



Design & Access Statement

Listed Building Consent Application - Internal Works

Barwood House

15 Grants Lane,
Ramsbottom ,
BL0 9AX

Date: 04th June 2025
Prepared by: James Farrimond

Rev A: Heritage Impact Assessment added to drawing list. Minor amendment to methodology to include waterproofing.



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

The proposal involves the introduction of a new stud partition at the eastern end of the principal bedroom to form a two enclosed spaces: one containing a WC and basin, and the other an enclosed shower room with basin. The design has been developed with a strong conservation ethos, carefully avoiding disruption to significant internal features.

The new partition is deliberately positioned to avoid the original sash windows and their architraves and shutters. The window on the side elevation remains entirely unobstructed. An arched opening within the new partition frames this window, maintaining visual and daylight continuity into the main bedroom space.

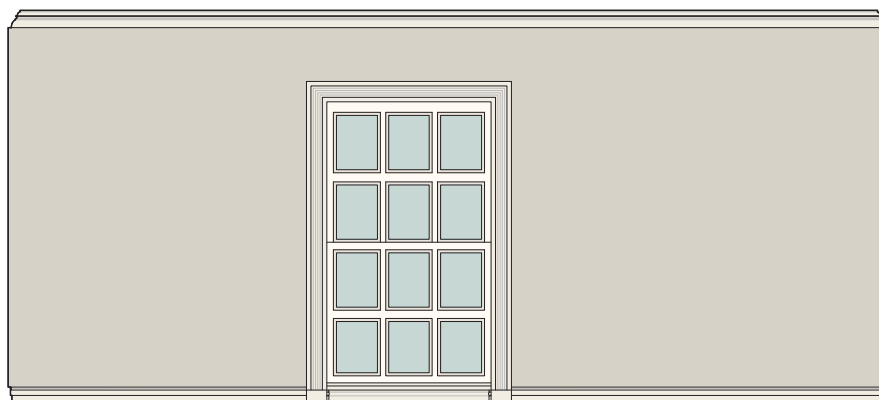


Figure 1: Existing Internal elevation showing the sash window on the side elevation.

In line with conservation best practice, the stud wall is designed to be free-standing where possible. It does not cut into or obscure decorative plaster cornices, original skirting boards, or other period features. This approach ensures that the installation is entirely reversible, allowing for future removal without harm to the historic fabric. This process is discussed in more detail in Section 4. Methodology.

To further limit impact, the shower room will be enclosed by new stud walls on all sides, allowing for a tiled finish without direct contact with any original wall. All new services, including waste and water supply, will be routed through voids in the studwork to avoid chasing into historic walls.

The external rainwater pipe will be replaced with a new black Soil Pipe. This will match the other soil pipes and rainwater pipes on this elevation.

To maintain continuity within the room, the new partition will be detailed to reflect the original interior features. This includes matching moulded skirting boards and coving along the new stud wall, ensuring the addition appears coherent and in keeping with the Georgian decorative language of the space.

The partition has been carefully sized and located to retain the generous scale and proportions of the Georgian room. The overall design respects the historic character of the building while providing modern functionality in a reversible and sensitive manner.

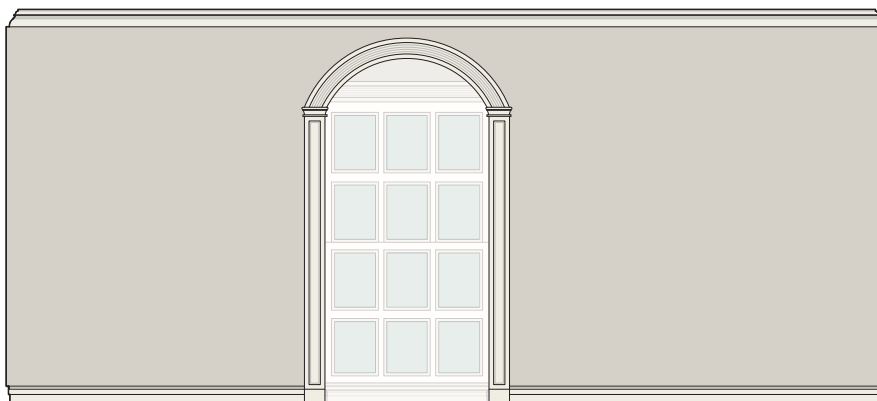


Figure 2: Proposed Internal elevation showing the new partition with archway framing the original sash window behind.

4. Methodology

The new stud partition will be constructed as a timber frame, avoiding direct attachment to or cutting into any original decorative features. The structure will sit inside the existing room envelope, carefully positioned to avoid the sash windows, their architraves, and the integrated timber shutters.

The plasterboard lining to the stud wall will be cut to follow the contours of the existing cornice, skirting, and any surface undulations. The new stud wall will be faced internally with water resistant plasterboard and tiled. The plasterboard will be fixed to the wall using battens with a breatherable membrane to protect the existing wall.

A small, consistent gap will be left between the new construction and the historic fabric to prevent direct contact. This gap will be sealed using a low-tack, removable sealant which is conservation-grade and which provides a clean visual finish while being reversible and non-damaging. Ensuring the original internal mouldings remains untouched and visible if the partition is removed in future. No existing internal features will be removed as part of these works. The proposed construction is fully reversible and independent of the original historic finishes.

5. 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 new stud partition 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 - 205A - Proposed Bedroom Floor Plan - Level 1 - PLANNING
 D0372 - 206_ - Proposed Elevation - Front - PLANNING
 D0372 - 207_ - Proposed Elevation - Side - PLANNING
 D0372 - 208 - PLANNING - Barwood House - Existing Photographs - Internal Works
 Barwood House HIA 0625