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30 April 2015

**3 Meadow Oak Drive, Liverpool, L25 3SZ**  
**PP 04161005**

Dear Sirs,

We have pleasure in enclosing a Householder Application for the extension of 3 Meadow Oak Drive. This proposal is for a part 1, part 2 storey side extension, replacing the existing single storey side extension.

The following pages are a Design and Policy Statement in relation to the proposals.

Should you have any queries about the submission, or require any further information, please do not hesitate to contact this office.

Yours sincerely,

a

Sarah Harrison  
Director  
Harrison Stringfellow Architects

Harrison Stringfellow Architects Ltd  
Registered in England and Wales  
Company Number 7199752

Directors  
Sarah Harrison  
Susan Stringfellow



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**Photographs of Existing Site**



Existing South-East (front) elevation



Oblique view towards existing extension



Oblique view showing boundary wall & side extension



Oblique view showing rear elevation with side extension

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## **Design and Access Statement**

### **Site Location**

3 Meadow Oak Drive is a detached dwelling located in Woolton, Liverpool. Meadow Oak Drive itself is a cul-de-sac, predominantly made up of 1990s detached dwellings.

The dwelling was built in 1994 and has been extended once. It is orientated south-east/north-west, with a drive and garden to the front, and a split level garden to the rear. The building is 2 storeys, with an integral garage and has 4no. bedrooms. The driveway holds 1no. vehicles, as well as space for an additional vehicle in the garage.

Boundaries are a mix of dense hedging, timber fencing, and brick walls with a low-planted border and lawn to the front. The boundary to the east separates the dwelling from the road, and has a high brick wall with timber fencing which steps down with the slope of the road. The boundary to the south is a high timber fence with a dense hedging over 3m in height.

### **Brief**

Our client wishes to create an annex to their house as they are expecting a child, and wish to provide separate accommodation from their parents who also currently live in the property.

Care has been taken at the outset to identify limiters on the site in line with SPG1, especially in relation to the corner plot. The estate comprises of detached dwellings, several of which have been extended, or have permission to be extended. The property currently has a small side extension, which would be demolished as part of the proposals. There is an existing level change of 600mm between the original house and the existing extension internal floor levels and the back garden also has split-levels. It was felt, when building the existing extension, that lowering the internal floor level would reduce the impact of the building from the street and respects the sloped topography of Meadow Oak Drive.

Our client wishes to use the existing levels to create a separation between the main house and the new extension and requires the separate entrances. The proposed first floor lines through with the existing internal first floor levels to enable an easy 'knock through' to form one house in the future.

### **Proposals**

Following an extensive feasibility stage, which explored massing and roof options as well as internal layouts, and subsequent pre-application with LCC, the proposals are as follows:

- 2-storey side extension extending from gable wall and matching in both in materiality & form.
- Single storey extension with flat roof wrapping around the 2-storey element and extending to the rear.

## **Planning Policy Statement**

In line with the SPG House Extensions, the following principles have been considered to ensure the attractiveness and appropriateness of the proposals:

### **Good Design**

- Materials have been selected that are sympathetic to the existing building, with matching brick for the 2 storey element. The form has been extruded from the gable wall, set back from the front building line, providing a seamless integration of material while at the same time being subordinate in positioning. White render is used to identify the new single storey element, which wraps around the building, and provide a crisper contemporary aesthetic whilst tying into colours already featuring on the existing façade.
- The roofscape is designed to be sympathetic to the existing house, with the 2-storey element

matching the ridge height of the existing rather than set lower as is common on side extensions, this we felt would be a more elegant solution visually, considering there will be a significant set back from the front elevation to retain the front gable. The single storey roof is to be flat therefore allowing the overall form to be less obtrusive.

- New windows will generally match the style of the existing house on the front and rear first floor elevations however a sequence of strip glazing & roof lights within the contemporary single storey element.

#### **Effect upon neighbours**

- The house is detached, and has only two immediate neighbours (no. 2 & no.10). No.2, which backs on to the site has been given planning permission for a similar 2-storey side extension, Planning Ref 08H/2957.
- There are no interface concerns as distances for both no.2 & no.10 have been considered and remain in excess of the permitted distances allowed (Please refer to drawing 133.03.03.01 Developable Area Diagram)
- Minimal overshadowing if any to no.10 in the evening reduced further by our efforts to retain the extension ground floor level of -600mm below the main house ground floor level.
- Following the pre-application, additional clear glazed windows were introduced to the side elevation at ground floor.

#### **Scale**

- The design accords with the in that the 2 storey side extensions does not exceed half the width of the original house and harmonises visually with the existing dwelling by being subordinate in scale.
- The depth of the proposal are of an appropriate scale in relation to the size of the existing dwelling and its extensive plot.
- Impact on the street scene is reduced due to keeping the extension ground floor at the lower level and using low ceiling heights for the wrap around single storey. The proposed flat roof means that only the parapet is read behind the boundary wall, which screens the majority of the single storey from surrounding properties.
- The choice of materials and the massing ensure that the extension remain subordinate to the original dwelling house.
- As discussed above, there is an immediate precedent of a similarly-sized extension to the neighbouring property.

#### **Boundaries and Landscaping**

- No existing trees or hedgerows are affected by the works, ensuring the high, deep planting to the southern boundary with no.2 is retained.
- Adequate garden and amenity space are retained.
- Existing parking provision alterations allow for one extra parking space which branches off from the main drive and uses existing dropped curb.

The extension of the property will allow the applicant and his parents to remain in the property long term by providing a design solution that suits their lifestyle and allows continued investment into the building. The ground floor of the annex is level throughout, with its own amenity space. Following the principals of Lifetime Homes, there is capacity for the Snug to become a bedroom if necessary, and a full-sized bathroom that could be adapted,

Any new extensions will meet or exceed current building regulations to provide a comfortable, adaptable, energy efficient home. Environmentally, socially and economically, these proposals accord with the Local Plan, which reflects the presumption in favour of sustainable development, which is at the heart of the NPPF.