



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



**Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN**

Tel: 01706 354888

Mob: 07817 623183

Email: admin@jamescampbellassociates.co.uk

Web: www.jamescampbellassociates.co.uk

Date: December 2024

Our ref: 23.3108

Your ref:

**DESIGN & ACCESS STATEMENT
FOR
PROPOSED NEW WINDOW & DOOR OPENINGS
AT
KEN MILLS ENGINEERING, NEW STREET,
ROCHDALE.**

Introduction

This statement has been prepared to justify the inclusion of new window and door openings within the existing Ken Mills Engineering building. The proposal seeks to enhance the building's functionality and usability while respecting its architectural character. The proposed alterations are designed to maintain and enhance the existing aesthetic of the building and ensure compliance with planning policies.

Background and Context

The Ken Mills Engineering building is a historic stone mill located on New Street, Shawclough, Rochdale. Historically, the building had a steel portal frame extension at the rear, which obscured several original window and door openings. This extension has since been demolished, exposing the original openings and creating an opportunity to bring them back into use.

Proposed Works

1. Reinstating Original Openings:

- The exposed window and door openings, previously covered by the now-demolished steel portal frame extension, will be refurbished and re-used where structurally feasible.
- These openings will match the original fenestration in design, materials, and proportions, ensuring consistency with the building's historic character.

2. New Window and Door Openings:

- Additional windows are proposed in areas where natural light would significantly improve functionality, such as mezzanine floors and the area planned for a new mezzanine installation.
 - Roof windows will be installed in upper-level areas to introduce natural light at a higher level, enhancing usability and reducing reliance on artificial lighting.
-

Design Justification

The inclusion of these openings is justified on the following grounds:

- **Architectural Cohesion:** The new windows and doors are designed to align with the proportions and style of the original openings, preserving the building's historic integrity.
- **Functionality:** Improved natural light will benefit the usability of the building, particularly in areas like the mezzanine floor, where additional illumination is essential.
- **Sustainability:** Roof windows and improved natural lighting reduce the need for artificial lighting, aligning with sustainable design principles.

Access Considerations

The proposal does not impact existing access to the building. The reinstated and new openings are intended to improve internal functionality without altering external access points. Accessibility for all users, including those with disabilities, will be maintained throughout the building.

Conclusion

The proposed works represent a sympathetic enhancement of the Ken Mills Engineering building. By reinstating historic openings and introducing new ones where appropriate, the proposal balances respect for the building's heritage with the need for modern functionality. The alterations will enhance the building's usability and ensure its long-term sustainability.

This statement supports the application for the proposed works and demonstrates that they align with planning policies and good design principles.