

Proposed Extension to Chapel House, Thorncliffe Lane, Thorncliffe, Leek

Design and Access Statement



Planning History

Conversion of the original Chapel of the Good Shepherd to a dwelling was granted in 1986 (application no SMD/1986/0679) and subsequently implemented but with some modifications to the internal layout. The converted building is a single-bedroomed dwelling. The current owners, being a family of four, are seeking permission to extend the building at the rear to provide an additional two bedrooms with some additional living and utility space.

The Proposals

In order to accommodate the extension, the existing single storey flat-roofed boiler house and rear lean-to will be demolished although the buttresses to the rear bell tower will be retained.

A 2-storey extension is proposed with the levels split with the existing ground floor level, with the new lower ground floor level, at 1350 below the existing, being set partly below ground level. This has enabled the extension to be set at a subservient height to the original building and retain the existing west elevation rose window. The side walls to the extension are also set inboard from the existing side walls for similar reasons.

Elevationally, two tiled monopitch roofs flank a central flat-roofed area to maintain a visual continuity with the principal side elevations. Head height for access from the upper ground floor area to the proposed patio is achieved with the introduction of a dormer roof over the patio doors, styled to match the existing porch roof.

Although the principal access to the patio is from the upper ground floor accommodation, it has been set down below a flight of steps to mitigate its impact on the existing building.

In terms of size, the proposed extension represents an increase in volume of 31% of the existing.

Parking and access are not affected by the proposals.