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DESIGN AND ACCESS STATEMENT FOR REPLACEMENT OF FRENCH DOORS AND RAILINGS WITH TRI-FOLD CASEMENT WINDOWS AT WALNUT TREE FARM, PRIMROSE LANE, ALVANLEY, CHESHIRE. WA6 9BW. FOR MR MARSDEN.

Walnut Tree Farm, Primrose Lane, Alvanley, is a Grade 2 Listed farmhouse, situated at the junction of Primrose Lane and Helsby Road in Alvanley.

Access to the property is via the tarmac vehicle and pedestrian access from Primrose Lane with on site turning / parking area.

Access to the farmhouse is via the existing entrance doors. There is an existing ground floor w.c. The accommodation is as existing.

The property is constructed with a render finish and plinth, with timber doors and windows, under a slate roof.

Walnut Tree Farm is 3 stories high. The house is listed due to a castle style fireplace with an ancient large chimney lintel, internal timber framing and the old part of the house has a section of mullion windows.

The chimney is difficult to clean, as the diameter is so large, tapering to the top, the chimney serves 6 open fireplaces in the property. There was a serious chimney fire in the main room on the ground floor about 8 years ago. The staircase from the upper floors exits via the main room, with no direct escape from the stairs to the outside. The fire brigade were on site for 5 hours putting the fire out and came back twice the following week to conduct a fire assessment and report. There were a number of recommendations, the number 1 worry being the house has 5 bedrooms over the top 2 floors accessed by one narrow contained staircase, with no means of easy escape if the stairs were ablaze.

The window cill in one of the first floor bedrooms facing Helsby Road, (in the new part of the house C19th) was lowered and French doors and railings installed to provide a means of fire escape from the first floor. The retrospective planning application and planning appeal for this work has been refused.

The proposal is now to remove the French doors and railings and reinstate the original window opening, with a tri-fold timber casement window frame with proportions to match original window. The tri-fold window will open fully to provide good means of fire escape from the first floor, which will comply with the current Building Regulations.