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Heritage Statement to support the residential development at 1E Gloucester Road, Birkdale, PR8 2AU

This Heritage Statement is submitted on behalf of Mart Build in support of an application for the Erection of a two storey dwellinghouse and associated works at 1E Gloucester Road, Birkdale.

This document is to be read in conjunction with drawings and Design & Access Statement prepared by Paddock Johnson.

The site is located within the Southport Primary Residential Area and sits in the Gloucester Road conservation area. The site is located approximately 1 mile south west of the centre of Southport and approximately 0.5 miles north west of Birkdale village centre.

The Gloucester Road conservation area consists almost entirely of residential buildings, many of which have now been converted into maisonettes and apartments. The conservation area is a mix of Victorian villas and post-war houses and blocks of flats.

Planning consent was granted in December 2023 to demolish No. 1E Gloucester Road, previously an annex flat, a later addition to the rear of No. 19 Lulworth Road, as part of planning application DC/2023/01129.

This application also encompassed alterations to No. 19 Lulworth Road, which was originally a detached four-storey (including basement) dwelling. Initially designed as a grand 8-10 bedroom family house, No. 19 has undergone a transformation, evolving into four self-contained flats, with the demolition of the rear annexe (No. 1E). The conversion has, by and large, maintained sensitivity to the original house, striving to preserve any architectural features of merit to the greatest practical extent.

Although the annex building that previously occupied the site was attached to No.19 Lulworth Road, they have historically been two separate plots with different addresses. The flat that previously occupied No. 1E was self contained, with separate council tax, meters and postal addresses.

The neighbouring building to the north-west of the site, No. 19 Lulworth Road, is an example of one of the large detached Victorian villas built pre 1893. The neighbouring property to the south-east of the site is a pair of semi-detached dormer bungalows. The properties opposite on Lulworth Road and Gloucester Road are post-war blocks of flats, considered to have little architectural merit.

The conservation officer stated in the statutory response that the annex and garage do not possess any architectural merit and they have no concerns regarding its demolition.

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Fig. 1 - No. 19 Lulworth Road



Fig. 2 - Neighbouring property to south-east



Fig. 3 - Annex that used to occupy No. 1E



Fig. 4 - Example of post-war flats on Lulworth Road, in close proximity to the site

The adjacent property, No. 19 Lulworth Road exemplifies the predominant architectural style in the conservation area, known as 'suburban Italianate.' It features stuccoed quoins, bracketed eaves, and tripartite windows, characteristic of the large suburban villas from the 1830s-40s. This style later evolved and became more diluted in mass middle-class housing during the late nineteenth century.

The property has recently undergone some modernisations and external improvements under planning application DC/2023/01129. The changes have been sympathetic and the property still showcases key characteristics distinctive of the conservation area.

The annex that previously occupied the application site was later added to No. 19 Lulworth Road as an extension. Built of red brick with a flat roof and brick & stone detailing, it is clearly inspired by original house in terms of materiality, however, the new addition contrasts the original villa in both form and detailing style.

Throughout the conservation area, brick and sandstone gate piers are typical features. The original red brick wall borders the site on Gloucester Road, featuring a cast iron gate that used to lead to the garage. It is proposed that this existing boundary and access will be retained and made good.

Local Plan Policy NH12 'Conservation Areas states that development within the conservation areas or affecting their setting will only be permitted where the proposal is of a high-quality design and preserves or enhances the character and appearance of the conservation area or its setting.

Local Plan Policy EQ2 'Design' is also of relevance and states that development will only be permitted where the proposal responds positively to the character, local distinctiveness, and form of its surroundings.

As previously mentioned the site formally contained a flat and a garage which have recently been demolished as part of the works to the neighbouring property, 19 Lulworth Road (application ref. DC/2023/01129).



Fig. 5 - Proposed elevations for application DC/2023/01129.

The proposed new dwelling at No. 1E Gloucester Road aims to achieve a more appropriate scale that harmonises with the street's overall appearance. The previous annexe lacked architectural merit and could be considered to have had a negative impact on No. 19 Lulworth Road.

It is proposed to build a two storey detached 3 bedroom family home, to sit roughly in the location of the demolished annexe building. The new dwelling will be of a scale and height subservient to No. 19 Lulworth Road, and will be sympathetic to the adjacent properties along Gloucester Road. The new dwelling will be accessed via the existing gated access off Gloucester Road.

The design of the proposed dwelling draws inspiration from the surrounding context, and we believe it will be a positive addition to the street's overall character. Our client is dedicated to providing high-quality accommodation suitable for modern living. The proposal seeks to preserve the area's character while delivering a good-sized family home.

This project offers a valuable opportunity to enhance the site in a prominent position within the conservation area, making a positive contribution to Gloucester Road and the broader community. Our client's commitment to high-quality design aligns with the goal of maintaining the character of the area while meeting the needs of contemporary living.