



Liath Heritage

Land Adjacent to Greenhill,
The Orchard, Huyton, L36 5UZ

Heritage Statement
February 2022

Table of Contents

INTRODUCTION 1 ONE	3
1.1 Overview	3
1.2 Investigation and Research Methods	3
1.3 Ordnance Survey Grid Reference	4
1.4 Building Address	4
1.5 Site Location	4
RELEVANT LEGISLATION & PLANNING POLICIES 2 TWO	5
2.1 Scope and Purpose	5
2.2 Legislation	5
2.3 National Planning Policy	5
2.4 Local Planning Guidance	6
2.5 Historic England Guidance	7
ASSESSMENT OF SIGNIFICANCE 3 THREE	8
3.1 General Location	8
3.2 Planning History	9
3.3 Heritage Assets	10
3.4 Historical Development of the Orchard Conservation Area	10
3.6 Special Character and Appearance of The Orchard Conservation Area	14
3.5 Historical Development: Application Site	15
Summary of Significance	17
3.7 Application site Contribution to The Orchard Conservation Area	17
3.8 Greenhill (Grade II Listed)	18
Historic Significance	18
Architectural and Artistic Significance	19
Summary of Significance	19
Listing	19
3.10 St Anne's, 20 The Orchard (NDHA)	20

Historic Significance	20
Architectural and Artistic Significance	20
Summary of Significance	21
3.12 The Orchard Nursery, The Orchard (NDHA)	22
Historic Significance	22
Architectural and Artistic Significance	22
Summary of Significance	22
IMPACT ASSESSMENT 4 FOUR	23
4.1 Overview	23
4.2 Impact Assessment: The Orchard Conservation Area	23
4.3 Impact Assessment: Setting of Listed Building	27
4.4 Impact Assessment: Setting of Non-Designated Heritage Assets	28
4.5 Conclusion	28
AUTHOR	30

INTRODUCTION 1 | ONE

1.1 OVERVIEW

This heritage statement has been compiled as an assessment of significance of vacant land to the rear of 20 & 22 The Orchard, Huyton, L36 5UZ (the Application Site). This assessment of significance will form the bases of a heritage impact assessment for the proposed development of a new residential apartment block. A previous scheme has been approved under 20/00187/OUT with the main principals agreed, this subsequent application has minor amendments to the previous scheme.

The application site is located within the formerly designated 'The Orchard Conservation Area'. It is set back from the 'The Orchard' road which lends its name to the conservation area and neighbours the Grade II listed Greenhill house. The application site is recognised within 'The Orchard Conservation Area Appraisal 2014' as being a negative feature within the conservation area due to its vacant/derelict nature and is described as a 'stalled construction site'.

As the application site is located within a conservation area and adjacent to a Grade II listed building, it is important that any new development of the site complies with national planning policies and guidance to ensure that neither the special character and appearance of the Orchard Conservation Area or the setting of the listed Greenhill are unduly harmed. There are also a number of non-designated heritage assets (St Anne's, 20 The Orchard and The Orchard Nursery) which may be impacted by the proposed development of the site and the impact of said will also be assessed.

The statement will clearly set out that the proposed development will preserve and enhance the special character and appearance of the Orchard Conservation Area, the setting of the Grade II listed Greenhill and the identified non-designated heritage assets.

This is achieved through a sympathetic new build scheme which will bring a vacant site back into its optimum viable use. Further to this, the report will set out that the development will sustain the settings of the adjacent listed building and non-designated heritage assets and recommend that a balanced judgement should weigh in favour of the proposed development.

This statement has been prepared in accordance with the guidance from Historic England 'Conservation Policies and Guidance' and the heritage policies outlined in the National Planning Policy Framework (NPPF) 2021, specifically Chapter 16. The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.2 INVESTIGATION AND RESEARCH METHODS

Site visits were carried out February 2022 to assess the physical character, nature and setting of the Proposed Development Site. Additional desk-based research has also been carried out to provide contextual and background information to better inform the statement of significance.

Consultation has also been carried out with the Merseyside Historic Environment Record and The ARK: Archive Resource for Knowsley. The scope of this research has been proportionated to the nature of the site. In accordance with the NPPF, emphasis is placed on

Land Adjacent to Greenhill, The Orchard, Huyton, L36 5UZ

demonstrating an understanding of significance for all heritage assets impacted by the proposed development, and those planning policies and legislation that require due consideration.

1.3 ORDNANCE SURVEY GRID REFERENCE

SJ 44243 90457

1.4 BUILDING ADDRESS

Land Adjacent Greenhill, The Orchard, Huyton L36 5UZ

1.5 SITE LOCATION

The site lies on vacant land to the east of Greenhill and to the south of the new build adjacent St Anne's on The Orchard in Huyton, approximately 6 miles from both Liverpool city centre to the west and St Helens to the east. The site is served by a narrow access lane in between Greenhill and the new build to the west of St Anne's.

RELEVANT LEGISLATION & PLANNING POLICIES 2 | TWO

2.1 SCOPE AND PURPOSE

A review of the planning policy context associated with the Proposed Development at statutory, national and local level is provided within this section of the Statement. An assessment of the accordance of the proposals with this legislation and policy is provided in chapter 4's 'Impact Assessment'.

All schemes are assessed against legislation and national and local planning policies, so - in the first instance, any proposals should adhere as closely to the legislation and policies as possible. The following are relevant to this application.

2.2 LEGISLATION

The 1990 Act goes on to state that in the exercise of planning functions with respect to any buildings or land in a conservation area that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area (s.72).

2.3 NATIONAL PLANNING POLICY

The recently updated National Planning Policy Framework (NPPF) (July 2021) is pertinent and provides a full statement of Government policies for the identification and protection of heritage assets which includes historic buildings, conservation areas, world heritage sites, archaeology and other elements of the historic environment. In line with the aforementioned, Paragraph 194, please see the following:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

Paragraph 195 of the NPPF states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary (2021) as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

In determining applications, the NPPF advises that the local planning authority should take account of positives associated with the heritage asset and that the more important a heritage asset, the greater weight that should be given to the protection of its significances. It also outlines the approach that local planning authorities should take when determining applications. The following paragraphs are relevant: Paragraph 197 states that in determining planning applications, local planning authorities should take account of:

- *‘The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.’*

Paragraph 199 advises that when considering the impact of a Proposed Development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Moreover, the NPPF advises that:

“202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

204. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.”

Please note: those paragraphs which deal with substantial harm are omitted as they are not relevant to the Proposed Development under consideration as part of this application.

2.4 LOCAL PLANNING GUIDANCE

Locally, the LPA’s policy guidance is contained within the adopted Knowsley Local Plan Core Strategy, (formally adopted in January 2016) and the Knowsley Replacement Unitary Development Plan (formally adopted in June 2006). Whilst the application will be assessed directly against numerous adopted policies, it is considered that Policy CS20 - Managing the Borough's Historic Environment is highly relevant and as such carries significant weight.

Core Strategy Policy CS20 intends to secure appropriate integration of development with Knowsley's heritage assets and provide a positive approach to their future management to safeguard their preservation.

The part one of the policy states that:

“Development proposals in Knowsley should preserve or enhance the borough’s historic and architectural assets. The Council will:

- a) Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape; b) Prevent demolition and/or development which would result in substantial harm or the loss of a designated historic asset or its setting, unless the proposal*

would result in substantial public benefits which clearly outweigh the harm or loss;

c) Where a development proposal will result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal;

d) Facilitate long term conservation and enhancement of local assets and areas of historic importance, including through the preparation of Conservation Area Management Plans.”

Part two of the policy states that *“The re-use of vacant and underused historic assets will be encouraged, with favourable consideration given, where appropriate, to proposals which will: a) Enable a use for a purpose sympathetic to its conservation; b) Retain or introduce public access; and c) Enhance the importance of the asset for local tourism, leisure or the economy.”*

Part three of the policy states that *“Development proposals on sites which include, or are considered to have the potential to include, heritage assets or comprising archaeological interest, should be accompanied by a heritage impact statement.”*

Part four of the Policy states that *“Locally important historic assets which are not subject to statutory designation will be identified in a local list and will be afforded consideration in the decision-making process.”*

The **Design Quality in New Development Supplementary Planning Document** (formally adopted in January 2016) is also relevant and identifies the overarching context for design in the Borough, highlighting Borough-wide issues which should be taken into account

in designing new development, including guidance relating to preserving the built heritage.

A Conservation Area Character Appraisal and separate Management Plan (both 2014) for The Orchard Conservation Area have been produced by Knowsley Metropolitan Borough Council. The Management Plan provides advice for the conservation area in relation to the quality and design of new buildings, as well as works within the wider site and as such is relevant to this application.

2.5 HISTORIC ENGLAND GUIDANCE

Historic Environment Good Practice Advice in Planning Note 2 contains useful information on assessing the significance of heritage assets and the impact of any proposed works. It is a useful tool when considering alterations within the historic environment.

ASSESSMENT OF SIGNIFICANCE 3 | THREE

3.1 GENERAL LOCATION

The site consists of vacant land to the rear of 20 & 22 The Orchard, Huyton and is located roughly 0.5 miles south of Huyton village centre and 6 miles east of Liverpool City Centre. The site is approximately 0.5379 hectares and comprises the former garden area to St Anne's, 20 The Orchard and a vacant plot which adjoins to the south. Its sits on the south side of verdant 'The Orchard' road which bisects the former private residential estate, with which it shares its name.

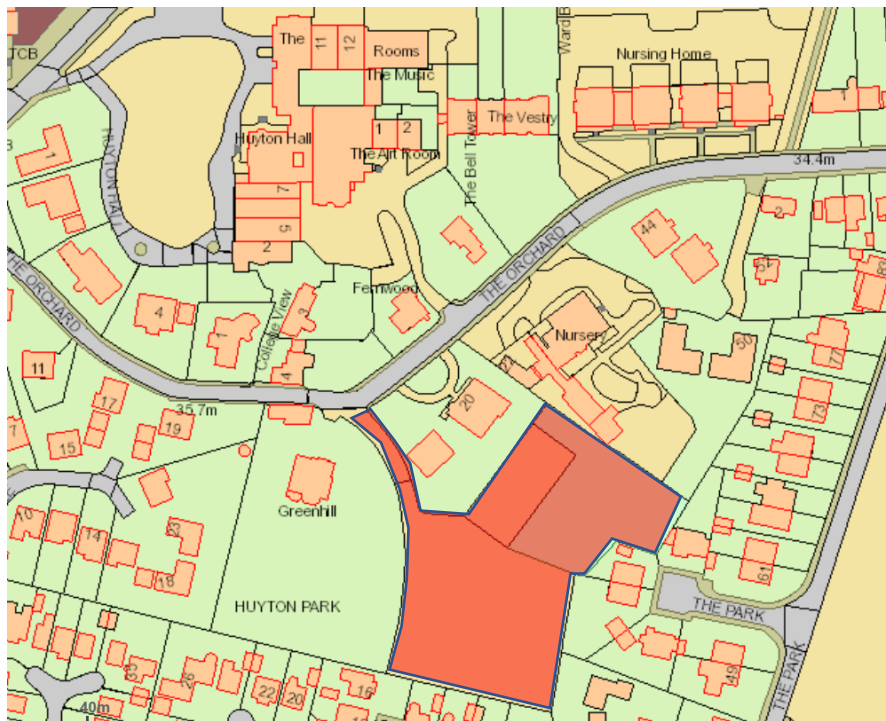


FIGURE 1 LOCATION PLAN WITH THE SITE DENOTED IN RED © KNOWSLEY PLANNING & IDOX 2020

The site was previously occupied by the sports hall and tennis courts for the former Huyton College, and although the sports hall was demolished in c1996, the slab for the sports hall building remains on site. It is bounded by existing residential properties to the north including a recently approved new detached dwelling, the large Victorian St Anne's at 20 The Orchard and The Orchard Nursery at 22 The Orchard (formerly known as Beaconsfield). To the west is the Grade II listed Greenhill and the site is bounded to the south and east by smaller modern residential properties, accessed off the Park and Greenhill Place.

As previously mentioned, the site falls within The Orchard Conservation Area which occupies land south of the Liverpool to Manchester railway line and north of the modern housing development. The focus of the conservation area is that of the serpentine road 'The Orchard' which runs centrally through it. The application site forms an edge to the conservation area's south east corner boundary which abuts modern cul-de-sac development Greenhill Place.

The Orchard is a tree-lined residential road characterised by a mixture of detached 19th century villa developments of mostly 2 and 3 storeys in the four-square Italianate and subsequent free Victorian gothic style. The area has a mid-to-late 19th century character and was once a wealthy residential estate for Liverpool merchants, conveniently located nearby to Huyton Railway Station. The area was subsequently altered to incorporate the Huyton College boarding school. Not all original buildings survive and although some modern housing has been inserted, the area still largely retains its Victorian character.



FIGURE 2 AERIAL VIEW WITH THE APPLICATION SITE DENOTED IN RED (C) GOOGLE MAPS 2020

3.2 PLANNING HISTORY

Previous planning history of the site has been extensive and can be dated back to the demolition of the sports hall and garage in 1996 (Application Number CAC/96/00490). Approvals has been granted for the following:

- 2006 (Application Number 06/00167/OUT): the erection of 2 no. two and three storey buildings to form 37 retirement apartments;

- 2012 (Application Number 11/00021/OUT): the erection of an extra care retirement scheme comprising 34 No apartments; and
- 2014 (Application Number 14/00719/OUT): the erection of a 66 bed retirement care home.

Further applications have been withdrawn for 36 apartments (Application number 04/01299/OUT - Withdrawn 17/01/2005); 37 Retirement apartments (Application number 09/00242/REM – Withdrawn 25/05/2010); an extra care retirement scheme of 24 apartments (Application Number 15/00565/REM – Withdrawn 04/01/2016) and a 66 bed retirement care home (18/00135/REM – Withdrawn 14/05/2019).

An application was submitted in 2019 (Application Number 19/00199/OUT) for the erection of a three storey apartment block, comprising 20 no. 1 bed and 20 no. 2 bed apartments with communal area together with vehicular access, car parking and associated works. This application was refused partly because ‘the development’s scale and form would be inconsistent with the character of the area, resulting in material harm to The Orchard Conservation Area and the setting of the nearby listed building’.

In addition, the absence of sufficient assessment of the affected heritage assets impacted by the proposals and as required by paragraph 189 of the NPPF formed a reason for refusal. The site is currently vacant and is identified as a negative feature of The Orchard Conservation Area.

In 2020 a further application was submitted for the erection of three storey retirement apartment block, comprising 20 no. 1 bed and 20 no. 2 bed apartments with communal area together with vehicular access, Car parking and associated works (landscaping reserved for future approval). This application was granted.

3.3 HERITAGE ASSETS

As set out above, the application site is located within The Orchard Conservation Area. This designated heritage asset is assessed within this report. The application site is also located within the immediate setting of the Grade II listed Greenhill (List Entry Number: 1215183).

Knowsley Metropolitan Borough Council does not have a list of locally important buildings and therefore no non-designated buildings in the area have been formally identified through a systematic process, however it is noted that the Council has identified a number buildings within the Character Area Appraisal that may be worthy of inclusion on a future Local List. These buildings include the adjacent St Anne's, 20 The Orchard and The Orchard Nursery. It is therefore considered that St Anne's and The Orchard Nursery are non-designated heritage assets as defined by the NPPF.



FIGURE 3 NON-DESIGNATED HERITAGE ASSETS ARE DENOTED IN BLUE © KNOWSLEY COUNCIL (2014) THE ORCHARD CONSERVATION AREA APPRAISAL

3.4 HISTORICAL DEVELOPMENT OF THE ORCHARD CONSERVATION AREA

The town of Huyton, in which the site is located, sits on a natural outcrop, surrounded by lower marshy land. It is an ancient parish and settlement of the area, noted in the Domesday Survey of 1086 but with records which pre-date the Norman Conquest. To this day, the town retains churches of medieval origin with evidence of the earliest settlement to be found to the south of the church. However, it was not until the industrial development during the late 18th century and 19th century that the Huyton transformed from an isolated farming community to a small country village with surrounding wealthy estates. This was largely in part, due to the expansion of Huyton Quarry.



FIGURE 5 EXTRACT FROM MORDEN'S MAP OF LANCASHIRE, 1722: HISTORIC LIVERPOOL ©2018

The area around the Queens Arm Pub, in the north west section of The Orchard Conservation Area, is believed to be one of the oldest surviving parts of Huyton and remains virtually unchanged since the 1830s. The pub/hotel was formerly a significant lodging house which housed many of the workers who constructed the nearby turnpike and railway.

As the popularity of Huyton grew with the opening of the railway in 1830, land close to the station and turnpike roads were developed into picturesque residential villa estate neighborhoods for the growing merchant class of Liverpool. These estates were namely Church Road, Victoria Road and towards the mid- late 19th century, The Orchard. These villa estates and lend a previously absence, air of gentility to Huyton.

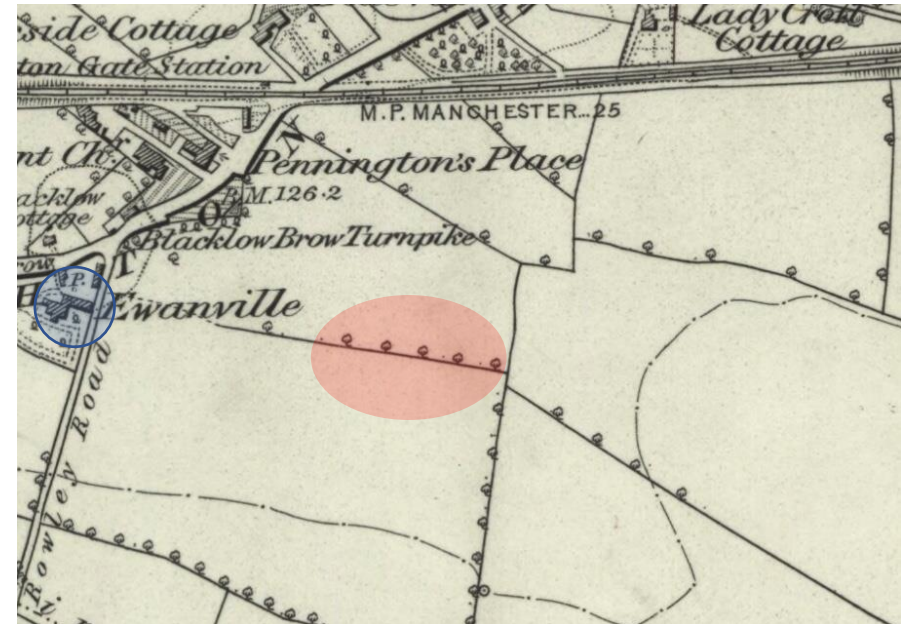


FIGURE 4 1ST EDITION ORDNANCE SURVEY MAP 1850 © NATIONAL LIBRARY OF SCOTLAND 2020. AREA AROUND QUEENS ARM PUB DENOTED IN RED WITH EWANVILLE DENOTED IN BLUE

Ewanville was the first large villas to be constructed in the area and is visible on both Henet's map of 1829 and on the Tithe Map of 1850 as 'House, Outbuildings and Garden' owned by James Moore. Of particular note, is that the now demolished Ewanville was occupied by Sir Thomas Beecham in the 1861 census.

Sir Thomas Beecham played an influential part in the growth of his father's medicinal pill business, the now internationally renowned Beechams', in St Helens. Ewanville was one of the first properties in Lancashire to be lit by electricity and also benefited from central

heating and its occupants reflected the growing prestige of the immediate area.



FIGURE 6 PHOTOGRAPH OF EWANVILLE (NOW DEMOLISHED) © TIMETOAST 2020

The Orchard estate is not visible on the Tithe Award Map or the 1st edition OS map of 1850 (see figure 6), but by the time of the 1861 census, Greenhill and Huyton Hall are noted as occupied. The exclusiveness of the estate was highlighted by the grand stone archway on Blacklow Brow, which is now used for Huyton Hall Crescent but acted as the main entrance into the estate in the 1860s.

By the time of the 1871 census, Huyton Hall to the north of The Orchard had become a small boarding school and by 1894, the building is known as Huyton College. The 1892 Ordnance Survey Map illustrates the growth of the estate since 1869 with c20 houses,

many of which stood in their own extensive grounds set back from but focused on the serpentine road The Orchard. As the college grew further, many of the adjoining villas were incorporated into the school with the main school administration based in Huyton Hall and some classrooms in the adjoining building Fernwood. Plans by architects Appleyard and Quiggin held by Knowsley Archives show additions to these houses made by the college in 1914. This is evidenced on the 1925 Ordnance Survey map.

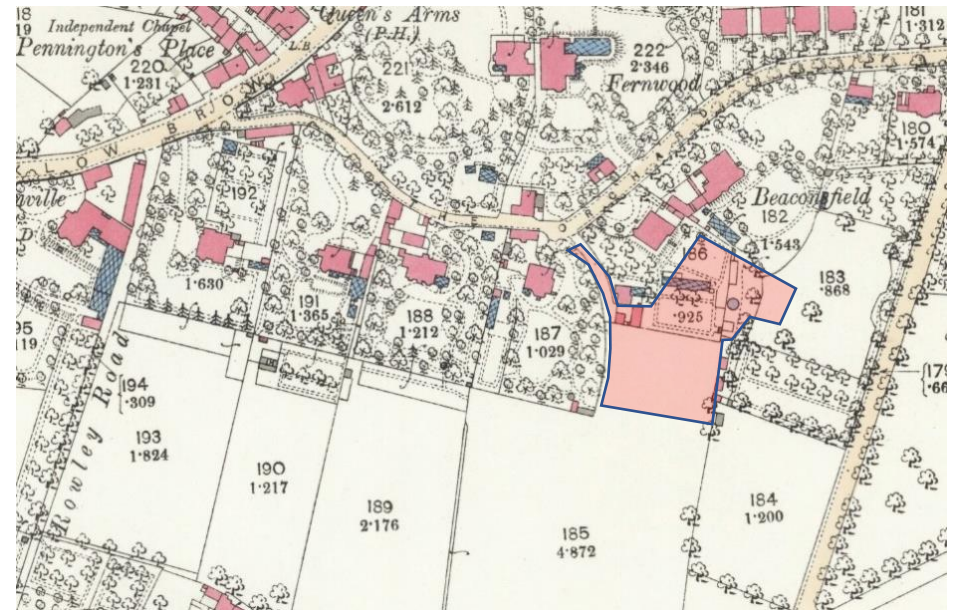


FIGURE 7 25 INCH ORDNANCE SURVEY MAP 1891: © NATIONAL LIBRARY OF SCOTLAND 2020
THE APPLICATION SITE IS DENOTED IN RED

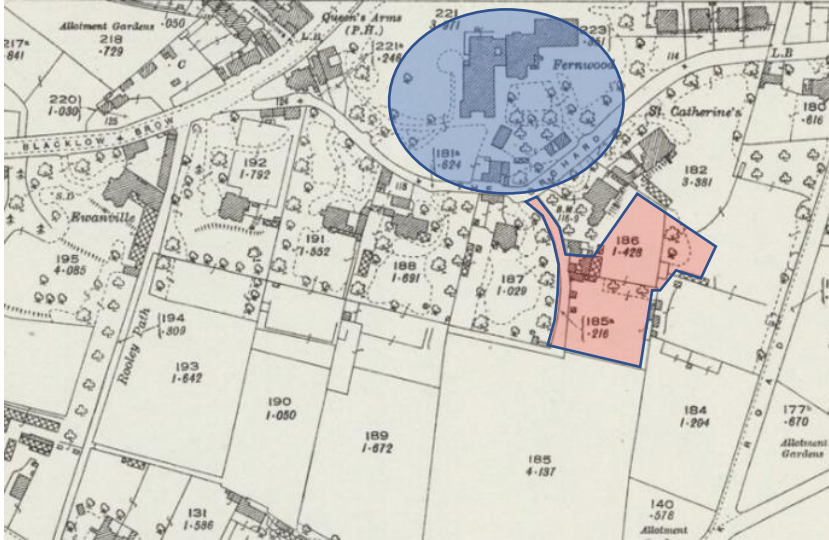


FIGURE 8 25 INCH ORDNANCE SURVEY MAP 1925: © NATIONAL LIBRARY OF SCOTLAND 2020 HUYTON HALL & FERNWOOD NOTED IN BLUE AND THE APPLICATION SITE IN RED



FIGURE 9 HUYTON HALL & FERNWOOD 1930 © KNOWSLEY ARCHIVES

The 1938 Ordnance Survey map shows Ewanville as demolished and replaced by smaller scale 1930s semi-detached residential development along Backlow Brow and The Rooley.

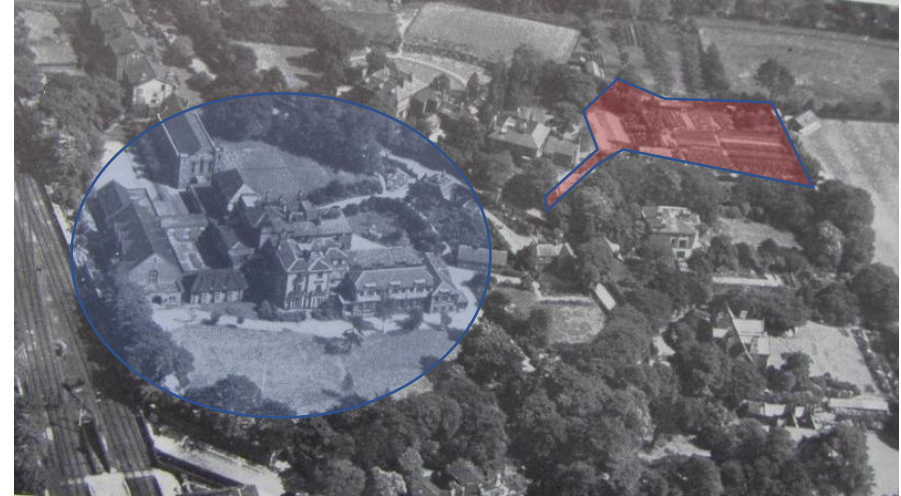


FIGURE 10 AERIAL VIEW 1939 © KNOWSLEY ARCHIVES HUYTON HALL & FERNWOOD NOTED IN BLUE AND THE APPLICATION SITE IN RED



FIGURE 11 AERIAL VIEW EARLY – MID 20TH CENTURY © KNOWSLEY ARCHIVES HUYTON HALL & FERNWOOD NOTED IN BLUE AND THE APPLICATION SITE IN RED

The School continued to shape the character of the area for much of the 20th century with additions such as sport hall facilities, classrooms, sanatoriums and dormitories along with laying out of tennis grounds and playing fields to the rear of many of the houses. Following the closure of Huyton College in 1993, much of the area has reverted to private residential use interspersed with residential care homes.

In the mid-late 1990s, further villas were demolished on the south side of the Orchard and replaced with a modern housing development, namely that of Ewanville which is accessed off The Rooley. Subsequent piecemeal modern infill housing was constructed to the north of The Orchard in the grounds of Huyton Hall and Fernwood Hall. Although not all buildings survive, and modern infill has occurred, the area largely retains its verdant Victorian character.

The most recent development within the area consists of a development completed in the mid 2010s and located in land between Greenhill to the west and St Anne's to the east and more recently, the new house to the north of the application site and fronting The Orchard. Land to the south of the Conservation Area was developed in the late 20th century creating cul-de-sac developments of Greenhill Place and College Fields.

3.6 SPECIAL CHARACTER AND APPEARANCE OF THE ORCHARD CONSERVATION AREA

The development of the Orchard Conservation Area dates to the mid-19th century when the Victorian suburb was laid out and developed. The Conservation Area is centered on the serpentine verdant street 'The Orchard' and consists predominantly of villa houses influenced by Gothic architecture, set in extensive private garden and to a large

extent is a well-preserved example of a Victorian Villa suburb. The modern development to the south is characterised by cul-de-sacs on the site of former villas, now demolished. Today, many of the larger villas are divided into apartments, residential nursing homes and private residences.

'The Orchard Conservation Area Appraisal 2014' divides the conservation area into 4-character areas with the Application Site falling within the 'The Orchard and St Mary's Road' character area.

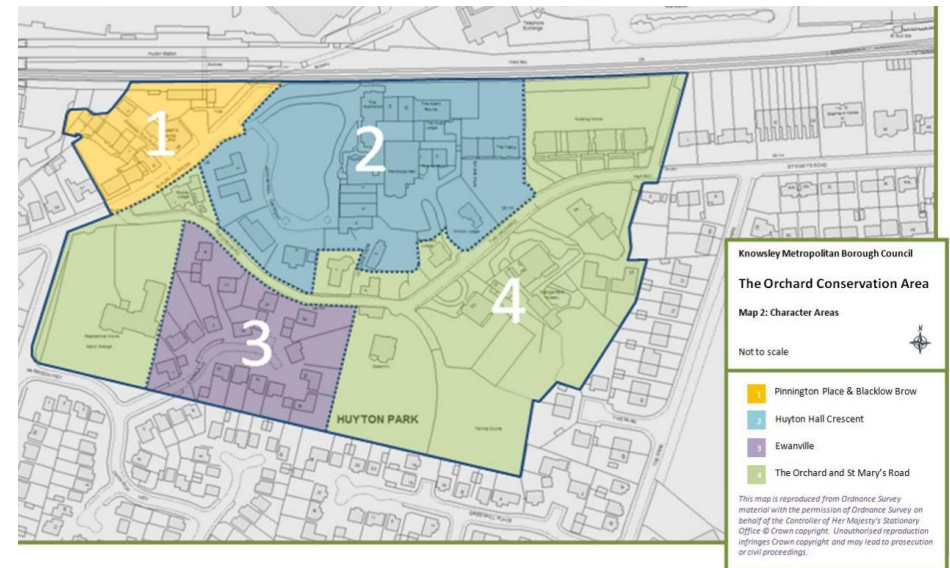


FIGURE 12 CHARACTER AREAS OF THE CONSERVATION AREA FROM THE ORCHARD CONSERVATION AREA APPRAISAL 2014 © KNOWSLEY COUNCIL

The key characteristics of this character area of the conservation area are defined as:

- Large villa houses with simple but decorative design and individual character;
- Predominately large detached properties set back from the roads in extensive gardens with mature trees;
- The palette of materials used is typically red brick or sandstone, some of which have been rendered or painted, under a traditional dressed welsh heather blue slate roof;
- Ornate brackets supporting the overhanging roofs;
- Semi-rural atmosphere with many of the buildings out of public view and hidden behind walls and hedges;
- High levels of window fenestration with timber sliding sashes;
- Predominantly two and three-storey but some with features or steeper roofs;
- Front boundary walls of varying designs, heights and materials, predominantly of yellow sandstone and red brick or stone, some with ornate gate piers;
- Continued low density of buildings;
- Green character arising from mature tree planting and other vegetation.

3.5 HISTORICAL DELVELOPMENT: APPLICATION SITE

Whilst its most recent iteration consisted of a sports hall and clay tennis courts for the former Huyton College, and a vacant plot to the south which was never developed with built form, the application site originally formed part of the garden/amenity land to St Anne's, 20 The Orchard. The 1891 Ordnance Survey map shows a large rectangular glasshouse to the rear of St Anne's, formally laid out pathways, and a collection of small outbuildings likely to be that of stables and servants quarters accessed via the extant access track

from The Orchard. The southern portion of the application site is not shown to be in the same ownership and forms part of a large vacant plot which extends south away from The Orchard estate.



FIGURE 13 1891 & 1906 ORDNANCE SURVEY MAPS OF NORTHERN PART OF APPLICATION SITE © NATIONAL LIBRARY OF SCOTLAND

By the time of the 1906 Ordnance Survey map, the large rectangular glass house had been demolished with further glasshouses added to the collection of outbuildings located to the immediate south west of the St Anne's. The southern portion of the application site no longer formed part of the large plot to the south of The Orchard but is shown as in the same ownership to St Anne's.

Little change had occurred by the 1925 and 1938 Ordnance Survey maps other than some additional outbuildings to the south of the stable complex, but the collection of outbuildings and glasshouses along with the single storey extension to St Anne's had been demolished by the

time of the 1950 National Grid map. The sole exception was the building to the north west of the original stable complex. Aerial images from c 1939 (see figures 10 & 11) suggest that the site began to be used as kitchen gardens for the school. A section of Beaconsfield later St Catherine's garden was incorporated into the site between 1955 and 1975 and at this time, St Anne's is used as the 6th form boarding house.

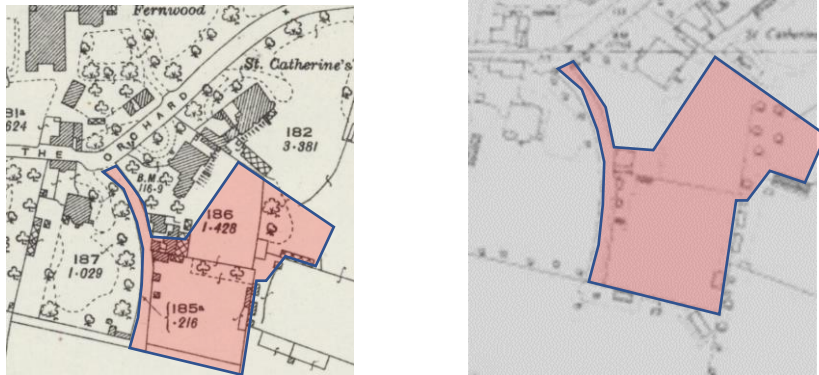


FIGURE 14 1925 & 1955 ORDNANCE SURVEY MAPS OF NORTHERN PART OF APPLICATION SITE © NATIONAL LIBRARY OF SCOTLAND

A sports hall and tennis courts were constructed on the application site following approval of planning in 1974. The Sports Hall was large steel framed portal building constructed with facing brick to a height of 3m with dark profiled vertical steel cladding above to a c4m eaves height to eaves with an additional 2m to ridge (9m in total). It occupied the north part of the site with its northern faced wall forming a joint boundary with St. Anne's and quite overbearing to that property.

The building occupied a measured ground floor of 23m wide by 36m long with two storeys to the north end for viewing gallery, canteen, teaching rooms with showers and ablutions situated below. The structure had little in terms of fenestration and combined with the use

of metal as its principle construction material resulted in an appearance akin to an industrial warehouse. The remainder of the site and within the footprint of the new development were outside clay tennis courts for summer use. The existing long boundary wall of the former sports hall including the concrete slab both exist on site today. At the head of the access road as you enter the site, there was a gardener's tool store for grass cutting machinery and paint storage. This building was in a dilapidated condition. Conservation area consent was granted for demolition of the sports hall in December 1996 with demolition occurring in 1998. The only extant feature is the concrete slab on which the building formerly sat.



FIGURE 15 3D BIRDS EYE VIEW OF THE APPLICATION SITE 2020 © GOOGLE MAPS 2020



FIGURE 16 LAYOUT OF THE SITE PRIOR TO DEMOLITION OF SPORTS HALL IN 1998 © KDP ARCHITECTS



FIGURE 17 VIEW ACROSS APPLICATION SITE AS EXISTING © KDP ARCHITECTS 2019

Summary of Significance

Part of the site housed sport facilities for the college which were located to the rear of the former sixth form boarding house at St Anne's. The land may therefore hold limited communal value, specifically for former pupils and staff however as no built form remains, this is purely an intangible significance. The gardens and plot to the rear were formerly well kept, however since the closure of the school have become overgrown and therefore has negligible value as the former garden area. The vacant plot to the south was never developed and therefore had no significance in its own right. Moreover, the variable boundaries of the site over time distorts the legibility of original site boundaries which undermines its evidential value.

To summaries the application site is of negligible historic, architectural and/or artistic significance value in its own right. The built form previously on the site has been demolished, leaving only the concrete slab on which the sports hall building was positioned. Currently the site is vacant and appears derelict. The garden to St Anne's, 20 The Orchard has already been compromised by the development of the new detached dwelling at the early 21st century, and it is only its association as part of the former gardens of St Anne's and later also a section of St Catherine's that gives the land a negligible group value.

3.7 APPLICATION SITE CONTRIBUTION TO THE ORCHARD CONSERVATION AREA

The application site is currently vacant and unkempt, making a negative contribution to the Conservation Area and this is identified in the 'The Orchard Conservation Area Appraisal 2014' which identifies

the former tennis courts as is a key negative feature of 'The Orchard and St Mary's Road' character area. Section 6.3 of the conservation area appraisal notes that the "stalled" construction site next to St Anne's, The Orchard (The former tennis courts)." It is assumed that the above statement relates to planning application 11/00021/OUT as the 14/00719/OUT planning application was not granted until March 2015 but also to the infill house between St Anne's and Greenville.

Th infill dwelling was largely completed by 2015 and as a result of the combination of the new dwelling, high walls and hedging, there is limited public view from The Orchard to the application site with little frontage onto The Orchard. There are no significant views into the core of the Conservation Area across the application site and this assessment is reflected in the 'The Orchard Conservation Area Appraisal 2014' which does not identify any key views either into or out of the site.



FIGURE 18 EXTRACT FROM APPENDIX 3 OF 'THE ORCHARD CONSERVATION AREA APPRAISAL 2014'. THE RED ARROWS IDENTIFY IMPORTANT VIEWS WITHIN THE CONSERVATION AREA

To summaries, the unmaintained garden, extant slab and current vacancy have a negative effect on the character and appearance of the conservation area. As such it does not fully contribute to the character and appearance of the conservation area and indeed offers a poor visual impression looking into the conservation area from adjacent properties to the north but also from those properties adjacent to the site within the conservation area.

3.8 GREENHILL (GRADE II LISTED)

Historic Significance

Greenhill is a large Victorian Italianate Villa, which dates back to the mid-late 1850s, when the house was constructed as the first of several large houses in The Orchard area of Huyton. The estate was developed for wealthy Liverpool merchants seeking an air of gentility from the city. The building was originally inhabited by Lord & Lady Cozens-Hardy, the former of whom was a British Politician and judge who was Lord Justice of the Appeal and served as Mater of the Rolls from 1907 until 1918.

The family were originally based in Norfolk and had financial interests in St Helens, in particular with Pilkington Glass, a significant employer in the area at the time. Lord & Lady Cozens-Hardy's youngest daughter Hope later married into the Pilkington family to Austin Pilkington. The 1947 Colliery Year Book and Coal Trades directory show Greenhill to remain in the occupation of the Cozens-Hardy family.

The house was donated to the College in the mid 20th century and functioned as the headmistress' house for many years. The building is

now in private residential use. Externally, the building has had limited alterations since construction and these alterations primarily relate to the addition of a conservatory to the rear elevation. The landscaping however, has altered somewhat considerably with large extents of hardstanding, the loss of formal garden paths and the loss of the glasshouse located adjacent the boundary wall (last visible on the 1925 Ordnance Survey map).

Architectural and Artistic Significance

Greenhill is a large two storey (with basement) four square Italianate Villa built in an eclectic style with some classical features. Its sit north within a large plot which is bounded by a wall and mature trees. A small garage abuts the front boundary and is built into the boundary wall. The architect is unknown.

The building has low hipped rooves with deep eaves and prominent eave-brackets. The roof appears to be of grey slate. The north, west and south west roofs have mid-point brick chimney stacks with multiple decorative pots. The principle elevations are on the south and east, facing onto the large garden to the south, away from the road and facing onto an access track to the east, where the majority of the architectural detailing is found. The villa is of channeled Stucco to the ground floor with red brick in Flemish bond to the first floor. A white-painted channeled stucco carried round at ground floor finishing at a 1st-floor cill band, a plain frieze, and a prominent wooden modillioned cornice over the principal elements of both these façades.

The north and west elevations are clearly of lower status as they are finished with minimal architectural details, stairwell windows and 3

storeyed to the same height. The principle garden elevation benefits from a south west outlook, whilst the views to the south east are that of heavily treed evergreen trees to the high boundary wall between it and the Application Site.



FIGURE 11 REAR OF GREENHILL 1998 © KMBC 2005

Summary of Significance

The significance of Greenhill is principally defined from its architectural interest as a mid 19th century Italianate Villa and as the forerunner of the Victorian suburb of The Orchard. The building also holds historic interest due to its association with notable families including the Cozens-Hardy's and the Pilkington family, and the historic use as the headmistress's to Huyton College.

Listing

The building was listed at Grade II on 18th February 1992. Its description is a legacy description and therefore is primarily for identification purposes only, is as follows:

*“HUYTON WITH ROBY THE ORCHARD SD 49 SW 1870-0/5/10000 Greenhill
- II*

Villa, now headmistress's house to Huyton College. Mid C19, slightly altered. Channelled stucco at ground floor, red brick in Flemish bond at 1st floor, slate roof. Approximately square plan. Eclectic style with some classical features. Two storeys over cellars, 3 windows to both principal facades (the east and south); with white-painted channelled stucco carried round at ground floor finishing at a 1st-floor sillband, a plain frieze, and a prominent wooden modillioned cornice over the principal elements of both these facades. The entrance front to the east is asymmetrical, having a wide projected bay offset left of centre which has a sashed window at ground floor flanked by coved niches with run-out voussoirs, and a window of 3 narrow lights at 1st floor, the centre light blind and the others sashed; a narrow bay set back to the left, with 4 steps up to a round-headed doorway which has a pilastered architrave and plain fanlight, and a narrow sashed window above; and a wide 3rd bay to the right which has a tripartite sashed window at ground floor and a 12-pane sash above. All these windows have unhorned sashes, all have margin panes except that to the right at ground floor which is 4-paned in the centre, and all those at 1st floor have painted stone surrounds including ornamental balustrades. The south front (to the garden) is likewise asymmetrical, having a short pedimented wing offset to the right, with a full-width canted bay at ground floor containing tall tripartite French windows, and a large square window above (with altered glazing); a round-headed window right of

this (lighting the porch); a verandah roof to the left; and 8-pane unhorned sashed windows at 1st floor, both with margin panes and balustrades like the others. Hipped roof of shallow pitch, with central chimney stack. The north side wall has a raised centre with a coved niche at ground floor and a 12-pane sash above (like the others, including the balustrade); and a 1-window rear portion stepped back and 3-storeyed to the same height, with similar margin-paned unhorned sashes on all floors. INTERIOR: not inspected, but known to have features of equivalent quality, including elaborate moulded plaster cornices and a staircase with light-well similarly decorated.”

Listing NGR: SJ4418290470”

3.10 ST ANNE'S, 20 THE ORCHARD (NDHA)

Historic Significance

St Anne's is a mid-19th century villa which is thought to date from the 1870s. As aforementioned the building does not appear on an adopted Local List but is identified in the Character Area Appraisal as a building that would be likely considered for either statutory or local listing. The building is also identified on the Merseyside Historic Environment Record. It is therefore considered that the building is a non-designated heritage asset. It is noted that the building is labelled at St Joan's on Ordnance Survey mapping from 1952 and 1970, however this name does not appear on the gate posts. The building was subject to a single storey rear orangery extension in the 2010s.

Architectural and Artistic Significance

St Anne's is a large two storey (with basement and attic) Victorian Villa in the free Victorian gothic style. It is built from red brick with the ground floor now painted red, with stone dressings. The doorway is set back within a neo-tudor porch, with a large bay window to the right-hand bay. The principal elevation faces onto The Orchard and consists of 4 bays with 2/2 sash windows beneath curved arched headers. The building also contains the traditional shaped brackets to carry the overhanging roof. Similar to The Orchard Nursery, the roof is covered in traditional dressed welsh slate and the chimneys are an important visual feature, retaining the original chimney pots.



FIGURE 12 ST ANNE'S LOCATED TO THE NORTH OF THE APPLICATION SITE © KDP ARCHITECTS 2019

Summary of Significance

Although the building is a good example of a Victorian villa which retains its original external appearance, its historic significance is of

relatively low value as it is one of many similar houses built at this time and therefore not a rare example of this form. The extant semi-circular carriage sweep drive giving two means of access is a good example of the entrance drives which would have originally been common in The Orchard.



FIGURE 19 HISTORIC PHOTO SOUTH ELEVATION OF THE ORCHARD NURSERY – © KNOWSLEY ARK 2020

There is no known association with a nationally important family, person, craftsman, event or movement. The building was occupied by a somewhat locally known Colliery proprietor John Stone Esq JP, and his son Tom Stone who made various gifts to Huyton Church; this is considered to be of local importance only. Due to its former use as a boarding house to Huyton College, there also may be some associative communal value, but this is largely intangible and contained to the

pupils and staff that occupied the building. The associative historical values are therefore considered to be of primarily local interest.

3.12 THE ORCHARD NURSERY, THE ORCHARD (NDHA)

Historic Significance

The Orchard Nursery, formerly known as Margerita's Nursery and originally as Beaconsfield is a large Victorian Villa which dates to the mid-19th century, thought to have been constructed in the 1870s. As aforementioned the building does not appear on an adopted Local List but is identified in the Character Area Appraisal as a building that would be likely considered for either statutory or local listing; the building is also identified on the Merseyside Historic Environment Record. It is therefore considered that the building is a non-designated heritage asset.

The building's former coach house, 22 The Orchard, is now occupied as a separate dwelling and is known as Beaconsfield Mews. The building has been extensively extended with the former glasshouse replaced with a large single storey structure. It is noted that the property is labelled as St Catherine's on the Ordnance Survey mapping dating to 1952 and 1970.

Architectural and Artistic Significance

The Orchard Nursery is a large 2 ½ storey (with basement and attic) Victorian Villa, similar in design to St Anne's, 20 The Orchard. The building is of a square design and is of 3 wide bays to each elevation. It is of red brick with yellow sandstone and blue engineering brick to cill and header bands at ground and first floor. The building now appears 'back to front' with what looks to be the rear elevation facing

The Orchard, identified by its minimalist architectural detailing. However, when looking at historic maps, it becomes apparent the main entrance to the property was originally from Park Road. A grand verandah has been demolished from the south elevation. The building retains many original features, including shaped bracket to carry the overhanging roof. The roof is covered in traditional slate and has retained many of the original chimney features, including traditional pots; the north roof slope has 3 equally spaced pitched roof attic dormer with slate cheeks, and there is a further dormer to the east roof slope. The building has been altered with infilled windows and the addition of small stairwell windows.

Summary of Significance

Although the building is a good example of a Victorian villa which retains its original external appearance, its historic significance is of relatively low value as it is one of many similar houses built at this time and therefore not rare example of this form.

There is no known association with a nationally or locally important family, person, craftsman, event or movement. Due to its former use as an ancillary building to Huyton College, there also may be some associative communal value, but this is largely intangible and contained to the pupils and staff that occupied the building. The associative historical values would therefore be considered to be of primarily local interest, if any.

IMPACT ASSESSMENT 4 | FOUR

4.1 OVERVIEW

The Planning (Listed Buildings and Conservation Areas) Act 1990 confirms that special attention is to be paid to the desirability of preserving or enhancing the character and appearance of a conservation area.

The application site is vacant land within The Orchard Conservation Area, a Victorian Villa estate, and within the setting of the Grade II listed Greenhill, the non-designated St Anne's, St Catherine's The Orchard which all date from the mid 19th century. The proposals are similar to the previous approved application 20/00187/OUT and involve:

- The construction of a 3 storey apartment block comprising 30no 1-bedroom and 10no 2-bedroom apartments.
- The creation of a new car park.
- The creation of a new vehicular access.
- The construction of a bin store.
- The construction of a Sub-Station
- Landscaping works including the construction of a 1800mm high timber fence, feature paving and the planting of new semi-mature tree screens.

The main amendments to the approved 2020 application are

- Approval was for 20 x 1Bed and 20 x 2Bed units; however we are looking to amend as the end use prefers 30 x 1 Beds and 10 x 2 Beds
- Alteration to Site Plan – Substation moved externally, minor landscaping alterations and car park layout reworked
- Minor amendments to the elevations
- The residential use will be affordable housing provision rather than a retirement apartment building

As aforementioned, the site is in a dilapidated state, therefore the current proposals represent an important opportunity to enhance this vacant site within the Conservation Area and within the setting of a number of heritage assets. The impact of the proposed development necessary to utilise this vacant dilapidated site in a viable manner are considered and assessed in the following sections.

4.2 IMPACT ASSESSMENT: THE ORCHARD CONSERVATION AREA

The development of the Orchard Conservation Area primarily dates to the mid-19th century when the Victorian suburb was laid out and developed. The Conservation Area is centred on the serpentine verdant street 'The Orchard' and consists predominantly of villa houses influenced by Gothic architecture, set in extensive private garden and to a large extent is a well preserved example of a Victorian Villa suburb. The modern development to the south is characterised by cul-de-sacs on the site of former villas, now demolished. Today, many of the larger villas are divided into apartments, residential nursing homes and private residences.

'The Orchard Conservation Area Appraisal 2014' divides the conservation area into 4-character areas with the Application Site falling within the 'The Orchard and St Mary's Road' character area (see figure 17 for Map of character areas). There is a clear distinction in terms of character between 'Pinnington Place and Blackbrow' as an area that pre-dates the laying out of The Orchard and Mary's Road, 'Ewanville' which consists of a mid-20th century housing estate and that of 'the Orchard and St Mary's Road' and 'Huyton Hall Crescent'.

The latter two-character areas however, are intrinsically linked both in terms of the original raison d'être and the subsequent influence that Huyton College had on the density of development, variations in building typology, massing and design with the introduction of propose built academic and sports facilities and plan form within these character areas. These variations in building typology which began to be introduced some 50 years after the laying out of The Orchard and St Mary's continued until the closing of the school in 1993, some 93 years later. This influence is more apparent to the 'Huyton Hall Crescent' character area but can also be seen within 'The Orchard and St Mary's' character area with substantial new dormitory or classroom wings to the original Victorian Villa and infill development within the area. This included the introduction of a large sports hall to the Application Site in the 1970s. There is therefore precedent for the variations in building typology, massing and design within these areas.

The principles of this, appear to have been accepted by the Local Planning Authority based on the approval of the 2020 Application

Number 20/00187/OUT for the erection of a three storey retirement block. The planning officer's report stated:

"Overall, it is considered that on balance the public benefits of the scheme outweigh the harm to The Orchard Conservation Area and Greenhill Listed Building. It is considered that the development complies with Core Strategy Policy CS20, UDP Policy DQ5 and NPPF para 196"

The approved ground floor plan and elevations for the 2020 application are illustrated in figure 20.



Land Adjacent to Greenhill, The Orchard, Huyton, L36 5UZ



FIGURE 20 APPROVED PLAN & ELEVATIONS 20/00187/OUT © KDP ARCHITECTS

The proposed apartment block has been designed in a manner which acknowledges the previous academic/sports development on site but also returns to the principles of the 2014 application. It consists of 3 clearly defined residential blocks linked by full height glazed links to reduce the appearance of density and bulk, addressing the refusal reasons of the 2019 application and reflecting the precedence set at Huyton Hall and Fernwood. The full height frameless nature of the links improves on the framed links proposed in the 2019 application. The set-in glazed link areas create the illusion of 3 separate units and therefore reduce the overall mass of the development. The proposed elevations have been designed to replicate the verticality of the neighbouring Victorian properties.

The proposed ground floor plan and elevations are illustrated in figure 21



FIGURE 21 PROPOSED PLAN & ELEVATIONS © KDP ARCHITECTS



As per the 2020 application, the Juliette balconies proposed as part of the previously submitted scheme have been removed to create cleaner and uncluttered elevations. This will ensure that the design does not compete with the architectural style of neighbouring heritage assets. The proposed fenestration has been improved ensuring that the window to brick proportions reflects that of the original Victorian Villas.

The overall height of the buildings has also been reduced and movement in respect of the massing and scale reintroduced. It is also important to note that the heights of Greenhill and St Annes were incorrectly calculated and shown on the previous approvals and they are in fact higher than was shown. As a consequence of both the reduction in height of the proposal and correction to existing building heights, the proposed development does not break the eaves of either historic property and now reads in a subservient manner to both properties. The removal of the distinct horizontal datum of the 2019 application also creates greater movement at roof level adding visual interest.

Furthermore, the building has been designed in a modern, contemporary architectural style so as to not challenge the fine architectural design of the Italianate and Gothic Villas neighbouring the site. In this way, the proposed apartment block both satisfies the need for an architecturally interesting and positive intervention for the site, whilst also reflecting the proportions and materials of the Conservation Area. In this way, any impact on the significance of the Conservation Area is mitigated through a high-quality design that

serves to express both historical and the contemporary context of the building.

The best views of the Conservation Area are those that are seen from the principal road The Orchard which bisects the Conservation Area, offering a series of closed views of various buildings, boundary walls and mature trees; the views are very enclosed. The key views which are identified in the 2014 Conservation Area Appraisal (see the red arrows found on figure 3) would not be affected by the construction of the apartment blocks, with the proposed development set well back from The Orchard with minimal road frontage and will be shielded by St Anne's and the adjacent new build to the immediate west.

Where glimpsed view of the proposal are found such as between St Anne's and the new infill dwelling, the retention of mature trees supplemented by new planting and the high boundaries wall will ensure that the proposals have a minimal impact on the verdant character and appearance of the conservation area.

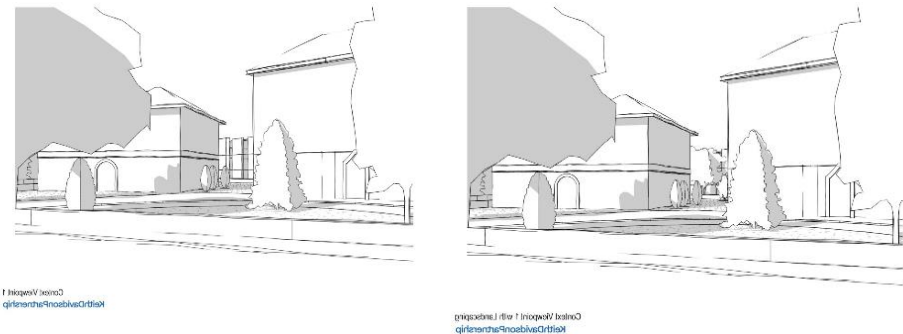


FIGURE 22 CONTEXT VIEWPOINTS © KDP ARCHITECTS 2020

The choice of materials – clay bricks with varied tones – serve to recall the common palette of materials used within the Conservation Area, whilst also presenting modern materials – green coloured aluminium folded seam cladding and glass spandrels - which will blend with the verdant character created by the dense tree cover. This along with the subservient height and roof profile will complement the immediately surrounding buildings without challenging them. The proposed palette of materials for any new hardstanding has also been carefully considered with carparking denoted using traditional setts.

Finally, the retention of existing trees and the planting of a new-semi mature trees to bound the site will ensure that the key characteristics of the area as a leafy Victorian suburb with a semi-rural character is retained.

It is recognised that it could be argued that the combination of all of the above elements of the design could cause a degree of harm to the character and appearance of the conservation area. However, this harm if any, would be towards the very lower end of the scale 'of less than substantial harm' which will need to be balanced against the negative aspect of the site's current appearance and the positives associated with the redevelopment of the site.

4.3 IMPACT ASSESSMENT: SETTING OF LISTED BUILDING

The proposed residential apartment blocks are to be located in the land to the east of Greenhill, with the land closest to Greenhill's west boundary occupied by the 22no space car park which will be bounded by a screen of semi-mature trees. This will strengthen the

property boundary which will ensure the development remains enclosed behind fencing and vegetation. The positioning of the apartments has been considered so that an appropriate distance is maintained between the built form of Greenhill and the proposed development. Equally, it has been established that academic/sports buildings typologies, massing and form have historically formed part of both its immediate and wider setting.

The enclosed nature created by the overhanging trees and property boundary limits the impact that new development, set back from the road, would have. The proposed development would not alter how Greenhill is experienced from The Orchard. The roofline would sit below the eaves height of Greenhill, ensuring that the apartment block is subservient to the listed building. This assessment is evident in the proposed long views shown in Figure 21 and the context viewpoints shown in Figure 23.

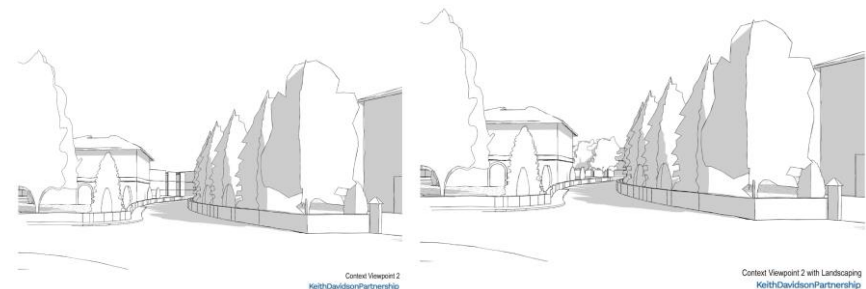


FIGURE 223 CONTEXT VIEWPOINTS © KDP ARCHITECTS 2020

The proposed development will have no direct impact on the fabric of the Grade II listed Greenhill or its boundaries including buttresses to the boundary wall.

For the reasons above, it is considered that the proposed development would sustain the setting of the Grade II listed Greenhill and as such would cause no harm to the designated heritage asset or its setting.

4.4 IMPACT ASSESSMENT: SETTING OF NON-DESIGNATED HERITAGE ASSETS

The enclosed nature, created by the overhanging trees and property boundary, limits the impact that new development set back from the road would have. The proposed development would not alter how either St Anne's or The Orchard Nursery are experienced from The Orchard. The roofline would sit below the eaves of St Anne's and The Orchard Nursery, ensuring that the apartment block is subservient to the non-designated heritage assets.

The proposed development will have no direct impact on the fabric of the non-designated heritage assets or their boundaries.

For the reasons above, it is considered that the proposed development would sustain the setting of the non-designated St Anne's and The Orchard Nursery and as such would cause no harm to the non-designated heritage assets or their setting.

4.5 CONCLUSION

The proposed development seeks to bring a sensitive vacant site back into an optimum viable use in line with the original residential occupation of the Victorian Villa estate which defines the character of the area. In doing this the scheme has adopted a bold approach that, nevertheless, has been carefully considered to address the

heritage constraints of the area. The approach is unflinchingly contemporary but complements and contrasts with the heritage significance of the adjacent listed building, Greenhill and the non-designated heritage assets, St Anne's and the Orchard whilst also serving to enhance the character and appearance of the conservation area. Any perceived potential harm as a result of this approached would be less than substantial and towards the very lower end of the scale.

In line with paragraph 196 of the NPPF (2021) where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. This proposal will bring a vacant and derelict site back into viable use whilst providing residential accommodation.

The proposed scheme is also in line with paragraph 200 where local planning authorities should look for opportunities for new development within Conservation Area and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. It is considered that the setting and the way the affected heritage assets are experienced will be sustained, and a currently negatively contributing site will be enhanced therefore better revealing the significance of the Conservation Asset.

In summary, the works proposed will allow this vacant site which is currently identified as a key negative feature of The Orchard Conservation Area to be used in a viable way that will help to enhance its character, appearance and significance, whilst sustaining its key views and characteristics.

AUTHOR

The author of this report is Lorraine Ward (MA). Lorraine has held various roles in the Conservation and Urban Design industry. This includes 10 years as a Senior Conservation & Design Officer at Liverpool City Council followed by over 2 years with St Helens Council. These roles involved dealing with a broad range of major projects involving listed buildings, conservation areas, and the safeguarding and management of Liverpool's World Heritage Site. Her qualifications include a degree in Architectural and Building Conservation, a Masters' degree in Heritage Management and she is a full member of the Institute of Historic Building Conservation.



Liath Heritage

Address: M4, Northern Lights, 5 Mann Street, Liverpool, L8 5AF

Telephone: 07523 609811

Enquiries: admin@liathheritage.com

Website: www.liathheritage.com

Copyright © 2019 by Liath Heritage Ltd. All rights reserved. This report or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of Liath Heritage Ltd.