



Design & Access Statement

Listed Building Consent Application - Internal Works

Barwood House

15 Grants Lane,
Ramsbottom ,
BL0 9AX

Date: 04th June 2025
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Rev A: Heritage Impact Assessment added to drawing list. Minor amendment to methodology to include waterproofing.

Rev B (20/10/25) : Revised design following planning feedback

Rev C (11/11/25 : Scenario 1 & 2 clarified



1. Introduction

This Design and Access Statement has been prepared to accompany a Listed Building Consent application for internal alterations at Barwood House, a Grade II listed Georgian property dating from the 1780s. The proposal seeks to introduce an ensuite bathroom to the principal bedroom at first floor level. The design has been developed with a conservation-led approach, ensuring the historic fabric and architectural character of the interior is preserved and respected.

2. Historic Context

Barwood House is a Grade II listed Georgian building, constructed in sandstone rubble with a hipped slate roof and symmetrical elevation. The Historic England listing (Reference: IOE01/02776/08) notes that the interior is “on a grand scale and retains many original features and much plasterwork and decoration.”

The principal bedroom, the subject of this application, is representative of this character. It features three original sash windows, each framed by decorative architraves and complete with built-in timber shutters. The room retains original cornicing and skirting boards, consistent with the quality and proportion expected of a late Georgian interior. These elements contribute significantly to the special interest of the listed building, and the proposed works have been carefully designed to respect and retain them.

3. Design Proposal

This proposal represents a revision to the previously approved scheme under Application No. 72023, which sought to introduce an ensuite within the principal bedroom of Barwood House. The revised design maintains the same objective of providing modern facilities while further refining the approach in response to planning officer feedback.

The proposal involves the introduction of two ensuite rooms within the principal bedroom: one housing a WC and basin and the other an enclosed shower room with a basin. The separation of the two spaces has been developed to avoid blocking the original sash window. The rooms are carefully positioned to frame the window rather than obstruct it, ensuring uninterrupted daylight and views from the bedroom while integrating the new interventions sensitively within the existing architecture.

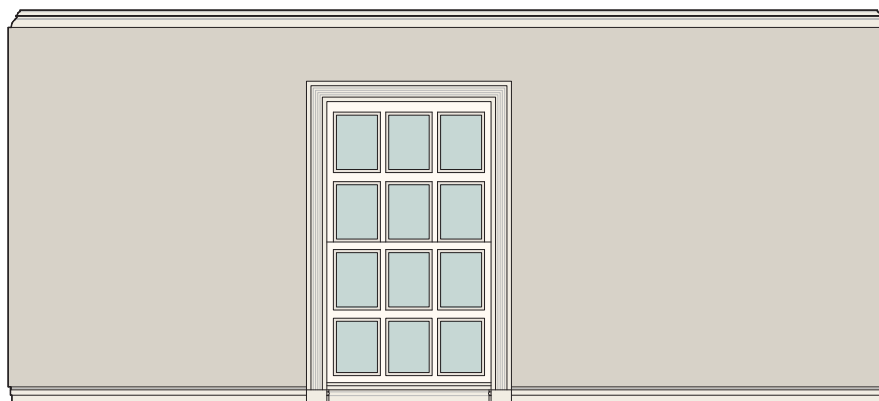


Figure 1: Existing Internal elevation showing the sash window on the side elevation.

3. Design Proposal continued

Each room is conceived as a lightweight, reversible insertion that sits independently within the Georgian room. The ceiling height of the new rooms is deliberately set lower than the existing ceiling to preserve the sense of grandeur and spatial hierarchy of the principal bedroom. Allowing the original ceiling cornices and decorative plasterwork to remain fully visible.

In line with conservation best practice, all new partitions are designed to be free-standing where possible and do not cut into or obscure decorative cornices, skirting boards, or architraves. Where the new structures meet existing walls, a continuous shadow gap will be introduced to create a clear visual and physical separation between new and historic fabric. Emphasising the reversibility of the installation and preventing any direct junction that could compromise the original finishes.

To further limit impact, the shower room will be fully enclosed with new stud walls, allowing for a tiled finish without direct contact with any original wall. New services, including waste and water supply, will be contained within floor or studwork voids to avoid chasing into the existing structure.

The ensuite rooms will be finished to complement the Georgian decorative language of the space, incorporating moulded coving and skirting in a sympathetic style. This ensures the new additions appear coherent and respectful while clearly distinguishable as contemporary insertions.

The revised design preserves the generous proportions and historic character of the room while providing modern functionality in a sensitive, reversible manner.

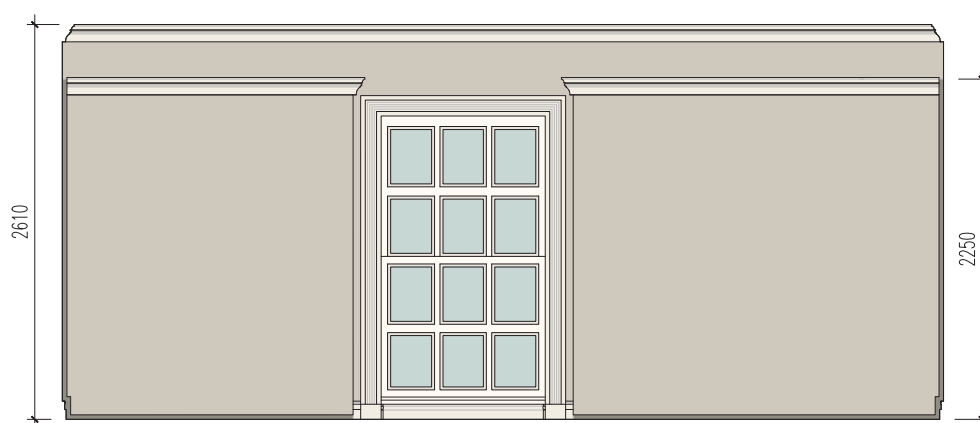


Figure 2: Proposed Internal elevation showing the new Ensuite rooms either side of the original sash window.

4. External Pipework



Figure 3: Photograph of the existing condition labelled to show pipework use and material.

The external drainage arrangement has been reviewed. Two drainage scenarios were explored for the proposed works:

Scenario 1 involves combining the waste from the new ensuite with the existing rainwater discharge into a single external soil vent pipe. The current 75mm cast iron rainwater pipe would be replaced with a new 100mm cast iron soil vent pipe, providing a lawful and properly sized connection for both foul and surface water drainage. The existing bathroom uPVC SVP will be replaced with a cast iron pipe. This arrangement would result in two vertical downpipes, maintaining an appearance similar to the existing condition and keeping horizontal runs to a minimum.

Scenario 2 considered a single combined soil vent pipe (100mm cast iron) to replace the existing cast iron rainwater pipe to the left of the side elevation. The existing bathroom would be connected to this via an extended horizontal cast iron pipe. While feasible, this option would introduce a longer horizontal run and a more visually intrusive arrangement.

After review, Scenario 1 is preferred, as it replicates the building's existing appearance with two downpipes and offers a more discreet and practical drainage layout. The applicant remains open to discussion with the local planning authority to consider their preferences before finalising the approach.

Scenario 1

- Proposed Scheme



Figure 4: Scenario 1, Existing 75mm cast iron RWP replaced with 100mm cast iron SVP to combine surface water and foul for the new en-suite waste. This layout is more visually appealing and has been put forward as the proposal. Refer to the proposed elevation drawing "D0372 - 207A - Proposed Elevation - Side - PLANNING"

Scenario 2

- not proposed

- discounted

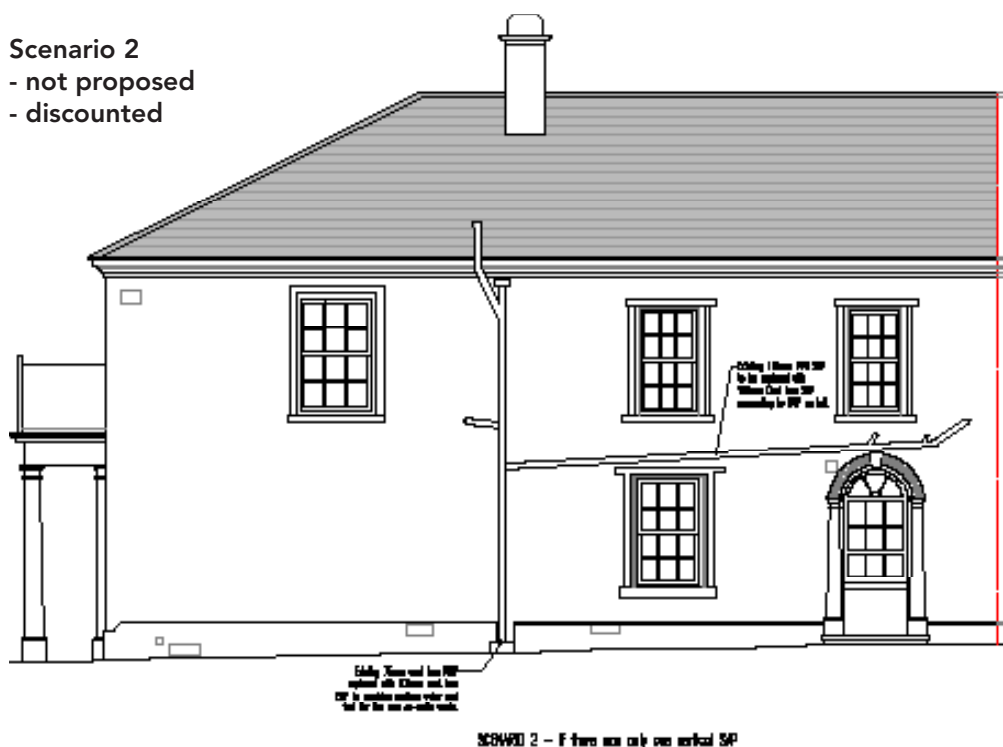


Figure 5: Scenario 2, Shows if there was only 1 vertical Soil vent pipe. The existing bathroom is connecting horizontally by a new cast iron pipe to the SVP on the left. We feel this situation with the long horizontal pipe, detracts from the regular proportions of the facade and has therefore been discounted. This scenario has been included to confirm that the proposed scenario 1 is the better option.

5. Methodology

The new ensuite rooms will be constructed as independent timber-framed pods, avoiding any direct attachment to or cutting into original decorative features. Each structure will sit entirely within the existing room envelope, carefully positioned to avoid the sash windows, their architraves, and the integrated timber shutters.

The proposed walls will be lined internally with moisture-resistant plasterboard, finished with tiles where appropriate. The rooms will be plasterboarded and decorated to complement the existing bedroom finishes. All linings will be fixed to the timber framework using battens, with a breathable membrane where required to protect the existing wall surfaces.

A small, continuous shadow gap will be maintained wherever the new construction meets the historic fabric, ensuring there is no direct contact with the existing walls. This gap will be finished with a low-tack, reversible conservation-grade sealant, providing a neat visual junction while allowing for complete removability in the future without damage to the historic fabric. The reduced ceiling height of the ensuite will sit below the existing cornice line, allowing the original plaster mouldings and ceiling details to remain visible and untouched. No existing internal features will be removed as part of these works. The proposed construction is fully reversible and independent of the original finishes, ensuring that the historic interior can be reinstated in its entirety if the ensuite structures are removed in the future.

6. Conclusion

The proposed internal works have been sensitively designed to introduce a functional ensuite within the principal bedroom of Barwood House, while fully respecting the historic character and architectural significance of this Grade II listed building.

By carefully locating the proposed ensuite to avoid original features, replicating the existing mouldings for visual continuity, and employing fully reversible construction methods, the design prioritises conservation best practice.

These modest alterations enhance the liveability of the property in a manner that is discreet, respectful, and entirely sympathetic to its heritage significance. The scheme is grounded in principles of minimal intervention and reversibility, ensuring that the historic value of the interior is preserved for future generations.

The following documents are submitted in support of this application:

D0372 - 200_ - Location Plan - PLANNING
 D0372 - 201_ - Site Plan - PLANNING
 D0372 - 202_ - Existing Bedroom Floor Plan - Level 1 - PLANNING
 D0372 - 203_ - Existing Elevation - Front - PLANNING
 D0372 - 204_ - Existing Elevation - Side - PLANNING
 D0372 - 205B - Proposed Bedroom Floor Plan - Level 1 - PLANNING
 D0372 - 206_ - Proposed Elevation - Front - PLANNING
 D0372 - 207A_ - Proposed Elevation - Side - PLANNING
 D0372 - 208 - PLANNING - Barwood House - Existing Photographs - Internal Works
 Barwood House HIA 0625
 D0372 - 209B_ - Design & Access Statement - Internal Work (this document)
 D0372 - 210_ - Existing Internal Elevation - PLANNING
 D0372 - 211_ - Proposed Internal Elevation - PLANNING
 D0372 - 212_ - Proposed Elevation S2 - Side - PLANNING