

DESIGN AND ACCESS STATEMENT

Knowsley House, Ainsworth

This statement is written in support of a planning application to change the use of 'Knowsley House' from a former nursing home building to that of a private dwelling.

The site as a whole, some 1.4 hectares, was recently sold as plots for potential private housing.

'Knowsley House' is a two storey building constructed from red facing brick with a slate roof.

Whilst some of the buildings on the site do not readily lend themselves to be converted for private residential use without extensive alterations or indeed rebuilding, 'Knowsley House' offers an opportunity to retain one of the original buildings on the site without the need for major changes.

It is proposed to retain most of the original features renovating the external appearance with new windows and doors and replacing the roof.

The conservatory will be upgraded with more brickwork to reduce the amount of glazing and to be more in keeping with the original building.

The rear dormers will be altered also to be more in keeping.

It is also proposed to add a garage to the rear of the building to provide for the garaging of a vehicle.

All materials to be used will be sympathetically chosen to match in both colour and texture.

S. Hindley

Oct'20

Please refer to 'Heritage Statement' for further information regarding history etc.