

Listed Building Consent – Design & Access Statement

**DESIGN & ACCESS STATEMENT
IN RELATION TO
PROPOSED INTERNAL ALTERATIONS
IN RESPECT OF
HILLTOP COTTAGE, WHITLE FOLD, NEW MILLS
ON BEHALF OF
MR & MRS N WILLIAMS**

Our Ref.: 0026
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Of: Urban Design & Consult Limited
Date: 12 September 2012

Signed :





1.0 Introduction

This application relates to internal alterations to Hilltop Cottage, Whitle Fold, New Mills. The proposals are to alter the layout of the accommodation to the first floor of the property in order to create an additional bedroom and en-suite bathroom.

The existing building is an 18th Century Farm Cottage located on the outskirts of New Mills and within the Whitle Conservation Area. The building is a stone built cottage with accommodation split over two floors and currently comprising two bedrooms and a family bathroom to the first floor and kitchen with two reception rooms and porch to the ground floor.

Vehicular access to the property is via Whitle Bank Road which is a narrow / unadopted road serving the properties which form the Fold. The property sits within modest grounds consisting of a small rear garden and patio and large driveway to the front.

2.0 Existing & Proposed Use

The property is currently occupied as a family dwelling and will remain to be following the completion of the works. The works are to create an additional bedroom, making the property more useable for the current inhabitants.

3.0 Layout

Externally the orientation / position of the property remains unaffected by the proposed alterations. The works concerned will not be visible from the exterior of the property.

Internally the ground floor remains as existing, but the first floor is to be remodelled to create an additional bedroom and en-suite to the proposed master bedroom. It is considered that the proposed layout will be more in keeping with the size and nature of the property and form a more ergonomically effective layout than the existing with the current bathroom dividing the first floor accommodation.

The structural layout of the property will not be altered by the proposed works, the proposed layout has been designed to make use of the existing structural layout and openings and only affects timber / stud partitions which will be amended as indicated on the proposed plans. This will ensure that as many original features as possible can be retained and accommodated within the revised layout.

It is considered that the proposals will greatly enhance the first floor layout, making the flow of activity across the accommodation much more fluid. It is also felt that the proposed layout makes much more efficient use of the internal space available.

4.0 Scale

The scale of the dwelling will remain as existing and is not affected by the proposed works. Internally the space will be broken down into a greater number of smaller rooms, but it is considered that by the introduction of central circulation space and through the use of angular runs to internal partitions, a feeling of space will be retained and the overall feeling of scale retained.

5.0 External Landscape

The external landscape is unaffected by these proposals.

6.0 Appearance

6.1 External Elements

Largely the external facades will be unaffected by the proposed works. The exception to this will be the replacement of a rotten window to the proposed master bedroom. This window will be replaced to exactly replicate the existing in softwood painted timber with double glazing. The fenestration pattern will remain as existing.

6.2 Internal Elements

The proposals are to utilise all existing materials so far as is practicable, avoiding unnecessary damage to existing plaster surfaces and retaining all doors etc for subsequent reinstatement. Where new materials are introduced they will be in keeping with the existing with timber stud / plastered partitions and internal joinery to match existing. All surfaces will be finished as existing in pastel shades to plastered surfaces and with all period feature timbers left exposed wherever possible.

7.0 Access Statement

The property has no immediate public transport links, and access is via the steep / unmade and un-adopted road 'Whitle Bank Road'. Parking is provided to the driveway at the front of the property and access is then via a step to the front entrance porch. Once inside the property, the ground floor accommodation is on a single level and remains open plan, consisting of two reception rooms and a large kitchen. To the first floor, where the works are to be carried out, access is provided by a single spiral staircase leading from the central reception room.



It is considered that the accessibility of the property will not be adversely affected by the proposals and that anyone able to negotiate the spiral stair access to the first floor would be equally capable of making use of all accommodation proposed to the first floor.

8.0 Summary

The proposals are to alter the internal layout of the property to better facilitate the needs of a modern family, typical of those likely to reside in the dwelling. Care has been taken in the development of the design to retain the character and period features of the property so far as is practicable whilst meeting the needs of the inhabitants. The selected design makes good use of the available space whilst minimising the effect upon the structure of the property.

We are confident that the selected design optimises the balance between the needs of the occupiers and the historical significance of the property and it is on this basis that the proposals are submitted for due consideration.