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TITLE:

HERITAGE STATEMENT IN SUPPORT OF
PLANNING APPLICATION

PROJECT:

HIGH CARRS LODGE
ROBY ROAD
LIVERPOOL
L36 4HD

CLIENT:

ALAN BLAYNEY

DATE:

20 APRIL 2022

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1.0 INTRODUCTION AND BACKGROUND INFORMATION

1.1 - This report provides the heritage case for supporting the grant of planning permission for the extension and internal modifications to an existing two-storey residential property situated in Roby, Liverpool; High Carrs Lodge, L36 4HD.

1.2 - The development proposals are described further in the separate Design and Access Statement and as fully set out in the submitted plans and drawings prepared by *Unit3 Design Studio Ltd*.

1.3 - The scheme has been designed to take a sensitive approach to the extension of the property. The design solution is an appropriate harmony of modern construction techniques with due reference to the key architectural and design characteristics of the existing property.

1.4 - The proposals have been designed for compliance with key planning and heritage planning policies and appraises the impact of the proposed extension in terms of amenity of adjacent residents and the technical impacts.

1.5 - For the planning submission, it is assumed that the scheme will be assessed for its design quality, its impact on the character and appearance of the existing build (having regard to the duty under s66 of the Planning (Listed Building & Conservation Areas) Act 1990), which requires the local authority to consider the impact of the development on the preservation of the building's features of special architectural or historic interest

1.6 - The design has also considered the impact of the proposal in relation to the impact on amenity of neighbouring properties, with those occupying the rest of the site.

1.7 - It will be demonstrated within this heritage statement that the proposed development does not have any adverse impact on the character or appearance of the existing building located within the Roby Conservation Area and there are no other demonstrable significant impacts that would outweigh the benefits of the proposed development. These include: a more spatially efficient internal and external layout, and generation of local construction jobs / employment

1.8 - The Liverpool Unitary Development Plan remains valid as the statutory development plan for the area and other material planning policy advice is found in the National Planning Policy Framework and draft Liverpool Local Plan.

1.9 - In accordance with s38 (6) of the Planning and Compulsory Purchase Act (2004), this heritage statement considers the development against relevant policies of the adopted development plan and addresses other material considerations pertinent to the assessment of the development.

2.0 SITE CONTEXT AND PROPOSAL

2.1 - The application site comprises of a two-storey, pitched roof building, situated at the junction of High Carrs and Roby Road. The residence is a J-shaped building, encasing a private courtyard, with principal elevations fronting onto High Carrs.

2.2 - The detached building has a divided layout, with two wings of the property are compartmentalised, requiring circulation through external areas to connect living spaces. There is a large private courtyard to the front of the property, accessed through the main gates of the property.

2.3 - The property is located within the Roby Conservation Area. Details of the Conservation Area are shown below:

- Historic market township believed to date back to approximately 900-925 CE
- Victorian heritage & listed sites across Conservation Area
- High Carrs Lodge formerly acted as coach house for High Carrs Manor House, which is located to the south and now subdivided into two properties
- Area historically surrounded by red sandstone quarries, which was used extensively in construction throughout the Conservation Area, and which can be seen in the lintels of High Carrs Lodge

2.4 - The site is accessed via High Carrs either through the main gates, or through the small side entrance.

2.5 - The existing property is currently a residential building which has been extended by the previous occupants. The current Use Class of the building is C3 (residential), this is to remain unchanged by developments.

2.6 - The site is within walking distance of Huyton Town Centre, where there are a wide variety of local shops and services.

PLANNING HISTORY

2.7 - In relation to the application site, there have been a number of nearby planning applications that have been granted:

- 21/00424/FUL (4 High Carrs) - Conversion of detached garage to form habitable rooms. Granted 24/09/2021
- 18/00774/FUL (2 High Carrs) - Creation of basement extension and patio area. Granted 20/03/2019
- 16/00777/FUL (3 High Carrs) - Retention of external cladding to front porch. Granted 08/03/2017
- 16/00556/FUL (3 High Carrs) - Erection of detached pool / leisure building. Granted 03/04/2017
- 16/00555/FUL (3 High Carrs) - Installation of dormer and Velux windows, together with side extension and replacement porch. Granted 25/11/2016
- 11/00186/FUL (High Carrs Lodge) - Change of use of office building to 4 bedroom dwellinghouse. Granted 15/02/2012

- 10/00539/FUL (5 High Carrs) - Erection of single storey rear extension and demolition of existing conservatory. Granted 01/12/2010
- 09/00301/COU (High Carrs Lodge) - Change of use of office building to 3 no residential dwellings. Granted 27/08/2009

THE DEVELOPMENT PROPOSALS

2.8 - The proposed development is described in the submitted planning application plans and summarised in the separate Design and Access Statement.

2.9 - In summary, the proposed development involves an infill extension within the current courtyard, to connect the two wings of the building, and to improve circulation throughout the property. Minor internal modifications are required to accommodate extension, and to improve circulation. Bifold doors are added to the existing extension.

2.10 - The existing structure and materials will be retained where possible.

2.11 - The extension will be built using reclaimed materials where possible, or new materials to match the existing.

2.12 - The existing boundary treatment within the site will remain unaffected by the proposal.

3.0 CURRENT PLANNING POLICY POSITION

3.1 - The most relevant planning policies for the proposal are found within the statutory development plan for the area comprising the Liverpool Unitary Development Plan.

LIVERPOOL UTINARY DEVELOPMENT PLAN

3.2 - Policy HD18 provides the detailed policy requirements for design. Applications for development are required to comply with specific criteria, where appropriate. In relation to the proposal the key criteria include:

- The scale, density and proposed massing of the proposed development relate well to its locality.
- There is no severe loss of amenity or privacy to adjacent residents; and
- The satisfactory (re)development of adjoining land is not prejudiced

NATIONAL PLANNING POLICY FRAMEWORK (NPFF)

3.3 - The NPFF sets down several over-arching roles that the planning system ought to play. In relation to the consideration of the submitted planning application, the key roles are:

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants and land and buildings.

3.4 - In relation to design, the NPFF recognises that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

3.5 - In determining applications, the NPFF states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their settings

3.6 - The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

3.7 - The NPFF requires that local planning authorities should identify and assess the significance of any heritage asset that may be affected by a proposal.

3.8 - The NPFF supports new developments that do not cause substantial harm to heritage assets.

3.9 - The NPFF confirms that planning authorities should consider whether unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to *address unacceptable impacts through a planning application*.

4.0 THE KEY ISSUES AND ASSESSMENT

4.1 - The key planning issues of the development proposal will be considered by reference to the development plan and other relevant planning policies for the area and the significant impacts that might arise from the proposed development.

4.2 - Through such analysis it will enable one to come to a planning balance which one way or another would point to the overall acceptability or otherwise of a development proposal.

4.3 - Based on our desktop investigations, there is nothing in either the statutory development plan, national planning policy (NPFF) or relevant policies of the draft Liverpool Local Plan that indicates that the extension of this building should not be approved on a balanced judgement of all the relevant issues.

PRINCIPLE OF DEVELOPMENT

4.4 - The creation of a more spatially efficient and viable layout on the ground and first floor of the property providing significantly enhanced the working environment for the users and responds to a demand for quality commercial spaces with modern day energy efficient layouts and high-quality accommodation.

HERITAGE IMPACT ASSESSMENT

4.5 - The property to be developed is a residential property. The building sits inside the Roby Conservation Area.

4.6 - The proposal affects a designated heritage asset in that the existing building has a distinctive character that contributes positively to the character and appearance of the surrounding area.

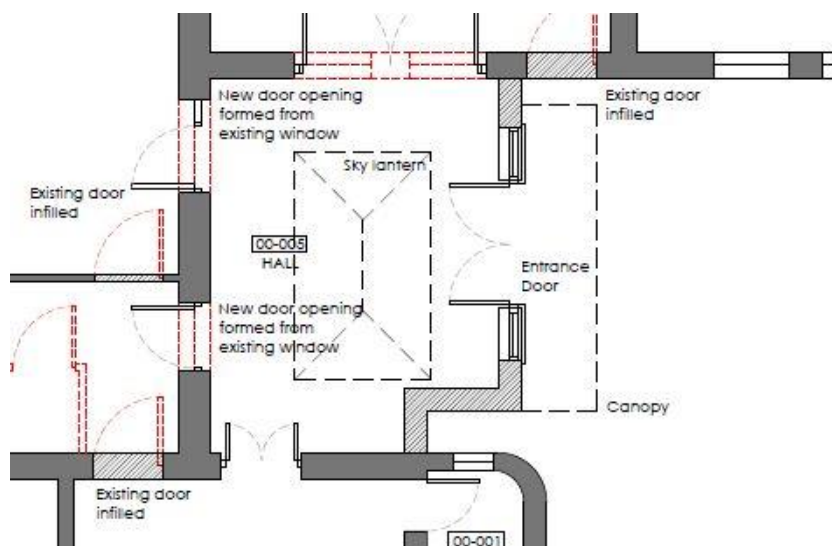
4.7 - From the front view of the property (please see D&A statement and supporting documents), standing on High Carrs, the elegance of the building is prominent with a proportion of the front façade sympathetically extended from its original construction.

4.8 - The NPPF and putative policy HD1 of the draft Local Plan require that proposals affecting heritage assets must be considered with regard to the damage the proposed development causes to the asset, the significance of the asset and the magnitude of harm caused to the asset.

IMPACT OF THE PROPOSAL ON HERITAGE ASSETS:

4.9 - The D&A statement provides the rationale for the proposed developments. These are elaborated upon below.

4.10 - The footprint of the extension has been designed to minimise the impact of the new interventions on the windows and door opening of the existing building. The staggered arrangement allows the new external wall to be positioned between the door and window opening of the west wing whilst co-ordinating with the line of the gable wall of the west wing. Co-ordinating with the gable wall prevents the new extension from requiring modifications to be made to the single storey outrigger. This enables the curved feature wall to be retained and left undisturbed.

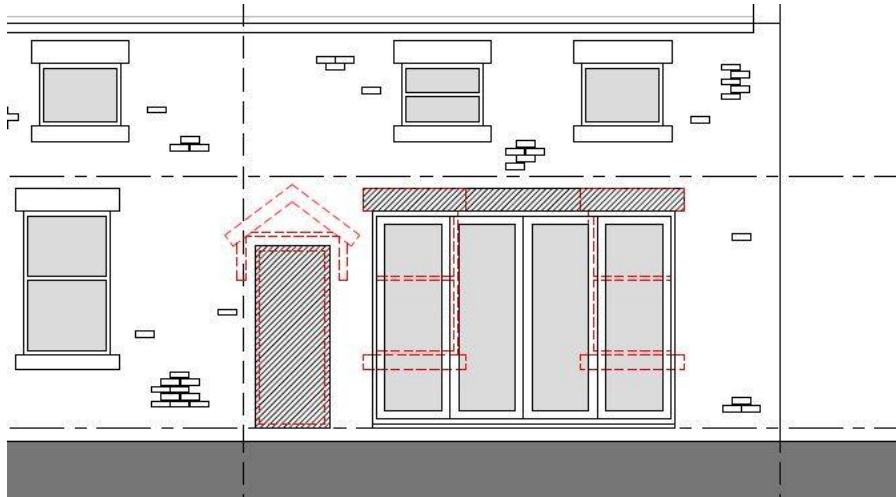


4.11 - The height of the extension has been designed to be set 150mm below the sill height of the first floor windows. This will provide a zone suitable for standard flashings around the edge of the new roof, whilst limiting any disturbance of the existing sandstone features.



4.12 - Although the pre-application report recommends that the blue engineering brick is left exposed on the inside of the hall area, the client felt that this would not provide a suitable finished appearance for the dwelling interiors. The client has opted to plasterboard the interior walls of the entrance hall to enable it to be decorated to diffuse light throughout the space and into internalised rooms. In order to minimise the impact of the plasterboard on the existing facades the plasterboards will be mechanically fixed into the substrate using fixings positioned within the joints of the brickwork. This will prevent damage to the brickwork and aid the restoration of the façade if the plasterboard is ever removed in the future.

4.13 - New bifold doors will be inserted into the previously extended west wing of the building. Proposing changes to a non-original part of the building is considered to be uncontroversial and will not effect the historic detailing of the building. In order to differentiate the modern interventions from those of the original building, any masonry surrounding the opening will be limited to blue engineering brick. Sandstone detailing around a modern door system has been considered to be inappropriate in this instance.



4.14 - The new extension will utilise a simple palette of materials that remain consistent with the original building. Blue engineering brick will feature more prominently on the external façade with uPVC framed windows and lead detailing to the eaves, fascias and canopy soffit. Whilst the use of Upvc would not be considered authentic, given that the existing windows to the property have all been replaced in Upvc, the material would be appropriate to maintain consistency across the building.

4.15 - We conclude that there is no credible case to suggest the applicant's proposals have any harmful impact on the character or appearance of the building.

4.16 - In heritage terms, it is considered that the proposed developments to High Carrs Lodge, meets the policy tests of the NPFF and putative policy HD1 of the draft Liverpool Local Plan in relation to the protection of heritage assets insofar that the proposal will not appear unduly out of scale or undermine the prevailing period charm of the property when viewed from any public vantage points.

4.17 - No substantial harm is caused by the proposal and the proposed development is considered to have a neutral impact on the character and appearance of the building.

SCALE DESIGN AND LANDSCAPE CONSIDERATIONS

4.18 - Unit3 Design Studio has produced a series of elevation drawings to accompany the planning application. These illustrate the how the appearance, massing and scale of the proposed development is appropriate for the existing building.

4.19 - In design, scale and visual amenity terms, the proposal accords with policies H5 and HD18 of the UDP, and with emerging policies UD1 and UD7 of the draft Local Plan and satisfies the objective to deliver good design in the NPFF.

RESEDENTIAL AMENITY CONSIDERATIONS

4.20 - In general amenity terms the proposal will not affect the amenity of residential occupants living in the adjacent / surrounding properties.

SUSTAINABILITY AND CLIMATE CHANGE

4.21 - It is noted that the proposal relates to an existing property that is in an area which is well connected by public transport, giving residents the opportunity to travel without the need for a private car.

4.22 - The proposed development will be constructed using robust and sustainable construction principles, with the majority of supplies provided by a local building supplies merchant. Construction jobs will be generated, the vast majority, if not all, from Liverpool based building trades.

4.23 - The design and construction of the new building will follow established good practice for energy efficient buildings, passive solar design and carbon reduction technologies.

TREES AND DEVELOPMENT CONSIDERATIONS

4.24 - The proposed development will have no impact on any trees / vegetation surrounding the site

4.25 - Several low value coniferous trees are located on the site, these are protected by the presence of the west wing of the building, and will not be affected by any works to the courtyard area of the site

4.26 - All trees within the site will be adequately protected from the impacts of the construction through careful working practices.

4.27 - The impact of the proposed development in respect of trees is therefore considered to be acceptable and takes into account the need to consider trees and the development having regard to the duty under section 197 of the Planning Act 1990 and policies HD18 and HD23 of the UDP.

TECHNICAL CONSIDERATIONS

4.28 - *Risk & Surface Water Run-Off* - the site is not in a flood risk zone and the development will have a calculated drainage capacity and drainage proposals that will be submitted to the council's BCO as part of the building regulations application.

4.29 - *Contaminated Land* - the site has been in use for in excess of 150 years and is not considered to have any adverse ground conditions or contamination that would prevent the development from proceeding.

5.0 CONCLUSION AND APPLYING THE PLANNING BALANCE

5.1 - In conclusion, the proposal will deliver a more efficient and effective use of the existing residential building.

5.2 - The heritage statement set out above confirms that the proposal will make a positive contribution to the existing build and not undermine its historic / architectural significance.

5.3 - The aforementioned points and associated Design and Access Statement explain the rationale behind the proposed design decisions and why they are appropriate for the building.

5.4 - The development will be delivered in a sustainable way. It will be implemented by a Liverpool based developer using Liverpool labour and supplies.

5.5 - Considering this and applying the principles in the above stated legislation and planning policies, planning permission should be granted.