



Heritage Design and Access Statement

In respect of:

Wayside

Pex Hill

Cronton

WA8 5QN

For: Dale Kenningham

Statement prepared by

Simon Hollis MRICS

For and on behalf of:
Simon Hollis Limited

May 2025



Heritage Design and Access Statement

Applicant: Dale Kenningham

Address: Wayside
Pex Hill
Cronton
WA8 5QN

Agent/Surveyor: Simon Hollis MRICS



Wayside (ruin)

Following a site meeting with the Applicant, representatives from Historic England (HE) and the Local Planning Authority (LPA), and a meeting with the Head of Planning, this revised Heritage Design and Access Statement has been prepared in support of the redevelopment of the property and should be read together with the Listed Building Consent application submitted via the Planning Portal.

This statement summarises a brief history of the site whilst it has been in the Applicant's ownership, the present condition of the Heritage Asset, a summary of the discussions with the Local Planning Authority and the Applicant's proposals for the site.

The Surveyor

On behalf of Simon Hollis Limited, the site inspection and report writing have been undertaken by Simon Hollis.

Simon holds an HND in Estate Agency, a Bachelor's with Honours degree in Urban Land Economics, and a Master's Degree in Building Surveying and is a Member of the Royal Institution of Chartered Surveyors, membership number 1222795.

Simon has completed the CITB NVQ Award in Understanding Repair and Maintenance of Traditional pre-1919 Buildings and the Chartered Institute of Building's Understanding Building Conservation qualification.

Simon is Dyslexic, please excuse any spelling or grammar errors in this report. Specialist software is used, unfortunately, it is not as clever as the developers would have you believe. If anything is unclear, or if you would like to discuss this statement in more detail, please do contact Simon:

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The comments made in this statement are made on behalf of the Applicant by Simon Hollis Limited.

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Contact details must not be scraped from this statement to use for any other purpose other than to discuss this application.

Existing and proposed plans, credit: James Reid Partnership.

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Signature:  For and on behalf of Simon Hollis Limited.

Date of Report: 16th May 2025.

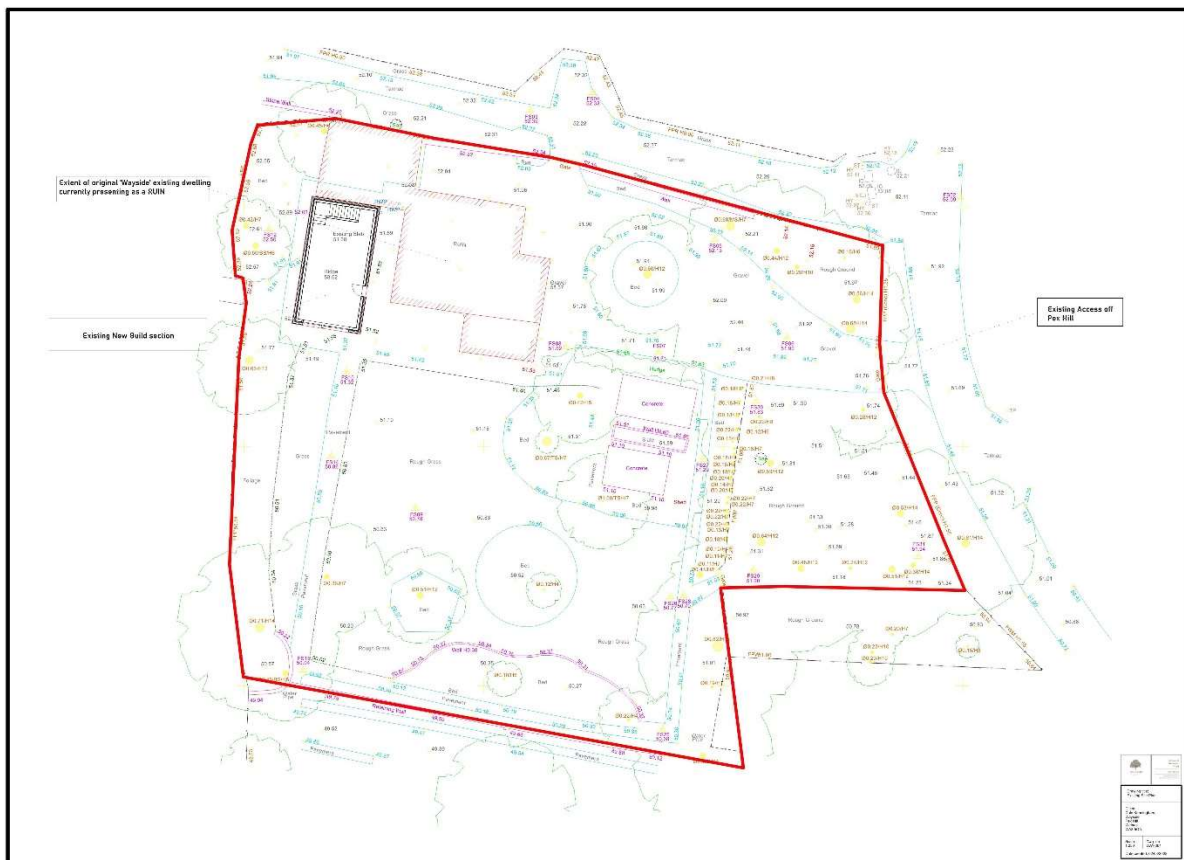
1.0 Site Location Plan

The ruin of the former Wayside house is located to the west of Pex Hill [the road name], which is close to the village of Cronton, c. 2 miles north of Widnes in the Metropolitan Borough of Knowsley, Merseyside.

The property is on a principally residential road characterised by large detached residential properties sited on substantial plots of land, with Wayside sitting on c. 2 acres.

National Grid Reference: SJ 5015688519.

We have included a copy of the existing site plan below with the ruin to the north of the site and the new build element to the west of this.



Existing Site Plan

2.0 History, Character and Significance of the Heritage Asset

Following purchase by the Applicant, Wayside was Spot Listed at Grade II (List Entry Number 1410214) during the course of a planning application on 17th July 2012. At this time, Wayside was recognisable as a residential dwelling (as opposed to how it currently stands as a ruin).

The listing record is unusually comprehensive, and we see little merit in rewriting the property's history in our own words, so we have included the full list entry below.

2.1 Listing

A copy of the list entry is below. We have broken up the text into paragraphs and corrected some typos to make this easier to read (Credit: Historic England):

Summary

House, probably C17 with a C18 rear extension and later alterations. Mainly constructed of dressed local red sandstone with some later, mellow red-brick replacement believed to have been inserted following fire damage, brick chimney stacks, slate roof, two storeys.

Reasons for Designation

Wayside is designated at Grade II for the following principal reasons: * Architectural interest: it is an interesting survival of a C17 lobby-entry house that has been altered in later centuries, including enlargement and updating in the C18; * Regional distinctiveness: its construction materials and methods reflect the vernacular buildings traditions of the region and it is a rare surviving example of its type within the local region; * Legibility: each phase of the building's development and history is readable in the plan layout and surviving fabric including tooled stonework and a round-headed, C18 stair window with an ashlar surround and prominent keystone indicative of the building's early origins as a mid-status dwelling *Interior survival: the interior retains features from each phase of the building's history, including C17 chamfered beams, mullioned windows with deep reveals and internal timber lintels, early roof timbers, daub plaster, a C17 fire bay, C18 fireplaces, an C18 stair, and two C19 doors.

History

It has been suggested that Wayside has its origins as a C16 hall house. However, analysis of the fabric suggests that Wayside was constructed in the C17 as a 2-storey, 3-cell house that was enlarged in the C18, with further alterations taking place in the C19 and C20. The nearby Pex Hill quarry, from which the stone for Wayside is believed to originate, was in use from the C16 to the late C19.

Details

PLAN: Wayside consists of a linear, 2-storey, 3-cell range with a lobby-entry plan. The central and eastern rooms appear to have originally been heated, with heating being added to the ground-floor western room later. Attached to the north side, and forming an irregular L-shape, is a C18, 2-storey, cross-gabled range (the western half of which is not accessible internally from the rest of the building) incorporating the main stair, and a late-C19/early-C20 lean-to porch. Attached to part of the south side of the building is a mid-late C20, flat-roofed, single-storey extension, which is not of special interest.

EXTERIOR: The C17, 3-cell range is constructed of dressed sandstone blocks of varying size and has quoining to each corner with tooled stonework. Changes in stonework, window positions, and the internal roof structure confirm that the building's roof has been raised on two separate occasions; the first time taking place at some point between the building's construction and the addition of the C18 north range, and the second time, which only involved raising the roof on the north side of the building, taking place when the C18 north range was added.

The C17 range's principal south elevation faces a large garden and is of 3-bays with three large windows to the first floor; like all the windows on the building, these have modern uPVC glazing. The presence of stone jambs adjacent to the lower parts of the windows reveal the location of original window openings, and the presence of further jambs immediately below the eaves signifies the later raising of the roof to incorporate a half-attic, which has since been removed and replaced by larger windows. The outer bays of the ground floor have similarly-sized windows to those to the first floor with deep, painted wedge lintels and sills; that to the right is now hidden by a mid-late C20, flat-roofed, sun-room extension (not of special interest), which also encloses a large mullioned window (probably 5-lights) that has been blocked-up and converted into French doors (visible internally). To the left of centre, and aligned with a rebuilt brick chimney stack, is a window that appears to have originated as a doorway and is believed to have formed the original entrance.

The western end of the C17 range has a later hip to the roof, which joins with a C18 extension attached to the rear left of the building. The west return wall of the C17 range has a 3-light mullioned window to the ground floor and a 2-light mullioned window to the first floor, both with stone surrounds. To the ground floor right is a large stone indicative of a blocked-up opening (a possible small, blocked-up arched opening is visible internally). Attached to the left, beyond the original range's quoined corner, is the west wall of a 2-storey C18 extension, which has mainly been rebuilt in brickwork following fire damage. To the first floor is a later inserted window. Attached to the later extension is a single-storey, gabled, stone and brick outbuilding with plank and batten doors to the south and east sides, and garage doors also to the latter. The outbuilding's roof coverings have mostly been removed, but it retains a stone ball and pyramidal finial.

The C17 range's east elevation is blind and has a catslide roof due to the raising of the north side of the roof for a second time (probably in the C18), which would have enabled the provision of additional height in the interior off the stair landing and first-floor room entrances. A chimneystack that must have existed at this eastern end due to the presence of interior fireplaces has since been removed.

The C17 range's north wall has a 3-light mullioned window to the eastern end of the ground floor and a 2-light mullioned window to the first floor above, both with surrounds in the same style as those to the west elevation. The surviving fabric suggests that both windows were originally wider with additional lights; that to the first floor was of 3-lights (the third blocked-up light is visible internally), whilst that to the ground floor was probably of 4 or 5-lights. The additional lights appear to have been blocked-up following the addition of the C18 north range and stair. Projecting from the C17 range's north wall is a 2-storey, C18, cross-gabled range with a slightly lower, lean-to stair tower set to the eastern side and forming a continuous outshot. The stair is lit by a tall, mid-late C18, round-headed window with a painted ashlar surround incorporating a prominent keystone. Attached in front and obscuring most of the window is a late-C19/early-C20, lean-to, brick porch with an entrance door to the east side. Projecting forward of the stair tower is the gable end of the C18 range, part of which, to the western half, has been rebuilt in mellow red brick following fire damage. Rising from the roof is a slender brick chimney stack. To the left of centre on each floor are windows in the same style as those to the ground floor of the south elevation. To the ground-floor right is a C19 plank and batten

door with a deep wedge lintel. Above and also to the right of the door are later inserted windows, which light a store and a first-floor workshop that are not accessible internally from the rest of the building.

INTERIOR: Internally, there are mainly tiled and floorboard floors. A number of walls in the C17 range are covered with exposed daub/mud plaster. Most internal doors have been removed, but two C19, 5-panel doors and an early 3-plank plank and batten door with tapered strap hinges survive. The building's mullioned windows are all set within deep reveals, and most have substantial timber lintels internally.

The central room of the C17 range contains a large fire bay to the western side with an inserted C18 stone fireplace (partly hidden by plaster) with corbelled jambs; the original fireplace opening has been bricked up and a later, smaller opening inserted. Two chamfered beams cross the room from north to south with simple run-outs, and French doors which lead into the 1970s sun lounge have been inserted through a large stone mullioned window (probably 4 or 5-lights originally) to the south wall. The dividing wall between the central room and a room to the east (now divided into two rooms and a hallway) is constructed of stone and brick. The south-eastern room contains a rebuilt brick stack with a probable C18 painted fire surround and a cast-iron basket, whilst the north-eastern room, which is now a bathroom, is lit by a 3-light mullioned window (the window's additional blocked-up/removed lights are not visible internally).

The westernmost ground-floor room is also lit by a 3-light mullioned window and has two beams running east-west with probable early-C19 roll mouldings to the outer edges, flanking a brick chimneybreast. To the north wall is a blocked-up window opening and to the south wall is a blocked-up door opening. This room is linked to the central room via a south passageway adjacent to the central stack where the former main entrance is located (now a window). A similar passageway on the north side of the stack has been blocked by a later, angled brick wall inserted in the central room, and access is now provided from the western room into a former kitchen in the rear C18 range, which contains a tall painted-timber fire surround to the north wall.

A C18 dog-leg stair with a curtail step and ramped wall string lies to the rear right of the building and is enclosed to the lower flight. The upper flight has a boxed-in balustrade and it is unknown whether any balusters survive underneath. The stair is lit at half-landing level by a mid-C18, round-headed, stair window with a stone surround incorporating tooling work and a prominent keystone. The arched upper light has been blocked-up. Off to the south side of the first-floor landing are two doorways leading into the C17 range, whilst two steps to the west side lead up into a room in the C18 range.

The easternmost first-floor room in the C17 range has a rebuilt brick chimney breast with a bricked-up fireplace opening to the east wall with a tooled stone lintel. A 3-light mullioned window exists to the north wall (the far-left light has been blocked-up due to the addition of the C18 stair tower). Separating it from the central room is a plastered partition wall with a visible truss above with angle struts and a mud plaster covering, suggesting that these rooms were always partitioned. The central room has a brick and stone chimney breast with a fireplace opening incorporating a tooled stone lintel; a later, mid-C19 cast-iron insert has been removed and lies within the room. A blocked-up, 2-light mullioned window exists to the north wall, the external face of which is contained within the C18 range, and another small, blocked-up opening exists to the south wall above the former main entrance. At least one jamb from a former half-attic window is also visible to the south wall. A doorway to the north side of the stack leads into the westernmost room, which incorporates a 2-light mullioned window and a slender, rebuilt, brick chimney breast with no fireplace opening, suggesting that this room was never heated. The first-floor room in the C18 range to the rear has a slender brick chimney breast to the north wall with no opening, again suggesting that this room was also never

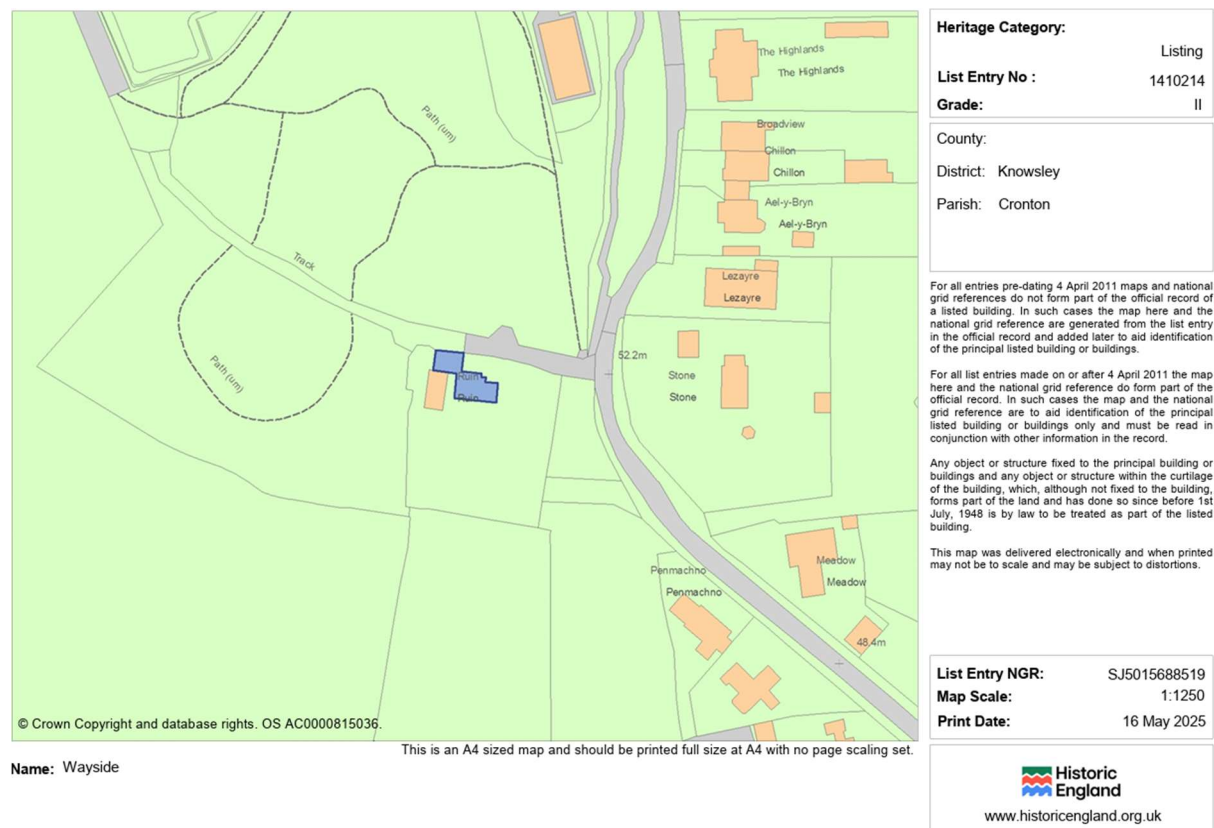
heated. Ceilings have been removed throughout the main rooms of the first floor, leaving the roof structure exposed. Early timbers, including purlins and rafters, are all visible. The roof in the C17 range also clearly indicates the various stages of roof raising, and the C18 range is separately gabled.

The interiors of the ground-floor store and first-floor workshop (possibly related to Cronton's tool-making and watch-making history) in the C18 range were not inspected.

Sources

None.

Location Plan



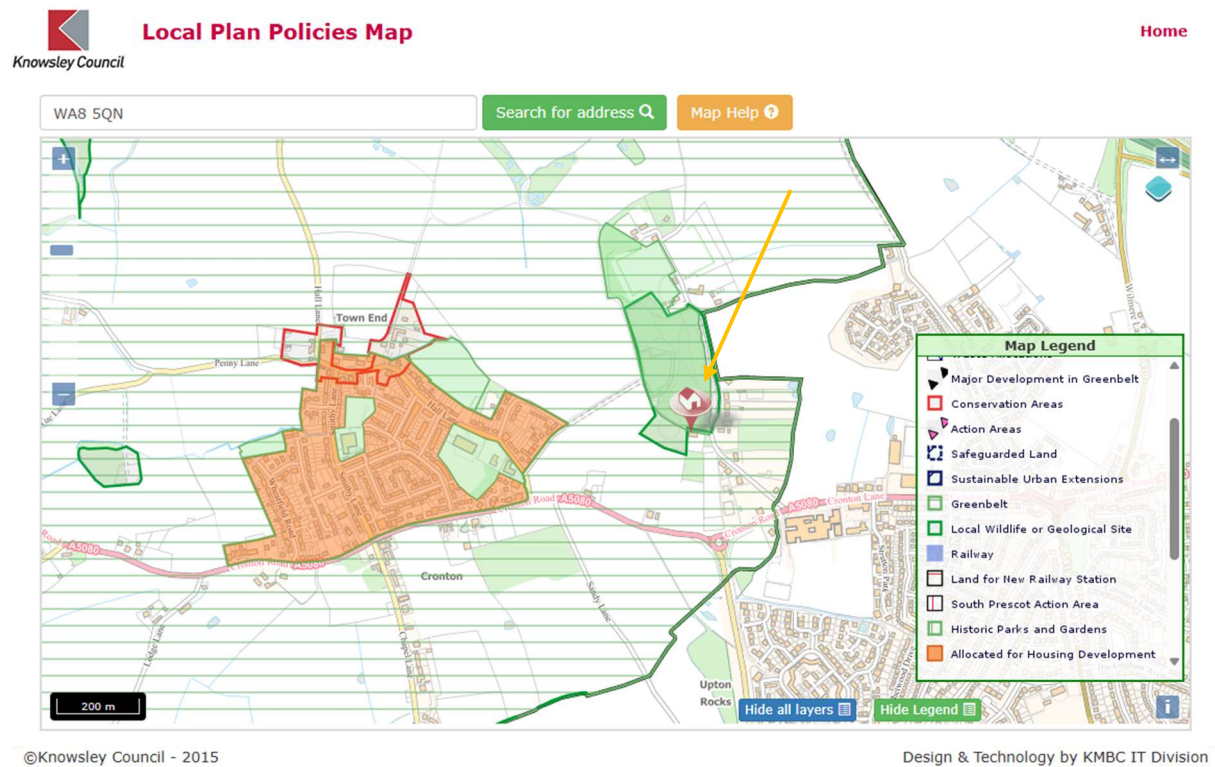
Credit: Historic England

Link: <https://historicengland.org.uk/listing/the-list/list-entry/1410214?section=official-list-entry>

Accessed: 16th May 2025.

2.2 Conservation Area

The site does not lie within a Conservation Area.

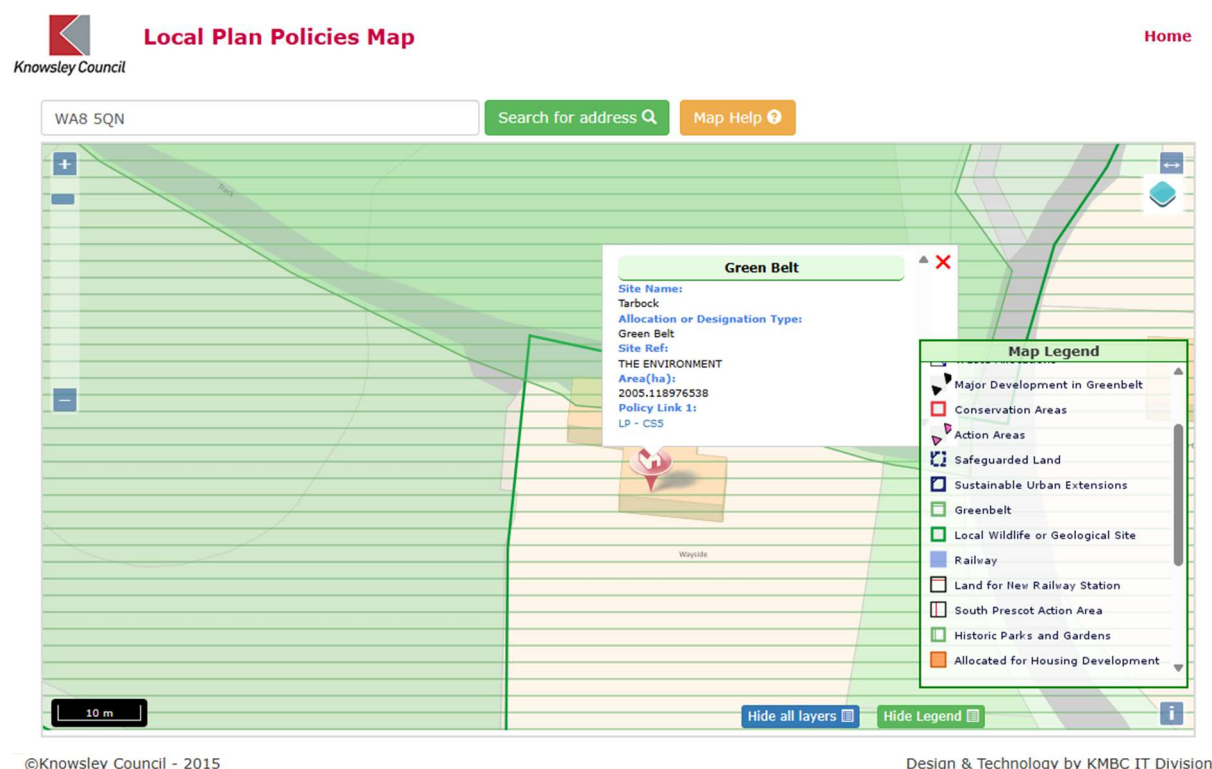


Link: <https://localplanmaps.knowsley.gov.uk/>.

Accessed: 16th May 2025.

2.3 Green Belt

The site lies within the Green Belt area.



Credit: Knowsley Council

Link: localplanmaps.knowsley.gov.uk.

Accessed: 16th May 2025.

3.0 Site History, Incidents and Present Condition

We have collated information from the Applicant and our site visits in April 2023 and February 2024 below.

2008 - The Applicant purchased Wayside, a substantial site with a modest, dilapidated house to the north of the site.

The property was not designated as a Grade II listed Heritage Asset when the Applicant purchased the site.

2012 – The Applicant applied for planning consent to demolish the house and construct a new property on the site. During this process, the Applicant sold their home and moved into rented accommodation whilst the redevelopment of Wayside was underway. Due to the nature of the Applicant's occupancy and their proposals, Wayside has not been insured during the Applicant's ownership.

During the planning process, Wayside was spot-listed at Grade II following an application to Historic England from a passer-by.

During the Applicant's ownership, there have been six serious incidents of criminal damage logged under the following Crime Reference Numbers:

015205350

0154059078

0514065350 (this was the most significant fire)

0514059078

21000620132

2100620377

2000332842

24000464576

In addition to the incidents reported to the police, the Applicant receives regular phone calls from the neighbours advising that there are trespassers on the site. The Applicant is understandably concerned about having to attend the site and deal with these people, considering the drug paraphernalia and empty alcohol bottles regularly found on the site.

To date, over £100,000 of damage has been caused.

Photos showing the condition of the property following the fire in 2014.



Garry Miller, a local Historic Building Consultant, prepared a Supplementary Heritage Statement in 2015 after the first fire (in recent history) in 2014. His summary of the condition of Wayside in December 2015 is copied below:

Significance following the arson damage

The loss of much of the historic fabric of Wayside in the arson attack has severely compromised its significance. What remains now is basically the outer shell of the building, although with large sections of its walling missing. The remnant of the internal stack between the first and second bays of the main range is the only notable surviving internal element, with the remaining key features such as the staircase, beams, roof trusses and wattle-and-daub – all crucial to understanding the date and evolution of the house – entirely lost. While the surviving remnants retain a degree of architectural and historic interest, this is however of a fragmentary nature and the cohesion and legibility of the original building has now been lost.

Credit: Garry Miller

Following the fire in 2014, the site has been subject to repeated vandalism and arson attacks. We have detailed some of these below:	
13 th April 2021	The Applicant advises the LPA that there have been fires at the site on six of the last eight weekends.
September 2021	The site was subject to a vandalism attack with several windows smashed (damage over £3,000).
February 2020 – Anthony Clarke (ADS Structural Limited) prepared an update to their earlier full Structural Engineers Report (November 2019). We have included a copy of the body of the text below:	
We write at your request to comment on the overall condition of the listed cottage, Wayside, at Pexhill near Cronton. This request has been prompted by a letter you have received from Morph Architecture and has been forwarded to ADS Structural Ltd. Following a recent visit by representatives from Knowsley Planning department to the site, we understand that some concerns have been raised about the extent of the necessary structural rebuild works to the historic fabric. Whilst we were not at this meeting, we understand that comments were made concerning the heritage value of what remains of the original fabric following the completion of the works. Whilst a structural engineer would not normally be called upon to judge the historical value of a building, we obviously do have an opinion which we would express as follows: - This building has suffered arson attacks which have inflicted severe damage to the historic fabric. Reviewing the drawings contained within our report referenced 19-3748, we can see that the approximate percentage replacement of the fabric that is required would be as tables 1 and 2 shown overleaf: - From Table 1, it can be seen that there is significant rebuild works which we estimate is approaching 55% of the original house and 15% of the two-storey extension. Furthermore, most of the key architectural features of the original cottage have already been altered or will be affected by the proposed structural works. E.g. South elevation masonry panel reveals to the main doors, timber lintels to windows; and the feature window to the North Elevation. In assessing this building, we have attempted to be realistic in how much dismantling and rebuilding works are required but, in our experience, it is often necessary to undertake more work as and when the structure is opened up.	

- c. From Table 2, it can be seen that 100% of the original C17 cottage's roof, floor and range / chimney structures need rebuilding having been lost to the fire.

Table 1 showing extent of structural fabric requiring replacement.

		% to be removed		
Drg No: 19-3748-SK	Location	C17 House	C18, 2 Storey extension	1 Storey extension
1	North: House	25%		
1	North: Extension		22%	
2	South: House	80%		
2	South: Single St.			5%
3	East: House	35%		
3	East: Extension		10%	
4	West: House	90%		
4	West: Extension		10%	
6	Spine wall: Left	100%		
6	Spine wall: Right	30%		
7	Cross wall	10%		

Table 2 showing extent of structural fabric requiring replacement.

		% to be removed		
Drg No: 19-3748-SK	Location	C17 House	C18, 2 Storey extension	1 Storey extension
	Ground Floor	100%	15%	0%
	1st floor	100%	25%	
	Roof	100%	60%	
	C17 range / Chimney	100%		
	Windows	100%	100%	

As a Conservation Engineer, we attempt where possible to maximise the extent of preservation of the original fabric and minimise the intervention. This is our policy irrespective of the historical significance of the structure and has been our approach on this building. We have not undertaken any assessment of the historical significance of this building but can see from Historic England's listing that many of the notable features of the original cottage are not now present or will need to be rebuilt. In our opinion, this structure has become a borderline case of being more restoration than conservation.

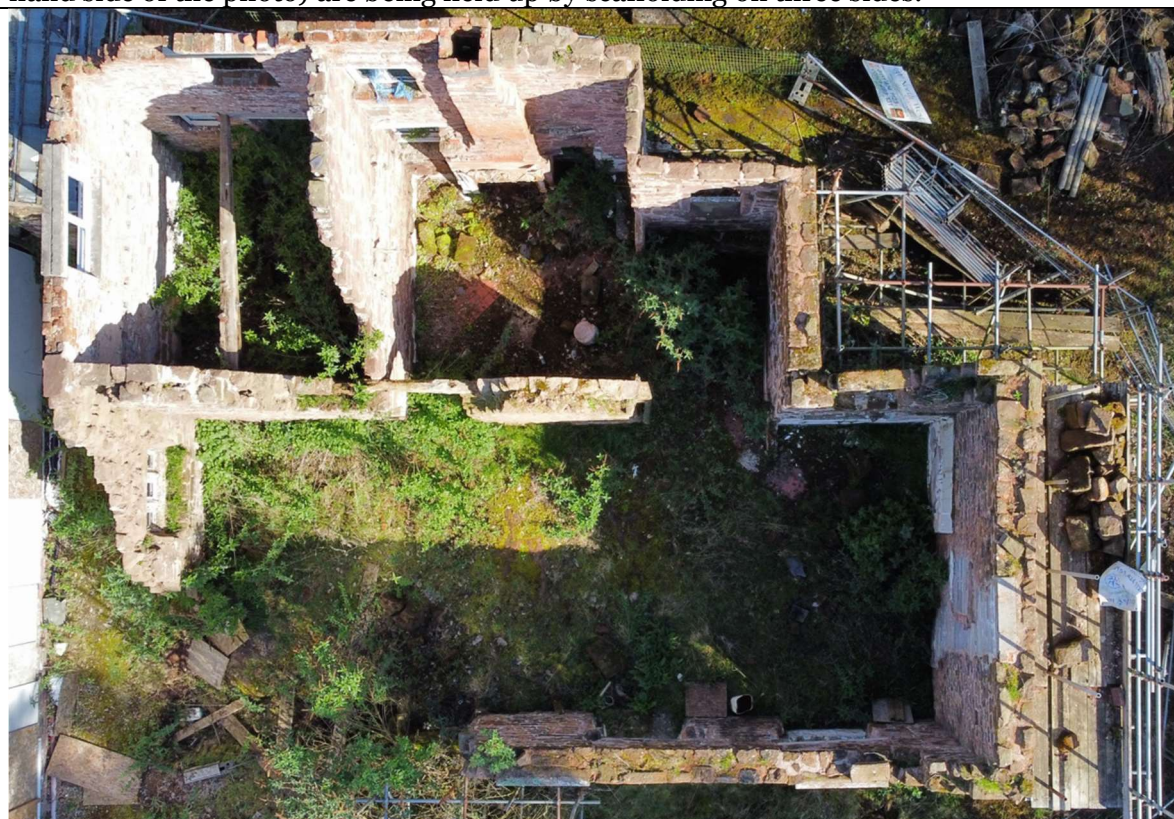
Credit: ADS Structured Limited

In summary, ADS has stated that a significant proportion of the C17 part of the property and a proportion of the C18 part of the property will need to be taken down and that it is likely that this will increase once work on site begins. These comments were made in February 2020, before the most recent spate of fires and subsequent damage, which have caused further damage – see up-to-date (2024) comments below.

June 2023 – there is a significant fire at the site, which encroaches into the neighbouring Cronton Nursery. 4 fire appliances attended, necessitating the road closure of Pex Hill.

Below are some illustrative photos of the ruin, taken in April 2023.

Overhead photo of the original (ruin) Wayside. Note that the eastern elevations (right-hand side of the photo) are being held up by scaffolding on three sides.



Looking north up at the ruin from the south.



Looking west at the ruin from the east.



Looking south at the ruin from the north.	
Looking east at the ruin from the west.	
North elevation – the western end of the north elevation has been previously rebuilt after a fire. This was constructed to a poor standard, in part reclaimed brickwork with modern structural elements.	
Example photo of the condition of the wallheads. Note the modern uPVC window frames.	

View of the northern and western elevations.

Two of the three remaining structural timbers are shown with the orange arrows.

Note the modern uPVC window frames, concrete lintels and RSJ's.





North elevation – an example of the poor condition of the stone and masonry.



Example photo of the decay of one of the three remaining 'original' timbers.

This timber is not suitable for re-use as a structural element of the building.



Example of cementitious mortars accelerating the decay of the soft local red sandstone.

Where the stones are damaged (many of the stones), they would need to be de-frassed/re-faced before they would be suitable for re-use.



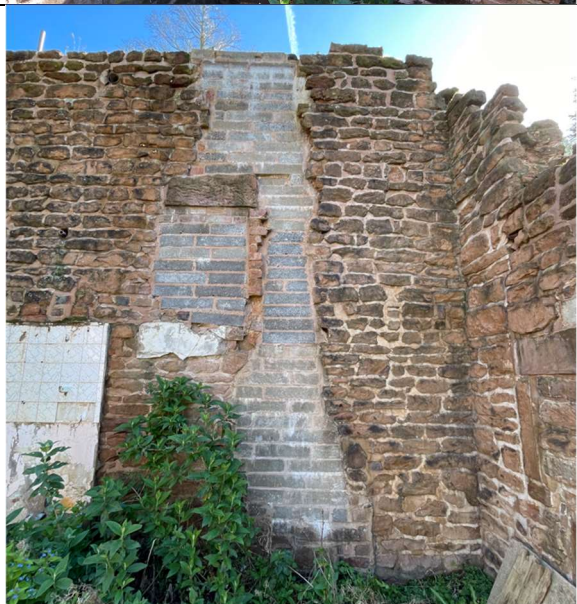
Example photo of the original red sandstone with a cementitious render coat, and plastic-based paint, which has then had a gypsum-based skim and further coat of plastic-based paint.



Northeast elevation - example photo of works that have been undertaken with inappropriate materials in an inappropriate style.



East elevation – blockwork has been inserted in the redundant chimney flue in an effort to provide some stability to this elevation, which is presently held up with an engineered scaffold (on the other side of this wall).



Example of a cracked lintel on the south elevation.



2024

Photos of the general condition of the interior of the structure, February 2024. These photos were taken at the site meeting with Historic England and two representatives from the Local Planning Authority.

The Applicant will log any further damage to the structure with the LPA and acts of criminal damage with the police.



As requested by HE and the LPA, the Applicant has employed the services of a structural engineer to inspect what remains of the property and provide their opinion on its condition, together with their recommendations. We have highlighted what we consider to be the relevant sections below.

All screenshots credit: ADS Structures

Below, ADS comments on the tilt of the remaining walls and their significance in reference to BRE 475.

Below is Table 2 from BRE475 Tilt of low rise buildings. Whilst the magnitude of tilt was not recorded on site via spirit level by visual inspection we would suggest that the walls would be in the region of 1/100 with some areas towards the 1/50 value.

Table 2 Indicative values for tilting of low-rise housing

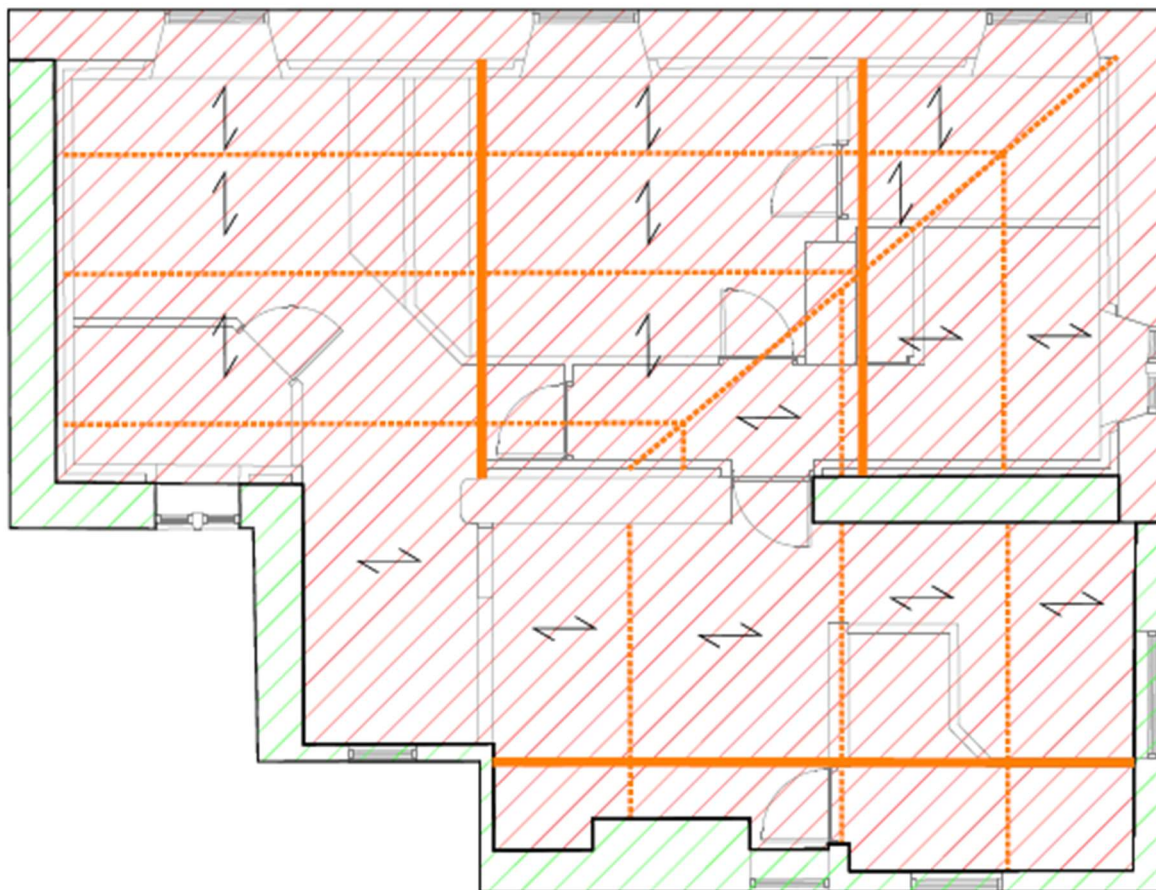
Classification	Tilt	Comment
Design limit value	1/400	The maximum acceptable differential settlement across the building is related to the design limit value for tilt. If the building is likely to tilt more than this limit value, ground treatment or deep foundations may be required.
Noticeability	1/250	The point at which the tilt of a building becomes noticeable will depend on the type and purpose of the building, and the powers of observation and perception of the occupiers. Typically, tilt of low-rise housing is noticed when it is in the region of 1/250 to 1/200.
Monitoring	1/250	When tilting is noticed it is advisable to make some measurements to confirm that the building has tilted. If the measured tilt is greater than 1/250, monitoring should be carried out to determine whether the tilt is increasing.
Remedial action	1/100	Where tilts of this magnitude are measured, or the measured rate of increase of tilt indicates that this degree of tilt will be exceeded, some remedial action should be taken. This is likely to include re-levelling the building, perhaps by grouting or underpinning and jacking.
Ultimate limit	1/50	If tilt reaches this level, the building may be regarded as in a dangerous condition, and remedial action either to re-level or to demolish the building will be required urgently.

Below, ADS summarise their opinion on the present condition of the structure:

It is clear that the structural stability of the building has decreased since our first inspection and could be considered to be progressively worsening with some parts of the remaining building potentially now considered to fall under the classification of dangerous structures. As such we see little benefit in attempting to dismantle the structure and would recommend that it is demolished and rebuilt following a successful planning application.

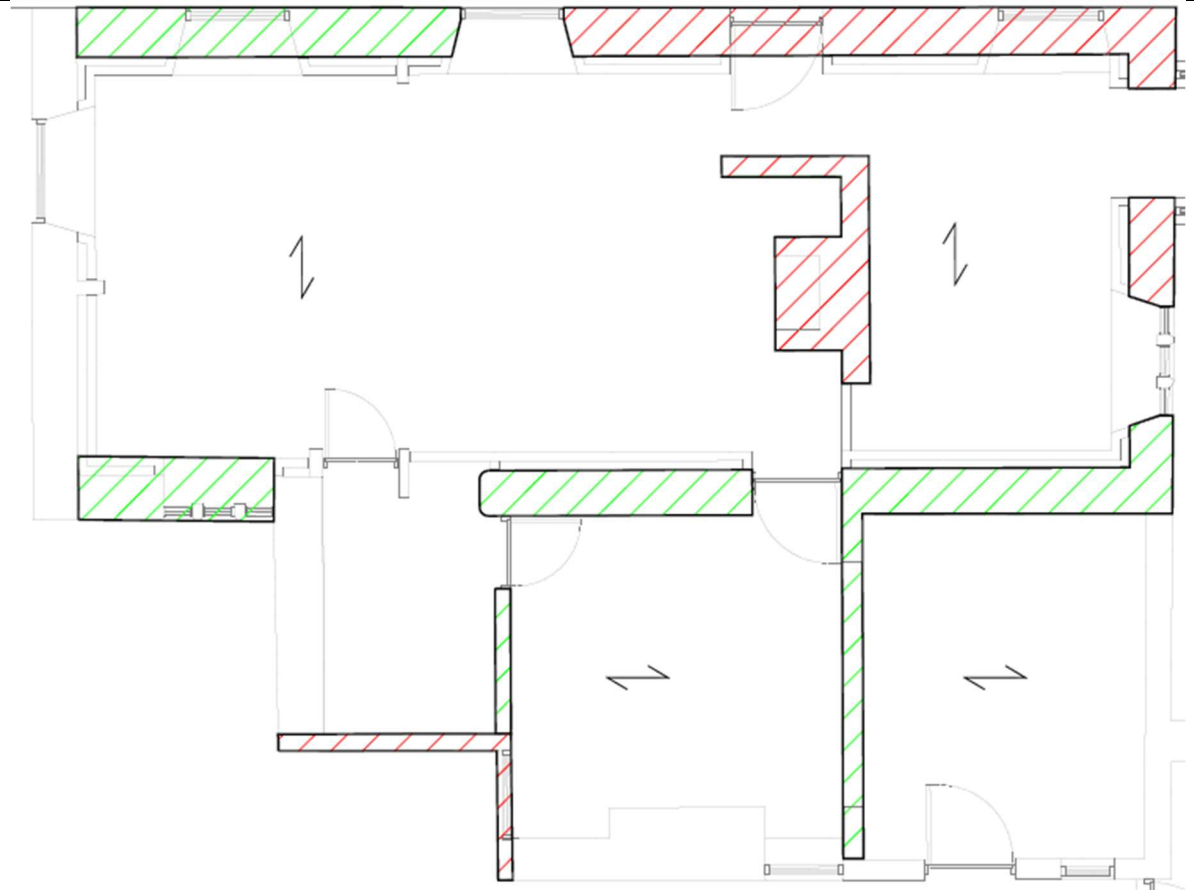
Below is the first-floor plan that ADS Structures have prepared, detailing their opinion on the recommended course of action for the remaining walls. The red hatching represents areas that have collapsed, and the green hatching represents areas that require taking down. The orange lines represent the former roof structure (now no longer present following the fires).

The top of the plan is the south side of the site.



Below is the ground floor plan that ADS Structures have prepared, detailing their opinion on the recommended course of action for the remaining walls. The red hatching represents areas that have collapsed, and the green hatching represents areas that require taking down.

The top of the plan is the south side of the site.



Below are ADS's elevation plans detailing their opinion on the recommended course of action for the remaining walls; the red hatching represents areas that have collapsed, and the green hatching represents areas that require taking down. In the elevation below, the former 'sun room' (hatched green) has already been taken down.

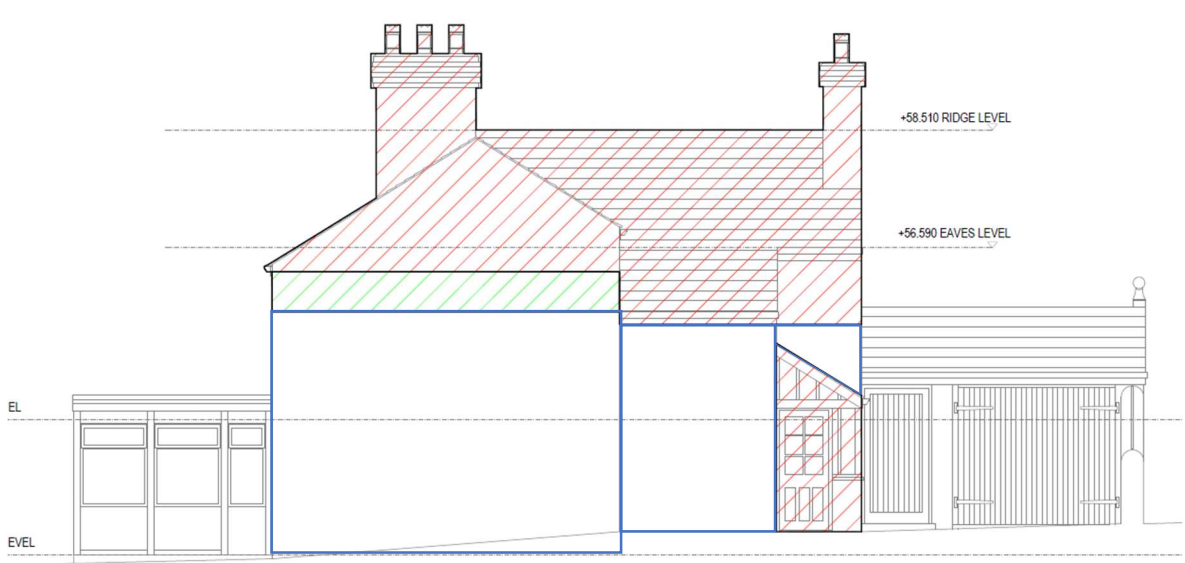
South Elevation



North Elevation

Only the section in the blue box may be suitable for retention.



East Elevation
Only the sections in blue <i>may</i> be suitable for retention.

West Elevation

In summary, the sections that ADS structures have said may not need to be taken down and rebuilt are part of the east elevation (the section currently held up by scaffold and blockwork in the chimney flue) and a small area of the ground floor on the north elevation. ADS have stated that in their experience, it is often necessary to undertake more work as and when the structure is opened up.

Below is an overhead photo of the structure.

The red boxes show the sections of the walls that ADS Structures have said *may* be salvageable.

The left-hand box (north of the site) – the section that may be able to be retained is the ground floor section only.

The two sections to the right may be salvageable to between the first and second-floor heights.



The Applicant has made the following statement with regard to their current position:

“This purchase of the property over 16 years has, along with the cost with reports and damage to the property along with paying the mortgage has financially and mentally brought us to our knees this has caused us both ill health and a strain on all the family.

We have tried to sell and remortgage the property over the last few years with no luck after being told the property is a very dangerous building and not mortgageable.

We have been left in a catch-22 situation we can not sell and we can not build and running out of time and funds and this is not what we wanted at our time of life at 65 plus.

This was to be our dream home and has turned into a living nightmare the stress and worry are real.

We hope now all parties involved along with the structural report see sense and agree to delist so we can move forward with clearing the dangerous building”

4.0 Meeting with the Local Planning Authority

On 17th October 2024, the Applicant, their Architect and Surveyor met with Knowsley Council's Head of Planning, Kevin Foster, with the objective being to agree a way forward to bring the site back into sustainable beneficial use. Below is a summary of the relevant points discussed:

KF advised that the applicant needs to think about what they would like as an endpoint. We asked if the replacement dwelling could be a condition on the determination of the existing application. KF advised that this would not be possible and that there is planning case law to support this stance. KF advised that the LPA are agreeable to what remains of the building being demolished, once a replacement scheme has been approved.

We discussed the outstanding enforcement action that has been referred to by Historic England in the previous de-listing application. KF advised not to worry about the stone on the ground, etc.; however, without demolishing the new build element, it would not be possible to satisfy the enforcement action. All parties agreed that it would not be desirable to demolish the new build element and that this should form part of the redevelopment of the site.

The Applicant discussed the continuing problem with trespassing and vandalism on site and went through the recent police incidents. We discussed the possibility of applying for Urgent Works to demolish what remains of the property to discourage future trespass and vandalism, however, KF advised that this would not be possible.

We discussed the style options for the proposed building, whilst looking at the buildings on the surrounding sites. We agreed that there is little consistency of house type, construction, size, style or position on the plot/building line, but that we needed to factor in that the land does sit within the greenbelt. At present, it is more about getting an idea of the volume/massing of the proposals than the aesthetic element. It would be preferable to keep the replacement building within the footprint of the previous building.

Next Steps

The Applicant will work with their Architect to prepare drawings for a replacement house that will sit within the squared-off footprint of the original building.

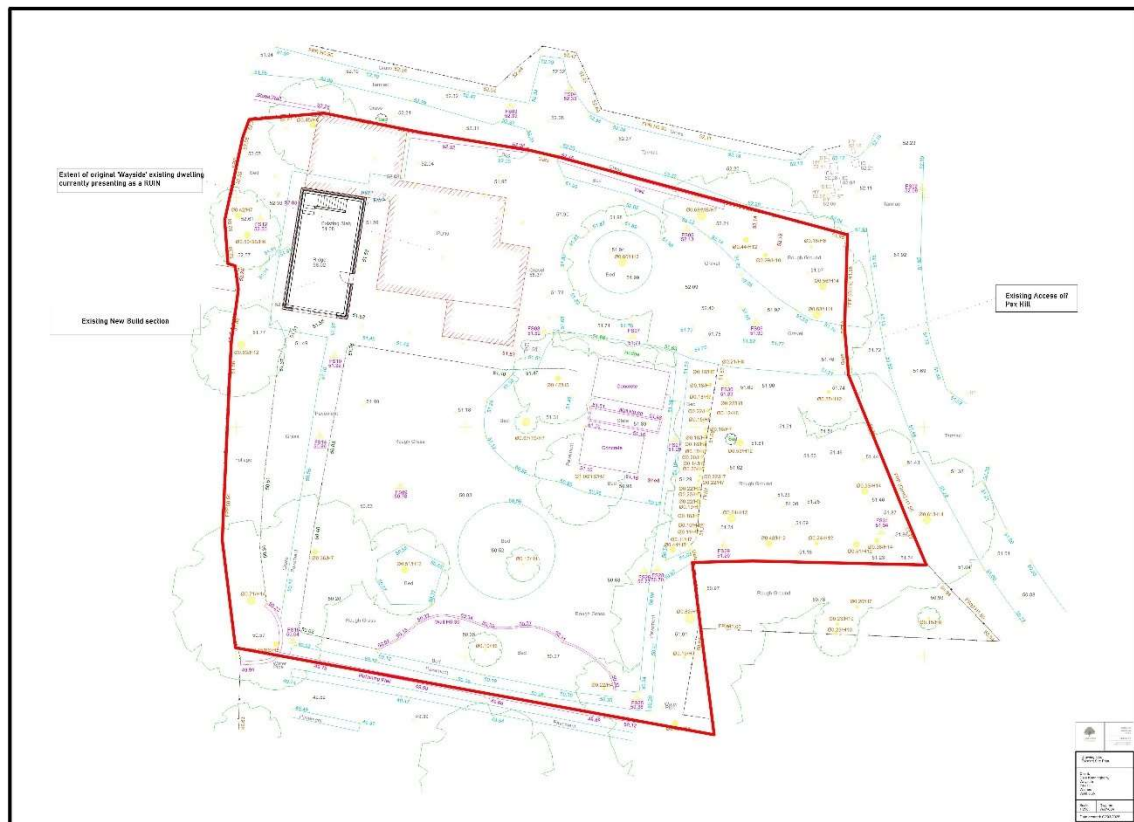
5.0 Applicants Proposals

The Applicant is seeking permission to demolish the original Wayside building and replace this with a single new dwelling incorporating the pre-existing new-build structure.

Full-size drawing sheets are attached to the application, the below screenshots should not be used to scale from.

5.1 Existing Site Plan

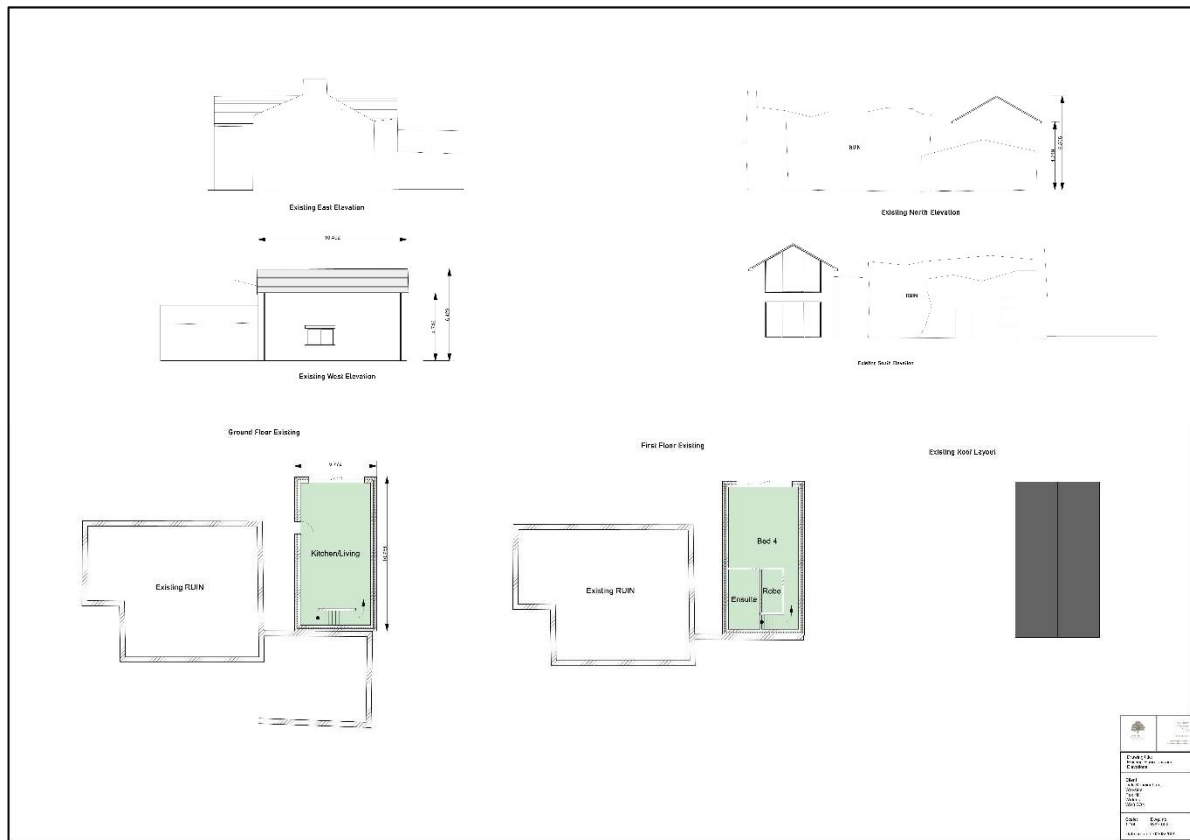
Below is the plan of the existing site showing the ruin in red hatching to the north of the site and the existing new-build element to the west of this.



Credit: James Reid Partnership

5.2 Existing Elevations and Floor Plans

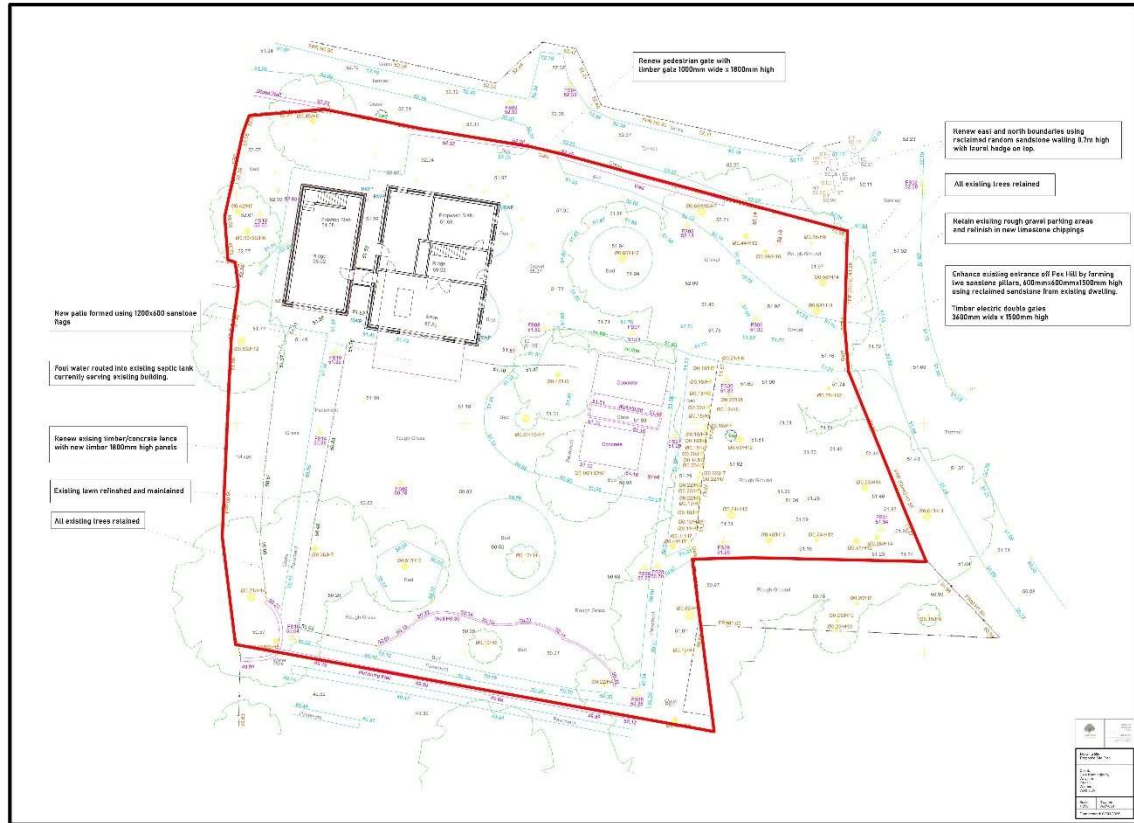
Below are the drawings showing the outline of the former Wayside property, together with the new-build element.



Credit: James Reid Partnership

5.3 Proposed Site Plan

Following discussions in the meeting with the Head of Planning, the Applicant's Architect has designed a replacement dwelling based on the squared-off footprint of the main massing of the original Wayside property, incorporating the existing new-build element to the west.



5.4 Proposed Elevations and Floor Plans

The Applicant proposes to replace the existing ruin with a well-proportioned single-family dwelling incorporating the existing new-build element into the design. Proposed finishes are as follows:

Roof – natural slate with grey ridge tiles.

Rainwater goods – cast iron style uPVC, black.

Facias – Ogee style, black woodgrain

Walls – white rendered finish with natural sandstone detail around the window penetrations, string and plinth courses.

Windows – uPVC six-over-six sash style, white woodgrain

Front door – 4-panel timber.

Bi-fold doors – aluminium, anthracite grey.

Link building – glass with a slate roof.



Credit: James Reid Partnership

5.5 Summary

As discussed in the last meeting with the LPA, the Applicant and their Architect have designed a replacement dwelling that sits within the squared-off site of the existing ruin. The design and materials proposed are of high quality, in keeping with the surrounding properties and do not risk creating a pastiche of what was once on the site.

The massing of the proposals and subserviency of the existing new-build element are in line with the previously agreed scheme on the site and do not represent overdevelopment within the Green Belt.

The proposals should therefore be recommended for approval so that this redundant site can be brought back into beneficial residential use.

6.0 Planning Policy

Conserving and Enhancing the Historic Environment is covered in Section 16 of the National Planning Policy Framework (as amended, December 2023). Proposals Affecting Heritage Assets are detailed in points 200 – 214.

Point 207 stated that where the proposed development will lead to the total loss of a designated heritage asset, the LPA should apply the following tests:

- a) The nature of the heritage asset prevents all reasonable use of the site; and
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conversion; and
- c) Conservation by grant funding or some form of non for profit, charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

With regard to the subject property, the Applicant's proposals meet these tests as detailed below:

- a) The historic planning impasse and the fire-damaged condition of the heritage asset are preventing all reasonable (domestic) use of the site, and this position cannot remain indefinitely. As detailed in Section 3, the Structural Engineer has commented that most of what remains of the heritage asset would need to be dismantled before the site could be brought back into use as a house. An application for demolition and redevelopment is now seen as the only effective way to bring this matter to a conclusion and return the site to beneficial residential use.

This was discussed further during the meeting with the LPA, and as detailed in Section 4.0, the LPA advised they had no objections to the demolition or the remaining building provided a replacement scheme could be agreed.

- b) There is no viable use of the heritage asset in its current condition.

Despite the Applicant's best efforts in securing the site, it has become a regular target for arson and criminal damage.

The Applicant has been marketing for sale the site with the heritage asset and new build section for c. 3.5 years. During this time, a buyer has not been forthcoming.

Although there is no definition of “*medium-term*” in point 207 C of the NPPF, Rightmove.co.uk states that the average time to sell a house in 2022 was 33 days and in 2023, 55 days. This would suggest that a beneficial use of the heritage asset in its current status cannot be found.

- c) Conservation through grant funding is not considered realistic. Conservation through some form of non-for-profit, charitable or public ownership is also not considered viable..

Below is an extract from the letter sent to the LPA on 23rd September 2024:

There is no centrally maintained Government/Planning register of not-for-profit/grant funding bodies to approach, however, the Heritage Funding Directory is generally considered to be the next best thing and has a database of 433 organisations that provide resources to some heritage-related organisations/projects. In order to better demonstrate the Applicant's attempts to satisfy this test, we have been through all of these records. Of the 433 organisations, we considered that the Applicant may be able to obtain grant funding from eight of them:

EU funding – we progressed through the funding application for EU grant funding. The only funding that was applicable was for “*Funding to other digital-related projects*”:

Your search returned 1 results. These are the relevant EU funding programmes for you:

[Export results in an Excel file \(xls\)](#)

Funding to other digital-related projects

Type of support: Grants

Dates: 2024

Total budget:

View Details

As we are not undertaking a “digital-related project”, EU funding would not apply.

Gov.uk Find a Grant states:

“We give grants towards the repair and conservation of listed buildings, scheduled monuments and registered parks and gardens. This includes project development actions which enable repair or improved future management. Our grants under this scheme are intended to reduce the risk faced by some of the most significant historic sites in England, as shown on the Heritage at Risk Register. We focus our grants on those sites which are most in need of repair and were, without our grant, a project would not be able to go ahead. This scheme was formerly called Grants for Historic Buildings, Monuments and Designed Landscapes.”

Wayside is not on the Heritage at Risk Register, so this funding is not applicable.

Heritage Lottery Fund advised:

“I would suggest reading through these pages [referencing their funding guides], particularly Who Can Apply. If this is for a private occupation, and there will not be public benefit from this project, it is not likely to be a successful application.”

Historic England – we contacted the national and regional offices of Historic England, who advised:

“Thanks for getting in touch. This project would not be eligible for Historic England grant funding as it is a grade II building not in a conservation area at risk”.

Historic Houses Foundation stated:

“The project is not suitable for their funding as the property is only Grade II Listed and there would be no public benefit to the works.”

Listed Property Owners Club advised as follows:

“Unfortunately for private owners of listed properties, grants are very few and far between. A small number of local authorities still provide small discretionary grants for buildings of architectural or historic interest”.

Mercers Charitable Trust

We are yet to receive a response from this organisation.

Swire Charitable Trust

The Swire Trusts provide funding to UK-registered charities for work that is for public benefit, so the project you have outlined would not be eligible for a grant from the Swire Charitable Trust.

We have included screenshots of the remaining 425 grant-funding organisations in the document sent to the LPA, highlighting the reasons why Wayside would not be eligible for grant funding from these organisations.

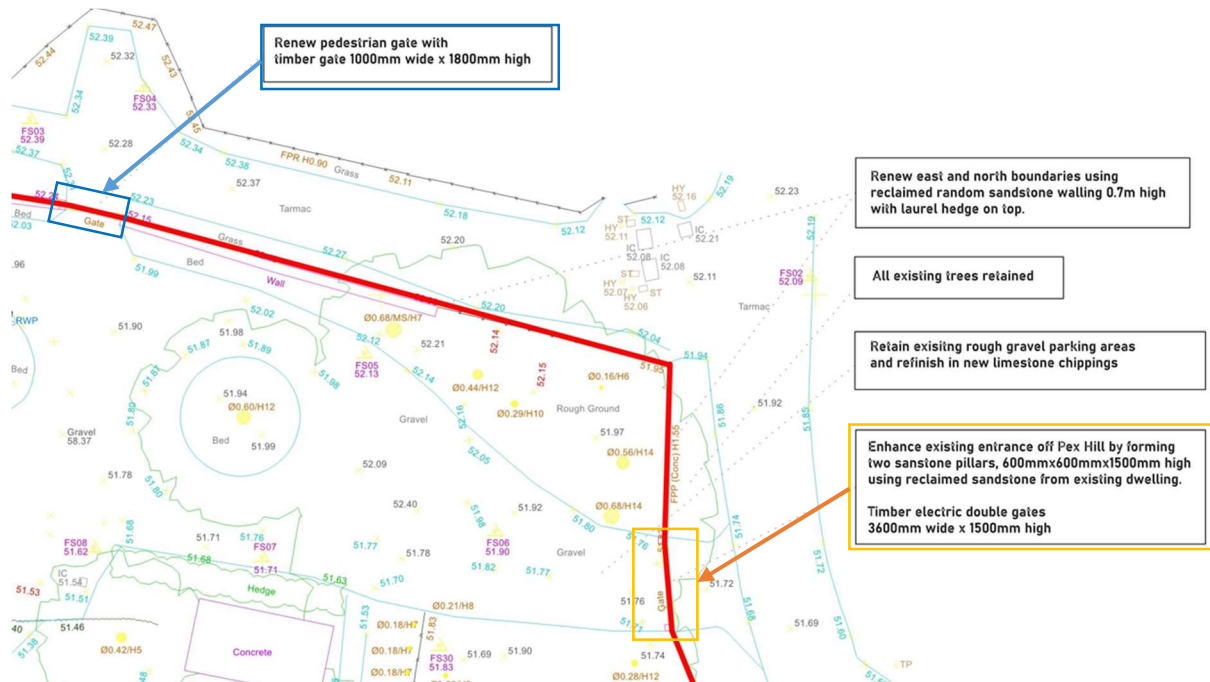
- d) Demolishing what remains of the original structure and implementing the proposals detailed above would, subject to planning, bring the site back into beneficial residential use which would satisfy this criteria.

7.0 Design and Access

There are to be no material changes to the vehicular and pedestrian site access as part of this application.

Pedestrian access - as noted in the attached plans, the pedestrian gate along the north boundary is to be reinstated – blue box.

Vehicular access – as noted in the attached plans, vehicular access will remain in its present position off Pex Hill. Access will be via timber electric gates mounted on sandstone pillars – orange box.



Credit: James Red Partnership

8.o Planning History

We have searched the Local Authorities' publicly accessible planning portal, the first application being in 1974:

**DEMOLITION OF REMAINING STRUCTURE OF ORIGINAL
'WAYSIDE' DWELLING (EXTENSION NOT INCLUDED IN...**

Show more description 

Wayside Pex Hill Cronton Knowsley WA8 5QN

Ref. No: 23/02735/LBC | Validated: Thu 19 Oct 2023 | Status: Awaiting decision

**APPLICATION FOR A NON MATERIAL AMENDMENT
FOLLOWING GRANT OF PLANNING PERMISSION 16/00009/F...**

Show more description

Wayside Pex Hill Cronton WA8 5QN

Ref. No: 16/00009/NMA | Validated: Tue 02 Apr 2019 | Status: Decided

**RE-FURBISHMENT OF EXISTING DWELLING FOLLOWING FIRE
DAMAGE TO INCLUDE THE DEMOLITION OF A TIMBER PORCH...**

Show more description

Wayside Pex Hill Cronton Knowsley WA8 5QN

Ref. No: 16/00009/FUL | Validated: Wed 03 Feb 2016 | Status: Decided

**LISTED BUILDING CONSENT FOR THE RE-FURBISHMENT OF
EXISTING DWELLING FOLLOWING FIRE DAMAGE TO INCLUDE...**

Show more description

Wayside Pex Hill Cronton Knowsley WA8 5QN

Ref. No: 16/00010/LBC | Validated: Wed 03 Feb 2016 | Status: Decided

**ERECTION OF 1NO. 4-BEDROOM DWELLING AND DETACHED
GARAGE TOGETHER WITH ASSOCIATED BOUNDARY...**

Show more description

Wayside Pex Hill Cronton Knowsley WA8 5QN

Ref. No: 12/00160/FUL | Validated: Mon 02 Apr 2012 | Status: Decided

**OCCUPATION RD PEX HILL CRONTON :- PROPOSED DETACHED
HOUSE OR BUNGALOW**

Land Adjacent To Wayside Pex Hill Cronton Knowsley

Ref. No: 74/02212/HIST | Validated: Tue 01 Jan 1974 | Status: Decided

Link: <https://planapp.knowsley.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>.

Accessed: 16th May 2025

The last planning application, validated 19th October 2023, is for demolition of the remaining ruin. We have discussed the pertinent contents of this application above.

