

SUPPORTING STATEMENT

PROPOSED CHANGE OF USE OF DISUSED CHURCH
INTO TWO PRIVATE DWELLINGHOUSES

UNITED FREE CHURCH, CHURCH PLACE,
BODDAM, PETERHEAD



April 2024

Exterior facade

Alterations to the exterior of the building have been kept to an absolute minimum so that the building retains its original church appearance. This includes retention of the original windows and front door and modern extensions to the rear of the building.

New roof lights have been proposed to both the east and the west elevations. The purpose of these is to provide natural daylight and emergency escape for new first floor level accommodation. The size of these has been determined by the need to be used as an emergency exit.

As the majority of windows on the ground floor are above head height, A new mechanical ventilation system with heat recovery is being proposed for each dwelling. These systems shall allow the dwellings to be fully ventilated without the need to open the windows whilst achieving a low carbon emission rating. The original windows shall be retained and new slimline secondary glazing installed internally.



Interior adaptation

As part of the proposed building conversion the external walls and roofs will require upgrading with new thermal insulation to ensure compliance with the building regulations. As such the existing timber linings within the church hall and ante room will be removed. The design intent was to reinstate these in order to preserve some of the original building charm.

The original timber roof trusses, roof beams and columns will also be partly exposed wherever possible.

The double height space of the hall can be divided horizontally fairly easily at the level of the existing flat ceilings either side of the main duo pitched roof. Which shall keep the grandeur of the tall gothic style windows solely within the ground floor accommodation.

Stepping the ceilings down within rooms will help with proportions of the room making it easier to heat and provide opportunity to conceal ventilation ductwork. Refer to proposed section drawings for further details.



Site layout

The subdivision of the site has been driven by the need to provide sufficient off-street parking complete with the need to provide a vehicle turning within the site. The driveways are equally sized to maintain symmetry when viewed from Church Place. The levels of the driveways are determined by the level of the adjacent road and suit the existing site levels well.

The subdivision of the site to create private spaces has been sensitively proposed by the planting of low level beech hedging and the erection of a small concrete blockwork wall with timber gates using surplus materials from the boundary wall being removed.

The placement of the air source heat pumps (ASHP) has been carefully considered so that the appearance is masked as much as possible from the principal elevation. However, due to the characteristics of the original building layout and in particular the placement of windows it has not been possible to locate both of them at the rear of the property. The ASHP serving the front dwelling shall be located near the kitchen window on the east elevation and will require screening by planting of native shrubs. Locating the ASHP within the private garden ground behind the hedging could potentially have a detrimental effect on the proposed rear dwelling due to the proximity of bedroom windows.



Boundary treatment

The existing concrete blockwork wall along the northern boundary to be part removed to allow the formation of two separate driveways to the east and west of the building.

The width of the opening has been sized at 4 metres to allow safest possible visibility splay for vehicles exiting either of the driveways. This is particularly relevant at the westmost driveway due to the tall boundary wall of the neighbouring property.

The concrete blocks and coping stones from the dountakings are to be reused to form a new garden wall for dwelling no. 2. The new wall shall be constructed at the end of the driveway to create separation between the front and rear garden ground. The wall will also be used to provide a wind break for storing the necessary waste and recycling bins.

The remainder of the existing boundary walls/fences shall be retained.

New beech hedging has been proposed to subdivide the site into 2 separate feu's Providing dedicated private rear garden grounds for both new dwellinghouses. Whilst respecting the original character of the church.



Drainage

The church hall is currently served by a combined foul and storm water drainage system connected to the existing sewer located to the east of the site. The proposal looks to add new shallow access inspection chambers into the existing vitreous clay drains to allow new waste connections for additional kitchen, utility room, 2no. bathrooms and 2no. ensuite into the existing system.

No new external waste or vent pipes are being proposed, all new drainage pipework will be below ground and plumbing pipework located internally, terminated to external air through in-line slate vents.

A sustainable urban drainage systems is being proposed for the new driveways for each of the dwellings. This will take the form of surface gullies and linear channels in the new cobbled driveway which shall be connected to proprietary buried crates wrapped in geotextile membrane. This will allow rainwater to slowly percolate through the surface water soakaway and re-enter the soil in a controlled manner. A porosity test will be required to determine water table depth and the existing makeup of subsoil.

Energy Conservation

The energy performance of the existing building envelope shall require an upgrade internally in order to meet modern standards relating to energy conservation.

This will involve installing a new timber framework internally to support new thermal insulation and allow the building to be made airtight from inside.

The original single glazed windows are to be retained in order to retain the character of the building. New secondary glazing shall be installed internally to improve energy performance through reduction of heat loss and limiting solar gain.

The existing electric boiler and wet central heating system shall be stripped out and replaced with a far more efficient air source heat pump installation with a mixture of wet central heating radiators and underfloor heating to suit the new room layouts.

New mechanical ventilation heat recovery systems are being proposed for each of the proposed dwellings to allow the building ventilation to be automated to maximize energy efficiency and improve air quality.