

HERITAGE STATEMENT

Proposed Change of Use from C3 Dwellinghouse to C2 Children's Residential Care Home

9 North Park Road, Kirkby Park, Kirkby, Knowsley L32 2AR

1. Introduction

This Heritage Statement has been prepared in support of a planning application for the proposed change of use of 9 North Park Road, Kirkby Park, Knowsley from a single dwellinghouse (Use Class C3) to a children's residential care home (Use Class C2).

The application has been prepared in accordance with:

National Planning Policy Framework (NPPF)

Planning (Listed Buildings and Conservation Areas) Act 1990

Knowsley Local Plan

Historic England guidance regarding Conservation Areas.

The purpose of this statement is to assess the significance of the heritage asset and demonstrate that the proposal preserves both the character and appearance of the Kirkby Park Conservation Area.

2. Site Description

The application property comprises a traditional two-storey semi-detached dwelling located on North Park Road within the established residential suburb of Kirkby Park.

The dwelling forms part of a consistent group of similarly designed houses which contribute positively to the character of the Conservation Area.

The property benefits from:

front and rear gardens

off-street parking

attached garage

mature landscaping

traditional brick construction

pitched tiled roof

original domestic appearance.

No listed buildings are affected by the proposal.

3. Heritage Designation

The property lies within the Kirkby Park Conservation Area.

The Conservation Area was designated because of its:

attractive planned residential layout

mature tree-lined streets

generous plot sizes

consistency of architectural style

spacious suburban character

historic importance as one of Kirkby's earliest planned residential developments.

The significance of the Conservation Area derives principally from:

its overall layout;
uniform residential appearance;
mature landscaping;
quality of the streetscene rather than individual buildings.

4. Description of the Proposal

Planning permission is sought solely for the:

Change of use from a Class C3 dwellinghouse to a Class C2 Children's Residential Care Home accommodating a maximum of two children.

The submitted plans illustrate that:

no extensions are proposed;
no alterations to elevations are proposed;
no new windows or doors are proposed;
no roof alterations are proposed;
no boundary alterations are proposed;
no changes to external materials are proposed.

Internally, the existing bedrooms are simply reallocated to provide accommodation for two children together with staff facilities and office accommodation. The internal layout remains substantially unchanged.

5. Assessment of Heritage Impact

The proposal has been carefully considered against the significance of the Conservation Area.

External Appearance

The proposal introduces no external alterations whatsoever.

The building will remain visually identical to its existing appearance.

Accordingly there will be:

no alteration to architectural detailing;

no alteration to building proportions;

no alteration to roofscape;

no alteration to fenestration;

no alteration to materials.

Consequently there will be no impact upon the architectural contribution the dwelling makes to the Conservation Area.

Streetscene

The dwelling will continue to appear as a normal family house.

There will be:

no institutional appearance;

no commercial signage;

no security fencing;

no floodlighting;

no external plant;

no visual indicators of the change of use.

The residential character of North Park Road will therefore remain entirely unchanged.

Landscape Setting

The mature landscaping surrounding the property will remain untouched.

Existing:

front garden

rear garden

boundary planting

driveway

will all remain as existing.

No trees or landscaped features are affected.

Conservation Area Character

The defining characteristics of Kirkby Park Conservation Area include:

spacious residential plots

domestic scale housing

landscaped setting

low density development

cohesive architectural character.

The proposal preserves all of these characteristics.

The physical appearance of the property remains entirely unchanged and therefore the proposal neither erodes nor diminishes the significance of the Conservation Area.

6. Use of the Property

The proposed Children's Residential Home will accommodate a maximum of two children together with residential care staff.

Operationally the property will continue to function in a manner closely resembling a typical family dwelling.

The submitted Management Plan confirms:

only two resident children;

small staff team operating on rotational shifts;

parking contained within the site;

low vehicle movements;

no external play equipment;

management procedures to minimise any impact on neighbours;

Ofsted regulation and inspection;

robust community engagement procedures;

a conclusion that the community impact is low.

The proposed use therefore maintains the domestic nature of the property.

7. Heritage Impact Conclusion

Paragraphs 212–215 of the National Planning Policy Framework require local planning authorities to give great weight to the conservation of designated heritage assets.

This proposal results in:

no demolition;

no alteration to historic fabric;

no alteration to the external appearance of the dwelling;

no change to the streetscene;

no loss of architectural features;

no impact upon the wider Conservation Area.

Accordingly the proposal results in no harm to the significance of the Kirkby Park Conservation Area.

8. Planning Balance

The proposal will provide an important specialist children's residential care home within Knowsley while preserving the architectural and historic significance of the Conservation Area.

The development:

preserves the appearance of the Conservation Area;

preserves the character of North Park Road;

retains the domestic appearance of the property;

makes no changes to the external built form;

supports the provision of much-needed children's care accommodation within the Borough.

The proposal therefore fully accords with the heritage objectives of the National Planning Policy Framework, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant heritage policies of the Knowsley Local Plan.

Overall Conclusion

It is concluded that the proposed change of use represents a heritage-neutral development. The proposal preserves the significance, appearance and character of the Kirkby Park Conservation Area, introduces no external alterations, and will continue to present as a conventional family dwelling within the streetscene. As such, there is no conflict with national or local heritage policy, and the development should be considered