

DESIGN AND ACCESS STATEMENT

RESIDENTIAL NEW BUILD

AT

6 CHANTRY WALK HESWALL WIRRAL



This Design and Access Statement accompanies the application for the demolition of the existing house and replacement with a new dwelling including a detached double garage at 6 Chantry Walk, Heswall, Wirral.

Site Description

The property 6 Chantry Walk is located off Gayton Road, Heswall, in a primarily residential area. The existing property is in extensive grounds and accessed off Chantry Walk via a 70m long drive. The plot roughly lies in a southwest/northeast orientation with the existing house set in the northeast corner of the plot. The existing two storey house, built in the 1930s consists of 4 bedrooms covering a gross internal floor area of approximately 2750sqft.

To the northeast lies dwellings in large grounds, houses to the northwest and a bungalow to the southwest. School playing fields abut the southeast boundary.

The house is screened to the north and east with mature trees. Refer to separate tree report on for the arboricultural appraisal. It is also worth noting the house cannot be seen from Chantry Walk.

The application site is not within a conservation area and there are no listed buildings within its vicinity. The immediate area consists of a wide range of architectural styles. The group of houses within Chantry Walk were probably built around the same time with the unifying factor being clay roof tiles and good quality facing brickwork although more modern intrusions introducing render and concrete tiles have been built presumably by subdividing extensive gardens.



Proposals

This application consists of demolishing the existing house and building a new dwelling roughly following the same footprint as the original house and terrace. Although the existing garage attached to the house will be retained, the proposal also seeks to build a new double garage to the southwest corner of the site.

Main House

The new house will have a gross internal floor area of approximately 4489sqft with 2123sqft at ground floor, 1404sqft to first floor, and making use of the roof space and additional 962sqft.

The style of the house at the client's preference, follows a Georgian which although traditionally is varied, uses symmetry, classically proportioned fenestration. Multipaned windows, hipped roof, cornice with dentils and pilasters at front entry.



The quality of the original house will be followed through to the new dwelling with Rosemary clay classic roof tiles using arise hip roof tiles, bonnet hip tiles and valet tiles. Facing brick will be carefully detailed with brick quoins, dentil courses and red stone window heads and cills. The front entry will be emphasised in stone pilasters and pediment.

The surrounding landscape will consist of a new terrace which due to the slope of the garden will require a retaining wall, not dissimilar to the existing terrace. Every effort will be to utilise the existing stone walling from the gardens affected by the works in the new retaining walls. If necessary reclaimed stone will be sourced to supplement the existing stone. To the rear the drive and private courtyard will not change significantly to the existing levels. Hard landscape materials will be of a water permeable nature to minimise rainwater run off.



Detached Garage.

The new garage of approximately 6mx6m is in the southwest corner of the plot.

The ground levels current run into the top of a stone retaining wall with a 1.3m high timber fence positioned some 500mm before the stone wall. The level of the ground at this point is approximately 1.5m above the drive level. This proposal is to lower the garden level down to the drive and to retain the existing stone wall. This is effect minimises the impact of the new garage by setting below the garden level. The garden around the garage will be graded locally to the new levels. Full details of the existing and proposed levels are shown on the drawings.

The garage is to be constructed using an oak framed structure with cedar or similar timber cladding set on a brick base. The pitched roof to match the main house using rosemary clay tiles.

