

Knolle Park

Beaconsfield Road, Woolton, Liverpool

Conversion of existing building, part-demolitions, and
new build housing and apartments within the grounds
of Knolle Park (formerly St Gabriels Convent)

Design and Access Statement
October 2015

Rev A



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Site Location Plan



Site Location in Liverpool

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Note: please refer to planning statement and covering letter for full list of submitted documents

1.0 Introduction

1.1 Introduction to the Design and Access Statement

The planning statement has been prepared by Bridge Architects in accordance with CABE’s ‘Design and Access Statements – How to Write, Read and Use Them’ document. The statement acts as a description of the design process to accompany the drawings submitted in conjunction with this application. This statement demonstrates that the proposed development has emerged from a full assessment of the site's circumstances and characteristics.

Knolle Park (formerly St Gabriels Convent) is a Grade II listed house and grounds with associated listed gates and gatehouse located on the corner of Beaconsfield Road and Church Road in the leafy suburb of Woolton, Liverpool. The proposals set out within this document seek to gain planning approval and listed building consent for the conversion of the existing house into seven apartments, demolition of the attached ‘German Wing’ and construction of a new build apartment block, demolition of a number of ancillary buildings with in the grounds, and construction of 15No new build houses, and 2No bespoke houses constructed using the remains of the Orangery building and the Greek Lodge gatehouse.

1.2 Architectural Commission

Bridge Architects were appointed by St Gabriels Convent Liverpool Ltd in January 2015 to prepare designs for a housing scheme for the whole site (see red line boundary plan on previous page). We were very fortunate to have an informed client who gave us free reign to design ‘an exemplary housing scheme’ within the constraints of the existing site including the listed status of the various buildings. The scheme is close to the clients heart, having attended the convent school as a child, and he is keen to see an exemplary development on this important site in Liverpool.

1.3 Development Team and Relevant Experience

Client:	St Gabriels Liverpool Ltd
Architect:	Bridge Architects
Landscape Architects	Landscape Projects
Heritage Consultant:	Woodhall Planning
Planning Consultant:	Roman Summer
Traffic Consultant:	DTPC UK
Ecology Consultant:	Ecology Services
Arboricultural Consultant:	ROAVR

Relevant Experience:

The developers behind the project have a proven track record of delivering innovative, quality projects throughout Liverpool and the North West. Currently under development are schemes including the Pall Mall and China Town projects within Liverpool city centre.

Bridge Architects is a young Manchester based architectural practice and is committed to producing architecture of the highest quality. Russell Bridge and Victoria Kirkpatrick of Bridge Architects have won many architectural awards for large and small schemes across the North West. Bridge Architects are currently involved in a wide range of projects across both commercial and residential sectors. Bridge Architects were commended at the Manchester Society of Architects Awards 2014 for the Best Young Practice.



Bridge Architects relevant experience



Developer relevant experience (Pall Mall and New Chinatown)

2.0 Assessment

2.1 Assessment

2.1.1 Physical Site Assessment

2.1.2 Site Description

St. Gabriel's Convent (formerly Knolle Park) is located on the south side of Beaconsfield Road, immediately to the west of its junction with Church Road and Woolton Hill Road. The site is predominantly green with extensive mature landscaping which has become overgrown and un-managed over the past number of years. On the site sits the original, grade II listed 1828 merchants house, as well as the original gates, and the 'Greek Lodge' gatehouse, both also listed. Additionally on the site are the red brick, 1910 'German Wing' extension to the main house (named after the German order of nuns who were in occupation during it's construction), as well as the 1970's additions of Taylor and Nugent house which replaced the walled garden, and the Nursery Building, which sits crudely in front of the rear elevation of Knolle House. The original Gardeners Cottage still exists albeit in a heavily extended form, and the base of the original Orangery building remains with its partially intact brick 'spine' wall. The site would originally have been linked to the adjacent red sandstone stables building on Church Road known as Knolle Park Mews, now converted in to apartments - this is now in separate ownership.

With the exception of the removal of the walled garden, the original landscape is still largely intact. The mature trees are largely in good condition, although the low vegetation is in poor condition and has become overgrown through a number of years of poor management. The main house is set into a landscape 'bowl', with a sweeping driveway leading at first away from the house through mature vegetation, before turning to 'reveal' the house which is framed by the landscape bowl. The walled garden has mostly been lost through the creation of Taylor and Nugent House in the 1970's, although the western wall is still largely intact and the adjacent 'Cedarwood' house is built into and on top of this wall.

The original access to Knolle Park was at the junction of Beaconsfield and Church Road and is marked by the lodge and entrance gates. The main access to the site is now through a recently created entrance (it is not shown on the 1993 Ordnance Survey map) approximately in the centre of the site's boundary along Beaconsfield Road; there are secondary accesses further west on Beaconsfield Road (created in the 1960s or 1970s) and on Church Road.

The site is surrounded by high red sandstone walls characteristic of the area, and these are largely intact and in good condition, with the exception of 1970's alterations to create new entrances along Beaconsfield Road. Beaconsfield Road is a busy thoroughfare, and suffers from traffic jams due to heavy school traffic, and coaches and taxis visiting the nearby Strawberry Field gates on the Beatles tour. Church Road is less busy than Beaconsfield Road. The roundabout at the junction of Church Road and Beaconsfield is a fast and busy roundabout and it is not considered appropriate to try to re-open the original gates.

Overall the site retains it's unique, original 'parkland' setting and we feel that this characteristic is key to the development of the site.



Aerial view showing the site outlined red



A Garages



B Taylor & Nugent House



C Driveway (covered in vegetation)



D Driveway



E Rear of Knolle House



F Knolle House entrance hall



G Knolle House and German Wing

2.0 Assessment

2.1.3 Building Descriptions (also refer to Heritage Report by Woodhall Planning for additional information)

Knolle House (grade II listed)

The main house consists of a three storey stucco villa block, with a lower two storey block at right angles to the north east. The principal elevation of the main house has six bays. The central two bays break forward and at ground floor level have a projecting, five-bay porch with Corinthian columns. The garden (rear) elevation has seven bays with giant pilasters. The secondary wing at the north-east end of the main block is largely two-storeys in height, plus basement, Whilst minor alterations to the exterior have taken place in both 19th and 20th centuries, the house exterior is considered to be largely original.

German Wing

The German Wing that is attached to the south-west end of the main block of the house dates from the early twentieth century. It has external walls of brick and a utilitarian appearance. It is considered that, although it is part of the later history and development of the site, the German Wing detracts from the significance of Knolle Park.

Greek Lodge gatehouse (grade II listed)

This is a small lodge building at the west of the entrance, designed in the Greek Revival style with a Doric portico at its east end. It has rendered walls and a shallow-pitched roof finished with slates. The external shell of the lodge remains largely intact, although there appear to have been some alterations and extensions at its west (rear) end.

Main Gates (grade II listed)

Gate piers and flanking railings running for approximately 31.5 m. Stone octagonal panelled piers with caps. Central paired gates and flanking single gates; similar iron railings to low curved stone wall.

Taylor and Nugent House

Taylor House and Nugent House form a single L-shaped building in the north-west corner of the site. Their design is typical of the late 1960s or early 1970s, with utilitarian dark brown-brick external walls, simple tiled roofs, and lackluster UPVC fenestration patterns. Although they are part of the later history and development of the site, it is considered that they detract from the significance of Knolle Park.

Nursery Building

This is a two storey, flat roofed, 1960's building constructed in buff/brown brick with storey height banding and vertical fenestration. The building is utilitarian in appearance and in a poor state of repair. It's location directly obstructs views to and from the garden elevation of the main house and is, therefore, also considered to detract from the significance of Knoll Park.

Gardeners Cottage

The gardeners cottage is a single storey cottage in stucco, with a shallow pitched slate roof. The cottage would originally have been flanked by the high walls of the walled garden, now largely demolished. The cottage originally appears to have been L-shaped in plan, and has had a series of extensions in both 19th and 20th centuries resulting in a much enlarged footprint. All of the doors and windows of the cottage have been altered and, as a result, none of the elevations retain their original appearance.

Base of Orangery

Originally there was a glasshouse or conservatory backing onto the surviving curved brick wall. This structure was in full view from the main (north-west) elevation of the house and must, therefore, have been a key feature in the design of the gardens. Only the base of this structure survives, although there is a small lean-to structure on the north side of the additional wall that may have housed ancillary functions related to the glasshouse/conservatory.

Garages adjacent to Knolle House

These are two very basic masonry structures constructed in the 1970's, and used as garages. They are considered to detract from the significance of Knolle Park.



Aerial view showing the site outlined red



H Greek Lodge gatehouse



J Mature Landscape



K Grotto adjacent to main house



L base of Orangery



M Main Gates



N Gardeners Cottage



P adjacent field

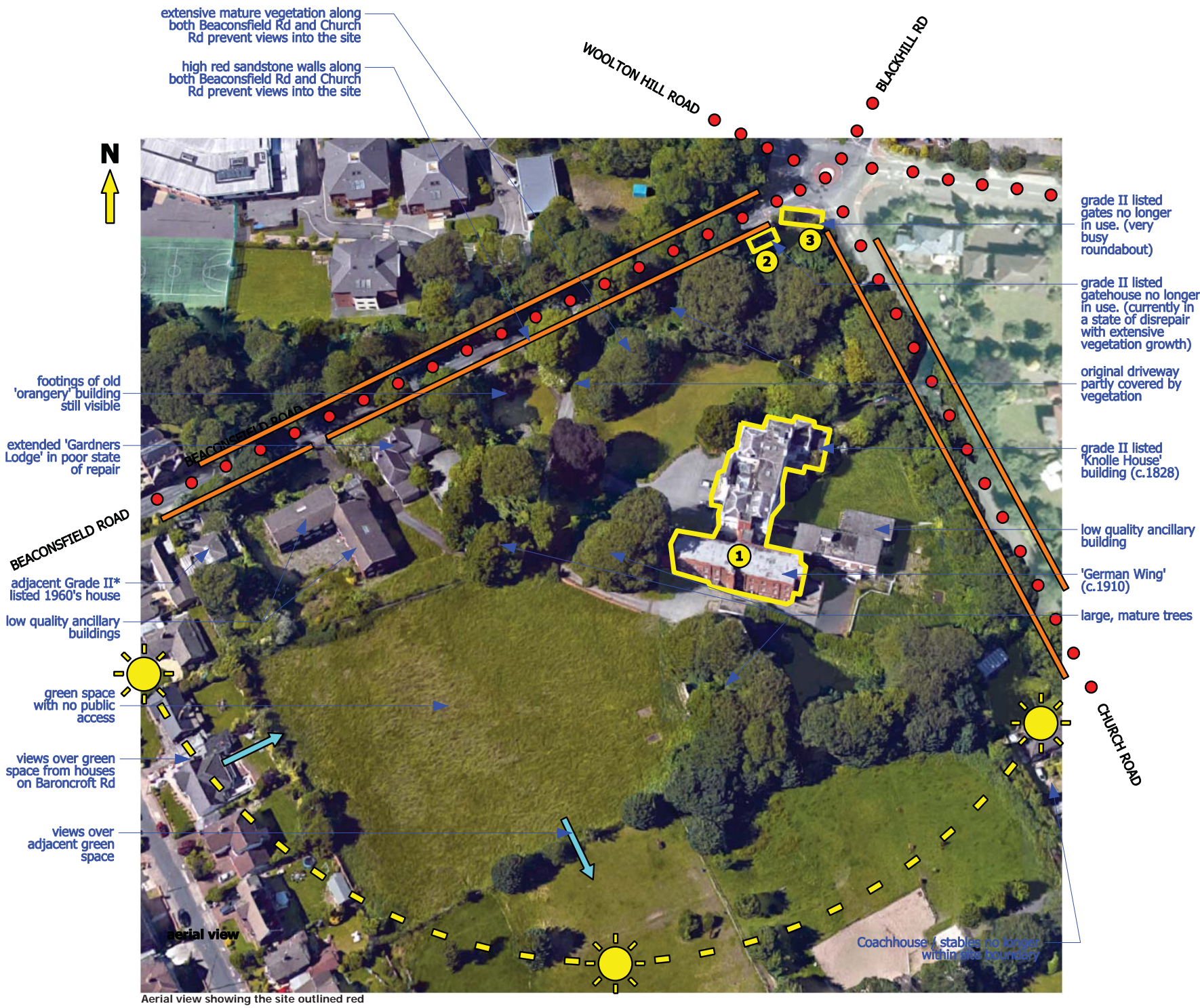


R Nursery building

2.0 Assessment

2.1.4 Roads adjacent to the site

Beaconsfield Road and Church Road run to the North and East of the site. Both roads are characterised by high red sandstone walls and mature tree planting behind the walls, which serve to restrict views into the site from both roads. There are glimpse views into the site through the vehicle and pedestrian entrances, but no clear views across the site due to dense tree planting within the site. There are views into the site from the rear of the houses on Beaconsfield Road.



Beaconsfield Rd street scene showing high red sandstone walls



Church Rd street scene showing high red sandstone walls



Street scene from the roundabout at the junction of Beaconsfield Rd and Church Rd, with the listed gates in the foreground

2.0 Assessment

2.1.5 Site History

A Heritage Consultant has been appointed for the project (Andrew Brown of Woodhall Planning) and his Heritage Statement is submitted alongside this Design and Access statement. The Heritage Report gives a full site history, however a summary is provided below:

Early 19th Century:

At the beginning of the nineteenth century, as the city grew in both prosperity and size, Woolton and the adjacent area of Allerton became popular locations for the wealthy to construct country villas, away from the pollution and bustle of the city but within easy access to their businesses. The number, size and opulence of these houses led to the following comment in a BBC programme:

About the whole area it has been said that this part of South Liverpool in Victorian times was the greatest example of conspicuous wealth in Britain, if not the world, which is a great accolade. And even now you can still get a feel of the reflection of that wealth that was generated in the city.

A number of these houses can be seen in the 1849 and 1893 maps left - Beaconsfield, of which only the gatehouse remains, Stoneleigh, now demolished, Knoll Park, and Woolton Hill House, now demolished. Further down Beaconsfield Road were a number of other similar grand houses including Newstead and Strawberry Fields.

1828

It is unclear as to the exact date of construction and who built the original house, however it seems possible that the three storey villa known as 'Knolle House' or 'Knolle Park' was built in 1828-1829 by Thomas Foster, whose brother John Foster Jnr, was the leading exponent of the Greek Revival style of architecture in Liverpool. The extent of Foster Jnr's involvement in the design of the house is not known but the small entrance lodge is Doric in style "a miniature temple" and seems likely to be his work. The alternative possibility is that the house was built for Henry William Ross (which might explain some its Italianate features) but was acquired by Thomas Foster during or soon after its construction.

1848

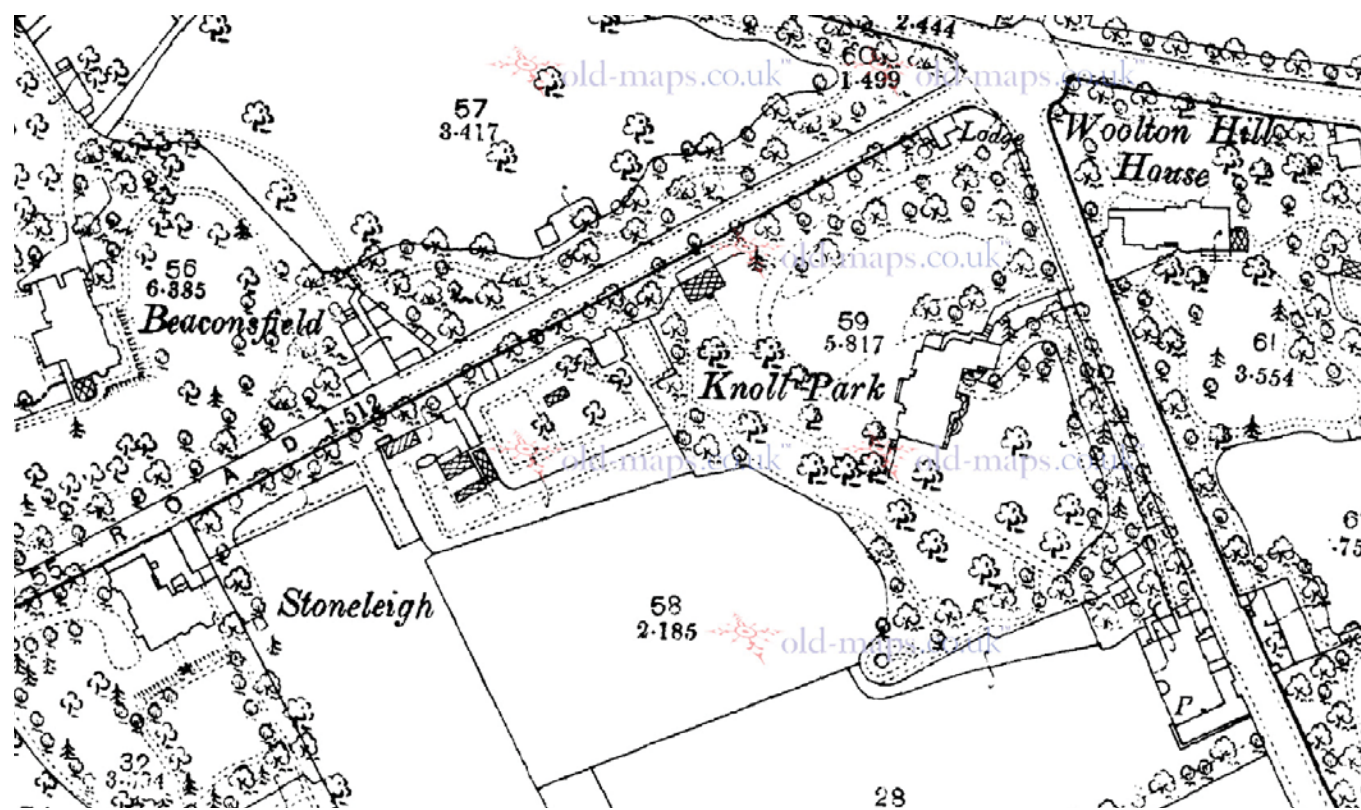
Thomas Foster died in 1836 and in 1848 Sarah Foster is identified as the owner of Knolle Park, which is described as consisting of house, outbuildings, gardens, pleasure gardens, lawn and meadow. The maps of that period also show an octagonal summer house to the south-west of the house, presumably sited to take advantage of the views to the west.

1850's - 1900's

John Stock acquired the property in the mid-1850s. His eldest son, John Henry Stock, was the member of parliament for Walton between 1892 and 1906. Minor alterations and extensions were undertaken over the years, possibly to suit the Stock family or later owners. At the end of the nineteenth century and during the early years of the twentieth century Knolle Park had a series of owners: Samuel Sanday, a W. Cunningham, and Colonel Thomas Myles Sandys.



1849 Map



1893 Map

2.0 Assessment

1900's

Knolle Park was acquired by Archbishop Whiteside in the first decade of the twentieth century and initially a Roman Catholic Order of German nuns operated it as a children's home. They adapted the house, creating a chapel on the ground floor, and constructed a major addition to the south-west of the main house (known as the German Wing). This addition was completed in 1910. On the outbreak of war in 1914 the German sisters returned home and were replaced by The Poor Servants of the Mother of God (a Roman Catholic Order founded in 1872).

1960's -1970's

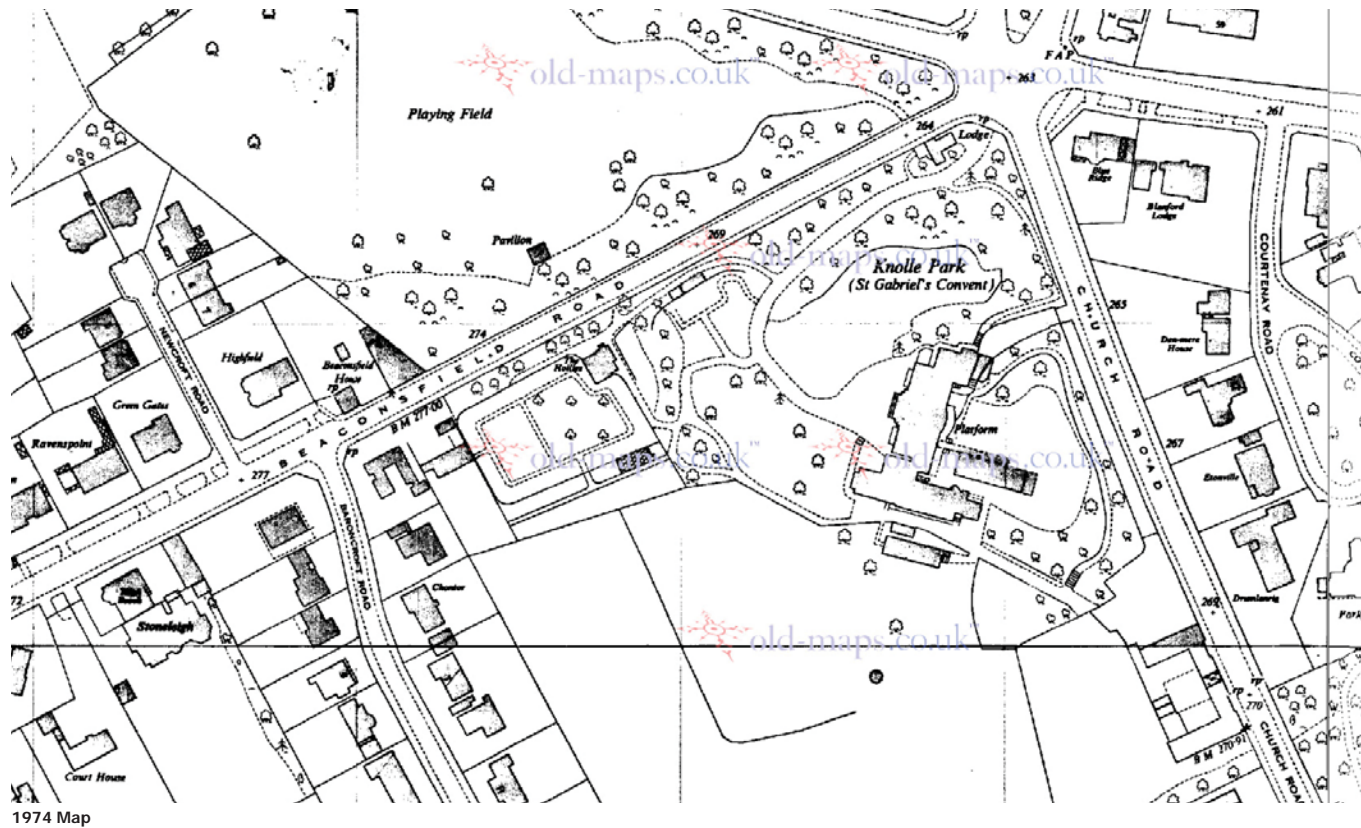
In the 1960s and/or 1970s a number of other buildings were constructed, including the 'nursery building' to the south-east of the house and two residential blocks, Taylor House and Nugent House, replacing the walled garden at the north-east section of the site, although these are not present on the 1974 OS map. During the same period various sections of the grounds of Knolle Park were sold for other developments: To the south of the site, there are the former stables of Knolle Park that have been converted into a number of dwellings. To the west there is the housing along Baroncroft Road that was developed in the second half of the twentieth century on land that appears to have formerly been part of the grounds of Stoneleigh and Knolle Park. To the north-west of the site there is Cedarwood that was built on part of the grounds of Knolle Park - this is an outstanding house of the 1960s that is listed Grade II*

2010

The Convent closed in the early 2010's and in November 2012 planning permission was granted for the creation of a care village for the elderly (planning permission number 12F/1571). This would have involved the replacement of the German Wing with a large new block and the erection of further large buildings in the western section of the site. This planning permission has not been implemented.

2015

Our client purchased the site late 2014. There are currently 'guardians' living on site.



1974 Map



2015 Map

2.0 Assessment

2.1 Assessment

2.1.6 Status of Site

The building are unoccupied other than 'guardians' living in Knolle House and the Gardeners Cottage.

Knolle House itself is in a habitable condition, and it is considered that the lightweight partitions inserted to create smaller rooms on the upper floors during the 20th century can be relatively easily removed.

The German Wing is in a habitable condition but suffers from very awkward plan depth and room sizes.

The Nursery building is in a habitable condition

Taylor and Nugent house are both in a habitable condition although they have not been used for a number of years.

The Gardeners Cottage is in a habitable condition

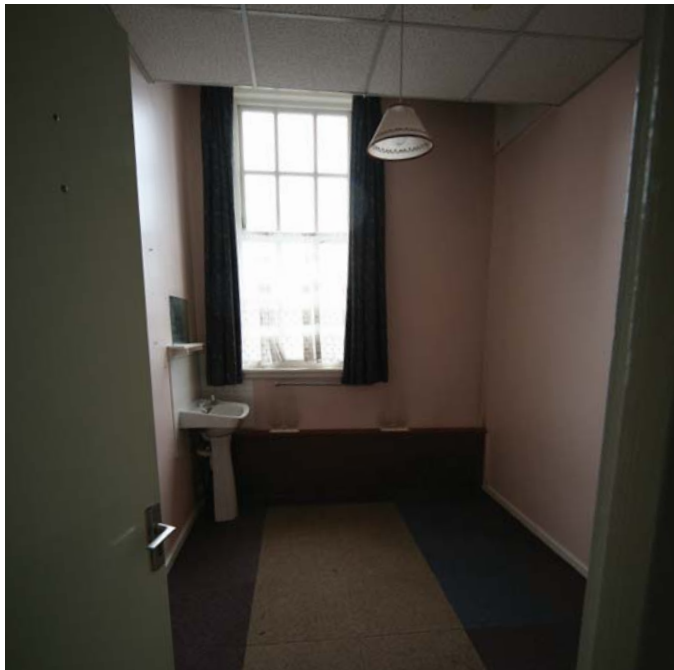
The Orangery building consists of a masonry base and brick wall, with a timber and brick lean-to shed attached at the rear. No parts are currently habitable

The Greek Lodge is in a poor state of repair and has been damaged by both fire and water ingress, as well as extensive vegetation growth. The front and side elevations and roof are relatively intact. The rear elevation and rear roof is in a state of partial collapse. Access was not possible to the interior to assess the condition as it was unsafe.

Please see the attached Landscape and Arboricultural report for more detailed status reports on the status of the existing soft landscaping including the extensive mature trees.



Typical interior room within Knolle House showing lightweight partitioning



Typical interior room within German Wing



Rear of Greek Lodge gatehouse



Lean-to at rear of Orangery

2.0 Assessment

2.1 Assessment

2.1.7 Surrounding Context

The site sits within the leafy area of Woolton, close to both Allerton and Gateacre. The surrounding context is predominantly large residential houses on large plots which have been split from, or infilled around the large villas dating from the 19th century. The figure ground plan below (with associated images, left) shows:

- a mix of street styles and layouts
- historic 'villas' in isolated plots (characteristic along Beaconsfield Rd)
- U-shaped cul-de-sacs with houses set in large plots
- houses set in linear roads
- all individually designed houses with a varying 'building line'
- the diagram shows limited repetition of house size or design

Most of the surrounding buildings are uniquely and well designed, including some outstanding examples of contemporary flat and pitched roof architecture. Most are made of well selected and quality materials, a character further enhanced by the extensive high red sandstone walls lining all main roads in the surrounding area. Woolton benefits from extensive mature tree planting which further characterises the area.



Local building typologies



Figure ground diagram (existing plan)

2.0 Assessment

2.1.7 Surrounding Context contd...

On the north side of Beaconsfield Road, opposite the site, there are now the houses of Newcroft Road and Hillcroft Road built during the first half of the twentieth century in place of the house at Beaconsfield. There is also a school complex that occupies the former parkland of Beaconsfield. No. 84 Beaconsfield Road (now known as Beaconsfield House) appears to have been an ancillary building to Beaconsfield and is listed Grade II. Beyond Woolton Hill Road there is an extensive area of twentieth-century housing. On the east side of Church Road, opposite the site, Woolton Hill House has been replaced by housing erected in the second half of the twentieth century.

To the south of the site, there are the former stables of Knolle Park that have been converted into a number of dwellings. There is also the covered reservoir on Woolton Hill, the water tower of which is listed Grade II. To the west there is the housing along Baroncroft Road that was developed in the second half of the twentieth century on land that appears to have formerly been part of the grounds of Stoneleigh and Knolle Park. To the north-west of the site (on the south side of Beaconsfield Road) there is Cedarwood that was built on part of the grounds of Knolle Park; this is an outstanding house of the 1960s that is listed Grade II*.

Listed Buildings

The following listed buildings or structures exist on, or close to the site. Please refer to the Heritage Statement (para 2.09 onwards) for a more detailed description and analysis of each building.

1 Beaconsfield House
Historic England # 1205407
Grade II listed Coachouse

2 Cedarwood
Historic England # 1391948
Grade II* listed Detached modernist house. Modular Planning. Association with national house building competition.

3 Lodge to Knolle Park c.1840
Historic England # 1280728
Greek lodge gatehouse

4 Entrance to Knolle Park c.1840
Historic England # 1068367
4 Gate piers and flanking railings running for approximately 31.5 m

5 Knolle Park (St Gabriels Convent) c.1840
Historic England # 1356262
2 Storey House with top entablature

6 Knolle Park Mews 1828
Historic England # 1356303
Former Stables building to Knolle Park

7 Water Tower c.1900
Historic England # 1072943
Water Tower (adj. former reservoir)



Current map showing location of listed buildings



2.1.8 Social and Economic Site Assessment

The site has good access to public transport, with regular bus services operating along Church Road.

Local schools in the immediate area include Palmerston School and Abbots Lea School on Beaconsfield Road, and Woolton High School on Woolton Hill Road

The development is in proximity to local shopping facilities, with Tesco, Morrisons and Sainsbury’s supermarkets all within half a mile, and local retail hubs on Allerton Road and Acrefield Road.

The proposed housing mix is generated as a careful response to the established residential market in the area and an analysis of the anticipated demand and target markets. A mix of property types are proposed ranging from 2 bed apartments to 5 bed detached houses to appeal to a range of buyers.

Views and Aspirations of the Local Community

Through various community consultation events (refer to separate 'Statement of Community Involvement' report by Archetype) it is clear that there is a desire within the local community for the site to be put to active use and not fall into disrepair. During the community consultation events there were plenty of positive comments regarding the proposed use of the site for low density, ‘parkland’ style housing, and no negative comments regarding the proposed use. Refer to 2.2 for more details

Contribution of the development to the Local Economy

There are no identified negative economic effects of developing the site. The inhabitants of the proposed development will make a positive contribution to the local economy by bringing additional household expenditure to the area. During the construction phase the development will provide additional employment opportunities.



Community consultation leaflet



Community consultation event at Woolton Social Club

2.2 Involvement

2.2.1 Local Community

Please refer to separate 'Statement of Community Involvement' report by Archetype. A brief summary of the report is presented below:

St Gabriel's Liverpool Ltd and their design and planning team conducted a thorough programme of engagement with local stakeholders and residents. The purpose of the exercise was to provide local people, community groups and organisations with specific expertise / interest in planning and heritage to comment on the proposed development prior to submission of planning.

The engagements methods and media utilised included:

- Proactive e-mailing to civic and conservation interests
- Face to face meetings with key stakeholders
- Early proactive dialogue with local elected representatives
- Presentations to key design and heritage organisations
- Eight page consultation brochure distributed to local homes and key public buildings, cafes and community meeting spaces in the Woolton area
- Staffed Public Exhibition

Key stakeholders meetings and responses:

14th September 2015	Woolton Society - positive written feedback
9th October 2015 -	Meeting on site with 2 local councillors on site - positive verbal feedback
10th October 2015	Leaflet delivered to 400+ homes surrounding the site
13th October 2015	Exhibition event at the Woolton Social Club - strong support

64 people attended the exhibition, with most coming from the nearest residential areas on Church Rd, Baroncroft Rd, Woolton Hill Rd and Beaconsfield Rd, with a smaller number from areas further from the site. To summarise, the survey results and face to face comments from the exhibition the main conclusions were:

- Strong support for the balance between green space and development across the site
- Strong support for the conservation of Knolle Park House
- Support for the proposed traffic access arrangements with separate entrances for the apartments and houses
- Support for the aspiration to create Liverpool's first Passivhaus homes
- Majority support for the modern design principles of the new-build homes with a minority concerned about either design or scale of the new-build housing
- Different views from residents on Baroncroft Rd about the desirability of additional planting between their properties and the site boundary.

An additional presentation is proposed for Nov 3rd to the Merseyside Civic Society



2.2.2 Places Matter design review

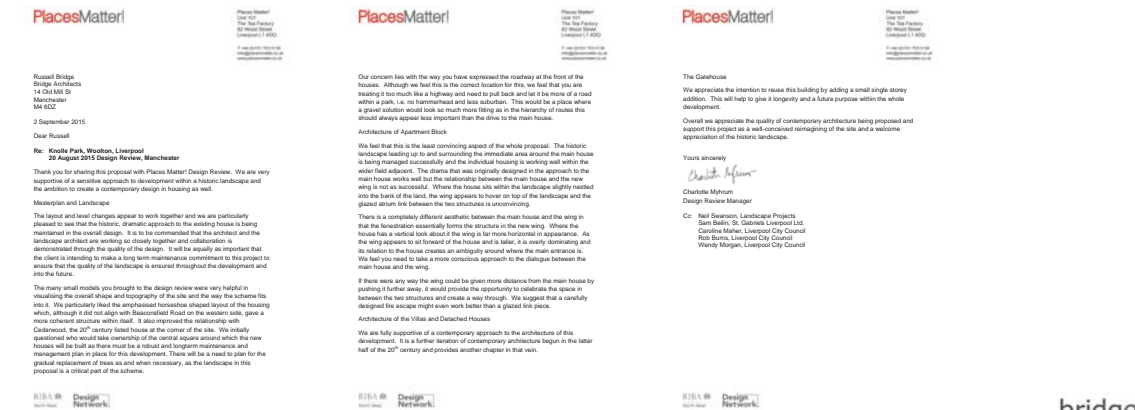
Panel: Matt Brook – chair (Architect, Broadway Malyan)
 Erin Walsh – Town Planner / Urban Designer
 Noel Farrer – Landscape Architect and president of Landscape Institute
 Sally Medlyn – Cultural planner and creative producer

The scheme was presented by Russell Bridge of Bridge Architects and Neil Swanson of Landscape Projects. The first half of the design review focus on the various early site development options – the panel were quite taken with the denser, ‘Accordia’ style options but they came round to the same conclusion as the design team - that the crescent-arrangement of houses around the new green space was a good solution that dealt with both the internal green space and the relationships to the boundaries on three sides. The discussion then moved onto the new build apartment block next to the existing house, how this sits in the landscape, and its entrance location.

- The conclusions were:
- the panel was very complimentary of the scheme as a whole, the approach taken and the presentation material, especially the site models.
 - the relationship between the existing house and the new apartment block should be explored further – the new block may be best pushed away from the existing house to create a ‘full bay’ width between the two blocks
 - there was a suggestion that the glass link might be best removed to physically separate the two buildings – but there was certainly a difference of opinion on this element
 - the entrance location to the new building should be explored further– the entrance in the glass link isn’t immediately obvious from the driveway
 - how the building sits ‘in or on the landscape’ should be explored further – the front entrance in particular is a little awkward
 - the panel thought that the houses around the green should be more dense to create a harder edge to the green space. This is contrary to the advice from LCC received at the pre-application meeting.
 - the landscaping treatment of the driveways and paths should be carefully considered so as to remove clumsy parking and turning heads as much as possible, and ensure that the main drive retains prominence over the secondary roads.

The design team agreed with the panel regarding their comments on the new apartments and the landscaping, although the team felt that the less dense approach to the housing around the central green space green works better than the denser approach suggested by Places Matter. The design team were very grateful to the panel for their insightful comments. We believe that the individual comments made, and the design review as a whole, have positively contributed to the scheme moving forwards.

Please see Appendix A for the full Places Matter report



Places Matter presentation boards showing design in progress



3D printed site contour model presented at pre-app meeting #1



Site plan with comments noted from pre-app meeting #1

2.2.3 Local Planning Department

Two pre-application meetings have taken place with Liverpool City Council on 14th and 27th July, and the comments received within the meetings have been used to inform during the design development process - see diagram left.

Key Points from Pre-App Meeting #1 (see diagram left)

- 1) Reduce the numbers of units in these two blocks possibly down to 2 No 3-unit blocks, or a more 'organic' layout
- 2) Space these 4 units out to avoid the unit pushed back into the corner
- 3) Reduce the numbers of units in these two blocks possibly down to 2 No 3-unit blocks - this will give both Cedarwood and the Orangery House more space
- 4) Reduce the size of the wings of the 'Orangery House' in order to allow some private garden space to one or both sides. Neil to produce a drawing showing a low boundary treatment to the front to allow visual connection between the front garden and the rest of the site.
- 5) Reduce the size of the Gatehouse rear extension in order to minimise its 'overbearing' aspect over the original building, and ideally reduce the number of trees lost. Demonstrate where the private garden space is for this unit
- 6) All OK
- 7) Increase the depth of the new apartment block to allow more 2 bed units, and possibly an additional penthouse.

Gardeners Cottage

Investigate an alternative site plan which retains the gardeners cottage
(Note that this exercise was completed but discounted by the team - it was felt that on overall balance the scheme was improved through removal of this element)

A-B

- Team to investigate the historic connection between the two spaces.
- Team to analyse current and historic views from the site.
- BA to produce alternative site plan reducing or removing the built form on the southern boundary to demonstrate connection between the two green spaces.
(Note that this exercise was completed but discounted by the team - it was felt that on overall balance the scheme was improved through amendments as suggested in 1) above instead)



EXISTING CONVENT BUILDING, EXTRA CARE EXTENSION & COMMUNAL ATRIUM BUILDING - VIEWED IN CONTEXT (NOT TO SCALE)

Section AA



CARE HOME & LEISURE FACILITY GROUND FLOOR LINK VIEWED FROM THE NORTH EAST - VIEWED IN CONTEXT (NOT TO SCALE)

Section BB



STREET FRONTAGE VIEWED FROM BEACONSFIELD ROAD - VIEWED IN CONTEXT (NOT TO SCALE)

Section CC



SECTIONAL ELEVATIONS VIEWED FROM THE SOUTH WEST, CARE HOME & LEISURE FACILITY - VIEWED IN CONTEXT (NOT TO SCALE)

Section DD



Approved drawings

2.2.4 Previous planning approval

LCC previously granted planning permission for a Care Home (LCC planning approval ref: 12F/1571) The details are summarised below:

Proposal:

To demolish various buildings and erect care village for the elderly comprising:- 3 storey block (E) incorporating basement element containing 60 bed care home with 17 suites for convent/staff accommodation; create communal leisure facility block (D) constructed into landscape with low level glazed lightwells and communal structure over; part 3/part 4 storey block (C) with raised central roof element containing 49 extra care apartments with associated facilities linked to St Gabriel's House; refurbishment and conversion of St Gabriel's House, block (B) to form 7 extra care apartments with associated facilities and lift extension at rear; refurbishment of St Gabriel's Lodge, block (A); refurbishment/alterations to Gardeners Cottage, block (G); erection of new orangery, block (F) in location of original orangery with potting shed at rear; reconfigured access onto Beaconsfield Road; together with associated car parking, landscaping and other ancillary works

Date approved:

30 October 2012

Approved Drawings

- Drawing Numbers PL102, PL109, LP01, PL101, PL103, PL104, PL106, PL105, PL107 Rev A, PL108 Rev B, PL110, PL111, PL112, PL113, PL114 Rev A, PL115 Rev A, PL116, PL117 Rev A, PL118 Rev A, PL119 Rev A, PL120 Rev A, PL121 Rev A, PL121 Rev A, PL123 Rev A, PL124, PL125 Rev B, PL126 Rev B, PL127, PL128, PL129, PL130, PL131 Rev A, PL132 Rev A, PL133 Rev A, PL134 Rev A prepared by KWL Architects
- TP1530/112/TCP & TP1530/1112/TPP prepared by Tim Pursery Arboricultural Consultant
- 001 Rev C prepared by AFLA Ltd





Figure ground diagram of previously approved scheme (grey represents underground development)

2.2.4 Previous planning approval (contd...)

Proposed Building Elevations:

- a St Gabriels Lodge
- b Orangery
- c Gardeners Cottage
- d Care Home
- e Leisure Facility
- f Care Home (extension to St Gabriels)

