

East Halewood Historic Building Recording

Redrow Homes Ltd (Lancashire)

13 June 2025

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1.0 Introduction

- 1.1 This Level 2 Historic Building Record has been prepared by Lichfields on behalf of Redrow Homes Lancashire. It relates to the 19th-century dwelling house located at 75 Baileys Lane.
- 1.2 The site is located east of Halewood, circa 11km from Liverpool City Centre and circa 3.3km north of the River Mersey. The site is bounded by the Finches development to the north (accessed from Lower Road) which is currently under construction by Redrow. To the east of the site is Baileys Lane and Finch Farm Woods is located to the southeast. There are no designated heritage assets within or adjacent to the site.
- 1.3 The proposed development seeks the demolition of 75 Baileys Lane. This Historic Building Record was requested by Knowsley Metropolitan Borough Council during pre-application discussions, to provide a lasting record of the property.

About the Author

- 1.4 This report has been produced by a team at Lichfields including Full Members of the Institute of Historic Building Conservation (IHBC) that has extensive experience in preparing reports which assess the effects of new development on the historic environment:
- Nick Bridgland - Heritage Director - MA FSA Scot IHBC MCIfA
 - Dominic Holding - Associate Director - MTCP MRTPI (IHBC Supporter Member)
- 1.5 IHBC accreditation is compliant with the international standard on cultural heritage conservation practice – the ICOMOS Guidelines of 1993.

2.0 Methodology and scope

Methodology

- 2.1 Paragraph 218 of the National Planning Policy Framework (December 2024) states that local planning authorities should require developers “*to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.*”
- 2.2 Historic England has prepared guidance *Understanding Historic Buildings: A Guide to Good Recording Practice* (May 2016), which establishes a four-level approach to the recording of historic buildings:
- 1 Level 1 – Basic Visual Record;
 - 2 Level 2 – Descriptive Record;
 - 3 Level 3 – Analytical Record; and
 - 4 Level 4 – Comprehensive Analytical Record (appropriate for buildings of special importance).
- 2.3 The guidance identifies that the necessary ‘level’ of the record may vary with the degree of threat to historic fabric. Destruction is identified as irremediable and potentially requiring a more detailed record however the guidance identifies that the intensity of the record should be proportionate to the significance of the building (para 5.7.1). A Level 2 Record of the building, using the existing drawings available, is considered to be appropriate taking into account the low significance of the asset (See Section 5.0 below for further detail).
- 2.4 The guidance also considers significance. It states at para. 3.1.6:
- “Assessments of significance are value-based judgements, measured against criteria set out in the NPPF or in Historic England’s Conservation Principles. Recording at the levels described below will often underpin an assessment of significance, and reports may include a statement of significance as part of the conclusion of the record. However, the value-based judgements of a statement of significance should be clearly distinguished from the record of the building which should seek to be as objective as possible.”*
- 2.5 The approach to assessing the significance accords with IEMA/IHBC/CifA’s guidance the ‘Principles of Cultural Heritage Impact Assessment in the UK’ (July 2021) which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change.
- 2.6 The NPPF defines significance as the ‘value’ of an asset based on its ‘heritage interest’, and it defines that interest as archaeological, architectural, artistic and historic. This broadly aligns with the heritage values outlined in Historic England’s Conservation Principles, 2008, which are evidential value, aesthetic value, historical value and communal value.
- 2.7 ‘Principles of Cultural Heritage Impact Assessment in the UK’ sets out at paragraph A.16-A19 that the relative importance of an asset should be identified and scaled. A Classification of Importance of Heritage Assets table prepared by Lichfields is included at Appendix 3. This assigns levels of importance to the various types of designated and non-designated

heritage assets, drawing from relevant national and international guidance. It should be seen as a starting point as there may be instances where the particular characteristics of a specific asset merit a different category.

- 2.8 The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*, 2017.

Recording methods

- 2.9 The recording has been undertaken in accordance with a Level 2 survey (Descriptive Record) as set out in Historic England's (2016) *Understanding Historic Buildings, A Guide to Good Recording Practice*.
- 2.10 The information contained in the record is, for the most part, obtained through an examination of the building itself. The documentary sources are readily accessible and include:
- Historic mapping;
 - Historic photographs;
 - Merseyside Historic Environment Record ('HER'); and
- 2.11 The record contains some discussion of the building's broader stylistic, historical context and importance.
- 2.12 The following points for each Level 2 category have been included in this Historic Building Record:
- 1 Drawn Record – sketched floorplans will be submitted and annotated to highlight architectural or archaeological features of interest;
 - 2 Photographic Record – a full set of exterior and interior photos of the building will be included in the report, labelled and located on photo location plans.
 - 3 Reporting – a descriptive record including a description of the site and its setting, an account of the historic development of the site and an assessment of its significance.
- 2.13 It should be noted that, due to the removal of floor plates, photographs of the first floor had to be taken from the ground floor.

3.0 Description

Application Site and Surroundings

- 3.1 The application site is located east of Halewood, circa 11km from Liverpool City Centre and circa 3.3km north of the River Mersey. The site is bounded by the Finches development to the north (accessed from Lower Road) which is currently under construction by Redrow. To the west of the site is Baileys Lane and Finch Farm Woods is located to the southeast. The site location is shown below:

Figure 1: Aerial imagery of the site. The approximate site location is shown in red.



- 3.2 The site largely comprises undeveloped former agricultural land with modern plantation. One derelict 19th century two-storey dwelling is present in the western part of the site, fronting on to Baileys Lane.
- 3.3 There are no designated heritage assets within or adjacent to the site. There are three designated assets within 1 km of the site, including the Blackie Boy War Memorial (circa 700m to the south of the site) the Church of Saint Nicholas (circa 700m to the north-west of the site), (both Grade II listed) and the Halewood Conservation Area (circa 650m from the site).

75 Baileys Lane

- 3.4 75 Baileys Lane comprises a two-storey detached dwelling constructed from rendered red brick, with a modern single-storey rear extension.

3.5 This property is shown below:

Figure 2: Photograph of 75 Baileys Lane (white dwelling in centre of image)



- 3.6 The building features two chimney stacks on the right-hand gable and one on the left. All external brickwork is rendered, including the chimneys. The roof of the main range appears to be slate, with terracotta ridge tiles, while the roof of the rear extension features concrete ridge tiles.
- 3.7 The front elevation is of three bays, featuring 4x4 pane casement windows, with a door in the central bay, slightly offset to the right.
- 3.8 The rear elevation comprises two windows at first floor level, and a door at ground floor level to the left. The right-hand side of the elevation adjoins a single-storey rear extension. The extension is of broadly square plan, with window openings to the rear and left (south) elevations, and a door to the right (north) elevation.
- 3.9 On the right-hand (south) gable of the main range, there is a single window at first floor level. On the left-hand (north) gable, there are windows at both ground and first floors. Given the proximity of neighbouring properties, these side windows may suggest the building was originally constructed in isolation, without assuming flank-to-flank neighbours.
- 3.10 All windows have been replaced with brown uPVC casements, with matching uPVC doors. No stone sills or lintels were identified, although most of these areas are concealed by render. Exposed sills comprise vertical courses of brick.
- 3.11 Internally, the main range is of double-pile form, comprising two rooms to the front and two to the rear, in addition to the modern ground-floor rear extension. The main floor plan is repeated at both ground and first floor levels. The thickness of the walls and areas of exposed brickwork suggest a solid wall construction throughout, indicative of a pre-1930s build.

- 3.12 Most brickwork is concealed by plaster. In isolated exposed areas, some bricks appear handmade or early machine-made, with variation in size and tone. They are generally laid in a modified stretcher bond, with inconsistent courses of headers, as shown in Figure 3.

Figure 3: External Wall Brickwork, from room C



- 3.13 As shown Figure 4 below, some patches of internal brickwork are different in tone, indicating later repair or remodelling.

Figure 4: Internal Wall Brickwork, from Room C



- 3.14 The stairs, first floor, and second-floor ceiling have been removed. Clear horizontal chases and historic joist sockets visible halfway up the internal walls indicate the original position of the first floor, indicating the house originally had suspended timber floors.
- 3.15 The ground floor is now of concrete, laid unevenly between rooms, which supports the view that this concrete is a later addition rather than an original feature. It is possible that the building originally had a suspended timber ground floor, but the evidence is not clear.
- 3.16 The chimneys have been blocked. In the rear right-hand first-floor room, the chimney breast is exposed and the brickwork heavily blackened, consistent with extended use and poor lining, which is typical of older properties.
- 3.17 There are no surviving skirting boards, architraves, or doorframes.
- 3.18 The roof timbers are exposed and appear to be a mix of older, likely hand-cut or early machine-sawn rafters, and more recent insertions. This suggests alteration over time. A rounded timber purlin in the rear pitch appears to be historic. The roof timbers are shown in Figures 5 and 6 below.

Figure 5: Principal purlin on rear pitch, Room C



Figure 6: Roof timber, viewed from Room B



- 3.19 A single-storey brick outbuilding with a corrugated asbestos roof stands to the rear. The building is of solid brick wall construction, two bricks thick. The bricks appear to be machine-made and are laid out in a modified stretcher bond incorporating header courses at five-course intervals. It appears likely to have been constructed in the early 20th century, as suggested by the mapping evidence.
- 3.20 Overall, although the main property has undergone significant remodelling and loss of original features, the uneven floor levels, solid wall construction, early brick types, slate roof, and side elevation windows are all consistent with a 19th-century dwelling occupying a generous plot.
- 3.21 It is therefore possible that the building originated in the early 19th century, as suggested by tithe and early Ordnance Survey mapping. However, given the extent of alteration and remodelling, it is equally possible that the property was substantially rebuilt in the late 19th / early 20th century, potentially on the original foundations, using salvaged materials.

4.0 Historic Development

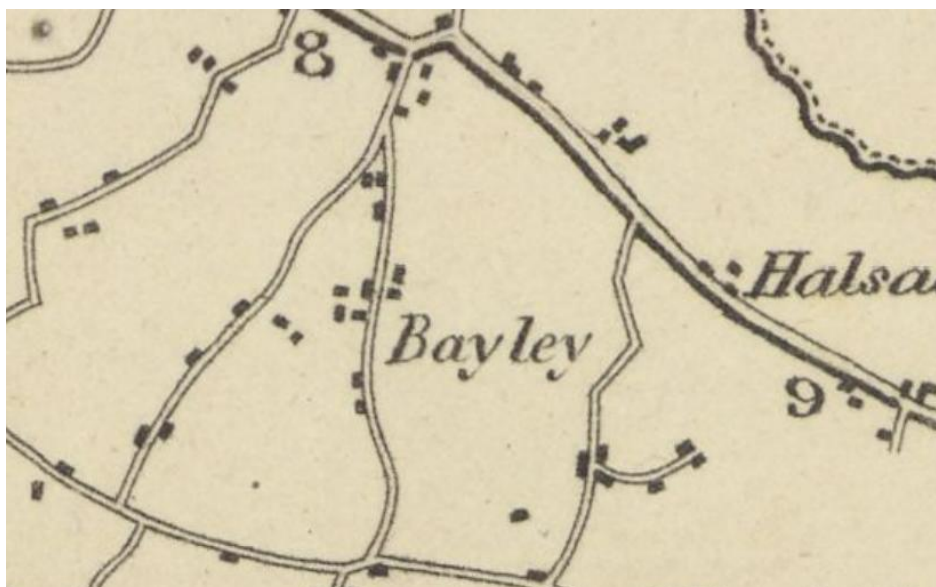
- 4.1 Halewood is not mentioned in the Domesday Survey (1086) but was likely one of the six 'outliers' of West Derby. Halewood means 'wood by Hale' and was first documented in c.1200 (Ekwall 1974, 212). Its history is inextricably linked with the settlement of Hale and was not a manor in its own right initially. The Ireland, Holland and Lovels families held manorial lands within Halewood, which was often much disputed. By the 13th century, however, Halewood was disafforested and was divided between the Ireland and Holland families, with the Irelands, Lord of Hale, generally owning much of the southern part, although the two families were brought together in 1285 by marriage. As land was gradually cleared, rights of the common were granted to settlers by the Manorial lords.
- 4.2 From 1604 the parliamentary Enclosure Acts saw the removal of the open fields system across Britain, creating property rights to land previously held in common. Enclosure happened gradually in Halewood in the late 18th century. Halewood Green was most effected where villagers lost their rights to graze land along the sides of the road and the common was given to the lords of the manor. Around the time of enclosure, settlement at Halewood began to expand. By the 15th century, Halewood was a separate township from Hale and in 1682, the manor of Halewood became part of the dower of Charlotte, Countess of Derby.
- 4.3 In 1839, the Chapel of St Nicholas was built. It was later enlarged in 1847 and in 1868, St Nicholas' Chapel become a rectory and the parish church for the new Halewood parish. A tower and bells were added to the church around 1883. St Nicholas' Church is Grade II listed and has 17 glass windows designed by William Morris (1834–1896). The church also has a Henry Willis organ installed in 1889.
- 4.4 A barn MME5992¹ is shown on the Derby Estate plan in 1784/5 approximately 65m south of the site. There are several entries within the HER relating to Finch Farm, a former post-medieval farmstead demolished before the development of Everton's training grounds 600m southeast of the site.
- 4.5 The rear (eastern) part of the site appears as enclosed agricultural land on the 1843 tithe map, recorded as a mixture of meadow and arable land under the ownership of the Earl of Derby and William Grapel. Within the site there is one post-medieval building recorded on the HER comprising No. 75 Baileys Lane MME21310. The HER entry simply sets out the mapping evidence. The house is not shown on the Derby Estate plan 1783/5 or the 1803 Enclosure plan. Greenwood's map of 1818 shows two buildings on the east side of the road in this general vicinity. The accuracy, scale and detail of these maps however do not allow a detailed understanding of the site or the position of built development. A building is shown in the general location of 75 Bailey's Lane on the 1843 Tithe Map, recorded within Plot 482. The building is described as a 'cottage and garden' occupied by Thomas Tarbock and belonging to Charles Pownall, a farmer from Prescott.
- 4.6 The 1st edition 6 Inch Series OS map of 1849 shows a building with a small outbuilding to the rear. The 25 Inch Series OS map of 1904 shows a detached building on the site, sitting flush with the southern party boundary to the southern plot. Two semi-detached properties are situated in the plots to the south. The 25 Inch Series OS appears to reflect the building on site today. Due to the scale and accuracy of the earlier OS maps, it is not entirely clear

¹ HER numbering

whether the building was constructed in the early 19th century (prior to the 1843 Tithe and 1849 6 Inch OS), or whether the building was constructed in the late 19th century either adjacent to or on the site of earlier buildings (prior to the 1904 25 Inch Series).

- 4.7 In the early 20th century, the wider surroundings in the township of Halewood continued to be predominantly agricultural in character with dispersed farmsteads. In 1937 Lodge Farm 710m south of the site became the site of a Horses' Rest, established by an early branch of the RSPCA, which took in retired working horses. There was a pet cemetery MME16940 at the Horses Rest which included the grave of Blackie the war horse (Grade II NHLE 1436263) who served during the First World War alongside his master Lieutenant Leonard Comer Wall in the 55th West Lancashire Division. The buildings at Lodge Farm and other grave monuments were cleared in 2021 for residential development and a new monument has been dedicated to Blackie alongside the listed gravestone.
- 4.8 Other notable development within the wider vicinity of the site during the modern period includes Everton training grounds within agricultural land on the site of Finch Farm MME5972 750m southeast of the site.
- 4.9 While the settlement at Halewood continued to expand, the majority of site remained as largely undeveloped agricultural land. Two small rectangular structures and one L-shape structure appear within the site on the 1925 6-inch Ordnance Survey. A large proportion of the site was in agricultural use at the time, suggesting that these structures were sheds or ancillary buildings related to agriculture. These structures have since been demolished and do not appear on the 1970 National Grid Ordnance Survey. A small plantation, Finch Farm Woods appears on aerial photography around the turn of the 21st century along the southern limits of the site. The area surrounding the site is currently being developed for residential use, included in the Core Strategy as the East Halewood Sustainable Urban Extension.
- 4.10 Map regression for the site and surrounding area is shown below.

Figure 7 - County Maps Series 'Map of the County Palatine of Lancaster 1818'



Source: Scottish National Library

Figure 8 - 1843 Tithe Apportionment Map



Source: TheGenealogist, Crown copyright Images reproduced courtesy of The National Archives, London, England (2001433)

Figure 9 - Lancashire Sheet CXIV (Six-inch Series) Surveyed: 1845 to 1846, Published: 1849



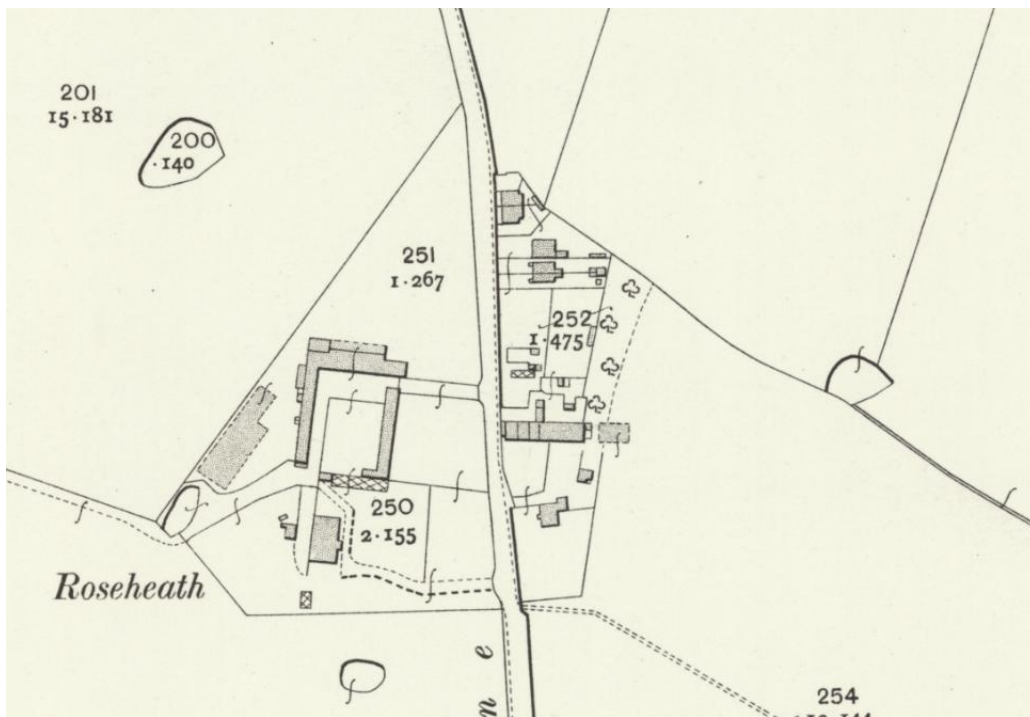
Source: Scottish National Library

Figure 10- Lancashire Sheet CXIV.SW (Six-inch Series) Surveyed: 1890 to 1891, Published: 1894



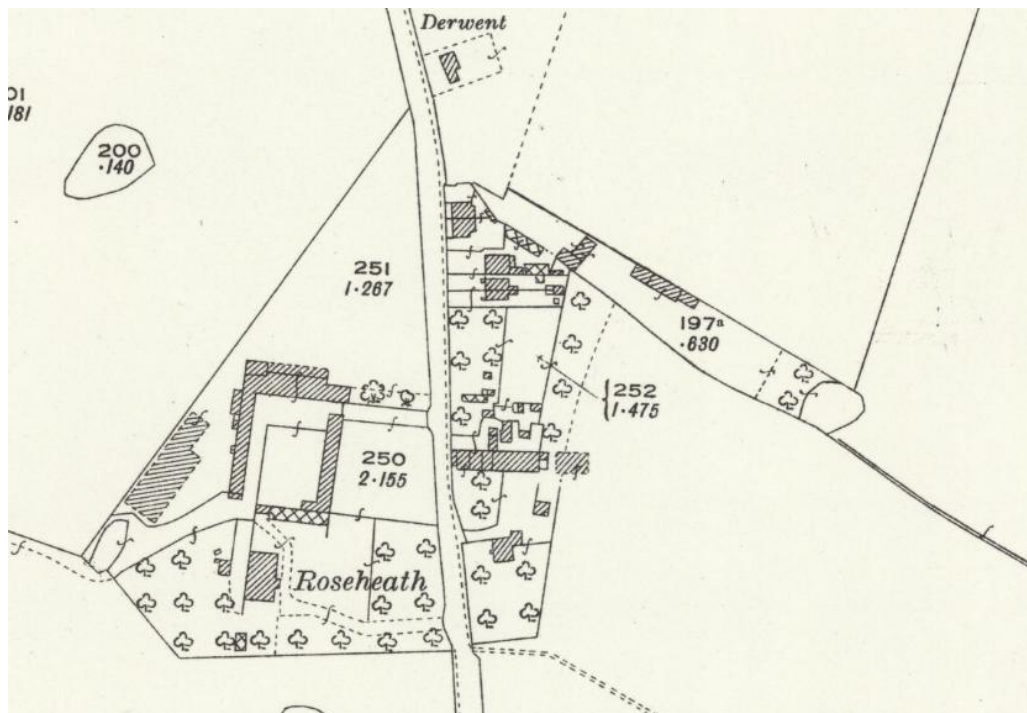
Source: Scottish National Library

Figure 11 - Lancashire CXIV.10 (25 Inch Series) Revised 1904, Published 1907



Source: Scottish National Library

Figure 12 - Lancashire CXIV.10 (25 Inch Series) Revised: 1925, Published: 1927



Source: Scottish National Library

Figure 13 - Lancashire Sheet CXIV.SW (Six Inch Series) Revised: 1938, Published: 1944



Source: Scottish National Library

Figure 14 - Satellite Image 2022



Source: Google

5.0 Significance of Heritage Assets

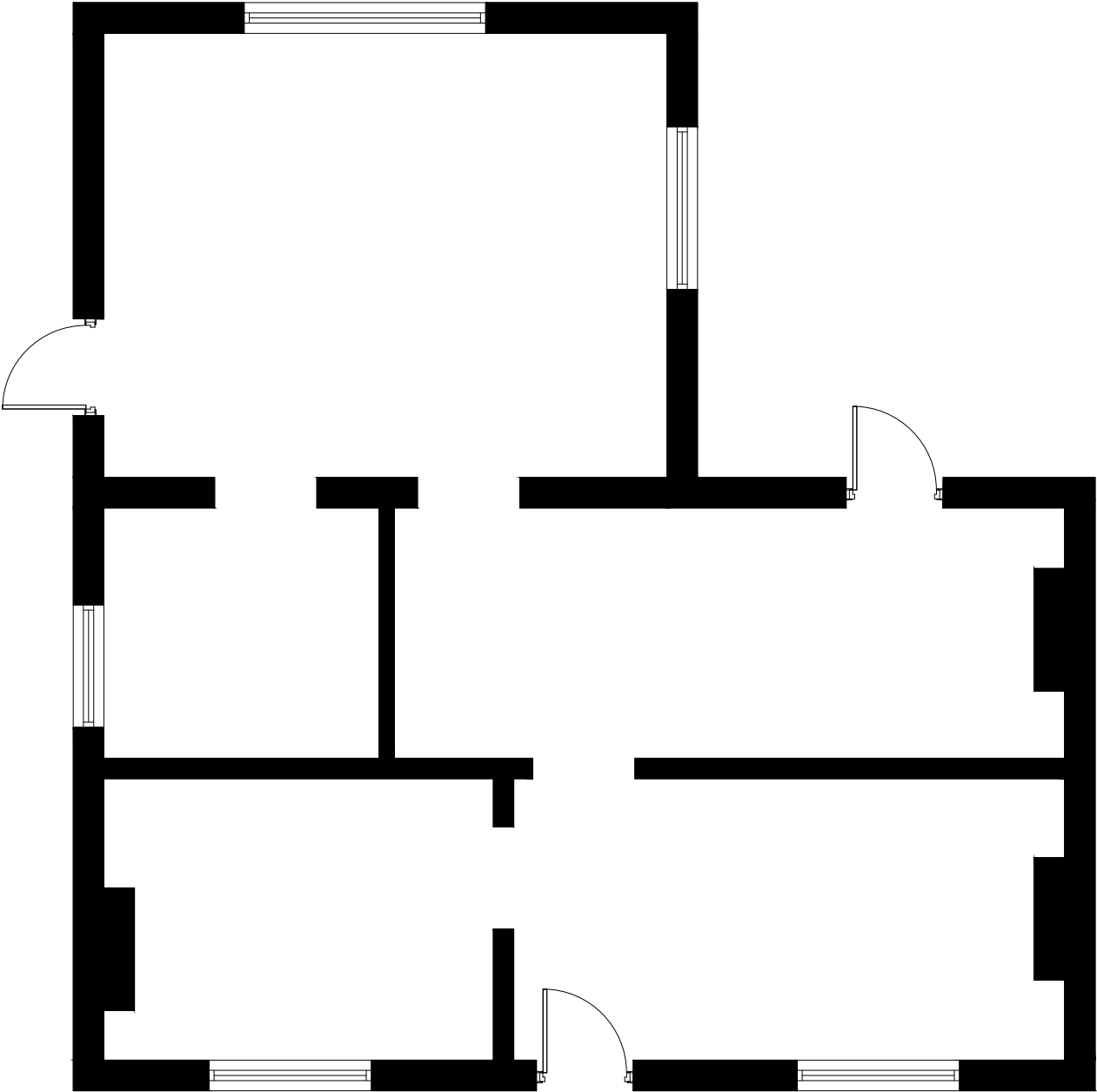
75 Baileys Lane (Non-designated)

- 5.1 Given the degree of alteration and loss, it is difficult to be precise about its dating, but it certainly appears possible that it was originally built at some point in the 19th century, as the mapping evidence suggests. In all likelihood the property is either a heavily remodelled early 19th century house, or a complete or partial rebuild dating from the late 19th century.
- 5.2 Taking a cautious approach to the dating of the building, the remaining structural fabric is assumed to hold some evidential value, albeit at a very low level. It is clear however that this is not a building of design merit, and the building does not display innovative construction methods or a regional vernacular. As such the building does not display aesthetic or illustrative value. The building has no notable historic associations and therefore also lacks associative value.
- 5.3 The setting of the building has undergone wholesale change, going from a rural setting with several farmsteads and enclosed agricultural land, to a suburbanised context. The only surviving aspects are the orientation of Baileys Lane, and the adjacent semi-detached properties. The fields to the east of the site provide a sense of the site being on the edge of the settlement with open countryside beyond, but committed developments which are already under construction will change the context of the site to one that is entirely suburbanised. This has undermined the ability to understand the original context of the dwelling, and the setting does not make a positive contribution.
- 5.4 Overall, 75 Bailey's Lane is considered to be of very limited value, even within the context of a non-designated historic building. The evidential value purely derives from the age of the building, and what little remains of its original fabric. 75 Baileys Lane is considered to be of **very low** importance.

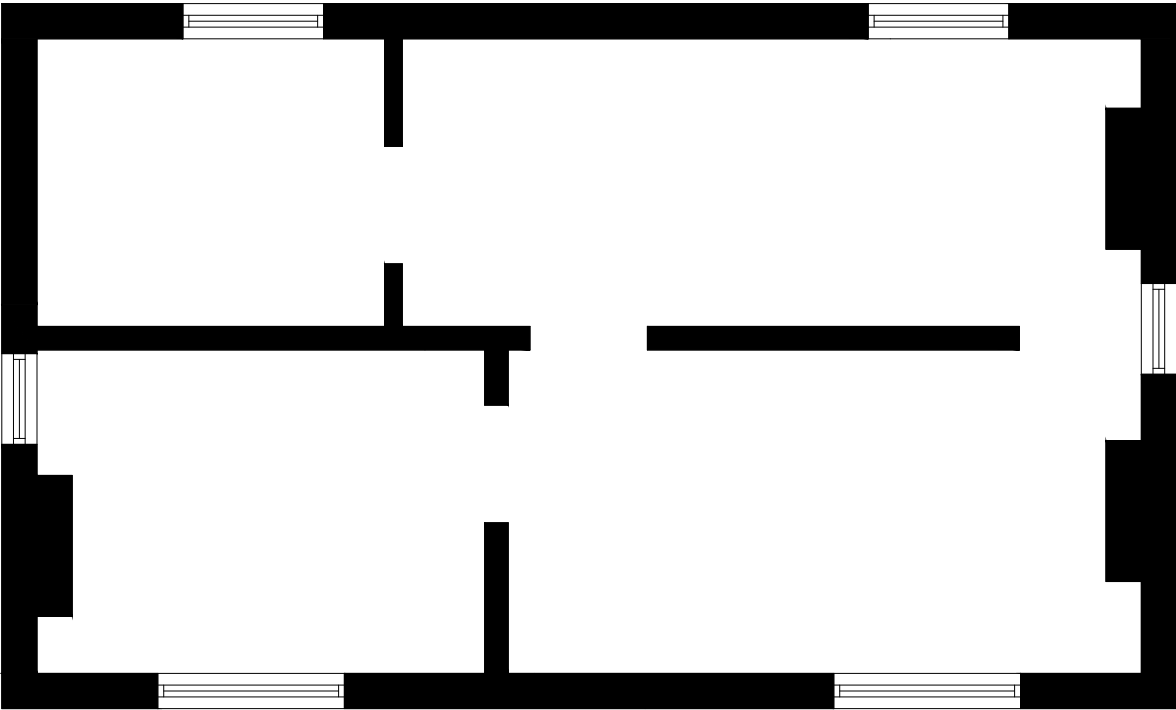
6.0 Conclusions

- 6.1 This Level 2 Historic Building Record has been prepared by Lichfields on behalf of Redrow Homes Lancashire. The proposed development seeks the demolition of 75 Baileys Lane. This Historic Building Record was requested by Knowsley Metropolitan Borough Council to provide a lasting record of the likely 19th century dwelling house located at the site.
- 6.2 Based on the surviving evidence, the building at 75 Baileys Lane appears to have originated as a 19th-century double-pile dwelling, likely constructed in the early part of the century as suggested by tithe and early Ordnance Survey mapping. Although the house has undergone substantial remodelling and the loss of almost all internal features, elements such as solid wall construction, remnants of early handmade or machine-pressed bricks and traditional slate roofing point to an older origin. However, the presence of inconsistent brickwork, modern concrete flooring, replaced joinery, and the removal of structural floors and ceilings raises the possibility that the building may have been partially or wholly rebuilt in the late 19th/ early 20th century, possibly reusing salvaged historic materials. The current structure, while lacking any clear architectural interest, retains enough historic fabric to suggest continuity of form and footprint, even if not wholly of original construction.
- 6.3 Once this historic building record has been accepted by officers, it can be deposited in the Merseyside Historic Environment Record.

Appendix 1 Sketch Floorplans



Ground Floor Plan



First Floor Plan

75 Baileys Lane G SERIES	Floorplans		Scale	DCC	Dwg No	A
			Date		Dwg Rev	

Appendix 2 Representative Photo Sheets



EXT-1



EXT-2



EXT-3



EXT-4



EXT-5



EXT-6



EXT-7



EXT-8



EXT-9

Ground Floor



GF-A1



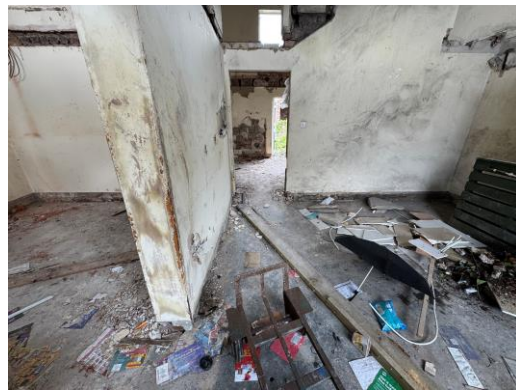
GF-A2



GF-A3



GF-A4



GF-B1



GF-B2



GF-B3



GF-B4



GF-B5



GF-B6



GF-C1



GF-C2



GF-C3



GF-C4



GF-C5



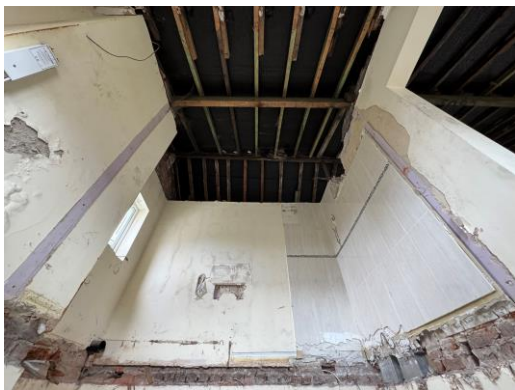
GF-D1



GF-D2



GF-E1



FF-A1



FF-A2



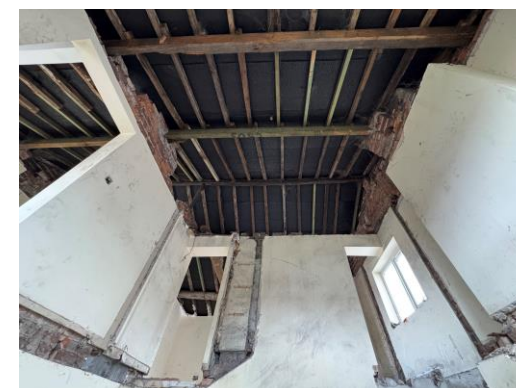
FF-A3



FF-A4



FF-A5



FF-B1



FF-B2



FF-B3



FF-B4

First Floor



FF-C1



FF-C2



FF-C3



FF-C4



FF-C5



FF-E1



FF-E2

Roof



R-A1



R-B1



R-B2



R-B3



R-C1

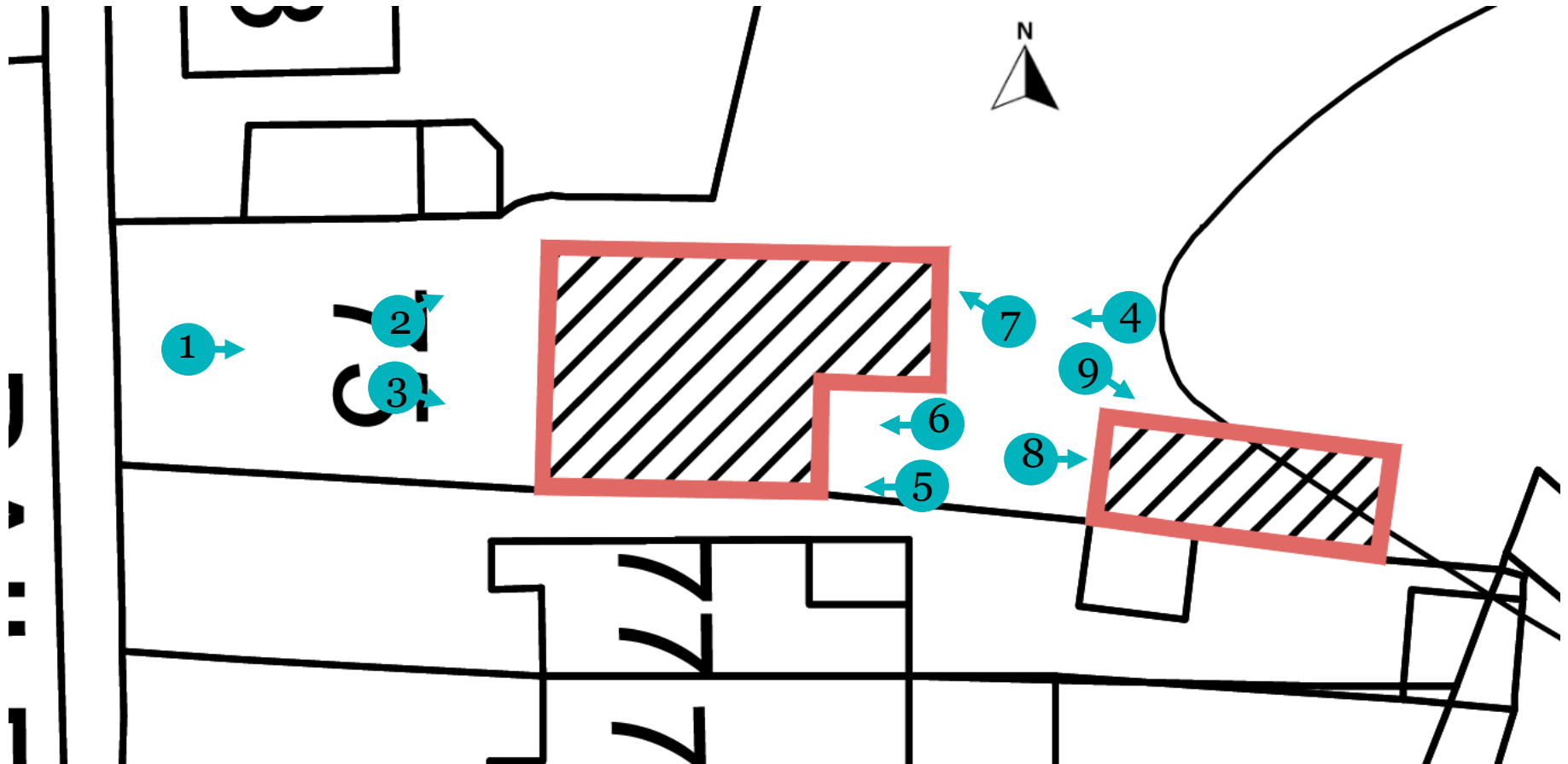


R-C2

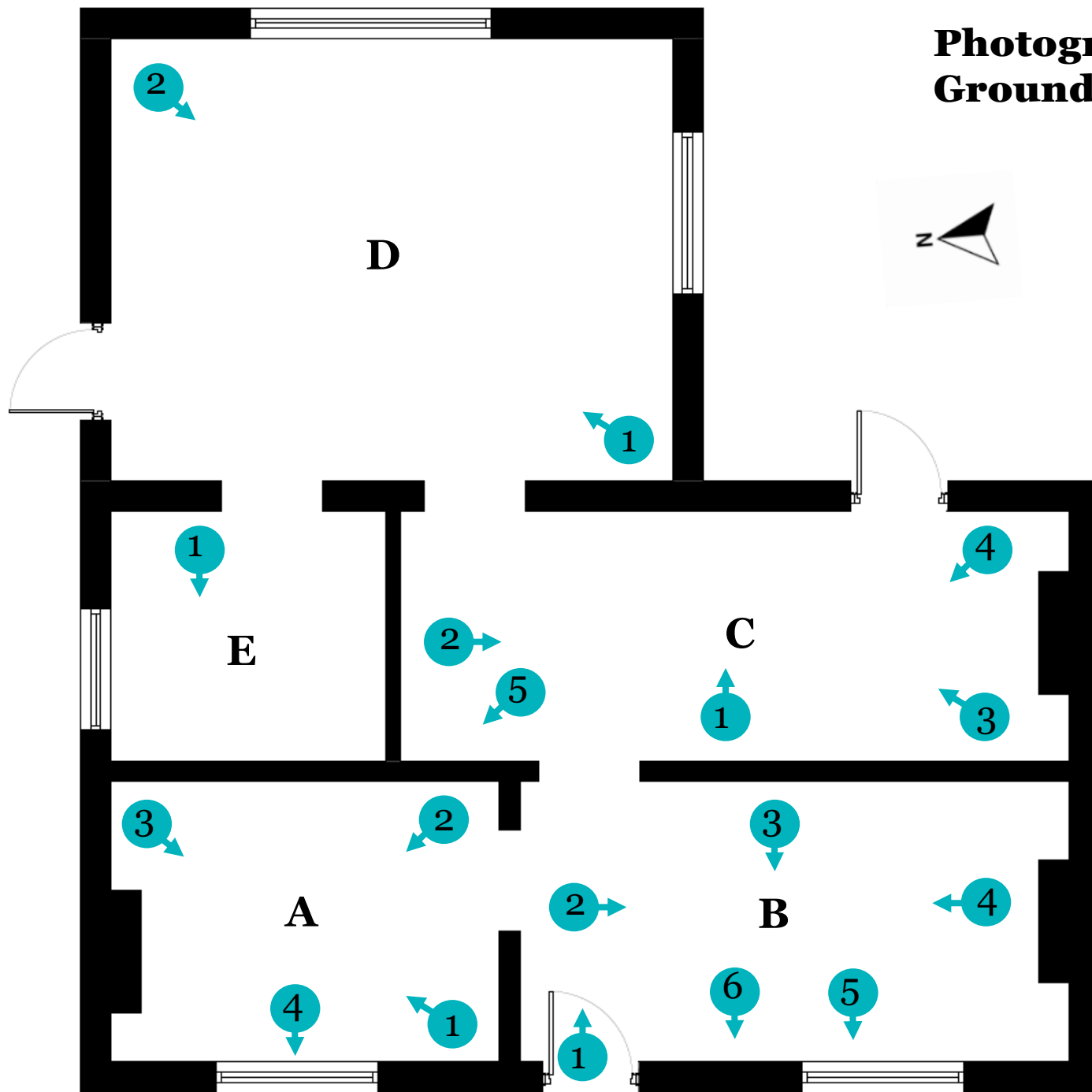


R-C3

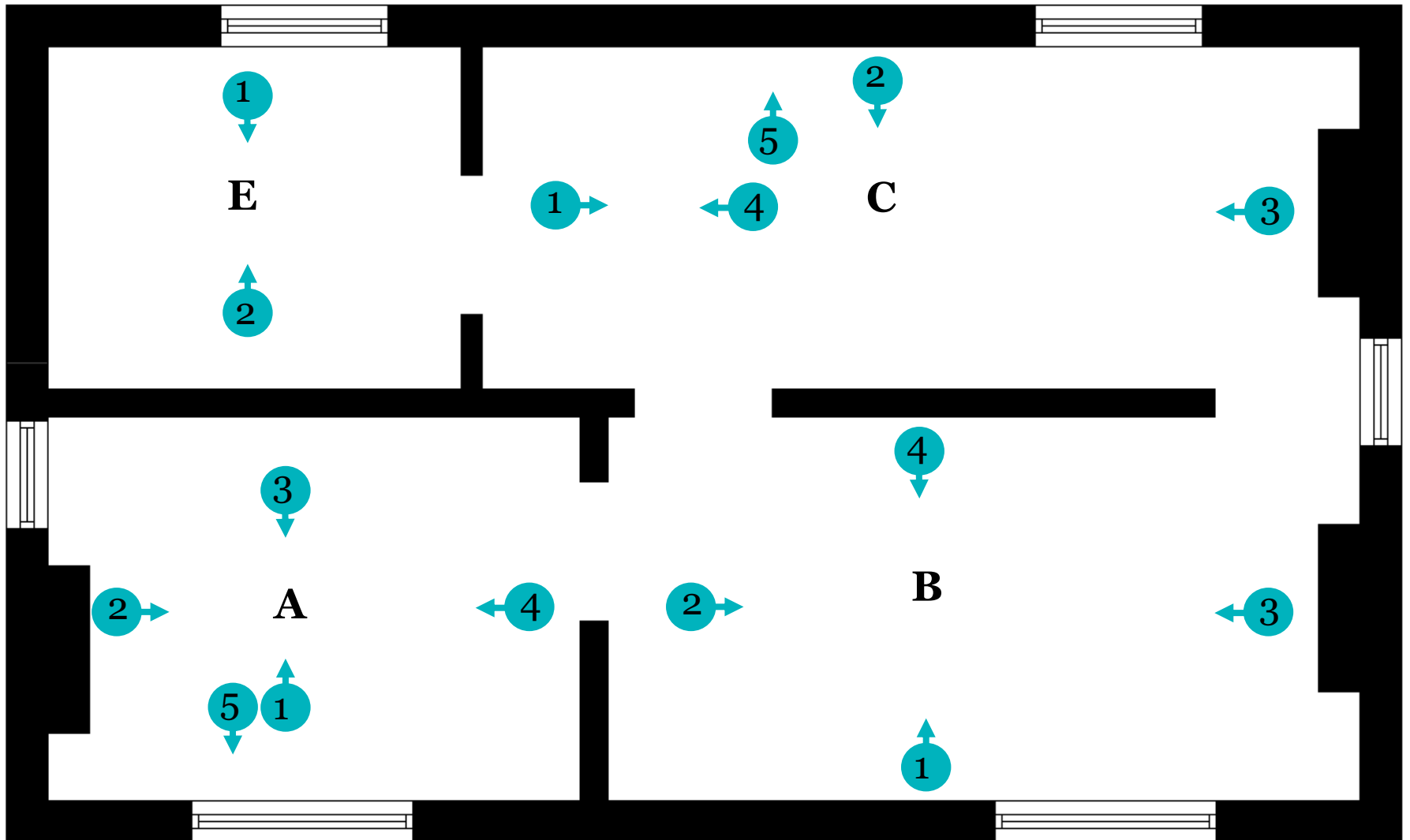
Photograph Locations – Exterior



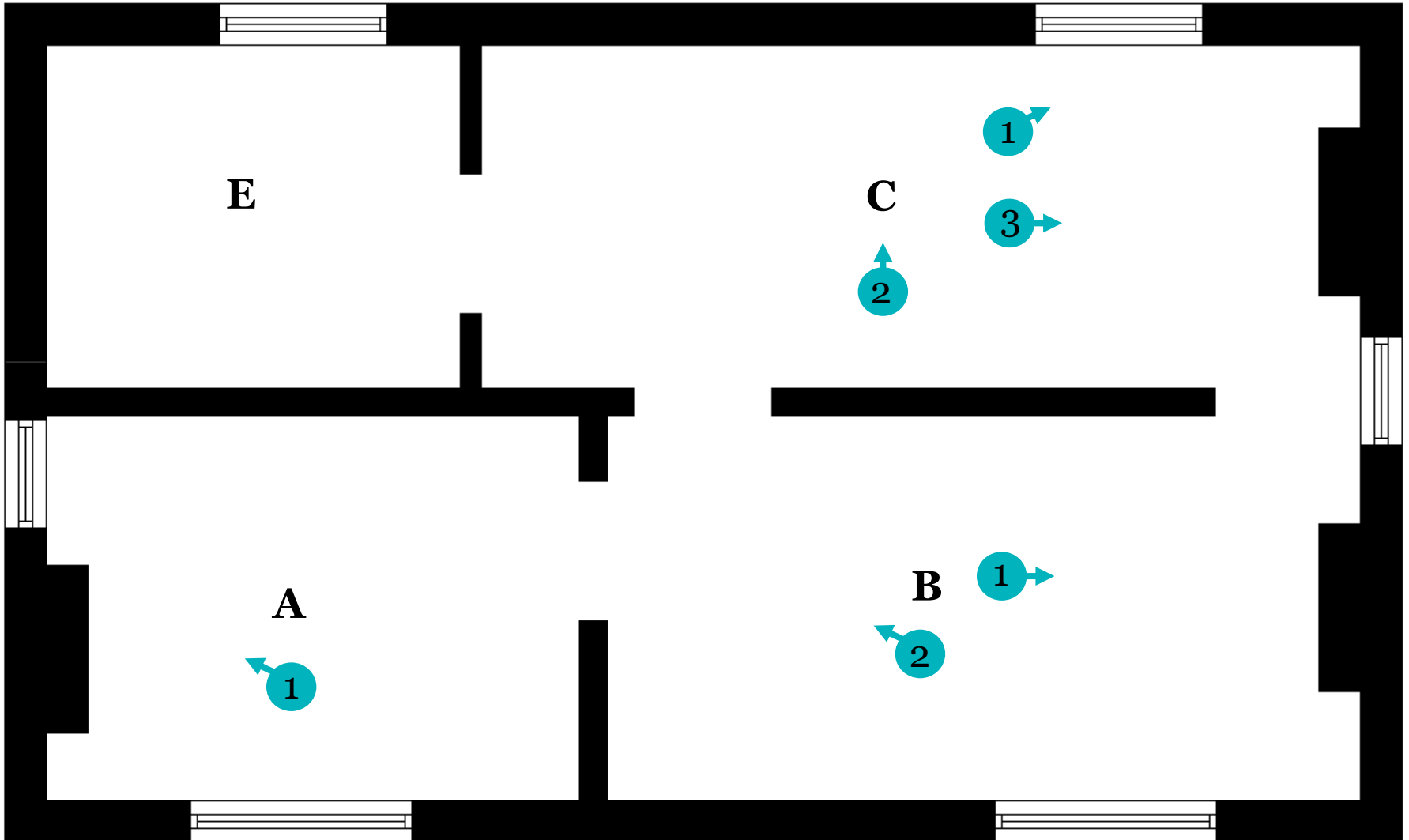
Photograph Locations – Ground Floor



Photograph Locations – First Floor



Photograph Locations – Roof



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