



Heritage and Planning Statement –10 - 12 South Park Road, Kirkby

Prepared by RJG Architecture Ltd – 28th January 2026

Introduction

This statement has been prepared for and on behalf of our clients to support the planning application submitted for the erection of a dormer bungalow with associated parking, garden annex and gardens. The statement will cover the relevant planning policies for the conservation requirements for the area.

North and South Park Road Conservation Area

Under section 69 of the Planning Act 1990, a conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The conservation area of South Park Road lies at the convergence of a number of routes, and the area can be accessed from a number of roads. The original properties on South Park Road were designed to house businessmen who wanted to relocate out of the urban areas whilst still being able to commute to their businesses in town.

The buildings in the area are of differing scales, predominantly of semi-detached houses with some large villas remaining. Numbers 14 and 16 South Park Road are the most dominant properties in the area, sitting in extensive plots and at a greater height than adjacent properties due to their substantial proportions.

In South Park Road, property boundaries are a mixture of hedgerows, varying styles of fencing, railings and low walls. Their position helps to define the planned and formal layout of the conservation area. The planted character of the streets and private gardens contribute substantially to the character of the conservation area. Trees overhang the street from the positions on the periphery of private gardens and /or grassed verges.

Within South Park Road, the majority of buildings were constructed in the 1920s and 1930s as small bungalows and small semi-detached houses. The properties situated at 2,4,8 & 10 South Park Road are 1920s bungalows which are a contrast to the large Victorian villa, Waverley House situated nearby. The properties on the road are typically constructed of red brick and slate roofs.

Design Proposal

The proposed scheme is to erect a bungalow with a garden annex on the vacant land adjacent to number 10 South Park Road, along with associated parking and gardens. The bungalow has been designed to keep in character with the local area, using slate roofing tiles and Weinerberger Heritage Blend red brick. The heights are in keeping with the properties on the road. The street scene will be maintained with the materials used being of high quality and not out of character with the properties on the road. The boundary treatment has also been designed to align with the conservation area, with the gates at a similar height to the neighbouring properties and a low-level front wall.

The design proposal is in keeping with the key characteristics of the conservation area and will not detract from the style and building line of the existing properties on the road.

The external landscaping and boundary treatment of the proposed scheme has been designed to be in keeping with the conservation area for the height of the gates at the front boundary along with a grassed area and off-road parking for two vehicles.

Planning Policy

Policy DQ1 of Knowsley Unitary Development Plan states that new development should be of a high quality which will respond to and where appropriate, enhance the characteristics of the immediate area through the use of appropriate scale, massing height and building lines along with protecting the amenities of neighbouring occupiers. The design of the bungalow meets this criteria and the parking provision will ensure that there is no detriment to neighbouring properties. The design is of high architectural merit and will be built using high quality materials that are in keeping with the local conservation area.

The proposed bungalow will meet the planning policy criteria of achieving effective use of land and also providing suitable housing provision within the area.

The design meets the criteria of Policy DQ5 'building in conservation areas' in that the scale, massing, materials, and architectural design of the proposed bungalows preserve or enhance the character or appearance of the Area.

Policy H5 of the Unitary Development Plan states that housing development within a residential area should not have an unacceptable impact on the amenity of residential occupiers by reason of noise, disturbance, overlooking visual intrusion or on-street parking along with not having an adverse effect on the character or street scene of the area. The design proposal meets this criteria with suitable off-road parking provision and no overlooking aspect on neighbouring properties, along with the bungalow which is in keeping with the properties at 2,4,8 & 10 South Park Road.

Conclusion

The proposed scheme for the bungalow has taken into consideration the conservation area and applicable local and national planning policies and meeting the necessary criteria for the area. The new bungalow will provide additional housing in keeping with the character of the conservation area and make use of a plot which is currently overgrown and not utilised.