

4 High Carrs, Roby, L36 4RW

Existing ground floor garage with first floor annex above, to be changed to form ground floor habitable room associated with the main dwelling house providing additional space/accommodation.

## Design, Access & Heritage Statement

Rev A

May 2021

condylofthouse  
architects

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## 1.1 INTRODUCTION

This statement has been prepared on behalf of the client Mr & Mrs Kearns, In support of a retrospective householder planning application for works already complete to an existing building within a conservation area. The application is for the conversion of an existing garage with studio apartment above, into a new dwelling house within the existing garage footprint into living space. No extensions are proposed as part of this application.

## 1.1.2 PLANNING DRAWINGS

In support of this application, please refer to the following drawings:

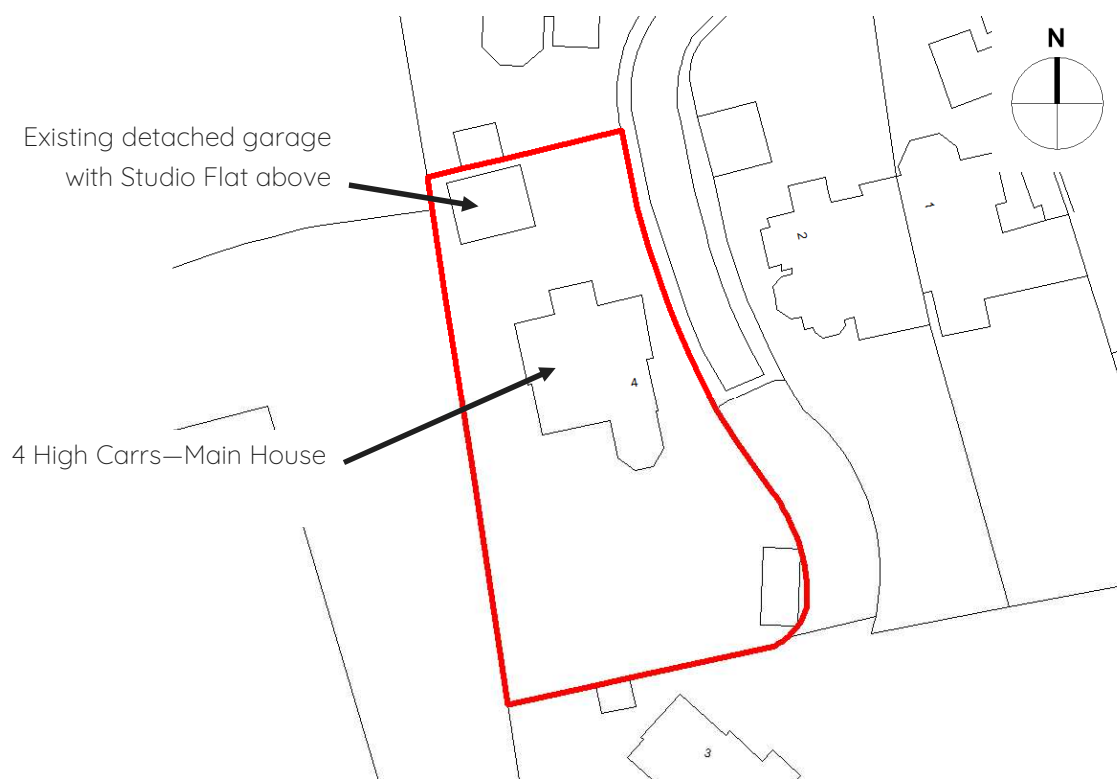
- 21-023-100 Site Location Plan
- 21-023-101 Existing Site Plan
- 21-023-102 Existing Plans & Elevations
- 21-023-110 Proposed Site Plan
- 21-023-120 Proposed Plans & Elevations

## 1.1.3 SITE LOCATION

The site is located at 4 High Carrs, Roby, Liverpool, L36 4RW

## 1.1.4 APPLICATION SITE

The application site has a combined site area of approximately 0.155 hectares as shown in fig. 1 below, and is mainly accessed off a private road High Carrs.



**Figure 01**  
Application Site Location Plan

## 1.2.1 SITE CONTEXT

The application site is located in Roby, a village within the metropolitan borough of Knowsley, Merseyside, England. The site sits on a private residential road called High Carrs that can only be accessed via A5080 Roby Road and is within the boundaries of Roby conservation area. The detached building in question and its main house were part of a new build housing development completed circa 1999. The site is hidden and cannot be seen from any of the main road (A5080 Roby Road) the site also is not overlooked by the neighbours in the surrounding properties. The site sits in a primary residential area and is adjacent to the Bowring Park Golf Club to the south and south-west of the application site.



**Figure 02**

Aerial street view of the application site edged in red (Photograph accessed Via Google Maps—May 2021)

1.2.1 SITE CONTEXT



Figure 03-06  
Photographs of the application site, main house and access (taken Feb 2021)

## 1.3.1 SITE OWNERSHIP

The application site is currently within the ownership of the client, Mr & Mrs Kearns.

## 1.3.2 USE

Currently the site is used for a residential purpose. The site houses a large detached dwelling with a separate detached garage and studio apartment building adjacent to it. Upon completion circa 1999, the detached outbuilding comprised of a double garage and store to the ground floor with a 1 bed studio apartment above, with separate kitchen and bathroom area.

The client has since made some internal alterations and layout changes to the apartment. The apartment now contains 2 no. bedrooms upstairs along with a large bathroom. The kitchen/dining space has been relocated to the ground floor by converting the existing garage into the kitchen/dining/living space along with the introduction of a ground floor WC and store area. The existing garage door has been removed and replaced with French doors and a new large double glazed UPVC window.

## 1.3.3 EXISTING TREES

The proposal is thought to have no affect on any existing trees as it is located on or near to the application site. No external alterations to the driveway are proposed.



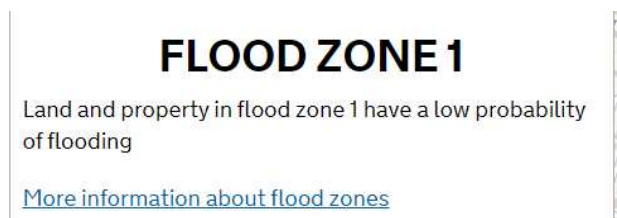
**Figure 07**  
External photograph of the detached outbuilding to 4 High Carrs. Taken Feb 2021.



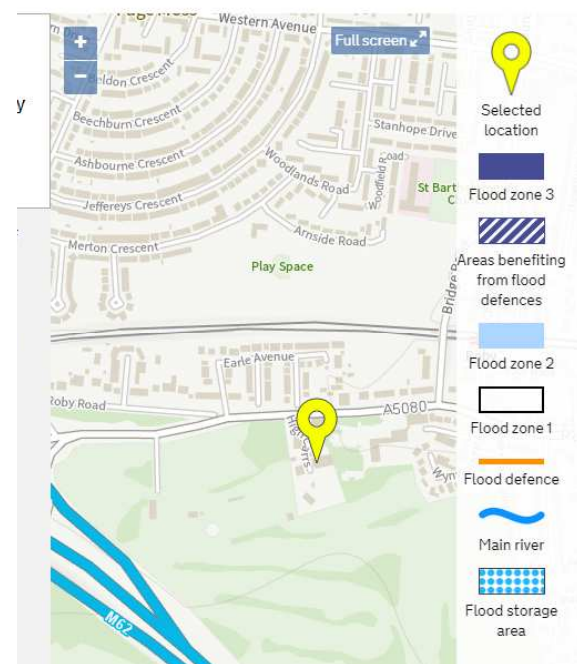
**Figure 08**  
External photograph of the detached outbuilding to 4 High Carrs. Taken Feb 2021.

## 1.3.4 FLOOD RISK & DRAINAGE

The application site lies within Flood Zone 1, with a low probability of flooding and is therefore considered acceptable for development.



**Figure 09**  
Extract taken from Gov.co.uk Flood map for planning services (Accessed April 2021).



**Figure 10**  
Flood risk summary taken from Gov.co.uk website (Accessed April 2021)

### 1.3.5 HIGHWAYS

The existing access to the site is from High Carrs Via Roby Road. No changes to highways are proposed as part of the development.

### 1.3.6 ACCESSIBILITY

The application sites location affords good transport links to the surrounding area. The site is located within walking distance of local amenities and associated shops and services. There are primary and secondary schools and a doctor's surgery within the local area.

The closest train station to the applicant site is Roby Rail Station and is approximately 0.2miles away with links to Liverpool and Manchester. There are five bus stops within walking distance to the application site all being under 5 minutes walking distance.

### 1.3.7 MATERIALS

The proposal aims to adhere to the existing materials pallet by matching those of the existing main dwelling and the original out-building and main house. As the only noticeable changes from the exterior of the building is the removal of the garage door, it has been replaced with grey UPVC frame windows and doors that pay tribute to the language of the features of the main house as shown in the images below.



Figure 11-14

Photograph of the applicant property taken Feb 2021.

## 1.4.1 LAYOUT

The proposed alterations to the garage and first floor studio apartment have been carefully considered to maximise potential and utilise the space. The primary aim is to achieve separate living and sleeping spaces as can be shown in the images below. By converting the existing garage this has allowed the client to turn the space into a stylish and practical kitchen and living space along with a downstairs WC and storage facilities.

At first floor there are two double bedrooms. Bed 1 boasts a high vaulted ceiling with circular and dormer windows overlooking the courtyard. Bed 2 contains a linear wardrobe and closet space with 2 no. roof lights providing lots of natural light into the space.

With the kitchen being relocated to downstairs, this space has been given to the main bathroom which nit contains 'His & Hers' sinks, a free standing bath and spacious walk-in shower.

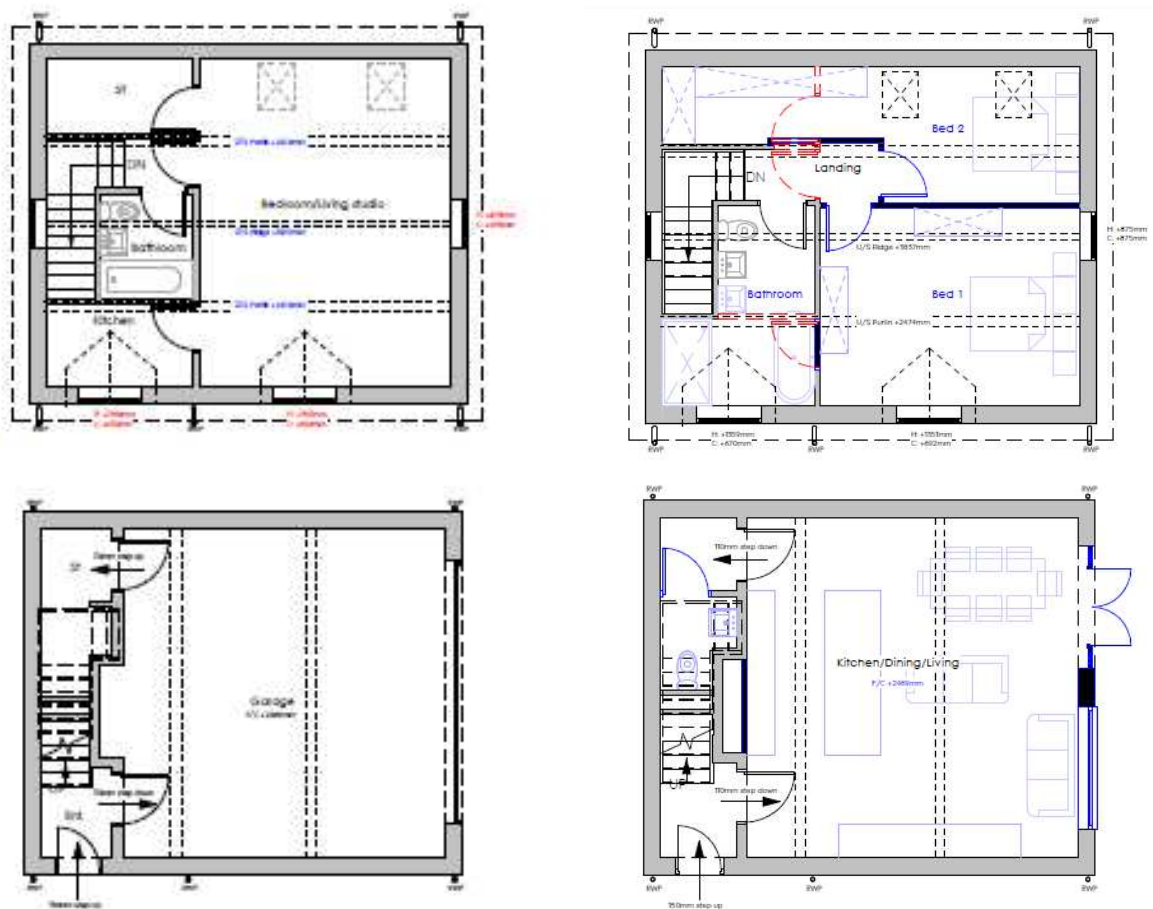


Figure 15-16

Extract of CLA Drawing of existing and proposed floor plans.

## 1.4.2 USE

The building in question was formerly used as a garage with living quarters above. It's new intended use is to be a dwelling house.

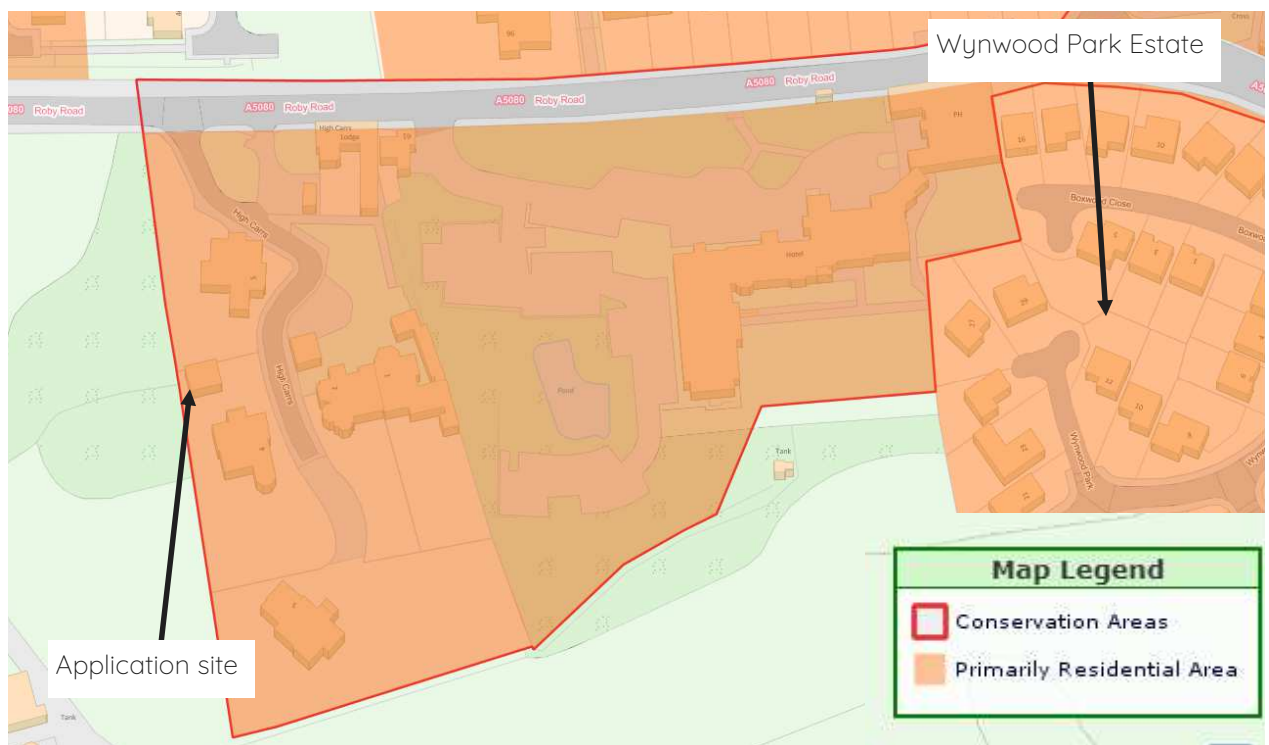
Roby Conservation Area is located on the edge of the greenbelt to the south of Knowsley in between Liverpool and Huyton. In 1978 it was designated as a Conservation Area with 14 other areas throughout the Borough. The Conservation Area of Roby is centred on a 'village green' at the junction of Roby Road and Station Road. The 'village green' is surrounded by buildings of high architectural value. Seven buildings have been placed on the Statutory List due to their special interest. These include No. 66 Roby Road, No. 70 Roby Road, No. 1-5 Station Road as well as the Roby Cross.

Derby Lodge Hotel, formerly known as Edenhurst with its stable buildings and coach house is set back and slightly elevated from Roby Road. Edenhurst was constructed approximately 10 years after the construction of Roby Railway Station. The building is constructed out of local red sandstone and is the only building of its kind in the Conservation Area; it is on a prominent site and adds to the street scene.

There are a number of late 20th century residential additions to the Conservation Area these include Boxwood Close and Wynwood Park Estate. These houses were built within the former grounds of 'Edenhurst'. The properties have been constructed of materials which replicate the historically used local materials and although they are attractive and well maintained they do not contribute to the historic character of the area.

(Roby Conservation Area - Adopted Character Appraisal, 2015)

As shown in the extract below, the application site sits within the boundaries of Roby Conservation Area and also sits within a primary residential area where there are multiple examples of development (Wynwood Park shown below). It is thought that the proposed works will pose no negative impact on the Roby conservation area and plans to preserve and enhance the appearance of the conservation area. The site sits on a private residential road called High Carrs and cannot be seen from any of the main road (A5080 Roby Road) the site also is not overlooked by the neighbours in the surrounding properties.



**Figure 17**  
Map showing the boundary of the Roby conservation area and primary residential areas  
(Knowsley interactive map accessed—June 2021)

## 1.6 Conclusion

This statement establishes that the proposal has been carefully considered, addressing all the relevant policies and planning issues. The proposal is considered to be of a scale and design that relates well to the surrounding area and does not result in a detrimental change in the character of the area or impact negatively.

- The site is located within an already established residential area, in close proximity to main bus and train routes in and out of the Roby and Huyton area. There are primary and secondary schools and a doctor's surgery within the local area. Therefore the site lies within an accessible location in compliance with the NPPF.
- It is not considered that the proposal would result in an unacceptable loss of privacy and therefore poses no unacceptable harm to neighbour amenity.
- The proposals adopt a palette of quality materials which are in keeping with the surrounding dwellings within the housing development, and its appearance, scale and layout provide cohesion within its context.
- The proposal is in keeping with the rest of the housing development and is no different from the approved examples of house extensions and alterations within the development.
- The proposals seek to comply with Approved Document M1' 2015 (Access to and use of buildings and be considerate of the ethos of the Equality Act 2010).

### 2.0.1 EXTERNAL LOCAL AMENITY AND ACCESS

There are mixture of primary and secondary school along with doctor's and dentist surgeries within the local area. The site is situated within walking distance of public transport links located or just off Roby Road, with good access to other transport networks. Therefore the site lies within an accessible location in compliance with the NPPF.

Access to the site utilises the existing highways of A5080 Roby Road. There are existing provisions that provide off-road car parking to the existing dwelling. The pedestrian access to the existing and surrounding dwellings is to be retained and not affected.

### 2.0.2 INTERNAL ACCESS

All internal doors will be a suitable width to facilitate wheelchair manoeuvre, (min. 910mm structural opening making it possible to achieve 775mm clear opening). Leading edges of all internal doors to be a minimum of 300mm to satisfy Part M requirements. A wider door to the principal entrance has been proposed to enable easier turning for a wheelchair. Additionally on the ground level there are no internal level changes, to facilitate movement of wheelchairs.

All switches and sockets within the proposed dwellings to be in accordance with diagram 1.5 of the Approved Document M.

WC provision within the proposed dwellings is within the entrance storey. Each individual design will be in accordance with diagrams 1.4A & 1.4B of the Approved Document M.

### 2.0.3 CONCLUSION

The design of the proposal has taken into account access practicalities and Part M compliance wherever possible. The resulting development proposed will ensure that all issues relating to the access and use of the dwelling is addressed in so far as is reasonably practical.

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