DESIGN & ACCESS STATEMENT

5 Hawthorne Cottages, Dee View Road, Heswall, Wirral.

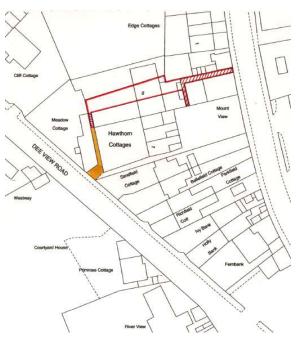## Demolition and re-building of sandstone wall.

Image of the existing wall

The property at 5 Hawthorne Cottages, is a two-bedroom terraced house, situated within the 'Heswall Lower Village Conservation Area'. The terrace is located on Dee View Road, set back behind Meadow Cottage. The front of the property can be accessed from Dee View Road and there is a shared pathway from The Mount leading to the rear yards of No.4 and 5 (see location plan).

There is currently a boundary wall between No.5 Hawthorne Cottages and No. 1 Edge Cottage, The Mount. The wall is part sandstone and part brickwork. The wall is in a state of disrepair and is unsafe. The proposal is to demolish the sandstone part, nearest to 5 Hawthorne Cottages, and re-build it in blockwork with a sandstone face to be in keeping with the surrounding area.

HERITAGE STATEMENT

Location plan (not to scale)

Assessment of heritage significance

The terrace of Hawthorne Cottages was built between 1870 and 1890, they are considered to make a positive contribution to the character of the conservation area.

Assessment of Impact

Typical characteristics of this area are 2 storey Victorian Terraces, set out to take advantage of the view to Wales. The plots tend to be narrow and linear. The houses generally have rendered wall finishes and sash windows with stone cills, smooth rendered quoins and dressing details. The rear gardens tend to have few trees and simple gardens, many of the houses have front gardens. The boundary walls are generally natural sandstone with stone piers to gate openings.

Mitigation

The proposed works will have finishes to match the existing boundary walls, as set out in the Conservation Area Appraisal and Management Plan.

The wall is not visible from the street, therefore it will not have a detrimental effect on the character of the Lower Heswall Village.

There will be no impact on traffic or highways.

Images of the existing wall