

Design and Access Statement

Greenacre
4 Links Hey Road
Caldy
Wirral

Design Statement

Greenacre is a large seven-bedroom two storey house located on Links Hey Road in the Conservation Area of Caldy. It is set on a generously sized plot in extensive gardens which border Caldy golf course. It benefits from a southerly orientation and a swimming pool and tennis court in the grounds. Externally it is primarily rendered with a brickwork base, with aged softwood windows and doors below a dark grey concrete tiled roof with brickwork chimney stacks. Facias are painted timber and rainwater goods are aluminium or possibly mild steel.

It is clear the property has been extended in the past, dates unknown. There is a single storey double garage to the south east with a flat roof that has been previously converted by internal subdivision to form a gym. To the north west there is an existing terrace from one bedroom above a glazed sunroom, the intention is to demolish and build a new glazed extension on the same footprint.

The property was purchased in November 2020 by our client with a view to undertaking a sympathetic yet contemporary renovation. It is clear that the previous owners had undertaken little upgrade or redecoration over the past 25 years or so. Previous extensions are of poor construction and generally the house is looking very tired and need of complete refurbishment to improve the appearance, and to also reduce energy consumption.

Internally the intention is to open up several internal rooms by the removal of a number of walls and partitions to form an enlarged kitchen / dining space and lounge. Circulation spaces and the entrance lobby are to be reconfigured to provide a lighter and airier feel. Upstairs some bedrooms are replanned and new ensuite bathrooms introduced.

On the ground floor adjacent to the gym and garage there is an indented space forming a connection to the main part of the house. This is poorly constructed and spatially inefficient. To the first floor is an ensuite bathroom. The proposal is to demolish this part and constructed a new two storey extension which will result in a larger lounge on the ground floor and a new ensuite bathroom and dressing room to the first. There will be a very modest increase in floor area of 22sq.m. The ridge height will increase by 1.5m approximately, however this will well below the highest point of the roof. This has been designed to be clearly legible as an extension to the main house.

To the rear our proposal is to remove a roof terrace and glazed living room. These are poorly constructed and thermally inefficient. Here we are seeking permission to construct a new high quality, contemporary "glazed box", refer to images in precedent studies below.

The extension will take advantage of the views to the golf course and beyond whilst also respecting the privacy of neighbours. The design incorporates obscured glazing to the north boundary where overlooking is an issue, and any opening lights, required for ventilation, will be 1.7m above the internal floor level.

Connection between new and existing has been carefully considered to minimise the impact on the existing roof profile. Glazed panels connect the fabric of the new with the walls of the existing house. A new flat roof intersects below the existing eaves to form a clear distinction.

Glazed facades will minimise impact and helps reduce the mass of the extension, they will be obscured where required to mitigate overlooking to neighbouring properties. Some walls of the extension are to be solid. To retain a lighter feel and minimise mass proposals are to face these areas with a mid to dark grey profiled metal cladding panel. There are many examples of this type of product on residential extensions in Conservation Areas, examples are shown in the precedent study below.

The roof will be a single ply or GRP flat roof construction and will be obscured behind a powder coated aluminium facia and parapet.

Due to some internal reconfiguration, there is some rationalisation of the fenestration, the introduction of new windows to the north-west elevation has been necessary. A chimney stack is to be removed too, see architects' drawings.

Externally the house will be upgraded with re-rendered walls, finished to closely resemble the existing in a light grey/off white colour. Windows will be replaced throughout with new composite double glazed units comprising of an aluminium outer face and timber internal frame. This will result in a lightweight, slender frame profile. Most windows are to be retained with some new additions to parts which are extended or remodelled. New ones will respect the scale of the existing.

The existing roof will be remodelled in parts to accommodate the side extension and be re-tiled with a blue/black concrete tile, see enclosed images.

Fascia's and soffits will possibly need replacing, subject to further survey and inspection and will be replaced if necessary, with painted softwood timber. Rainwater goods, downspouts, hoppers and gutters will be retained and renovated where practicable or replaced with aluminium products where repair is not viable.

In summary the choice of materials have been carefully selected to respect the existing house and its location and to blend comfortably with properties in Caldy. The scale and mass of extensions and any interventions are clear and subservient to the existing house. There is a very marginal increase in floor area given the size of the existing. Overall proposals will result in a significant visual enhancement to the property and one which is sympathetic the Conservation Area.



External materials



Precedent study for glazed extension