

Heritage / Design and Access Statement – 1 Ewanville, Liverpool, L36 5YS

for Ms Maggie Harvey

Planning Application ref: XXXX

Date 16/02/2026

Statement to be read with drawing ref: 355 / 01

1 Ewanville is situated in The Orchard Conservation area which is a mix of Georgian, Victorian, suburban villas and 20th Century housing. There are many mature trees making the area pleasant. There is one listed building called Greenhill on The Orchard. Ewanville is a 16 home, two storey detached housing estate, built in 1997. The properties are carefully designed and provide a distinct character to the Conservation area.

No. 1 Ewanville is an L-shaped property with four Bedrooms, there are some trees and shrubs within the plot but these will have no impact on the works.

The proposal is to remove one of the Garage doors and replace it with a window.

The double Garage is surplus to requirements and the space would be better with half of it converted into a Utility room, with downstairs shower. There would still be parking, on the drive, for two / three cars, as well as the remainder of the Garage, if necessary. The property, currently, does not have a Utility Room or downstairs Shower. This also provides an area to take off muddy shoes and boots before entering the main house.

The Garage door would be removed and replaced with a window and the remaining openings blocked up with properly bonded brickwork and mortar. All materials will match the existing.

The replacement of the Garage door for a window will have negligible impact on the Conservation area.



