

**71819 – Former Ainsworth Nursing Home, Knowsley Road, Ainsworth.**

**Variation of condition no. 2 (approved plans) of planning permission 68661 to alter the approved design/layout of the house to include a new basement level, 2no. rear dormers swapped for 2no. rear outriggers; addition of 2no. single storey side extensions and an increase in floorspace.**

The proposed alterations to the new dwelling would fundamentally over contemporise the architectural character of the site as a Non-Designated Heritage Asset (NDHA) away from what was approved under planning permission 68661.

There would an increase in the size, scale and mass of the proposal by virtue of the added floor space, height increase to two storeys and a reduction in the hips of the roof. This would visually dominate and therefore challenge the significance of the architectural and historic significance of the site.

Additional and larger dormers would further dominate visually and as such harm the significance of the site and this would be further exacerbated by the increase in the number of bifold/patio doors to the rear elevation, being an overly contemporising feature. Furthermore the re-design of the of the main entrance to the front elevation from a high brick arch with keystone referencing the Gate House and Administration Block would further erode the significance of the NDHA site.

In heritage conservation terms the original scheme under planning permission 68661 should be adhered to.

Conservation Officer

8/5/25