

DESIGN AND ACCESS STATEMENT

PROPOSED FENESTRATION CHANGES

at

29 WAVERTREE NOOK ROAD

LIVERPOOL, L15 7LE



ON BEHALF OF
Mr RODNEY SHEPHERD

14H/0716
25/4/14

MARCH 2014

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1. INTRODUCTION

This planning application is submitted by Cranleigh Design Consultants Ltd. on behalf of Mr Rodney Shepherd, and is seeking Householder Planning Permission for the proposed fenestration changes at 29 Wavertree Nook 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 at the front, side and rear of the property.

3. CONTEXT

Site location and description

3.1 The application site is situated at 29 Wavertree Nook Road, Liverpool, L15 7LE.

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 Wavertree Nook Road is accessed from Thingwall Road approximately 0.1 miles from the property. It can also be accessed via Beechtree and Heywood Road, the junction of which is located 180 ft from the property.

3.5 Wavertree Nook Road is a residential area.

4. PLANNING AND HISTORY

- 4.1 L268459 (1986) To extend dwelling by installation of bay window - APPROVE WITH CONDITIONS
- 4.2 93P/448 (1993) To demolish existing garage and erect single storey garage - APPROVE WITH CONDITIONS
- 4.3 11H/1560 (26/08/2011) To erect UPVC conservatory to the rear with associated new pitched roof over existing outrigger and install UPVC windows throughout - REFUSED
- 4.4 12h/1667 (21/12/2012) To erect timber conservatory to the rear with associated new pitched roof over existing outrigger and install double glazed timber windows throughout - APPROVE WITH CONDITIONS

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 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 Rodney Shepherd, and is seeking householder planning permission for the proposed fenestration changes at 29 Wavertree Nook 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 $1.2W/M^2K$.
- 6.4 The installation of the proposed windows will make the building more secure through the inclusion of modern locking mechanisms and double glazing.