



DOCUMENT REFERENCE:

RPT_217002_C2_001

FIRST ISSUE

TITLE:

DESIGN STATEMENT IN SUPPORT OF
PLANNING SUBMISSION

PROJECT:

HIGH CARRS LODGE
ROBY ROAD
LIVERPOOL
L36 4HD

CLIENT:

ALAN BLAYNEY

DATE:

20 APRIL 2022

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PROJECT OBJECTIVES

This application has been made by Unit3 Design Studio on behalf of the owner of the existing property situated at High Carrs Lodge, Roby Road, Liverpool. The application involves the extension of the original building, minor internal modifications, and minor external modifications to the existing extension. Please refer to proposed drawings package submitted together with this document.

THE SITE

The site occupies a prominent position at the junction of Roby Road and High Carrs.

The building previously acted as the coach house and stables for the High Carrs Manor House, to the south of the site, and has previously been extended to be more appropriate as a modern residential property. The Northern border of the site sits directly on Roby Road.



Site Location Plan

The property is a 2 storey dwellinghouse located within a predominantly residential area, situated within the more private area previously occupied by High Carrs Manor House and Grounds. The residence is a J-shaped building with principal elevations fronting onto High Carrs. There are 5 no. large residential buildings located further along High Carrs, all of which are larger and more modern in design than High Carrs Lodge itself. The elevations are primarily comprised of dark brick, with sandstone detailing around the windows and doors.



Courtyard view of existing building

SITE CONTEXT

The context surrounding the site can be summarised as follows. The site lies on an approximate N-S axis.

North:

- Roby Road
- Earle Avenue Residential Estate

East:

- Roby Premier Inn
- Residential Areas

South:

- High Carrs Residential Area
- Bowring Golf Course

West:

- Bowring Golf Course Club House and Maintenance Areas

USE

The property is currently Planning Use Class C3, the proposed changes do not alter the planning use class.

AMOUNT

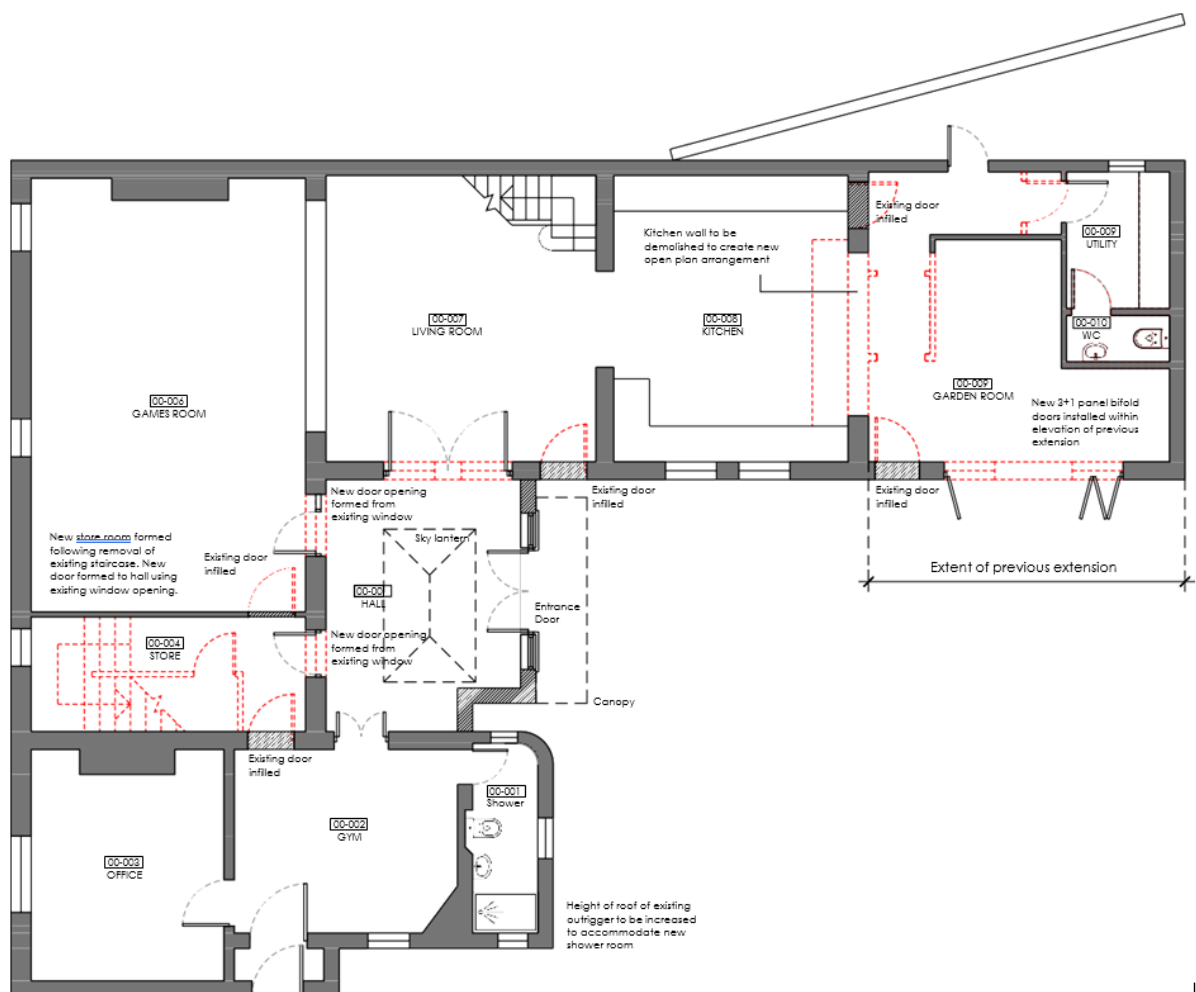
The proposed extension involves the creation of 17.7m² internal floor area, representing a 5% increase in total internal floor area. Internal modifications have no impact on existing floor areas.

SCALE

The proposed changes include creating an infill extension to the existing courtyard, to create a new entrance and a large hallway.

Minor internal modifications will be made to the building to create access between existing structure and the new extension. This will rationalise the spaces within the dwelling and improve circulation between the wings of the building. The occupier currently has to cross the external courtyard to access rooms in different wings of the dwelling.

External modifications to the existing extension will not change the scale of the building.



Proposed Ground Floor Plan

APPEARANCE

The proposed infill extension would be materially consistent with the existing building, with a large double doorway facing onto the existing courtyard, glazing, and a lantern roof light above.

New 3 + 1 panel bifold doors will be installed within part of the building previous extended.

These modifications will therefore not alter any original features of the Lodge.

Internal modifications will not impact the external appearance of the building.

LANDSCAPING

The proposed infill extension would result in loss of approximately 18m² of courtyard space.

The remaining courtyard, including the feature curved wall, is undisturbed.

PEDESTRIAN ACCESS

The building's main access point is to be the new entrance created by the infill extension.