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2 CAROLINE PLACE, OXTON, WIRRAL

HERITAGE, DESIGN AND ACCESS STATEMENT

LISTED BUILDING CONSENT APPLICATION FOR ALTERATIONS
TO A GRADE II LISTED BUILDING

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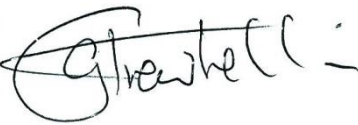

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Contents

- 1 Introduction
- 2 The Property
- 3 The Proposal
- 4 Planning Policy
- 5 Design
- 6 Access
- 7 Heritage Assessment
- 8 Planning Assessment

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1 Introduction

- 1.1 Listed Building Consent applications should be accompanied by a Heritage Statement and Design and Access Statement (DAS).
- 1.2 A DAS should be a short report providing a framework for applicants to explain how a proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.
- 1.3 The level of detail in a DAS should be proportionate to the complexity of the application.

2 The Property

2.1 The listing of the subject property reads as follows:

*SJ3088 CAROLINE PLACE, Claughton 789-1/10/185 (West side) No.2 Springfield Lodge
Grade II*

House. c1845. Probably by Charles Reed. Stucco with Welsh slate roof. 2 storeys, 3 bays with central entrance. Portico porch and part-glazed 3-panelled door. Flanking mullioned and transomed casements with margin lights and entablatures carried on console brackets. Similar windows above. Canted bay window in return elevation to right-hand side. Eaves project on moulded brackets. Stressed angle quoins. End wall stacks.

Listing NGR: SJ3065588306

3 The Proposal

3.1 The use of the dwelling will not change from residential purposes. The proposed works are to provide better functioning living space, more daylight and direct access to the garden. The works will include:

1. New door to replace existing ground floor door
2. Blocking up panel of existing door and finish in render to match the existing

4 Planning Policy

4.1 The National Planning Policy Framework puts policies in place to ensure that the significance of designated heritage assets is taken into consideration in the assessment of development proposals. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Where proposals would lead to substantial harm to the significance of a designated heritage asset consent should be refused unless it achieves substantial public benefits that outweigh the harm.

4.2 The most relevant policy in the Wirral UDP is;

CH1 Development Affecting Listed Buildings and Structures

Development likely to affect a building or structure listed under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 will be permitted where:

(i) The proposals are of a nature and scale appropriate to retaining the character and design of the building or structure and its setting; and

(ii) Adequate provision is made for the preservation of the special architectural or historic features of the building or structure.

When granting consent, special regard will be given to matters of detailed design, to the nature, quality and type of materials proposed to be used, and to the need for the alteration or development proposed, in terms of securing the viable, long-term future of the building or structure.

5 Design

Use

- 5.1 The use of the building will remain as a single residential dwelling. The alterations to the ground floor door will allow the dwelling to better connect with the garden.

Layout

- 5.2 Generally, the internal layout of the building remains unchanged. The most significant change in layout arises from blocking up an existing opening to facilitate an improved kitchen layout.

Scale

- 5.3 There is no change to the footprint of the building.
- 5.4 The doors that will replace the existing will be of similar width to the existing.

Appearance

- 5.5 The essential character of the building will not be changed. The doors to the garden will match the style of the windows in the property. The proposed works will not impact on the setting of the listed building.

6 Access

- 6.1 Access to the building will be improved through the new door opening.
- 6.2 The existing parking facilities will remain unchanged.

7 Heritage Assessment

- 7.1 A Heritage Statement is required for all applications affecting listed buildings. The statement should be proportionate to the situation.

Assessment of Heritage Significance

Architectural Significance

- 7.2 The building has value a heritage asset in its own right but it is also an important element of a group of listed buildings along Caroline Place including Aston Lodge and 4 Caroline Place which flank the application property.
- 7.3 The contribution of the property to the group and the setting of other heritage assets is significant.
- 7.4 The property is not considered to have any archaeological or artistic significance.

Conservation Principles

- 7.5 Historic England provides some guidance on understanding heritage interest and values in Conservation Principles (2000). In terms of considering these values, the property displays:

Evidential Value: The property has value as an example of a period dwelling.

Historical Value: The property has illustrative value demonstrating the original pattern of buildings in Oxton

Aesthetic Value: The principal walls and roof slopes retain their original materials and, as part of the overall setting of the area, the property retains aesthetic value when viewed from Caroline Place.

Communal Value: The communal value of the property is not significant.

Assessment of Impact of the Proposed Works

- 7.6 The replacement of the existing ground floor door to allow direct access to the garden is required to improve amenity for the occupants. The impact on the existing fabric has been minimised as the width of the opening and head will be maintained, as will the existing stone step below the proposed new doorway. The opening that is to be blocked up will result in a neutral impact. It is not a significant feature in the context of the building as a whole.

Mitigation

- 7.7 The works that are proposed will have minimal impact on the original fabric of the building and minimal impact on the setting of other nearby listed buildings.
- 7.8 The materials, scale and proportion of the proposals are in-keeping with both the original property and the adjacent buildings.

8 Planning Assessment

- 8.1 As a Grade II Listed Building the dwelling has significance as a designated heritage asset. .
- 8.2 The existing use of the building is considered acceptable in respect of its location and the building itself. The proposed works will help secure the long term future of the building by enhancing and modernising the living space and improved garden access.
- 8.3 The works proposed will have minimal impact on the building and its context.
- 8.4 The proposals are not considered to materially harm the significance of the Listed Building.
- 8.5 As such it accords with the relevant policies within the NPPF and the relevant policies within Wirral UDP.