

# **DESIGN AND ACCESS STATEMENT**

## **PROPOSED FENESTRATION CHANGES**

**AT**

**10 WAVERTREE NOOK ROAD,  
LIVERPOOL,  
L15 7LQ**

**13H**

**1893**

**ON BEHALF OF**

**MR COLIN PRICE**

**JULY 2013**

**Doc Ref: 11,231/DA**

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## **1. INTRODUCTION**

- 1.1 This planning application is submitted by Howard and Seddon Partnership on behalf of Mr Colin Price, and is seeking full planning permission and conservation area consent for the proposed fenestration changes at 10 Wavertree Nook Road, Liverpool.

## **2. THE APPLICATION**

- 2.1 This application proposes to replace the existing single glazed traditional timber sash windows at the rear and side elevations, and the modern UPVC windows at the front, with conservation area Residence 9 @ UPVC double glazed windows.
- 2.2 The proposal includes the replacement of all windows and the doors at the rear of the property.

## **3. CONTEXT**

### **Site location and description**

- 3.1 The application site is situated at 10 Wavertree Nook Road, Liverpool, L15 7LQ
- 3.2 The application site is approximately 3.5 miles from Liverpool city centre and 6 miles from Liverpool John Lennon Airport.
- 3.3 The application site is located within a residential, conservation area within Wavertree Gardens.
- 3.4 Wavertree Nook Road is accessed from Thingwall Road approximately 86m from the property and also via Beechtree and Heywood Road, the junction of which is located 0.1 miles from the property.
- 3.5 Wavertree Nook Road is a residential area.

**4. PLANNING HISTORY**

**No Planning History was available online at the time of the application.**

**5. DESIGN CONSIDERATIONS**

5.1 The proposal aims to replace the existing windows of varying materials and colours with conservation windows specifically designed to be considered for installation within conservation areas.

5.2 There will be no changes to the buildings elevations in terms of window opening sizes, wall materials and colour. The proposal aims to replace the windows 'like for like' and no new window openings will be constructed.

**Layout**

5.3 The layout will remain unchanged.

**Scale**

5.4 The scale and relationship to surroundings will remain unchanged from the existing in relationship to existing buildings and spaces.

**Landscaping**

There will be no changes to the landscaping of the site or surrounding areas.

**Appearance**

5.5 The appearance of the building will remain unchanged. The Residence 9 windows are designed to replicate the 19<sup>th</sup> century flush sash timber window. The new windows will also replicate the traditional opening mechanisms and where required dummy hinges will be installed. The proposal aims to replace the existing windows with minimal impact on the overall appearance of the building and surrounding areas.

**Access**

5.6 The alterations proposed within the application are of a cosmetic nature and therefore there are no access issues. There are currently three access points into the building, all of which will remain unchanged.

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## 6. SUMMARY & CONCLUSION

- 6.1 This planning application is submitted by Howard and Seddon Partnership on behalf of Colin Price, and is seeking full planning permission and conservation area consent for the proposed fenestration changes at 10 Wavertree Nook Road, Liverpool.
- 6.2 The proposed aims to complement the existing building and surrounding areas through the installation of a new window system designed to replicate the 19<sup>th</sup> century flush sash timber windows.
- 6.3 The proposal will improve the buildings thermal efficiency with the new windows capable of achieving a U value of 1.2W/M<sup>2</sup>K.
- 6.4 The installation of the proposed windows will make the building more secure through the inclusion of modern locking mechanisms and double glazing.

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