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CALDERSTONES MANSION HOUSE, CALDERSTONES PARK, L18 3JB

## **PLANNING, DESIGN AND ACCESS STATEMENT**

- (1) PLANNING APPLICATION FOR CHANGE OF USE FROM OFFICE TO EDUCATION CENTRE TOGETHER WITH OFFICE SUITES, EXHIBITION SPACE, CAFÉ, MEETING & FUNCTION ROOMS AND AN ADDITIONAL APARTMENT AND THE CONSTRUCTION OF WORKSHOP AND EXHIBITION ENCLOSURE AND NEW ACCESS RAMPS
- (2) LISTED BUILDING CONSENT APPLICATION FOR INTERNAL AND EXTERNAL ALTERATIONS

on behalf of



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## Document Control

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# 1 Introduction

- 1.1 Legislation requires that all Listed Building Consent applications should be accompanied by a Design and Access Statement (DAS).
- 1.2 A DAS should be short report providing a framework for applicants to explain how a proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.
- 1.3 The level of detail in a DAS should be proportionate to the complexity of the application.

## 2 The Property

- 2.1 Calderstones Mansion House is a Grade II listed building. It was listed in 1975. The list description is as follows:

14.3.75 G.V. II.

House. 1828. Stone with slate roof. 2 storeys, 10 bays. 1<sup>st</sup> bay projects, as do last 5 bays, which form symmetrical composition around recessed central bay. Band over ground floor; 2<sup>nd</sup> to 5<sup>th</sup> bays have 1<sup>st</sup> floor sill band; top frieze, cornice and blocking course. Windows are sashed with glazing bars, those to ground floor of symmetrical composition have architraves, friezes and cornice. Entrance has tetrastyle Doric portico, window above has architrave. Right return of 5 bays with 3-bay bow. Rear has C20 extension for stage to open-air theatre.

Listing NGR: SJ4062487551

- 2.2 The Mansion House is the centrepiece in a historic parkland environment (Calderstones Park). It is the principal building in a group. To the north west of the Mansion House is the former coachhouse, stables and barn. These buildings benefit from separate planning permissions for conversion to other uses as follows:

**The Barn and Stables:** Listed building consent to make external and internal alterations including new doors and windows in connection with the change of use of a former depot and office to educational and activity centre with ancillary retail use (reference 14L/2679 granted 22.01.15).

**The Barn and Stables:** Planning permission to make external and internal alterations including new doors and windows in connection with the change of use of a former depot and office to educational and activity centre with ancillary retail use (reference 14L/2013 granted 21.10.14).

**The Coachhouse:** Listed building consent to carry out internal and external alterations in connection with the conversion of the coachhouse into guest accommodation and holiday cottage (reference 14L/2031 granted 21.10.14).

**The Coachhouse:** Planning permission for 19 hotel/guest rooms, create on holiday cottage, carry out internal and external alterations and reconfigure external areas (reference 14F/2029 granted 21.10.14).



**Calderstones Mansion House**

### 3 The Proposal

- 3.1 The proposed use and operational development at the Mansion House are complementary to the new set of activities recently approved for the nearby coachhouse and barn/stables (see Chapter 2 of this Statement).
- 3.2 The development overall will facilitate the ambition of The Reader Organisation to create a 'World-renowned centre for reading'.
- 3.3 The changes at the Mansion House include new uses for the building together with physical alterations. In brief these include:

#### **Change of Use (Plan references: 1165/711, 1165/712 and 1165/713)**

- 3.4 The transformation from the lawful primary use as an office or administration complex to an educational centre alongside office suites, exhibition space, café, meeting and function rooms and an additional apartment.

#### **Operational Development**

- 3.5 These changes can be grouped into new ancillary buildings, external works, works to exterior of building, internal works and partial demolition.

##### **(1) New ancillary buildings (Plan references: 1165/714, 1165/716 and 1165/718)**

There are two new buildings. In the west courtyard is a workshop with reclaimed brick external walls, vertically boarded timber doors and profiled metal sheet roof. In the east courtyard it is proposed to construct an exhibition enclosure which is fully glazed and supported by a steel frame.

##### **(2) External works (Plan references: 1165/711, 1165/714 and 1165/718)**

The major external works include the formation of ramps and steps along the south elevation and new paving to the east courtyard and to the front of the Mansion House.

##### **(3) Works to exterior of the building (Plan references: 1165/714, 1165/715, 1165/716 and 1165/717)**

The works to the exterior of the building include repairs to render and brickwork, repairs /new windows, roof repairs and repairs / new rainwater goods.

(4) **Internal works and partial demolition (Plan reference: 1165/718, 1165/719 and 1165-720)**

The internal works include new sections of partition wall, works to accommodate new lifts to all floors and alterations to facilitate the provision of catering and toilet facilities. There is also minor demolition of structures in the west courtyard, and structures and fittings within the building and the removal of a reasonably modern toilet block to give access to the east courtyard.

## **4 Planning Policy**

- 4.1 The National Planning Policy Framework (March 2012) puts policies in place to ensure that the significance of designated heritage assets is taken into consideration in the assessment of development proposals. Where proposals would lead to substantial harm to the significance of a designated heritage asset consent should be refused unless it achieves substantial public benefits that outweigh the harm.
- 4.2 Liverpool UDP Policy HD4 'Alterations to Listed Buildings' seeks to protect the architectural and historic character of the listed buildings.
- 4.3 The site is located within Calderstones Park which is designated as greenspace in the Liverpool UDP. Policy OE11 'Protection of Greenspace' seeks to protect the recreational, visual amenity and nature conservation value of greenspace.

## **5 Design**

### **Use**

- 5.1 The new use will create an educational facility of international repute. Alongside this principal use there are office suites to be made available to outside organisations together with exhibition and conference space and meeting rooms. The alterations also include the creation of an additional apartment (there will be two apartments in total).

## Amount

- 5.2 To accommodate the new use there will be a change in the balance of activities around the building. In broad summary the change in the main uses is as follows:

Type of Use	Existing (m <sup>2</sup> )	Proposed (m <sup>2</sup> )
1 Primary education use	0	1,177
2 Office use	1,903	389
3 Restaurant/café use	68	312
4 Public conveniences	44	20

**Note:** Areas based on net useable floor areas (excludes building structure)

## Layout

- 5.3 There are minor adjustments to the internal layout associated with a reorganisation in the use of space but the essential floor plan of the building remains as it is. Perhaps the most significant change in layout arrives with the demolition of the modern toilet block to allow access to the east courtyard.

## Scale

- 5.4 There is no significant change to the footprint or height of the Mansion House. The minor demolition of any note impacts on ancillary buildings which are not integral to the character or value of the heritage asset. The new build elements improve the visual quality of the two enclosed courtyards but they are reasonably minor in scale.

## Landscape Treatment

- 5.5 To accommodate the works there is limited tree removal (refer to plans 1165/721 and 1165/722). To mitigate there is new planting around the building. There will be a top covering (tar spray and chip) to existing areas of hard surface. There will also be new paving to the east courtyard and at the front of the Mansion House (Plan reference: 1165/711).

## Appearance

- 5.6 The essential character of the Mansion House will not be changed but there are reasonably minor interventions to facilitate the range of new uses or to replace/demolish ill-considered past alterations.

- 5.7 The notable change in appearance at the front (south) elevation will be as a consequence of the ramps and steps to accommodate access for all. These will comprise of dwarf walls with handrails. Planting is to be used to assist in integrating the ramps into the landscape at the immediate edge of the building.
- 5.8 To the rear (north east) elevation the existing metal frame glazing to the C20th stage extension will be replaced with folding sliding doors to allow the internal meeting space to be opened fully to the rear theatre garden for functions and performances.
- 5.9 In the west and east courtyards the change of appearance will be generally positive in impact. Utilitarian structures are to be demolished. The new structures will be of a scale and finish which is appropriate – the workshop will reflect the character of traditional ancillary buildings whereas the exhibition enclosure in the east courtyard will be of a lightweight, transparent form and will provide a focal point in a space which is to be transformed with new paving throughout.
- 5.10 Many of the other changes will make a positive contribution to the character of the Mansion House. These include the replacement of rendered panel with timber frame sash window, replacement timber external doors and new vertical bar railings and gates giving access to the east courtyard.

## **6 Access**

- 6.1 Access for all will be significantly improved through the use of external ramps and through the installation of new lifts to all floors.
- 6.2 Parking facilities are available at different locations in Calderstones Park. The total capacity for staff and visitors is around 215 spaces. The routes from the car parks are paved, at grade and benefit from park lighting.

## **7 Planning Assessment**

- 7.1 As a Grade II Listed Building the Mansion House has a significance as a designated heritage asset.
- 7.2 The proposed uses of the building are considered acceptable in respect of its location and the building itself.
- 7.3 The range of alterations will have some impact on the building. However, when viewed in the round, the changes will improve the appearance and character of the building as they involve replacing unsympathetic



interventions with well-considered extensions and making small changes that will, cumulatively, enhance the fabric of the Mansion House.

7.4 The proposals are not considered to materially harm the significance of the Listed Building.