



Introduction

This statement has been prepared in support of a householder planning application for a single storey "glass box" extension to the front of a house that is a recently developed conversion of a former single storey stable building which was part of a farm site formerly associated with the now demolished Weston House, at North End Lane, Halewood.

The owners of this property wish to extend to the front of the house in order to provide sufficient space for a dining area and lounge attached to it as the current kitchen area does not allow for enough space for dining. The bedrooms will remain unchanged.

Given the site lies within green belt and requires Heritage assessment due to the history of the site this statement provides reasoning and justification for the design, siting and appearance of the extension and relationship with neighbouring properties.

Site Location

The converted house is positioned in the corner of the development almost against the boundary, a timber fence wraps around the rear of the house following the L shape of the building footprint. The application site is 0.56 Hectares and comprises the house footprint, the driveway and private lawns that stretch across the frontage of the plot. The lawns are divided by the central driveway.



The building is not listed and is not in a Conservation Area, however the family of buildings on this site are local examples of agricultural and ancillary structures associated with the former Weston House therefore we have engaged with heritage consultant to provide an assessment into the proposed changes to respect the local importance of the structure.

The photograph above shows how the L shaped footprint encloses the corner of the plot and pronounced gables are visible at each end but using different materials (brick and stone).



This former stables building from the early 19th century is masonry construction with duo pitch slate roof, vaulted ceilings internally and full height stone gables at each end, originally visible were 4 bays but now only 2 bays are maintained in the design from the refurbishment with an extension covering the bays on the left hand side. In this photograph you can see the original thick chamfered sandstone piers dividing the original bays for stabling.

These piers were previously free standing with a gap behind them between the external walls of the stable, however these have been incorporated into the façade in the refurbishment and create a nice authentic feature for the house. The large format glazing and dark grey frames provides a modern look inserted into a traditional building.

Layout

The L shaped layout of the property is very clearly divided up into bedrooms on the left hand side and living accommodation on the right hand side of the front door. No changes are proposed to the layout as a result of the glass box addition.

Amount



This diagram explains the existing and proposed volumetric calculations associated with the development. The original stables block was approximately 384m³ and recent extension for the bedroom area is 120m³. This represents 6.9% additional volume on the existing building.

Scale



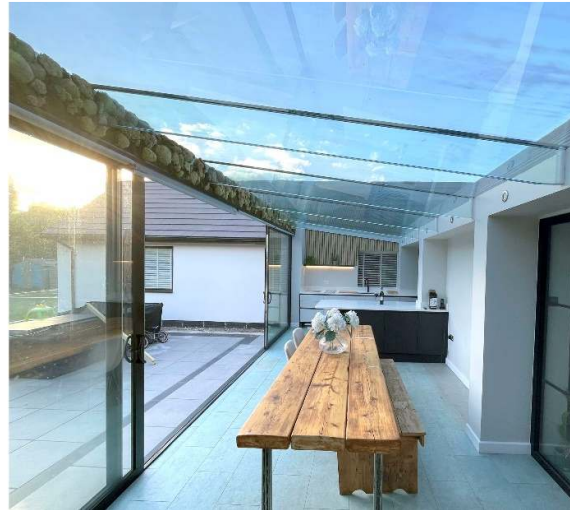
The proposal in this application does not propose to change the single storey scale of the building but we have been mindful to avoid extending to the sides of the property to retain as much openness as possible given the constraints on this site. Further to this point the gable ends are an obvious feature with the original stone in place and breaking through this would not be acceptable, therefore we have advised the best area to extend out with minimal disruption would be on the inner face of the 'L' shape leaving the stone to be free standing as it was originally.

Appearance

We have developed the setting out and appearance of the glass box extension with consideration to the existing building and the overall look of the house is only very marginally different from what it is now. All sides of the extension are glass including the roof which will help to throw natural light into the depth of the rooms, it will also allow visibility of the original structure and stone.

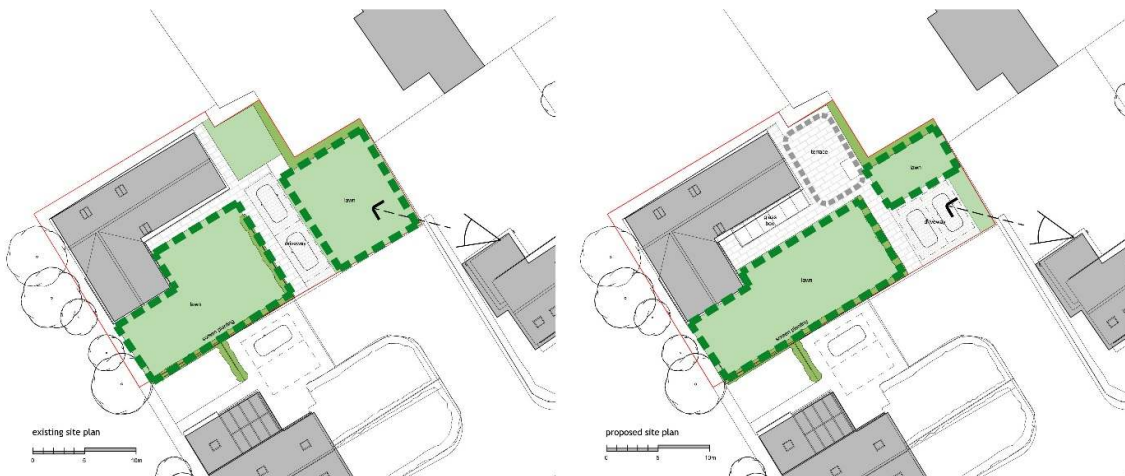


In this visualisation you can see how the slim frame sliding doors will continue to open out on to the wider lawn, the sliding doors will part to the sides allowing the central chamfered stone column to be visible inside and outside the room.



These photographs provide further detail on how the inside of the glass box will appear to the room, there will be glass fins that support the glass roof which terminate over the sliding doors which give an extra modern look that will improve enjoyment of the dining and lounge spaces.

Landscaping



The existing position of the car parking spaces disconnects both lawn areas which are situated at the front of the property as there is no back garden. This amenity is overlooked in parts which is why the applicants will create a recessed terrace at the side of the house and increase the lawn size that is closest to the house. The proposed extension opens out on to the larger lawn area and screen planting will offer some privacy to this area in front of the house. The lawn in the corner is now minimised by relocation of the car parking spaces into an area that is more overlooked and would be underused.

Access

No changes to the access principles other than the location of the parking spaces.