

Hollington House, Main Road, Hollington, Stoke on Trent

Proposed structural repairs to roof

DESIGN & ACCESS STATEMENT

DESIGN STATEMENT

1. Introduction

This Design and Access Statement has been prepared following pre application advice from Staffordshire Moorlands District Council (SMDC) in connection with urgent proposed structural interventions to prevent further damage to the roof and front elevations at Hollington House.

2. The Proposed Works

- 2.1 The works are as advised by a qualified conservation structural engineer and with input from a heritage consultant to minimise impact on the character of the building and retain as much of the original fabric as possible. The works are proposed to safeguard the building itself and the health and safety of its occupants, as well as facilitating like for like roof repairs and the eventual re-use of the attic space. It is anticipated that a further listed building application will be necessary in due course once these urgent works have been approved and completed.
- 2.2 Further details of the proposals are included in the engineer's report included with the application.

ACCESS STATEMENT

As well as preserving as much as possible of the original fabric of the listed building, priority has been given to maintaining the openness of the attic space and minimising the impact of the work on access. This has been achieved by minimising the dimensions of materials so as to avoid unnecessary intrusion into the accommodation. Additionally the work will facilitate the removal of ill considered, retrofitted interventions such as tie beams/bars, which are hindering access as well as damaging the building structure.

CONCLUSION

We consider these proposals necessary to enable the building to be brought up to reasonable standards of accommodation and safety. We have made every effort to ensure that our proposals are sympathetic to the character of the listed building whilst minimising impact on access, by incorporating the methods of construction that minimise intrusion on the attic space and enable the removal of retrofitted interventions that are damaging to the building and hindering access. We therefore feel that these proposals are consistent with National and Local policy on the protection of listed buildings.

G W Simpson

1 January 2025