

WINDERMERE HOUSE, LIVERPOOL L8 3SB
PLANNING & LISTED BUILDING APPLICATION
TO ERECT NEW ORANGERY TO SIDE.

DESIGN & ACCESS STATEMENT

USE & AMOUNT

Windermere House is a dwelling in single occupancy, listed Grade II and located within the boundary of the Princes Park Conservation Area.

The proposal is to erect a new single storey Orangery to the existing yard area to the side (South) of the house.

The 1891 Town Plan indicates that a substantial 'glass house' once stood in this location, though it has not been possible to locate any record of the detail and appearance of this.

LAYOUT

The proposal is to link the new Orangery to the existing dwelling by providing a new door from the rear of the Dining Room, adjacent to the existing chimney breast.

Other than the modification and re-routing of some existing waste and drainage pipes to the exterior of the South elevation (identified on the application drawings) this is the only proposed intervention to the existing fabric of the house.

A small external terrace currently exists, to the West of the proposed Orangery and the current application proposes only minor modification to this area – the removal of two dwarf walls, allowing this area to be accessed directly from the new Orangery and to combine with the main terrace to the rear (West) of the main house.

SCALE & APPEARANCE

The design has been carefully considered to ensure that development relates well to the main building. This has been achieved in the scale, massing, detail and materials of the proposed addition.

The overall height of the Orangery, whilst clearly subservient to the host building, offers a scale wholly in-keeping with it.

The string course, at first floor level, which is continuous to all existing facades, has been duplicated and further continued around the extended area, with a parapet detail above, reflective of the main roof and entrance portico.

The proportion of windows and french doors is also reflective of the existing dwelling, relating strongly to those on the rear (West) elevation.

The choice of external facing materials proposed continues this link – lime based stucco wall facings with mineral based paint finish, painted stone dressings and painted timber glazed doors and adjacent glazed panels.

The roof lantern is also of timber frame construction and is discrete in its positioning, behind the faised parapet of the Orangery roof perimeter and new rainwater goods will be cast iron, painted to match existing.

Samples of all of the proposed finishes will be submitted to Liverpool City Council, for approval prior to commencement of work.

In summary, the design of the proposed addition is subservient and not over dominant whilst at the same time wholly in keeping with and sympathetic to the host building.

Care has been taken in the preparation of the design and in the architectural vocabulary adopted and chosen palate of facing materials, to ensure that the proposed additions are compatible with and harmonize with the original building.

In terms of scale, massing and appearance, the proposed development is appropriate to its host building and setting in general, and seeks to both reflect the characteristics of local distinctiveness and preserve the character and appearance of the conservation area, in accordance with Policies HD11 and HD18 of the City of Liverpool Unitary Development Plan.

LANDSCAPING

There are no soft landscaping works envisaged within the scope of this application.

Proposed changes to hard landscaping are minimal, the linking of the two terrace areas, as described above. Any existing external hard surfaces, disturbed during construction, will be fully reinstated on completion.

ACCESS

No changes are proposed to the existing pedestrian and vehicular access to the site.

Access within the existing house will also remain unchanged.