

ST AGNES PARISH CLUB, HUYTON DEMOLITION JUSTIFICATION STATEMENT

This statement has been prepared in support of the Prior Approval application for the demolition of St Agnes Parish Club, Huyton.

The building comprises a detached former parish club located within the grounds of St Agnes Church. The building has been vacant and redundant for in excess of ten years and no longer serves any operational purpose for the Archdiocese of Liverpool.

Over an extended period of vacancy, the building has continued to deteriorate and has reached a condition where retention and refurbishment are not considered a reasonable or viable option. The structure contains asbestos-containing materials and exhibits significant defects associated with long-term disuse and deterioration. The extent of repair, alteration, asbestos management and upgrading required to bring the building back into a usable condition would be substantial.

In addition, the building does not meet modern operational requirements and would require extensive alterations and investment to provide a viable future use. The building also presents practical constraints in relation to accessibility, compliance and functionality, and there is no identified user requirement for the facility either now or in the foreseeable future.

The Archdiocese has considered retention of the building. However, given the prolonged period of redundancy, the absence of any operational need, the physical condition of the structure, the presence of asbestos-containing materials, ongoing maintenance liabilities and the significant costs associated with refurbishment and adaptation, retention is not considered a reasonable alternative.

The vacant building has increasingly become a management and security concern. Redundant buildings are inherently vulnerable to vandalism, unauthorised access, anti-social behaviour and deliberate fire setting. The Archdiocese has experienced issues associated with redundant properties elsewhere and has legitimate concerns regarding the ongoing risks posed by leaving the building vacant and unmanaged.

Demolition will remove a redundant and deteriorating structure, eliminate ongoing liabilities and security risks, and allow the site to be managed appropriately pending any future proposals. The church itself will remain unaffected.

Accordingly, it is considered that there is a clear justification for demolition of the building and that no reasonable alternative exists which would deliver a viable, sustainable or proportionate outcome.