

DESIGN AND ACCESS STATEMENT

PROPOSED FENESTRATION CHANGES

at

133 THINGWALL ROAD

LIVERPOOL, L15 7JX



ON BEHALF OF
Mr and Mrs Ellinas

14H/0715
25/3/14

FEBRUARY 2014

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1. INTRODUCTION

This planning application is submitted by Cranleigh Design Consultants Ltd. on behalf of Mr and Mrs Ellinas, and is seeking Householder Planning Permission for the proposed fenestration changes at 133 Thingwall Road, Liverpool.

2. THE APPLICATION

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

3. CONTEXT

Site location and description

- 3.1 The application site is situated at 133 Thingwall Road, Liverpool, L15 7JX
- 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 area and Wavertree Garden Suburb Conservation Area
- 3.4 Thingwall Road is accessed from the A5058 approximately 400 metres from the property. It is situated at the junction of Thingwall Road and Wavertree Nook Road
- 3.5 Thingwall Road is a residential area.

4. PLANNING AND HISTORY

- 4.1 12H/2418 (26-09-2012) To install UPVC windows and doors throughout - REFUSED
- 4.2 11H/2190 (22-09-2011) To install UPVC windows and doors throughout - REFUSED
- 4.3 00H/0465 (07-03-2000) To retain boundary as means of enclosure - REFUSED

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 windows will be constructed.

Layout

- 5.3 The layout will remain unchanged.

Scale

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

Landscaping

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

Appearance

- 5.6 The appearance of the building will remain unchanged. The windows are designed to replicate the 19th 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

- 5.7 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.

6. SUMMARY AND CONCLUSION

- 6.1 This planning application is submitted by Cranleigh Design Consultants Ltd. on behalf of Mr and Mrs. Ellinas, and is seeking householder planning permission for the proposed fenestration changes at 133 Thingwall Road, Liverpool.
- 6.2 The proposed aim is to complement the existing building and surrounding area through the installation of a new window system designed to replicate the 19th 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 $1.2\text{W}/\text{M}^2\text{K}$.
- 6.4 The installation of the proposed windows will make the building more secure through the inclusion of modern locking mechanisms and double glazing.