





Design & Access Statement

SITE ADDRESS
Craigrownie Church Hall,
Kilcreggan,
G84 0HW



Drone Footage of the Church Hall

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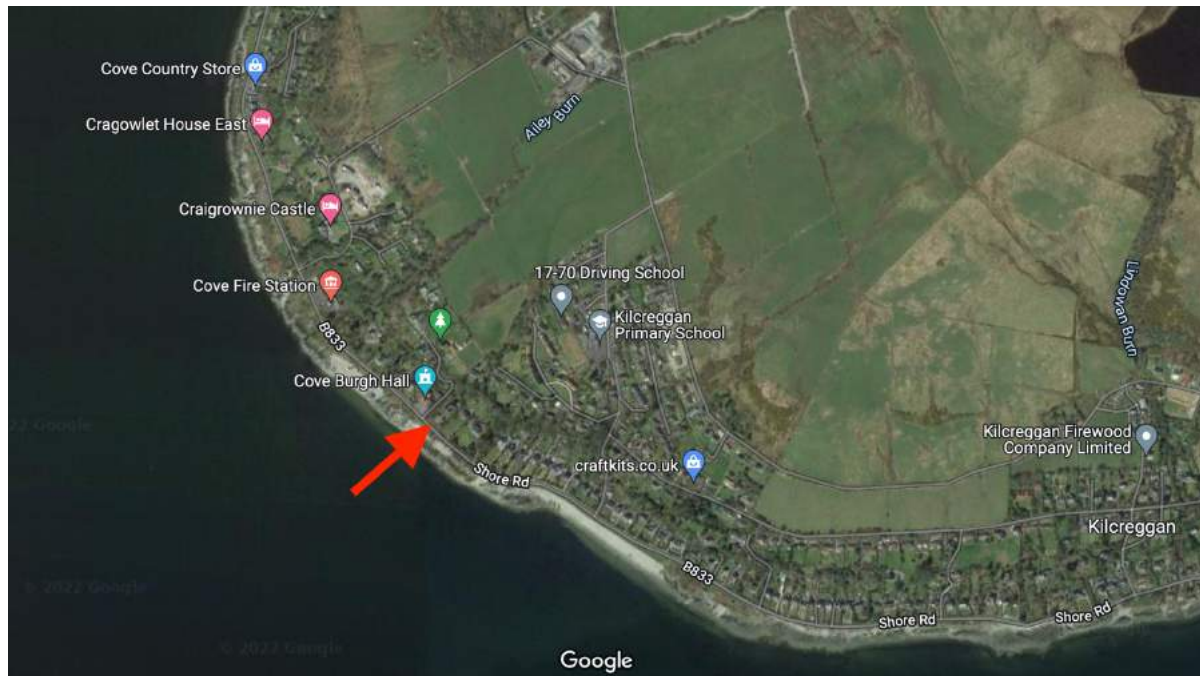
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1.0 SITE LOCATION & HISTORY

Craigrownie Church Hall, Kilcreggan is a Category B Listed former church designed by Hugh Barclay in 1869. It was originally built for the United Presbyterian Church and later additions were added to the rear. The Church Hall is located within the Cove & Kilcreggan conservation area. The plan is a long rectangular plan aligned NE-SW. Previous Planning Permission and Listed Building consent was granted for the development of eight flats and two dwelling houses to the rear (ref: 09/01464/PP).



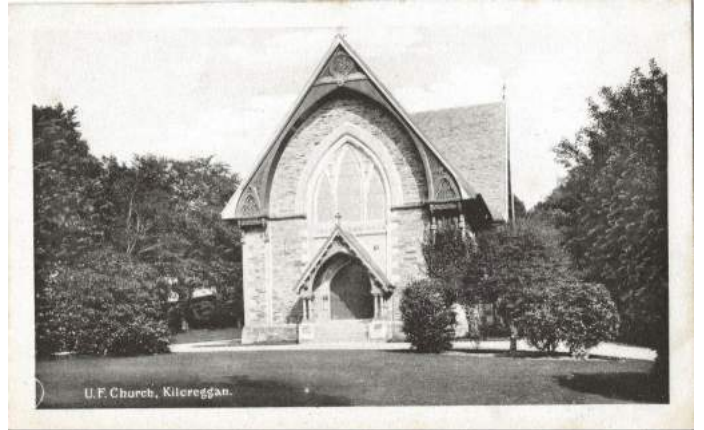
Satellite Location Image 2022



Ordnance Survey Map 2022



OS 1896



Historic photograph of the front face of the Church Hall. The timber fascia has since been removed.



OS 1914



Historic photograph showing one of the stone gate-piers.



1.1 SITE PHOTOGRAPHS

External images

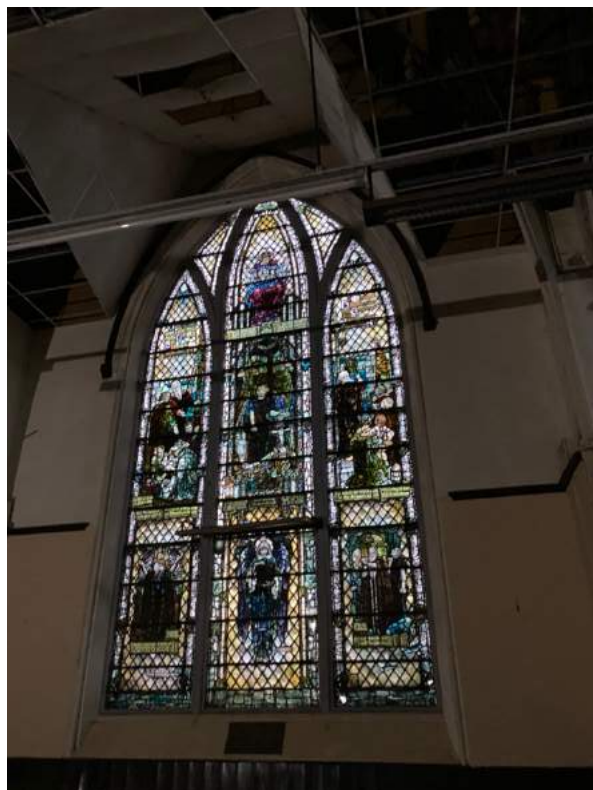


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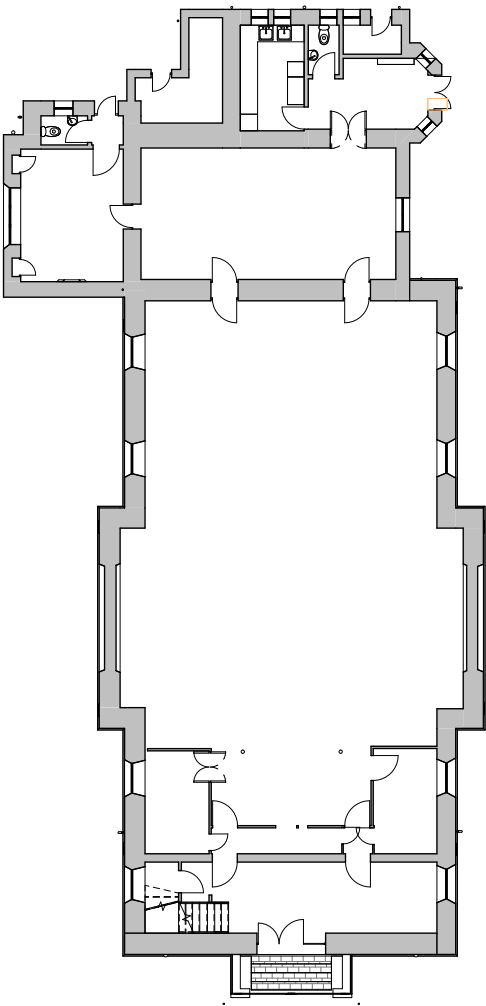
Internal images



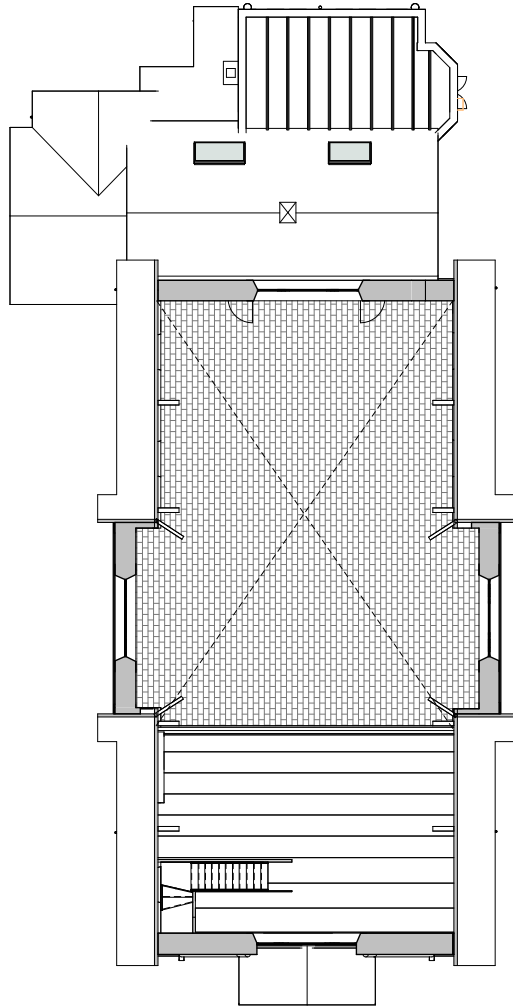


2.0 EXISTING DRAWINGS

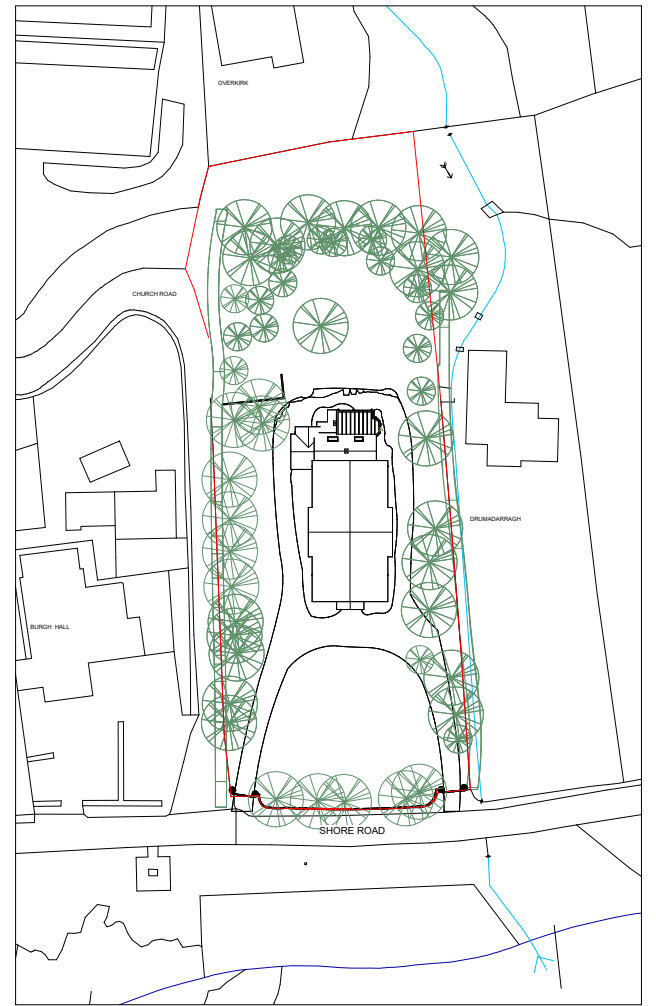
Existing Floor Plans & Site Plan



1 GROUND FLOOR PLAN - AS EXISTING
1:100



2 FIRST FLOOR PLAN - AS EXISTING
1:100



3 SITE PLAN - AS EXISTING
1:500

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Existing Elevations



① WEST ELEVATION - AS EXISTING
1:100



② SOUTH ELEVATION - AS EXISTING
1:100



③ EAST ELEVATION - AS EXISTING
1:100



④ NORTH ELEVATION - AS EXISTING
1:100

Following a visual inspection, the building is mostly still in good condition. The front porch has strong signs of deterioration. The main roof has various leaks but the timber structure looks to be in good health. The annex roofs to the rear of the property are in various states with some requiring repair and others replacing. Many of the windows are currently boarded up due to vandalism. Please refer to the Building Condition Report included in this submission for a comprehensive analysis of the current condition of the Church Hall.

Site Sections



① NORTH SITE ELEVATION - AS EXISTING

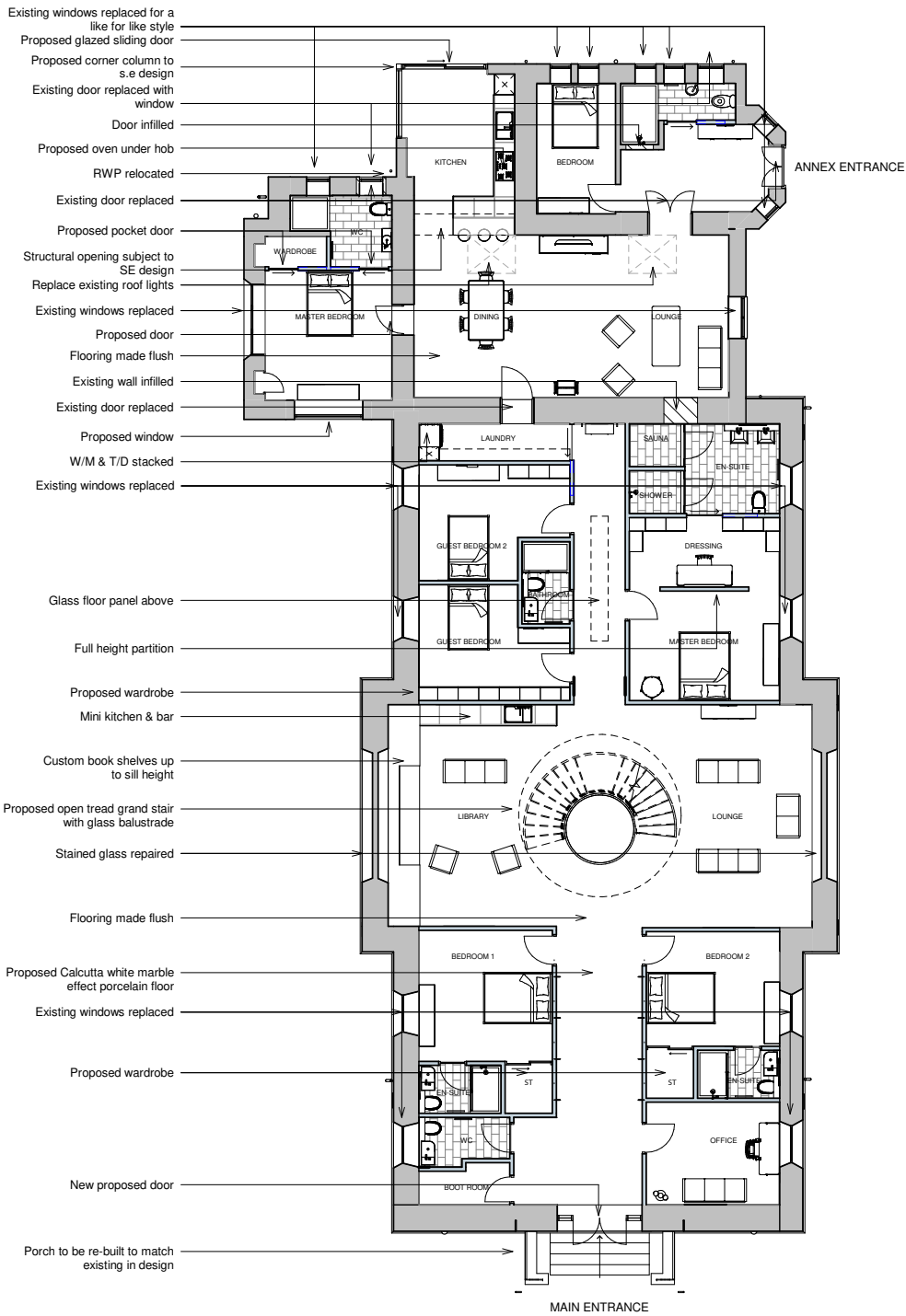


② SOUTH SITE ELEVATION - AS EXISTING

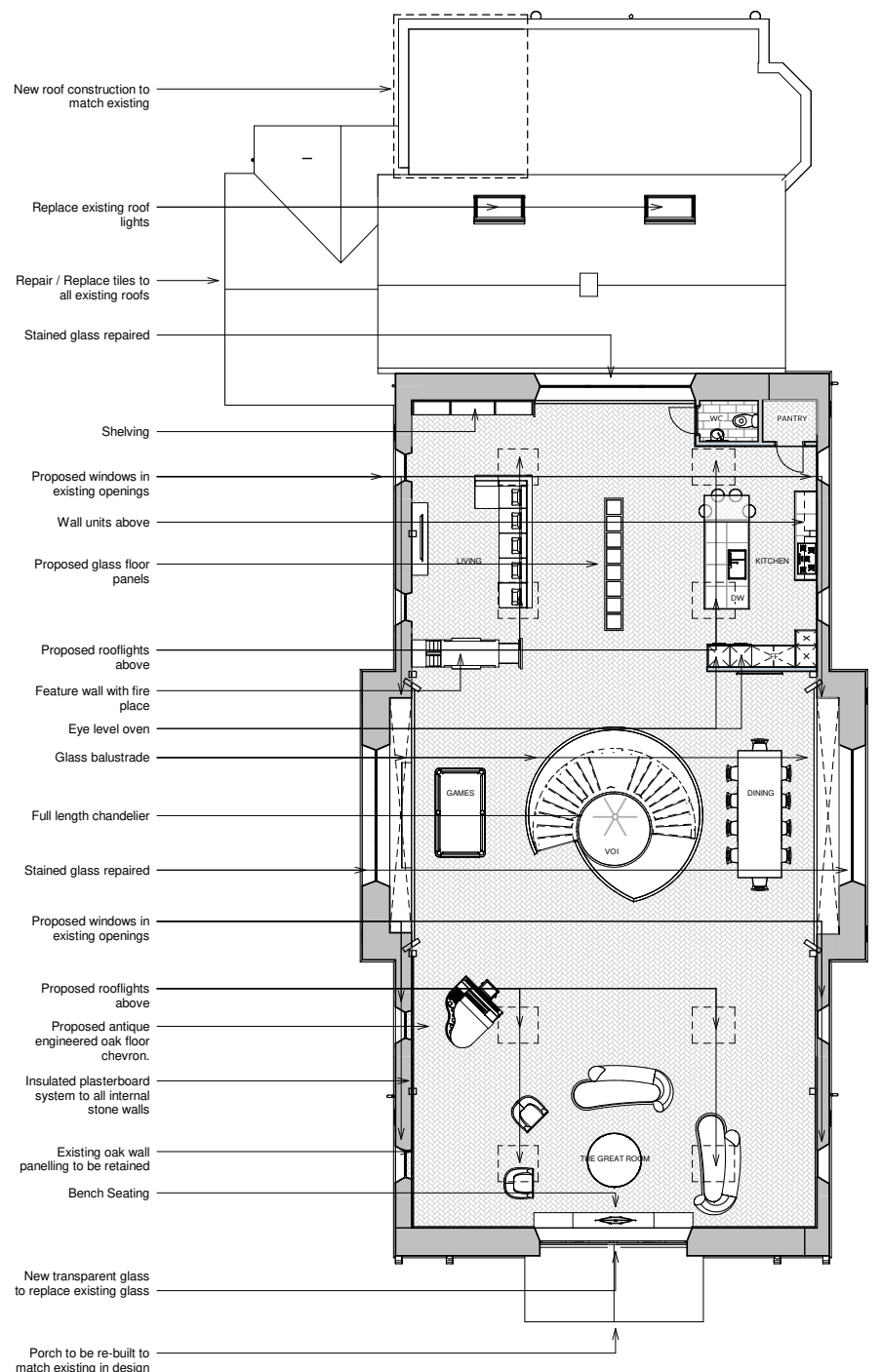


3.0 PROPOSED DRAWINGS

Proposed Floor Plans



1 GROUND FLOOR PLAN - AS PROPOSED
 1:100



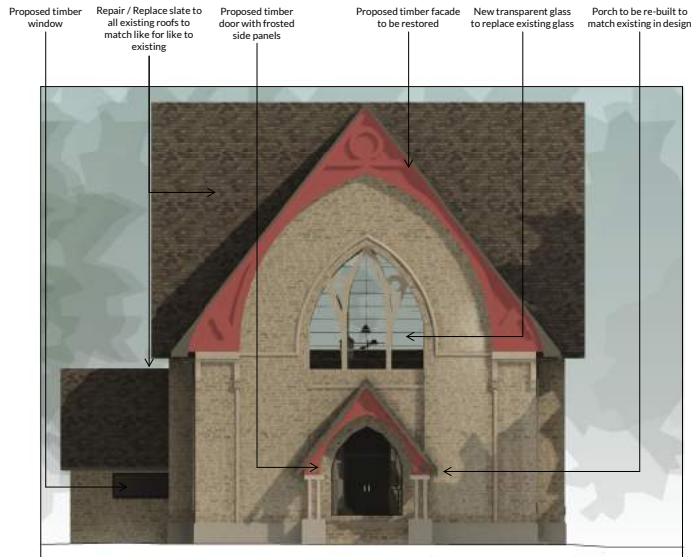
2 FIRST FLOOR - AS PROPOSED
 1:100

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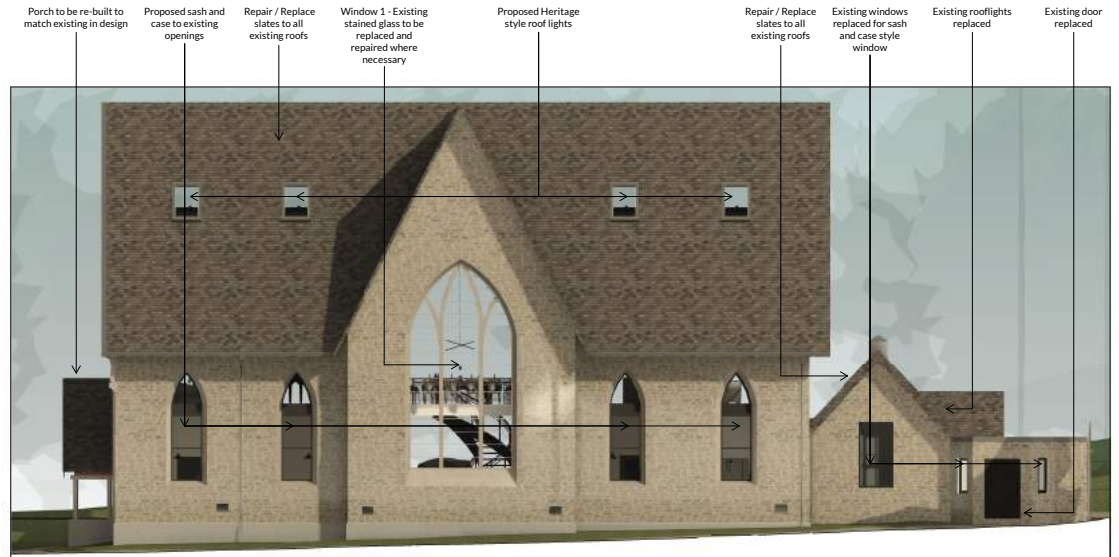
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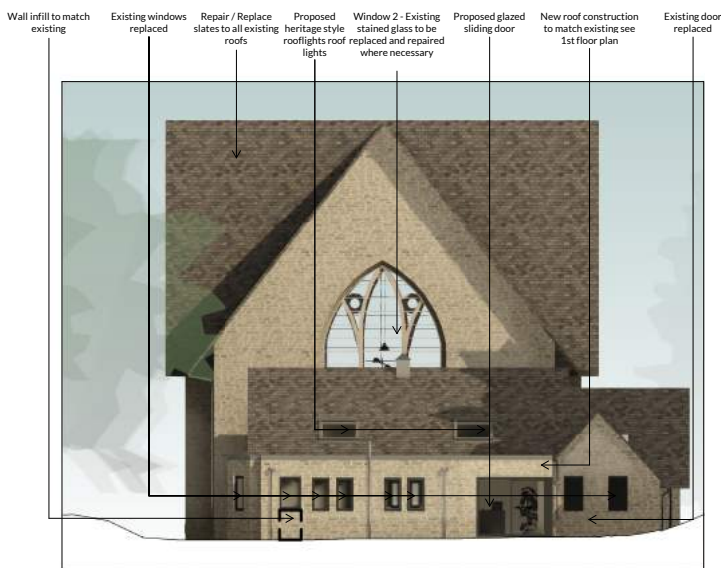
Proposed Elevations



1 WEST ELEVATION - AS PROPOSED
1:100



2 SOUTH ELEVATION - AS PROPOSED
1:100



3 EAST ELEVATION - AS PROPOSED
1:100



4 NORTH ELEVATION - AS PROPOSED
1:100

As part of the renovation works, the client would like to restore the timber fascia to the front facing elevation in order to bring back the original character of the Church Hall. The proposed rooflights will be an appropriate size, to either side of the property rather than front facing, and flush with the roof to remain in-keeping within the conservation area.

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3.1 PROPOSED RENDERS

Spiral stair



Annex living/dining area



Exposed original character



Subtle design partitions to create zones



Front lobby towards main entrance



Dining area beside the grand staircase



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4.0 DESIGN, MASSING, & MATERIALS

4.1 DESIGN

The proposal is to restore this historic community building into a 5-bed family home with separate 2-bed annex to the rear of the main building. The design layout was predominantly influenced by the location of the existing large side and gable-end windows, with each habitable room filled with generous amounts of natural light. The ground level is proposed as the sleeping quarters to allow the living level at first floor level to make the most of the expansive floor to ceiling heights.

The four dominant windows, one to each face of the building, allow for the main family spaces to be flooded with light and to celebrate the decorative stain glass windows. Original timber features will be retained to capture the original use and spirit of the building. The front, south-west facing window is proposed to be replaced with clear glass to maximise views out to the loch whilst bringing natural light into the space. The introduction of eight new rooflights will allow some natural light to showcase the stunning original timber rafters and trusses. Due to their height, these will be opened using an electronic switch which will provide ventilation to the space. The existing suspended ceiling will be removed.

Both floor levels are connected via a single spiral staircase, located in the heart of the plan. This location of the stair takes the biggest advantage of the large stain glass windows to either side of the hall. At first floor level, the floor has been set back from the two large side windows to ensure they remain uninterrupted by forming a void to ensure their continuity. By restoring the lead work and repairing the stain glass where required, these windows, along with the main rear window will provide the home with a rainbow of colour and ensure the history of the building envelope remains alongside a new contemporary interior. The main front door of the property requires replacing.

The annex building to the rear of the property has become considerably more dilapidated than the main church hall. The proposal is to make this a separate two-bed property with one access point from the main church hall maintained. The master bedroom within the annex has a proposed south-west facing window to allow a view from this bedroom out to the loch. The proposed kitchen area extends the current annex footprint marginally, effectively squaring off the existing room. The existing rooflights require replacement. The proposed annex layout maximises the use of the existing building footprint.

The proposed works will not affect any of the existing trees in the grounds, nor will it affect the existing boundary wall. Necessary repairs to the wall will be carried out to the same standard as the original in terms of materiality. The existing driveway provides ample spaces for parking for family use and therefore no additional parking spaces are required. The proposal will not block any light or views from any neighbouring windows adjacent, nor cause any additional overshadowing to neighbouring property. There will be no additional impervious surface, drainage runoff, or curtilage encroachment.

The internal wall and ceiling linings will consist of painted plasterboard, fixed back to a steel or timber system which in turn will be fixed to the internal stone walls and roof rafters. This system will incorporate internal insulation with a cavity to ensure no condensation build-up whilst improving the thermal envelope of the building.



4.1.1 GATE-PIERS

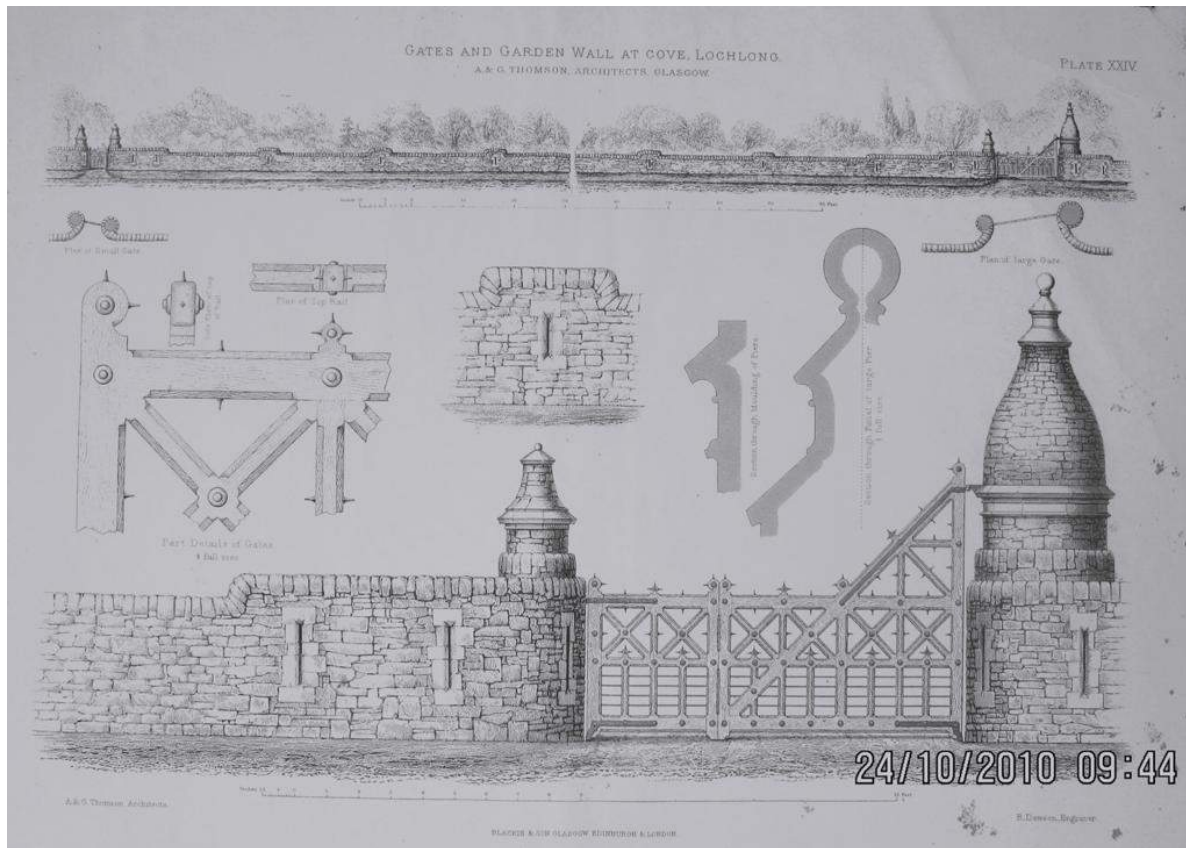


Image of original gate-pier design shown for illustrative purposes. As built walls, gate-piers and gate design vary from the image shown.



The property has two irregular pairs of gate-piers, comprised of vertically laid ashlar masonry with stugged sandstone bands, stone ogival caps with polished ashlar finials. The stone gate piers (pictured below) require masonry repairs which will be done to the same standard as the existing as-built design and materiality to ensure they remain a feature to this listed building. The timber construction gate and cast-iron reinforcements will require repairing or possible replacement – again the same materiality and design will be implemented to stay true to the original character of the property.

Deteriorating right-side gate-pier 2009



Craigrownie Church Damaged gate piers (10/9/2009)
© Scottish Civic Trust

Deteriorating left-side gate-pier 2021



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4.2 MATERIALS

The proposed material palette is limited to window repair and replacement, additional rooflights, front porch replacement, front door replacement, small annex extension and roofing repairs. The historic timber fascia will also be re-instated. All proposed materials will be as close as possible to existing materiality in order to restore and preserve this historic building which is currently in a deteriorated state.

5.0 ACCESS

There will be no alteration to the existing access from the street, the drive, or garden entry.

6.0 CONCLUSION

This proposal will ensure that this renowned community building will continue to exist and be used for many generations to come. With increased vandalism on the site and progressive deterioration of the building envelope, this proposed design will secure and restore the Church Hall whilst providing a home to a family. The design encourages a light filled family accommodation on a derelict site in a manner which safeguards the heritage asset and does not harm the character or setting of the listed property. Nor does it compromise the character, amenity or local landscape enjoyment of the surrounding properties.