

DESIGN & ACCESS STATEMENT

PROPOSED DIVISION OF No. 21 FAIRFIELD SQUARE, DROYLSDEN, MANCHESTER INTO TWO SELF CONTAINED FLATS

INTRODUCTION

No. 21 Fairfield Square is a three storey Georgian House, Grade II* Listed and included in the Fairfield Conservation Area.

Currently it is accessed through a central front door with relatively level access from Fairfield Square, and has access to the rear, through a private yard area and gated access to a back street, accessed from a side street known as Bretherens Court through personnel and vehicle gates. All the external areas of Fairfield Square, Bretherens Court and the back street are surfaced in cobbles with areas of stone flagging in the centre of footpaths and in doorways.

DESIGN

The proposal is designed to provide separation to allow the property to be let as two separate flats – a one bedroom flat on the ground floor and a two bedroom flat on the first and second floors, but with the minimum possible impact upon the Grade II* Listed fabric of the building.

Therefore the ground floor comprising living room, bedroom, kitchen and bathroom all accessed as existing through the front door and hall from Fairfield Square.

The upper flat will utilise the existing staircase accessed from the rear through the existing back door. On the first floor there will be a kitchen, toilet, dining room and lounge with the existing staircase giving access to two bedrooms and a bathroom on the second floor.

The existing external yard area will be divided into two and a new rear gate onto the back street provided for the ground floor flat. Both flats will have access to secure, private external space.

ACCESS

The proposed ground floor flat that is accessed directly from the pavement of Fairfield Square through the existing front door with relatively level threshold. All rooms will have level access, and existing doors (to be retained) are at least 850mm wide allowing wheelchair access.

The upper flat is accessed from the back yard through an existing doorway which will be made to be level with the yard surfacing. However the existing doorway is only some 750mm clear opening which is tight for a wheelchair but as this only gives access to the existing staircase which is not D.D.A. or Part M compliant this in itself is not a problem. This building is Grade II* Listed and as such changes to the staircase would constitute 'substantial harm' to the significant heritage asset and therefore are unacceptable.

As the ground floor flat will be entirely wheelchair accessible we consider it reasonable that the upper floor flat is not.

The cobbled back street although an acceptable general surface is also not particularly conducive to disabled access but is all included in the Conservation Area. It is therefore reasonable to assume that the upper flat is only suitable for able bodied tenants.

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