

Woodleigh Lodge

High Street, Woolton, Liverpool L25 7TD

Design & Access Statement

April 2016



ArchiTech Ltd.

architecture • contracts • construction

建筑师



Contents



Proposed Development

The proposal is for the alteration and extension to a Grade II listed building, Woodleigh Lodge, a former lodge cottage to Woolton Hall, to provide a single-family dwelling suited to modern spatial needs within its existing curtilage.

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Context

- ▶ As a Grade II listed building, Woodleigh Lodge lies within the Woolton Village Conservation Area, a verdant suburb with a number of fine Grade II listed buildings – Georgian terraces, Victorian municipal buildings (the library, now converted to residential building and the now closed-down swimming pool), parks and gardens.
- ▶ On High Street, properties are predominantly terraced and high-density so Woodleigh stands out, isolated in the central reservation with only a small carpark as neighbour and not directly overlooked. The buildings closest to Woodleigh Lodge is the St. James United Church Hall and the Church itself, both accessed via Church Road South.
- ▶ The Lodge enjoys an open aspect with the large park opposite. The north¹ side is well-concealed by a tall hedge; south² and east³ sides are most exposed and visible partly thanks to the ground's downward slope; views of the building from the west⁴ are partially obscured by the hedge
- ▶ 250 years ago, Woodleigh was a cottage and gatehouse to Woolton Hall, another significant listed building which today remains derelict and unoccupied, alongside the grounds of St Julie's Catholic High School.

1



2



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Context

Woodleigh Lodge originally formed part of the 400-acre estate of Woolton Hall¹, a 1704 country house belonging to the Molyneux family until it was sold in 1766 to Nicholas Ashton, High Sheriff of Lancashire. It was extensively renovated in 1772 by influential architect Robert Adam and praised as his finest construction in North England. It is now Grade 1 listed albeit unoccupied and derelict.

The original two-storey Woodleigh Lodge is thought to have been built around 1750, between Woolton Hall's founding and its 1772 renovation, at the entrance of the estate (see 1907 map²), where horse-drawn carriages would drive through the monumental gates³.

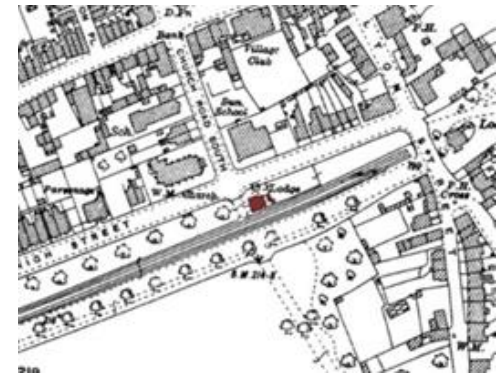
It appears the estate was bequeathed to the City of Liverpool in 1921 for the purpose of building a new road and tramway⁴ in 1924, connecting Calderstones and Woolton, creating a dual carriageway around the Lodge and two similar cottages along High Street. The tram service was stopped and replaced by buses in 1949, creating a grassy verge on Woodleigh's south edge where the tracks once ran.



1



3



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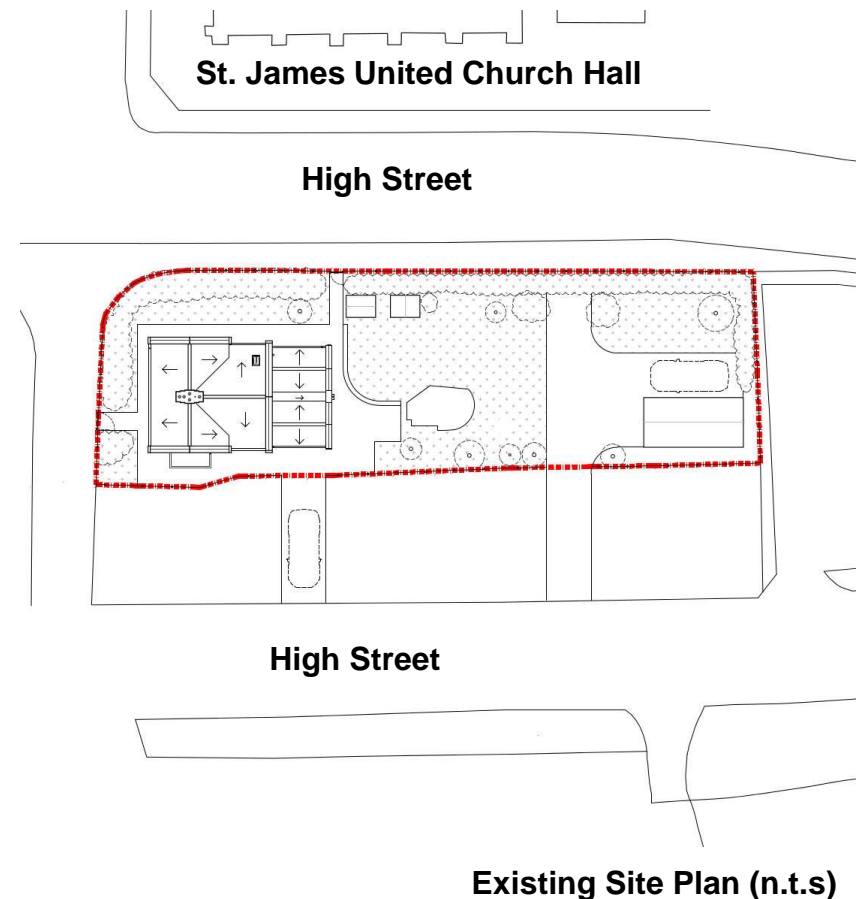


4

Context

The Proposed Site

- ▶ The site slopes from south to north, following the wider contours of the park.
- ▶ On the north side the site is bounded by a 1.6m sandstone wall (part of the original estate wall) with thick, approximately 2.0m-tall evergreen hedging growing above; a 1.8m timber fence borders the three other sides with a 2.2m hedge as additional shielding on the west boundary.
- ▶ The cottage's 1992 extension matches the sandstone of the Lodge well despite its modern red-sandstone blocks and is furnished with a high-quality interior. However, it lacks the historical and architectural prestige of the 1750 and 1865 structures and after 24 years would benefit from sensitive refurbishment and extension to better suit residents' spatial needs and preserve the listed Lodge's future as an attractive single-family home.
- ▶ The property comprises of:
 - ▶ Ground floor: small hall, lounge, dining room, kitchen, study, bathroom, morning room
 - ▶ First floor: shower, three bedrooms
 - ▶ Outbuildings: brick garage, small glass shed, small timber shed
 - ▶ Pedestrian access on north and west boundaries, two vehicular accesses on south boundary



Statement of Significance

History

Woodleigh, a Grade II listed building, is a 250-year-old red-sandstone lodge with a Classical 1865 addition which establishes its character and distinction. The lodge marked the start of the approach up to Woolton Hall until it was cut off from the main grounds by an early-1900's tramline. When listed in 1975, it had a tile roof when the original material was probably slate. With a 1992 single-storey rear extension, Woodleigh now sits in High Street's central reservation, well-sheltered by trees and evergreen shrubs.



Existing Side Elevation (South)



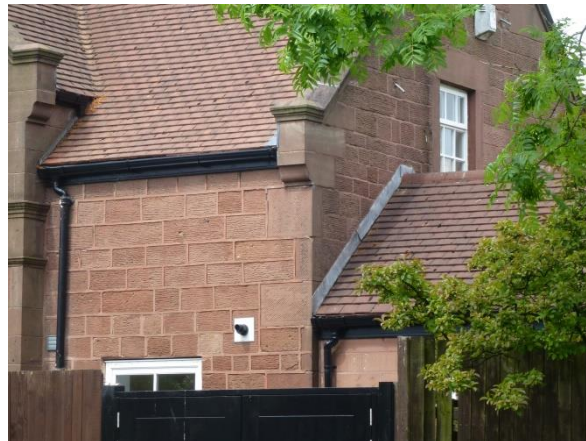


Statement of Significance

Present Condition

- Two-storey 1750 lodge was tiny and humble.
- 1865 addition is most prominent and ornamented with a Doric portico and articulated chimney
- 1992 extension is in adequate condition and matches the main structure in terms of materials
- Interiors have been well-maintained throughout.
- A modern single garage is at the other end of the garden with a separate access route





Statement of Significance

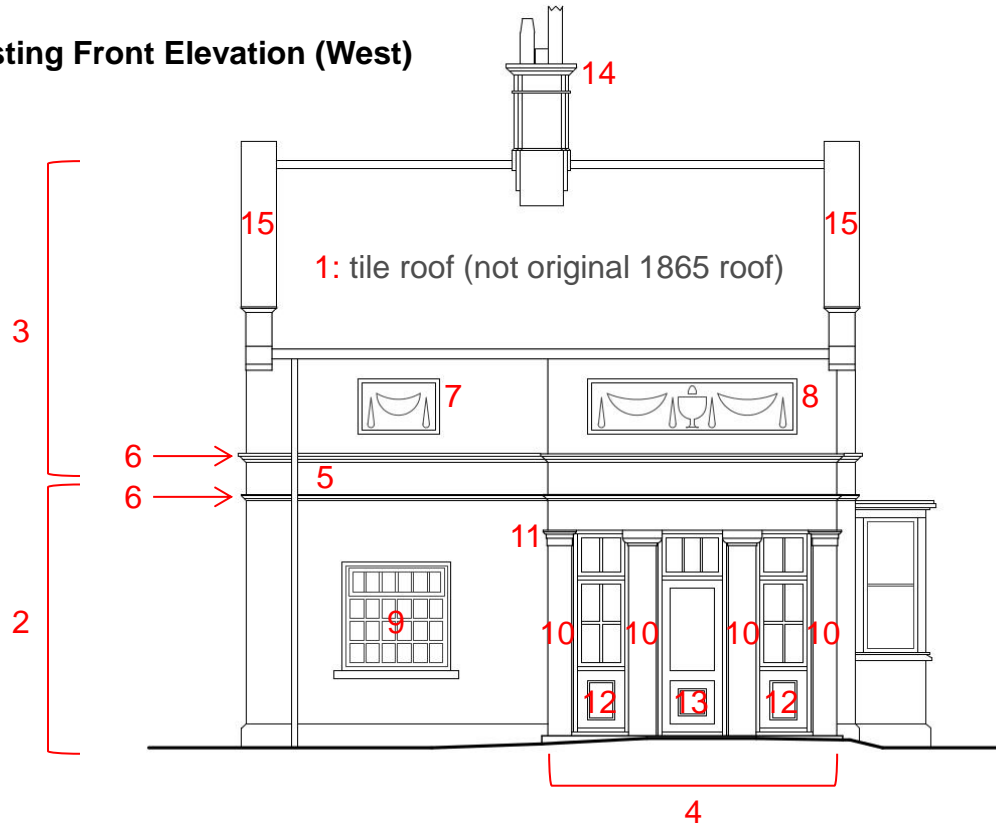
Present Condition

From top-left to bottom-right: detail of the 1992 extension; existing sash window detail (bathroom); connection of the 1750 lodge to the 1865 addition; detail of chimney stack; first-floor shower and roof light; garden pond feature; materiality of the 1865, 1750 and 1992 structures joined together

Modification of the 1992 extension provides the only opportunity for extension necessary to ensure Woodleigh's continued existence as a modern-day single-family home. As agreed with the Conservation Officer, the 1992 extension is of little historic or aesthetic value and detracts from the distinction and beauty of the older Lodge.



Existing Front Elevation (West)



Statement of Significance

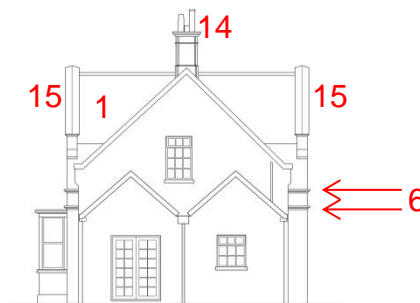
Woodleigh's 1975 List Entry

"Lodge. Mid C19. Stone with tile roof¹. One storey² with attic³, 2 bays, 2nd bay breaks forward⁴. Frieze⁵ and cornice⁶ over ground floor. Attic has panels to 1st bay with festoon⁷ and panel to 2nd bay with urn flanked by festoons⁸. 3-light small-paned casement⁹ to ground floor. Entrance has distyle-in-antis Doric portico¹⁰ with Ionic entablature¹¹; recesses glazed¹², half-glazed door¹³. Central cross-axial stack¹⁴. Returns have coped gables¹⁵."

List Entry no. 1218687



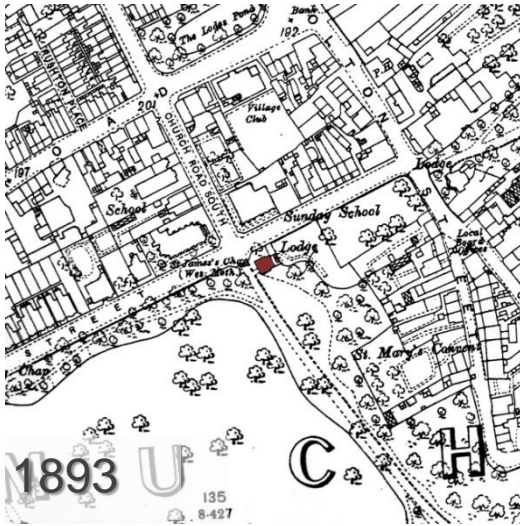
Existing Side Elevation (North)



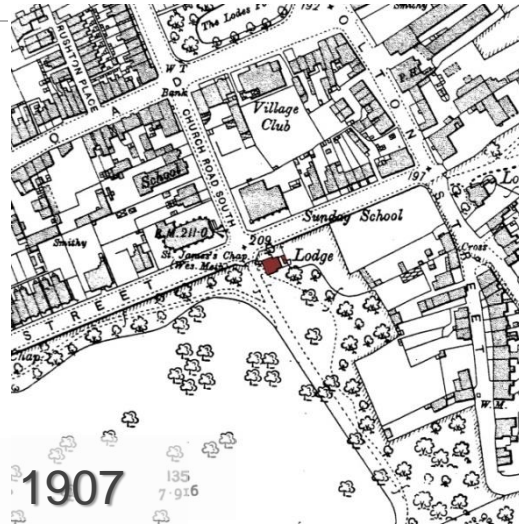
Existing Rear Elevation (East)



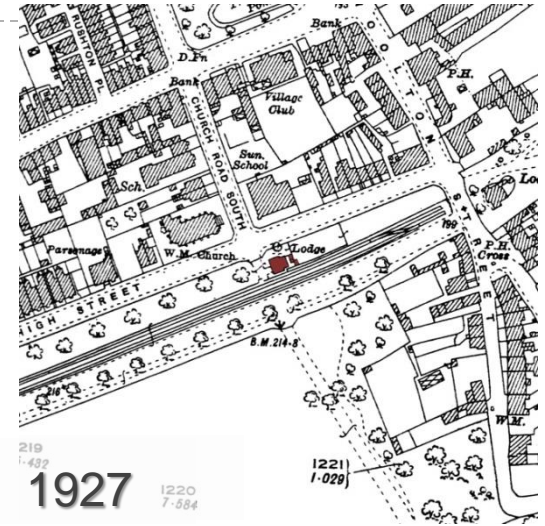
Historic Maps



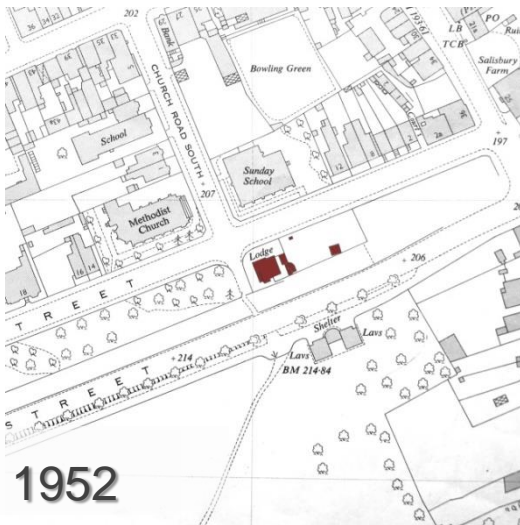
entrance to Woolton Hall grounds



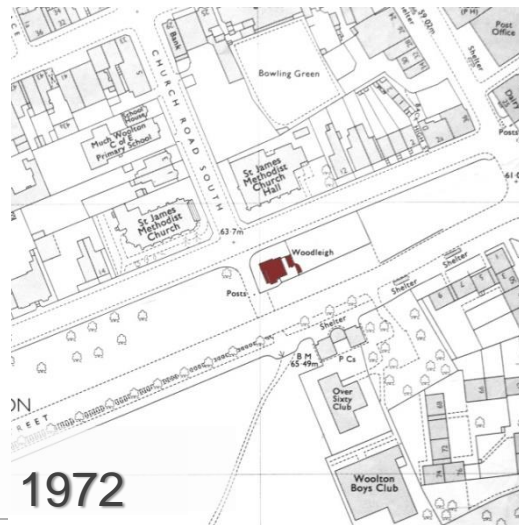
carriage parking bay removed



tramline separates Woodleigh from grounds



extra store built in garden, tramline removed, remaining tram shelter



extra store removed, new buildings in grounds once attached to the lodge

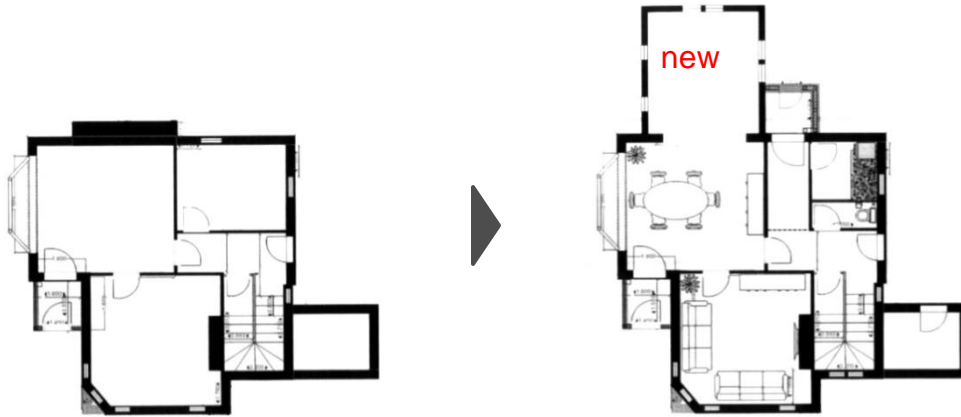


1893 store & sandstone wall removed for single-storey extension + garage

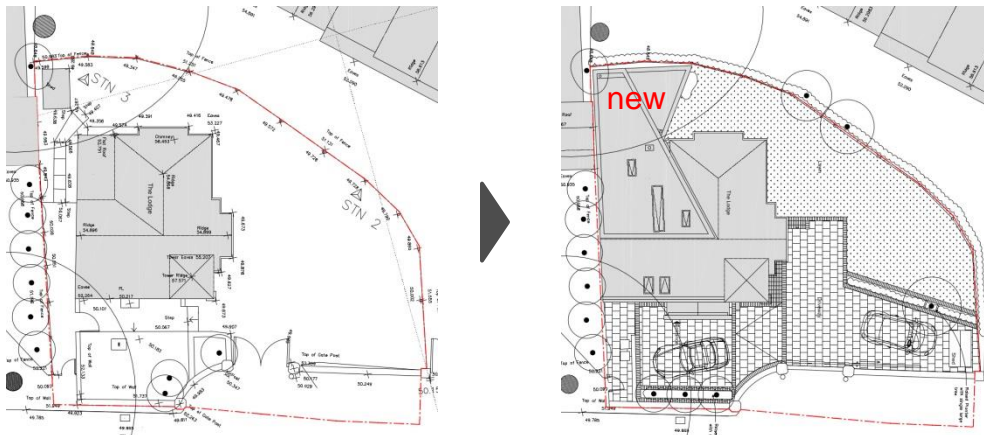


Examples of Grade II Lodge Extensions in Liverpool

- ▶ Woolton Wood Cottage, High Street, Woolton

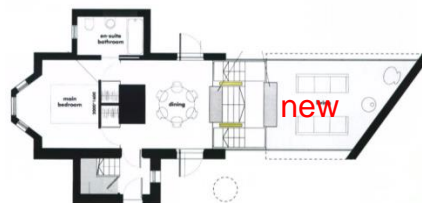


- ▶ The Lodge, Acrefield Road, Woolton

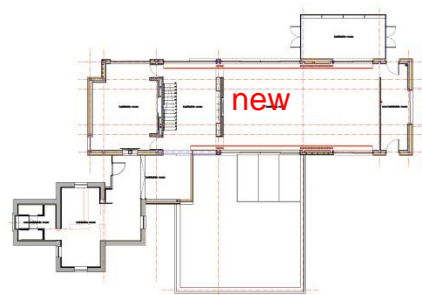


Examples of Grade II Lodge Extensions in Liverpool

- ▶ 27 Holmefield Road, Liverpool



- ▶ Beechley Cottage, Allerton Road



Aim

- ▶ The rationale is to make a high-end, suitably-sized family dwelling out of Woodleigh Lodge to suit modern living requirements and hence secure its future as a well-loved, functional listed building. The property's 1992 extension is to be altered and enhanced to complement the original architecture in keeping with its listed status, the heritage of Woolton Conservation Area and the neighbouring terraced properties.
- ▶ The property west (front) elevation is the most prominent, which would come into view as one enters the great gates of Woolton Hall's grounds, when Woodleigh still functioned as a gatehouse.
- ▶ In contrast, the east (rear) elevation is unattractive due to the 1992 extension's lack of feature, hasty detailing and awkward openings. From street level, the Lodge is visible from most angles but the north where it is shielded by a tall evergreen hedge (whereas in the early 1900s the Lodge would be viewed from all sides but the rear). Thus, this rear elevation should be improved to balance the views of the cottage from all sides and match the status of the listed building.
- ▶ Following pre-application discussions with the Planning Officer and Conservation Officer, a new two-storey stone and glass extension, reusing the 1992 extension's side walls and concrete plinth was proposed (with further foundations to be extended where necessary); this includes a large living room on the ground floor, overlooking the garden, with a large master bedroom on the first floor with ensuite facility.



Existing Lodge



Proposed development

Design Development

- ▶ 1st proposal: following verbal advice from Planning & Conservation Officers, a lightweight, full-glass extension distinct in appearance from listed lodge with glazed link but deemed unfavourable by the clients in terms of thermal comfort and style



- ▶ 2nd proposal: connected by a glazed link, a stone-block extension incorporating clients' new, unused sash windows and door which match existing ones; deemed inappropriate by Planning & Conservation Officers due to footprint, heaviness of material, architectural style and general ill-fit to the existing house

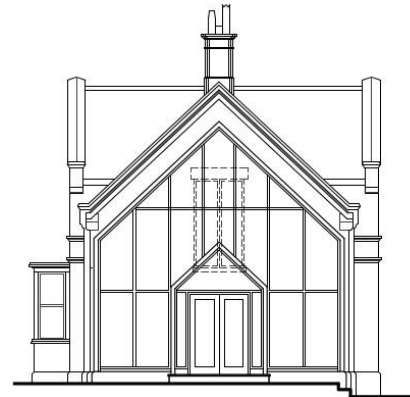


Design Development

- 3rd proposal: stone-block extension incorporating clients' new, unused sash windows and door which match existing ones; the addition of a rear entrance porch was deemed favourable by the client



- Current proposal: represents greater added-value to the lodge than the 3rd proposal with a modern two-storey glass extension enclosing a double-height space to connect master bedroom with living room below



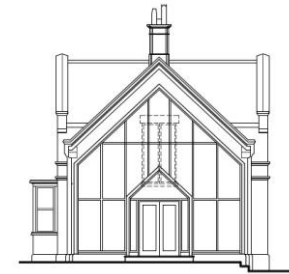
The Proposed Use

- ▶ The ratio of the area of existing building footprint, including the garage, to area of the site boundary is **19.4%** at ground level.
- ▶ The proposed development indicates a new ratio of building footprint area to plot area of **23.1%** at ground level; an increase of only **3.7%**.
- ▶ The largest existing ground-floor room is the lounge but at **3.1 by 4.2m (13m²)** it proves to be a restriction on residents' lifestyle, daily activities and interaction.
- ▶ The lodge is to be extended to a size suitable to a modern-day family's needs, creating a large new living room and adjoining porch (**5.8 by 7.0m or 44m² total**) on the ground floor critical to a modern lifestyle as well as a comfortable new first-floor master bedroom (**4.2 by 5.8m or 28m²**) with an ensuite in what is currently the box room.
- ▶ A temporary hole alongside the 1992 extension's foundations was dug up, allowing a Structural Engineer to confirm it could support a heavyweight two-story structure.
- ▶ The development will boost the property's market value and secure its long-term appeal as an exceptional, upmarket single-family residence, while retaining and even unifying Woodleigh's architectural character and significance.



The Proposed Use

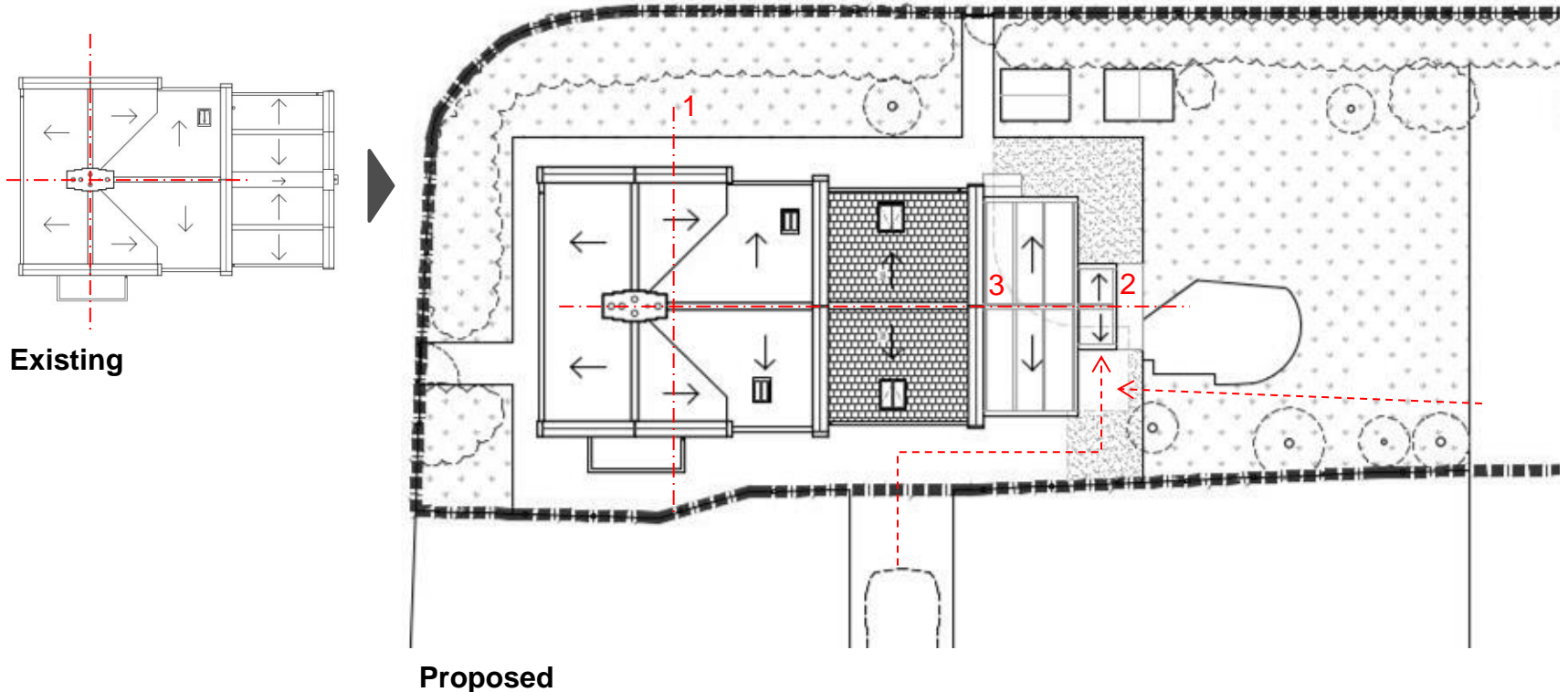
- ▶ The development will extend the building by **2.7m** into the large garden and a further meter for the new entrance porch, and remain subordinate to the main building. That said, the contrasting age of the different materials will clearly delineate the different layers of Woodleigh's construction to provide visual interest.
- ▶ The architectural style will match the existing house as much as is feasible with matching stone sills, roof coping and tiles, conservation roof lights, and rainwater pipes in black; a 'Juliet' balcony to the master bedroom will overlook the dining area and double-height glazed extension.
- ▶ Apart from the adjacent carpark, the nearest buildings are St James United Church Hall on one side and a derelict tram stop on the other, with the double carriageway running in between. The work on Woodleigh will have minimal impact upon these and surrounding properties.



Design Rationale

Site Plan

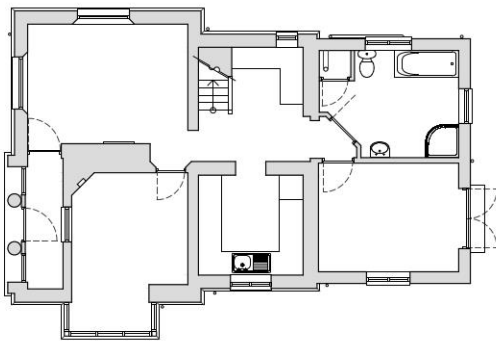
- ▶ new roof will provide a stronger T-shaped form¹ for this small but landmark residence
- ▶ new entrance at the rear² is convenient for access from the parking spaces especially given that guests are usually first sat and entertained in this room³ with its view of the garden



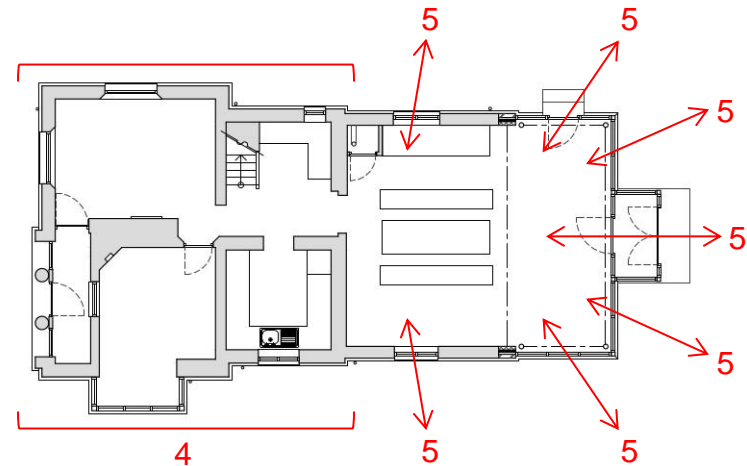
Design Rationale

Ground Floor

- ▶ ground floor works better because lounge, study and kitchen⁴ can now be private spaces hidden from guests' view; this is important for family life where a number of activities take place at the same time and spaces must be flexible and multifunctional
- ▶ house will feel more connected to the outdoors, enjoying views⁵ of the clients' garden work from the comfort of the new living room



Existing

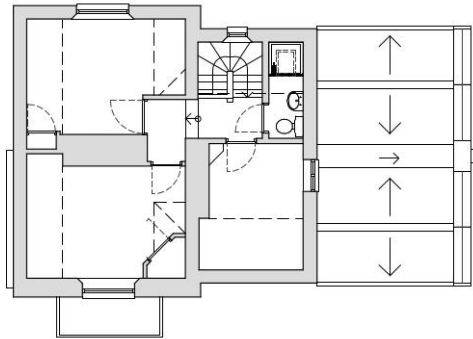


Proposed

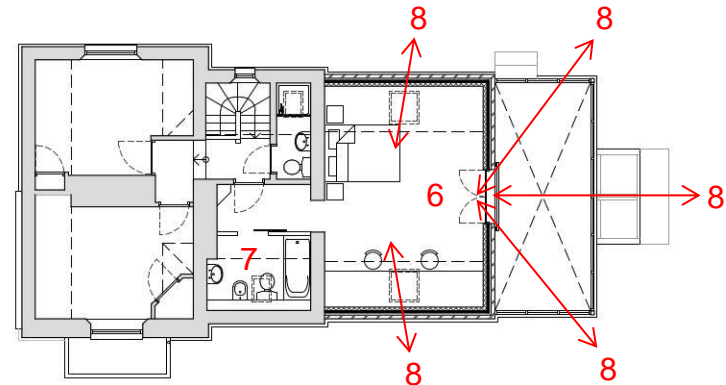
Design Rationale

First Floor

- ▶ Woodleigh needs to be able to house a family given its close location to a school, ample parking space and generous garden area, so the current low-ceilinged 12m², 12m² and 8m² bedrooms seem insufficient (11m² being the minimum size for a double bedroom)
- ▶ The new comfortable 28m² master bedroom⁶ with ensuite⁷ and views of garden and surrounding neighbourhood⁸ will bring the Lodge back on par with the affluence and prestige of Woolton village



Existing



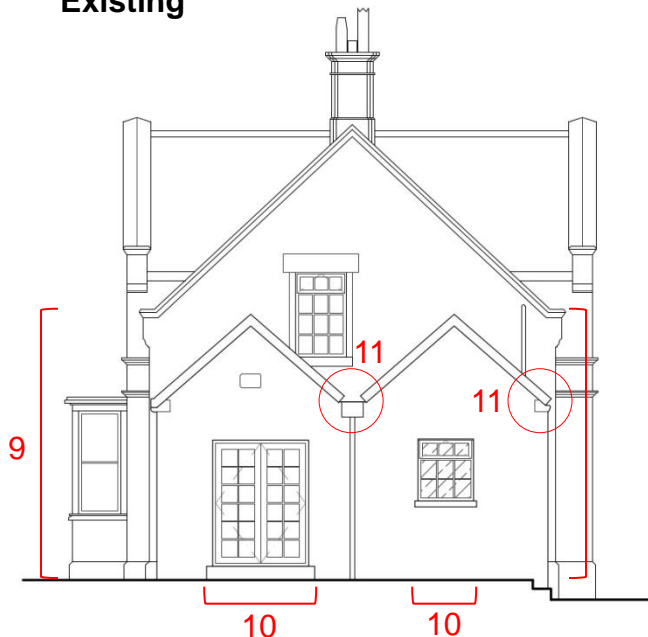
Proposed

Design Rationale

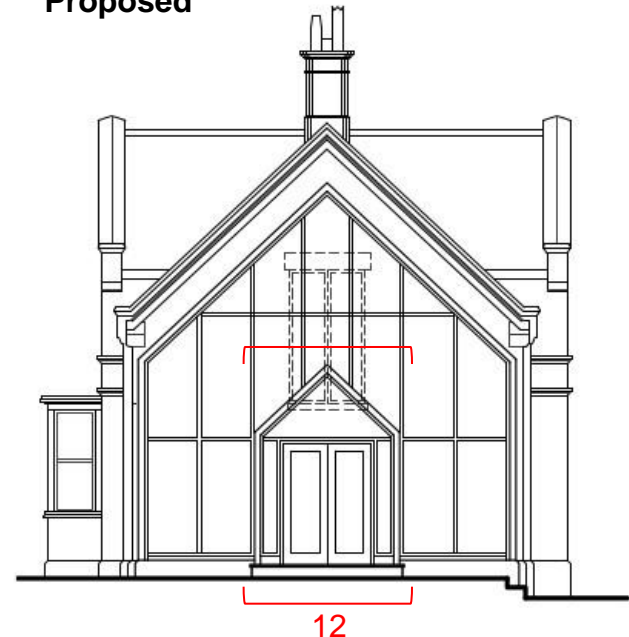
Rear Elevation

- ▶ 1992 extension is flat, low-lying and plain-looking⁹, with awkwardly aligned openings¹⁰, hasty detailing¹¹ and simple French doors that visually read as a back entrance; as an important building viewed from all sides, the current rear elevation is the least impressive and needs to be more prominent
- ▶ The new two-storey extension will instil a grander sense of entrance with an entrance porch¹² to match the main glass extension and reinforce the compact but sophisticated architecture of the Lodge

Existing

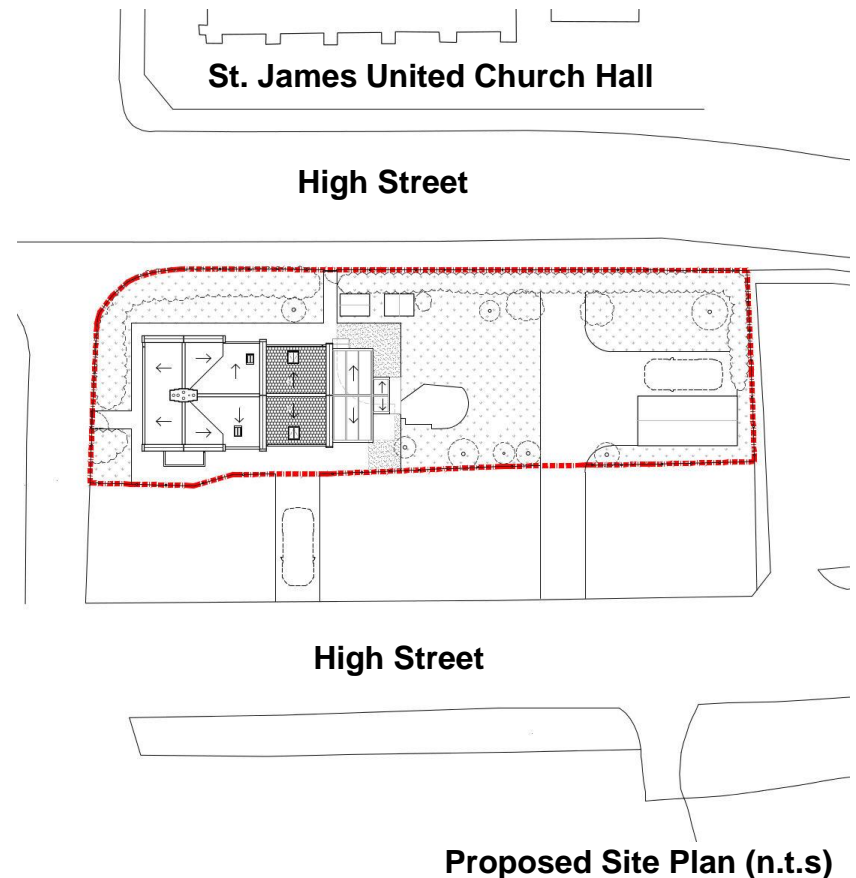


Proposed



Parking, Highway Access and Servicing

- ▶ Many of the houses in High Street Woolton were built during Georgian and Victorian times without the benefit of designated parking spaces, so there is much pressure for spaces along High Street terraced housing. It is therefore all the more adequate that Woodleigh, with space for a maximum of six parked cars, should be extended to be able to comfortably house a family of four or more.
- ▶ It is a safe and convenient area for families: public transport can be accessed from Acrefield Road, Woolton Village, and there are bus stops along High Street. Local shops and other amenities are easily accessible on foot, two supermarkets being within 400m distance away.
- ▶ Existing access to the house for heavy goods (refuse and delivery vehicles) is adequate. Refuse vehicles currently collect from High Street properties on street each Monday morning, where local residents wheel their bins to the front of their properties.



Access Statement:

Woodleigh Lodge

Introduction

- ▶ The application site is an existing property, Woodleigh Lodge. Access by car is via High Street, an adopted highway. The site is also accessible for pedestrians via a footpath on the western and northern sides of the property which provide a link between High Street and Woolton Park. No alterations are proposed to this path as part of the development.
- ▶ The development will create a family home with modern facilities for the owner. The original features within the property will be retained. The property will comply with Part M of the Building Regulations: in particular, as it relates to Listed Buildings (Section 0.17).

Access to the Site

- ▶ The site is approached via High Street and is accessible for both car and on foot. Car parking for two vehicles is already provided within the curtilage of the property plus two more possible parking spaces on the verge along the site's south edge, with no alterations proposed. Access to public transport is good with several bus services passing the site on High Street and a nearby terminus on Acrefield Road, Woolton, within 5 minutes of the property

Approaches and Entrances

- ▶ There will be a step to the new extension, through a new porch, which is the same height as the current step. The existing front door has a raised step of 30mm, and there is level access within the ground floor of the property.

Access Statement: Woodleigh Lodge

Circulation

- ▶ The dwelling consists of two storeys with a single internal stairway, which remains unaffected by the proposals. Doors and circulation are generous, with internal doors being 750-900mm depending on the width of the approach and the intended use of each room

Conclusion

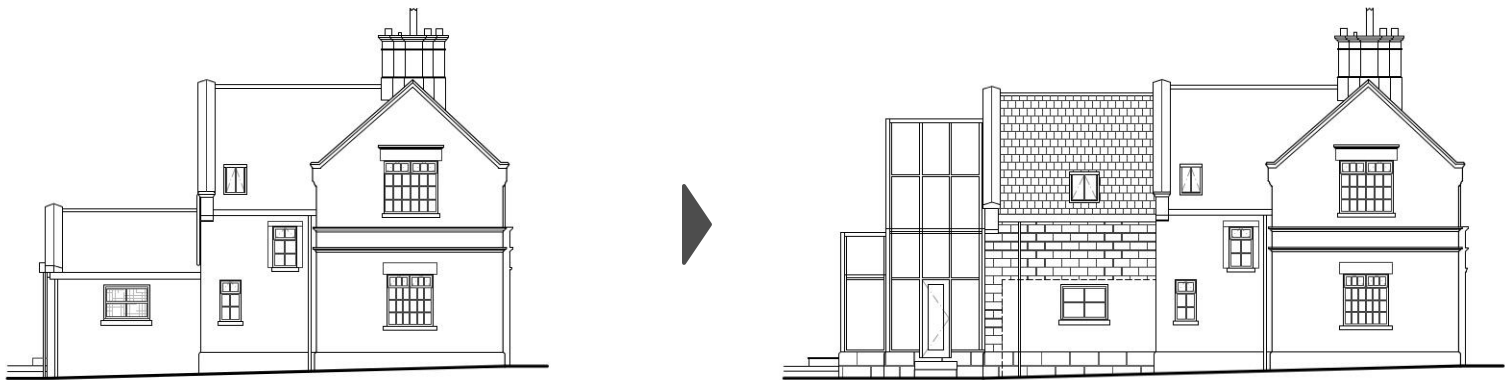
- ▶ This dwelling is designed as a family home which suits the current requirement. The ground floor is level and the large new open-plan living room and bedroom provide flexible space in which a wheelchair could manoeuvre more easily than in the existing compact spaces of the existing house. Also, there is more potential for an eventual lift to be installed.
- ▶ The proposal meets the current requirements of everyday family needs/use, of modern, contemporary style yet preserving/respecting the heritage and listing of the building.

Other Drawings

South Elevation

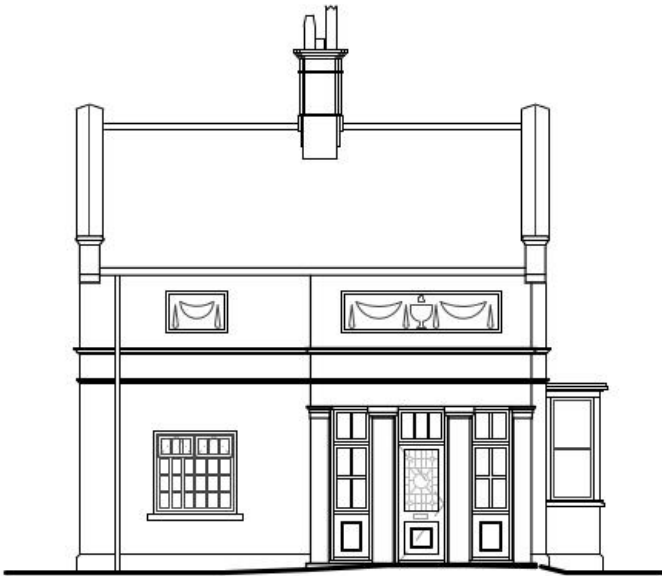


North Elevation

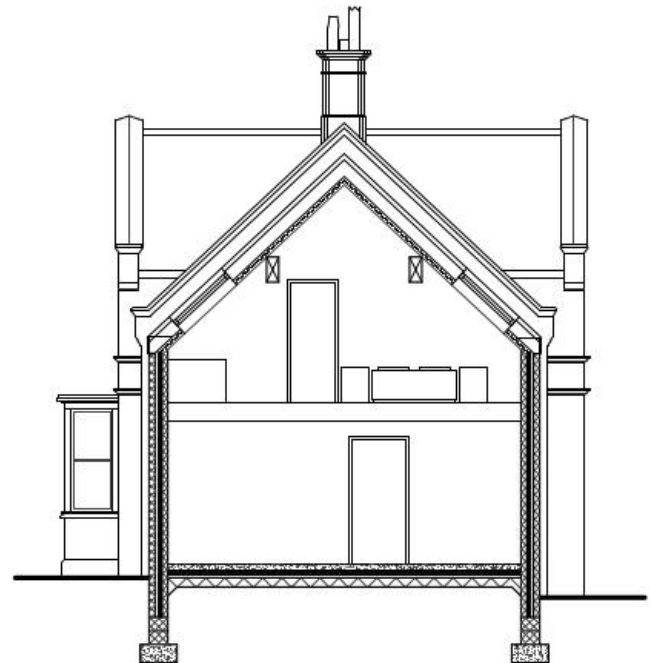


Other Drawings

Existing Front Elevation



Proposed Section



Notes / Acknowledgements

Anthony Moscardini – courtesy use of coloured sketch, Woodleigh Lodge front elevation; coloured sketch of the monumental gates; & Historical map of 1924

