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HERITAGE STATEMENT

FOR

**14 LAWTON ROAD
RAINHILL
PRESCOT
L35 0PP**

HERITAGE STATEMENT

1. Heritage Introduction

1.1. This statement is in support of a Planning Application seeking to:-

- Undertake necessary roof recovering works to remedy roof leaks and ensure the protection and sustainability of the property.
- Replace a single glazed steel window on the front elevation.

at 14 Lawton Road, Rainhill, L35 0PP, in relation to the heritage aspects of the existing dwelling and its position within the Rainhill Conservation Area. Properties within this Conservation Area are covered by an Article 4 Direction which covers all elevations of the property.

1.2. This statement shall assess the proposed works in the context of the Conservation Area in the following areas:

- Characterisation of the Conservation Area
- The existing dwelling in relation to the Conservation Area
- The proposed work in the context of the existing dwelling and the wider Conservation Area

2. Characterisation of the Conservation Area

2.1. The development site lies within the Rainhill Conservation Area.

2.2. The Conservation Area (CA) is defined by St Helens Council in their Conservation Area Management Plan (CAMP) and states that the CA was designated by St Helens Council in 2008, principally to preserve and enhance the special character of the area.

3. Existing Dwelling in the Context of the Conservation Area

3.1. As stated above, the application site is located on Lawton Road and within the Rainhill Conservation Area.

3.2. The site contains a semi-detached two/three storey house. No. 14 Lawton Road was originally built as a single detached house comprising the adjoining house, No 12 Lawton Road. At some time in the past, extensions have been added to the sides and rear and the property was sub-divided into two separate semi-detached houses. The site is within a primarily residential area of properties of a similar style and age.

3.3. The original single house would have originally had natural roof slates covering the roof when it was built, however, in the past the original roof slates have been changed to concrete roof tiles, possibly when the original house was split into two separate houses.

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3.4. The existing dwelling is set noticeably back from the highway and has an established tree line, which is consistent with neighbouring properties and a characteristic of the Conservation Area.

4. The proposed development in the context of the existing dwelling and the wider Conservation Area.

4.1. The proposed development is to undertake essential roof recovering works to remedy roof leaks and to ensure the long term sustainability of the property. It is proposed to use concrete inter-locking roof tiles which closely match the existing ones to ensure these blend in with the adjoining property.

4.2. The existing UPVC gutters and fascia boards will also be replaced like for like with new black UPVC, to ensure these blend in with the adjoining property.

4.3. When viewed from the front, there is an existing single storey flat roofed extension to the left hand side. The existing window in the front elevation is a single glazed steel framed window, which is in a poor state of repair and is leaking, etc. In the side wall of this extension there are 2 white UPVC windows either side of the main “front” entrance door. It is proposed that this window is replaced with a white UPVC double glazed window to match the existing windows in the side elevation.



Existing steel window to be replaced

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Existing white UPVC window.