

GRAEME IVES
HERITAGE PLANNING

Heritage Statement

Kirkby Valley Golf Course, Valley Road, Kirkby

L32 Trading Ltd

March 2021

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of L32 Trading Ltd in respect to a full planning application to improve Kirkby Valley Golf Course and associated infrastructure (the 'proposed development') at land off Valley Road, Kirkby (the 'application site').
- 1.2 The proposed development comprises:

A full application for a new golf club house, driving range, adventure golf, maintenance compound, tennis courts, 5-a-side football pitches, bowling green, golf training academy, golf course, car parking and associated landscaping.
- 1.3 From a heritage perspective the application site is located close to the Ingoe Lane Conservation Area and is within the setting of several listed buildings and non-designated heritage assets.
- 1.4 Therefore, in determining the proposals Knowsley Council, as local planning authority (LPA), has a 'statutory duty' under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed buildings or their settings or any features of special architectural or historic interest that they possess.
- 1.5 National planning policy in respect to the conservation of the historic environment is set out in the National Planning Policy Framework (NPPF) and places the following requirements on applicants:

"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 understanding the potential impact of the proposals on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." (NPPF Paragraph 189)

- 1.6 Given the above legislative and policy requirements Chapter 2 of this Heritage Statement identifies the relevant heritage assets that could be affected by the proposal. Chapter 3 reviews the historic development of the application site and adjoining area and Chapter 4 describes the significance of the heritage assets, proportionate to the potential impact of the proposed development. Chapter 5 provides an assessment of that potential impact and Chapter 6 makes a series of conclusions with reference to the relevant legislation and policy requirements.

2.0 The Relevant Heritage Assets

Introduction

- 2.1 The NPPF defines a heritage asset as follows:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

Designated Heritage Assets

- 2.2 The NPPF confirms that designated heritage assets comprise, World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas.
- 2.3 The designated heritage assets that are relevant in considering the proposed development are identified below:

Listed Buildings:

- 2.4 Listed buildings are designated for their special architectural or historic interest in accordance with the DCMS Principles for Selection of Listed Buildings (2010). The listed buildings identified in Table 2.1 are relevant with respect to the proposed development:

Table 2.1: Listed buildings relevant to the application site:

Listed Building:	Grade:
Nos. 1-24 New Hall, Longmore Lane	II
Dining Hall, Longmore Lane	II

- 2.5 A group of three further listed buildings is located towards the northern end of Ingoe Lane. However, they have been severed from the southern part of Ingoe Lane, adjoining the application site, by the M57 and the associated screen planting and would not be affected by the proposed development.
- 2.6 Similarly, several listed buildings are located within the residential area to the north of the golf course. However, they are separated from the application site by the railway line, constructed on a raised embankment, and the Leeds and Liverpool Canal and their significance would not be affected by the proposed development.

Conservation Areas:

- 2.7 Conservation areas are areas of special architectural and historic interest the character and appearance of which it is desirable to preserve or enhance (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).
- 2.8 The south-eastern corner of the application site adjoins the boundary of the Ingoe Lane Conservation Area.

Non-Designated Heritage Assets

- 2.9 Historic England guidance in Decision-Taking in the Historic Environment Good Practice Advice Note 3 (2015) advises that non-designated heritage assets may be identified through the following mechanisms:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”

- 2.10 Knowsley Council has committed to adopting a ‘local list’ but as yet has not prepared or published a list of locally interesting buildings.
- 2.11 An Historic Environment Record (HER) search was commissioned from the Merseyside Environmental Advisory Service on 3rd February 2020 and the following extant monuments were identified within 500 metres of the application site:

Table 2.1: Historic Environment Record Monuments relevant to the Application Site

HER Ref:	Monument Detail:
MME4,661	Alder’s Bridge, Moor Lane
MME9762	Leeds and Liverpool Canal
MME9,768	The Culvert, Leeds and Liverpool Canal, Melling
MME9,830	Winding Hole, Leeds and Liverpool Canal, Aintree
MME11,639	Hunter’s House, Wango Lane, Aintree
MME11,641	Hunter’s Barn, Wango Lane, Aintree
MME15,426	Mather Cottage, Aintree Lane

MME16,287	Nos. 1 and 2 Ingoe Lane
MME16,288	Nos. 1 and 2 Oxton Close
MME16,289	Nos. 3 and 4 Oxton Close
MME16,290	Croxteth House, Ingoe Lane

- 2.12 Monuments MME 16,287, 16,288 and 16,290 form part of the Ingoe Lane Conservation Area and have been described as part of the conservation area rather than as non-designated heritage assets in Chapter 4. A further group of three monuments is located on the south side of the M57 / A506 junction, however they are separated from the application site by the Valley Road dual-carriageway and the associated landscape planting and have been excluded from this Heritage Statement.

3.0 The Historic Development of the Application Site

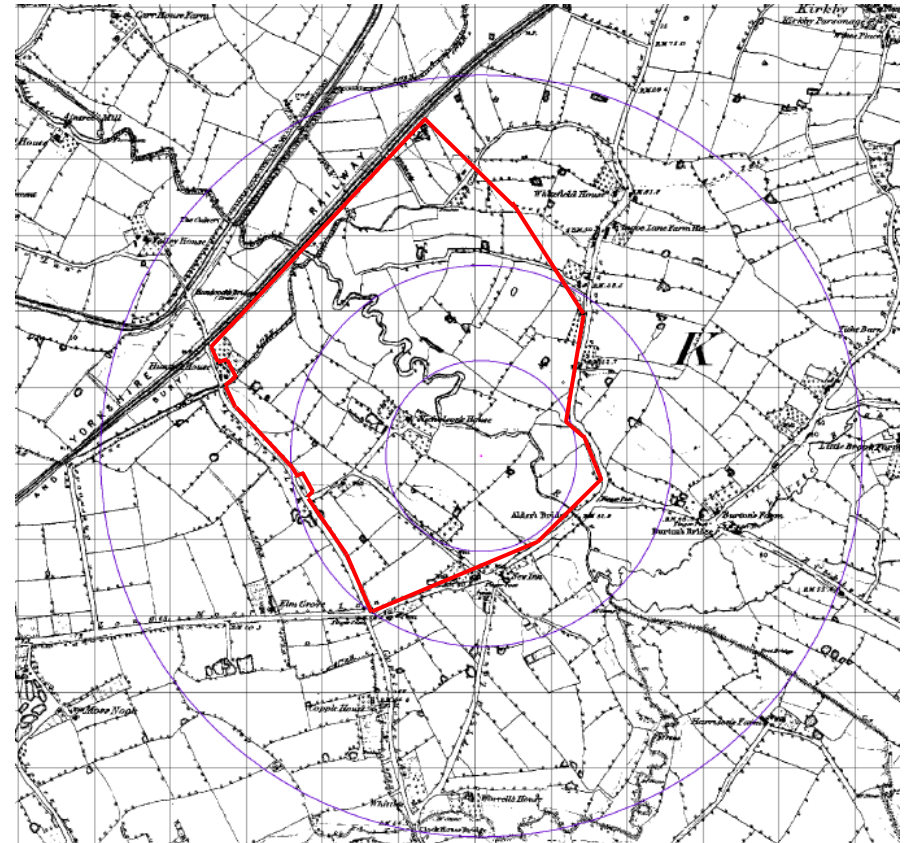
Introduction

- 3.1 The wider context of the application site developed dramatically during the early to mid C20th and has continued to evolve since that time. The urban morphology of the wider Valley Road area is therefore summarised below to help gain an understanding of the setting of the heritage assets.

Historic Map Regression

- 3.2 During the mid C19th the area between Liverpool and Kirkby was characterised by a dispersed pattern of small rural settlements that were connected by a network of lanes. The Ordnance Survey map published in 1850 confirms that the Liverpool and Yorkshire Railway had been constructed to the north of the application site.
- 3.3 The River Alt followed a meandering route across the site from south-east to north-west and 'Nicholson's House', a large detached property located within a cluster of small orchards was located on the western bank of the river. The property was accessed from a driveway from Aintree Lane, to the west, and was also accessed from a second drive from an irregular cross-roads on the current Valley Road that was overlooked by the New Inn. The remainder of the site was occupied by an irregular field pattern and the cluster of buildings in the conservation area had yet to be constructed.

Figure 3.1: Ordnance Survey Map Published 1850 (1:10,560)



- 3.4 The Ordnance Survey map published in 1894 confirms that the formal layout of the New Hall 'cottage homes' had been

constructed by that time. However, that development must have appeared as an anomaly in the wider rural landscape that still existed at that time. Within the application site, Nicholson's House, the associated orchards and the driveway that accessed the property from the cross-roads on Valley Road, had all been cleared by 1894.

Figure 3.2: Ordnance Survey Map published 1929 (1:10,560)



- 3.5 The course of the River Alt had been straightened between 1909 and 1929 as it flowed through the application site. A large area of railway sidings had been constructed on the northern side of the railway and there was evidence of initial suburban development extending towards the New Hall cottages.

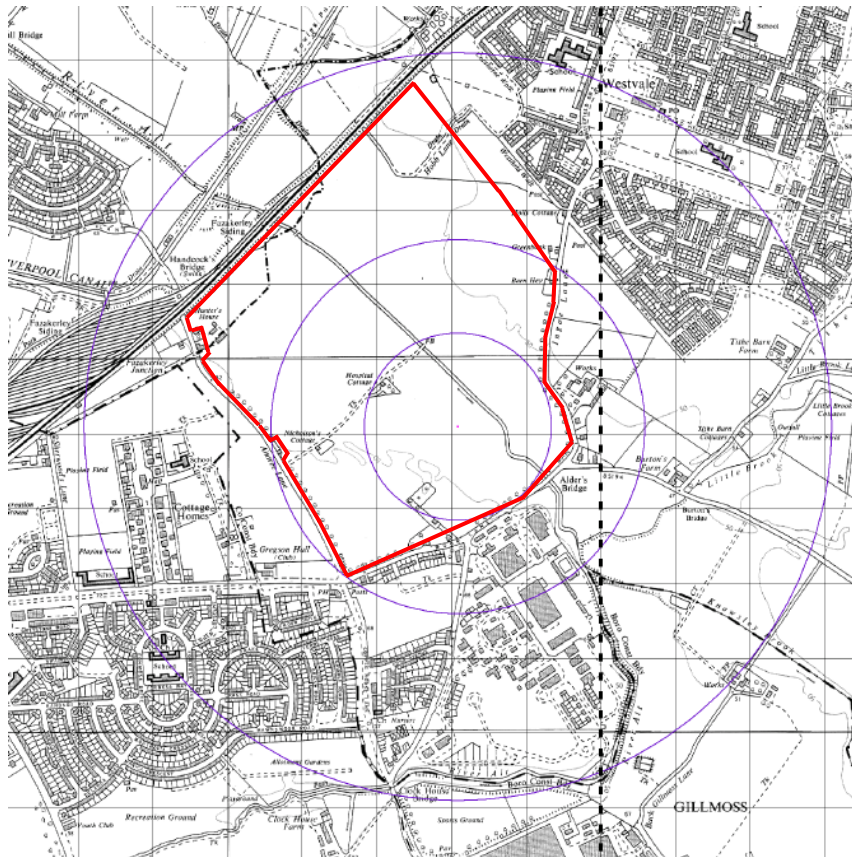
Figure 3.3: Ordnance Survey Map published 1956 (1:10,000)



- 3.6 By 1938 the formal street pattern of the large residential area to the south of New Hall cottages has been constructed and by 1956

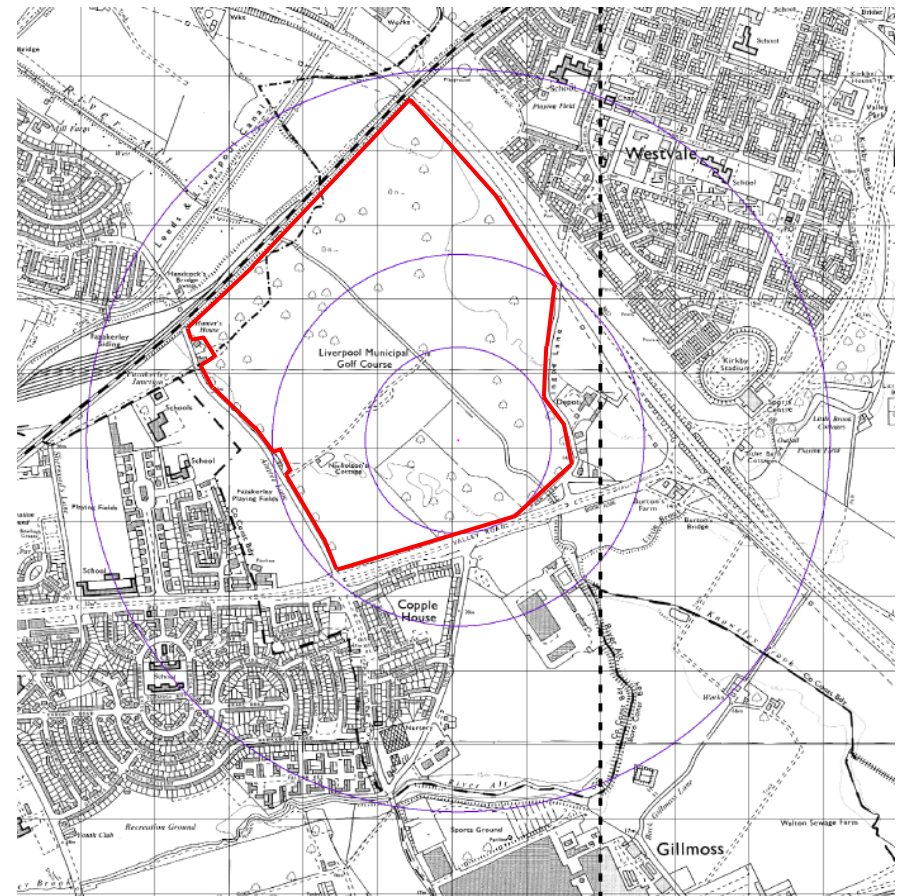
the Royal Air Force Reserve Centre had been constructed on the south side of Valley Road. The area to the east of the application site remained undeveloped at that time. However, the Ordnance Survey map of 1966-67 illustrates the dramatic growth of Kirkby, to the east of the application site, and the ongoing expansion of the eastern edge of Liverpool.

Figure 3.4: Ordnance Survey Map published 1966-67 (1:10,000)



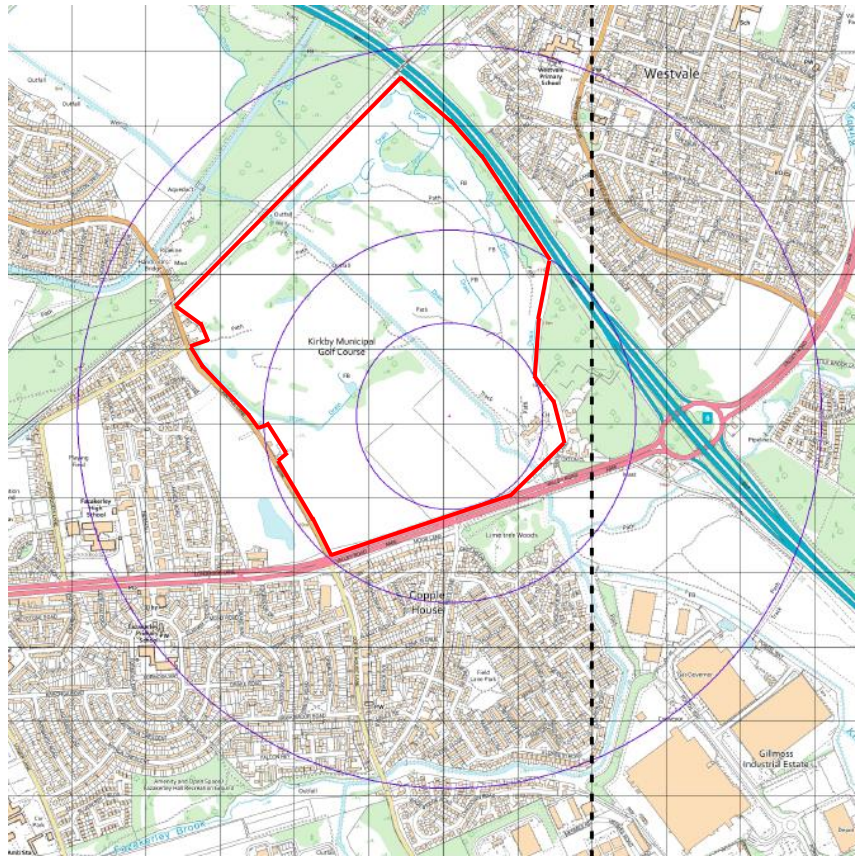
- 3.7 Further significant changes had taken place by the mid 1970s. By that time the M57 had been constructed across Ingoe Lane to the east of the application site and Kirkby had continued to expand toward the motorway. Importantly, Liverpool Municipal Golf Course is named on the application site for the first time.

Figure 3.5: Ordnance Survey Map published 1974-78 (1:10,000)



- 3.8 The current golf club house had been constructed by 1988 and the current Ordnance Survey map illustrates how the context of the small cluster of buildings on Ingoe Lane has evolved from a remote rural setting, well to the east of Liverpool in the mid C19th, to being a remnant of a rural landscape within the midst of a late C20th suburban setting adjoining the motorway.

Figure 3.6: Ordnance Survey Map published 2021 (1:10,000)



4.0 The Significance of the Heritage Assets

Introduction

- 4.1 The NPPF defines significance (for heritage policy) as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

- 4.2 The setting of a heritage asset is defined by the NPPF as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 4.3 The National Planning Practice Guide (NPPG) further advises, that:

“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience

an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”

- 4.4 Historic England guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017) confirms that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

- 4.5 The Historic England Good Practice Advice Note provides a non-exhaustive checklist of potential attributes of setting, concerning the ‘physical surroundings’ and ‘experience of the asset’, that may help to elucidate the contribution of setting to significance and have been used to help inform this Heritage Statement.
- 4.6 The description of the significance of the heritage assets, provided below, is proportionate to their importance and the likely impact of the proposed development on their significance, including their setting.

Designated Heritage Assets

Listed Buildings

Nos. 1-24 New Hall and former Dining Hall, Longmore Lane (Grade II Listed)

Special Architectural and Historic Interest

- 4.7 New Hall was built between 1887-9 by the West Derby Union to provide accommodation for children from the West Derby Workhouse. It comprises a formal avenue that is enclosed with 23 identical two storey houses, the 'cottages', a Day Centre and Superintendent's Office and Laundry Block. The northern part of the avenue widens to create a formal space that is dominated by the Dining Hall, which is aligned with the axis of the avenue and terminates views from Longmore Lane. The original complex also included a farm.
- 4.8 Pevsner (The Buildings of England, Lancashire: Liverpool and the South-West, Pollard and Pevsner, 2006) describes New Hall as follows:
- "An impressive and almost complete complex designed by Charles H. Lancaster for the West Derby Union as cottage homes for the upbringing of deprived children. Built 1887-9. The whole colony was to be independent as regards day-to-day provisions."*

- 4.9 Each of the 'cottages' comprised an 'H' shaped plan form and was designed to accommodate around 12 children. The list entry for No. 2 New Hall describes the building as follows:

"GV II House, part of cottage homes complex. 1887-9. Charles Lancaster. Common brick with red brick and stone dressings, slate roof with tile cresting. 2 storeys, 8 bays, central bays project under 2 timbered gables with decorated barge boards. Flush brick sill and lintel bands. Windows are sashed, 2nd and 3rd bays have rectangular bay window with hipped slate roof and tripartite window. End bays have paired windows. Entrance to 4th bay has lintel and brick segmental relieving arch and recessed, half glazed doorcase. Right return has lean-to conservatory."

Figure 4.1: The view north along New Hall towards the Dining Room



- 4.10 The Dining Hall is designed as the principal building of the composition, with the red brick and Neo-Classical motifs contrasting with the common brick and more subdued style of the cottages.

Figure 4.2: The portico and tower of the Dining Room



- 4.11 The list entry describes the Dining Hall as follows:

“GV II Former dining hall. 1887-9 by Charles Lancaster, part of the self-contained cottage home complex. Red brick and stone dressings, slate roof. 1 storey, 3x10 bays. Stone base, top entablature and balustrade. Central stone bay breaks forward with applied tetrastyle Corinthian portico with pilasters. Central round-

headed entrance has complete fanlight, frieze and cornice. Flanking bays have rusticated brick pilasters and stone archivolt. Windows have banded round arches and shell tympana; panelled aprons. Tower has square base. Projecting bays have clock faces and pediments, stone surrounds to clock faces. Domical vault in 3 stages with cornices, louvres below top stage. Returns are similar. Rear has central entrance, with 2-light overlight flanked by 2-light windows, all now blocked (1984). Consolated open pediment to entrance. Flanking bays break forward with fielded panels.”

- 4.12 Charles Lancaster also designed the West Derby Poor House Infirmary, Alder Hey, which was later to become the specialist children’s hospital.

The Contribution of Setting and the Application Site to Significance

- 4.13 The list entries for each of the New Hall buildings confirms that they were designated, in part, for their ‘group value’ and the most important aspect of their setting is the formal avenue of the ‘village’ itself.
- 4.14 The historic map regression confirms that the New Hall avenue was originally constructed in an isolated position to the north of Longmoor Lane. The complex originally included a playground, farmstead with a several glass houses and two school buildings to the east of the avenue. The isolated position became eroded during the early to mid C29th, by 1937 a large school had been built to the west of New Hall and the large formal residential layout incorporating Formosa Drive had been constructed to the south of Longmore Lane.

- 4.15 During the mid C20th the residential area of Haven Road was developed on the site of the former home farm, enclosing the eastern side of New Hall. More recently, the school to the west of the avenue was replaced with Fazakerley High School and development has continued on the southern side of Longmore Lane, not least with the development of Aintree Hospital.
- 4.16 The application site is located well to the east of New Hall. The tower of the Dining Hall is visible from the application site, however it is seen as an isolated landmark above the roofscape of the intervening foreground of mid C20th housing and cannot be appreciated as part of the formal plan of the complex. In this context the application site is considered to make a neutral contribution to the significance of the listed buildings that form New Hall.

Figure 4.3: A distant view towards the Dining Room tower from the existing golf club car park



Ingoe Lane Conservation Area

- 4.17 The Ingoe Lane Conservation Area incorporates a small area at the southern end of Ingoe Lane adjoining the junction with the Valley Road dual-carriageway. A short Conservation Area Appraisal was published in 2005 and the review of the conservation area, below, has been informed by the Historic England on Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 (second edition) (2019).

General Character and Location

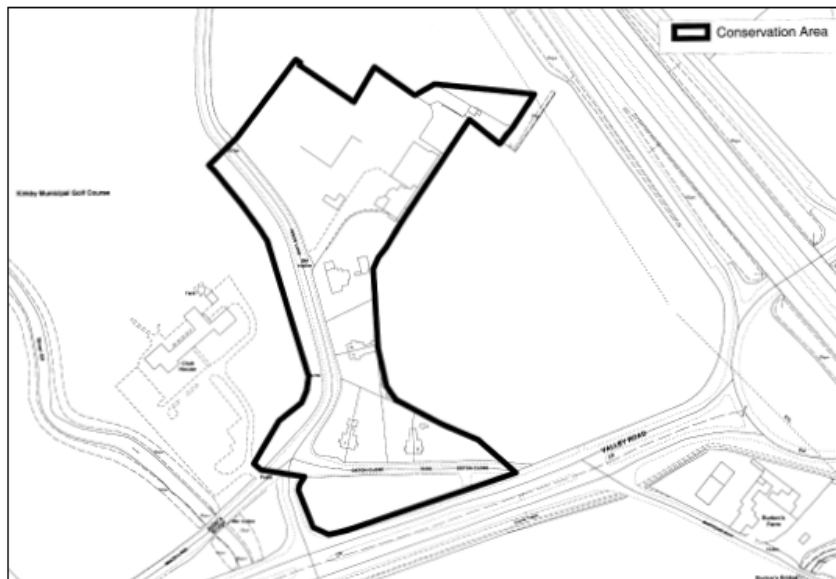
- 4.18 The Conservation Area Appraisal introduces the conservation as:

“Ingoe Lane Conservation Area retains the impression of a quiet enclave in a rural area. It is a relatively small area which includes a group of Victorian buildings set in a pleasant open environment. Oxtan Close is also incorporated into the Conservation Area.”

- 4.19 The conservation area boundary is drawn tightly around a small cluster of residential properties. The organic settlement pattern may still give the ‘impression’ of a rural enclave, however the current location of the conservation area cannot be described as rural or quiet as it is located next to junction 6 of the M57 and particularly the associated A506 dual-carriageway. It is separated from the motorway by a block of tree planting, however the noise of the traffic is clearly audible from within the conservation area.
- 4.20 The existing club house and car parking for Kirkby Valley Golf Course is located immediately to the west of the conservation area, which is now experienced as a small enclave of buildings within a

busy urban fringe location. In winter tree conditions several of the houses located in the conservation area are visible in filtered views through the boundary trees and hedge of the golf course, which runs along the western side of Ingoe Lane.

Figure 4.4: The boundary of the Ingoe Lane Conservation Area (Knowsley Council, 2005)



- 4.21 The upper floors and roof tops of the residential properties on Oxtan Close are visible above the screen planting of the A506 and the small cluster of buildings in the conservation area can be appreciated from the entrance into the golf course.

Figure 4.5: The view into the Ingoe Lane Conservation Area from the entrance to the golf club house



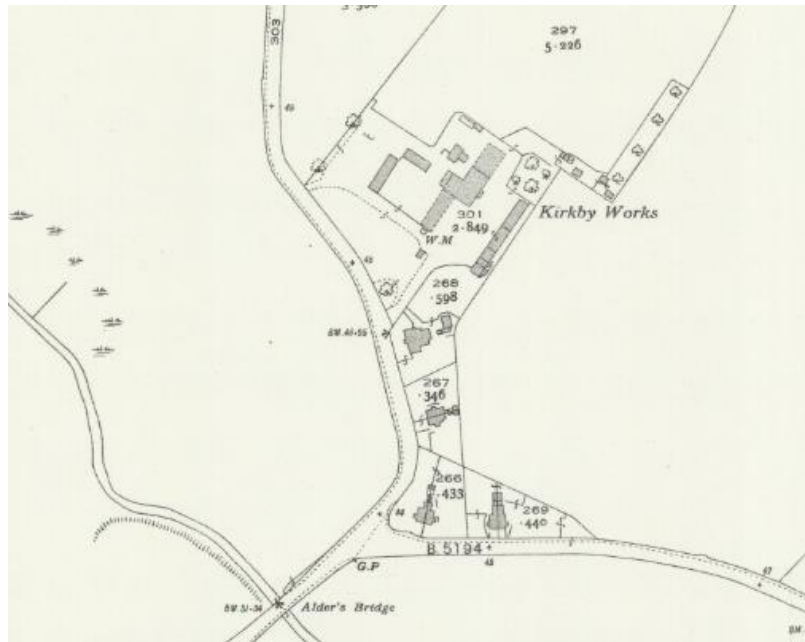
Figure 4.6: The filtered view of the Ingoe Lane Conservation Area across the A506 dual-carriageway



Historic Interest

- 4.22 The northern boundary of the conservation area incorporates the site of the former tile and brick works that was established in 1850 to serve the Croxteth Estate. The works comprised two linear ranges and an 'L' shaped building but was adapted on several occasions during the mid to late C20th and then finally demolished.

Figure 4.7: Ordnance Survey Map of 1937 illustrating the extent of the former tile and brick works



- 4.23 Three pairs of cottages within the conservation area are dated 1857 and were built for the manager and employees of the

adjoining works. The cluster of buildings therefore appears to have been constructed as a small 'model' industrial complex to serve the wider estate.

- 4.24 The Conservation Area Appraisal advises that: *"The lack of commercial activity and low density housing has maintained the atmosphere of a quiet enclave amidst a changing landscape."* However, while there is no longer any commercial activity within the conservation area, the raison d'être of the small settlement is clearly associated with the former tile and brick works which was fundamental to its development and historic significance.

Architectural Interest and Built Form

- 4.25 Each of the houses is different in style. Nos. 1 and 2 form a semi-detached pair that retain their symmetrical front elevation, featuring two large gables with oversailing eaves, while both buildings have been extended to the side and rear.
- 4.26 Nos. 1 and 2 are constructed with Flemish bond brickwork under a slate with a two stage corbelled chimney stack. The windows to the front elevation have eared-lintels and stone sills. Nos. 1 and 2 Ingoe Lane are similar in style to the two pairs of semi-detached houses in the southern part of the conservation that faces Oxtan Close.
- 4.27 Croxteth House is a larger detached property. The front elevation includes a full two storey range to the north, adjoining a lower range with two attic dormers to the south. It appears to have been rendered with applied black timber framing, however the underlying building appears to be a similar red brick to the adjoining properties. The higher status of the building, as the

manager's house, is emphasised with two pairs of diamond shaped chimney stacks to the taller element of the building.

Figure 4.8: Nos. 1 and 2 Ingoe Lane



Locally Important Buildings

- 4.28 Nos. 1 and 2 Ingoe Lane, Nos. 3 and 4 Oxton Close and Croxteth House are all recorded in the Merseyside HER, although little information is provided.

Spatial Analysis

- 4.29 The cluster of buildings associated with the former brick and tile works only ever developed along the eastern side of Ingoe Lane,

with the residential properties to the south of the works. Each house has a relatively formal relationship with the street pattern with a clear plot hierarchy and the plots are relatively consistent in size.

Setting and Views

- 4.30 The conservation area appears to be introverted in character due to the adjoining tree cover that comprises the dense block of woodland between the settlement and the M57 junction and the boundary planting to the golf course, as illustrated in the aerial view at Figure 4.9.

Figure 4.9: Aerial View (Google Earth Pro, 2018)



- 4.31 However, the historic map regression and aerial views from as recently as 2000 indicate that the cluster of Ingoe Lane properties were previously experienced in a more open setting with planting generally restricted to hedgerows.

Figure 4.10: Aerial View (Google Earth Pro, 2000)



- 4.32 Despite the block of tree planting the setting of the conservation area is heavily influenced by the motorway and dual-carriageway, with traffic noise clearly evident.

- 4.33 In winter tree conditions the existing golf club house is visible in filtered glimpses through the boundary trees and hedgerow, however the golf course itself extends well to the north and west of the conservation area. The buildings in the conservation area are largely screened from within the current golf course car park and are not visible in views across the golf course. In this context the conservation area, albeit a very small cluster of buildings, is legible as a distinctive enclave within a verdant setting on the urban fringe between Liverpool and Kirkby.

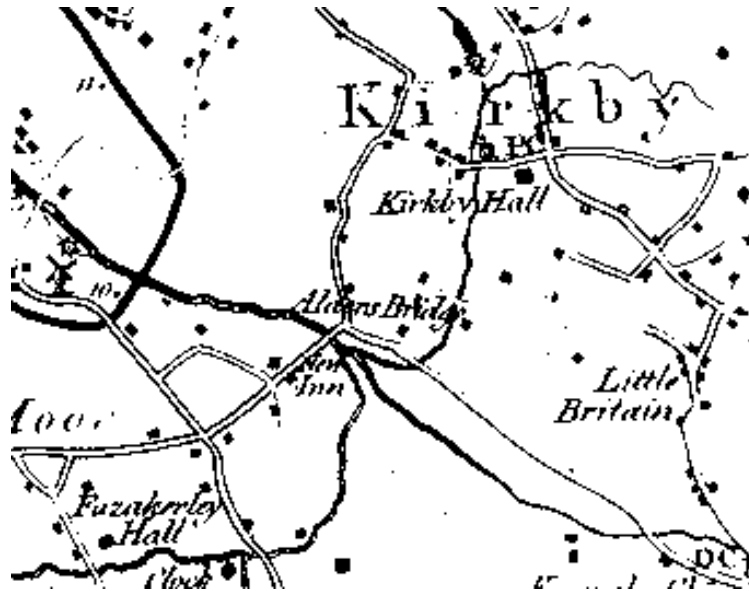
Non-Designated Heritage Assets

Alder's Bridge, Moor Lane (HER Ref: MME4,661)

Summary of Heritage Value

- 4.34 The HER search confirms that Alder's Bridge was named in the Molyneux Estate Map of 1769, and was located in the position of the current structure as Longmore Lane curved north-eastwards into Ingoe Lane, crossing the River Alt. The bridge was also named on Yate's Map of Lancashire (1786) the Ordnance Survey map identifies the bridge by name in the same location in 1850.

Figure 4.11: Yate's Map of Lancashire (1786)



- 4.35 The HER report advises that the degree to which the original structure survives is unknown. The current structure incorporates large ashlar stone blocks that form the parapet on both sides of the span and sit above a simple string course that follows the deck of the bridge. Below the string course the elevations comprise smaller hammer-faced stone blocks above quite shallow voussoirs.

The Contribution of Setting and the Application Site to Significance

- 4.36 The bridge confirms the original alignment of the southern end of Ingoe Road as it entered, what is now, Valley Road, and the historic crossing point of the River Alt. However, the setting has changed

over time. The channel of the River Alt was heavily engineered between 1909 and 1928, with the multiple meanders removed and the channel straightened. The bridge is currently experienced alongside an embankment of modern gabions and the modern road bridge of the A506.

- 4.37 Alder's Bridge is also experienced adjoining the golf course car park. However, the changes in setting do not detract from the ability to appreciate the structure of the bridge or understand its heritage value as a long-standing crossing point over the River Alt.

Leeds and Liverpool Canal (HER Ref: MME9,762), The Culvert to the Leeds and Liverpool Canal (HER Ref: MME9,768) and Winding Hole to the Leeds and Liverpool Canal (HER Ref: MME9,830)

- 4.38 The Leeds and Liverpool Canal is physically separated from the northern boundary of the application site by the railway embankment and associated tree cover and has been summarised in this Heritage Statement for completeness.

Summary of Heritage Value

- 4.39 Approval to construct the canal was granted by the Canal Act of 1770 and the first sod was cut in Halsall, to the north of Maghull, on 5th November 1770. The section from Halsall to Liverpool was completed by January 1773. By the 1790s 137,000 tons of coal were transported along the canal per year, however financial

difficulties caused delays and the full length of the canal from Leeds to Liverpool was finally opened in 1816.

- 4.40 The Culvert, to the north of the application site, is a single span bridge that carries the canal over the River Alt. The Culvert is specifically named on the 1850 Ordnance Survey map. It is constructed from ashlar stone, although with a series of later repairs in brickwork and with a reinforced concrete parapet.

Figure 4.12: The northern elevation of The Culvert



- 4.41 The winding hole on the southern side of the canal formed a turning point. Its stone copings have been replaced with concrete

but provides an understanding of the function of the shallow bay on the western side of the canal.

Figure 4.13: The turning bay to the north-west of Wango Lane bridge



The Contribution of Setting and the Application Site to Significance

- 4.42 The canal corridor passes a varied setting of open agricultural land and suburban residential areas as it contours around the north-eastern edge of Liverpool. The canal travels through Magull and

then the more open landscape of Melling before passing the application site and entering Liverpool near Aintree. The setting of the canal has clearly changed significantly over time, firstly with the construction of the Lancashire and Yorkshire Railway, including the Fazakerley Sidings, and then the suburban expansion of Liverpool during the C20th. The northern part of the application site has remained as an open landscape during that time, albeit as a golf course since the mid to late C20th rather than agricultural land. In this context the application site is considered to make a neutral contribution to the significance of the canal.

Figure 4.14: The view south-eastwards from the Wango Lane canal bridge towards the Application Site



Hunter's House (HER Ref: MME11,639) and Hunter's Barn (HER Ref:11,641), Wango Lane

Summary of Heritage Value

- 4.43 The HER search confirms that the house was identified on the Molyneux Estate Map of Aintree in 1769 and it has been specifically named on the Ordnance Survey maps from 1850. The house was located in a tannery amongst a small cluster of buildings, most of which appear to have been demolished and replaced by the late C19th, by which time the barn had been constructed.

Figure 4.15: An historic photograph of Hunter's House



Figure 4.16: The existing appearance of the Hunter's House



- 4.44 The house retains an asymmetrical 'H' shaped plan form, the northern range is shorter but, at three storeys, is a storey higher than the southern range. The two principal wings are gabled and retain brick corbelled axial stacks. The building is currently subject to refurbishment and has been re-rendered, the window frames have been replaced with metal frames, the roof is now clad in concrete tiles and the boundary wall and railing have been replaced with a tall concrete post fence

The Contribution of Setting and the Application Site to Significance

- 4.45 The setting of Hunter's House has changed considerably over time, initially with the construction of the adjoining railway embankment and more recently with the suburban growth of Liverpool. The immediate setting is now enclosed by a high boundary fence.
- 4.46 The application site forms a large open landscape to the east of Hunter's House and Barn, although the character of the landscape changed as field boundaries were removed and the course of the River Alt was engineered during the early C20th and the agricultural fields were converted to the modern golf course in the late C20th. The current golf course is considered to make a neutral contribution to the significance of the heritage asset.

Mather Cottage (HER Ref: MME 15,426)

Summary of Heritage Value

- 4.47 The HER search advises that a building was first constructed on the site of Mather Cottage between Hennet's Map of 1829 and the Tithe Map of 1839. However, the frontage of the building has been heavily adapted. It has been rendered and the roof replaced with concrete tiles. The windows have been replaced with uPVC and the northern and southern gables have been extended. The authenticity and potential heritage value of the building therefore appear to have been comprised.

The Contribution of Setting and the Application Site to Significance

- 4.48 The cottage has remained in a relatively isolated position on the eastern side of Aintree with the golf club to the east and the former Fazakerly playing fields, enclosed by a tall solid metal fence, to the west.

Figure 4.17: Mather Cottage, Aintree Lane



5.0 Impact Assessment

Introduction

- 5.1 The proposed development has been assessed in accordance with the relevant legislation, national and local planning policies.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 The 1990 Act incorporates several 'statutory duties' for decision-makers, including the following:

"S. 66: In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

"S. 72 (1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

- 5.3 Case law has determined that 'preserve' means 'to do no harm'.

National Planning Policy Framework

- 5.4 Paragraph 190 requires LPAs to identify and assess the particular significance of any heritage asset that may be affected by a proposal, including development affecting the setting of a heritage asset, taking account of available evidence and any necessary expertise. LPAs should take this into account when considering the impact of a proposal on a heritage asset.

- 5.5 In determining applications, Paragraph 192, requires LPAs to take account of:

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

- 5.6 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. *"This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."* (Paragraph 193)

- 5.7 Paragraph 194 states that any harm to, or loss of, significance to a designated heritage asset, should require clear and convincing justification. Paragraph 196 requires that in circumstances that would lead to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.
- 5.8 LPAs should look for opportunities for new development 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 the asset should be treated favourably (Paragraph 200).

Knowsley Local Plan

- 5.9 The Knowsley Local Plan comprises a Local Plan Core Strategy (2016) and the 'saved policies' of the Replacement Unitary Development Plan (UDP) (2006). The historic environment policies relevant to the proposed development are as follows:

Policy CS20 Managing the Borough's Historic Environment:

"1) Development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance. 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 loss of a designated heritage 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.*
- 4) 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."*

Policy DQ5: Development in Conservation Areas

"1. New development within or close to a Conservation Area must preserve or enhance the character or appearance of the Area, having regard to the following:

- a) The scale, form, massing, height, materials and architectural detail of existing buildings in the Conservation Area;*
- b) Existing plot layouts and the street scene;*
- c) Important views into, within and out of the Conservation Area;*
- d) The need to preserve existing open spaces, structures and landscape features (such as trees and hedges, walls and traditional paving);*

- e) Likely levels of noise, pollution, traffic parking or disturbance that may be caused by the development; and
- f) The visual impact of any vehicular access, parking or servicing / delivery areas that are needed to serve the development.”

5.10 The above policy considers new development “*within or close to a Conservation Area*”, however it should be noted that the ‘statutory duty’ contained in S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is only concerned with land inside conservation areas.

Policy DQ7: Listed Buildings

“3. Development affecting the setting of a listed building will only be permitted if the proposal would preserve the setting and important views of the building.”

The Proposed Development

5.11 The proposed development incorporates the following elements:

- New built golf club house
- New driving range and associated building
- New car parking and landscaping
- Updated golf course layout
- Five-a-side football pitches
- Tennis court
- Bowling green
- Golf training academy

- Adventure golf

5.12 The proposed buildings, comprising the golf club house, driving range and the five-a-side pitches with associated changing facilities, would be located on the western side of the River Alt along the frontage to Valley Road. The site of the existing club house and associated car parking would be used as an enlarged car park with associated landscaping.

Figure 5.1: The existing golf club house and car park



5.13 The golf course itself would be remodelled and improved, including the introduction of several lakes.

Impact Assessment

Listed Buildings:

- 5.14 Long distance views are gained across the golf-course towards the tower of the former Dining Hall of the New Hall cottage homes. Due to the relatively level topography the tower is a prominent landmark on the western side of the M57 motorway.
- 5.15 However, the formal layout of the tower and associated residential properties would have been quite alien to the largely undeveloped rural, agricultural landscape of the eastern edge of Liverpool when it was first constructed. The historic map regression confirms that the cottage homes development would have been experienced in an isolated position for several decades until the suburban edge of Liverpool advanced to the east in the mid C20th and Kirby developed rapidly in the late C20th. During that time the agricultural fields of the application site were developed as a golf course.
- 5.16 The majority of the application site would remain as a golf course, albeit with a greatly improved landscape, thus retaining the open aspect across the site.
- 5.17 The frontage to Valley Road would be developed with the club house, driving range and associated recreational facilities. However, the tower is not visible from the Valley Road frontage due to the slight deflection in alignment of the dual-carriageway and intervening tree cover.
- 5.18 There is a considerable sense of separation between the application site and New Hall, not least due to the residential townscape immediately east of the listed buildings, with the site of the proposed golf club house being approximately 1,000 metres to the east of the Dining Hall.
- 5.19 Given the above context, the proposed development is considered to have a neutral impact on the significance and setting of the listed buildings. It would preserve the special interest of the listed buildings in accordance with S. 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the related policies of the NPPF and the Knowsley Local Plan.

Ingoe Lane Conservation Area:

- 5.20 The boundary of the conservation area adjoins the south-eastern corner of the application site. The boundary is formed with a wire fence and screen planting and overlooks the current golf club house and associated car park.
- 5.21 The existing club house would be demolished, and the replacement club house would be constructed further from the conservation area boundary on the western side of the River Alt. The existing maintenance depot, adjoining the current club house, would be retained and the existing car park would be improved.
- 5.22 The conservation area would still be appreciated as an enclave of informal, rural development from the mid-late C19th. It is experienced in a verdant setting, although the trees on the eastern side of the conservation area are modern and date from the construction of the M57 Motorway.

- 5.23 The proposed development would sustain the contribution of setting to the significance of the conservation area and is considered to satisfy the requirements of the NPPF and relevant Local Plan policies.

Non-Designated Heritage Assets:

- 5.24 The proposed development would cause change within the settings of several non-designated heritage assets that have been identified through a HER search.
- 5.25 The most significant change would be within the setting of Alder's Bridge, which is located next to the current entrance into the car park. However, the setting of the bridge has been subject to considerable change in the past, not least with the construction of the Valley Road dual-carriageway across the River Alt, and has capacity for further change without harming the heritage significance of the bridge. The existing club house would be removed from the eastern side of the river and the new club house would be located on the western bank. However, the ability to appreciate the structure of the ashlar stone bridge would not be affected and its significance would be conserved.
- 5.26 The two non-designated heritage assets that adjoining the golf-course along Aintree Lane, comprising Hunter's House and Mather Cottage have themselves been subject to considerable change and it is doubtful that they retain sufficient heritage merit to be material considerations to the current planning application. However, their immediate setting would change little as they would back onto the improved golf course.

- 5.27 The non-designated heritage assets associated with the Leeds and Liverpool Canal are well separated from the application site, not least by the intervening railway embankment, and would not be affected by the proposed development.
- 5.28 The HER search has also identified several of the individual domestic properties within the Ingoe Lane Conservation Area. Their significance is partly derived from the group value of being located in a small cluster of similar buildings that were built to service the adjoining tile works. They now form a small rural enclave adjoining the M57 Motorway, the proposed change in their setting would be slight and would have a neutral impact on their heritage significance.
- 5.29 The proposed development is therefore considered to satisfy the relevant policies of the NPPF and Local Plan in respect to non-designated heritage assets of local interest.

6.0 Conclusions

- 6.1 The proposed development comprises a series of major improvements to Kirkby Valley Golf Course, not least the updating of the course itself and a replacement golf club house, as well as associated recreational facilities including five-a-side football pitches, tennis courts and a bowling green.
- 6.2 From an historic environment perspective, the south-eastern corner of the application site is located next to the Ingoe Lane Conservation Area, which incorporates a cluster of non-designated heritage assets. The formal townscape of the New Hall cottage homes, including the Dining Room with its tall clock tower, are located well to the west of the application site and the Leeds and Liverpool Canal is separated from the northern edge of the site by the intervening railway line and embankment.
- 6.3 The proposed development would cause a slight change within the setting of the conservation area, which relates to the proposed replacement of the golf club house. But the proposed club house would be located on the western side of the River Alt, further from the conservation area boundary, the landscaping to the boundary would be maintained and the existing car park would be improved. In this context the proposed development is considered to represent a neutral impact on the character and appearance of the conservation area.
- 6.4 The proposals are well separated from the listed buildings at New Hall, which have been included in this Heritage Statement for completeness. The setting of those listed buildings has changed dramatically since their construction, during the 1880s, and the negligible change now proposed would not harm their significance.
- 6.5 Similarly, the setting and significance of the identified non-designated heritage assets would not be harmed. Indeed, the setting of Alder Bridge would be enhanced by the improvement of the existing car park and entrance and the bridge would be appreciated as part of the context of the new golf club house.
- 6.6 The proposed development is therefore considered to satisfy the requirements of S. 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the policies of the NPPF and Local Plan.