



ORCHARD NURSING & RESIDENTIAL HOME, THE
ORCHARD, HUYTON, L36 5UY

PLANNING & HERITAGE STATEMENT

on behalf of
FLIGHTCARE LTD

NOVEMBER 2025

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1. Introduction

- 1.1 This Statement is submitted in connection with a planning application for *'The enclosure of existing external walkways'* at Orchard Nursing & Residential Home, The Orchard in Huyton.
- 1.2 The Statement considers the key local planning policies relevant to the site and the development. It provides an assessment of the development against the policy requirements and puts forward any material considerations that are also relevant to the application.
- 1.3 The application property is located within the Primarily Residential Area of Huyton on the Local Plan policies map. It is also located within The Orchard Conservation Area.
- 1.4 The planning application package includes the following material:
- Completed planning application form and Certificate of Ownership;
 - Drawing package including:
 - Drawing no. 0047-0072-001 Rev A: Location Plan and Site Plan
 - Drawing no. 0047-0072-002 Rev A: Existing and Proposed Site Layouts
 - Drawing no. 0047-0072-003 Rev A: Existing Elevations A
 - Drawing no. 0047-0072-005 Rev A: Existing Elevations B
 - Drawing no. 0047-0072-004 Rev A: Proposed Elevations A
 - Drawing no. 0047-0072-006 Rev A: Proposed Elevations B
 - Drawing no. 0047-0072-007 Rev A: Proposed Section.
 - Planning & Heritage Statement, and
 - Statutory fee for an application for full planning permission.

2. The Proposal

- 2.1 The proposal seeks to erect enclosures to the existing external open walkways (or bridges) at first and second floor level connecting the two buildings which make up the Orchard Residential Home. The elevations to the enclosures would comprise timber cladding finished in black and timber window frames finished in white. The windows would be double-glazed. The flat roof construction would be of glass reinforced plastic (GRP).
- 2.2 The walkways consist of a steel floor, balustrade and handrails. The walkways are used by staff to access either building at the same level rather than having to use the stairs to go down to the ground level, use the ground floor link and then use the stairs to go up to the first and second floors. It is essential to have these walkways within the residential care home environment to enable the efficient and effective care of the residents.
- 2.3 Each building has a lift to enable residents to access all levels within each of the buildings. On occasions when a lift is out of operation, the walkway is used by residents to enable them to use the other lift to access the ground floor communal areas such as dining room and lounge.
- 2.4 The walkways would also be used in the event of an emergency where the lift and stairs in one building were not accessible.
- 2.5 As the walkways are open to the elements they can create a hazard for staff, residents and visitors. This is considered undesirable in relation to the proper care of the residents and also for the safe working for staff. The enclosure of the walkways will remove the hazard and provide a better living and working environment for those in the home.

3. The Site and its Surroundings

- 3.1 The Orchard Nursing and Residential Home is accommodated within 4no. similar 3 storey villa style buildings. The two buildings to the west make up the Orchard Nursing Home and the two buildings to the east make up the Orchard Residential Home. The Residential Home includes 24 rooms (12 within each building) and communal areas including lounge and dining space. There is a ground floor timber and glazed enclosed link connecting the two buildings at this level. Above this link there are 2no. open walkways that connect the two buildings at first and second floor levels.
- 3.2 The Homes are accessed off The Orchard via St. Mary's Road. The internal access road is located on the western side of the site and services a large car park to the north of the buildings. To the north of the car park is a railway line which is screened by mature evergreen trees. The site's southern boundary adjacent The Orchard includes mature trees and hedging (deciduous and evergreen) which provides a dense screen which obscures or filters views of the buildings from the road.

4. Planning History

4.1 According to the Council's planning portal there is the following planning history for the application site:

- 09/00421/TCA: Felling of 1 no. sycamore tree – refused 07/10/2009.
- 94/00692/APP: Erection of 34 bed nursing home together with revised car – granted 21/04/1995.

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4.2 Other applications relating to sites immediately adjacent to the application site include:

The Chapel, Former Huyton Girls College: 96/00662/APP - Change of use of existing chapel to form 3 no. residential – granted 10/04/1997.

The Vestry, The Orchard: 04/01089/FUL: Conversion of existing dwelling to form 2 dwellings – granted 11/11/2004.

Beaconsfield, The Orchard: 03/00372/FUL - Erection of 2 no. detached houses with integral garages and boundary treatment in garden area – granted 10/10/2003.

5. Heritage Considerations

- 5.1 The application property is located within The Orchard Conservation Area (OCA). The OCA Character Appraisal (December 2014) states, 'The Orchard Conservation Area serves as an attractive, and to a large extent, well preserved example of a Victorian suburb, characterised by large villa style houses and extensive gardens. The mature trees which populate the entirety of the area form an important feature, with many overhanging the gardens and lane; significantly enhancing the visual appearance of the area and helping to create a strong sense of place'.
- 5.2 The majority of buildings within the OCA are large Victorian villa-style houses, built between the 1850's and 1860's following the arrival of the railway. The Orchard Nursing & Residential Care Home (formerly four individual properties – St Hilda's, St Mary's, St Margaret's, and St Clare's) is identified with the Appraisal as an unlisted historic building. As such, it would be considered a non-designated heritage asset.
- 5.3 In relation to the application property, the Appraisal states 'Originally four separate buildings, St Hilda's, St Mary's, St Margaret's, and St Clare's are now, rather unsympathetically, connected by suspended bridges and extensions to make one large residential care home. In comparison to surrounding buildings, they are unpretentious and are the only villas in the Conservation Area to be built following a similar, if not identical design. Built from red brick, each house has a decorative roof canopy between the ground floor and first floor. The doors are located at the centre of each building, creating a grand entrance. Similar to other buildings in the area, the buildings also have shaped brackets to carry the over hanging roof and stone detailing around the windows. During the building's history, the four properties were also used as dormitories to Huyton College'.

6 Relevant Planning Policy

- 6.1 Conservation Areas are defined under section 69 of the Planning (Listed Buildings and Conservation Areas) [P(LBCA)] Act 1990 (as amended) as being areas of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Under section 72 there is a need to consider whether the proposal would meet the statutory duty to preserve or enhance the character or appearance of the Conservation Area. In assessing proposals, the P(LBCA) Act requires that decision makers (in this case the local planning authority) consider character and appearance separately and that proposals need to satisfy the test above in both aspects.
- 6.2 In making decisions on a planning application the local planning authority must have regard to the provisions of the development plan, where material to the application, unless there are material considerations that indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town & Country Planning Act 1990). The National Planning Policy Framework (NPPF) (February 2025) represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. This is supplemented by the National Planning Practice Guidance (NPPG).
- 6.3 The development plan for Huyton consists of the Knowsley Local Plan Core Strategy (2016) and the saved policies within the Knowsley Replacement Unitary Development Plan (2006). The site is located on land designated as Primarily Residential Area (PRA) and The Orchard Conservation Area on the Local Plan policies map. The following policies are relevant to the site and proposed development:
- Knowsley Local Plan Core Strategy (KLPCS) (2016)
- CS2 - Development Principles
 - CS19 - Design Quality and Accessibility in New Development
 - CS20 - Managing the Borough's Historic Environment
- Knowsley Replacement Unitary Development Plan (KRUDP) (2006)
- Saved policy H5 - Development within Primarily Residential Areas
 - Saved policy DQ5 - Development in Conservation Areas
- 6.4 In addition the following are also relevant:
- The Orchard Conservation Area Character Appraisal and Management Plan (December 2014),
 - Design Quality in New Development Supplementary Planning Document (January 2016).
- 6.5 There is no neighbourhood plan in force for the area.

7. Policy Assessment

- 7.1 This section will assess the proposal against the relevant policies within the adopted development plan and SPDs.

Principle

- 7.2 The walkways are referred to in the Conservation Area Character Appraisal which is dated December 2014. This was over 10 years ago and therefore the walkways are considered lawful. New development within Primarily Residential Areas (PRA) for a use that is appropriate to a residential area will be permitted provided it does not have an unacceptable impact on the amenity of neighbouring occupiers or adversely affect the character or street scene of the area. A residential and nursing home is considered an acceptable use in a PRA. The following paragraphs will address the relevant considerations.

Residential amenity

- 7.3 The proposed enclosure of the existing walkways does not create any additional harm to residential amenity through overlooking, loss of privacy or visual intrusion. The walkways are set back from the front and rear elevations of the buildings and therefore views from them are screened by the buildings. In addition, views are also screened by the mature trees and hedging that are located on both the southern and northern boundaries of the site. The proposal is considered to accord with the relevant aspects of KLPCS policy CS2 and CS19 and saved KRUDP policy H5.

Character and street scene

- 7.4 The walkways are now part of the character of the buildings. They are an essential part of the infrastructure of the building to enable the effective management and operation of the care home. Their impact on the character of the building and street scene is mitigated by the fact that they are set back from the front and rear elevations. In addition, their impact on the street scene is mitigated by the trees and hedging along the southern boundary which impedes and filters views of the building from the road.
- 7.5 The proposed enclosure of the walkways comprises timber walls finished in black and timber double glazed windows finished in white. The materials and finishes match those on the host building. Although the proposed enclosures will increase the scale and mass of the walkways this is mitigated by the fact that they are set back from the front and rear elevations and the trees to the southern boundary screens views of them from the road.
- 7.6 The proposal is considered to accord with the relevant aspects of KLPCS policy CS2 and CS19 and saved KRUDP policy H5.

Trees

- 7.7 No trees are impacted by the proposal. It accords with the relevant aspects of KLPCS policies CS8 'Green Infrastructure' and CS21 'Greenspaces and Trees' and KRUDP saved policy DQ4 'Trees and Development'. It also meets the requirements of guidance within the Trees and Development SPD.

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Ecology

- 7.8 The proposed enclosures are exempt from the mandatory 10% biodiversity net gain as they do not impact on on-site habitat. The proposal is considered too small to require any form of net gain in biodiversity. The proposal is considered to accord with the relevant aspects of KLPCS policy CS8 'Green Infrastructure'.

Heritage

- 7.9 As mentioned above, the building is considered a non-designated heritage asset (NDHA) and is located within a Conservation Area. The proposed enclosure of the walkways comprises timber walls finished in black and timber double glazed windows finished in white. The materials and finishes match those on the host building. Although the proposed enclosures will increase the scale and mass of the walkways this is mitigated by the fact that they are set back from the front and rear elevations and the trees to the southern boundary screens views of them from the road. The proposal is considered to be an improvement on the open steel walkways. As such it is considered to have a neutral to minor positive effect on the character and appearance of the Conservation Area.
- 7.10 In addition, the proposal is not considered to harm the significance of the NDHA. The important design features of the buildings are unaffected by the proposal. Although the scale and mass of the walkways is increased this is considered, based on the design and materials, to be more appropriate to the building than the open steel walkways. Should the decision-taker consider the walkway enclosure harms the NDHA, this is at the lower end of less than substantial. If this were the case, there are public benefits that outweigh this harm. These benefits relate to ensuring the provision of safe and secure facilities for the elderly within the borough, some of whom have complex needs such as Alzheimer's and other conditions (i.e., vulnerable people within the community) and those who are providing their care. This helps to meet some of the priorities in the Council's Adult Social Care Transformation Plan 2024-2027 including; ensuring the provision of safe and quality services; strengthening the care market to meets the needs of residents and supporting carers by providing them with the necessary support.
- 7.11 The proposal is considered to accord with the relevant aspects of KLPCS policy CS20 'Managing the Borough's Historic Environment and KRUDP's saved policy DQ5 'Development in Conservation Areas'.

8 Conclusion

- 8.1 This Statement demonstrates that the proposal does not harm the designated or non-designated heritage assets. If there is considered to be harm to the NDHA this is considered to be at the lower end of less than substantial harm. This harm is outweighed by the benefits generated by the proposal.
- 8.2 The proposal responds to and integrates with the character and appearance of the property and the wider area, is an appropriate design response and maintains the amenity of future occupiers of the property and adjacent residents.
- 8.3 The proposal is therefore considered to comply with the relevant elements of policies in the Local Plan Core Strategy and saved policies in the Replacement UDP and the guidance within the relevant Supplementary Planning Documents.
- 8.4 In line with paragraph 11 of NPPF, as the proposal accords with the relevant policies of the development plan the presumption in favour of sustainable development should be applied and it is respectfully requested that planning permission is granted for the proposed development.