



## **Planning Statement**

containing

**Design and Access Statement.**

Proposed conversion of existing storage area into  
a two bedroom apartments.

### **Proposed New Apartments:**

**C16, The Glen, 10 Ibbotson's Lane,  
Liverpool. L17 1AL.**

December, 2015.

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## **1.0 INTRODUCTION:**

This Planning Statement sets out the planning case supporting a planning application in relation to the conversion of a storage area into one two-bedroom apartment.

## **2.0 PLANNING HISTORY:**

Planning approvals 00F/1110 and 00C/1109 for the current apartment buildings were granted 11<sup>th</sup> December 2000.

The conversion of the stores into an apartment in The Glen was previously granted permission under approval number 11F/1505 on 26th October 2011 but this approval has lapsed.

The adjacent building The Palm, 6 Ibbotson's Lane was granted approval in 2014 to convert its stores into an apartment under approval 14F/2207.

The site lies within the Sefton Park Conservation Area.

## **3.0 DESCRIPTION:**

The development approved in 2000 consisted of 3 main buildings The Glen (No.10), The Bridge (No.8) and The Palm (No.6) and a separate single storey dwelling called The Stables.

The Glen, situated at the eastern end of the development, contains 14 apartments on the upper floors with a semi-basement parking level below and a storage area below the ground floor rear terrace.

The Bridge, situated at the centre of the development, contains 14 apartments on the upper floors with a semi-basement parking level below and a former gymnasium below the ground floor rear terrace.

All 14 apartments contained in The Glen (below) are owned by our client and are rental properties. Our client also owns 11 of the 14 apartments contained in The Bridge. Apartments 5, 8 and 10 The Bridge are privately owned.





#### 4.0 PROPOSALS:

The proposals are described on the submitted drawings and briefly consist of one additional apartment within the existing building.

The proposals consist of the following:

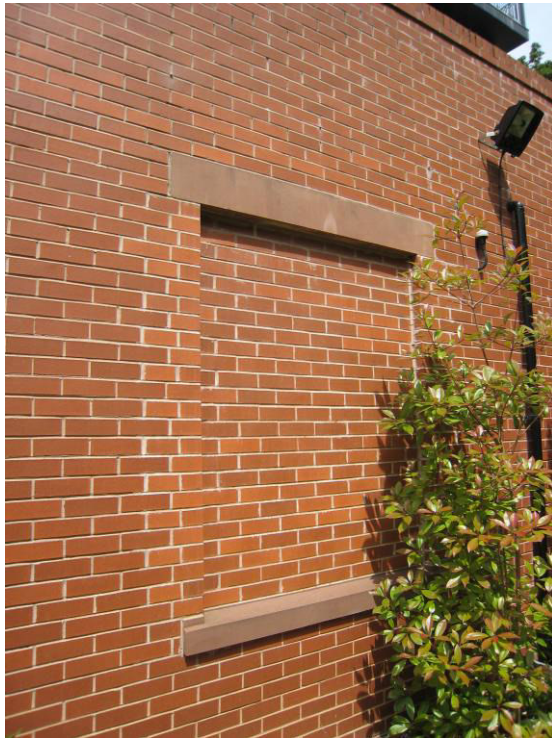
1. To convert the existing storage space of The Glen into a two bedroom self-contained apartment. The existing storage space is currently under used and can be accommodated within the existing storage areas in the internal parking area.
2. Reorganise the parking arrangement to incorporate one additional car parking space.

The existing rear elevation is shown in the photograph below.



The "blank" windows to the rear elevation of The Glen would be opened up to be fitted with new windows but would retain the existing natural sandstone heads and cills (see photos below).

An additional new window would be created to the rear elevation to match.



The large access door into the existing The Glen storage area will be infilled with facing brickwork which will contain a new window as illustrated on the proposed elevations.

New windows will be white PVCu vertical sliding sashes to match the existing PVCu sliding sash windows (see photo above right).

The external parking area will be reorganised to accommodate one additional parking space for the new apartment as illustrated on the submitted site layout.

## **5.0 ACCESS:**

The proposed apartment in The Glen will have a maximum 1 in 21 gradient to the front door and a level access threshold.

The allocated parking space will be adjacent to the path to the front door to this self-contained apartment.

The apartment is on one level. There is a w.c. available in each of the en-suites and each has an outward opening doors.

There is generous space for manoeuvring a wheel chair in all spaces.

The bedrooms will have 826mm wide doors and the short bedroom passage is 1100mm wide allowing easy access to the bedrooms.

## **6.0 SUMMARY OF THE PROPOSAL**

The proposed dwelling is formed within the existing built envelope. The proposed dwelling in The Glen previously received planning approval in 2011.

No change in height, volume or massing.

Structure exists and minimal external changes are proposed and the lower ground floor position to the rear of the building combine to ensure there is no adverse effect on the Sefton Park Conservation Area.

Access is unchanged with no highway safety issues.

Materials: new facing brickwork, natural sandstone and PVCu windows will all match the existing building in the small areas where they are required.