

East Halewood Heritage Impact Assessment

Redrow Homes Ltd (Lancashire)

16 June 2025

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1.0 Introduction

- 1.1 This Heritage Impact Assessment [HIA] has been prepared by Lichfields on behalf of Redrow Homes Lancashire. It assesses the effect of the proposal on above-ground heritage assets on the proposed development at land east of 75 Baileys Lane, Halewood.
- 1.2 The site comprises approximately 0.43ha of largely undeveloped former agricultural land and one 19th Century dwelling house located at 75 Baileys Lane, a potential non-designated heritage asset. The site is located east of Halewood, circa 11km from Liverpool City Centre and circa 3.3km north of the River Mersey. The site is bounded by the Finches development to the north (accessed from Lower Road) which is currently under construction by Redrow. To the east of the site is Baileys Lane and Finch Farm Woods is located to the southeast.
- 1.3 There are no designated heritage assets within or adjacent to the site. There are three designated assets within 1 km of the site (all Grade II listed), including the Blackie Boy War Memorial (circa 700m to the south of the site) the Church of Saint Nicholas (circa 700m to the north-west of the site), and the Halewood Conservation Area (circa 650m from the site).
- 1.4 In accordance with paragraph 207 of the National Planning Policy Framework [the Framework], this HIA establishes the significance of the heritage assets that may be affected, including an understanding of their setting and how it contributes to significance. It then considers the effects of the proposal on setting and significance.

About the Author

- 1.5 This HIA has been produced by a team at Lichfields including Full Members of the Institute of Historic Building Conservation (IHBC) that has extensive experience in preparing reports which assess the effects of new development on the historic environment:
- Nick Bridgland - Heritage Director - MA FSA Scot IHBC MCIfA
 - Dominic Holding - Associate Director - MTCP MRTPI (IHBC Supporter Member)
- 1.6 There is no formal industry-wide definition of a competent expert for the production of Heritage Statements/Heritage Impact Assessments. Full IHBC membership is a benchmark and IHBC accreditation has been identified as compliant with the international standard on cultural heritage conservation practice – the ICOMOS Guidelines of 1993.

2.0 Methodology and scope

Methodology

- 2.1 This section sets out the approach to assessing the significance of heritage assets as well as the approach to assessing the proposal's effect on their significance, including consideration of how changes to setting will affect significance. The methodology accords with IEMA/IHBC/CIfA's guidance the 'Principles of Cultural Heritage Impact Assessment in the UK' (July 2021) which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change.¹
- 2.2 The Framework defines significance as the 'value' of an asset based on its 'heritage interest', and it defines that interest as archaeological, architectural, artistic and historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles, 2008, which are evidential value, aesthetic value, historical value and communal value.
- 2.3 The Framework confirms that significance derives not only from a heritage asset's physical presence but also from its setting. The setting of a heritage asset is the surroundings in which it 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 contribution or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.
- 2.4 The overview of the significance of the heritage assets has been undertaken using a combination of desk-based study and fieldwork undertaken on 14 October 2024. Relevant desk-based references consulted include the National Heritage List for England, local list, conservation area appraisals and relevant mapping as well as the Merseyside Historic Environment Record [HER], via the online Heritage Gateway. These methods are common practice when assessing the significance of a heritage asset and have been carried out in accordance with Historic England's Statements of Heritage Significance: Analysing Significance in Heritage Assets (Advice Note 12), 2019; and Historic England's Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2, 2015.
- 2.5 'Principles of Cultural Heritage Impact Assessment in the UK' sets out at paragraph A.16-A19 that the relative importance of an asset should be identified and scaled. A Classification of Importance of Heritage Assets table prepared by Lichfields is included at Appendix 2. This assigns levels of importance to the various types of designated and non-designated heritage assets, drawing from relevant national and international guidance. It should be seen as a starting point as there may be instances where the particular characteristics of a specific asset merit a different category.
- 2.6 The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), 2017 (GPAPN3).

¹ Institute of Environmental Management and Assessment (IEMA), Institute of Historic Building Conservation (IHBC) and Chartered Institute for Archaeologists (CIfA).

Scope

- 2.7 The following heritage assets were considered to be potentially affected by the proposal:
- 1 Blackie Boy War Memorial (Grade II Listed NHLE 1253240)
 - 2 Church of Saint Nicholas (Grade II Listed NHLE 1436263)
 - 3 Halewood Conservation Area
 - 4 75 Baileys Lane (non-designated, HER ref. MME21310)
- 2.8 The Church of Saint Nicholas, Halewood Conservation Area (and all non-designated assets within the Conservation Area) have been grouped together assessment, given the cumulative and interrelated nature of their significance.
- 2.9 A number of additional potential non-designated assets are present within the vicinity of the site, including, for example, the barn and cottage present at 87 Baileys Lane, Cheshire Lines Railway Embankment, and 1960's Roman Catholic Church of St Mark, Penman Crescent. Having regard to the low sensitivity of these assets and the limited relationship with the application site, they have been discounted from assessment. This is considered to represent a proportionate approach in line with paragraph 211 of the Framework.

3.0 **Heritage statute and policy**

Statute and Policy Context

3.1 The relevant statutory development plan for the Site comprises Knowsley Local Plan Core Strategy (January 2016). The heritage statutory considerations for the proposal are s.16(2), s.66(1) and s.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”).

3.2 Material considerations include:

- 1 National Planning Policy Framework (December 2024) [The Framework];
- 2 National Planning Practice Guidance: Historic Environment (July 2019);
- 3 Knowsley Local Plan Core Strategy (January 2016) [The Core Strategy];
- 4 National Design Guidance (January 2021);
- 5 National Model Design Code (October 2021); and
- 6 Relevant Historic England guidance.

Application of Statute and Policy

3.3 The following are the key heritage policies and statutory considerations the proposal will be assessed against:

- 1 Does the proposal preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of the affected listed buildings? (s.16(2) and s.66(1) of the 1990 Act; Paragraphs 210 and 212 of the Framework; Core Strategy Policy CS20).
- 2 Does the proposal preserve or enhance the character, appearance, significance and setting of the conservation area? (s.72(1) of the 1990 Act; Paragraphs 210 and 212 of the Framework; Core Strategy Policy CS20).
- 3 Does the proposal preserve the local distinctiveness and character of historic assets through sensitive design of new development? (Paragraph 139 of the Framework; Core Strategy Policy CS20).
- 4 What is the significance of the non-designated heritage assets to be affected and what is the effect of the proposal upon this significance? (Paragraph 216 of the Framework; Core Strategy Policy CS20).

4.0 Baseline Conditions

Site and surroundings

- 4.1 The site is located east of Halewood, circa 11km from Liverpool City Centre and circa 3.3km north of the River Mersey. The site is bounded by the Finches development to the north (accessed from Lower Road) which is currently under construction by Redrow. To the east of the site is Baileys Lane and Finch Farm Woods is located to the southeast. The site location is shown below:

Figure 4-1: Aerial imagery of the site. The approximate site location is shown in red.



- 4.2 The site largely comprises undeveloped former agricultural land with modern plantation. One derelict 19th century dwelling is present in the western part of the site, fronting on to Baileys Lane. The property is a two-storey detached house. This property is shown below:

Figure 4-2: Photograph of 75 Baileys Lane (white dwelling in centre of image)



- 4.3 There are no designated heritage assets within or adjacent to the site. There are three designated assets within 1 km of the site, including the Blackie Boy War Memorial (circa 700m to the south of the site) the Church of Saint Nicholas (circa 700m to the north-west of the site), (both Grade II listed) and the Halewood Conservation Area (circa 650m from the site).

Historic Development

- 4.4 Halewood is not mentioned in the Domesday Survey (1086) but was likely one of the six 'outliers' of West Derby. Halewood means 'wood by Hale' and was first documented in c. 1200 (Ekwall 1974, 212). Its history is inextricably linked with the settlement of Hale and was not a manor in its own right initially. The Ireland, Holland and Lovels families held manorial lands within Halewood, which was often much disputed. By the 13th century, however, Halewood was disafforested and was divided between the Ireland and Holland families, with the Irelands, Lord of Hale, generally owning much of the southern part, although the two families were brought together in 1285 by marriage. As land was gradually cleared, rights of the common were granted to settlers by the Manorial lords.
- 4.5 From 1604 the parliamentary Enclosure Acts saw the removal of the open fields system across Britain, creating property rights to land previously held in common. Enclosure happened gradually in Halewood in the late 18th century. Halewood Green was most effected where villagers lost their rights to graze land along the sides of the road and the common was given to the lords of the manor. Around the time of enclosure, settlement at Halewood began to expand. By the 15th century, Halewood was a separate township from Hale and in 1682, the manor of Halewood became part of the dower of Charlotte, Countess of Derby.
- 4.6 In 1839, the Chapel of St Nicholas was built. It was later enlarged in 1847 and in 1868, St Nicholas' Chapel become a rectory and a Parish Church. A tower and bells were added to the church around 1883. St Nicholas' Church is Grade II listed and has 17 glass windows

designed by William Morris (1834–1896). The church also has a Henry Willis organ installed in 1889.

- 4.7 A barn MME5992 is shown on the Derby Estate plan in 1784/5 approximately 65m south of the site. There are several entries within the HER relating to Finch Farm, a former post-medieval farmstead demolished before the development of Everton's training grounds 600m southeast of the site.

- 4.8 The rear (eastern) part of the site appears as enclosed agricultural land on the 1843 tithe map, recorded as a mixture of meadow and arable land under the ownership of the Earl of Derby and William Grapel. Within the site there is one post-medieval building recorded on the HER comprising No. 75 Baileys Lane MME21310, a 19th century house. The house is not shown on the Derby Estate plan 1783/5 or the 1803 Enclosure plan. Greenwood's map of 1818 shows two buildings on the east side of the road in this general vicinity. The accuracy, scale and detail of these maps however do not allow a detailed understanding of the site or the position of built development. A building is shown in the general location of 75 Bailey's Lane on the 1843 Tithe Map, recorded within Plot 482. The building is described as a 'cottage and garden' occupied by Thomas Tarbock and belonging to Charles Pownall, a farmer from Prescott.

- 4.9 The 1st edition 6 Inch Series OS map of 1849 shows a building with a small outbuilding to the rear. The 25 Inch Series OS map of 1904 shows a detached building on the site, sitting flush with the southern party boundary to the southern plot. Two semi-detached properties are situated in the plots to the south. The 25 Inch Series OS appears to reflect the building on site today. Due to the scale and accuracy of the earlier OS maps, it is not entirely clear whether the building was constructed in the early 19th century (prior to the 1843 Tithe and 1849 6 Inch OS), or whether the building was constructed in the late 19th century either adjacent to or on the site of earlier buildings (prior to the 1904 25 Inch Series).

- 4.10 In the early 20th century, the wider surroundings in the township of Halewood continued to be predominantly agricultural in character with dispersed farmsteads. In 1937 Lodge Farm 710m south of the site became the site of a Horses' Rest, established by an early branch of the RSPCA, which took in retired working horses. There was a pet cemetery MME16940 at the Horses Rest which included the grave of Blackie the war horse (Grade II NHLE 1436263) who served during the First World War alongside his master Lieutenant Leonard Comer Wall in the 55th West Lancashire Division. The buildings at Lodge Farm and other grave monuments were cleared in 2021 for residential development and a new monument has been dedicated to Blackie alongside the listed gravestone.

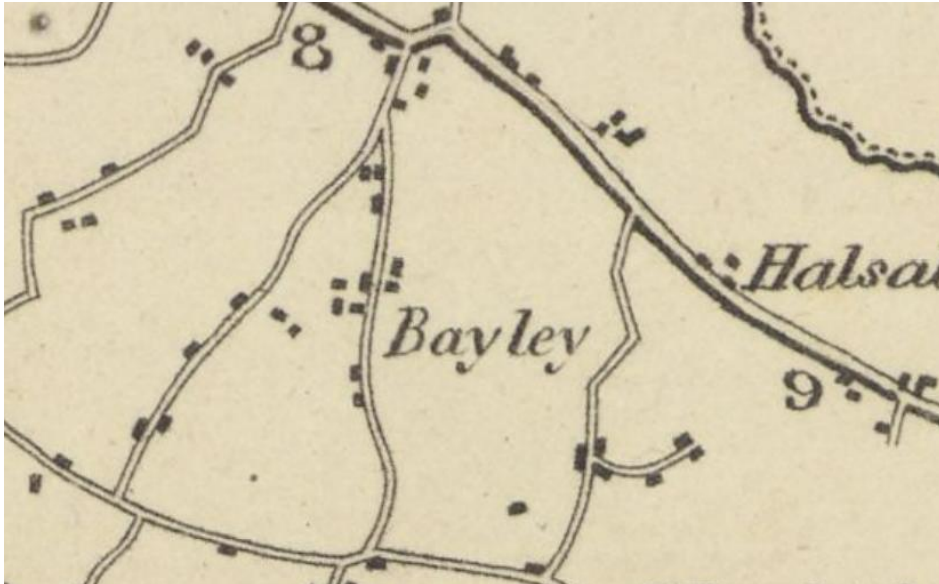
- 4.11 Other notable development within the wider vicinity of the site during the modern period includes Everton training grounds within agricultural land on the site of Finch Farm MME5972 750m southeast of the site.

- 4.12 While the settlement at Halewood continued to expand, the majority of site remained as largely undeveloped agricultural land. Two small rectangular structures and one L-shape structure appear within the site on the 1925 6-inch Ordnance Survey. A large proportion of the site was in agricultural use at the time, suggesting that these structures were sheds or ancillary buildings related to agriculture. These structures have since been demolished and do not appear on the 1970 National Grid Ordnance Survey. A small plantation, Finch Farm Woods appears on aerial photography around the turn of the 21st century along the southern limits of the site. The area surrounding the site is currently being developed for

residential use, included in the Core Strategy as the East Halewood Sustainable Urban Extension.

4.13 Map regression for the site and surrounding area is shown below.

Figure 4-3 - County Maps Series 'Map of the County Palatine of Lancaster 1818'



Source: Scottish National Library

Figure 4-4 - 1843 Tithe Apportionment Map



Source: TheGenealogist, Crown copyright Images reproduced courtesy of The National Archives, London, England (2001433)

Figure 4-5 - Lancashire Sheet CXIV (Six-inch Series) Surveyed: 1845 to 1846, Published: 1849



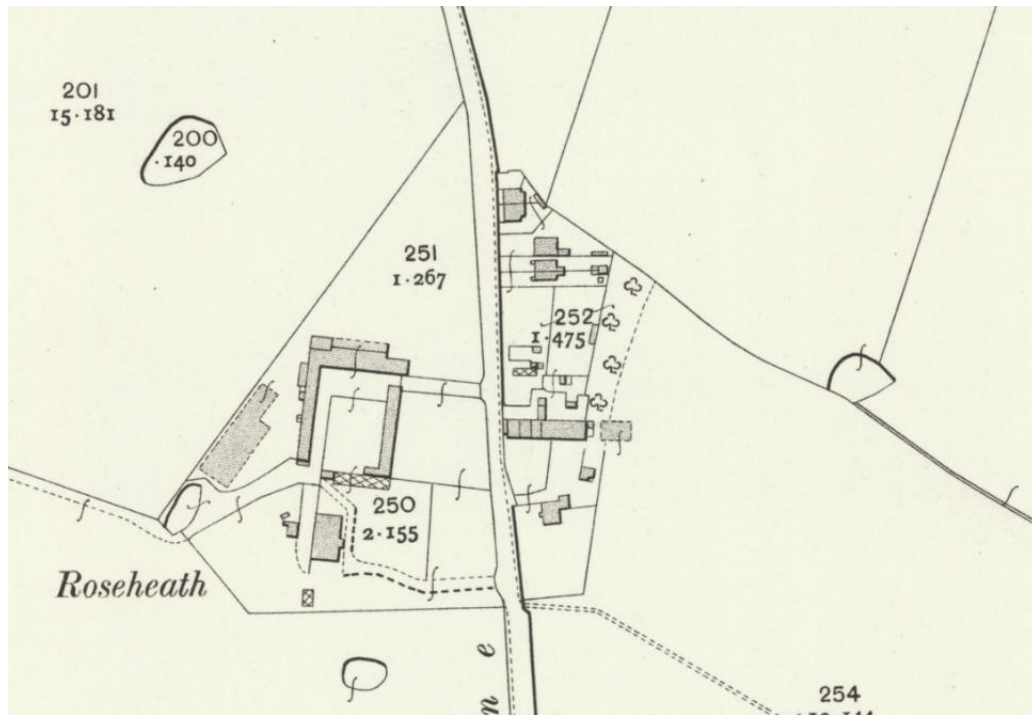
Source: Scottish National Library

Figure 4-6- Lancashire Sheet CXIV.SW (Six-inch Series) Surveyed: 1890 to 1891, Published: 1894



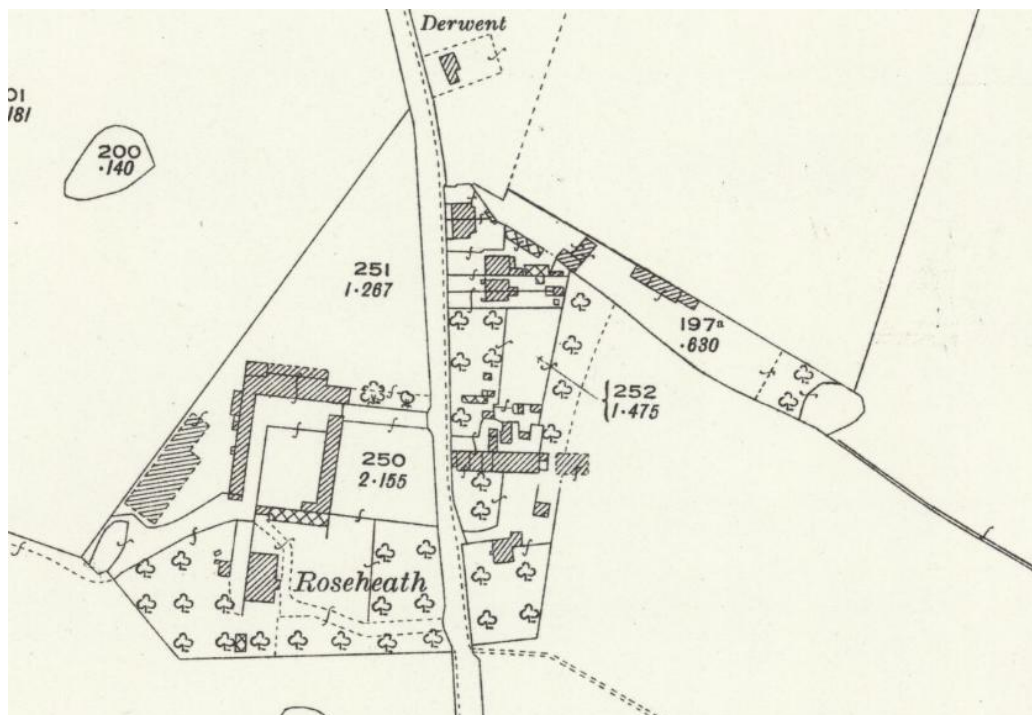
Source: Scottish National Library

Figure 4-7 - Lancashire CXIV.10 (25 Inch Series) Revised 1904, Published 1907



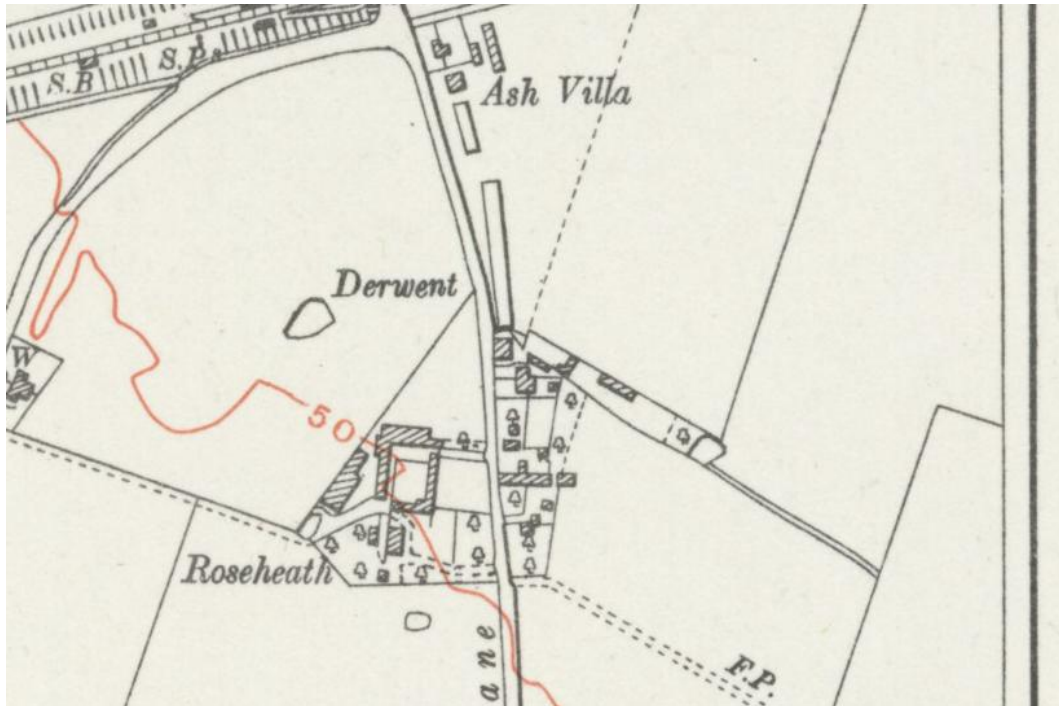
Source: Scottish National Library

Figure 4-8 - Lancashire CXIV.10 (25 Inch Series) Revised: 1925, Published: 1927



Source: Scottish National Library

Figure 4-9 - Lancashire Sheet CXIV.SW (Six Inch Series) Revised: 1938, Published: 1944



Source: Scottish National Library

Figure 4-10 - Satellite Image 2022



Source: Google

5.0 Significance of Heritage Assets

Group: Halewood Conservation Area and the Church of Saint Nicholas (Grade II)



- 5.1 The Halewood Village Conservation Area [the Conservation Area] retains the character of a Victorian village at its core, featuring open spaces, green areas, and well-spaced buildings. The Conservation Area includes a notable collection of Victorian ecclesiastical buildings, situated near an earlier grouping including an inn and cottages.
- 5.2 Halewood was originally part of the township of Hale, but the two areas had separated by the 15th century. By the 16th century, the woodland known as "Hale's Wood" had been cleared, resulting in Halewood becoming the largest township within Childwall Parish. The township historically comprised three main areas: Halewood Green, Halewood Lane Ends, and Halebank. The area known as Halewood Lane Ends gradually developed into what is now Halewood Village.
- 5.3 The Conservation Area includes two groups of buildings. The first encompasses the Church of St Nicholas, the old rectory, vicarage, former school, and Hazeldene Cottage. These buildings, constructed from sandstone sourced from Woolton Quarry, share group value. They are situated in a well-wooded environment which enhances the setting. The old rectory, has an attractive late Georgian frontage and retains its original window pattern, illustrating the architectural style of the period.
- 5.4 The Church of St. Nicholas (Grade II Listed), is a prominent landmark within the Conservation Area. It is a well detailed and imposing mid-19th Century Anglican church in Early English Gothic style. The Church is constructed of coursed red sandstone, slate roofs, tiled ridge crests, sandstone copings and kneelers, lead-lined timber rainwater goods. It was originally constructed in 1839 as a chapel of ease in 1839 to the designs of Messrs A Y & G Williams of Liverpool. This was a key development in the village's history. Significant alterations to the Church took place in 1847, with the addition of the tower and bells in 1883. It features original pew boxes and stained glass windows designed by William Morris, further enhancing its aesthetic and associative value. It serves as the main focal point

within the heart of the conservation area. Given the flat topography, surrounding tree cover and the modest height of the Church, views of the building and its spire are generally restricted to a small catchment. It can be glimpsed from a small section of Church Road and the adjacent playing fields, but is not visible within the wider townscape.

- 5.5 The second group of buildings consists of the Eagle & Child Inn and surrounding buildings, including the Bowling Club, the Hollies, and Pear Tree Cottage. The Eagle & Child Inn is the earliest and most prominent building in this group. The building appears on the historic 1843 Tithe Map alongside a brewery. Originally a thatched building, the Eagle & Child also housed a smithy and a room for cockfighting. Four late 19th-century black and white Arts and Crafts Revival style cottages, located at the corner of Court Avenue and Church Road, maintain much of their original character and contribute to the historical streetscape. Additionally, two cottages on Hollies Road are included within the Conservation Area. They share a similar coloured render, although one has been altered with modern extensions and non-traditional windows that detract from its historic appearance.
- 5.6 Overall conservation area contains an eclectic range of interesting buildings, most of which are well relatively well preserved and allow the historic development of the village to be understood. The buildings share group value and the wooded nature of the Conservation Area has helped it to retain its village character. The Conservation Area and Church of St Nicholas are considered to be of **medium** importance.

Setting

- 5.7 The historic highway layout in and around the Conservation Area largely remains. However, the former village of Halewood has now been subsumed by suburban residential development, resulting in the loss of what was once an entirely rural context. The openness of the playing fields to the south-west, along with tree planting at Church Road, have helped to retain some sense of the historic village character in this small pocket. That said, Church Road is now a busy vehicular thoroughfare, which does somewhat undermine the sense of tranquillity of the heart of the village.
- 5.8 Overall, the positive contributors to setting of the Conservation Area and the individual assets within it are largely restricted to Church Road, the wooded areas both in an adjoining the Conservation Area, as well as the open fields to the south-west of the Conservation Area. Beyond this, the wider setting is sub-urbanised and does not positively contribute to the setting of these assets.

The Site's Contribution to Setting and Significance

- 5.9 The application site is situated approximately 700m to the south-east of the Conservation Area. There is no historically present functional relationship between the site and the Conservation Area. Given the flat topography and intervening development there is no direct visual relationship between the two. Any serial or kinetic views experienced between the site and the Conservation Area will be those of suburban street scenes, largely comprising 20th century housing. On this basis the application site plays **no role** in the setting or significance of the Conservation Area or the Church of St Nicholas.

Blackie Boy War Memorial (Grade II)

- 5.10 Blackie was a horse that served with the 275th Brigade Royal Field Artillery 'A' Battery - 55th West Lancashire Division during the First World War, alongside his master Lieutenant Leonard Comer Wall. Wall was born in West Kirby, Wirral in 1896 and was educated at Clifton College, Bristol where he was still studying at the outbreak of the First World War. He obtained a commission with the 275th Brigade Royal Field Artillery 'A' Battery - 55th West Lancashire Division during the early days of the war and was posted to the Western Front on 9 September 1915. Details of Blackie's early life are not known, although he is believed to have been born c1905.
- 5.11 Lieutenant Wall was a wartime poet who composed a number of poems during his active service on the Front. One of his poems known as 'The Rose of Lancaster', which was written in Flanders in April 1917, included the line 'We win or die who wear the Rose of Lancaster'. The line was adopted later in 1917 as the motto of the 55th West Lancashire Division and encircles the divisional sign. Metal discs were also produced bearing the crest of the division and the poetic line, which were placed on the graves of those in the division killed during the war. The motto is also carved on the monument to the 55th Division in the Grade I-listed Anglican Cathedral Church of Christ, Liverpool.
- 5.12 In Lieutenant Wall's will he requested that if he did not survive the war that his faithful horse Blackie be buried with his medals or decorations. Lieutenant Wall was killed in action at Ypres whilst riding Blackie on 9 June 1917 at the age of 20. He is buried at Lijssenthoek Military Cemetery, Poperinge in the Belgian province of West Flanders and his gravestone is inscribed with the line from his poem. Blackie received severe shrapnel injuries in the same incident, but remained in service on the Front for the rest of the war, and by the end of the war he had taken part in the battles of Arras, Somme, Ypres and Cambrai.
- 5.13 After the war Lieutenant Wall's mother Kate bought Blackie from the Army and lent him to the Territorial Riding School in Liverpool. In 1930 he was 'pensioned off' and retired to live at the Horses' Rest in Halewood where he remained until his death at the age of 37 in December 1942. It is understood that Blackie used to lead Liverpool's May Day Horse Parade along with another former war horse known as Billy, and was adorned with his master's medals. Blackie's death received press coverage across Britain. He was buried in the north-west corner of the western field fronting Higher Road with his master's medals and a gravestone was erected. The gravestone has been cleaned in recent years making the inscription legible again.
- 5.14 The gravestone of Blackie the Warhorse is of a design similar to those in military cemeteries, and the inscription bears Blackie's name, regiment, and place and date of death like his human counterparts. The asset is the first ever war horse grave to be designated, and was part of Historic England's First World War centenary listings project which has seen more than 2500 war memorials across the country listed since 2017. The gravestone is a rare memorial commemorating an individual animal which served and survived the major battles of the First World War. It represents the key role that animals played in the First World War. It also has a close association with a wartime poet, Lieutenant Wall, and the fact that he is buried with his master's medals reflects the strong bonds between the soldiers and their horses on the front. The asset holds historic, communal and cultural significance and is considered to be of **medium** importance.

Setting

- 5.15 The setting of the memorial stone recently underwent some improvements as part of a housing development by Miller Homes, and is now commemorated by a statue erected in July 2024. This also saw the removal of vegetation which had previously concealed the statue. The improvements to the setting of the war grave have enhanced its setting, giving it a level of dignity and prominence within its immediate surroundings. Beyond this, the wider residential area has little historic or functional association with the war grave, and plays a neutral role in its setting.

The Site's Contribution to Setting and Significance

- 5.16 The application site is situated approximately 700m to the north of the Blackie Boy War Memorial. There is no historic or present functional relationship between the site and the asset. As set out above, the positively contributing setting of the war grave is contained to its immediate surroundings, with the wider area playing no role in its setting. On this basis the application site plays **no role** in the setting or significance of the of the Blackie Boy War Memorial.

75 Baileys Lane (Non-designated)

- 5.17 75 Baileys Lane comprises a two-storey detached dwelling constructed from red brick with a slate pitched roof with terracotta ridge tiles. The front and rear elevations comprise two bays, and the rear elevation features a modern single-storey extension. The building features two chimney stacks on the right gable and one on the left. Externally, the building is rendered. All windows been replaced by brown UPVC casement windows, with matching UPVC doors. Internally, the stairs, first floor and second floor ceiling have been removed. The chimneys have been blocked up. Most of the brickwork is concealed by plaster and there are no visible features of interest. The roof timbers are exposed, and some of these do appear to be historic. Photographs of the property are shown below:

Figure 5-1 - 75 Baileys Lane Front Elevation



Figure 5-2 - 75 Baileys Lane Side Elevation



Figure 5-3 - 75 Baileys Lane Rear Elevation



Figure 5-4 - 75 Baileys Lane Interior



Figure 5-5 - 75 Baileys Lane Underside of Roof



5.18

Given what little remains of the building and the degree of alteration, it is difficult to be precise about its dating, but it certainly appears possible that it was originally built at some point in the 19th century, as the mapping evidence suggests. Taking a cautious approach to the dating of the building, the remaining structural fabric is assumed to hold some evidential value, albeit at a very low level. It is clear however that this not a building of

design merit, and the building does not display innovative construction methods or a regional vernacular. As such the building does not display aesthetic or illustrative value. The building has no notable historic associations and therefore also lacks associative value.

- 5.19 The setting of the building has undergone wholesale change, going from a rural setting with several farmsteads and enclosed agricultural land, to a suburbanised context. The only surviving aspects are the orientation of Baileys Lane, and the adjacent semi-detached properties. The fields to the east of the site provide a sense of the site being on the edge of the settlement with open countryside beyond, but committed developments which are already under construction will change the context of the site to one that is entirely suburbanised. This has undermined the ability to understand the original context of the dwelling, and the setting does not make a positive contribution.
- 5.20 Overall 75 Bailey's Lane is considered to be of very limited value, even within the context of a non-designated historic building. The evidential value purely derives from the age of the building, and what little remains of its original fabric. 75 Baileys Lane is considered to be of **very low** importance.

6.0 **Proposal's Effect on Significance**

Description of Proposal

- 6.1 The full details of the proposal are described in the Design and Access Statement and shown on the application drawings. A combination of fieldwork, photographs and application drawings have been used to predict and evaluate the change.
- 6.2 The proposals involve the demolition of 75 Baileys Lane and site clearance in order to make way for residential development on land to the rear of the property.

Assessment of Effects

Halewood Conservation Area and the Church of Saint Nicholas (Grade II)

- 6.3 The application site is located a considerable distance (circa 700 m) from the Conservation Area, and given the topography and intervening development the proposed development will not be visible from within or anywhere close to the Conservation Area. In addition, the wider setting of the Conservation Area is already surrounded by built development, and the proposed development will not alter the already suburban character of the approach to the Conservation Area from Baileys Lane. The important aspects of the setting (i.e. localised green space and tree planting) will not be affected by the development.
- 6.4 On this basis, the proposed development will have **no impact** on the setting of the Conservation Area and the assets within it, and their significance would be preserved.

Blackie Boy War Memorial (Grade II)

- 6.5 The application site is located circa 700 m to the north of the Blackie Boy War Memorial and shares no direct visual relationship. As set out above, the setting of the war memorial is contained to its immediate surroundings, notably surrounding greenspace the commemorative statue recently erected nearby. The war grave is not sensitive to development beyond this immediate setting.
- 6.6 On this basis, the proposed development will have **no impact** on the setting of the Blackie Boy War Memorial, and its significance would be preserved.

75 Baileys Lane (Non-designated)

- 6.7 75 Baileys Lane is an unremarkable detached house thought to be constructed in the 19th century. It displays no features of historic interest or design intent. The building has been heavily altered and does not retain any original windows, floorplates or stairs. The building and its curtilage have a poor appearance, and the redevelopment of the plot will not result in a loss of aesthetic value. The development will improve the character of the street scene in a general sense.
- 6.8 The fragmentary remains of the building are however assumed to hold a limited degree of evidential value given the likely age of the building. The proposed development involves the demolition of Baileys Lane and therefore represents the total loss of the building and any

evidential value deriving from its fabric. 75 Baileys Lane is considered to hold a very low degree of value, even within the context of a non-designated building, therefore the harm arising from the loss of this value is considered to be **very low**.

7.0 Conclusion

7.1 This assessment has established the significance of the heritage assets with the potential to be affected by the proposed development, and has assessed the potential effects of the proposal on their significance.

7.2 It has been identified that the proposal would meet the heritage policy tests outlined in Section 3, and the legal requirement can be carried out, as follows:

- 1 Does the proposal preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of the affected listed buildings? (s.16(2) and s.66(1) of the 1990 Act; Paragraphs 210 and 212 of the Framework; Core Strategy Policy CS20).

Yes. Given the distance and the lack of visual or functional relationship, the application site plays no role in the setting or significance of the Blackie Boy Memorial or the Church of St Nicholas. The proposed development will have no impact on the setting of these assets, and their significance would be preserved.

- 2 Does the proposal preserve or enhance the character, appearance, significance and setting of the conservation area? (s.72(1) of the 1990 Act; Paragraphs 210 and 212 of the Framework; Core Strategy Policy CS20).

Yes. Given the distance and the lack of visual or functional relationship the application site plays no role in the setting or significance of the Conservation Area or the individual assets within it. The proposed development will have no impact on the setting of these assets, and their significance would be preserved.

- 3 Does the proposal preserve the local distinctiveness and character of historic assets through sensitive design of new development? (Paragraph 139 of the Framework; Core Strategy Policy CS20).

Yes. The application site is not situated in close proximity to any sensitive heritage assets or an area displaying a particular local vernacular. The proposed development will be largely screened from view and would be seen in the context of surrounding residential development. The development would not impact on local distinctiveness or character.

- 4 What is the significance of the non-designated heritage assets to be affected and what is the effect of the proposal upon this significance? (Paragraph 213 of the Framework; Core Strategy Policy CS20).

75 Baileys Lane is considered to be of very low importance. The evidential value purely derives from the age of the building, and what little remains of its original fabric. The harm arising from the loss of this building is considered to be very low.

Appendix 1 National Heritage List for England Entries

Gravestone of Blackie the Warhorse

Overview

- Heritage Category: Listed Building
- Grade: II
- List Entry Number:1436263
- Date first listed:09-Aug-2017
- List Entry Name: Gravestone of Blackie the war horse
- Statutory Address: RSPCA Liverpool Animal Centre, Higher Road, Halewood, L26 9TX

Official List Entry

Reasons for Designation

- 1.1 The gravestone of Blackie the war horse is listed at Grade II for the following principal reasons:
- 1.2 **Historic interest:** * Blackie's close association with his master, the wartime poet Leonard Comer Wall, and the fact that Blackie is buried with his master's medals, reflects the strong bonds shared between thousands of soldiers and their horses on the western front.
- 1.3 * It has strong cultural and historic significance in representing the key role animals played, and the sacrifices they made, in the First World War;
- 1.4 * It is a rare memorial commemorating an individual animal that served in, and survived, the major battles of the First World War;
- 1.5 **Architectural interest:** * Its modest yet elegant design bears similarities to those in military cemeteries, whilst the inscription recording Blackie's name, regiment, and place and date of death reads like those ascribed to human soldiers.

History

- 1.6 Blackie was a horse that served with the 275th Brigade Royal Field Artillery 'A' Battery - 55th West Lancashire Division during the First World War, alongside his master Lieutenant Leonard Comer Wall. Wall was born in West Kirby, Wirral in 1896 and was educated at Clifton College, Bristol where he was still studying at the outbreak of the First World War. He obtained a commission with the 275th Brigade Royal Field Artillery 'A' Battery - 55th West Lancashire Division during the early days of the war and was posted to the Western Front on 9 September 1915. Details of Blackie's early life are not known, although he is believed to have been born c1905.
- 1.7 Lieutenant Wall was a wartime poet who composed a number of poems during his active service on the Front. One of his poems known as 'The Rose of Lancaster', which was written

in Flanders in April 1917, included the line 'We win or die who wear the Rose of Lancaster'. The line was adopted later in 1917 as the motto of the 55th West Lancashire Division and encircles the divisional sign. Metal discs were also produced bearing the crest of the division and the poetic line, which were placed on the graves of those in the division killed during the war. The motto is also carved on the monument to the 55th Division in the Grade I-listed Anglican Cathedral Church of Christ, Liverpool.

- 1.8 In Lieutenant Wall's will he requested that if he did not survive the war that his faithful horse Blackie be buried with his medals or decorations. Lieutenant Wall was killed in action at Ypres whilst riding Blackie on 9 June 1917 at the age of 20. He is buried at Lijssenthoek Military Cemetery, Poperinge in the Belgian province of West Flanders and his gravestone is inscribed with the line from his poem. He is also commemorated on a memorial plaque inside the Grade II-listed St Bridget's Church, West Kirby, and also on the Grade II*-listed Hoylake and West Kirby war memorial, which stands on the top of Grange Hill. Blackie received severe shrapnel injuries in the same incident, but remained in service on the Front for the rest of the war, and by the end of the war he had taken part in the battles of Arras, Somme, Ypres and Cambrai. He retained the marks of his shrapnel wounds until his death. Driver Francis Frank Wilkinson was Blackie's groom. He was killed in action on 8 June 1917 at the age of 23 and is also buried at Lijssenthoek.
- 1.9 After the war Lieutenant Wall's mother Kate bought Blackie from the Army and lent him to the Territorial Riding School in Liverpool. In 1930 he was 'pensioned off' and retired to live at the Horses' Rest in Halewood where he remained until his death at the age of 37 in December 1942. It is understood that Blackie used to lead Liverpool's May Day Horse Parade along with another ex war-horse known as Billy, and was adorned with his master's medals. Blackie's death received press coverage across Britain, from the local Liverpool Daily Post to the Gloucester Citizen, Portsmouth Evening News, and Dundee Evening Telegraph. He was buried in the north-west corner of the western field fronting Higher Road with his master's medals and a gravestone was erected. The gravestone has been cleaned in recent years making the inscription legible again.

Details

- 1.10 Gravestone to Blackie the war horse who served during the First World War, c1942. Sandstone.
- 1.11 LOCATION: the gravestone is located in an overgrown area in the far north-west corner of a field on the western side of the site and is accessed via a linear grassy walkway alongside the northern edge of the field boundary.
- 1.12 DESCRIPTION: the gravestone is constructed of sandstone and has a triangular head with steps to each end. The inscription reads: 'BLACK HORSE/ "BLACKIE"/ AGED 35 YEARS/ A BATTERY 275TH BRIGADE R.F.A. 55TH DIVISION/ FRANCE AND FLANDERS 1915-1918/ AT THE LIVERPOOL HORSES' REST/ 1930-1942'. The grave has been covered by modern artificial turf and is surrounded by a modern low ornamental white picket fence.
- 1.13 This List entry has been amended to add the source for War Memorials Online. This source was not used in the compilation of this List entry but is added here as a guide for further reading, 27 October 2017.

Church of Saint Nicholas

Official List Entry

Overview

- Heritage Category: Listed Building
- Grade: II
- List Entry Number:1253240
- Date first listed:28-Jan-1971
- List Entry Name: CHURCH OF ST NICHOLAS
- Statutory Address 1: CHURCH OF ST NICHOLAS, CHURCH ROAD

Details

- 1.14 1303/1/29 CHURCH ROAD 28-JAN-71 HALEWOOD CHURCH OF ST NICHOLAS
- 1.15 II Anglican church, 1839 enlarged in 1847, tower of 1882-3. By A Y & G Williams of Liverpool. Coursed red sandstone, slate roofs, tiled ridge crests, sandstone copings and kneelers, lead-lined timber rainwater goods. Early English style.
- 1.16 PLAN: Cruciform plan with SW tower, polygonal apse, NW organ gallery.
- 1.17 EXTERIOR: 3-bay nave (5 bays to NE side with 2 bays to NW end separated internally and converted to meeting area and vestry) with leaded and stained glass lancet windows. Windows have quoined surrounds, continuous dripmould to nave and transept side walls. Original panelled double doors to NW gable wall with pointed arched surround, flanked by leaded lancet windows, plain leaded triple lancet window above with taller centre light. N & S transepts with diagonal corner buttresses. Both have triple lancet windows to gable ends with taller centre lights, dripmoulds, and small quatrefoil window above. Two lancet windows to NW wall of each transept in same style as nave. 3-gabled polygonal apse to SE end, hipped roof to central area behind gables with tiled ridge and hips. Triple lancet windows to all 3 sides, dripmoulds, plain water spouts to outer angles. Slender external 3-stage octagonal chimney with arrow-loop windows and a conical cap attached to NE corner of apse and N transept (part of coke and subsequently oil fired heating system). Short stair to NE side of apse leads to basement room. 4-stage SW tower with full-height angled buttresses, crenellated parapet with corner crocketed pinnacles. SW elevation has multi-chamfered pointed arch doorway with large partly glazed modern oak door (originally open porch), two small lancet windows with continuous hoodmould to 2nd stage, decorative band above, clock set within square recessed panel to 3rd stage, projecting stringcourse above with large 2-light paired arched belfry windows to all four sides. Second arched opening to NW side, infilled with panelled oak screen (glazed to upper part), with three similar lancet windows to 2nd stage, and projecting stringcourse above. External stair tower with narrow cusped arrow-loop windows attached to SE side of tower and rising to 2nd stage.
- 1.18 INTERIOR: Plastered walls, stone flag floor (some under carpet). 2006/07 replaced tiled floor to former open porch of tower matches original design, timber door to SE side of

former porch with segmental pointed head and decorative strap hinges leads into stair tower. Wide nave and short transepts with box pews and hammerbeam roofs. Eagle and child emblem of Lord Derby depicted on end of each hammerbeam. Nave lit by 3 leaded lancet windows to each side with stained glass depictions of saints, the Virgin Mary and Christ; those to S side by Burne-Jones (1874) represent St Timothy, St Paul & Melchisedek. Large triple lancet windows by W H Sullivan (1871) to each transept gable wall; complete pictorial scene to N transept window depicts the meeting of St Philip with the Eunuch, children's window to S transept depicts number of different bible stories. Two lancet windows to W wall of N transept by Burne-Jones depict Mary the Virgin and St Elizabeth. Two further windows to S transept, also by Burne-Jones, depict St Dorothy and St Cecilia. Triple lancet windows to side walls of apse by Burne-Jones depict St Matthew, two flying angels with long trumpets, St Mark, St Luke, and St John (all date to c.1882). Triple lancet window (1892) behind altar with centre light by Burne-Jones depicting St Nicholas of Myra; flanking side lights by William Morris depict a flying angel with a T-shaped dulcimer and an angel with an organ. Plain panelled reredos to rear of apse, pierced and partly painted timber altar rail with carved angel finials, chequerboard parquet floor to apse. Modern altar on raised platform in front of apse. Carved timber pulpit. Organ gallery to NW end of nave accessed by a timber dog-leg stair to rear of church, Henry Willis organ, console moved from front of gallery to N transept. Modernised area beneath gallery (originally part of nave) separated from nave by a glazed oak screen, lancet window to N wall by Burne-Jones depicting Adoration of the Magi. Modern curved internal wall to W side with several oak doors leading to a toilet, vestry, original entrance door, and gallery stair.

- 1.19 HISTORY: The Church of St Nicholas was constructed as a chapel of ease in 1839 to the designs of Messrs A Y & G Williams of Liverpool. In 1847 the church was enlarged through the addition of transepts and a small polygonal apse (rebuilt in 1894). The organ gallery is also believed to have been inserted at this time. The tower was added in 1882-3 and is by Cornelius Sherlock. During the 1870s-90s stained glass by Morris & Co. and W H Sullivan of Liverpool was installed. The church received electricity in the 1930s and chandeliers were installed in the 1950s. The building was re-roofed in 2004/5. The open porch to the tower was enclosed in early 2007 to dissuade vandalism. A toilet was also inserted to the rear of the church at this time along with the creation of a new vestry and a new screen leading into the nave.
- 1.20 REASONS FOR DESIGNATION DECISION: The Church of St Nicholas is designated at grade II for the following principal reasons:
- 1.21 * It is a well detailed and imposing mid-C19 Anglican church in Early English style * The building has not incurred unsympathetic alteration or addition and retains its original historic character * The interior has impressive hammerbeam roofs to the nave and transepts and retains its box pews * Highly decorative stained glass windows include notable works by Burne-Jones and William Morris

Appendix 2 Heritage Asset And Degree of Change Classification Tables

Importance

- 2.1 The following levels of importance have been accorded to the various designation types and non-designated heritage assets. This should be a starting point. There may be instances where the characteristics of a specific asset merit a different category and, if so, this will be set out in the assessment.

Table 1 Classification of importance of heritage assets

Importance	Designation types
Very High	World Heritage Sites
High	Listed Buildings (Grade I and II*) Registered Gardens and Designed Landscapes (Grade I and II*) Registered Historic Battlefields Scheduled Monuments
Medium	Conservation Areas Listed buildings (Grade II) Registered Gardens and Designed Landscapes (Grade II)
Low	Locally Listed heritage assets Non-designated heritage assets
Very Low or nil	Heritage assets with little or no surviving heritage significance.

Source: Lichfields

Degree of change to significance

- A1.1 As confirmed by Historic England guidance, a large change to the setting does not necessarily mean a large change to heritage significance and vice versa. The assessment in this report therefore identifies the degree of change to the significance of each asset generated by the proposed development. This change may be beneficial or adverse (positive or negative) and will be categorised as follows:

Table 2 Classification of degree of effect on heritage significance

Degree of Effect	Description
Major	A change (by extent, duration or magnitude) to a heritage asset or its setting which could fundamentally change the basis for one or more of the key values that makes up the asset's heritage significance
Moderate	A change to a heritage asset or its setting, which has a notable bearing on the asset's heritage significance
Minor	A change to a heritage asset or its setting, which has some bearing on the asset's heritage significance
Very Minor	A change to a heritage asset or setting which has only a slight bearing on the asset's heritage significance. It may be difficult to discern, only apparent in very specific conditions or have little effect on any values that contribute to the asset's heritage significance.
No Impact or Neutral (neither Beneficial nor adverse)	A change to the heritage asset or setting which has no bearing on the asset's heritage significance. (Neither beneficial nor adverse)

Source: Lichfields

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