

HERITAGE STATEMENT

PROJECT: ENFORCEMENT NOTICE ACTIONS

LOCATION: VICTORIA GARDENS, VICTORIA ROAD, HUYTON

CLIENT: ELYSIUM HEALTHCARE

OUTLINE BRIEF: RETROSPECTIVE PLANNING ACTIONS FOR AIR CONDITIONING UNITS AND ALTERATIONS TO RESIDENT ACCESSIBLE WINDOWS



HERITAGE STATEMENT;

LOCATED IN THE VICTORIA ROAD AND HUYTON CHURCH ROAD CONSERVATION AREA THE SITE IS NOT CLASSED AS A PROTECTED OR LISTED BUILDING BUT IS NOTED AS A POSITIVE BUILDING, IT IS LOCATED WITHIN THE BOUNDS OF THE CONSERVATION AREA AND IN NEAR PROXIMITY OF LISTED BUILDINGS, SO ALL WORKS SHOULD BE SYMPATHETIC TO THE AREA.

THE PURPOSE OF THIS DOCUMENT IS TO SUPPLEMENT THE SUBMISSION INFORMATION FOR THE PURPOSE OF PLANNING. WHILST THE WORKS UNDER THE SUBMISSION ARE FOR THE ALTERATION OF EXISTING WINDOWS AND THE INSTALLATION OF AIR CONDITIONING UNITS. THERE ARE NO INTENTIONS TO CHANGE THE EXISTING USE OF THE FACILITY OR OUTWARD OR INTERNAL APPEARANCE OF THE BUILDINGS CONSTRUCTION.

WHILST ALTERATIONS TO THE BUILDING ARE PROPOSED FOR THE PURPOSE OF OPERATIONAL REQUIREMENTS IT IS SEEN THAT THE ALTERATIONS TO THE BUILDING TO ACCOMMODATE THESE CHANGES IT WOULD HAVE MINIMAL IMPACT ON THE CHARACTER AND APPEARANCE OF THE EXISTING BUILDING AND LIMITED IMPACT ON THE CONSERVATION AREA AS A WHOLE.

Victoria Road and Huyton Church Road Townscape Appraisal Map



IT IS SEEN THAT SINCE THE RE-OPENING OF THE BUILDING FOLLOWING ITS CHANGE OF USE THE IMPROVEMENTS AND FINISHED WORKS HAVE ADDED VALUE AND ENHANCEMENT TO THE CONSERVATION AREA IN COMPARISON TO WHILST THE BUILDING WAS UNDER PREVIOUS OCCUPATION. THESE PROPOSALS WILL ALLOW FOR THE CONTINUED OPERATION OF THE BUILDING WHILST IMPROVING THE HEALTH AND SAFETY OF THE BUILDING AND ITS OCCUPANTS.

CHANGES TO WINDOWS WHICH FUNDAMENTALLY RETAIN THE EXISTING STYLE ARE SEEN TO BE A LOW IMPACT ON THE APPEARANCE OF THE BUILDING.

THE ADDITION OF AN AIR HANDLING UNIT SYMPATHETICALLY CLAD TO DISGUISE APPEARANCE, AND LOCATED IN A POSITION BOTH TO MINIMISE THE RISK TO RESIDENTS, THE IMPACT ON THE OUTWARD APPEARANCE OF THE BUILDING (PIPE WORK ETC) AND LOCATED IN A DISCRETE LOCATION TO THE GENERAL PUBLIC IS SEEN AS LOW IMPACT.

PLANNING HISTORY;

THERE HAVE BEEN 26 PLANNING SUBMISSIONS RELATED TO THE SITE DATING BACK TO 1974 PLUS THE CURRENT APPLICATION. APPLICATIONS INCLUDE SOME REFUSALS AND A WITHDRAWAL DETAILS ARE BELOW.

THE SITE HAS SEEN A HISTORY OF REDEVELOPMENT MOST RECENTLY SEEING A CHANGE FROM A NURSING HOME TO A REHABILITATION FACILITY UNDER ITS CURRENT OPERATION.

- [ERECTION OF ADDITIONAL CLASSROOM ACCOMMODATION CONDITIONS](#)
REF. NO: 74/03854/HIST | STATUS: GRANTED
- [DEMOLITION OF COACH HOUSE FOR PROPOSED REDEVELOPMENT](#)
REF. NO: 74/03859/HIST | STATUS: GRANTED
- [CHANGE OF USE OF PREMISES TO COLLEGE FOR ADVANCED DENTISTRY AND COMMERCIAL DENTAL LABORATORY CONDITIONS](#)
REF. NO: 74/09576/HIST | STATUS: GRANTED
- [DEMOLITION OF PROPERTY](#)
REF. NO: 74/09684/HIST | STATUS: REFUSAL
- [ERECTION OF ATTACHED BUILDING COMPRISING SAUNA AND TOILET ACCOMMODATION TO SIDE OF RECREATION AND LECTURE HALL](#)
REF. NO: 74/09944/HIST | STATUS: GRANTED
- [CHANGE OF USE OF PREMISES TO RESIDENTIAL CARE/NURSING HOME](#)
REF. NO: 74/10469/HIST | STATUS: APPLICATION WITHDRAWN
- [CHANGE OF USE AND EXTENSION AND ALTERATIONS TO FORM NURSING HOME TOGETHER WITH CAR PARKING](#)
REF. NO: 74/11145/HIST | STATUS: REFUSAL
- [CHANGE OF USE OF EXISTING BUILDINGS WITH ALTERATIONS AND EXTENSIONS TO FORM A NURSING HOME WITH CAR PARKING CONDITIONS](#)
REF. NO: 74/11440/HIST | STATUS: GRANTED
- [ERECTION OF MANWEB SUBSTATION AND SWITCH ROOM CONDITIONS](#)
REF. NO: 74/12756/HIST | STATUS: GRANTED
- [ERECTION OF GROUND FLOOR LAUNDRY ROOM TO SIDE OF NURSING HOME](#)
REF. NO: 74/14769/HIST | STATUS: GRANTED
- [ERECTION OF LOWER GROUND FLOOR EXTENSIONS, COMPRISING](#)
REF. NO: 95/00331/APP | STATUS: GRANTED
- [RETENTION OF SINGLE STOREY EXTENSION TO EXISTING NURSING](#)
REF. NO: 95/00684/APP | STATUS: GRANTED
- [ERECTION OF SINGLE STOREY EXTENSION TO REAR OF PREMISES TO](#)
REF. NO: 96/00598/APP | STATUS: REFUSAL
- [ERECTION OF 2 NO. DETACHED 5 BEDROOMED DWELLINGS WITH DOUBLE INTEGRAL GARAGE](#)
REF. NO: 99/00782/FUL | STATUS: APPLICATION WITHDRAWN
- [DEMOLITION OF EXISTING EXTENSIONS, ERECTION OF TWO STOREY EXTENSIONS TO FRONT, SIDES AND REAR AND 2 NO. LIFT BLOCKS TO ROOF LEVEL, TOGETHER WITH PROVISION OF CAR PARKING TO PROVIDE A HEALTHCARE ESTABLISHMENT FOR RESIDENTIAL ACCOMMODATION WITH PERSONAL CARE AND REHABILITATION FOR PERSONS WITH PHYSICAL AND/OR MENTAL HEALTH NEEDS.](#)
REF. NO: 07/00194/FUL | STATUS: REFUSAL
- [ERECTION OF 2 NO. 4 BEDROOMED DETACHED DWELLINGS WITH INTEGRAL GARAGE](#)
REF. NO: 00/00640/FUL | STATUS: GRANTED
- [DEMOLITION OF EXTENSIONS TO EXISTING BUILDINGS TO REAR AND SIDES](#)
REF. NO: 04/00025/CON | STATUS: GRANTED
- [ALTERATIONS TO AND ERECTION OF EXTENSIONS TO EXISTING BUILDING TO FORM 64 BED NURSING HOME AND 10 CLOSE CARE FLATS.](#)
REF. NO: 04/00028/FUL | STATUS: GRANTED
- [DEMOLITION OF EXTENSIONS TO THE SIDES AND REAR](#)
REF. NO: 07/00195/CON | STATUS: GRANTED
- [APPLICATION FOR NON-MATERIAL AMENDMENT FOLLOWING GRANTING OF PLANNING PERMISSION 07/00194/FUL - DEMOLITION OF EXISTING EXTENSIONS, ERECTION OF TWO STOREY EXTENSIONS TO FRONT, SIDES AND REAR AND 2 NO. LIFT BLOCKS TO ROOF LEVEL, TOGETHER WITH PROVISION OF CAR PARKING - AMENDMENT SOUGHT TO APPROVED PLANS TO ALLOW FOR REDUCTION IN](#)

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INTERNAL CEILING HEIGHT AND CORRESPONDING REDUCTION IN HEIGHT OF EAVES AND ROOF RIDGE TO NEW BUILD SECTIONS AMENDMENTS TO CANOPY TO FRONT ENTRANCE ON PROPOSED EXTENSION AND MINOR REVISIONS TO THE THREE STOREY EXTENSIONS AND ADDITIONAL OF ROOF LIGHTS TO TWO STOREY EXTENSIONS.

REF. NO: 07/00194/NMA | STATUS: GRANTED

- DEMOLITION OF EXISTING EXTENSIONS, ERECTION OF TWO STOREY EXTENSIONS TO FRONT, SIDES AND REAR AND 2 NO. LIFT BLOCKS TO ROOF LEVEL, TOGETHER WITH PROVISION OF CAR PARKING TO PROVIDE A HEALTHCARE ESTABLISHMENT PROVIDING RESIDENTIAL ACCOMMODATION WITH PERSONAL CARE AND REHABILITATION FOR PERSONS WITH PHYSICAL AND/OR MENTAL HEALTH NEEDS –

REF. NO: 08/00472/FUL | STATUS: APPLICATION WITHDRAWN

- DEMOLITION OF EXTENSIONS TO EXISTING BUILDINGS TO REAR AND SIDES

REF. NO: 09/00602/CON | STATUS: GRANTED

- PARTIAL DEMOLITION OF EXISTING RESIDENTIAL CARE HOME (TWO STOREY EXTENSION AND ASSOCIATED DEVELOPMENT GRANTED UNDER APPLICATION 07/00194/FUL)

REF. NO: 16/00175/FUL | STATUS: GRANTED

- SEE 07/00194/DISCON ALL DETAILS FOR THE ABOVE HIGHLIGHTED IN RED BOXING ON DRAWING 31 WHICH HAS ALREADY BEEN APPROVED FOR EXTERNAL HARD AND SOFT LANDSCAPING(CONDITION 4).

REF. NO: 18/00334/FUL | STATUS: NOTREQ

- MANAGEMENT PLAN AS REQ'D UNDER CONDITION 9.

REF. NO: 18/00345/FUL | STATUS: NOTREQ

- RETENTION OF PATIO AREA TOGETHER WITH THE ERECTION OF A STORAGE SHED TO REAR & EXTENSION OF EXISTING PATIO AREA

REF. NO: 20/00135/FUL | STATUS: GRANTED

PLANNING STATEMENT;

WHILST ON A MUCH LOWER SCALE OF PROPOSAL COMPARED TO THE PREVIOUSLY APPROVED SUBMISSIONS THESE CHANGES TO THE PROPERTY ARE FUNDAMENTAL FOR THE FUTURE OPERATION OF THE BUILDING AS OUTLINED IN THE SEPARATE DOCUMENTS.

THE LOCATION OF THESE CHANGES AND TYPES OF PRODUCTS HAVE BEEN CAREFULLY CHOSEN TO FIRSTLY ENSURE THAT THE PRODUCTS IN THEIR LOCATIONS DO NOT CAUSE RISK TO THE RESIDENTS BUT ALSO THAT THEY ARE POSITIONED SYMPATHETICALLY TO THE BUILDING, ADJACENT PROPERTIES AND THE PRINCIPLE ELEVATION.