

William Best RIBA

The Chapel House, 22, Pole Gate, Scammonden, West Yorkshire, HD3 3FW
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Proposed new Extension to the rear of The Chapel House, 22, Pole Gate, Scammonden, West Yorkshire, HD33FW

Ref 2016/363/04: Conservation and Design Statement and Heritage Statement in support of the Application for Listed Building Consent.

The Existing Site, Historic Development and Use

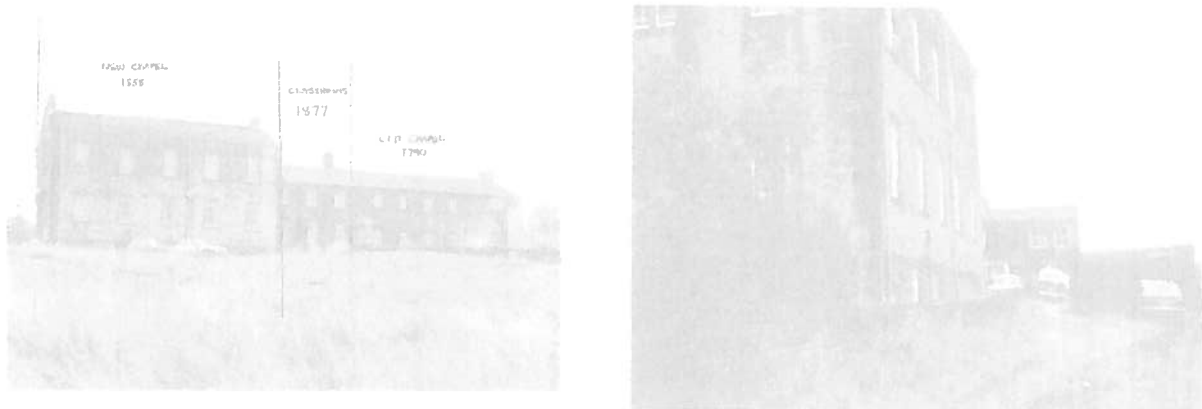
The site is the Chapel House, the former caretakers house to Pole Moor Baptist Chapel, at 22 Pole Gate, Scammonden. The house is listed grade 2 and forms part of a complex of listed buildings including the former Chapel, the former Sunday School, and the recent extension at 20 Pole Gate. Both the Chapel and former Sunday School, following listed building consent, have been converted to residential use and in total there are 11 dwellings on the site. These are illustrated on drawing 2 included in the application which illustrates the historic development of the site.

The Chapel House is the former caretakers house adjoining the original chapel erected in 1797 and has continued to be a house.

The new Chapel erected in 1858 facing Pole Gate replaced the original Chapel which then became the Sunday school.

In the 1970s the barn and porch adjoining the front of the Chapel House were demolished and a two storey house added to the existing gable end of the Chapel House. This house had a further two storey extension built in or around 2005.

Photographs below show early views of the Chapel complex prior to conversion.



The photograph on the left shows the view from the north with the dates of the various extensions while an earlier photograph on the right shows the now demolished barn originally attached to the Chapel House. This was demolished to make way for the extension now forming no 20 Pole Gate.

The photograph below shows the rear facade as it is today:



20 Pole Gate
2 storey house
approx 1970s

22 Pole Gate
original caretakers house
1790 Application site

24 and 26 Pole Gate original chapel
1790

28 Pole Gate
later infill 1877

Pole Moor Baptist Chapel 1858
converted to 6 NO dwellings

Existing Building

The Chapel House, 22 Pole Gate, built in 1790 is a 3 storey house, with coursed stone walls, stone window and door surrounds and stone slate roof.

There have been several alterations to the house notably the removal of the barn and the former porch at the front of the house while the later extensions to the side are of significant size. It is in this context that it is considered that a proposed extension, provided this is treated in an appropriate manner, would be a relatively modest proposal which neither threatens the heritage asset nor alters the character and scale of the existing complex of listed buildings and the House itself.

Proposed Extension

The proposal is for a single storey extension to the rear of the house forming an extension to the existing living space.

Concept

The approach proposed is one of a light touch, and being transparent reveals the existing stone rear facade, stone surrounds and detailing. To this end the elevations are fully glazed sitting on a projecting continuous low precast concrete cill to give the illusion that the facade is floating. The structure, 2 oak posts in each corner, is internal allowing the glazing to wrap around this in a continuous fashion. The aim is to create a continuous glazed facade with no structure forming part of the external elevations. This allows the ceiling to be dropped behind the top frame of the glass which avoids the need for a deep fascia in front of the insulation roof build up.

The resulting appearance is of a transparent extension which 'floats' in front of the rear facade. The existing stonework will be left exposed to allow the existing walls to appear continuous through the glazed exterior.

Another important consideration is that the extension should be instantly readable as modern clearly differentiating this from the important historic fabric.

Impact

The Chapel complex is considered an important heritage asset and its value can be attributed to its mainly historical and communal qualities in that it connects local people with the past use of the Chapel itself. It also commands a dominant position at the top of Pole Gate as a landmark.

The House itself will remain dominant in its own curtilage especially due to the change in level to the rear garden which is stepped up approximately 900 mm above the existing ground floor level.

By treating the proposed extension in the manner illustrated I consider that any impact that the proposals may have is minimal. Photographs shown below of the existing buildings, taken from the road, illustrate that it is barely visible due to the levels. The flat roof will be approximately 300mm below the cill of the first floor window shown on the left hand picture to the left of the large tree.



Pre Application Advice

Prior to making this application, advice was sought from KMC Planning Offices on 17th February 2016 and a meeting held with Adrian Walker. An earlier scheme was presented at this meeting which has been rejected in favour of this proposal. The opinion of the Conservation Officer, Anna Blaxall, was sought on 19th February when the idea of a fully transparent and modern extension was proposed, with the 'Maison Roly' in Belgium put forward as a precedent. A photograph of this building is included in the application below. The Conservation Officer considered that this was an appropriate approach however the key to the success of such a concept would be in the detailing and avoiding too much external structure.



Setting out

The extent of the extension has been limited to 3.0m by 3.0m which means that it is permitted development under the planning regulations and therefore an application for planning consent is not required. This was confirmed by the Planning Officer on 17th February 2016.

Scale

The existing footprint of the building occupies approximately 75m² and the site area within the curtilage of the house is approximately 1500m². The proposed extension area is 9m².

William Best RIBA April 2016

Appendices

Application Drawings

Drawings accompanying the application are as follows:

No 2016/363/01 Existing Elevations at 1:50 and Location Plan at 1:1250

No 2016/363/02 Historic Development of Listed complex.

No 2016/363/03 Proposed Ground Floor Plan, Elevations and Section at 1:50 .