



# J C Building Design Limited

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## Design and Access Statement

Date: January 2022

### Site Address

8-9 Paul Row,  
Temple Lane,  
Littleborough,  
OL15 9QG.

### Prepared by

Jordan Walker,  
J C Building Design LTD.

## **1. Design Principles**

- 1.1.** The design for the proposal is to reinstate 8-9 Paul Row back into two separate dwellings. The internal works proposed are to block up the existing walkways between the properties, the materials to be used to do this will be the excess materials from forming the new openings. No.9 Paul Row is in a poor state of repair, our proposal is to remove all internal studworks and wall finishes as these are compromised and to develop the internals of No.9 Paul Row into a habitable dwelling.

## **2. Steps taken to appraise the context**

- 2.1.** The steps we have taken to appraise the context is removing and replacing all existing UPVC doors and windows, and replacing them with timber frames, please see drawing notes for further detail. The timber framed windows will match the surrounding properties in character. The proposed rear elevation door opening of No.9 Paul Row has been designed to re-instate the original opening into the property that has previously been blocked up.

## **3. Historical and Architectural Importance**

- 3.1.** The description of the listed properties are 'Il Row of 8 cottages, now 6 cottages. Early C19. Hammer-dressed watershot stone with graduated stone slate roof. Each cottage is double-depth, has 1 bay and 2 storeys. Each has a door with square-cut surround adjoining a 3-light flat-faced mullion window. Similar 5 or 6-light windows on first floor (total of 5 mullions missing). Bay added to right in C19. 9 ridge chimney stacks. Similar window type to rear but of 2 and 3 lights.' As in the above statement the importance of the building is relating to the material of the structure and the front elevation, the exact same materials are to be used for all proposed works in order to keep in character with the surrounding properties.