

Water Tower, Tower Hill, Ormskirk

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Design, access and Conservation Statement

The premise of the attached application is that all previous applications have been fundamentally flawed in that it is physically impossible to remove any of the lower columns without substantial parts of the barrel vault floor collapsing. Accordingly this planning application seeks to leave the existing grade ii listed tower entirely alone and simply construct a new two storey metal box on top of the tower [much like the previous metal water tank that existed on top of the tower until the late 1980's].

Moreover the previous [2007] application [refused] sought to remove all columns [structurally impossible without damaging the tower] and insert seven apartments [which the appeal officer agreed would cause loss of privacy issues with particular regard to two properties to the north of the plot [on the far side of the allotments]]. The appeal notes that it was the sheer volume of numbers overlooking this elevation that caused the problem, intimating that a much lower density of units would be acceptable.

Armed with the above we have concluded that the only viable proposal for the tower [to safeguard its future] is a single dwelling sat on top of the tower that seeks to recreate the previously lost metal water tank. Pursuant of this policy means that NONE of the existing listed structure needs to be taken away and the tower retains its key component - the open nature of the columns at the tower base [previous schemes sought to fully glaze the void which would completely alter the character of the tower].

Moreover, a single residential unit avoids previous concern over privacy issues and means that there is no reliance on the purchase of [much loved] neighbouring allotment land to make the scheme viable.

We feel the attached scheme is the only one which truly respects the listed nature of the tower as it is the only one in which ALL elements of the tower [including the spiral stair] are retained and used.