

DESIGN STATEMENT

PROJECT: BOUNDARY WALL RAILINGS

LOCATION: VICTORIA GARDENS, VICTORIA ROAD, HUYTON

CLIENT: ELYSIUM HEALTHCARE

OUTLINE BRIEF: ADDITION OF A SET OF RAILINGS ON THE EXISTING BOUNDARY WALL



DESIGN AND ACCESS STATEMENT (GENERAL);

THE PURPOSE OF THIS DOCUMENT IS TO SUPPLEMENT THE SUBMISSION INFORMATION FOR THE PURPOSE OF PLANNING. WHILST THE WORKS UNDER THE SUBMISSION ARE FOR THE ALTERATION OF THE EXISTING BOUNDARY WALL TO THE PRINCIPLE ENTRANCE; THERE ARE NO INTENTIONS TO CHANGE THE EXISTING USE OF THE FACILITY OR OUTWARD OR INTERNAL APPEARANCE OF THE BUILDINGS CONSTRUCTION.

USE

THE EXISTING BUILDING IS CURRENTLY AND WILL MAINTAIN A USE OF SECURE INSTITUTIONAL RESIDENCY. THE PROPOSED CHANGES TO THE WALL ARE TO ADDRESS NEIGHBOUR ISSUES WITH YOUNGSTERS SITTING ON THE WALL. THE RAILINGS WILL BE SITED ON TOP OF THE WALL TO REMOVE THE LEDGE ON TOP OF THE WALL.

AMOUNT

THE EXISTING SCALE AND MASSING OF THE BUILDING WILL REMAIN UNCHANGED. HISTORICALLY PRIOR TO THE CONVERSION AND RESTORATION OF THE PROPERTY THE WALL WAS PREVIOUSLY CIRCA 1.5-1.6M REDUCED TO A 700-900 HIGH WALL WITH 2M HIGH PIERS. THE PROPOSAL WILL USE SPACED METAL RAILINGS FLUSH TO THE FRONT FACE OF THE WALL CIRCA 900MM HIGH ON TOP OF THE EXISTING WALL

LAYOUT

THE BUILDING LAYOUT WILL BE UNAFFECTED BY THE PROPOSALS.

SCALE

THE BUILDING SCALE WILL BE UNAFFECTED BY THE PROPOSAL.

LANDSCAPING

LANDSCAPING WILL BE UNAFFECTED BY THE PROPOSAL.

APPEARANCE

THE BOUNDARY WALL WILL BE PAINTED BLACK TO MATCH ADJACENT PROPERTIES.

FURTHER

THE PROPOSED SUBMISSION HAS NO BEARING OR AFFECT ON THE OPERATION, ACCESSIBILITY, FIRE STRATEGY, SCALE OR MASS OF THE BUILDING. TRANSPORT, PARKING AND DELIVERY PROCEDURES WILL ALL REMAIN AS EXISTING.

DESIGN STATEMENT

HERITAGE STATEMENT;

MERSEYSIDE HER RESPONSE;

"The wall itself is not recorded on the Merseyside Historic Environment Record, nor are the buildings to the west of it. The site is within a Conservation Area – Huyton Church/Victoria Road. The church to the south is Grade II Listed.

The wall itself is not a designated heritage asset or a Non-Designated Heritage Asset. It is, however, within a Conservation Area and opposite a designated heritage asset. There are therefore potential impacts on setting that need to be considered but this should be fairly easily done in a short heritage statement – there are low railings opposite and a railing gate to the south west so it could be argued that the proposed scheme is in keeping with the area."

LOCATED IN THE VICTORIA ROAD AND HUYTON CHURCH ROAD CONSERVATION AREA THE SITE IS NOT CLASSED AS A PROTECTED OR LISTED BUILDING BUT IS NOTED AS A POSITIVE BUILDING, IT IS LOCATED WITHIN THE BOUNDS OF THE CONSERVATION AREA AND IN NEAR PROXIMITY OF LISTED BUILDINGS, SO ALL WORKS SHOULD BE SYMPATHETIC TO THE AREA.

THE PURPOSE OF THIS STATEMENT IS TO SUPPLEMENT THE SUBMISSION INFORMATION FOR THE PURPOSE OF PLANNING. WHILST THE WORKS UNDER THE SUBMISSION ARE FOR THE ERECTION OF A METAL RAILING; THERE ARE NO INTENTIONS TO CHANGE THE EXISTING USE OF THE FACILITY OR OUTWARD OR INTERNAL APPEARANCE OF THE BUILDINGS CONSTRUCTION.

WHILST ALTERATIONS TO THE BUILDING ARE PROPOSED FOR THE PURPOSE OF OPERATIONAL REQUIREMENTS IT IS SEEN THAT THE ALTERATIONS TO THE BUILDING TO ACCOMMODATE THESE CHANGES IT WOULD HAVE MINIMAL IMPACT ON THE CHARACTER AND APPEARANCE OF THE EXISTING BUILDING AND LIMITED IMPACT ON THE CONSERVATION AREA AS A WHOLE.

THE DESIGN AND STYLE OF THE RAILINGS WILL BE IN-KEEPING WITH ADJACENT PROPERTIES.

IT IS SEEN THAT SINCE THE RE-OPENING OF THE BUILDING FOLLOWING ITS CHANGE OF USE THE IMPROVEMENTS AND FINISHED WORKS HAVE ADDED VALUE AND ENHANCEMENT TO THE CONSERVATION AREA IN COMPARISON TO WHILST THE BUILDING WAS UNDER PREVIOUS OCCUPATION.

HISTORICALLY THE PROPERTY WAS ENCLOSED BY A WALL CIRCA 1.7M HIGH TO ITS FULL LENGTH AS PART OF THE RENOVATION WORKS THIS WALL WAS MAINTAINED AT THE 2ND. SITE ENTRANCES TO THE NORTH AND SOUTH; WITH THE CENTRAL SECTION OF WALL LOWERED TO CIRCA 0.75-0.90M.

THE PURPOSE OF THE APPLICATION IS TO PROVIDE A METAL RAILING IN-KEEPING WITH THE ADJACENT PROPERTIES WITH A MAXIMUM OVERALL HEIGHT OF 1.2M. THE PURPOSE OF THE RAILINGS ARE TO PREVENT ISSUES WITH YOUNGSTERS LOITERING ALONG THE STREET AN ISSUE THAT HAS BEEN RAISED BY ADJACENT PROPERTIES.

PHOTO TO THE RIGHT SHOWS THE WALL PRIOR TO ITS REDUCTION IN HEIGHT IN 2014.

PHOTOS BELOW SHOW ADJACENT PROPERTIES WITH RAILINGS, WALLS AND RAILINGS ON TOP.

Victoria Road and Huyton Church Road Townscape Appraisal Map



PLANNING HISTORY;

THERE HAVE BEEN 27 PLANNING SUBMISSIONS RELATED TO THE SITE DATING BACK TO 1974 PLUS THE CURRENT APPLICATION. APPLICATIONS INCLUDE SOME REFUSALS AND A WITHDRAWAL DETAILS ARE BELOW.

THE SITE HAS SEEN A HISTORY OF REDEVELOPMENT MOST RECENTLY SEEING A CHANGE FROM A NURSING HOME TO A REHABILITATION FACILITY UNDER ITS CURRENT OPERATION.

- [ERECTION OF ADDITIONAL CLASSROOM ACCOMMODATION CONDITIONS](#)
REF. NO: 74/03854/HIST | STATUS: GRANTED
- [DEMOLITION OF COACH HOUSE FOR PROPOSED REDEVELOPMENT](#)
REF. NO: 74/03859/HIST | STATUS: GRANTED
- [CHANGE OF USE OF PREMISES TO COLLEGE FOR ADVANCED DENTISTRY AND COMMERCIAL DENTAL LABORATORY CONDITIONS](#)
REF. NO: 74/09576/HIST | STATUS: GRANTED
- [DEMOLITION OF PROPERTY](#)
REF. NO: 74/09684/HIST | STATUS: REFUSAL
- [ERECTION OF ATTACHED BUILDING COMPRISING SAUNA AND TOILET ACCOMMODATION TO SIDE OF RECREATION AND LECTURE HALL](#)
REF. NO: 74/09944/HIST | STATUS: GRANTED
- [CHANGE OF USE OF PREMISES TO RESIDENTIAL CARE/NURSING HOME](#)
REF. NO: 74/10469/HIST | STATUS: APPLICATION WITHDRAWN
- [CHANGE OF USE AND EXTENSION AND ALTERATIONS TO FORM NURSING HOME TOGETHER WITH CAR PARKING](#)
REF. NO: 74/11145/HIST | STATUS: REFUSAL
- [CHANGE OF USE OF EXISTING BUILDINGS WITH ALTERATIONS AND EXTENSIONS TO FORM A NURSING HOME WITH CAR PARKING CONDITIONS](#)
REF. NO: 74/11440/HIST | STATUS: GRANTED
- [ERECTION OF MANWEB SUBSTATION AND SWITCH ROOM CONDITIONS](#)
REF. NO: 74/12756/HIST | STATUS: GRANTED
- [ERECTION OF GROUND FLOOR LAUNDRY ROOM TO SIDE OF NURSING HOME](#)
REF. NO: 74/14769/HIST | STATUS: GRANTED
- [ERECTION OF LOWER GROUND FLOOR EXTENSIONS, COMPRISING](#)
REF. NO: 95/00331/APP | STATUS: GRANTED
- [RETENTION OF SINGLE STOREY EXTENSION TO EXISTING NURSING](#)
REF. NO: 95/00684/APP | STATUS: GRANTED
- [ERECTION OF SINGLE STOREY EXTENSION TO REAR OF PREMISES TO](#)
REF. NO: 96/00598/APP | STATUS: REFUSAL
- [ERECTION OF 2 NO. DETACHED 5 BEDROOMED DWELLINGS WITH DOUBLE INTEGRAL GARAGE](#)
REF. NO: 99/00782/FUL | STATUS: APPLICATION WITHDRAWN
- [DEMOLITION OF EXISTING EXTENSIONS, ERECTION OF TWO STOREY EXTENSIONS TO FRONT, SIDES AND REAR AND 2 NO. LIFT BLOCKS TO ROOF LEVEL, TOGETHER WITH PROVISION OF CAR PARKING TO PROVIDE A HEALTHCARE ESTABLISHMENT FOR RESIDENTIAL ACCOMMODATION WITH PERSONAL CARE AND REHABILITATION FOR PERSONS WITH PHYSICAL AND/OR MENTAL HEALTH NEEDS.](#)
REF. NO: 07/00194/FUL | STATUS: REFUSAL
- [ERECTION OF 2 NO. 4 BEDROOMED DETACHED DWELLINGS WITH INTEGRAL GARAGE](#)
REF. NO: 00/00640/FUL | STATUS: GRANTED
- [DEMOLITION OF EXTENSIONS TO EXISTING BUILDINGS TO REAR AND SIDES](#)
REF. NO: 04/00025/CON | STATUS: GRANTED
- [ALTERATIONS TO AND ERECTION OF EXTENSIONS TO EXISTING BUILDING TO FORM 64 BED NURSING HOME AND 10 CLOSE CARE FLATS.](#)
REF. NO: 04/00028/FUL | STATUS: GRANTED
- [DEMOLITION OF EXTENSIONS TO THE SIDES AND REAR](#)
REF. NO: 07/00195/CON | STATUS: GRANTED
- [APPLICATION FOR NON-MATERIAL AMENDMENT FOLLOWING GRANTING OF PLANNING PERMISSION 07/00194/FUL - DEMOLITION OF EXISTING EXTENSIONS, ERECTION OF TWO STOREY EXTENSIONS TO FRONT, SIDES AND REAR AND 2 NO. LIFT BLOCKS TO ROOF LEVEL, TOGETHER WITH PROVISION OF CAR PARKING - AMENDMENT SOUGHT TO APPROVED PLANS TO ALLOW FOR REDUCTION IN](#)

DESIGN STATEMENT

INTERNAL CEILING HEIGHT AND CORRESPONDING REDUCTION IN HEIGHT OF EAVES AND ROOF RIDGE TO NEW BUILD SECTIONS AMENDMENTS TO CANOPY TO FRONT ENTRANCE ON PROPOSED EXTENSION AND MINOR REVISIONS TO THE THREE STOREY EXTENSIONS AND ADDITIONAL OF ROOF LIGHTS TO TWO STOREY EXTENSIONS.

REF. NO: 07/00194/NMA | STATUS: GRANTED

- DEMOLITION OF EXISTING EXTENSIONS, ERECTION OF TWO STOREY EXTENSIONS TO FRONT, SIDES AND REAR AND 2 NO. LIFT BLOCKS TO ROOF LEVEL, TOGETHER WITH PROVISION OF CAR PARKING TO PROVIDE A HEALTHCARE ESTABLISHMENT PROVIDING RESIDENTIAL ACCOMMODATION WITH PERSONAL CARE AND REHABILITATION FOR PERSONS WITH PHYSICAL AND/OR MENTAL HEALTH NEEDS

REF. NO: 08/00472/FUL | STATUS: APPLICATION WITHDRAWN

- DEMOLITION OF EXTENSIONS TO EXISTING BUILDINGS TO REAR AND SIDES

REF. NO: 09/00602/CON | STATUS: GRANTED

- PARTIAL DEMOLITION OF EXISTING RESIDENTIAL CARE HOME (TWO STOREY EXTENSION AND ASSOCIATED DEVELOPMENT GRANTED UNDER APPLICATION 07/00194/FUL)

REF. NO: 16/00175/FUL | STATUS: GRANTED

- SEE 07/00194/DISCON ALL DETAILS FOR THE ABOVE HIGHLIGHTED IN RED BOXING ON DRAWING 31 WHICH HAS ALREADY BEEN APPROVED FOR EXTERNAL HARD AND SOFT LANDSCAPING(CONDITION 4).

REF. NO: 18/00334/FUL | STATUS: NOTREQ

- MANAGEMENT PLAN AS REQ'D UNDER CONDITION 9.

REF. NO: 18/00345/FUL | STATUS: NOTREQ

- RETENTION OF PATIO AREA TOGETHER WITH THE ERECTION OF A STORAGE SHED TO REAR & EXTENSION OF EXISTING PATIO AREA

REF. NO: 20/00135/FUL | STATUS: GRANTED



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