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Birchinley Hall Farm
Wild House Lane
Milnrow
Rochdale
OL16 3TW

Design & Access Statement

for

Replacement of Defective Doors and Windows

at

Birchinley Hall Farm

October 2018

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1.0 INTRODUCTION

1.1 Instructions

Client:

Mr C Thorpe
Birchinley Hall Farm
Wild House Lane
Milnrow
Rochdale
Lancashire
OL16 3TW

Property Discussed in this Report

Birchinley Hall Farm
Wild House Lane
Milnrow
Rochdale
Lancashire
OL16 3TW

Instructions

This Design and Access Statement has been prepared by AA Projects Ltd on behalf of Mr C Thorpe to support the listed building Application lodged for the replacement of defective external doors and windows.

The purpose of this Design and Access Statement is to consider:

- Why the works are required
- Its design / impact when considered in relation to the Grade II listed nature of the building

2.0 BACKGROUND

Birchinley Hall Farm is a Grade II listed property occupying 2.4 hectares of land. The property was originally constructed in 1619 and is one of the buildings forming the Birchinley Hamlet.

This proposal is submitted to replace defective doors and windows to the 19th Century addition to the listed historic house. No works are proposed to the original structure constructed in 1619.

3.0 OUTLINE SCOPE OF WORKS AND OVER VIEW OF THE SITE

The arrangements for access described in this statement reflect the current design.

3.1 Outline Scope of Works

To replace a door and combination frame to the front elevation with a hardwood door and window frame to match the existing hardwood front door (refer to supporting photographic record)

To remove the existing stable door to the side elevation and replace with a combination hardwood window to maintain the appearance of a door from the outside.

To remove the existing hardwood window to the rear elevation, open up the reveal below and provide a new hardwood French window to match other externally glazed doors. The existing structural opening is to be used / maintained (i.e. no structural works required) and the rendered blockwork reveal below removed. Reveals are be made good with rendered finish to match existing.

Erect a single stud partition wall to the internal space to split the current room.

3.2 The Site

The site to which this access statement relates is Birchinley Hall Farm situated off Wild House Lane in Milnrow and the property and land has been a farm since it was first built in 1619.

4.0 MEANS OF ACCESS AND EGRESS

4.1 Car Parking

There are no proposed changes to parking provision on the site.

4.2 Horizontal Access

All pedestrian access ways will be maintained with the only changes being to remove the side door (and provide window to look like a door) and the formation of French windows to the rear elevation giving direct access to the garden.

4.3 Vertical Access

No changes proposed.

4.4 Sanitary Conveniences / Welfare Provisions

No changes proposed.

4.5 Lighting

No changes proposed.

4.6 Means of Escape

Means of escape from the building will be via the existing door and the newly formed french windows.

5.0 WHY THE WORKS ARE REQUIRED

- The existing doors are defective and rotten and present a security risk. The formation of the French windows is required to provide direct access to the garden to aide with supervision of young children. The works will also ensure that the flow of the internal space will be enhanced without detracting from the character of the building.
- The works do not propose any changes to the historic part of the building and all works proposed are to the single storey block / rendered finished building constructed in circa 1985.

6.0 IMPACT ON THE GRADE II LISTED FARM HOUSE

The proposed materials to be used will be superior to the doors already present (installed by the previous owner and not in keeping with the historic nature of the house) and will therefore enhance the character of the building whilst being sympathetic.

It is therefore considered that the proposed work have minimum impact on the existing Grade II listed Farm House.

7.0 CONCLUSION

This Design and Access Statement has demonstrated the way in which the design of the scheme meets various requirements with regard to both access and egress issues, as well as why the building is required and confirms its minimal impact on the Grade II listed property.