

Design and Access Statement

The Old St Marys Presbytery is a two storey semi-detached house, created by the subdivision of the former Presbytery to St Mary Crowned Catholic Church. It is considered to be a curtilage Listed Building. There was originally a corridor connection between the Presbytery and the church, which has now been blocked off.

The Presbytery formerly housed Catholic priests and the household of domestic workers, however had been vacated sometime in the late twentieth century and was derelict until acquired from the church for conversion to market housing. Planning permission was granted for the subdivision of the house into two separate dwellings, now The Old St Marys Presbytery and Garlick House.

The northern elevation of the building has French doors leading into the kitchen/dining area. The original planning permission (HPD/2019/0319) and Listed building consent (HPK/2019/0320) showed a central solid timber door with two glazed side panels. This design was subsequently changed to the French doors currently installed (DOC/2021/0002).

The proposal is to replace the French doors with one central glazed door with plain glazed panels either side. The design is very similar to that originally approved, with a glazed door instead of a plain timber door to allow more light into the kitchen area and allow views out onto the garden. The new door and glazed panels would be fitted in to the existing openings, with the existing (replacement) mullions retained. There would be no alteration to the size of the opening and no stonework would be altered. There would be no groundworks.

The proposed replacement door and side panels would be triple glazed Rationel FORMAPLUS with aluminium clad timber frames, colour RAL9010 (white).

The proposed new door would have a five point locking system which would provide much greater security than the existing simple single point lock and basic top and bottom bolts. Access and escape would be improved as the wider door would allow access for larger bodies and packages. Currently it is often necessary to open the second door (which involves using a step ladder to reach the top bolt).