

**Heritage, Planning & Design Statement:
HDS01**

Application for Planning & Listed Building Consent:

21 Church Road
Woolton
Liverpool
L25 5JE

KKA Architecture
3rd January 2017

- **Introduction**

1.0 INTRODUCTION

2.0 HERITAGE ASSESSMENT

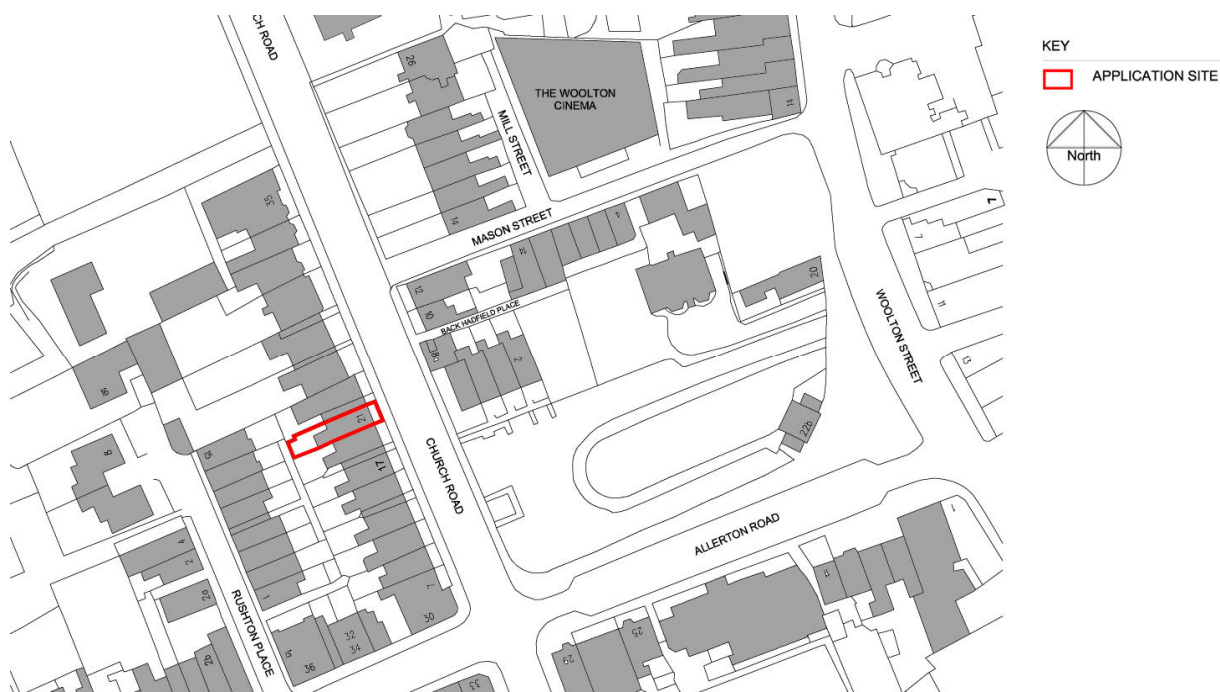
3.0 PLANNING

4.0 DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

This document has been prepared in support of an application for Full Planning Permission and Listed Building Consent to replace existing front and rear windows, undertake structural remedial and damp works, and fully refurbish the interior of 21 Church Road Woolton L25 5JE (application reference 15L/1907 and 15H/1906).

In preparation for these works the applicant has consulted with the local authority, attended site visits with both planning officers and conservation officers, and undertaken surveys from waterproofing, damp proofing and timber repair experts. KKA Architects have prepared a detailed set of drawings that match the level of information supplied at a neighbouring property (17 Church Road) for which KKA were the architect.



2.0 HERITAGE ASSESSMENT

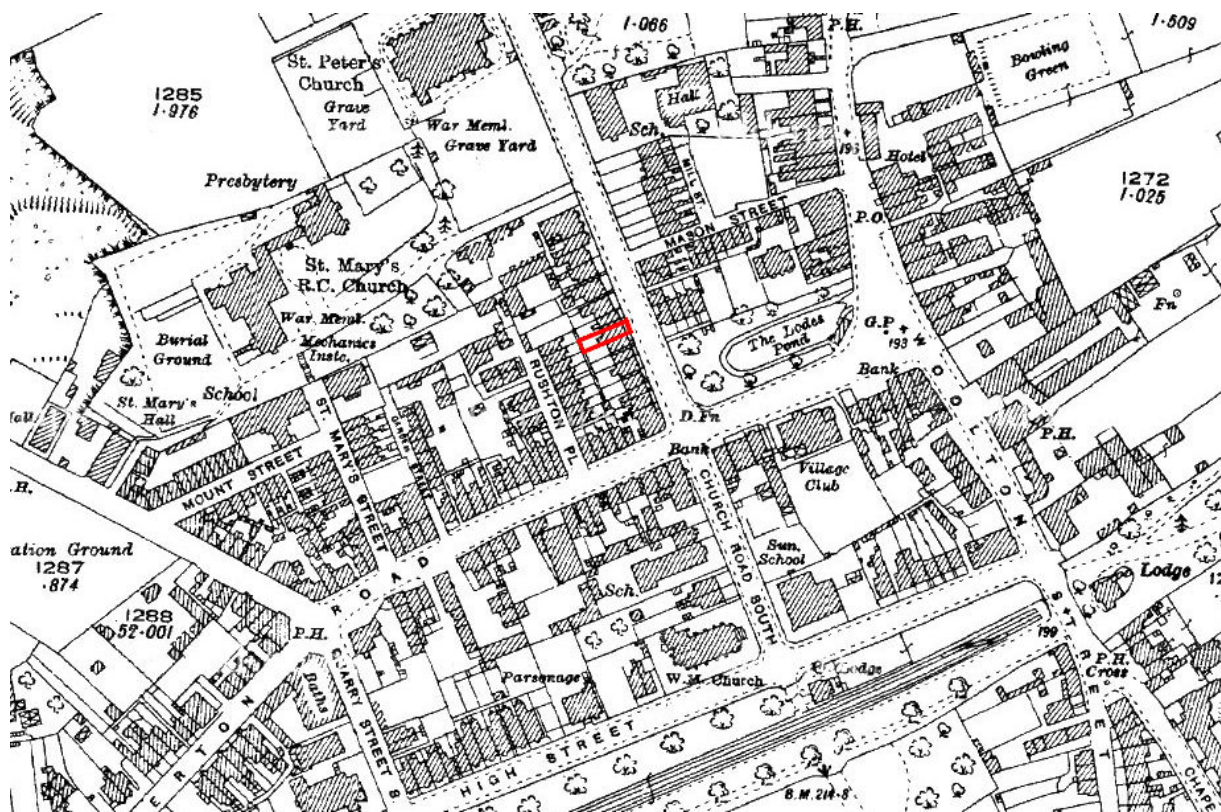
2.1 History & Context

21 Church Road is a mid-terrace property in the heart of Woolton, part of series of listed properties which overlook a central area of 'open space' formerly known as Lodes Pond. The terrace and the property are Grade II Listed and are an integral part of the Woolton Conservation Area.

Listing Entry 1356301: 21 and 23 Church Road: Grade II

Listed in 1975 (formerly listed with Nos. 7 to 35)

Mid 19th century, brick with stone dressings, slate roof, 2-storeys, one bay to no. 21, 2 bays to no.23 and blocking course. Windows have wedge lintels. Entrances have 4-panel doors and overlights. No.21 has a latticed timber porch, entry to left and small-paned casements.



Map from 1927

2.2 Internal & External Features



This 2 bed property estimated to have been constructed approximately 150 years ago adjoins properties of a similar age and construction. It is masonry built, using solid (un-insulated) brick walls with stonework to gutters, window heads and cills, and feature stonework coursing at three levels; ground floor, first floor window cill and head.

The property is arranged over a part lower ground, ground and first floors with a shallow pitched slate roof over. There is a two storey out-rigger to the rear which also has solid (un-insulated) brick walls with stonework window heads and cills and a mono-pitch slate roof over. The out-rigger contains the kitchen at ground floor and bathroom at first floor at a slightly lower level than the first floor bedrooms.

Many original external features still exist, such as the timber porch and stone dressings, but a number of changes appear to have been made by previous owners. Some windows have been replaced with more modern timber windows (particularly noticeable on the out-rigger), the original plain iron (area) railings with dog bars have been replaced with sub-standard non-replicas, stone at low level has been painted black and there are visible signs of injected dpc above the ground floor stonework, and finally pointing on the rear out-rigger has been carried out using sand cement mortar rather than lime.

The interior of the property has lost many of the original period features such as fire places, doors, architraves and some feature covings. Details are described in notes on the application drawings. Unfortunately the property has not been regularly maintained and has suffered from damp over a number of years.

The applicant undertook a building survey in March 2015 which concluded that significant repair/refurbishment work are required to safeguard the future of the property. The surveyors attributed the greatest potential threats to the structure of the building as being movement, timber corrosion and dampness and so the survey recommends the following essential work be carried out;

- I. Consult LPA/ Conservation officers with regards to historic alterations
- II. Check cracked areas of brickwork below kitchen window
- III. Carry out damp and timber treatment /remedial works
- IV. Ensure adequate fire separation to brick party wall in roof void
- V. Check gas and electric systems
- VI. Upgrade fire warning, improved ventilation and tanking to the basement
- VII. Joinery repairs during redecoration, including external windows

This application for Planning and Listed Building consent largely comprises the above restoration works, but also includes further improvements that will ensure the continued use of the property as a small family dwelling. This is all described in detail in the application drawings.

All of the above has been discussed with Conservation officers prior to this submission, see section 3.2 below. Note recently (July 2015) some roof repairs were carried out by the applicant under the guidance of the Conservation officers.

3.0 PLANNING

3.1 Planning Policy

In accordance with Government recommendations and architectural Best Practice we have undertaken a thorough review of current policy. We have measured this proposal against the following planning documents and respectfully believe that there is nothing contained within this application which conflicts with these documents and the relevant policies they contain:

- I. UDP: Chapter 7 Heritage & Design in the Build Environment
- II. PPG15: Section 3.12, 3.13, 4.21 and Annex C.
- III. LCC Window Advisory Leaflet, February 2000

Furthermore the applicant has met with several Conservation Officers on site to discuss these proposals and has subsequently discussed the project in detail during a site visit with the Planning Officer (December 2016).

3.2 Consultation

The order of consultation undertaken to date is summarised below;

- I. 31st March 2015 Building Survey
- II. 17th April 2015 Rising Damp / fungal decay / woodworm survey
- III. 5th June 2015 Site visit by Chris Griffiths to assess the property condition and historic alterations
- IV. 8th July 2015 Email from Conservation Team confirming historic alterations pre-dates the listing designation and requires no retrospective authorisation.
- V. 13th July 2015 Email from Conservation Team regarding roof repair works not requiring consent, recommendations for pointing specification
- VI. 27th July 2015 Confirmation of Roof works
- VII. 7th October 2015 Damp and timber survey
- VIII. 26th October 2015 Email from Conservation Team confirming timber treatment recommendations and suggestions to improve ventilation
- IX. 6th November 2015 Damp and timber survey, confirmed by Conservation as repair work, not requiring consent
- X. 23rd May 2016 Basement structure survey
- XI. December 2016 Planning Officer site visit

3.3 Scope of Works

Taking into consideration the consultation process and investigations by professional experts and surveyors, the scope of the work covered under this application are as follows;

Basement

1. Install new treads and risers over the basement stair case, install new handrail on one side.
2. Treat / repair wet rot to the timber joists connected to the front façade
3. Break out new (not original) concrete slab and reduce levels (by approximately 430mm) to improve the headroom in the basement generally. Note: original quarry tiles will be stored if found intact under the concrete slab
4. Point existing basement walls in lime based mortar where required to achieve even finish
5. Inject walls with new Damp proof course (to combat rising damp) and point with lime based mortar (injected from the inside)
6. Install new floor slab, new tanking and insulation, new wall and floor finish (principle of new finishes / new dry lining supported by Conservation)
7. New heating to be provided with new radiators (wet system)
8. Relocate incoming electric meter, install new electrical sockets and lighting throughout
9. Widen original opening in larder wall and install a new door for storage from the main room
10. Reinstate door to larder from the stair, larder to be used to store washer dryer and requires new drainage leading to the perimeter wall
11. Replace basement window to approved design (to improve ventilation standards)

Entrance Hallway

12. Replace existing (not original) floor covering and install continuous oak flooring which is consistent and level with the lounge and morning room.

Morning room

13. Treat floor joists against wood boring insects
14. Remove new (not original) skirting boards for treatment and re-instate after
15. Install new air bricks on external wall below the floor in the void to improve ventilation
16. New oak floor finish to be level with the lounge and hall/ Install new electrical sockets throughout

Lounge

17. Remove mock Victorian fire place and use original hearth (subject to gas engineer), replace with traditional fire place surround and free standing Georgian grate
18. Remove dividing wall in a sensitive manner to retain the alcoves and continue picture rail through from the living room to the dining room
19. Replace modern (not original) skirting with more appropriate traditional design
20. New oak floor finish to be level with the morning room / Install new electrical sockets throughout

Kitchen

21. Replace modern window with traditional sliding sash window to approved design
22. Replace flooring with new tiling and replace extractor hood

Bathroom

23. Remove plasterboard (boxing out) around the former chimney piers either side of the sink (original chimney stack previously removed from the roof)
24. Replace modern window with traditional sliding sash to approved design
25. Strip out sanitary ware and install with new/ install new wall and floor finishes

Landing

26. Widen loft access hatch for suitable (safe) hatch with fold down ladder
27. Fit new lighting and sockets

Front Bedroom

28. Plaster over artex ceiling pattern for level surface, paint finish
29. Replace electrical sockets

Rear Bedroom

30. Replace electrical sockets and re-decorate

Externals

31. New cast iron rainwater goods
32. New railings to match original design
33. Install new free standing bin enclosure in front garden

2.0 DESIGN AND ACCESS STATEMENT

2.1 Use

We believe the property was designed and built as 'worker' housing to support the local quarry. The property continues to be used as a dwelling / house and the applicant wishes to carry out refurbishment sympathetic to the future use of the property as a small family dwelling.

2.2 Amount

We propose a repair and refurbishment of the existing dwelling which is around 100m² over 3 storeys. The internal floor area will remain unchanged.

2.3 Layout

The overall layout of the house will not change but the applicant proposes to provide better connection between the main ground floor rooms by creating an opening in the wall between them. The general arrangement inside the bathroom will be amended to improve circulation and comfort, and the basement will be improved by increasing headroom and accessing unusable space.

2.4 Scale

The height of the building will remain unchanged but the works to the basement will drastically improve the use and enjoyment of the space. Internal renovation works to the ground floor will be treated with due consideration and the new wall opening will maintain the scale and proportions of the original rooms.

2.5 Appearance

Original features are all retained and extensive refurbishment internally will assist in reinforcing the original character and aesthetic. Replacement white painted sliding sash timber windows will be exact replicas of the original house, and new black external water goods will be traditional in appearance.

2.6 Access

The proposed works do not alter the current access arrangements. The house has no garage / driveway as such there is no vehicle access – however there is on street non-designated car parking on Church Street. Again the proposed works do not alter this current arrangement.

2.7 Landscaping

The proposed works to the dwelling do not involve the removal of any existing trees but some low level shrubs will be removed in the front garden to provide an area for bin storage. The paved rear yard will remain unchanged.