

DESIGN AND ACCESS STATEMENT

On Behalf of **Lower Hague Fold Farm**

Listed Building consent for amendments to existing Outhouse.

SITE AT :- New Mills SK22 3AX



Introduction –

Originally constructed in the early part of the 18th Century, this former farm house sits within a hamlet of similar stone constructed houses. Having ceased being an active farm many years ago it is now a domestic home. It is a listed grade II building.

The proposal

With in the grounds of the existing house sits an outbuilding. This has been used as a store room.

The applicant would like to building this up to date, whilst still respecting the listed status of the building and associated farm house.

The proposal is to cut down an existing window opening and create an access door to newly constructed timber decking area.

The timber decking area will be self - supporting and not fixed to the stonework of the listed outhouse. A roof light to the rear pitched roof to give additional natural light to the garden room is also included.

A toilet area will be created internally with a new stud wall and associated plumbing.

All the amendments to the out building are to the rear of the structure. The impact from the farmhouse (visually) will be unchanged.

The current owners take their responsibilities of owning a listed building very seriously.

All penetrations of the existing structure are to be kept to a minimum.

The new stud wall will be secured with screws and raw plugs to keep the damage to the existing structure to a minimum.