

READ DESIGN LTD
CHARTERED BUILDING SURVEYOR

Design and Access Statement

Proposed Alterations to Unit 1

Victoria Mill, Watt Street

Sabden

PROCESS

The existing building is in a run-down state. The roof is in poor condition it has been patch repaired over several years and leaks in. The roof work required provides an ideal opportunity to remove 2 of the original North lights and valley gutters which are difficult to maintain. The materials and new entrance proposed to the North East elevation will improve the appearance of the building.

AMOUNT/ SCALE

The proposals do not involve an extension or creation of additional floorspace. The scale of the new roof that will replace part of the original North light roof will be lower than the overall height of the North light roof, as such the roof will not appear any different when viewed from the rear of Pendle Street East.

APPEARANCE

The existing office/ proposed meeting room will be rendered. The rest of the North East elevation will be clad in timber boarding. All existing windows and the proposed entrance door/ glazed screen will be grey UPVC. The profiled sheeting to the North West elevation will be as existing. The materials proposed will improve the appearance of the building

LANDSCAPING/ ACCESS

Landscaping and access will be all as existing.