

Heritage Assessment

Relating to
Planning Application

for

Proposed single storey extension to rear following demolition of
Conservatory, forming new window opening to side elevation and
partially building up external door opening to side to from
window.

At

Millennium Lodge.
Victoria Road
Huyton
L36 5SA

On behalf of

Mr Mervin Parry

Job No.1831

Philip Seddon Associates Ltd
Chartered Surveyors
Rivington
Nicholas Road
Blundellsands
Liverpool
L23 6TS

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1. Introduction and Background

This document is to support planning application for the erection of single storey extension to the rear of Millenium Lodge following the demolition of Conservatory.

The application site is on Victoria Road Huyton and is within the Victoria Road and Huyton Church Road Conservation Area.

Millennium Lodge was built late 1990's and is constructed of masonry cavity walls with facing brickwork elevations, timber windows and traditional roof covering. Planning permission granted 24/06/1994 (94/00188/APP)

Permission was granted for the conversion of the existing Garage to form 'Granny Annexe' and extension to form new garage 02/08/2006 (06/00360/FUL)



Fig 1 – Site overview (Google Maps)



Fig 2 – Street Scene

Millennium Lodge



Fig 3 – Millennium Lodge viewed from front of Barn Hey (Google Maps)

Millennium Lodge



Fig 3 – Millennium Lodge viewed from front of Markland Lodge (Google Maps)

2. Conservation Area

The Victoria Road and Huyton Church Road Conservation Area emanates from the mid 19th Century and contains two listed buildings, these being Grade II listed building (Park Hall 1856) and Huyton Reformed Church (1890).

3. Proposal

The proposal is to demolish the existing Conservatory and erect a single storey extension to the full width of the property to the rear. The extension is to be flat roofed with a parapet wall finished with coping. The redundant window from the rear elevation will be utilised in the proposed window opening to the side elevation.



Fig 3 – Rear Elevation as Proposed

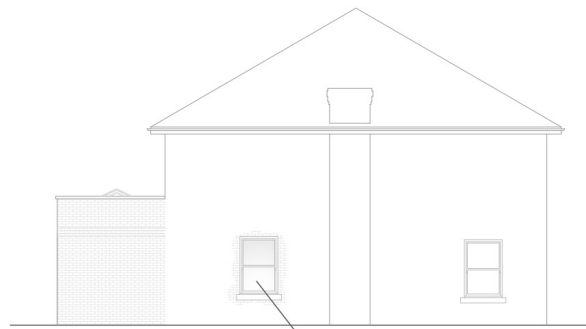


Fig 4 – Side Elevation as Proposed showing new Window opening

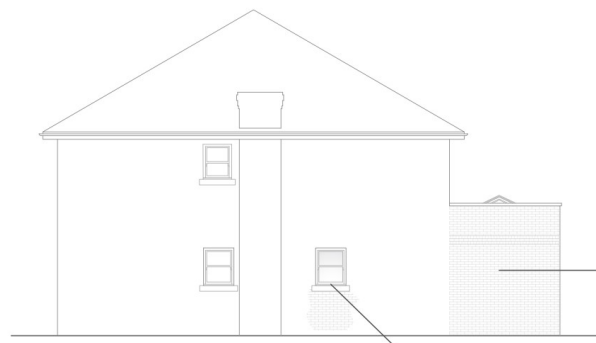


Fig 5 – Side Elevation as Proposed showing partially bricked up door opening.

The proposal includes partially building up external door opening and forming a new window opening. The window frame will be painted timber to match existing windows. Brickwork and mortar will be bonded to existing and match in appearance.

4. Heritage Impact

The location of the proposal is to the rear of the property and therefore out of public view.

Materials will match those of the main house.

Being at the rear of the property the proposal will have no impact on the Conservation area or any impact on the surroundings of the Huyton Reformed Church.

5. Conclusion

We believe that due to the materials being used and the location of the proposed extension the proposals will not have any impact on the Conservation Area and as such meets the requirements of the Local Planning Authorities policies.

Philip Seddon Associates Ltd

9th June 2023