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**DESIGN, ACCESS STATEMENT AND  
HERITAGE IMPACT STATEMENTS**

**for**

**EXTERNAL ALTERATIONS AND WINDOW REPLACEMENT**

**at**

**37a SALISBURY ROAD  
GARSTON  
LIVERPOOL  
L19 0PH**

**APPLICANT: MR & MRS YATES**

SEPTEMBER 2015

Our Ref: 0579-09

## **1.0 INTRODUCTION**

1.01 This Design, Access and Heritage Statement has been prepared on behalf of Mr & Mrs Yates in support of a Full Planning Application in a Conservation Area for External Works and Window Replacement to 37a Salisbury Road.

1.02 37a Salisbury Road is situated within Grassendale and Cressington Park Conservation Area located in the south of Liverpool. The following abstract has been taken from the Grassendale Park and Cressington Park Conservation Area Advisory Guide:

*“These two adjacent private residential parks were laid out in the early to mid-nineteenth century in the form of a tree-lined grid of roads leading to an elegant riverside promenade. Detached and semi-detached villas were set in large plots of land, and a strong design discipline was applied to boundary walls, building lines, external materials and other details of the development.”*

*Grassendale Park and Cressington Park Conservation Area Advisory Guide 2003*

1.03 There are, however, numerous modern in-fill developments within the parks which resemble the construction, materials and design found at 37a Salisbury Road.

## **2.0 DESIGN**

2.01 This application for Full Planning Permission in a Conservation Area is for minor alterations to the front driveway to enhance the hard landscaping and layout together with replacement of the single glazed timber windows to the front and side of the property, discussed in more detail in Section 6.

2.02 The proposals include:

2.03 Removal of the deteriorated eaves joinery which is of low quality and in need of extensive repair/replacement, retaining the guttering and installing new UPVC fascia and soffits.

2.04 Removal of the existing double doors which are incongruous to the context of this house within the Park and replacement with a new single front door in natural oak, with full length side glazed panel more suited to the building and enhancing the street scene.

2.05 Removal of the existing low quality and inefficient single glazed softwood windows and replacement using new Rehau Nordic Design Plus PVCu windows. This particular Rehau product mimics the timber window detailing making it an ideal and suitable replacement, furthermore it does not only match the existing

windows aesthetically but upgrades the thermal performance making the property more energy efficient.

- 2.06 Finally the Applicant proposes to alter the front driveway to improve, manoeuvrability and maintainability together with overall quality lieu of the tired hard landscaping to the front of the site.

### **3.0 ACCESS**

- 3.01 The existing site layout provides off road parking, however the current layout does not efficiently use or maximise this space. Therefore the proposals include to partially reconfigure and resurface the drive, making it more beneficial to the owners.

### **4.0 BUILDING DESCRIPTION AND AN ASSESSMENT OF SIGNIFICANCE:**

- 4.01 The property is a detached four bedroom house and understood to have been built mid-1980s. Construction generally comprises of loadbearing masonry external cavity walls with brick elevations and suspended timber upper floors with concrete ground floor slab.
- 4.02 The main roof is of duo-pitched construction weathered using interlocking concrete tiles.
- 4.03 The windows located to the front and rear of the property comprise of timber framed single glazed units.

### **5.0 PLANNING HISTORY AND PLANNING POLICY**

#### **PLANNING HISTORY:**

##### 37a Salisbury Road:

12-11/1997	97P/2422	To erect two-storey extension at side, rear and front.
10/03/1998	98P/0642	To erect conservatory at rear.
01/05/2002	02T/1231	To carry out tree works (fell 1 eucalyptus and prune 2 other trees).

#### **PLANNING POLICY:**

- 5.01 National Policy:

‘National Planning Policy Framework’, Section 12 (Conserving and Enhancing the Historic Environment) – DCLG, March 2012. And in particular:

- Paragraph 128 (Applicants to provide an assessment of the significance of the heritage asset),
- Paragraph 129 (Planning Authority to assess and identify the significance of the heritage asset),
- Paragraph 131 (Sustainability of heritage assets, positive contribution of the asset, positive contribution of development),
- Paragraph 132 (Avoiding harm or loss to heritage assets),
- Paragraph 133 (Consent to be refused where substantial harm or loss may occur, unless there are substantial public benefits that outweigh the harm or loss),
- Paragraph 134 (where harm is less, then then this is to be weighed against the public benefits),

#### 5.02 Local Policy:

‘Liverpool Unitary Development Plan’, November 2002. In particular:

- HD7: Conservation Areas
- HD8: Preservation and Enhancement of Conservation Areas
- HD11: New Development in Conservation Areas

#### 5.03 Grassendale Park and Cressington Park Conservation Area

##### - 12 Windows

There are a variety of original window styles in the area. These original windows should be retained and renovated where necessary. Replacement of all or part of any window should match the original design and materials. UPVC is not acceptable in historic properties as it does not sufficiently replicate the proportions and details of original timber windows. If additional windows are essential for internal planning reasons these will only be acceptable on non-prominent elevations and their design and materials should match the proportion and character of original windows elsewhere on the building. For more details a window advisory leaflet from the Planning Service.

Note: This property is not considered ‘historic’ as defined in this paragraph.

##### - 16 Front Doors

Original panelled doors should be retained if possible. Replacement doors should replicate the original design. Original door furniture should be retained but if this is not possible appropriate replacements will be considered. Any existing fanlights should be retained.

Note: The panel doors are 20 Century and incongruous as not fitted to an original or historic property.

- 19 Driveways and Gardens

Creating additional driveway entrances to form through routes via existing driveway entrances is not acceptable nor is the widening of existing pedestrian gates for this purpose. Tarmac, natural coloured paving slabs, setts and cobbles are acceptable driveway finishes. Tree and shrub planting should take place where possible to soften hard surfaces. Covering large areas of front garden with concrete or asphalt to inhibit garden maintenance is not acceptable.

Note: The proposals seek to formalise that existing to a high standard.

**6.0 PROPOSED DEVELOPMENT AND MITIGATION OF IMPACT:**

- 6.01 This application is for a grant of Planning Permission for the original softwood windows to the front and side of the property to be replaced with PVCu double glazed windows and external landscaping works to the front driveway.

**Layout**

- 6.02 There are no proposals to alter/amend the internal layout of the property therefore the existing layout and fenestration will remain the same.

**External Works**

- 6.03 It is proposed that the front driveway is altered to enhance its layout by creating a defined radius to the poorly formed left hand edge which can be seen from the attached existing and proposed plans. This will also permit the opportunity to enhance the visual amenity of the site by replacing the poor quality concrete hardstanding with a high quality mixture of Marshalls Drivesett Tegula Traditional and Autumn Original Block Paving (see attached product sheet) with Marshalls Traditional Tegula Edging Kerbs.

- 6.04 The proposals include to replace the defective and poor quality eaves joinery in 16mm Black uPVC Square Fascias and 9mm White uPVC Soffit Board by Swish Building Products to the whole of the property retaining the existing guttering and associated downpipes.

**Replacement of Windows**

- 6.05 Rehau Nordic Design Plus PVCu windows have been chosen to replace the original single glazed softwood casement windows due to their high quality finish and slim profile. The Nordic Design Plus PVCu casement window has a 120mm depth frame and the appearance of a solid timber window which makes it an ideal replacement in such circumstances mimicking the casement geometry and arrangement without detriment to the streetscene.

The photographs below present the existing aesthetic appearance and an example of the Nordic Design Plus windows after installation:



Rehau Nordic Windows



Existing Timber Windows at 37a Salisbury Road

#### **Replacement of Front Door**

6.06 The proposals include to replace the existing poor quality front door with a high quality horizontal boarded natural oak door. As the existing building has not been constructed to replicate any nearby Victorian or 20<sup>th</sup> Century design, this new entrance design introduces a light, modern, high quality finish as seen in the Park acknowledging this to be a modern house on a garden plot within a Conservation setting.

6.07 These alterations are considered to be of neutral impact to the significance of the local heritage assets. Indeed, there are numerous examples of PVCu replacement windows within the Park and it is confirmed that this application does in no way propose to install PVCu windows to an remove original doors from an historic property when referencing Section 12 of the Grassendale Park and Cressington Park Conservation Area Advisory Guide.

**Rowley Szilagy LLP  
Chartered Surveyors  
September 2015**



## APPENDIX A – LOCATION AND SITE PLAN

### LOCATION PLAN



SITE PLAN

