



**The Old Toll House, Longsight Road, Oaks Bar, Clayton-le-Dale,
Blackburn, Lancashire BB1 9EX**

October 2019

Design and Access Statement

1.0 Design and Access Statement

Context

- 1.1 The details of the proposal are discussed in more detail on the drawings. The site is grade II listed. The single storey detached building lies within a predominately rural area of Oaks Bar, Clayton-le-Dale, and the property is considered a heritage asset in its own right due to the distinctive nature and character of the property. The Toll was built early to mid-19th Century and we believe it was used as a residential home from circa 1966. It includes squared sandstone with a slate roof.
- 1.2 The property fronts both Longsight Road (A59) and Oaks Brow. The Statutory address is Oaks Bar, Longsight Road and the List entry number is 1362342.

Amount/Layout

- 1.3 No extensions or increase in floorspace are proposed as part of the proposed development.

Minor internal layout changes are proposed, but these are non-structural in nature. The alterations are proposed to be in keeping with the overall configuration/layout.

Scale

- 1.3 The scale of the existing building will not be affected as a result of the proposed works. The works do not alter the scale, size or height of the building at all.

Use

- 1.4 The property is currently vacant. But the former use was a residential home and it is not proposed to change the use of the building, the existing uses will remain as a residential family home.

Access

- 1.4 No access changes are proposed as part of this development. Access to the property will remain as existing from the garden area.
- 1.5 The garden/drive and access are all to remain as existing.

Appearance

- 1.6 The proposed works include repairs to the windows and where the wood rot is too extensive in the cills/frames, we propose to splice repair the timbers. We propose to replace the two rear kitchen doors and rear hallway door with hardwood doors to secure the property, which is documented on the drawings. The access, threshold or openings are not proposed to be altered.
- 1.7 The gardens/landscaping as to remain and be maintained as existing.
- 1.8 The rear outrigger walls have been painted and we propose to redecorate. The downpipes and gutter will be replaced in materials, style to match existing.
- 1.9 Minor internal configuration changes are proposed including removing non-original features and providing a new radiators, lighting and electrics. The current 3 bedroom layout relies on access to the third bedroom via the second bedroom. The proposals include for a short length of a non-loadbearing demountable partition to create separate access.
- 1.10 The design approach respects the historic character of the listed building and aims to keep traditionally historic features whilst removing some of the non-original features or inappropriate elements. The proposed details and the impact on the appearance of the building are discussed in further detail in the supplied 'Heritage Statement'.

For and on behalf of Greenwood & Co

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