

20 September 2016

Liverpool City Council
Planning
Municipal Building
Dale Street
Liverpool
L2 2DH

Dear Sir / Madam

APPLICATION FOR LISTED BUILDING CONSENT FOR WORKS TO CURTILAGE-LISTED WALL AT ALLERTON ROAD/WOOLTON ROAD, WOOLTON, LIVERPOOL

On behalf of my client, Redrow Homes Ltd, I am pleased to enclose an application for listed building consent for works to the curtilage-listed wall at Allerton Road/ Woolton Road, Liverpool. The description of development is as follows:

‘Alterations to existing curtilage listed wall to create three points of access’

The application is submitted via the planning portal (ref: PP-05477988) and comprises the following documents:

- Completed application forms and certificates
- This covering letter, which includes a Design and Access Statement
- Heritage Statement
- Location Plan (dwg ref: LOWR-02-02-LP)
- Proposed Entrance Access Plan (dwg ref: LOWR-02-02-019)
- Proposed New Site Access Allerton Road (dwg ref: LOWR-02-02-020)
- Proposed Site Access Woolton Road (New) (dwg ref: LOWR-02-01-21)
- Proposed Site Access Woolton Road (to be widened) (dwg ref: LOWR-02-02-022)
- Demolition Plan (dwg ref: LOWR-02-02-DP)
- Existing Walls (dwg ref: LOWR-02-02-EW)
- Entrance Pillar Detail (dwg ref: AP-SD0999)
- Method Statement

This covering letter provides the context and background to the proposal and includes the Design and Access Statement. A separate Heritage Statement is included with the submission.

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Application context

An outline application for 'up to 160 dwellings and open space with all matters reserved except for access' (Planning Application Ref: 160/1191) at Land at Woolton Road, Liverpool was submitted to Liverpool City Council on 16th May 2016, and is currently pending determination. The western and southern boundaries of the application site are formed by a stone boundary wall along Allerton Road and Woolton Road respectively. The Proposed Development involves the creation of three new points of access through the wall.

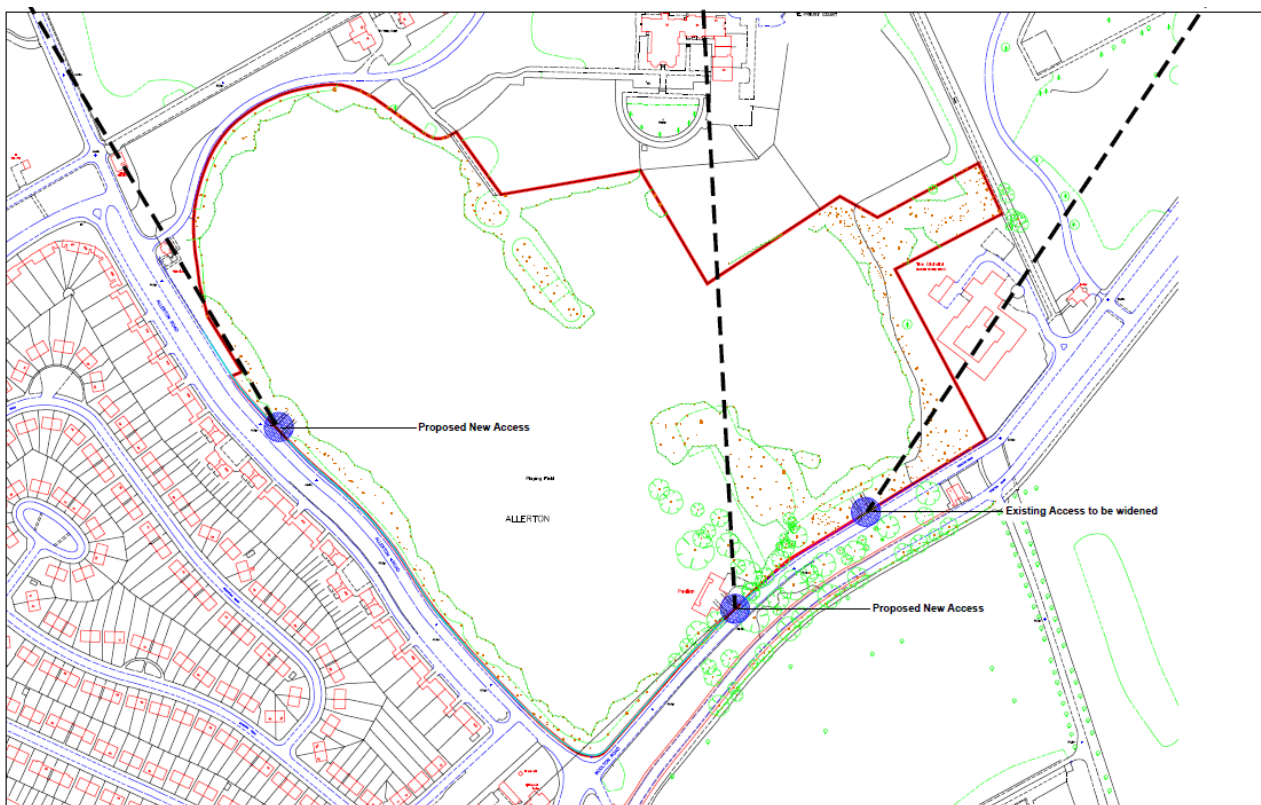
Allerton Priory is grade II* listed. During pre-application consultations relating to the outline planning application the Local Planning Authority (LPA) stated that the wall is a listed structure by virtue of being within the curtilage of Allerton Priory.

Proposed development

It is proposed to create three openings in the wall to provide two-lane vehicular access points with pedestrian footpaths. Two are new accesses and one involves the widening of an existing access.

The plan below shows the site location plan and position of the three access points.

Site location plan and points of proposed access



The first proposed access is on Allerton Road. A portion of the wall (18m wide) will be demolished and re-built with three piers and a recessed and curved form. The wall is proposed to have a horizontal brick band in a contrasting colour and will replicate the existing arrangement to the principal entrance to Allerton Priory. The proposed new pillars will be similar to those at the principal entrance to Allerton Priory.

A new access will be created to Woolton Road. A portion of the wall (15m wide) will be demolished to create a new opening. The new wall will be curved towards the access road and will terminate with two

stone piers framing the entrance. The proposed new pillars will be similar to those at the principal entrance to Allerton Priory on Allerton Road.

An existing access on Woolton Road will be altered and widened (to a full width of 15m) to create a final additional access point. The wall to the left will be stepped up to match the height to the opposite side of the access point. New stone piers will frame the access. The proposed new pillars will be similar to those at the principal entrance to Allerton Priory.

All material specifications are to be confirmed with the Local Planning Application through the use of planning conditions.

DESIGN AND ACCESS STATEMENT

The following Design and Access Statement is proportionate to the form and scale of the proposed development, and has been prepared with reference to the Planning Practice Guidance (2014).

The Site

The Application Site is located in Allerton, to the southeast of Liverpool city centre. The Application Site includes the walls to Allerton Priory which enclose the house and former grounds extending along Allerton Road to the west and Woolton Road to the south. Three points of access are proposed, one to Allerton Road and two to Woolton Road.

Proposed Development

A description of the proposed development is included above.

Use

It is proposed to form three openings through the Allerton Priory wall in order to provide points of vehicular access for a proposed residential development scheme which is pending determination. Two are new accesses and one involves the widening of an existing access point. Two lane roads are proposed with footpaths either side.

At each point the existing wall will be demolished and re-constructed in a curved form, framing the access point.

Amount and scale

The proposed works to provide access are limited in scale, and affect a limited section of the wall in three separate locations. The Allerton Road stretch of wall is approximately 515m long, and the proposed opening is 18m wide. Similarly, the Woolton Road stretch is approximately 430m long, and the proposed openings are each 15 m wide. The proportion of historic fabric affected and removed is therefore minimal when compared with the overall scale and form of the wall.

The Method Statement included with the proposal sets out that the demolition of portions of the wall will be undertaken in a sympathetic manner, with careful demolition and stonework retained for reuse. All demolition and reconstruction works will be carried out by appropriately qualified persons and will be undertaken by hand to ensure careful dismantling and minimal disturbance to the remainder of the walling.

Layout and appearance

The new openings in the wall are distanced from each other and will be viewed independently. The proposed works are limited in scale and will not have a substantial visual impact on the area. The area is characterised by existing roads and development and the new accesses will appear in this context.

The new openings will be clearly legible as modern interventions in the walls in association with the proposed housing development on the Land at Woolton Road site, but have been detailed to appear similar to the existing access, thereby ensuring that the appearance is sympathetic to the architectural character of the existing walls and existing access point on Allerton Road.

It is proposed to retain and re-use materials in the reconstruction of the wall. This ensures that the wall appears visually consistent and that the historic fabric is re-used in a sustainable manner.

Access

The proposal to create two new openings and widen an existing access will provide vehicular and pedestrian access into the proposed residential development site.

The proposal will have no impact upon the existing ability to access either Allerton Priory or the Allerton Priory Lodge.

PLANNING APPRAISAL

Planning policy and legislation context

The relevant planning policy and guidance is contained in:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The National Planning Policy Framework (2012)
- Liverpool Unitary Development Plan (UDP) Saved Policies (2007)
- Liverpool Core Strategy (2012)

The Heritage Statement provides a detailed assessment of the Proposed Development in the context of the relevant policy in Section 5. This sets out that the proposal has special regard to the desirability of preserving the building and its special architectural interest, as required by Section 16 and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed works are also consistent with the provisions of the National Planning Policy Framework. In particular, paragraph 131 which requires that local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets. The assessment describes the significance of the heritage assets affected and the contribution made by the wall to these assets, either as a curtilage listed element, or as a part of their setting. The proposal sustains the significance of the heritage assets affected as required by paragraph 132.

The works to the listed building are also considered to be in accordance with the saved policies of the Liverpool Unitary Development Plan (2007) and Liverpool Core Strategy (2012).

Conclusions

This application seeks listed building consent for minor works to provide three points of access into the Allerton Priory site.

It has been demonstrated that the application proposals accord with the relevant policies of legislation, the NPPF and development plan. The proposal constitutes minor works that will not affect the special interest or significance of the listed buildings assessed.

I trust that you have everything you require to register and validate this application. However, should you require anything further, please do not hesitate to contact me.

Yours Sincerely

A handwritten signature in cursive script, reading "Claire Easton".

Claire Easton
Planner, Heritage

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