



BRIDGE HOUSE

— MOSSLEY HILL, LIVERPOOL —



PLANNING, DESIGN AND ACCESS STATEMENT

BRIDGE HOUSE,
7 MOSSLEY HILL DRIVE,
LIVERPOOL.
L17 1AJ.

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Rev. -.

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1.0 INTRODUCTION



Bridge House, 7 Mossley Hill Drive was built in the 1870's within Sefton Park, which was itself opened in 1872.



The property was built as a substantial family home and was one of the earliest properties built around Sefton Park.

These proposals seek to sensitively renovate the existing property in a sympathetic arrangement to positively secure its long term future.

2.0 LOCATION

Bridge House is within Sefton Park which is a magnificent 235 acre park which is a Grade I historic park set in the South of Liverpool. The refurbished Sefton Park Palm House is close to the property as illustrated in the photograph below.



While the property occupies a private location on the east of Sefton Park it is well located for the local amenities in nearby Mossley Hill, along Rose Lane, Allerton Road and Smithdown Road. Lark Lane with its numerous restaurants is also within walking distance on the west side of the park.



Liverpool City Centre is 4 miles to the north-west. Liverpool benefits from good road communications with the M62 and M57 motorways providing access to the M6 and the national motorway network beyond.

3.0 SITE DESCRIPTION

Bridge House was built in the 1870's and is constructed of brickwork with red brick and stone dressings and a tiled roof. By 1908 "The Cottage" had been constructed to the rear together with the garage building.



The property became grade II Listed in 1975 and sits in its own grounds. The grounds consist predominantly of lawns and mature vegetation to the perimeter. There is vehicular access from Mossley Hill Drive to the main building and parking to the front of the main building. There is also a separate vehicular access to The Cottage from Ibbotson's Lane.

Situated in the Sefton Park Conservation Area the building was formerly three apartments arranged with one on each floor. The Cottage dwelling is disused and has suffered significant deterioration to part of the roof, however, the main masonry structure of the balance of the building is in reasonable order.

The building is in need of a programme of refurbishment which will be proposed as part of the high quality renovation of the property.

4.0 PLANNING HISTORY

In 2011 the previous owner was granted Planning and Listed Building Consents for the conversion of the premises from 3 flats to 8 flats; refurbishment of The Cottage and demolition of outbuildings and laying out parking area.

The planning approval references were 10F/1396 and 10L/1395.

The Planning Case Officer's report summarised that:

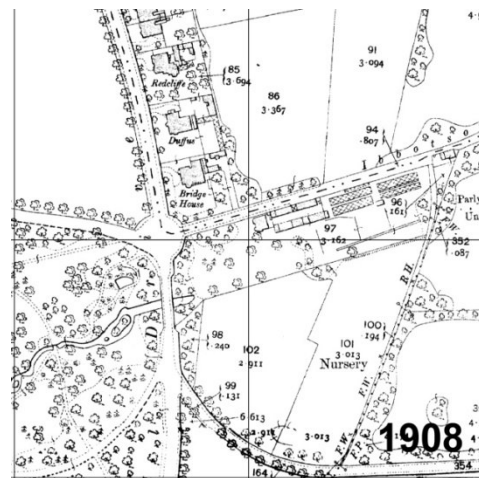
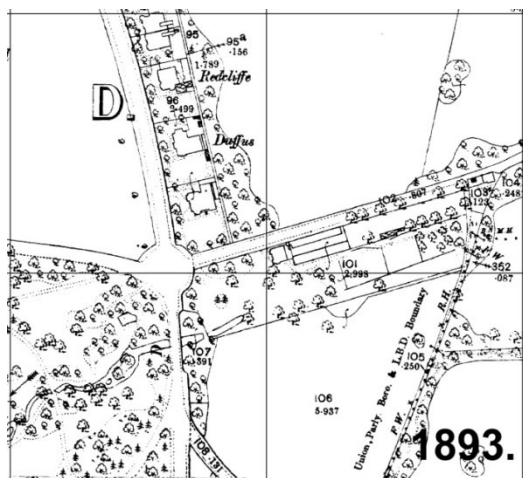
"The proposed development meets with the requisites of Development Plan policies with particular reference to the principle of development, the impacted (sic) on the Grade II listed Building and Sefton Park Conservation Area, residential amenity, highway safety and environmental issues."

4.0 HISTORIC MAPS

Historic maps have been examined and these are contained in appendix A.

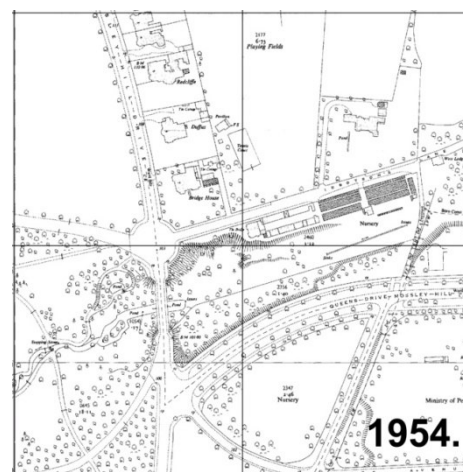
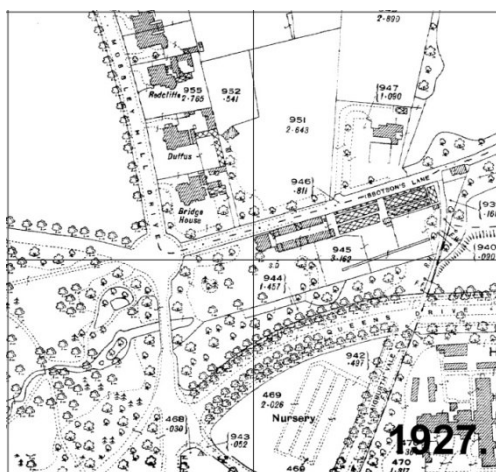
In 1893 the map shows the original dwelling in a reduced curtilage and no Cottage building at this time.

By 1908 the curtilage had been extended and the Cottage and garage building had been added with their own separate access from Ibbotson's Lane.



In 1927 the map shows a substantial glass house structure added to the rear of the garage on the garden side. The single storey extension to the east elevation is also in evidence at this time.

Finally, by 1954, the air raid shelter is shown but nothing else has changed.



5.0 DESIGN PHILOSOPHY

The property has suffered from a serious lack of basic maintenance for in excess of 15 years and now requires substantial investment to achieve the refurbishment which the building requires and deserves.

The previous planning application in 2011 approved the subdivision of the main building into 8 dwellings. This proposal would have seen a significant change from the 3 dwellings which it contained together with the increased parking implications and impact on the setting of the building.

This current proposal has been prepared following an analysis of the building and its setting and the decision to apply a much lighter touch. Whilst it is not financially realistic to return the property to a single dwelling our client's brief was to incorporate an extensive principal dwelling which has been designed to encompass the main entrance, staircase hall and the complete first and second floors and this evokes a sense of the original dwelling. This provides a unique opportunity to respect this historic building.

Overall and in contrast to the 2011 scheme, we are proposing three new dwellings within the main building. The existing side door will serve a ground floor apartment 3 and the main front door will simply serve two dwellings. This low density approach allows the main staircase to be contained within a single apartment spanning the whole of the first and second floors.

Minimising the number of apartments allows the accommodation to be arranged in a way which respects the building and thus there is no subdivision of principal rooms. The spaciousness of the upper floor apartment design recaptures the sense of the arrangement of the original house.

The landscape and arboricultural works will address the lack of maintenance in that area and visually reconnect the property with the park.

6.0 EXISTING CONDITION

The existing property of Bridge House is structurally in a reasonable state of repair in relation to the masonry elements, however, the roof has deteriorated in a number of areas.

The high quality of its initial construction is evident on external inspection but a lack of maintenance has had an impact.



The ground and second floor properties have been uninhabitable for a substantial number of years and unfortunately, a lack of any meaningful maintenance has meant that the building has not remained weathertight and this has resulted in water ingress in numerous areas for what appears to have been extensive periods. It is clear that repairs have not been promptly carried out or in some cases not at all and if so not to a satisfactory standard.



Ingress of moisture has evidently provided ideal conditions for dry rot to become established. Signs of dry rot are apparent to a number of timber and masonry areas. Also, above the main staircase there has been a leak from the roof and both landings are decaying along with the roof timbers.

At second floor level a number of roofing issues are clear and there is evidence of dry rot in the roof timbers in various locations.

Given the extent of the dry rot and the presence of moisture it must be assumed that there will be some dry rot affecting adjacent floorboards and floor joists beneath and this will need to be fully examined and remedial measures carried out.

The roof timbers in a number of positions are severely affected by dry rot. The underside of the roof is exposed which will allow it to dry out when roof repairs have been carried out and this will then reveal where the replacements and any remedial works are required.



7.0 PROPOSALS

This planning application is for Full Planning and Listed Building Consent for:

"Re-configuration and refurbishment of existing property of Bridge House to form 3 new apartments; refurbishment, minor demolition, alterations and extensions to The Cottage to form a new dwelling; tree management work and laying out amended parking areas."

In Bridge House, the main building will be reconfigured into two generous ground floor apartments and one large apartment spanning the first and second floors. The ground and second floor dwellings have been empty for a considerable number of years having suffered such a degree of deterioration which made them unfit for habitation at least 10 years ago.

Maintaining three dwellings assists with the external setting by reducing the car parking requirements from those which were previously approved for the conversion to eight dwellings. This is important to respecting the setting of the Listed Building.

The proposals have been sensitively arranged to respect the building and in particular the proportions of the principal rooms. The apartment on the first and second floors allows the main staircase and landings to be re-established in an arrangement more akin to the original form.

The incorporation of the main staircase into a single dwelling allows the original concept of the stair and landing areas to be reinstated. Also, crucially, the relationship between the staircase, landing and stained glass staircase window is re-established.

DRY ROT:

The apparent lack of basic maintenance, particularly allowing the roof to deteriorate, has evidently resulted in the interior of the building being subjected to multiple ingresses of water and multiple outbreaks of dry rot. These outbreaks appear to stem in the main from the lack of maintenance & subsequent ingress on water at various points. The plasterwork has been removed, presumably to deal with the numerous outbreaks of dry rot, and this has exposed serious structural defects in the roof timbers. Dry rot has had a severe and extensive impact on a number of valleys and at least two kingpost trusses are severely undermined.

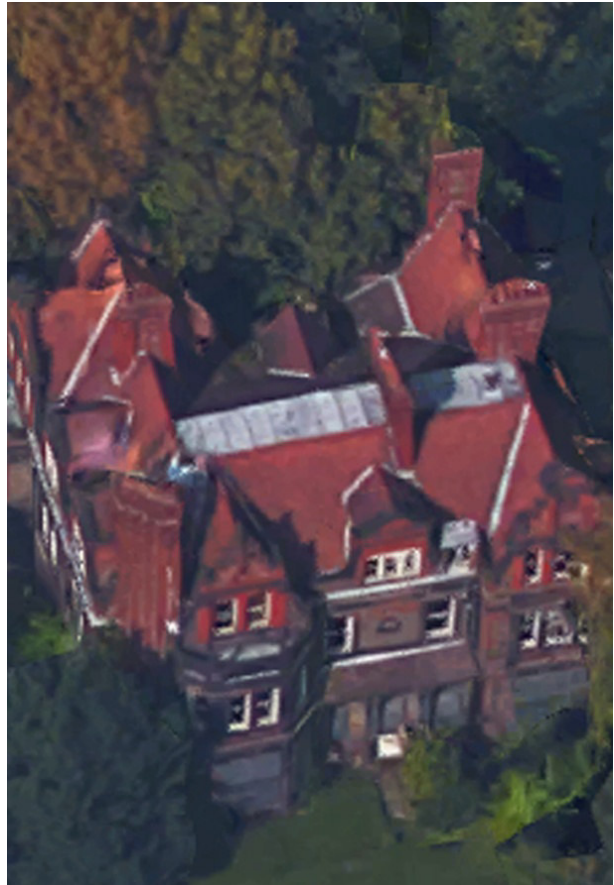
The principles of the dry rot treatment are discussed later in this document.

ROOF:

The roof tile covering of Bridge House is approaching the end of its useful life and shows evidence of slippages, delamination and damage due to structural issues. All the tiles will be removed as part of these proposals and sound tiles will be set aside for reinstalling on the roof.

The removal of the tiles will alleviate loadings and allow the repair of the timber roof structure below including the replacement of decaying timber and repairing the roof trusses and valley rafters. Battens and rafters will be replaced where necessary. The lead work will be reviewed and renewed only where necessary as part of renewing the clay plain tile roof. It is noted that the majority of locations appear to stem from valleys which will need to be addressed. All sound original tiles will first be used on the roof slopes visible from Mossley Hill Drive and Ibbotson's Lane. The original ridge tiles will be reused throughout and rebedded.

The existing leaded flat roof area of the main roof, shown on the adjacent aerial photograph, is to be altered to form a terrace which will be recessed into the roof. This proposed roof terrace has been sensitively located so that it will not be visible from Ibbotson's Lane, Mossley Hill Drive or Sefton Park. The terrace is positioned on the North facing slope behind the gabled dormer where it cannot be seen from within the site. It will be detailed to retain all the ridge tiles in their current locations and will be accessed via a lead clad pod which will replicate the existing lead flat roof. The pod will be no higher than the existing lead flat roof.



The outbuildings to the rear of the property are known as "The Cottage" and they require significant renovation works. Whilst the main masonry structure is sound it appears that there has been a serious fire a number of years ago which resulted in a large hole in the rear roof slope. This has never been repaired. The interior of the building has been cleared. The garage also has a sizable hole in the roof which appears longstanding and has allowed prolonged ingress of water to the roof void causing dry and wet rot.

The Cottage proposals are to renovate & extend the existing building and to link to the garage. This will form a detached dwelling with private, self-contained garden and parking. This dwelling will maintain its existing vehicular access from Ibbotson's Lane.

In order to retain the legibility of the forms of the Cottage and the garage the new link building will be a single storey flat roof form with a glazed canopy over the kitchen.

EXTERNAL WALLS:

The external walls require lining and this will consist of an insulated timber framing set 25mm off the existing brickwork and faced internally with plasterboard. The proposed lining detail is illustrated on detail drawing 4645-11.

Decorative timber skirtings in scale with the room heights will be installed. The proposed joinery details are illustrated on detail drawing 4645-11.

SEPARATING FLOORS:

The existing timber floors will be made good and unsound timbers removed and renewed.

The existing floors will be upgraded to acoustic separating floor standards with the following construction. JCW Acoustic Deck 37 on existing floor boards on existing joists. JCW Acoustic Deck is a 22mm T & G cement particle board laminated to a 15mm acoustic layer. Fit 100mm Rockwool RW45 between existing floor joists. Fit 2 layers of 15mm soundbloc board to underside of existing floor joists with resilient bars. Skim finish to boards. Seal to all edges of ceiling prior to installing cornicing to ensure acoustic separation is maintained.

The proposed separating floor details are illustrated on detail drawing 4645-11.

WALL AND CEILING PLASTERWORK:

Internal plasterwork will be installed to all walls and ceilings. Decorative plaster detailing will be reinstated in a form to be agreed with the Conservation Officer.

The pilasters and arched ceiling over the ground floor entrance will be reinstated once the dry rot affected arch formers have been removed and replaced. Cornices will be replaced to principal rooms after floor joists have been made sound and ceilings replaced.

JOINERY:

New internal joinery is illustrated on submitted drawings showing new doors, architraves, and skirtings in detail. All doors throughout are to be fire doors given the three storey nature of the building. Skirtings are to be built up from two timber profiles on timber battens to achieve the required profile height and projection.

The proposed joinery details are illustrated on detail drawing 4645-11.

TREES AND LANDSCAPE SETTING:



The landscaping has suffered from a lack of investment in maintenance and requires a significant amount of work to produce a suitable setting for the Listed Building. The Tree Report concludes that there has been a lack of a management over a considerable length of time resulting in a lack of structure and significant overcrowding.

The works proposed will have the dual benefit of allowing the character of individual trees to be seen and also allow the Listed Building to be viewed from the park whilst strengthening the lower canopy for privacy in the garden. The tree removals are detailed in the report and relate to trees which are having a detrimental effect or are threatening the Listed Building. The proposed works will allow the existing landscape to thrive and eliminate a source of future damage to the fabric of the structure.

8.0 PRINCIPLE OF DEVELOPMENT

HOUSING:

The main building previously consisted of three apartments laid out one on each floor although the building is currently a single shell. The current proposal is to divide the ground floor into two apartments and also create a single large apartment on the first and second floors.

The building to the rear is known as The Cottage and, whilst currently uninhabited, is established as a residential dwelling with a postal address. The proposal seeks to convert the garage building into residential accommodation and create a new link between the two buildings. This will enable this family dwelling to connect to the woodland garden thus helping to ensure the effective ongoing management of a substantial number of mature trees in the garden area.

9.0 IMPACT ON LISTED BUILDING AND CONSERVATION AREA

The application site has historic importance as it is Grade II listed and is situated within the Sefton Park Conservation Area. It is important, therefore, to consider the impacts of the proposed conversion on the integrity of the fabric of the building and the impacts of any external changes, not only on the listed building, but also the wider Conservation Area.

The proposals for the main building respect the principal rooms by not seeking to subdivide them and they maintain the proportions of the principal spaces as originally designed. The ground floor layout has been arranged to allow the main staircase to be wholly contained in apartment 1 and the landing spaces have been reinstated to their former arrangement.

10.0 SUMMARY OF CONDITION AND PRINCIPLES OF TREATMENT

PRINCIPLES OF DRY ROT TREATMENT:

The source of moisture for the dry rot outbreaks will need to be removed prior to commencing further works. The fungus will need to be removed from the masonry and any defective embedded timber replaced. The floor construction will need to be inspected further as initial inspections have indicated evidence of decay. Action will then be required to be taken to remove any defective material.

Prior to any timber repair works being carried out the affected areas should be propped to ensure they are structurally supported until structural repairs are carried out. Due to the evident damage and decay to significant structural roof timbers, including truss members, it is desirable that the roof is stripped to reduce loadings while structural members are removed and replaced. The roof will then be recovered using existing sound tiles where possible.

Once the structural support and roofing works have been carried out to prevent further ingress of moisture all signs of dry rot should be removed and any timber should be removed for a minimum of 1 metre from any evidence of the outbreak. Specialist advice and recommended treatment will be carried out in full.

WINDOW REFURBISHMENT:

It appears that external decorations have not been carried out for approximately ten years. Exterior wood work has deteriorated and certain portions of the frames will need to be replaced.

Timber windows will need to be surveyed and assessed by a specialist on an individual window by window basis and will be refurbished where practicable and replaced with new bespoke timber sliding sash windows where beyond reasonable repair. A number of windows are adjacent to outbreaks of dry rot and will require particular consideration.

Any new timber sash windows will need to be agreed in advance with the Conservation Office and will match the design of the existing windows.

GENERAL:

The buildings do require complete refurbishment works to be undertaken to bring them up to modern standards and this is a typical situation with buildings of this nature which have suffered this degree of chronic under investment over such a long period.

11.0 HIGHWAY SAFETY AND PARKING

The main building access from Mossley Hill Road will serve just three dwellings. Each dwelling will have two parking spaces. There is turning space within the site and vehicles will enter and exit the property in a forward gear.

The Cottage has its own existing vehicular entrance and provision for two car parking spaces. There is adequate turning space to allow vehicles to enter and exit the property in a forward gear.

12.0 RESIDENTIAL AMMENITY

Due to the setting of the buildings in relation to other properties it is considered that the proposals would not result in any adverse impact upon people living nearby.

13.0 CONCLUSIONS

The proposal presents an opportunity to bring into full use a long-term underused building of local historic importance. The property is in a highly sustainable location and this proposal will ensure its long term future with a compatible use.

The refurbishment will allow the rectification of the results of its long term neglect and its occupation will ensure that it does not fall further into neglect or suffer from vandalism and misuse that can often occur when buildings are left unused.

The proposal satisfies the relevant planning policies with respect to the historic nature, character and design. It will enhance the local amenity, without harming the existing character of the building.

The works proposed will have the dual benefit of allowing the character of individual trees to be seen and also allow the Listed Building to be viewed from the park whilst strengthening the lower canopy for privacy in the garden.

The previous planning approval was granted for conversion of the main building into 8 dwellings, however, this current proposal emerged from a brief which stipulated that the building was not to be insensitively sub-divided and that the layouts were to respect the original layout. The current proposal is for three new dwellings in the main building and one in The Cottage.

Internally, the proposals have been sensitively arranged to respect the building and in particular the proportions of the principal rooms.