

21 Huyton Church Road Huyton, Liverpool Merseyside



AUGUST 2021

HERITAGE STATEMENT
Report EH136/01

21 Huyton Church Road, Huyton Liverpool, Merseyside

Heritage Statement for Mr Charles Devenish

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Heritage Impact Assessment
Archaeological Desk-Based Assessment
Historic Landscape Survey
Written Scheme of Investigation

Geophysical Survey
Trial Trench Evaluation
Archaeological Excavation
Archaeological Watching Briefs

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Acknowledgements

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The heritage statement produced by Fiona Wooler, Senior Researcher with the assistance of Martin Railton, Managing Director at Eden Heritage Ltd.

1 Introduction

1.1 Background

- 1.1.1 In 2021 Eden Heritage Ltd was commissioned to compile a Heritage Statement for a proposed development on land at 21 Huyton Church Road, Huyton, Liverpool, Merseyside (centered on Ordnance Survey Grid Reference SJ 4450 9085). The Heritage Statement was required to inform proposals for the demolition of the existing commercial building at 21 Huyton Church Road and the redevelopment of the site for residential use with associated parking.
- 1.1.2 The purpose of the Heritage Statement was to assess the heritage significance of the proposed development area, and the impact the proposals may have on the site and its setting, in accordance with the National Planning Policy Framework (NPPF).

1.2 Location

- 1.2.1 The town of Huyton, which is situated within the Metropolitan Borough of Knowsley, is located approximately 10km to the east of the centre of Liverpool in Merseyside.
- 1.2.2 Huyton Church Road is located just to the east of the modern commercial centre of Huyton and is accessed from Huyton Hey Road, which is situated to its south end. Huyton Church Road is orientated northeast to southwest and is a no-through road with no vehicular access beyond its north end. It runs parallel to Victoria Road which is located to the east (Figure 1).
- 1.2.3 The proposed development area at 21 Huyton Church Road (Prospect House) is situated on the west side of Huyton Church Road, between No's 19 and 23 (Figure 2).

2 Heritage Planning Policy Context

2.1 Heritage Assets

- 2.1.1 The term 'heritage asset' is defined in the National Planning Policy Framework (NPPF) as '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' (DCLG 2019).
- 2.1.2 Designated heritage assets protected by statutory legislation comprise scheduled monuments, protected wrecks, listed buildings and conservation areas. Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979). Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990).
- 2.1.3 Non-statutory designated heritage assets, comprising registered parks and gardens and registered battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource, including entries into a Historic Environment Record (HER) or local listing, as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.

2.2 National Heritage Policy

- 2.2.1 The significance of a heritage asset is defined within the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset 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' (DCLG 2019).
- 2.2.2 The setting of a heritage asset is defined as 'the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral (MHCLG 2019).
- 2.2.3 If heritage assets are to be affected by development, 'local authorities should require an applicant to describe the significance of any assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance' (MHCLG 2019: 189).
- 2.2.4 In determining applications, the NPPF stipulates that 'great weight should be given to the assets conservation' and that 'substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens should be exceptional' whilst 'substantial harm to or loss of assets of highest

significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, and grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional' (MHCLG 2019:194).

- 2.2.5 Developments which lead to substantial harm to or total loss of significance of a designated heritage asset will be refused unless they can deliver substantial public benefits which outweigh any loss or harm (MHCLG 2019:195). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2019:196). Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm or loss (MHCLG 2019:197), although non-designated assets which are of equivalent significance to designated assets will be considered as such.
- 2.2.6 The NPPF also states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner appropriate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence should not be a factor in deciding whether such loss should be permitted' (MHCLG 2019: 199).

3 Methodology

3.1 Scope of the Work

- 3.1.1 In order to assess the heritage significance of the proposed development area, a rapid desk-based assessment of readily available sources was undertaken, in order to provide the historical context of the site. This assessment was undertaken in accordance with the recommendations of the Chartered Institute for Archaeologists' (CIfA) in *Standards and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2020).
- 3.1.2 A site visit was also undertaken in order to assess the character, form and setting of the proposed development area and the surrounding area. The results of the rapid desk-based assessment and the site visit have been combined to provide a brief overview of the historical development of the site and a description of the heritage assets which may be impacted by the proposals.
- 3.1.3 In order to assess the heritage significance of the site, guidance provided by Historic England (2008) has been followed. Under the values presented within the NPPF this significance can be archaeological, architectural, artistic or historic. These values are broadly similar to the four principle values described in Historic England's *Conservation Principles, Policies and Guidance* (2008). This provides a useful methodology for assessing the significance of heritage assets and has been utilised within this assessment. The four principle values which contribute to overall significance are:
- Evidential Value: Evidential value derives from the potential of a place to yield evidence about past human activity;
 - Historical Value: Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present;
 - Aesthetic Value: Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place;
 - Communal Value: Communal value derives from the meanings of a place for the people who relate to it, or from whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.
- 3.1.4 The heritage significance of the site is discussed detail in Section 5, along with an assessment of the possible impacts on heritage significance by the proposed development.

4 Baseline Assessment

4.1 Current Heritage Status

- 4.1.1 The proposed development site is located within the Victoria Road and Huyton Church Road Conservation Area. The Conservation Area contains three listed buildings: Park Hall (NHLE Ref. 1075533), Newland (NHLE Ref. 1343444) and the United Reformed Church (NHLE Ref. 1343469).
- 4.1.2 There are also some non-designated properties on Huyton Church Road, for example Lawrence House (HER Ref. MME16402), which are recorded in the Merseyside Historic Environment Record and have therefore being identified as being of local heritage significance.
- 4.1.3 Prospect House, which currently occupies the site, is a 20th century commerical building which is not a designated heritage asset, and would not be regarded, due to its age, to be a building of historic or architectural interest. The plot which it occupies, however, is of local significance as part of the plots that was laid out from the late 19th century along the west side of Huyton Church Road.

4.2 Archaeological and Historical Context

- 4.2.1 This archaeological and historical background is compiled from sources consulted during the desk-based research. It is intended only as a summary of historical developments around the proposed development site. References to the Historic Environment Record (HER) are given where known.
- 4.2.2 Huyton is recorded in the Merseyside Historic Environment Record as being an early medieval settlement (Heritage Gateway 2021, HER Ref. MME18258), with the focal point being centred on the church of St Michael, which was certainly in existence in the 12th century, but may have earlier origins (Knowsley Archives 2021).
- 4.2.3 The town may have remained medieval in its form until the 19th century; a county map dating to 1818 shows the settlement as small and being centred on the church, with what is now Huyton Lane and Blue Bell Lane being the principal routes. The site of Huyton Church Road at this time was outside the extent of the main settlement, between it and properties represented at Huyton Hey (Figure 3).
- 4.2.4 The construction of the Liverpool to Manchester Railway from the 1830s would have an inevitable impact on the development of Huyton. In the mid-19th century, however, the town was still seemingly centred on the church, although the railway line was constructed in close proximity, to the south of the settlement. By this date, Huyton Lea Road was in existence, but Huyton Church Road had not been laid out. The land on which it would be constructed is shown as agricultural in character in the mid-19th century, although the western field boundary appears to have been utilised when the road was laid out (Figure 4a).
- 4.2.5 Huyton Church Road and Victoria Road were developed following the opening of the railway line;

the line offered easy access for wealthy merchants and lower gentry to the commercial and leisure facilities in nearby Liverpool, whilst allowing them to reside in large villa-style properties away from the city centre. Both roads are noted to have been designed and constructed from the mid-19th century, and originally formed part of a larger scheme of proposed streets to the east, all lined with villas that would collectively form “a prestigious and highly desirable residential address”. This was, however, not to come to fruition, possibly as a result of road transport becoming more improved by the end of the 19th century. Huyton Church Road and Victoria Road, therefore, were the only two streets of the scheme to be completed (Knowsley Council 2015, 5).

- 4.2.6 Huyton Church Road and Victoria Road appear to have been laid out and constructed upon, at least in part, by the 1860s. The Grade II listed Park Hall, which is located at the junction of Huyton Church Road and Huyton Lea Road, was constructed as a church in 1856 (with a school added in 1861) (NHLE Ref. 1075533), and Newland, on the corner of Huyton Lea Road and Victoria Road, also Grade II listed, is noted to have been constructed in the mid-19th century (NHLE Ref. 1343444). Ravensdale and Markland Lodge on Victoria Road was erected between 1860 and 1870 by Thomas Lings, and on Huyton Church Road, the detached villa known as Lawrence House dates from the 1870s or 1880s (Knowsley Council 2015, 29).
- 4.2.7 The Ordnance Survey map which was published in 1894 shows both Victoria Road and ‘Church Road’ as having been laid out, but only the east side of Huyton Church Road had been built on. The west side had clearly been sub-divided into plots in readiness for development, but only a few structures are shown, including a large detached property at the south end which has since been demolished. The site of Prospect House is shown as undeveloped at this date, but it appears to have formed part of two plots, including the northern side of a garden associated with a house (Figure 4b).
- 4.2.8 By 1907, some new detached properties had been erected on the west side of ‘Church Road’ but several sites remained empty, including the site of Prospect House, although the southern part was originally part of the garden of the adjacent dwelling. This was still the case by 1927, although some sub-division of plots had been undertaken at the north end of the west side of ‘Church Road’, and an apparent small greenhouse is shown within the site boundary (Figures 5a and 5b).
- 4.2.9 Even as late as 1965, the west side of Huyton Church Road had not become fully developed as may have been intended by the sub-division of the plots that had taken place by the end of the 19th century. The site of Prospect House also remained empty by this date, but the plot appears to have been consolidated, with a possible rear access lane shown along its western side (Figures 6a and 6b).
- 4.2.10 In 1967, the large property (Huyton Hey) at the junction of Huyton Lea Road and Huyton Church Road (west side) was still in existence, as shown on Ordnance Survey mapping, however by 1976 it had been demolished. Prospect House appears have been been constructed during this period. On the 1976 Ordnance Survey map it is present, and annotated as ‘Day Nursery’ (Old Maps 2021).

5 Site Visit

5.1 Introduction

- 5.1.1 The site was visited on the 16th July 2021. The site was inspected for any evidence for features of archaeological/historic interest within the proposed development area and the evidence for previous landscaping and levelling activities was assessed, to determine if they may have had an impact on any potential buried archaeological remains (Figure 2).
- 5.1.2 An assessment was also made of any potential impacts the proposed development may have on the setting and significance of recorded designated and non-designated heritage assets in the vicinity.

5.2 Site Conditions

- 5.2.1 Huyton Church Road is a largely residential street which can only be accessed by vehicle from Huyton Lea Road to the south, although there is pedestrian access to Victoria Road to the east and the modern retail units on Lathom Road to the west at the top of Huyton Church Road. As this is a road that does not act as a thoroughfare to anywhere else for vehicles, it means that it is relatively tranquil compared to the busy Huyton Lea Road.
- 5.2.2 At the south end of Huyton Church Road there is a triangular area of parkland at the junction with Huyton Lea Road (west side); this was the site of the detached property known as Huyton Hey which was demolished by 1976 (Plate 1). This area of parkland with mature trees around its boundary provides an introduction to the trees and greenery which are present along the length of Huyton Church Road, and between the property boundaries. On the opposite corner is Park Hall, a former church and school which is currently being redeveloped for housing (Plate 2).
- 5.2.3 Along both sides of Huyton Church Road there are large properties, many of which are detached, and set back from the street frontage with mature trees along the boundaries. The residential properties are a mixture of late 19th century to modern in date, and are either single-storey bungalows or dwellings of two storeys (Plates 4 and 5). It is noticeable that when new dwellings have been constructed, whether on previously undeveloped plots or on the sites of previous houses, the new builds have been designed to be set back from the street frontage, following the historic precedent, and the construction materials that have been utilised to blend with the historic fabric. Some of the historic properties retain their decorative sandstone gateposts which have the house name engraved into them, for example Saxon Lodge and Sussex Lodge on the east side of the street.



Plate 1: View looking west showing the triangular area of parkland at the south end of Huyton Church Road (west side)



Plate 2: View looking east showing the Grade II listed Park Hall, a former church and school, which is currently under redevelopment (as of July 2021)



Plate 3: View looking north from the south end of Huyton Church Road



Plate 4: Example of one of the detached properties (Saxon Lodge) on the east side of Huyton Church Road

5.2.4 Prospect House is located on the west side of Huyton Church Road; this is a single-storey brick building with shallow pitched roof which is set back from the road with hedges along the boundary which partly screens the structure from the street (Plates 6 and 7). There is a vehicular access point

to the north side of the building with car parking present in the north-west corner of the plot in which Prospect House sits (Plate 8). The remainder of the plot is grassed over, with hedges present along the north and south boundaries which provides screening between Prospect House and the adjacent residential properties.



Plate 5: Example of one of the early 20th century detached properties along the west side of Huyton Church Road



Plate 6: View looking north showing Prospect House to left of photograph



Plate 7: Prospect House, west side of Huyton Church Road



Plate 8: Prospect House (north end) with car parking to its north-west side

- 5.2.5 The property to the north of Prospect House is a bungalow, possibly dating to the 1960s, seemingly constructed in a plot which has been sub-divided. The property immediately to the south (No. 19) is a modern two-storey house of possible late 20th or early 21st century date, seemingly built on the site of an earlier dwelling that has been demolished.

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- 5.2.6 There is little in the way of vegetation along the western boundary of Prospect House, therefore there are uninterrupted views possible to the rear of the Police Station located on Lathom Road.

5.3 Setting

- 5.3.1 The setting of Prospect House is one of a residential character, with domestic properties located immediately to the north, south and east. Each of the properties are set within their own plots, with strong boundaries of vegetation or dwarf walls.
- 5.3.2 The building is not clearly seen in long views along Huyton Church Road, as is the case with most of the other properties, due to the set-back nature of the built form.
- 5.3.3 From the site of Prospect House, it was not possible to clearly view Park Hall which is located at the south end of Huyton Church Road, and there was no visibility with the other listed buildings in the Conservation Area, i.e. Newland at the south end of Victoria Road, and the United Reformed Church on the corner of Victoria Road and Seel Road.

6 Statement of Significance

6.1 Assessment of Significance

- 6.1.1 Huyton Church Road and Victoria Road are two streets which were laid out in the second half of the 19th century and developed with large detached villas. The Conservation Area is significant as an example of a Victorian suburb which contains large dwellings set in extensive gardens. It is architecturally one of the most important areas of Huyton, “contributing significantly to the town’s rich cultural heritage” (Knowsley Council 2015, 7).
- 6.1.2 This significance is derived from several different elements: large villa-style properties set back from the road frontage, and within extensive garden plots; low density buildings, properties generally not being over two storeys; the mature trees and vegetation which exist along the boundaries; the tranquil nature of the streets compared to the busy Huyton Lea Road to the south; the primarily residential character of the streets, with some notable historic structures that are either designated as listed buildings, or have been identified in the Conservation Area Appraisal as being focal buildings, and the long views possible each way along Victoria Road and Huyton Church Road.
- 6.1.3 The Conservation Area as a whole, therefore, has evidential and historical value as the street layouts, plots and physical fabric provide evidence for the evolution of this part of Huyton as a result of the construction of the railway, development of industries and prosperity of the area in the 19th century, and the wealth and aspirations of its occupants.
- 6.1.4 Prospect House itself does not positively contribute to the Conservation Area, as it is of late 20th century date and is not residential in character, being a purpose-built commercial property.
- 6.1.5 The plot containing Prospect House, however, is of local significance as one of several plots which were created along both sides of Huyton Church Road in the late 19th century, but one that was not built upon. The current plot represents part of the original layout, although the southern section was originally part of the garden of a detached house. The plot, therefore, has evidential and historic value, whilst the building itself contains no heritage value.

6.2 Assessment of Impact

- 6.2.1 The proposals relate to the demolition of Prospect House, a late 20th century commercial building, and the redevelopment of the site for residential use in the form of three blocks set back from the road frontage with car parking provided to the north side.
- 6.2.2 It has been established that Prospect House does not have any heritage value, but the plot in which it sits is of local heritage significance. Prospect House does not positively contribute to the Conservation Area as a whole, but the plot is important as parts of the original divisions of land which

was intended for development but which did not occur. It is therefore considered that the demolition of Prospect House would not negatively impact on the Conservation Area, and the retention of the size and boundaries of the plot would preserve that element that contributes to its significance.

- 6.2.3 The proposals entail the construction of three new residential blocks, with vehicular access provided using the existing access point, and the existing hedge boundaries would be retained. The provision of new domestic accommodation would fit with the primarily residential character of the Conservation Area. The blocks are intended to be set back from the road frontage, in line with the other properties along the street. The blocks would need to respect the other buildings in the Conservation Area in terms of scale and massing so as not to dominate the character of the street and be prominent within long views.
- 6.2.4 It is therefore considered that the elements which contribute to the significance of the Conservation Area, as outlined above, would not be negatively impacted by the proposals, and that the character and appearance of the Conservation Area would be preserved, provided the scale and massing of the new blocks respect the existing properties.
- 6.2.5 It is also considered that there would be no negative impact to the setting of the designated heritage assets within the Conservation Area, mainly due to lack of intervisibility and spatial distribution, or to the notable buildings along Huyton Church Road that have been identified within the Conservation Area Appraisal, as the proposed development potentially would not intrude or compete in views or the setting of these heritage assets, provided the scale and massing of the new blocks respects the surrounding properties. It may be necessary for visualisations to be provided which illustrate the proposals in relation to the adjacent buildings.

7 Conclusions

- 7.1.1 An assessment has been made of the historical development of the proposed development site at 21 Huyton Church Road. From the rapid desk-based assessment it is evident that Huyton Church Road was laid out in the second half of the 19th century, along with Victoria Road which runs parallel to it to the east. It was intended to be developed with villa-style dwellings to house wealthy merchants and gentlemen who could easily commute to Liverpool on the railway, whilst reside in a suburban environment away from the city centre.
- 7.1.2 The east side of Huyton Church Road developed first, whilst the west side, on which Prospect House is located, was more piecemeal in its evolution, with some of the existing properties being constructed in the late 20th/early 21st century. Prospect House was built on a previously undeveloped site in the 1970s as a commercial structure, which was quite different to the residential character of the rest of the street.
- 7.1.3 It is considered that the proposals would not negatively impact on the Conservation Area as the new builds are intended to provide residential accommodation rather than house commercial concerns which could impact on the tranquility of the area through increased vehicle traffic. Provided the buildings are designed to be set-back from the street frontage, and the scale, massing and construction materials respect the existing built form, there would be no interruption to long views, and the character and appearance of the Conservation Area would be preserved.

8 Bibliography

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APPENDIX 1: FIGURES

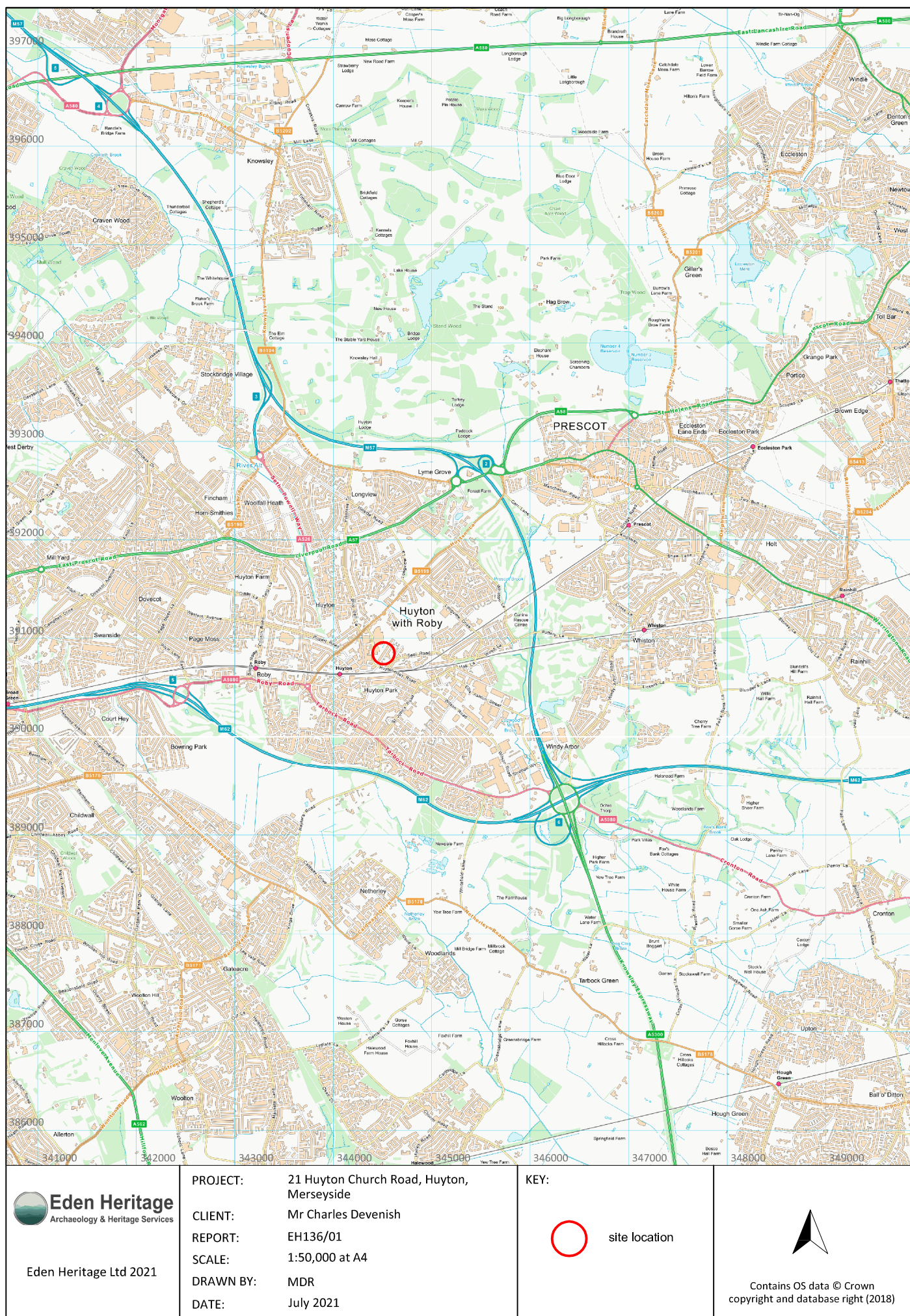


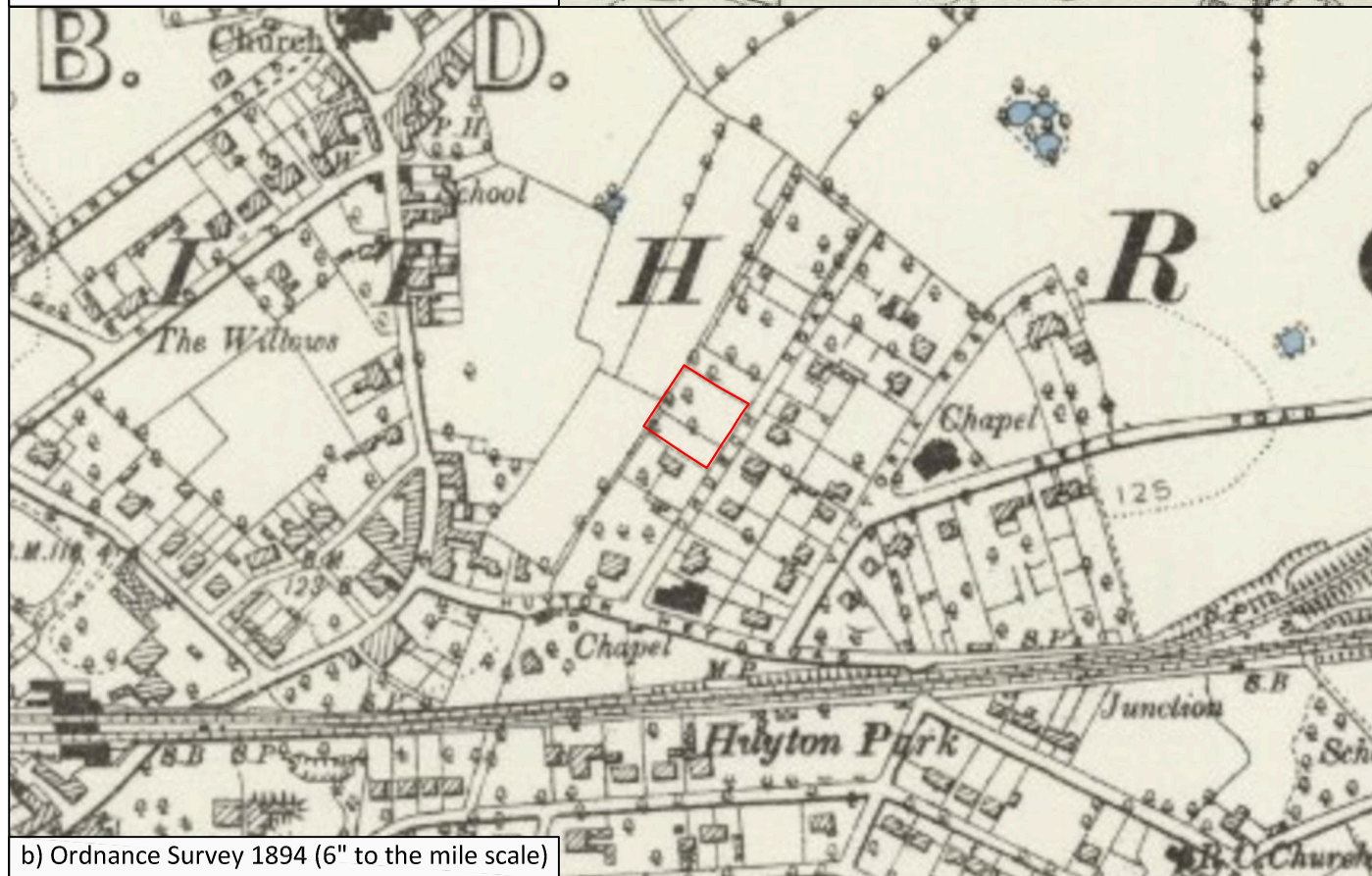
Figure 1: Site Location.

Contains data provided by
Survey Operations (2020)



Figure 2: Detailed site location.





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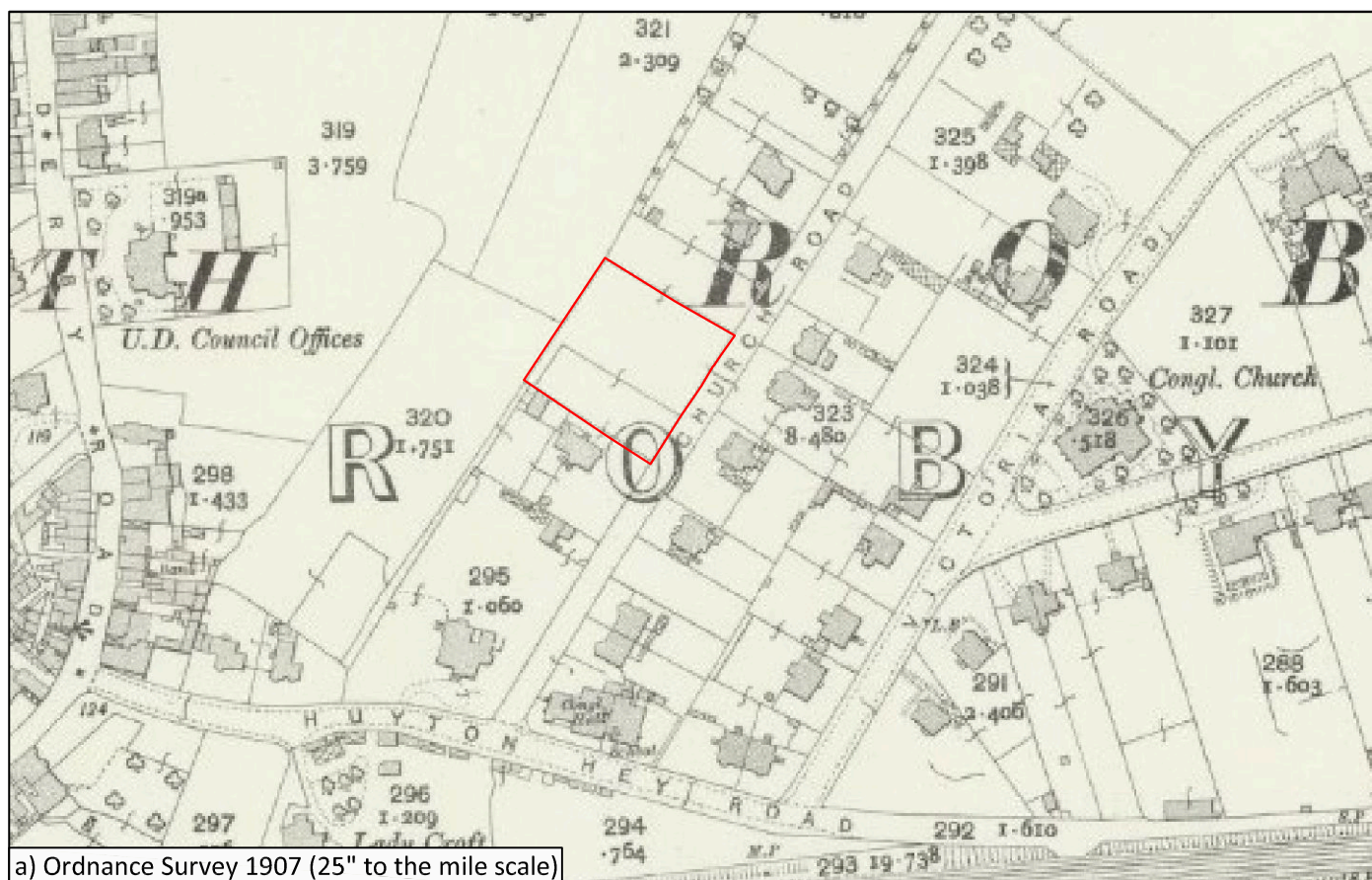
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 CLIENT: Mr Charles Devenish
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 SCALE: 1:5,000 at A4
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KEY:

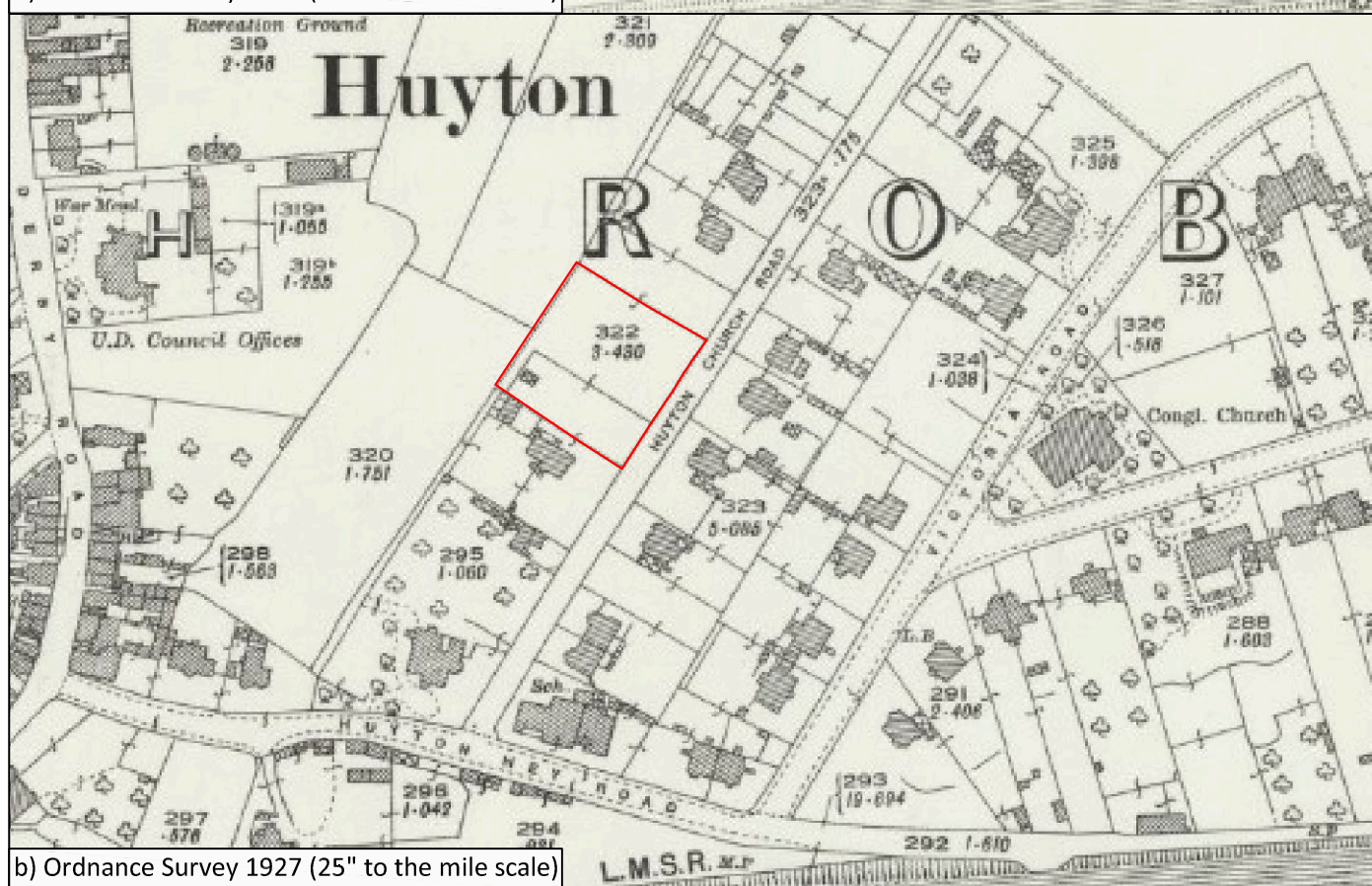
 site boundary



Figure 4: Late 19th century Ordnance Survey maps (1850 & 1894).



a) Ordnance Survey 1907 (25" to the mile scale)



b) Ordnance Survey 1927 (25" to the mile scale)



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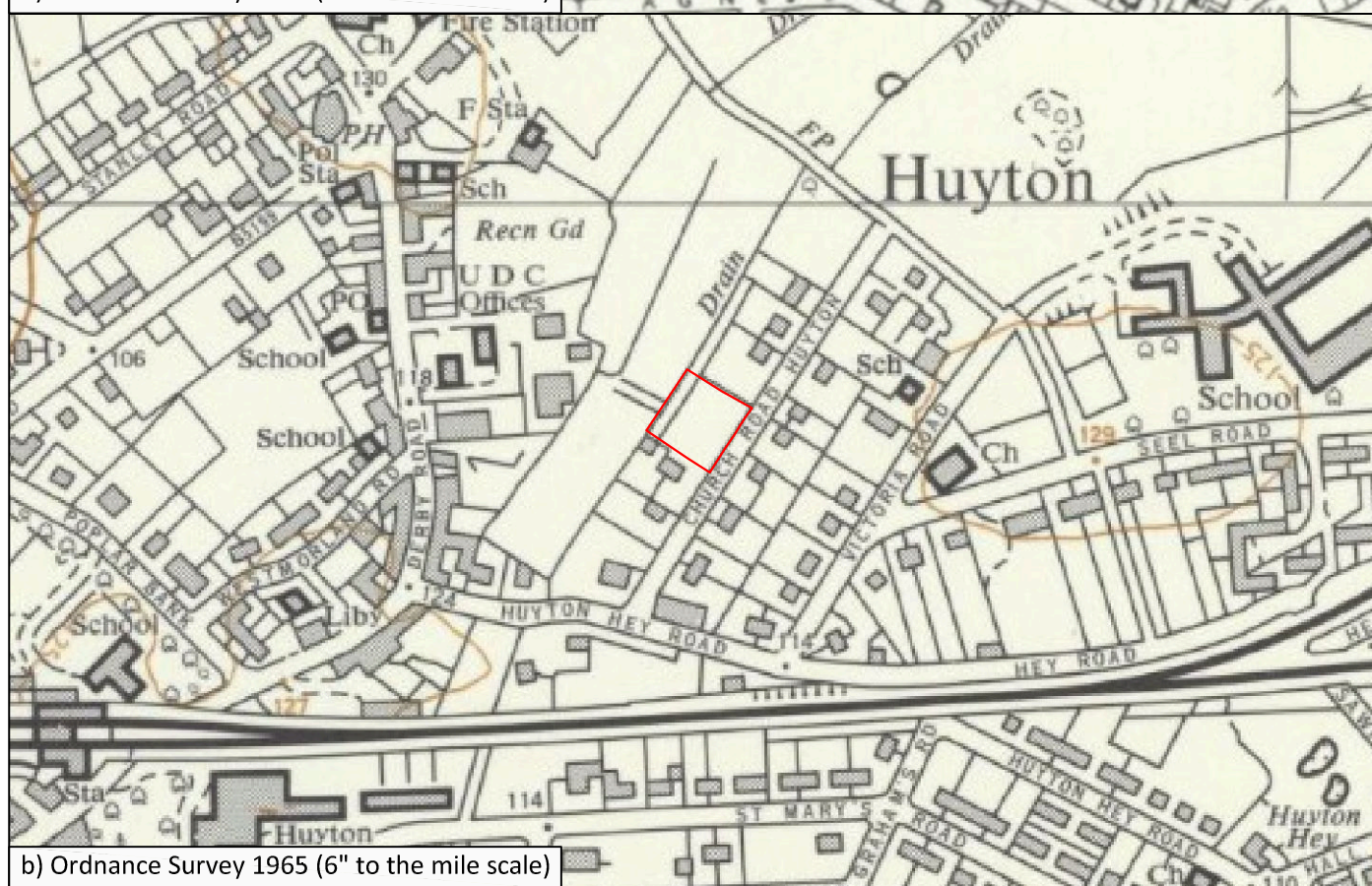
 site boundary



Figure 5: Early 20th century Ordnance Survey maps (1907 & 1927).



a) Ordnance Survey 1956 (6" to the mile scale)



b) Ordnance Survey 1965 (6" to the mile scale)



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KEY:

 site boundary



Figure 6: Late 20th century Ordnance Survey maps (1956 & 1965).

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