

DESIGN AND ACCESS STATEMENT

Application Details

Property Address: 16 Green Hill Road

Proposal: Internal structural beam repairs to a Grade II Listed Building

1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent at 16 Green Hill Road.

The proposal relates to the repair and replacement of deteriorated internal floor support beam within the property. The works are required to address structural deterioration and ensure the continued safe occupation and long-term preservation of the building.

The proposal does not involve any alterations to the external appearance, footprint, scale, use or setting of the property.

2. Site Context

16 Green Hill Road is a Grade II listed, early nineteenth-century, stone-built, double-fronted terraced cottage situated within the Longwood Edge Conservation Area.

The property contributes positively to the historic character of the conservation area, which is recognised for its association with the area's textile industry and traditional hillside settlement pattern.

The proposed works are entirely internal and will not affect the building's contribution to the wider streetscape or conservation area. The beam is hidden internally within the property as it is a floor joist.

3. Design Principles

The design approach has been guided by the principle of minimum intervention and the preservation of the building's historic significance.

The proposal has been developed to:

- Retain as much historic fabric as practicable.
- Repair rather than replace where possible.
- Ensure structural stability and safety.
- Preserve the architectural and historic character of the listed building.
- Avoid any impact upon the external appearance of the property.

The works are limited to those necessary to address the deterioration of existing floor support beam and maintain the integrity of the structure.

4. Amount and Scale

The proposal is limited to internal structural repairs.

There are no extensions, alterations to the building envelope, increases in floor area, or changes to the scale or massing of the property.

The overall form and appearance of the building will remain unchanged.

5. Appearance

The proposed works will have no impact upon the external appearance of the listed building.

No changes are proposed to:

- External walls.
- Roof structure or covering.
- Doors or windows.
- Architectural detailing.
- Building materials visible from the public realm.

The character and appearance of the listed building and the Longwood Edge Conservation Area will therefore remain unaffected.

6. Heritage Considerations

The proposed works have been designed to preserve the significance of the listed building.

The repair and replacement of defective structural beams is necessary due to deterioration caused by rot. The intervention is limited to those elements that have failed structurally and is required to ensure the continued preservation and occupation of the building.

The proposal represents the minimum level of intervention necessary to secure the long-term conservation of the heritage asset.

7. Access

The proposal does not alter the use of the building or affect existing means of access.

There will be no changes to:

- Pedestrian access.
- Vehicular access.
- Internal circulation routes.
- Existing entrances and exits.

The property will continue to operate as a residential dwelling with access arrangements remaining unchanged.

Construction access will be managed through existing entrances and will be temporary in nature.

8. Conclusion

The proposed internal structural beam repairs at 16 Green Hill Road have been carefully designed to preserve the significance of the Grade II listed building while addressing the essential structural defect posed by the rotten beam.

The works are limited in scope, involve no changes to the building's external appearance, scale, use or setting, and will ensure the continued preservation of the heritage asset for future generations.

The proposal is considered appropriate, proportionate and fully respectful of the special architectural and historic interest of the listed building and the character of the Longwood Edge Conservation Area.