

DESIGN AND HERITAGE STATEMENT

**PROPOSED NEW REPLACEMENT STAIRCASE AT
25A LATHAM LANE.**

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

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USE

This design and heritage statement is to be read in conjunction with the enclosed application which seeks to obtain listed buildings consent for the removal of an existing staircase and installation of its replacement.

The existing property is a grade 2 listed property sat adjacent the gomersal methodist church within the local conservation area.

The existing property comprises a 2 story unit, the property benefits from 2 bedrooms both with en suite facilities, kitchen dining area and an open plan lounge area at first floor level.

The first floor area is served by an existing modern spiral staircase feature. (see photos)

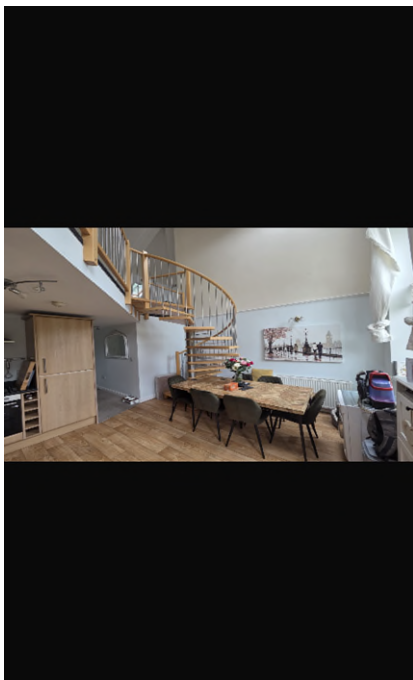


PHOTO 1



PHOTO 2

There will be no alterations to the external appearance of the property. The existing stairs is a very modern feature that does dominate the room leading to a lack of useable space and storage possibilities. The new staircase will be a much more traditional straight flight design, timber construction with vertical spindals, newel post and handrails.

The site lies within a long established conservation area and as such any alterations should be sympathetic to the host dwelling. We feel the alteration back to a straight flight stair is much more in keeping with the building and creates a much more practical and useable space.

the area. Door accesses and widths will be level and suitable for disability.