

DESIGN & ACCESS STATEMENT

The Old School Room, Compton Martin, Somerset BS40 6JQ

June 2024

Proposal:

Upgrading the existing toilets to provide accessible disabled facilities.

Replacing the existing corrugated cement and polycarbonate roof with clay double roman tiles and two new conservation roof lights. Replacing two Crittall metal windows with timber casement windows to match those existing on the old school room.

Application Drawings:

This application should be read in conjunction with the following drawings:

P02, P03, P04, P05, P06

The Setting:

The Old Schoolroom is located adjacent to the Parish Church of St. Michael The Archangel within the Compton Martin Conservation Area and Mendip Hills Area of Outstanding Natural Beauty. The church room is not listed. It was erected in 1845 as a school which closed in 1950.

Statement of Need:

Since its closure as a school the church room is used for meetings and a gathering space for small groups. It is also used by the Compton Martin Parish Council. Phase 1 created the new ramp built in 2018 to provide access for ambulant disabled and wheel chair users. This application is Phase 2. The toilet facilities at the rear of the building have not been updated for many years, are in a poor state of repair and do not meet the requirements of the Equalities Act in providing appropriate facilities for all users.

While undertaking the interior work to make the building compliant it seemed prudent to upgrade the roof fabric and windows in this area which are also in a poor state of repair.

Statement of Intent:

Widen the existing internal door openings and update the toilet facilities to meet current regulations.

To replace the existing corrugated cement roof with [Sandtoft Modula Double Roman Clay Roof Tile - Chilton Red](#).

To replace the existing corrugated polycarbonate roof lights with two [VELUX Windows CC04 - 55 x 98cm conservation grade lights with obscure glass](#).

To replace two Crittall metal windows with timber casement windows painted white to match the existing timber windows used predominantly on the building.

Replacement of black plastic guttering to match existing black plastic guttering to the main building.

Planning issues:

The proposal aims to conform to the Policy requirements of the Local Plan whereby it respects the character of the building in terms of style, design and materials as well as enhancing the character and appearance of the area.

Planning History:

Construction of new accessible ramp and associated works. Application. 17/02969/FUL.

Design & Layout:

The exterior work will have minimal effect on the overall appearance of the building and will improve the rear roof to be in keeping with the character of the main building in terms of its scale, style, design and materials.

Access:

Via the new ramp providing level access for all visitors.

Impact on Conservation Area:

The development within the Conservation Area will preserve and enhance the character and appearance of the area, in terms of size, scale, form, massing, suitability of external materials, design and detailing by using traditional materials appropriate to the village and its historic environment.

There will be limited impact on the character and appearance of the conservation area from outside the area.

Impact on Residential Amenity:

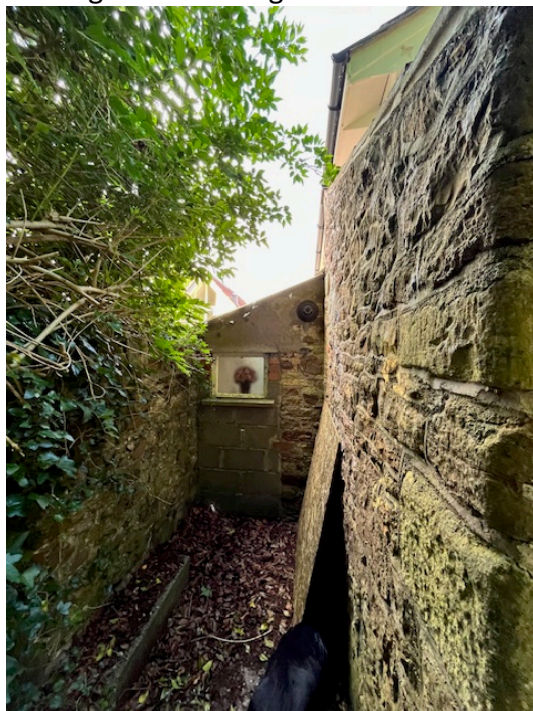
The proposal would not cause significant harm to the amenities of any occupiers or adjacent occupiers through loss of light, overshadowing, overbearing impact, loss of privacy, noise, smell or other disturbance.

The application will improve the amenities. It will improve access arrangements and be seen as a community enhancement.

Photographs:



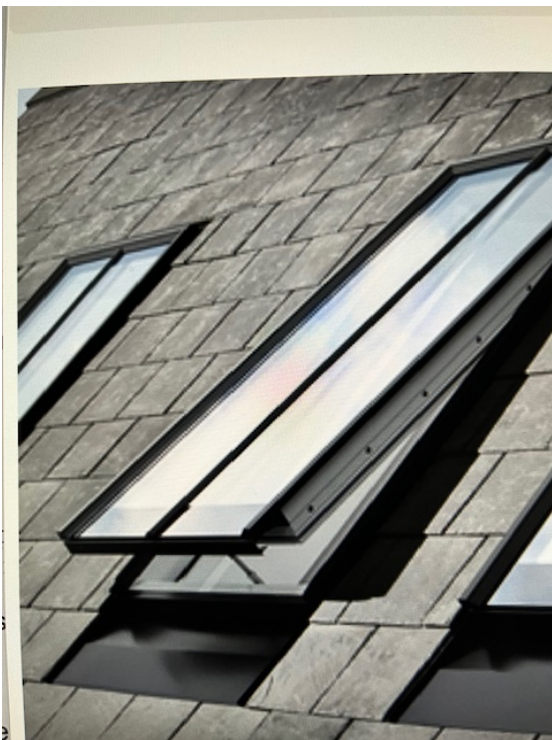
Existing roof covering.



South Elevation existing window.



Existing roof from the inside and existing toilet facilities.



Proposed roof lights and tiles.