

Design and Access Statement

East Woodley, 300 Stand Lane, Chapelfield. M26 1DP

The rear elevation of the property overlooks a private courtyard now mainly used as garages and car parking

Access is achieved down a driveway accessed from Stand Lane. There are no issues with regard to moving necessary materials into the courtyard. Also, there is ample room for works to be carried out without disturbing the normal use of the courtyard and driveway. See picture "Driveway Access"

Although the original Woodley house was built around 1780 in 1914 the house was divided in to three adjoining properties around (see attached plan) since then many renovations have taken place under the stewardship of many owners. Two of the three divisions were given Grade II status in January 1985, namely 300 & no.298. The Official Listing notes many of the period features at the front of the house but does not reference the rear of the property which is where we want to replace the currently non-period back access door and windows

Currently the 3 properties that make up the Woodley

- 1) no.298: has a mix of UPVC and wooden mock sash windows at the rear
- 2) no.302, although not listed but adjoins our property, has a large presence on the rear courtyard. It has modern UPVC with Georgian style internal bars.
- 3) no.300 (my property under assessment) currently has UPVC windows and door. Looking at the style and condition, it is late 1980's/early 90's. This is in very poor repair and in need of urgent replacement.

The remainder of the courtyard which are the stables that were converted to cottages (these are not listed) have an eclectic mix of styles using both wooden and UPVC materials. Nearly all are top

opening, rather than sash with a nod to the original Georgian architecture.

I would like to propose that we bring all the glazing on the rear elevation, along with the UPVC door into one scheme that is more suitable for the property and creates more visual harmony with the neighbouring properties.

I am very mindful of replacing the windows with something that is more in keeping with the heritage of the property but will also help improve the energy rating. Therefore, modern AA+ replacement windows designed to look in keeping with a historic building is the route we have pursued.

To achieve this we have been quoted by Droylesden Glass (plans are attached) to fit 2 x mock sash windows to the first floor which has not been structurally altered over the year .

There is a more recently constructed porch (post war) with modern brick and UPVC windows which was never part of the original 1780's house. However it has been part of the house for at least 60 or more years. The design has tried to compensate for its relative newness by being brought into theme with matching mock sash, double glazed units with astragal bar and period door to complete the scheme.

See attached quotation for details of proposed works.