



DESIGN AND ACCESS STATEMENT

For

**2 Wellington St, Waterloo,
Liverpool L22 8QL**

PROPOSED WORK

**REPLACEMENT OF SIDE & REAR
ELEVATION WINDOWS**

Issue Date: 13 NOV 23

INTRODUCTION

The property is part of late Georgian/early Victorian Waterloo, and dates from the early 19th century. It is part of the extensive 19th century development of the area, laid out at the beginning of the nineteenth century, as an enclave for the middle and merchant classes.

The property is a three storey listed building with a mixture of original bay windows and replacement double glazed windows to the side and rear elevations. The listing record includes details of the front elevations only. The property is not located within a conservation area.

The proposed works will remove the existing two existing ground floor windows to the side elevation and two existing ground floor windows to the rear elevation. The windows are to be replaced with white upvc windows using Deceuninck Ltd Heritage 2800 profile – see the application drawings.

LISTING RECORD

Includes: No 54 EAST STREET

Terrace of 6 houses. Mid C19; altered. Red brick in English garden wall bond (2+1), Nos 10 and 12 (No.12 now painted red) with painted stone dressings, slate roof. Late Georgian style. Double-depth plan, each house single-fronted, built halls-adjointing, with coupled back extensions.

EXTERIOR: 2 storeys over cellars, an 18-window range (3 windows each), designed in symmetrical pairs successively stepped up a slight slope from right to left, with a generous full-height bow to each house, a moulded brick plinth, 1st-floor sillband and oversailing dentilled and moulded gutter cornice carried across each pair. Each house has a flight of 5 steps up to a tall square-headed doorway with moulded architrave, dentilled cornice and panelled door with overlight 1 window above the doorway and 2 windows on each floor of the bow, all these windows with moulded architraves, those at No.12 furnished with 4-pane sashes but all the others now with altered glazing (those at No.4 top-hung casements imitating 4-pane sashes).

Nos 2 and 8 now have large flat-roofed dormers in the roof and No.10 has a very small one. Tall chimneys on front and rear slopes, those at Nos 2, 10 and 12 with prominent cornices but the others altered.

Rear and interiors not inspected.

DESIGN PRINCIPLES

The design of the replacement windows is based upon windows currently in manufacture which provide similar detailing to the original design for the age of the property.

AMOUNT

Works will be restricted to the side and rear elevations only.

THE PLAN CENTRE TEL: 0151 2036236

APPEARANCE

The appearance of the replacement windows is proposed to be similar to the original design with the horizontal mid meeting rail and additional vertical glazing bars as required due to the window size.

SUPPORTING PHOTOGRAPHS



SIDE ELEVATION – TWO GROUND FLOOR WINDOWS TO BE REPLACED AND LINTELS REPAIRED AS NECESSARY



REAR ELEVATION – TWO GROUND FLOOR WINDOWS TO BE REPLACED AND LINTELS REPAIRED AS NECESSARY