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Sent: 23 April 2023 09:09
To: Quinn, Mark; garyogrady@hotmail.co.uk
Subject: External Mail: 102 Seel Road
Attachments: Heritage Statement 102 Seel Road.docx

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Hi Mark,
Please find attached amended Heritage statement, we are hopeful that this has dealt with all of the issues raised. Gary will call in with the updated plans this week.
Sadly Gary's Mum passed away which has put things on hold for a while.
Thank you
Michelle

Sent from [Mail](#) for Windows

Heritage Statement

102 Seel Road, Huyton, L36 6DJ

This is a Heritage statement to support the proposed extension to the rear of the above property.

The above property is a non-designated asset within the Victoria Road and Huyton Church Road Conservation Area. It is not recorded on the Merseyside Historic Environment record. (HER: Reference CME2743)

Conservation Area

The Victoria Road and Huyton Church Road Conservation area largely retains its character as a late Victorian / Early 20C suburban development. Huyton Park as the area was known, was laid out from the 1860's. Key positive features include:

- Highest concentration of historic buildings in the Conservation Area
- Contains Grade II listed building (Park Hall 1856)
- Contains Grade II listed building (Huyton Reformed Church 1890)
- Mature trees overhang the road, enhancing the area's countrified character.
- Most of the historic buildings appear to be in reasonable condition.

Although the regular development pattern of the Victorian estate remains clearly apparent, later developments are less in tune with the original area with properties being more diminutively proportioned and of lesser status.

Existing Property

The existing property is a private dwelling which was built circa 1871. It is one of a matching pair of semis, alterations to each have diminished the original symmetry of the pair. However, they do retain many features which positively contribute to the conservation area's character and appearance. The above property comprises 3 storeys and basement to the main property with a single storey outrigger to the rear comprising a kitchen/utility room and a garden store (later added) accessed from the garden.

The property comprises of 215mm solid brickwork which has been rendered in the past and painted in a magnolia finish. The rear of the property however, retains the original brickwork. Original timber sash bay windows have been

replaced like for like in the two main living rooms to the front and rear of the property, whilst other windows have been replaced with PVC windows imitating the original ones. The property has a slate roof and black RW goods finish. The outrigger to the rear is mirrored with the adjacent property with a shared ridge line with matching slate roof finish as per the main property.

The existing property has both pedestrian and vehicular access direct from Seel Road with drop kerbs from the public highway. The wall separating the property from the street is original as are the stone pillars to the pedestrian access. The access to the front door is via a steeped approach. To the rear, the property has steeped access into the building direct to the kitchen and to the garden store. The garden has retained one original brick wall bordering with Middlewood, the detached property next door. (circa 1900-1920) Unfortunately the garden wall bordering with the adjacent property has at some point, been demolished and replaced with a timber fence.

Proposal works

The proposal seeks to demolish the existing ground floor single story outrigger, whilst retaining the shared party wall and ridge line with the adjacent property, and to replace the outrigger with a new ground floor extension comprising of a new insulated cavity external brick wall construction, approximately 26 sq M

- All new brick wall construction to be salvaged/new to match existing building.
- Windows will be PVC sash windows, whilst not an appropriate material in it's own right, matches the host property. The arrangement, proportion and style reflect the host dwelling and its typical Victorian style.
- As per existing property, stone cills will be fitted under each of the PVC sash windows.
- Traditional steel, conservation style windows to be inserted into the roof of the extension.
- Black PVC rainwater goods as per existing property and fascia's will be timber.
- The roof will be replaced using existing slate and reclaimed Welsh slate.
- Original rolled ridge tiles will be reused.

Heritage Effects

- The location of the proposed development is to the rear of the property and concealed from public viewpoints and so the visual impacts on the conservation area are minimal.
- All materials used will be relevant to the conservation Area management plan.
- The outrigger currently has a garden store attached which has been later added to the property and that of the adjacent building. The materials used for this are of a substandard nature comprising of modern brick and a felt shingle roof. This relates poorly to the architecture and materials of the host dwelling.



- The new proposal will bring all materials in line with the original host dwelling and will positively enhance it.
- Though the roof pitch is to be altered, from 25 degrees to 16 degrees, a solution has been applied so the new roof will comprise of slate from the existing roof or matching.
- [Easy Slate System for Low Pitch Roofing Solutions \(permavent.co.uk\)](http://permavent.co.uk)
- The ridge tiles are to be reused. They will run straight across the above property but will have to be built up with brick to the adjacent property. However, this will only affect the later added on garden store and will have no impact upon the original roof.

In conclusion, the proposals are considered to be minimal in nature and they will result in no adverse impacts on the heritage significance of the wider conservation area. Indeed, compared to the present situation, the proposed will result in a series of small positive visual impacts to the host building and wider conservation area. It is our hope that the building will continue to play

an important and positive role in the locality, and it is certainly our intention to restore sympathetically at all costs. Given the careful design and nature of the proposed works, we are hopeful that the council is minded to grant planning permission.