
Spring Architecture Residential Ltd
36 Acre Lane
Heswall
Wirral
CH60 1UW

17th January 2021

**Greenacres, 4 Links Hey Road, Caldy, Wirral
Heritage Statement**

This Heritage Statement has been written in context and with due regard to Wirral Borough Councils "CALDY VILLAGE CONSERVATION AREA MANAGEMENT PLAN PART 2 – CONSERVATION AREA MANAGEMENT PLAN 2009" and takes in to account the detail and direction provided.

Assessment of heritage significance

Greenacres is a large two storey private residence sitting on a large plot approximately one mile to the south / south west of Caldy Village centre. It is on the periphery of the Conservation Area and faces the golf course to the rear. Links Hey Road contains an eclectic mix of properties dating from the early 20th century.

Estimated to be constructed in the 1920's or 1930's, exact date unknown, Greenacres is typical in scale and character to many houses in Caldy. Whilst retaining a well-proportioned residential scale and appearance it does not present any particularly outstanding architectural quality. However, it has value by virtue of reflecting the local vernacular. It is not Listed or known to have any specific, notable architectural importance and characterises many of the houses of this age in Caldy.

It has been extended in the past with a large double garage and gymnasium, to the left when viewed from Links Hey Road, and to the rear to form a sunroom and first floor terrace to master bedroom (refer to photographs below). Both lack architectural merit and quality. Our proposal to replace extend to the side and also to the rear extension with a high quality two storey living room and study, will improve visual amenity while also respecting neighbouring privacy.

The house is accessed from the west side of Links Hey Road and has a generous driveway with a large evergreen tree at its centre. The footprint and overall scale are proportionate with its neighbours with expansive lawns and landscaping. The rear garden cascades by approximately 1-2m to a rear tennis court adjoining Caldy golf course.

Externally Greenacres comprises painted sand/cement render facades above a brickwork plinth, there are timber single glazed windows (some later aluminium examples) and doors and a concrete tiled roof with three chimney stacks. There are several houses of similar palette and proportion on Links Hey Road, although there is an eclectic mix of post war styles, and a new contemporary property currently under

construction opposite our client's house. Although there is no one dominant architectural style we have sought to use material that respect, complement and reinforce the existing property.

Assessment and Mitigation of Impact

This application is for two modestly sized extensions, one to the rear and the other to side, with elevational alterations i.e., replacement windows (with some minor alterations to the numbers, sizes and locations), re-rendering and new roof tiles. Internally there will be some alterations and reconfiguration within the existing external walls as detailed on architects and structural engineers' drawings.

The side extension (to the left when viewed from the front) will replace and nominally increase the existing floor space to provide a larger ground floor lounge and first floor ensuite with dressing room. The rear extension will be placed on the existing footprint of a lounge and first floor terrace. Overall, the extent of additional floor area is minimal in comparison to the existing floor area.

Furthermore, the impact on scale and mass is also limited. The side extension is subservient in scale to the existing house with a lower roof and ridge line and will not impact adversely on the overall appearance. It provides a slightly larger floor area and is located to minimise overall impact. Early discussions discounted extending on to the flat roof on the garage as we believe this may have had a more significant effect.

The rear extension will create a larger study space and additional floor area, though this replaces an existing roof terrace which previous and past occupants have had the long-time enjoyment of. Due to its position and relationship to neighbours' materials have been chosen to minimise its size (though proportionate to the existing house) with the selection of glazed facades and a lightweight metal cladding material (refer to supporting Design and Access Statement with precedent images and photographs below).

Both extensions, including mass, scale, proportions and selection of materials proposed will significantly improve the quality of the existing fabric and provide considerable betterment to the benefit of the Conservation Area.

Aluminium/timber composite replacement windows are proposed to minimise the section size of transoms and mullions and to maximise the area of glazing, which will in turn help to provide more internal natural light. This will also be a more proportionate response to the replacement of the existing timber frames and avoid the unwelcome aesthetic often seen in UPVC windows.

The replacement of composite windows and doors, new structural glazing to the rear extension re-rendering, new roof tiles hips and ridges, new rainwater goods and fascia's will all provide a major and positive impact to the Conservation Area. The design of the side extension is sympathetic and complementary in all regards with the existing house.

Although the property is simple in architectural detail, we have wherever possible retained interesting and noteworthy feature e.g., the corbelled brickwork arch which frames the stained timber entrance door. One small chimney stack is to be removed and two stacks kept retaining the characteristic roof profile of the area.

Due to the location of the rear extension and the relationship to the neighbouring property we have taken a more contemporary approach. The complexities of the existing roof geometries at the corner of the house have resulted in a simple and lightly proportioned structural glass “box”.

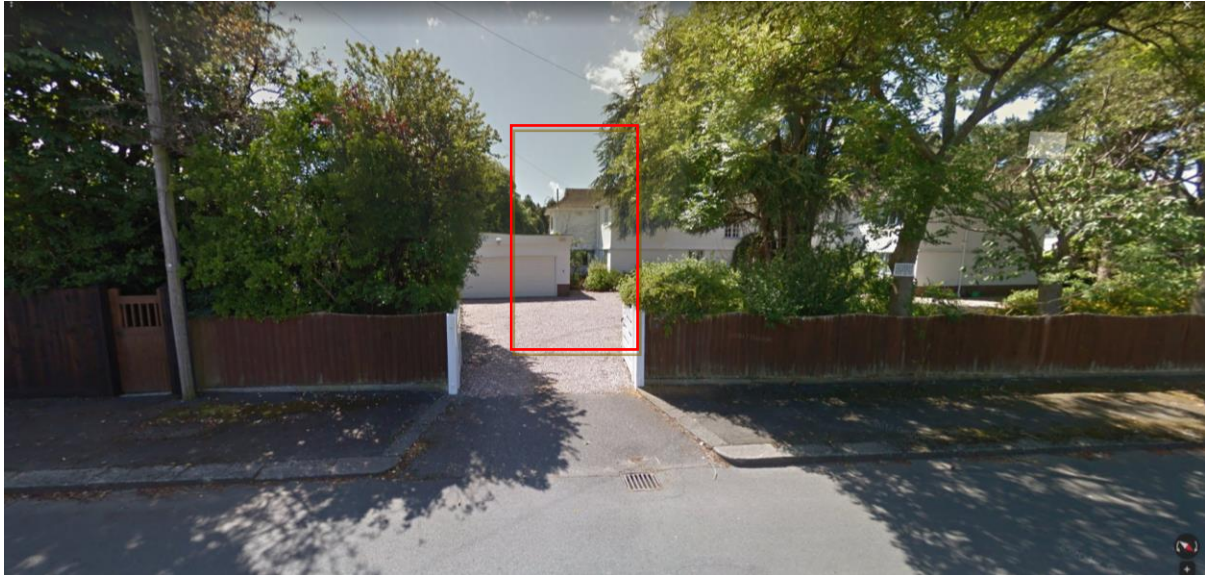
We initially considered a response similar to the side extension, however it was clear that this would result in issues around detailing and proportion. We also were concerned on the impact on massing to neighbours if we had chosen a traditional brickwork and render wall and tiled roof. Our response is to clearly separate and express this element as a contemporary extension to the original fabric concentrating on materials which are complimentary but different to the existing house. We have provided precedent images where this has been successful. This minimises intervention and will be easy to erect and deconstruct in the future, reserving the integrity of the existing house.



Precedent image for materials used for extensions in Conservation Areas.



Precedent image for materials used for extensions in Conservation Areas.



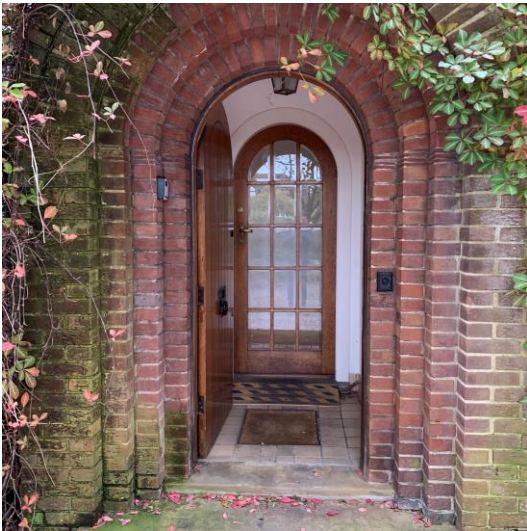
Front elevation from Links Hey Road showing area between house and garage to be extended. Nov 2020
Illustrating that an extension to the existing will have minimal visual impact



Rear elevation lounge and roof terrace to be replaced with new extension on existing footprint. Image 1 of 2
Nov 2020. The replacement of this existing and poorly constructed extension with a sympathetic, contemporary
new two storey extension



Rear elevation continued from above. Image 2 of 2 Nov 2020



Main entrance door with corbelled brickwork arch to be retained Nov 2020

Schedule of Proposed works*

1. Demolition of lobby leading from lounge to games room / gym
2. Demolition of existing first floor ensuite
3. Demolition of rear living room and first floor roof terrace
4. Internal removal of some structural walls and partitions
5. Removal of chimney breast to north west elevation to utility room and main bathroom.
6. Blocking up of certain existing windows to North East, South East, South West and North West elevations.
7. New structural openings to elevations to form new window including new position and sizes (refer to existing/proposed elevations)
8. Construction of new two storey side extension to area between existing lounge and garage/games room
9. Construction of new two storey rear extension to form living room and study (on existing footprint)
10. Replacement of all windows and doors (retention of main stained hardwood entrance door) with composite aluminium and timber double-glazed units with slimline frame profiles.
11. Hack off existing render and re-render throughout with white smooth faced render
12. Remove all concrete tiles, hips and ridges and replacement with new concrete grey/black tiles.
13. Painted timber fascia's
14. New replacement aluminium rainwater gutters, hoppers and downspouts

* Note: External works and landscaping not part of this application.

Please contact me if after reviewing the enclosed you feel any further information is necessary. We would be pleased to enter into any dialogue you feel necessary and provide more detail as required by the Conservation Officer and Planning Officer.

Yours Sincerely,

Steve Fitch BA (Hons) B. Architecture RIBA
Director
For and on behalf of Spring Architecture Residential

Appendix A

Architectural Existing and Proposed Plans and Elevations dwg no's 819-01 to 04.

Appendix B

Structural Drawings dwg no's CAS-2892-GA10-A,20-A,30-A,40-A

Refer to attached drawings