



New Hall Campus • Plot 04 • Fazakerley

Change of Use Application

Planning Statements

December 2015

1. Introduction

- 1.1. This planning submission is for the change of use to one dwelling within the NewHall housing estate, off Longmoor Lane, Fazakerley.
- 1.2. This application is for the change of use to Use Class C23a 'Dwelling Houses / Apartments'.
- 1.3. There will be no alterations that will negatively change the character of the Listed Building- quite the opposite in fact: the building is currently empty, suffer regular vandalism, have deteriorating roof and vegetation stained walls. Our proposals will breathe new life into this building and our proposed works aim to preserve and enhance cottage 4.
- 1.4. Included within this application are the following for each building:
 - Site boundary plan with north point and scale bar at 1:1250 scale
 - 1:500 scale block plan
 - All existing plans, sections and elevations at 1:100 scale
 - All proposed plans and elevations at 1:100 scale
 - Detailed Apartment Plans
 - Design Details including window details @ 1:5
 - Schedules of existing windows and doors
 - Existing photos- external and internal

In addition to this there is a site boundary plan for all three properties, issued separately.

2. Site & History

- 2.1. Newhall was opened in 1890 to house children from the West Derby Workhouse. The idea was first conceived in 1888 as a philanthropic project that still today, remains an important part of Liverpool's social history
- 2.2. The Newhall Campus comprises 27 Grade II listed buildings, arranged symmetrically either side of a central boulevard. The exception to this is the central dining hall, complete with clock-tower, which is placed in the centre of the site.
- 2.3. The campus' layout and philosophy is based upon the Swiss / German model of self sufficient housing as opposed to the more commonly found 19th century English institutional model.
- 2.4. The village also includes a swimming pool, infirmary and school.
- 2.5. The houses are commonly referred too as cottages after the original architect, Charles Lancaster's naming.
- 2.6. These two houses are to the North side of the Newhall Campus, a private road of six cottages of which five are currently disused.
- 2.7. The Newhall complex was listed in 1975.
- 2.8. In 2011, Liverpool City Council entered into a development agreement with Urban Splash to convert 18 of the 26 cottages.
- 2.9. Plot 4 is in a reasonable condition despite some rather questionable interior sub-division solutions carried out by the previous tenant. Attention is drawn, for example, to the toilet / tea point wall that was built up to at the centre of a sliding sash window (please see photo records attached).

3. Design - General Points

- 3.1. The proposal relates to the change of use to Plot 4 to Use Class C23a.
- 3.2. The apartment bathrooms are deliberately set out in a tessellating arrangement in the centre of each wing. This is where the existing toilets are located, thus minimising new drainage runs and other below ground services within and around the listed building.
- 3.3. The new layouts work with the existing building fabric and at no point will any new walls clash with existing window openings (unlike some of the LCC proposals we see today where cubical partitions hit the centre of sash windows). New circulation routes closely follow those of the existing building.

Design - Specific Points - Hallways

- 3.4. Very little work is required here apart from localised plaster repair and redecorating.
- 3.5. These are the building's most impressive internal spaces and we see little need to change this. All skirting, dado rails and architraves will remain unaltered and on display. The previous occupant has installed several surface fixes alarm and fire systems that we wish to remove and make good the damage they caused in installing them.
- 3.6. The hallway doors will remain unaltered in so much that the frames and fan light frames will be on display. The fanlights themselves contained more recent Georgian wired glass that we wish to cover with a painted solid infill panel for privacy.
- 3.7. The carpet tiles here will be removed and a new carpeted floor will be installed in its place.
- 3.8. Please refer to the detailed internal elevations for a full description of the works proposed

Design - Specific Points - General Arrangement

- 3.9. No chimney alterations are proposed at any level.
- 3.10. In order to provide the necessary apartment layouts, we do need to remove 2 internal walls - these are to the rear of the ground floor left hand side wing. These walls, whilst of brick construction, only exist on the ground floor and preliminary non-intrusive inspection indicates that they are not load-bearing in any way. All other remodelling will involve removing the existing recently introduced partition walls which are of little design quality.
- 3.11. Non of the above points will effect the building's exterior in any way.

Design - Specific Points - Side Wings

- 3.12. The former dormitory rooms are the long wings to the left and right of the 'H' shaped plan layout. They were planned to house boy's sleeping accommodation in rows of beds against each wall.
- 3.13. The proposed arrangement reflects the need to deliver a sustainable mix of apartment sizes- from affordable one bed apartments to larger 3 bed apartments suitable for a small family.
- 3.14. With the exception of the hallway spaces (mentioned above) the interiors of these dormitories have few decorative details. The first floor rooms have some original skirting boards whilst the ground floor rooms have both original skirting boards and architraves. It must be highlighted that little care was given to these elements by the local authority when M&E works were done to the building. Skirting boards are crudely infilled and architraves routed to allow for wires to pass, presumably in a cost saving installation method. All existing radiators, toilet blocks and original plumbing infrastructure were removed by LCC some time ago.
- 3.15. Some original sinks and toilets were re-used in the configuration we see today. These will be fixed and stored in the outbuildings behind plot 21, as per the other applications on this site.

- 3.16. Our proposals seek to introduce new non-load bearing timber stud partitions to create the individual spaces. Of course this will entail new walls meeting existing walls and existing details such as the skirting-boards and architraves.
- 3.17. In my experience, any junction between new walls and existing architectural elements is not a wise proposal. They risk damaging the original features and the idea of trying to match new skirting boards and architraves with existing ones where these two elements meet is both a banal attempt at pastiche and detail that, in practice, never works.
- 3.18. We do not propose to remove any skirting boards or architraves. All we propose is to dry line the walls ground floor ceiling to protect them. It is worth stating that this building may have another use in the future and in this instance, the walls and dry-lining maybe removed to expose the original features, should the rooms be opened up.
- 3.19. We proposed to use a composite insulated plasterboard product, set off the existing walls by 40mm to reduce the risk of damp permeating through the solid walls and avoid any damage to the existing details. The boards are attached to a lightweight metal frame that, in turn, is fixed proud of the wall on metal brackets. The brackets are small and are fixed at 400 centres, preventing any damage to the skirting-boards and architraves and minimal fixings to the existing brick walls. This will not materially affect the appearance off the rooms. It will however, significantly improve the building's thermal performance and overall running costs, bringing the building up to modern (and stringent) building regulations.
- 3.20. A new ceiling is proposed, set approx. 250mm down from the existing ceiling on acoustic hangers. This is required for acoustic separation between the two habited floors. There are two main elements of acoustic separation we have to satisfy: ambient noise (people talking, phones, tv, music etc.) and the much more challenging aspect of impact noise (people walking etc. above).
- 3.21. In the past we have done trial tests on acoustic remedial works that are laid above the existing floor. They have not performed well and, as a consequence of raising the floor level between 55- 75mm, all the existing doors and stairs need resetting. This is not an option here as the stairs are solid stone and we have no intention of altering them in any way. The ground floor architraves will not be removed as the ceiling and aforementioned wall system works around them.
- 3.22. Full details of these proposed measures are included in our drawn information submission.

Design - Specific Points - Toilet Blocks

- 3.23. The building originally had 2 communal toilet blocks, one to each floor. These have been removed by a previous tenant and replaced with office accommodation and care facilities. The toilets that exist are more recent and are houses in significantly smaller areas than originally planned.
- 3.24. I have noted some original sinks, toilets and some original Belfast sinks that has been saved and relocated when LCC undertook their last works. These will be securely fixed and stored in the outbuildings behind plot 21, as per previous planning applications. It is our intention to reuse these where ever possible in future phases.
- 3.25. In the interest of privacy and overlooking issues between this building and neighbouring properties, fixed blinds will be fitted to all bedrooms and living rooms. In respect to bathroom privacy measures, an opaque film will be applied to the window panes of the sliding sash windows. This film is removable and we are not proposing using frosted glass in the windows.

Design - Specific Points - Radiators

- 3.26. All original cast iron radiators and original pipe feeds were previously remove replaced by more modern LST radiators, presumably due to the care use implemented by the local authority at the time. In addition to this, some electric panel heaters and storage heaters were installed.
- 3.27. These will be replaced by modern thin profile convector radiators as part of a new hidden pipe heating system.

4. Design - External works

- 4.1. Our proposals seek to preserve and enhance this building: it is currently vacant, in a deteriorating state of disrepair and offer suffer vandalism. The generously fenestrated brick elevations suffer vegetation growth and staining whilst some of the slate roofs are either damaged or have partially collapsed.
- 4.2. There are no proposals to change the elevations of either building, including the single storey building to the rear of the property.
- 4.3. Details of our proposed works to the windows are stated on the window detail drawings. These drawings are 1:10 @ A3 and 1:5 A A1- complying with the detail condition typically asked for on such projects. To avoid doubt, these details are not submitted as 'indicative'.
- 4.4. The main entrance door is to be restored with some new ironmongery goods as detailed in the submitted drawings.
- 4.5. All other doors are to remain visible from the outside, despite been infilled internally. We will restore the existing doors and repaint them glass black to match the front main entrance.
- 4.6. Each apartment will require its own independent heating system (as opposed to the communal system used in our previous proposals) and black 100mm diameter boiler flues are proposed where marked on the proposed elevation drawings.
- 4.7. Roof terminals are often suggested as a more 'discreet' way of venting a boiler. Nothing could be further from the truth, as condensing boilers require large up-stands and 'top hot' covers. A simple black 100mm diameter extract is by far the most discreet way of ventilating a boiler.
- 4.8. The damaged slate roof is to be repaired using only reclaimed slate to best match, in colour and tile size, what exists on the building at present.
- 4.9. Any brick elevation repairs will be done using reclaimed brick to match both the main wall sections and the smooth-cut red decorative brick banding. Stone window sills and brick arches will remain unaltered.
- 4.10. We are proposing using clay air bricks where drawn as an alternative to conventional ventilation plates. This is necessary to adequately ventilate the shower rooms and we will be installed to match the existing brick courses. The air bricks will best match the existing brickwork and such air bricks already exist on the building's North and South elevations and chimneys. We have also shown black metal roof ventilation tiles should the air brick method not be accepted.
- 4.11. All architectural detailing, including the crest, finials and decorative ridge tiles will be remain unaltered with vegetation staining cleaned off using a 5% hydrofluoric acid solution.
- 4.12. The existing chimney were capped and ventilated several years. Our proposals do not seek to alter any of the chimneys above roof level.
- 4.13. The myriad of wired strung all over the outside of the building will be removed.

Out Building & Gardens

- 4.14. There are no outbuildings to the rear of this property but some land to the rear of the property was fenced off by the last tenants, presumably to act as a safety enclosure for their patients. A small timber deck and sunken trampoline pit (complete with trampoline) exist in the garden however, we proposed to remove all these.

5. Operation and Maintenance

- 5.1. The grounds are to maintained by the care home with the following regime in place:
 - Grass to be mown every fortnight during the growing season
 - No trees or hedges to be removed, just pruned when required
 - Any litter to be removed immediately and paths swept fortnightly.
 - There will be no painting or cosmetic adjustments to the building in any way following the proposed building works without prior consent from the city council.

6. Access, Travel and Parking

Access

- 6.1. The building has an access ramp to the main front entrance and we intend to keep these in place, along with the existing handrails.
- 6.2. Level access to ground floor will remain.
- 6.3. The building does not have a lift and due to the Listed Building status and existing layouts, it is not possible to install one.
- 6.4. There are 2 ground floor residential units with all communal facilities on ground floor. The care home provider will ensure that any potential resident who is either ambulant disabled or a wheelchair user will be allocated one of these dwellings.
- 6.5. The bathrooms have generous showers and may be fitted with grab rails and other supportive devices if a resident requires them
- 6.6. All apartments have living and bedroom areas large enough to accommodate a wheelchair turning circle.
- 6.7. All ground floor rooms are at the same floor level and will not have any restrictive thresholds between rooms.
- 6.8. A fire alarm system that is both audible and visible will be installed.

Travel & Parking

- 6.9. The site is well served by several forms of public transport.
- 6.10. Fazakerley train station (Merseyrail) is 0.6 miles away.
- 6.11. Longmoor Lane is a principal road with several bus routes serving the route between Fazakerley and Liverpool City Centre.
- 6.12. Parking is currently on street and we do not propose to alter this.