Design & Access Statement

Weavers House, Leapings Lane, Rockside, Thurlstone

1. Introduction

   The appropriate consents were obtained to restore and slightly extend the above properties in August 2012. Condition 3 required further work to deal with access and parking. The building currently is accessed from existing entrance areas but the proposal allows for a new access and double garage to service the restored building. Clearly when the listed building was built no provision was made for car access and storage. The restoration will be costly and the occupants will need modern facilities with garage provision close to the property for security reasons and convenience in the winter weather.

2. Access

   Access will be taken from Leapings Lane with a turning provision within the site adjacent to the proposed garage. Egress will take place in forward gear.

3. Design

   The consents in place allowed for a new side porch. This porch is retained and now connected to modern garage provision built in stone with traditional detailing matching the existing building and porch. The garage is well set back from the main listed building façade to the north which is unmolested by the new works. The porch provides a visual break between old and new so the listed building reads as an original building distinct from the modern component necessary to bring the restored house into this Century's occupation.

4. The proposal does not require any tree removal. The drive will be constructed in self draining surfaces with minimal effect on the setting of the house.

5. Summary

   The listed building will be brought into modern use with the new provision. The quality of the listed building will be protected with minimal connection to new components and remain the strongest visual element of the group. It is entirely in line with the accepted wisdom of providing new and relevant use for listed structures.