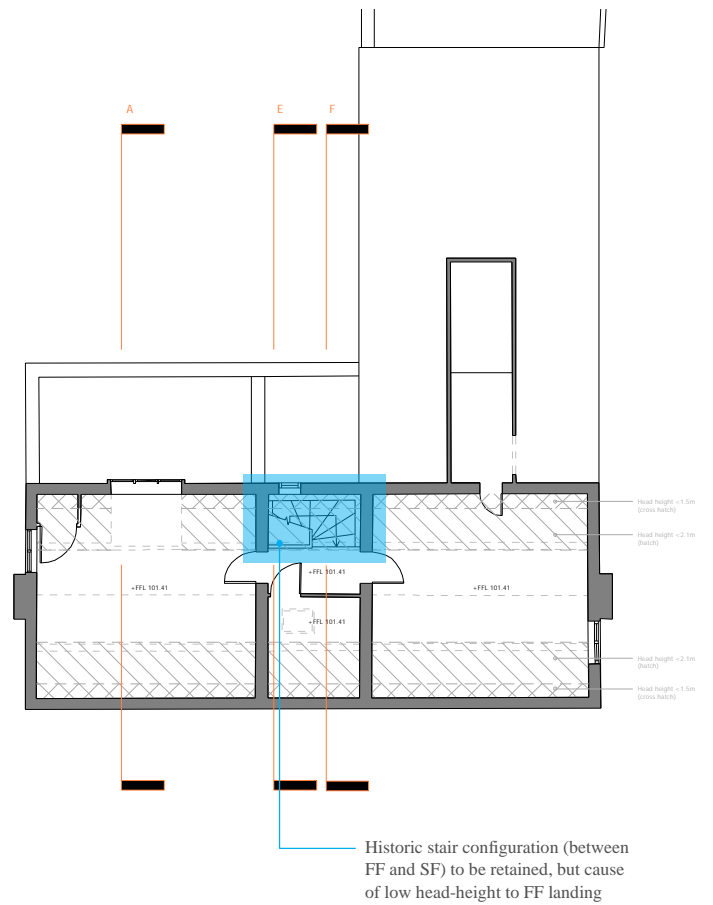
The listed building has an interesting mix of very old fabric, historic plan form and newer interventions. There is an opportunity to improve the circulation and accessibility by reconfiguring some of the later, less significant fabric, and making sensitive alterations to the older fabric to retain significance.



Ground Floor



First Floor



Second Floor

# The Proposal

The 3D sections taken through the centre of the house illustrate the complexity of the vertical circulation as existing and the improvement achievable with some simple adjustments to the layout.

- 1 Dark entrance hallway
- 2 Steeply pitched existing stair
- 3 Very low head height beneath second floor stair
- 4 1-2 steps up to bedrooms
- 5 'Opened-up' rear hallway and garden access
- 6 Part K compliant stair (max. 42deg pitch)
- 7 Void over hallway, limited headroom eliminated
- 8 Single step through archway up to rear bedrooms (no steps to main bedroom suite)
- 9 Second floor stair retained as existing



Existing 3D Section



Proposed 3D Section



# The Proposal cont.

## USE AND AMOUNT

The existing site comprises a residential dwelling house; the use is to be retained as existing.

No works to extend the house are proposed. A minor increase of a small area of flat roof is proposed; this is screened by the existing brick parapet and is to the rear of the house.

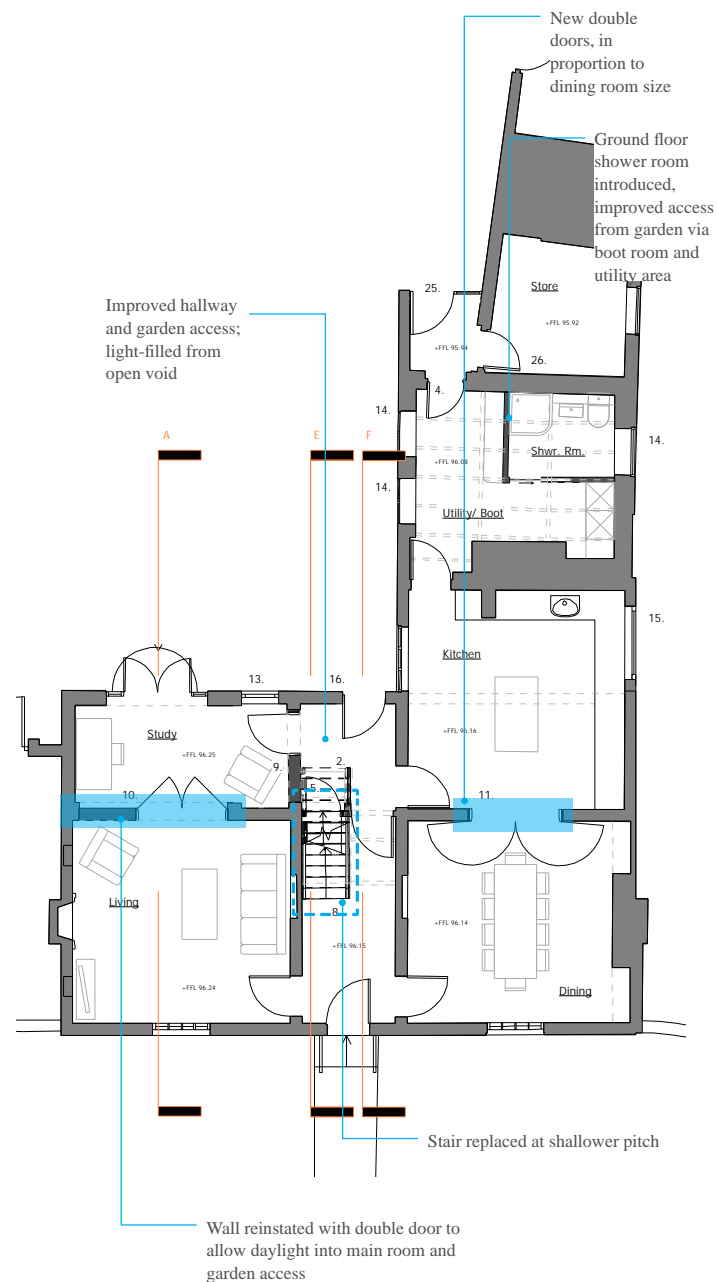
## LAYOUT

The proposed interventions focus on improving accessibility throughout the house. The aim has been to optimise the existing fabric to accommodate modern family life.

The reconfigured central stair and landing work hard to rationalise the levels; the main bedroom suite level is now flush with the landing, and only a single step is needed up to the rooms within the outrigger.

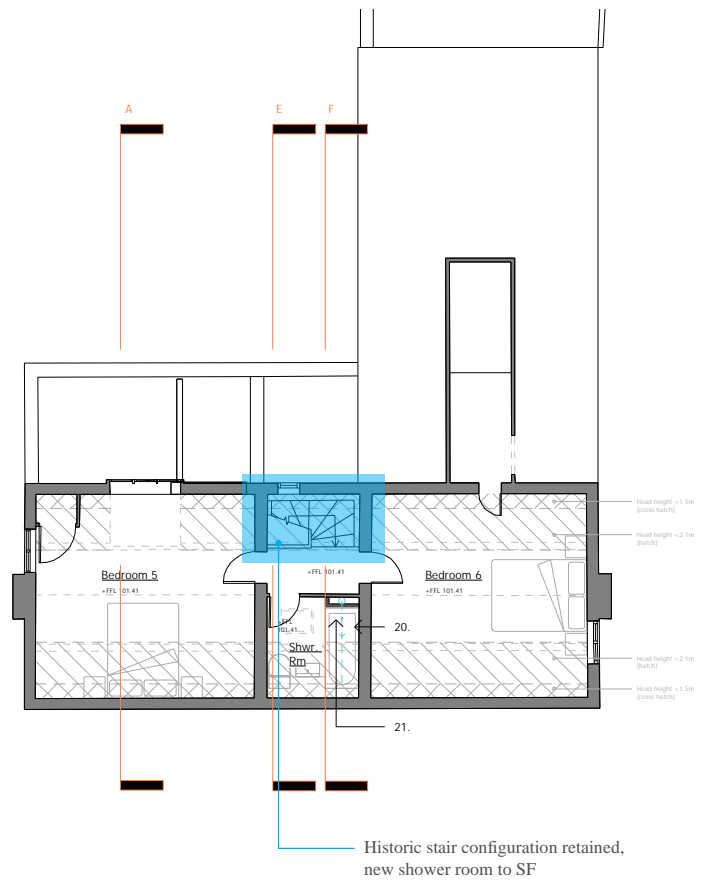
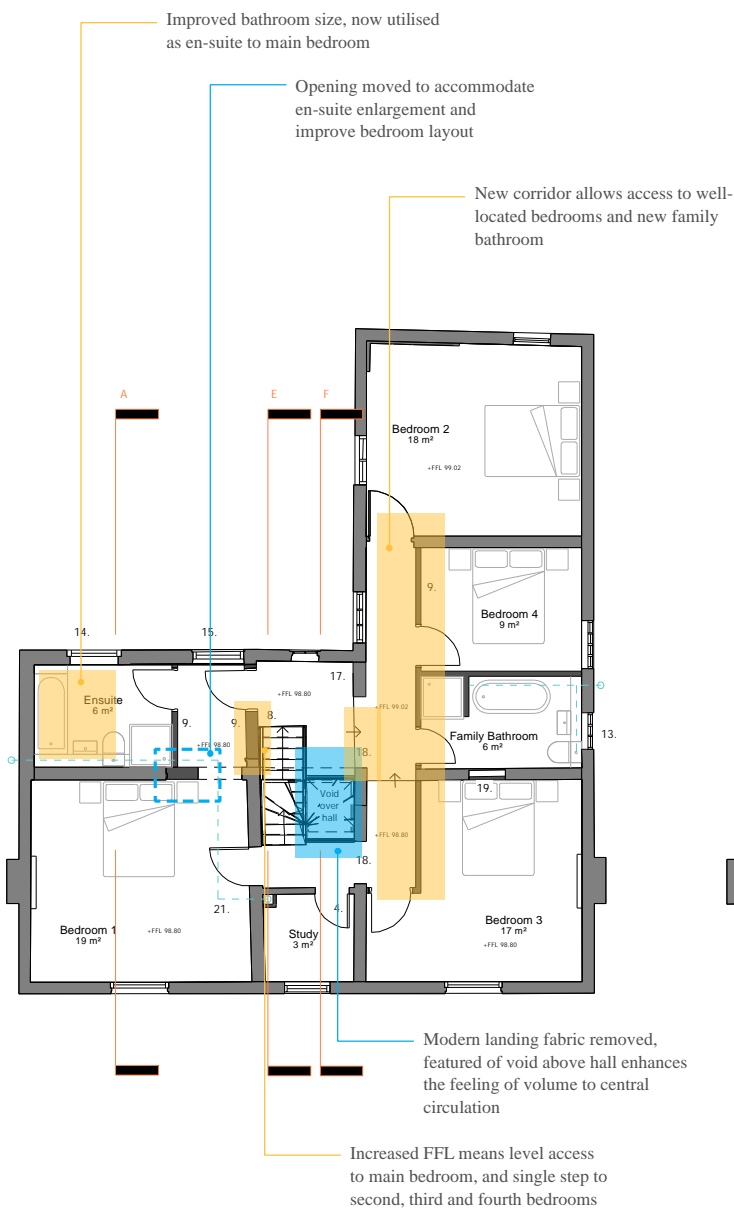
The new spine corridor allows for large bedrooms to be created at the north and south ends of the house without interruption or removal of fabric of significance.

The new openings within the existing wall have been carefully sited and sized to enhance accessibility and daylight, but retain legibility of the historic plan form.



Ground Floor





First Floor

Second Floor

# The Proposal cont.

## SCALE, APPEARANCE AND MATERIALS

The minor increase (circa. 300mm) of a localised area of flat roof is screened by the existing parapet wall, so the scale of the building is not increased or modified.

External works are limited to the side and rear, and include repair of retained windows, replacement and opening reconfigurations of some windows and newly proposed windows. These works have been considered with the aim of improving the somewhat unappealing secondary building elevations through subtle tweaks to the composition as a whole

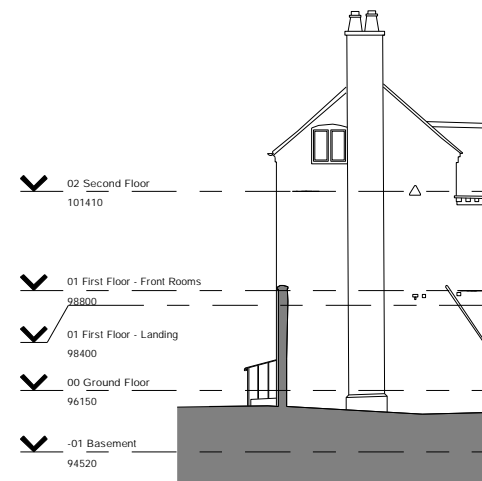
## LANDSCAPING

No works are proposed to the exterior of the house.

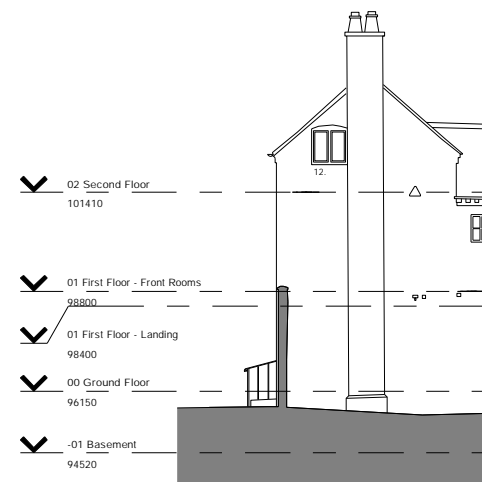
## ACCESS

The proposals have no impact on vehicular or pedestrian access to the property.

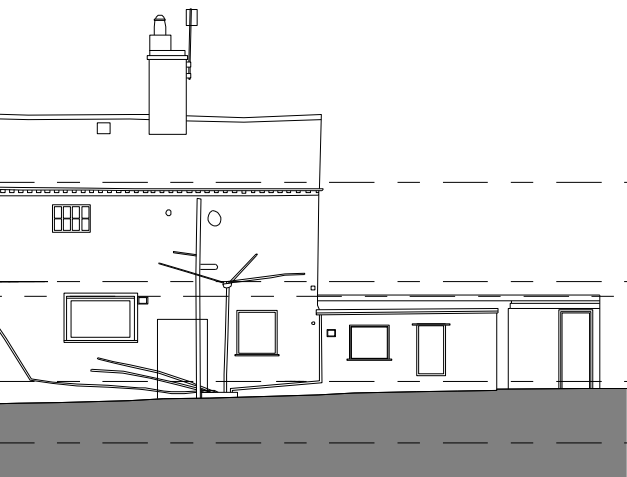
The works to the interior will improve vertical accessibility between ground and first floor through the introduction of a Part K compliant stair. Horizontal accessibility is also improved to reducing the number of steps required between first floor rooms, and removing the zone of low head-height below the second floor stair.



Existing east elevation



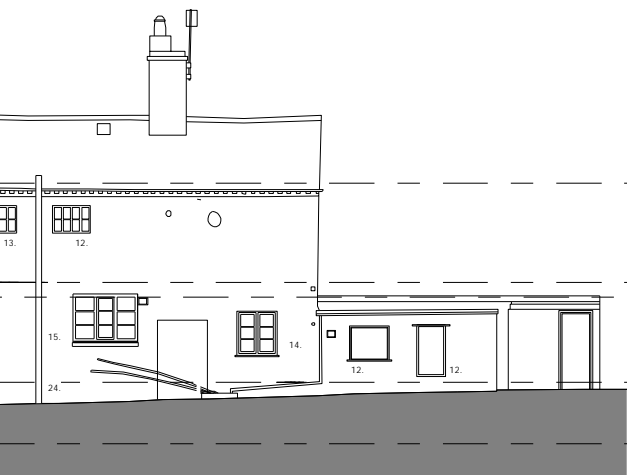
Proposed east elevation



- 02 Second Floor  
101410
- 01 First Floor - Front Rooms  
98800
- 01 First Floor - Landing  
98400
- 00 Ground Floor  
96150
- 01 Basement  
94520



Existing north elevation



- 02 Second Floor  
101410
- 01 First Floor - Front Rooms  
98800
- 01 First Floor - Landing  
98400
- 00 Ground Floor  
96150
- 01 Basement  
94520



Proposed north elevation