



GREENHILL, 4 THE ORCHARD, HUYTON, L36 5UZ

PLANNING, HERITAGE AND DESIGN & ACCESS STATEMENT

on behalf of
Mr C Daniels

JULY 2022

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1. Introduction

- 1.1 This Statement is submitted in connection with a planning and listed building consent application for *'The erection of a single storey extension to and conversion of the existing outbuilding to create a 2 bed dwellinghouse'* at Greenhill, 4 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. A Design & Access Statement is required where a development comprises of one or more dwellinghouses in a conservation area.
- 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 and Greenhill is a Grade II Listed Building.
- 1.4 This application follows a pre-application enquiry made in August 2020. An initial response was received in early December 2020 (see Appendix A). Following this an amended drawing was submitted and a further response provide by e-mail on 27 April 2021 (see Appendix B). The proposal subject of this application seeks to deal with the comments raised relating to heritage and design.
- 1.5 The planning application package includes the following material:
- Completed planning application form and Certificate of Ownership;
 - Drawings by Cass Associates Ltd including:
 - 1533-001A: Location Plan,
 - 1533-002: Site and Roof Plan as Existing,
 - 1533-003: Elevations and Plans as Existing,
 - 1533-004B: Site and Roof Plan as Proposed,
 - 1533-005A: Elevations as Proposed.
 - Inspection & Assessment in relation to Bats & Breeding Birds (June 2022) by Tyrer Ecological Consultants Ltd
 - Arboricultural Impact Assessment with Tree Protection Measures (June 2022) by Tyrer Ecological Consultants Ltd
 - Initial Structural Appraisal of Outbuildings for Renovation to Residential Unit (November 2019) by SWH Design Services Ltd
 - Planning, Heritage and Design & Access Statement by pHpc, and
 - Statutory fee for a planning application.

2. The Proposal

- 2.1 The proposal seeks to erect a flat-roofed single storey extension to the side and front of the existing outbuilding. The proposed extension will be connected to the existing building via a lightweight glazed link which will be used as a design feature to separate the 'old' from the 'new'. This will allow the existing brickwork on the front elevation to be retained and used to create a feature within the glazed link.
- 2.2 Alongside the erection of the extension, the existing building (currently used for storage) will be converted into a two bed dwellinghouse. Curtilage parking for 2no. cars is provided along with space for cycle storage. A bin store is provided within the site's curtilage which will also provide storage for the bins associated with Greenhill.
- 2.3 No additional boundary treatments are proposed. The existing vehicular access to Greenhill from The Orchard will be used.
- 2.4 Vehicle parking for Greenhill will be located on the eastern side of that property. The main entrance door to Greenhill is on the eastern elevation adjacent to the car parking area.
- 2.5 The existing outbuilding is currently used for storage. These items will either be disposed of, recycled or stored within the basement of the Greenhill.
- 2.6 The proposal involves the loss of one tree (T2). Three trees are causing direct damage to brick walls within the site via incremental root and stem growth, leaving the walls in a hazardous condition. The Tree Survey recommends that these trees are removed to enable the walls to be re-built safely.

3. The Site and its Surroundings

- 3.1 The existing building is single storey building in brick construction with a slate roof. It has fishscale roof tiles and polychromatic Flemish brickwork to the front elevation. It is split into three elements with two bays incorporating sliding doors while the third section has a plain boarded door with an overlight and a window. The wall adjacent to The Orchard does not have the same quality of brickwork as the frontage.
- 3.2 The building is currently used for storage associated with the house. It is in a poor state of repair as shown in the photographs within the initial structural appraisal. In early June further damage was caused when a car parked in the courtyard was deliberately set on fire. The police and fire service attended, and the incident has been confirmed as arson. This fire has caused extensive damage to the middle bay of the application property.
- 3.3 The building is associated within and located within the setting of the Grade II Listed Greenhill. This is a large detached two and half storey villa style dwelling. Externally it is finished in white stucco at ground floor and red brick work at first floor. It is set within large, landscaped grounds most of which is located to the south and east of the house. There is a driveway and parking court to the east of the dwelling. There are two entrance doors, the main one is on the east elevation and the secondary one is on the west elevation.
- 3.4 The site is located on the south side of The Orchard and forms an integral part of the historic development that comprises The Orchard Conservation Area.
- 3.5 The application site is in a highly accessible location and is within convenient walking distance to the following amenities and services:
- 500m walking distance to Huyton Village shopping centre and Huyton bus station.
 - 280m walking distance to Huyton rail station.
 - 260m walking distance to McGoldrick Park.

4. Planning History

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

- 16/00489/TCA: Fell 1no tree and remedial pruning to 2no groups of trees – granted 29/09/2016.

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4.2 There are a number of recent (within the last 5 years) planning permissions and applications for proposed developments adjacent to the application site including:

Land Adjacent Greenhill, The Orchard

- 19/00199/OUT: Outline application for the erection of three storey apartment block, comprising 20 no. 1 bed and 20 no. 2 bed apartments with communal area together with vehicular access, car parking and associated works (landscaping reserved for future approval) – refused 21/01/2020.
- 20/00187/OUT: Outline application for the erection of three storey retirement apartment block, comprising 20 no. 1 bed and 20 no. 2 bed apartments with communal area together with vehicular access, car parking and associated works (landscaping reserved for future approval) – granted 31/01/2022.
- 22/00188/REM: Application for approval of reserved matters pursuant to outline planning permission 20/00187/OUT (outline application for the erection of three storey retirement apartment block, comprising 20 no. 1 bed and 20 no. 2 bed apartments with communal area together with vehicular access, car parking and associated works (landscaping reserved for future approval)) - approval sought for landscaping – decision pending.
- 22/00263/FUL: Erection of a part two storey/part three storey apartment block for over 55's comprising of 40 no. apartments with juliette balconies and communal areas together with vehicular access, car parking and other associated works – decision pending.

21 Ewanville

- 20/00567/TWA: Remedial works to 1no tree – granted 11/11/2020.

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

The Flat 4, College View: 95/00384/APP - change of use of residential flat and classroom accommodation – granted 20/09/1995.

1 College View (5 former Huyton College): 98/00366/APP: Erection of 1 no. two-storey dwelling – granted 30/10/1998.

5. Heritage Considerations

- 5.1 Greenhill, its outbuilding (the application property) and its grounds, are set within The Orchard Conservation Area (OCA). The OCA Appraisal 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'.
- 5.2 Greenhill is Grade II listed and the official listing is provided at Appendix C. There is no mention of the outbuilding in the listing. In the OCA Appraisal, Greenhill is considered the best preserved of the original plots which characterise the Conservation Area and is identified as being a 'focal' building.
- 5.3 There is recognition in the OCA Appraisal that the northern wall of the outbuilding, which forms, the boundary wall to The Orchard, is not original and that the building itself is rundown. The OCA Appraisal states, 'One of most noticeable boundary changes is the outbuilding/former stable on the Greenhill site, which incidentally forms part of the boundary wall. The building's facade fronting The Orchard appears to be a later addition, and possibly done as a result of repair works. Built in red brick, the appearance of the outbuilding is a contrast to the sandstone of the original wall. The building does appear a little 'run down', suffering at the hands of vandals in recent years'.
- 5.4 Both these aspects may have a negative impact on the character and appearance of the Conservation Area.
- 5.5 On the basis of historic mapping the application property was built sometime between 1847 and 1891. The 1892 published OS map shows Greenhill with a number of outbuildings including the application property. In plan form it is slightly different to the current layout with a central projection facing the internal courtyard. The OS map also shows two outbuildings in the location of the proposed extension. At some point the footprint of the building (and its appearance) has been altered from its original construction. It is most likely to have been used as a stable/coach house before it was converted for use by motor vehicles.
- 5.6 The application property is finished with fishscale slate roof tiles and polychromatic Flemish brickwork to the front elevation (see Figure 5.1). The rear elevation is in lower quality red brick work (see Figure 5.2). The east (side) elevation is finished in stone (see Figure 5.3) whereas the west elevation is in red brick (see Figure 5.4). In plan form, the building is split into three elements with two bays incorporating sliding doors while the third section has a plain boarded door with an overlight and a window.
- 5.7 Internally the building has little in the way of heritage significance (see Figures 5.5-5.7). The walls are mainly of a rough brick construction and painted white. The rear wall appears to have been extended upwards in the past as there is a significant change in the brick work creating a ledge about three-quarters of the way up the wall. There are two windows on the rear elevation which have been bricked up on the outside. The frames and glazing remain and are not of heritage value.
- 5.8 This extension may have been added to create a steeper roof pitch to the building. Steel beams have been added to support the roof. There is significant disrepair to the wooden joists and plasterboard ceiling.

- 5.9 There are the remains of two arched apertures on the inside wall of western elevation. However, there is no indication of these on the outer wall to this elevation. The floor is of concrete construction.



Figure 5.1: Front (southern) elevation



Figure 5.2: Rear (northern) elevation



Figure 5.3: Side (eastern) elevation



Figure 5.4: Side (western) elevation



Figure 5.5: Interior of middle bay (note change in rear wall, steel beams and modern window)



Figure 5.6: Interior of west bay



Figure 5.7: Interior of eastern bay

6 Relevant Planning Policy

6.1 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) (2021) 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).

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6.2 In making decisions on applications for Listed Building Consent and in Conservations Areas, the local planning authority must have regard to Sections 16 and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. In regard to the former the LPA must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In relation to the latter special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

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) 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
- CS7 - Transport Networks
- CS8 - Green Infrastructure
- CS19 - Design Quality and Accessibility in New Development
- CS20 - Managing the Borough's Historic Environment
- CS21 - Greenspaces and Trees

Knowsley Replacement Unitary Development Plan (KRUDP) (2006)

- Saved policy H5 - Development within Primarily Residential Areas
- Saved policy DQ4 - Trees and Development
- 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),
- New Residential Development Supplementary Planning Document (September 2018),
- Design Quality in New Development Supplementary Planning Document (January 2016),
- Trees and Development Supplementary Planning Document (June 2016), and
- Householder Development Supplementary Planning Document (June 2016).

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 principle of residential development, including conversion of properties to residential, is acceptable under saved policy H5 within land designated as Primarily Residential Area subject to the proposed development complying with other relevant policies.

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Trees

- 7.3 An *Arboricultural Impact Assessment with Tree Protection Measures* (June 2022) report is submitted with the application. Six individual trees and one group of trees were recorded within the application site. Three of these trees are causing direct damage to brick walls via incremental root and stem growth, leaving the walls in a hazardous condition. It is recommended that these trees are removed to enable the walls to be re-built safely.
- 7.4 The proposed development directly impacts upon one tree. This tree requires removal due to its close proximity to construction activity. The tree proposed for removal is considered to be a low quality ('C' category) specimen. The report recommends that the proposed tree removal be mitigated by the applicant by planting a well-structured new tree that will add to the quality of the area and help integrate the proposed development into the surrounding landscape. The new tree does not need to be planted in the application site and could be planted within adjacent land owned by the applicant within the curtilage of Greenhill. This is considered the most appropriate mitigation measure as planting a tree within the application boundary could be compromise either or both the tree and the new development in the future. The applicant is content for a condition relating to the planting of a tree to be included with a planning permission for the proposed development.
- 7.5 The proposal is considered to accord 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.

Ecology

- 7.6 An *Inspection & Assessment in relation to Bats & Breeding Birds* (June 2022) report is submitted with the application. The survey concludes that the building offers a 'low' potential for bat roosts. The report recommends one dusk or dawn survey is conducted between the months of May-August with the aim to establish if the surveyed building is being used by bats for roost. This has been commissioned and will be provided when complete. No other bat surveys were recommended.
- 7.6 The survey concludes there are no impacts in relation to any protected bird species such as Barn owls, and no further surveys or recommendations are necessary in relation to specially protected birds. In relation to common birds, given the building and nearby trees offer nesting bird value, it is recommended that any extension or conversion works be carried out outside of the breeding bird season (March-September inclusive). It is recommended that works are carried out cautiously, preceded by a pre-commencement

check from a suitably qualified ecologist 48 hours or less prior to any works, to check for the breeding presence of birds.

- 7.7 The proposal is considered to accord with the relevant aspects of KLPCS policy CS8 'Green Infrastructure'.

Heritage

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- 7.8 As mentioned above, the building is listed by virtue of being within the curtilage of the Grade II listed Greenhill. It is also within the setting of this listed building and it is located within the Orchard Conservation Area. The significance of the building is as an outbuilding (garage), originally it was most likely to have been a coach house, to Greenhill. The building appears to have been significantly altered over the years. The plan form of the building today is different to that which is shown on historical OS maps. In addition, the building appears to have been extended upwards on its north elevation. The stone wall, a feature along The Orchard, appears also to have been replaced with a red brick wall which makes up the rear (north) elevation.
- 7.9 Key features of significance externally on the building are the fishscale slate roof tiles and polychromatic Flemish brickwork to the front elevation. There is nothing of significance internally within the building.
- 7.10 These key features are retained as part of the proposal. The conversion of the building retains the roof and front elevation which will be repaired where required. The existing apertures to the front elevation are also retained. The window openings to the northern elevation are to be re-opened. The existing stone wall will be retained and repaired. The trees which are causing damage to the wall are to be removed. Two small openings in the middle internal bays walls are proposed to allow an internal corridor. The western red brick elevation is to be removed to allow for the side extension to wrap around the building and provide more internal floorspace.
- 7.11 The proposed extension has been designed so as to minimise harm to the significance of the heritage assets. The extension is effectively separated from the existing building by a glazed link. This allows for the existing brickwork to the front elevation to be visible and made into an internal feature. The glazed link also provides a 'gap' between the old and the new. The height of the extension ensures that it connects with the building at the eaves level and there is an even 'bridge' between the two.
- 7.12 The existing building is in a state of disrepair as detailed in the *Initial Structural Appraisal of Outbuildings for Renovation to Residential Unit* (November 2019) report. This has worsened since and particularly following the arson attack in June 2022. The proposed development provides a viable use that will enable the repair and refurbishment of the building which will provide benefits to certain aspects of heritage significance such as to the setting of the listed building and the character and appearance of the conservation area.
- 7.13 Although the proposed extension may be considered to cause less than substantial harm to the significance of the designated heritage assets this is offset by the public benefits of the proposal including:

- securing the building's optimum viable use by providing a long term viable and sustainable use. Without the extension it could not be used as a dwelling as it would not meet the National Described Space Standards, and
- providing a new two-bedroom residential dwelling on a previously developed site within an accessible and sustainable location which meets many objectives for sustainable development.

7.14 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'.

Design Quality

- 7.15 The design of the proposal responds to and integrates with its surroundings. The existing building's significant features are retained. The infill windows to existing building reflect the existing garage doors with fixed timber panels below opening casements. The existing door to the western bay of the garage is to be used as the main entrance to the proposed dwelling.
- 7.16 The proposed extension takes a modern interpretation with new brickwork incorporating bands of pale brick which reflect, whilst still being distinct from, the polychromatic brickwork on the existing building. The width and spacing of the proposed openings to the front of the extension have been adjusted to mirror those on the existing building.
- 7.17 The existing building is c. 10.5m from the northern elevation of Greenhill which contains two windows at ground floor level into a kitchen and utility room (both of which have metal grills) and a bedroom window at first floor. The northern elevation forms a gable elevation with the front main elevation being on the eastern side of the property. The interface distance at 1.5m is marginally shorter than that recommended within the SPD (12m). The outlook and light levels into these windows are not impacted by the proposal. In terms of privacy the existing internal boundary wall will partially obscure views and the interface is not direct but slightly oblique. The ground floor windows also have grills. This will reduce any impact on privacy levels to the occupiers of Greenhill and the proposed dwelling.
- 7.18 There are no windows on Greenhill's western elevation directly opposite the proposed extension. At ground floor the nearest windows on Greenhill are beyond the internal boundary which will fully screen any view of one to the other. At first floor the nearest window is into a walk-in wardrobe. The nearest window on the extension to Greenhill is into the kitchen. The view from habitable room windows from either building are oblique and c. 14m in distance. At first floor level on Greenhill, the internal boundary wall will partially obscure views between it and the extension. The proposal is considered to maintain a good standard of amenity for all existing and future occupants of Greenhill and the proposed dwelling.
- 7.19 The occupier of the proposed dwelling will be able to use the garden space associated with Greenhill. The property has a large garden and this shared use would not harm the amenity of existing or future occupiers of either property. The proposal is considered to provide adequate outdoor amenity space.

7.20 The proposed development meets the requirements of the National Described Space Standards for 2 bed 4 person dwelling over one storey as set out in the table below:

Floor-space (sqm)	NDSS requirement (sqm)	Bed 1 floor-space (sqm)	NDSS requirement (sqm)	Bed 1 width (m)	NDSS requirement (m)	Bed 2 floor-space (sqm)	NDSS requirement (sqm)	Bed 2 width (m)	NDSS requirement (m)
134	70	16.4	11.5	5.175	2.55	15.9	11.5	4.17	2.55

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7.21 There is built-in storage of over 2sqm within the proposal. Each habitable room has adequate light levels from windows and doors. The proposed development is considered to provide appropriate internal amenity space for future occupiers.

7.22 The proposal includes the provision of bin storage adjacent to the vehicular access gate. This will be a shared facility with Greenhill. It is conveniently located for refuse collection. As such the proposal accommodate future maintenance and long term management requirements as required by policy CS19. 2. (c).

Extension

Householder Development Supplementary Planning Document (HDSPD)

7.23 The proposed extension is considered to comply with the relevant aspects of the HDSPD.

Single Storey Side Extensions

7.24 The proposed side extension:

- is constructed in materials and style to match the original dwelling.
- retains sufficient car parking spaces within the front curtilage.
- is stepped back from the north elevation of the building adjacent to the road and set behind the existing and retained stone wall so that it will not be seen from the road.

7.25 The proposed extension includes a flat roof so that it doesn't compete with the existing building in terms of scale and its roof can flow into its eaves level. Although Greenhill itself has a hipped roof it is very shallow and from ground level, with its parapet wall, it appears as a flat roofed building. The proposed extension does include windows on its eastern side elevation as this is the only means of obtaining light and providing outlook to the habitable rooms. As described above this does not harm the amenity of the occupiers of the proposed development or Greenhill.

7.26 The proposal is considered to accord with the relevant aspects of KLPCS policy CS19 'Design Quality and Accessibility in New Development' as stated below:

- It responds to and integrates positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment thereby enhancing the local distinctiveness, identity and accessibility of the area.

- It complements and enhances the existing landscape, Green Infrastructure and features of local importance and historic interest
- Maintains a good standard of amenity for all existing and future occupants of land and buildings.

7.24 Issues related to energy efficiency of the proposed development will be dealt with through Part L of the Building Regulations.

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7.25 For the reasons stated above the proposal is considered to accord with the relevant aspects of KLPCS policy CS2 namely Principle 4 'enhancing local character and promote quality of place'. The proposed development complies with criteria

- a) Understanding and respecting the character and distinctiveness of places and landscapes;
- b) Protecting and enhancing the historic environment;
- c) Promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements, and best practice;
- d) Maximising opportunities for the regeneration of previously developed land, including derelict or unsightly areas to improve the image of Knowsley and use land resources efficiently;
- f) Supporting policies relating to Green Infrastructure and the greening of towns and cities;
- h) Maintaining or enhancing the quantity and quality of biodiversity and habitats, including potential impacts on nationally and internationally important sites for biodiversity;

Access and Travel

7.26 The proposal utilises the existing vehicular entrance to Greenhill. At present this entrance provides access to two parking areas: one adjacent to the application property and to the west of Greenhill and one to the east of Greenhill. This second parking area, with space for 4-5 cars, is adjacent to the main entrance into Greenhill. Therefore, the loss of the western parking area for the proposed development does not lead to a loss of car parking for Greenhill.

7.27 The proposal makes provision for 2 car parking spaces and 2 cycle spaces. These spaces will be provided with an electrical vehicle charging point. This meets the requirements within the Ensuring a Choice of Travel and the New Residential Development SPDs.

7.28 The proposed development is located within convenient walking distance to Huyton town centre, bus station and rail station. As such there are considerable opportunities to travel to access a range of services without the need for a car.

7.29 The proposal is considered to accord with the relevant aspects of KLPCS policy CS7 'Transport Networks'.

8 Conclusion

- 8.1 This Statement demonstrates that there is less than substantial harm to the significance of the site's designated heritage assets and that 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, maintains the amenity of future occupiers of the property and adjacent residents and has adequate access and car parking arrangements.
- 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 planning permission should be granted without delay.

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Appendix A: 20/00044/PREAPP Application and Response



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40 North Sudley Road
Aigburth
Liverpool
L17 0BG

10 August 2020

By e-mail only

Knowsley Borough Council
Planning Division
PO Box 26
Archway Road
Huyton
Knowsley
L36 9FB

Dear Sir/Madam

Greenhill, The Orchard, Huyton, Knowsley, L36 9UZ
Erection of a loft conversion and single storey side extension and rebuild and convert existing garage to create a self-contained dwelling

Please find attached a pre-planning application package in relation to the above consisting of:

- Completed 'request for pre-application advice' form
- Location plan (drawing no. 1533-001)
- Site and Roof plan as existing (drawing no. 1533-002)
- Elevations and plans as existing (drawing no. 1533-003)
- Elevations and plans as proposed (drawing no. 1533-004)
- General proposed sections (drawing no. 1533-005)
- Initial Structural Appraisal of Outbuildings for Renovation to Residential Unit.

The fee for the pre-application has been paid (see attached).

The existing garage is a single storey building in brick construction with a slate roof. It is currently used for storage associated with the house. It is in a poor state of repair as shown in the photographs within the initial structural appraisal.

The proposal involves the conversion and extension of an existing garage to form a self-contained dwelling along with a dedicated courtyard to include hard and soft landscaping which will incorporate car parking. There is an additional car parking area to the east of Greenhill which will be used by the occupiers of the main house. The proposed loft conversion is made of light weight material with the proposed effect of the first floor floating on the roof of the building. This helps to ensure that the building remains subservient to the main house and ensures that it does not harm the setting of the listed building.

The proposed materials include:

- Ground floor – new grey aluminium windows throughout. The extension brickwork to match existing (exact colour, etc TBC).
- First floor: zinc cladding and grey aluminium windows.

We look forward to receiving the pre-application advice and should you have any queries please do not hesitate to contact me.

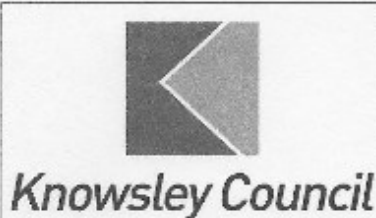
Regards

Peter Hamilton
pHpc

M: 07866 700524
E: peterhamilton@ph-planning.co.uk

CC: Colin Daniels, Greenhill

Enc.



Knowsley Metropolitan Borough Council
 PO Box 26 Archway Road
 Huyton Knowsley L36 9FB

Tel: 0151 443 2381
 Email: planning@knowsley.gov.uk

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Request for Pre-Application Advice

Please complete all sections using block capitals and black ink. Return the completed form, together with the relevant information, either by email to planning@knowsley.gov.uk or by post to Knowsley Borough Council, Planning Division, PO Box 26, Archway Road, Huyton, Knowsley L36 9FB

1. Applicant Name and Address

Title: MR First Name: COUD
 Last Name: DANIELS
 Company:
 Unit: House Number: House suffix:
 House Name: GREENHILL
 Address 1: THE ORCHARD
 Address 2:
 Address 3:
 Town: HUYTON
 County:
 Postcode: L36 9U2
 Tel No:
 Email address:

2. Agent Name and Address

Title: MR First Name: PETER
 Last Name: HAMILTON
 Company: PETER HAMILTON PLANNING CONSULTANCY
 Unit: House Number: 40 House suffix:
 House Name:
 Address 1: NORTH SUDLEY ROAD
 Address 2: ALABURTH
 Address 3:
 Town: LIVERPOOL
 County:
 Postcode: L17 0BG
 Tel No: 07866 700624
 Email address: peterhamilton@ph-planning.co.uk

3. Description of Proposed Development

Please include details of the nature and scale of the development proposed

ERRECTION OF A LOFT EXTENSION AND SINGLE STOREY SIDE EXTENSION AND
 REBUILD AND CONVERT EXISTING GARAGE TO CREATE A SELF-CONTAINED
 DWELLING.

4. Details of current use and site history

THE GARAGE BUILDING IS CURRENTLY USED FOR STORAGE ASSOCIATED WITH THE DWELLINGHOUSE. THERE IS NO KNOWN PLANNING HISTORY ASSOCIATED WITH THE GARAGE BUILDING.

5. Site Address Details

Please provide the full postal address of the application site

Unit: House Number: House suffix:

House Name:

Address 1

Address 2

Address 3

Town

County

Postcode

6. Application Fee (see Charges Schedule) Please note there is an additional cost of a meeting with Council Officers

Indicate the category of proposed development

Major ☐ Minor ☒ Other ☐

External Floorspace: sqm Site Area: ha

How to pay:

- online using your credit or debit card at www.knowsley.gov.uk and select 'Pay it' - Planning Applications on the right hand side of the page or by contacting the Planning Technical Support Team, tel: 0151 443 2381. Mastercard / Visa Credit Cards: Please note a 1.75% charge will be made for payments made by credit card;
- or
- pay by cheque. Cheques should be made payable to Knowsley Metropolitan Borough Council.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes ☒ No ☐

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent ☒ Applicant ☐ Other (if different from the agent/applicant's details) ☐

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

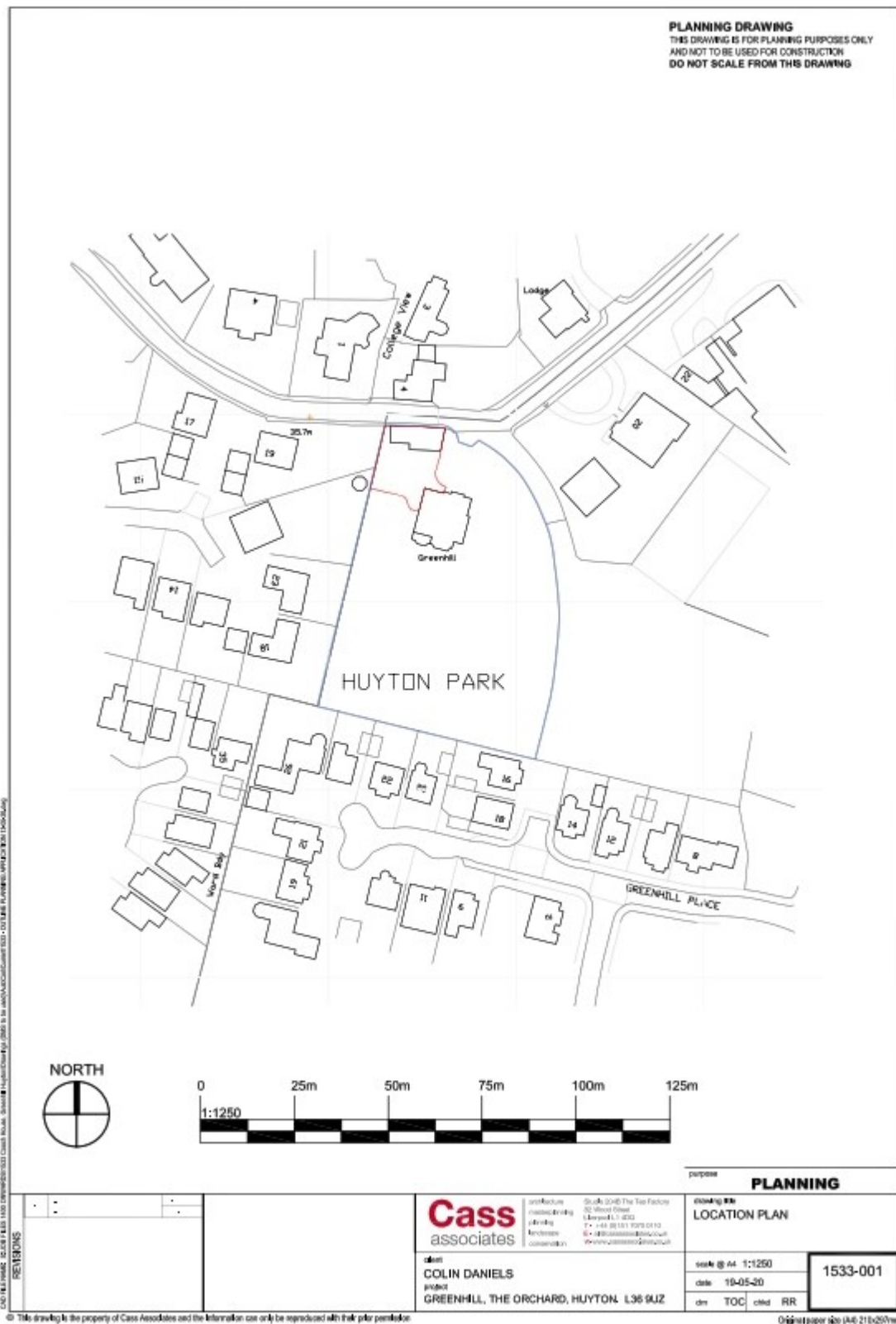
8. Declaration

I/we hereby apply for pre-application advice as described in this form and the accompanying plans/drawings and additional information.

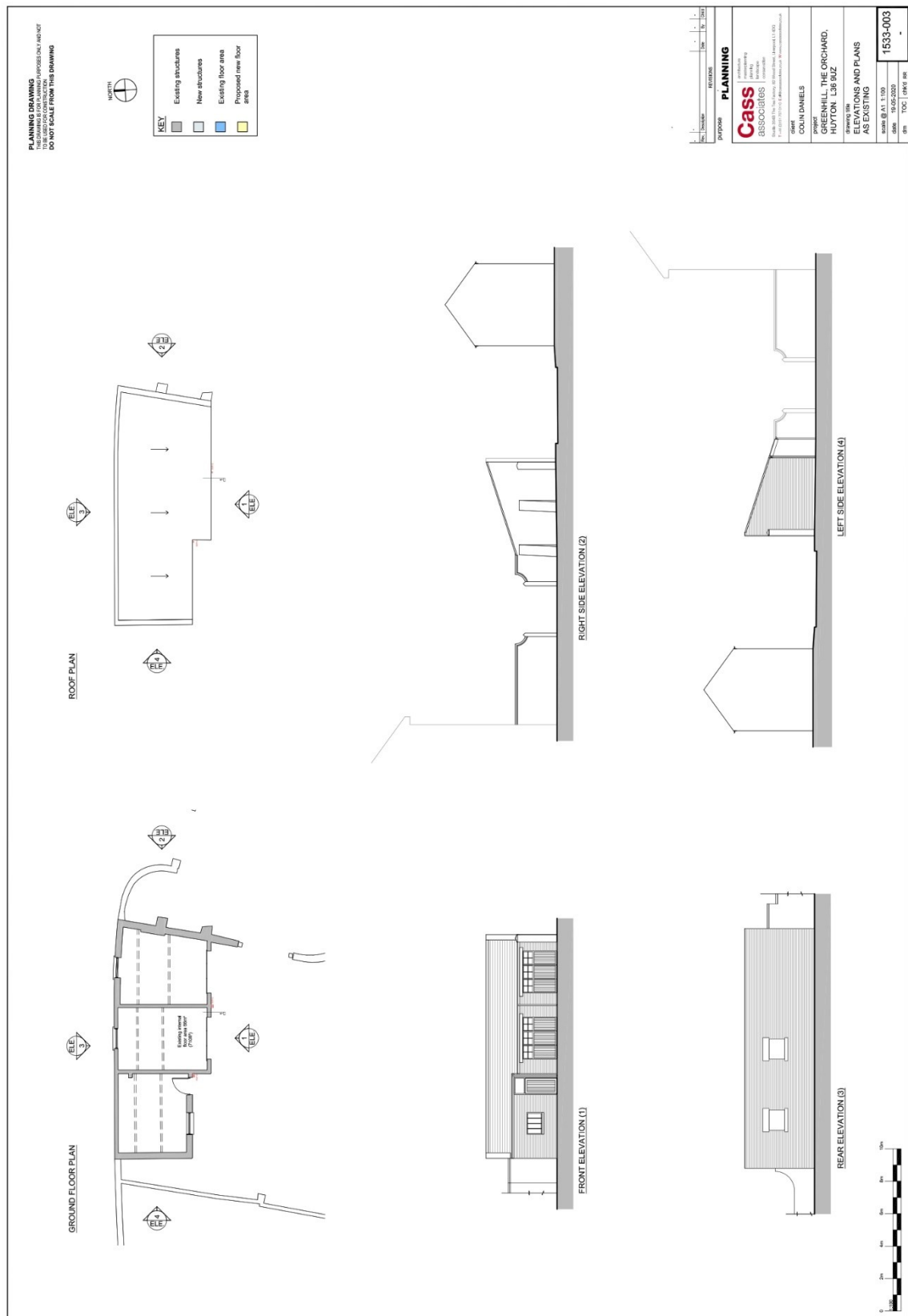
Signed - Applicant:

Or Signed - Agent

Date (DD/MM/YYYY)

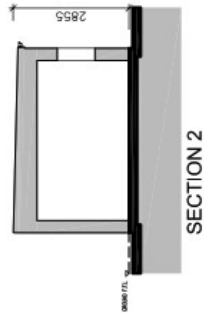
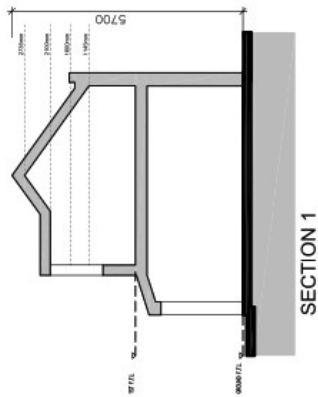








PLANNING DRAWING
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purpose			
client	colin DANIELS	profession	planning
project	GREENHILL, THE ORCHARD, HUXTON, L36 9UZ	consultancy	planning
drawing no.	GENERAL PROPOSED SECTIONS	drawn by	colin DANIELS
scale @ A3	1:100	checked by	colin DANIELS
date	19-06-20	approved by	colin DANIELS
am	TOC	drawn by	colin DANIELS
drawing number 1533-005			

Greenhill, 4 The Orchard, Huyton Issues and Risk Log

02 December 2020

Proposal: **CONVERSION OF EXISTING OUTBUILDING TO CREATE SELF-CONTAINED DWELLING, TOGETHER WITH ERECTION OF LOFT EXTENSION AND SINGLE STOREY SIDE EXTENSION**

Planning Ref: **20/00044/PREAPP**

On basis of information submitted 10/08/20, 19/08/20:

- Application form (x1)
- Location plan (x1)
- Existing site/roof plan (x1)
- Existing floor plans and elevations (x1)
- Proposed floor plans and elevations (x1)
- Proposed sections (x1)
- Cover letter (x1)

National Planning Policy Framework – see [here](#)

Development Plan:

- Knowsley Local Plan Core Strategy, adopted January 2016 – see [here](#)
- Saved Policies of the Knowsley Replacement Unitary Development Plan, adopted June 2006 – see [here](#)
- Merseyside and Halton Joint Waste Local Plan 2013 - see [here](#)

Relevant Supplementary Planning Documents (see [here](#)):

- Design Quality in New Development SPD
- Householder Development SPD
- Ensuring a Choice of Travel SPD

- New Residential Development SPD

The Council's Validation checklist can be found using the link below.

<https://www.knowsley.gov.uk/residents/building-and-planning/planning-permission/consultation-on-planning-validation-checklist>

The most significant planning issues, and therefore risks to achieving a planning permission, are shown below. Those issues highlighted in red are considered to be of high risk to the achievement of a successful outcome.

This is a working document and will be updated during the course of the project when issues are addressed.

PERCEIVED RISK		CURRENT POSITION & NEXT STEPS
High	Medium	Low
	High	
Principle of development	The application site is located within a primarily residential area and is set within The Orchard Conservation Area. Greenhill is Grade II listed. The application proposes to convert the existing outbuilding on site (currently used as a garage) to form a self-contained dwelling, together with the erection of a first floor (loft) extension and single storey side extension. The proposal would create a new living room, kitchen/dining area, utility room, W.C and 1-2 ensuite bedrooms. The conversion of the outbuilding to residential accommodation is acceptable in principle, however, its extension upwards with the addition of an extra storey and enlargement of the footprint of the building would substantially alter its appearance and result in the loss of features of significance.	The conversion of the outbuilding to residential accommodation is acceptable in principle and some alterations are likely to be acceptable. However, the current proposal would result in the loss of the building's distinctive features which are considered to be significant features which positively contribute to the character of the site and wider conservation area. Subsequently, the proposed scheme cannot be supported. It should also be noted that given the sensitivity of the grounds to development, that should a conversion of the outbuilding be carried out, replacement garaging/outbuildings to serve the villa might not be accepted in the future. How will the storage/garage requirements for the occupiers of the villa be met following the conversion?

	See: Policies CS2, CS19 and CS20 of the Local Plan and Saved Policies H5 and H8 of the UDP.	
Heritage Considerations	The house, outbuildings and its grounds are set within, and positively contribute to, the character of The Orchard Conservation Area. The Orchard appraisal states that <i>"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."</i> Greenhill is Grade II listed and is recorded on the Merseyside Historic Environment Record as MME5821. The building is the best preserved of the original plots which characterise the conservation area. It is identified within the appraisal as being a 'focal' building. The outbuilding is a listed building by virtue of being a curtilage structure. On the basis of historic mapping and the physical evidence it appears that the building has altered in appearance and footprint since its original construction and was most likely to have been used as a stable/coach house before it was converted for use by motor vehicles. Externally the building has a high quality fishscale roof and an attractive polychromatic Flemish brickwork front elevation. Two bays incorporate attractive sliding doors which presumably date to its conversion to a motor garage, while the third section has a plain boarded door with an overlight and a large inserted window. The wall adjacent to the road appears to have been rebuilt as it does not have the same quality of brickwork as the frontage, and it is likely that this would originally have been stonework to match the remainder of the wall. The outbuilding is noted in the	The conversion of the outbuilding is acceptable in principle, however, the first floor addition and enlargement of the footprint of the building would result in harm to the setting of the listed building and wider conservation area and cannot therefore be supported. Some alterations to the outbuilding are likely to be acceptable, however, the existing features of interest of the building should be maintained (see separate 'Layout, Scale and Design' section for further details).

	appraisal as being somewhat run down, and this remains the case. Whilst the conversion of the outbuilding is acceptable in principle, the addition of a first floor extension and single storey side extension would substantially alter the buildings appearance and result in the loss of features of significance. See: Paragraphs 128 - 129, 131 - 132 of the NPPF, Policy CS20 of the Local Plan and Saved policy DQ5 of the UDP.	
Impact on residential amenity	The windows proposed to the development would ensure that adequate light and outlook is provided to occupiers of the converted building. There is an interface distance of approximately 10.5m between the southern principal elevation of the outbuilding and the northern elevation of Greenhill. The New Residential Development SPD identifies interface distances that would normally be considered appropriate to protect residential amenity. Taking the northern elevation of Greenhill to be a gable elevation, the SPD states that the interface distance between principal to gable elevations should be a minimum of 12m. Subsequently, this distance would not be met by the new development. It is not clear what type of rooms the windows to the northern elevation of Greenhill serve and therefore limited assessment can be given to the impact of the conversion on this elevation. However, the relationship between the building and Greenhill means that the views	Whilst the interface distance between the buildings would be marginally below the interface distance specified in the New Residential Development SPD, it is likely to be acceptable given that the northern elevation of Greenhill could be considered a gable elevation and the relationship between buildings means that views would be slightly offset and would not result in direct overlooking. However, understanding of the type of rooms the windows to the northern elevation of Greenhill serve would be required to be demonstrated on any future plans to be able to accurately assess the impact of the conversion on residents. If any of the windows to the northern elevation serve main habitable rooms, are there any other windows to serve these rooms? Any future application which makes alterations to the windows proposed to the extension should comply with the interface distances for new development in Appendix 4 of the New Residential SPD. Please see: https://www.knowsley.gov.uk/knowsleycouncil/media/D

	between elevations would not be direct and would instead be slightly offset. As such, whilst the interface distance would be marginally substandard, the proposal is not likely to be detrimental to the visual amenity of residents, in terms of outlook, levels of light and privacy. Moreover, given the nature of the development which involves the conversion of an existing building on site and the location of the building within the curtilage of a main dwelling, the reduced interface distance is likely to be acceptable. There would also be an interface distance of approximately 11.6m between the eastern elevation of the proposed single storey side extension and gable elevation of Greenhill. Similarly to the above assessment, the relationship between the extension and Greenhill means that there would be no direct overlooking, rather the relationship is one of more oblique views. Therefore, whilst marginally substandard, the proposal would not significantly affect the visual amenity of residents. The new development would be inward facing with views towards the inner courtyard area. As such, the proposal would not raise any issues with regards to the visual amenity of surrounding neighbouring properties. See: Paragraph 127 of the NPPF, Policies CS2, CS19 and CS20 of the Local Plan and Saved Policies DQ2 and H5 of the UDP.	Documents/New-Residential-Development-Updated-SPD.pdf
Layout, scale and design	Considering the assessment given above, the design of the proposed scheme would substantially alter the features of significance of the outbuilding, which principally includes the building's fishscale roof and polychromatic Flemish	Upon submission of any future planning application, it is suggested that any conversion should retain the existing eaves and roof height and that extensions have limited physical impacts on the existing building. Any

	brickwork. The scheme is considered to negatively affect the setting of the listed building and the conservation area and could not be supported. See: Paragraphs 124-130 of the NPPF, Policies CS2, CS19 and CS20 of the Local Plan and Saved Policy DQ2 and H5 of the UDP.	conversion should not have a greater presence on the road than the existing building. It should also be noted that the relationship between the buildings on site and the courtyard is also of significance and therefore, concerns are likely to be raised if any additional boundaries were to be created within the courtyard. Any future application should refer to design guidance contained within the following SPD's: - Design Quality in New Development SPD: Microsoft Word - Design Quality in New Development SPD - Adoption Version (knowsley.gov.uk) - Householder Development SPD: https://www.knowsley.gov.uk/knowsleycouncil/media/Knowsley-Media/Householder-developments-SPD-Adoption-Version.pdf
Highways	In highway terms, when reviewing such a submission, assessment is given, but not limited to, the following considerations; adequacy of parking and turning facilities associated with the proposed development; traffic generation from the development proposed, road access to the site of the development and the impact on Highway safety. Little information has been submitted relating to highways matters and the plans do not show the proposed parking arrangement nor demonstrate the relationship with the	The Council's Highways Authority will be consulted on any future planning application relating to the development. For guidance on parking provision and highways safety, reference should be made to the Householder Development SPD, https://www.knowsley.gov.uk/knowsleycouncil/media/Knowsley-Media/Householder-developments-SPD-Adoption-Version.pdf and the Ensuring a Choice of

	existing building and/or associated vehicular parking and/or manoeuvring space of the existing house. However, parking in the forecourt adjacent to the proposed self-contained unit can be from the site photos taken. The extent of shared access and space and relevant ownership and access rights and/or agreements is required to be understood between the existing and proposed dwellings. ➤ <u>Adequacy of parking and turning facilities associated with the proposed development</u> The amount of parking required is set out in the Supplementary Planning Documents (SPD) titled 'Ensuring a Choice of Travel' (see Appendix A) and 'Householder Development' (see page 17). These documents can be viewed by following the links below: http://www.knowsley.gov.uk/pdf/TravelSPDLowRes.pdf https://www.knowsley.gov.uk/knowsleycouncil/media/Knowsley-Media/Householder-developments-SPD-Adoption-Version.pdf See further information on parking requirements below (under 'Other Considerations'). There should be also be sufficient space for vehicles to turn within the site such that access and egress is in a forward gear. Further, the parking requirements, as per the SPD above, extend to include cycle parking in support of sustainable transport use. For properties without a garage, a secure covered structure should be provided (typically a robust	Travel SPD http://www.knowsley.gov.uk/pdf/TravelSPDLowRes.pdf
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	shed type structure that can be locked would suffice). The structure should be large enough to accommodate the recommended number of cycles as set out in the SPD titled 'Ensuring a Choice of Travel'. These storage facilities need to be indicated on any future drawing. ➤ <u>Traffic generation from the development proposed</u> It is not expected that there will be a material impact on other highway users, or the adjacent highways. ➤ <u>Road access to the site of the development</u> The location for vehicle ingress and egress is from/to The Orchard and there are no alterations to the existing arrangement proposed. It should be noted that the adopted Highway boundary ends about this location and whilst the frontage of some of the site adjoins the adopted highway the access and beyond is private and unadopted, see snippet below.	
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	 Map Legend - Ward Boundary - Adopted Highway ➤ Other considerations Refuse collection – bin storage and refuse collection points would need to be indicated and meet the requirements of the Council. See note re. unadopted road above. Parking - The residential unit(s) would need to have adequate off-street parking in accordance with current parking standards at 1 space per 1-bedroom dwelling, 2 spaces per 2/3 bedroom dwelling and 3 spaces per 4+ bedroom dwelling. All parking spaces must be at least 5.5 metres in length. The width of parking spaces must be a minimum of 3 metres on property frontages and 2.75 metres adjacent to dwellings (preferably 3 metres to allow sufficient space for any future side extensions). The width of a parking space can only be reduced to 2.4 metres only if a separate	
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	pedestrian path is provided (note that a separate pedestrian path remote from the parking would be unsuitable for disabled parking). Double width driveways should be 5.7 metres wide (see requirements on pages 26-27 of the Householder Development SPD). The proposed site layout plans must show the existing and proposed parking arrangements which includes the existing adopted highway boundary for the site and any existing street furniture/traffic calming measures, which may need to be relocated/alterd as a result of the proposals. A S278 highway agreement would be required prior to the commencement of any construction work to adopt the proposed highway for the development/to undertake works on the existing adopted highway. Solid boundary treatments on the plot frontages/sides or adjacent to vehicular accesses must be no more than 0.6 metres in height to ensure highway visibility is not compromised for motorists emerging from accesses. Alternatively, pedestrian intervisibility splays of 2 x 2 metres must be provided adjacent to both sides of vehicular accesses. Sealed/hardbound driveway surfacing and drainage preventing discharge onto adopted highway is required. See: Paragraphs 108-110 of the NPPF, Policies CS2, CS7 and CS19 of the Local Plan and Policy H5 of the UDP.	
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Trees	The Council's Arboricultural Officer has been consulted on the application given that there are a number of trees on site which could be affected by the development. As a result, an Arboricultural Impact Assessment and Method Statement would be required upon submission of any future planning application. See: Saved Policy DQ4 of the UDP.	The Council's Arboricultural Officer will be consulted on any future planning application relating to the development. Knowsley Council offer Arboricultural Services as part of 'We Know Services'. The use of this service is optional. For more information, visit the 'We Know Services' website at http://www.weknowsolutions.co.uk/ or contact: Email: info@weknowsolutions.co.uk Tel: 0151 443 2308.
Ecology	The existing buildings and trees on site may provide potential roost features for bats. Bats are protected species and a material consideration in the determination of a planning application. Therefore, a preliminary roost assessment would be required prior to the determination of any future planning application. A preliminary roost assessment assesses the buildings, trees on site for their suitability for roosting bats and the value of the habitats for foraging and commuting. The survey and report are essential to determine if the Local Planning Authority needs to assess the proposals against the three tests (Habitats Regulations) and whether an EPS licence is likely to be granted. Surveys must follow Standing Advice and best practice guidance, as outlined in <i>Collins J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition, Bat Conservation Trust ISBN-13: 978-1-872745-96-1</i>. Any deviation from these guidelines must be fully justified.	A preliminary roost assessment would be required upon submission of any planning application. This information will be required prior to determination of the application. If the preliminary roost assessment categorises the buildings as having a greater than negligible suitability for buildings, or low suitability for trees, further surveys will be required. These can only be carried out between May and August/September. Merseyside Environmental Advisory Service will be consulted on any future application.

	If the preliminary roost assessment categorises the buildings as having a greater than negligible suitability for buildings, or low suitability for trees, further surveys will be required. These can only be carried out between May and August/September. Buildings and trees on site may also have potential to be used by breeding birds and bat survey should also include checks for breeding birds. See: Paragraphs 109, 118 and 119 of the NPPF and Policies CS8 and CS21 of the Local Plan and Saved Policy DQ4 of the UDP.	
Archaeology	Given the heritage significance of the site, a programme of archaeological building investigation will need to be carried out following best practice guidance. Please see guidance given in <i>Historic England (2016) Understanding Historic Buildings: A guide to good recording practice</i> (https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/). The applicant should submit a written scheme of investigation for the building investigation for approval in writing by the Local Planning Authority. If this is not submitted at application stage, then it is likely to be requested by condition. See: Policy CS20 of the Local Plan	A programme of archaeological building investigation will need to be carried out following for any future planning application. If this is not submitted at application stage, then it is likely to be requested by condition. Merseyside Environmental Advisory Service will be consulted on any future application.

Planning Law requires the submission of certain information with a planning application dependent upon its type, scale and location. More detail about this can be found [here](#). Please see the validation checklist: https://www.knowsley.gov.uk/knowsleycouncil/media/Documents/Validation-Checklist-Nov-2018-Draft-for-Consult_2.pdf

DOCUMENT	STATUS
Existing and proposed plans and elevations	Essential
Details of proposed parking, access and refuse storage arrangement	Essential
Tree Survey, Arboricultural Impact Assessment and Method Statement	Essential
Design and Access Statement/Heritage Statement	Essential
Ecological Survey (preliminary bat roost assessment)	Essential
Written Scheme of Archaeological Building Investigation	Desirable

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Note: The risks and uncertainty associated with an application's outcome can be reduced if information requirements are met, when an application is submitted. It can alleviate the need for planning conditions requiring the submission and further approval of additional details.

The advice given here does not indicate any formal decision by the Council as Local Planning Authority. Any views or opinions are given without prejudice to the formal consideration of any planning application and are based on the details submitted, site observations and other available information sources. A formal decision on a proposal can only be given on the submission of a planning application after its full consideration, which will involve consultation with local residents, statutory consultees and any other interested parties. You should also bear in mind that any subsequent changes to planning legislation or planning policies may affect the advice given. The pre-application process involves engagement by both the Local Planning Authority and potential applicants and, as such, we would welcome further discussions as you consider necessary although protracted discussions may incur additional fees to be advised in advance.

Appendix B: Amended pre-app drawing and e-mail response

Peter Hamilton [REDACTED]

16/3/2021 11:37

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RE: External Mail: Greenhill, 4 The Orchard 20/00044/PREAPP

To Chloe Roberts [REDACTED]

Blind copy Colin Daniels [REDACTED]

Chloe

Further to our previous conversations and e-mail correspondence relating to the above pre-application enquiry, I attach a plan showing the revised option as discussed.

As you are aware the building is in a state of disrepair and a viable option needs to be found for its repair and conservation. Your previous correspondence stated that the principle of conversion to residential is acceptable. The correspondence also indicated that some form of extension may be acceptable but not of the sort previously proposed (i.e., a first floor added within the roof including a dormer structure).

The building is too small in itself to provide a viable residential unit. The proposed approach is to erect a single storey outbuilding adjacent and physically separate to the existing building. It will be linked to the existing building by a glazed lobby providing a lightweight and transparent structure joining the new with the old. This outbuilding and lobby will incorporate a flat roof which will sit underneath the eaves of the existing building. This will help it look subservient to the existing building in height, mass and scale.

The features of significance are retained on the existing outbuilding. The existing front wall with the polychromatic Flemish brickwork will be retained. This brickwork would be a feature within the glazed lobby. The fishscale roof would also be retained in its current form.

The 1894, 1928 and 1946 OS maps show a form of development or enclosure in the area of the proposed outbuilding. As such, there appears to be historical precedent for some form of built development in this area.

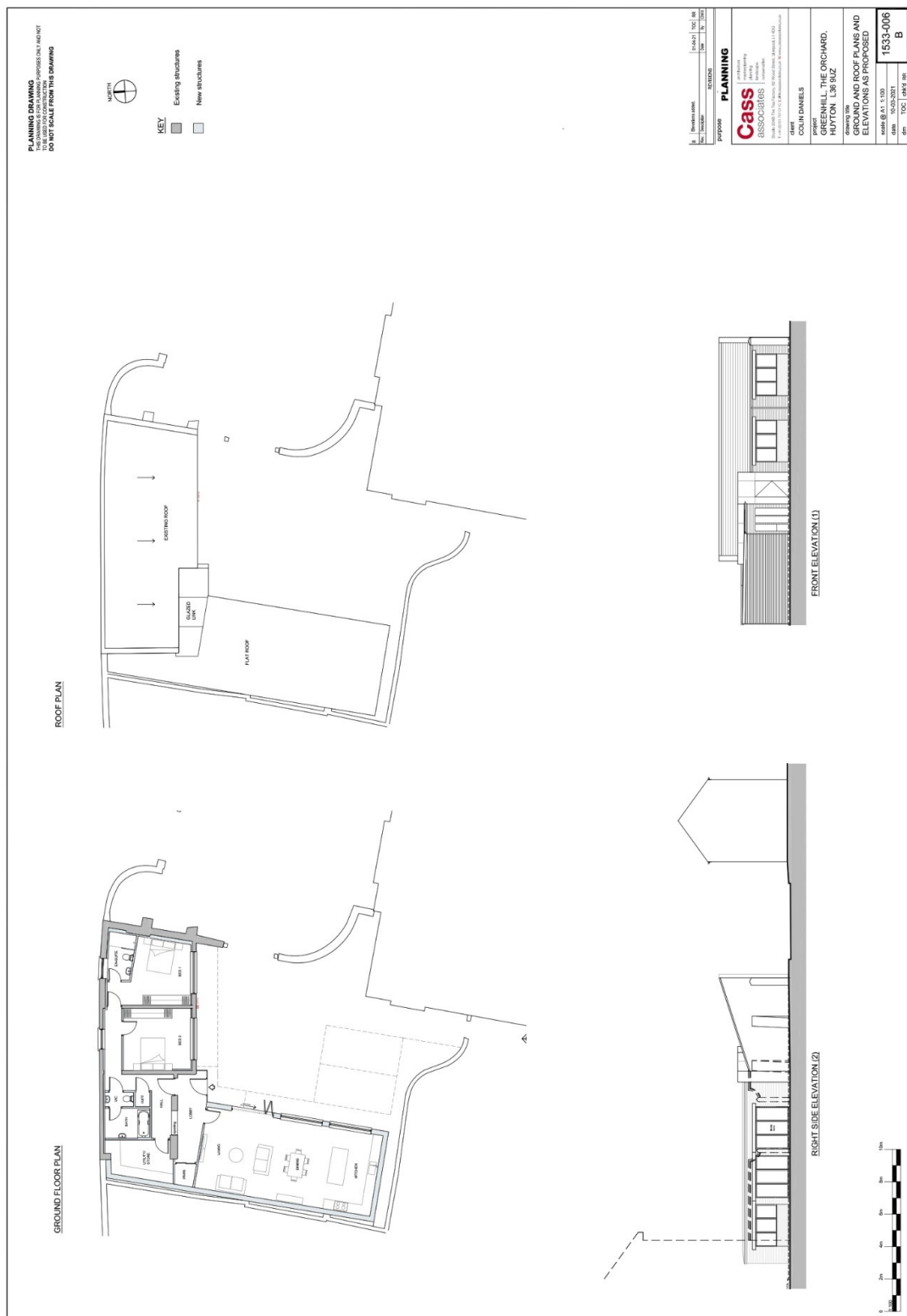
The scale, location and form of the linked outbuilding is considered to cause less than substantial harm to the setting of Greenhill and to the significance of the existing outbuilding. There is public benefit arising from the proposed development in terms of the conservation of a heritage asset which will also provides an enhancement to the Conservation Area. In addition, the proposal creates a two bed house adding to the supply and mix of housing in the Borough. As mentioned previously, the proposed house is to be used by a member of the family.

We would appreciate your comments on this amended option. Should you require any further information please do not hesitate to contact me.

Please would you confirm receipt?

Kind regards

Peter



Chloe Roberts

27/4/2021 12:13

RE: External Mail: Re: Greenhill

To Peter Hamilton

Copy Dorothy Bradwell

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Hi Peter,

Further to our brief discussion about the revised scheme, we have provided some more formal feedback below. I would like to reiterate that the revised proposal is much more sympathetic to the existing building and represents a significant improvement on the previous proposals that have been submitted in relation to this development. While we understand this is an indicative proposal, and is yet to be designed in detail, there are several issues with the proposal which require further consideration.

The first and most noticeable issue with the proposal is the design of the glass section which links the old building to the new building. While the use of a link is supported in principle, the roof of this link juts above the rest of the development making it quite a prominent feature which appears awkward in its location. It's not clear how the falls of the roof/rainwater system would work. This link should be a recessive feature relative to the existing building. With 'link' arrangements the aim is usually to have minimal impact on the fabric of the historic building and allow the original form to be appreciated. I advise that the current external face of the building here which will become internal be retained 'exposed' rather than plastered/painted/alterd. The front entrance door proposed within this link should also be distinguishable from the rest of the development to make it clear that this is the entrance to the building - currently, the large proportion of glazing and in particular glazed doors proposed on the new building results in this entrance door being lost.

In terms of the window and door openings proposed to the extension, we feel this does not relate well to the proportions of solid to void and patterns of openings on the original building. The glazed features are packed tightly together and the spacing between the openings differs to that shown on the original building. This aspect requires further consideration. Additionally, the panelling proposed beneath the windows on the extension could helpfully echo the vertical boarding on the doors of the existing building and therefore, vertical timber panelling is preferred. Is there the potential to retain one of the original doors/garage space in the existing building (e.g. the doors on the right-hand side) as this is quite an early garage and it does not appear that there will be opportunity to replace this lost storage space? With regards to materials, there is also no indication of the type or quality of materials proposed which would be helpful to understand to provide a better picture of the proposal. We would be looking for traditional materials that are sympathetic to the heritage of the site. In terms of design we are open to a polychromatic brickwork finish on the new building to match the existing building, however we are also open to other quality alternatives.

Overall, in progressing the design we would advise aiming for a greater overall coherence, with the design, materials and finishes being informed by the key features and character of the existing building.

As we have not been able to view the interior of the existing building when completely cleared, we do not know if there are some features of significance within the building which is likely to affect our assessment. It does appear however that some fairly significant changes are being made to the layout and from the photographs there do appear to be remnant internal features which could date to former use as a stable. Therefore, we advise that the building be cleared and a heritage assessment is commissioned at the earliest opportunity to examine the building in more detail as the outcome of this could well inform the design of the proposal.

Happy to discuss.

Kind regards,

Chloe Roberts
Planning Officer

Tel: [REDACTED] Email: [REDACTED]
Knowsley Council | Yorkon Building | Archway Road | Huyton | L36 9FB
Save a tree . . . please do not print this e-mail unless you really need to.

Appendix C: Greenhill listing description

Official list entry

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Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1215183**

Date first listed: **18-Feb-1992**

Statutory Address 1: **GREENHILL, THE ORCHARD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **GREENHILL, THE ORCHARD**

The building or site itself may lie within the boundary of more than one authority.

District: **Knowsley (Metropolitan Authority)**

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Parish: **Non Civil Parish**

National Grid Reference: **SJ 44182 90470**

Details

The following building shall be added:

HUYTON WITH ROBY THE ORCHARD SD 49 SW 1870-0/5/10000 Greenhill

- II

Villa, now headmistress's house to Huyton College. Mid C19, slightly altered. Channelled stucco at ground floor, red brick in Flemish bond at 1st floor, slate roof. Approximately square plan. Eclectic style with some classical features. Two storeys over cellars, 3 windows to both principal facades (the east and south); with white-painted channelled stucco carried round at ground floor finishing at a 1st-floor sillband, a plain frieze, and a prominent wooden modillioned cornice over the principal elements of both these facades. The entrance front to the east is asymmetrical, having a wide projected bay offset left of centre which has a sashed window at ground floor flanked by coved niches with run-out voussoirs, and a window of 3 narrow lights at 1st floor, the centre light blind and the others sashed; a narrow bay set back to the left, with 4 steps up to a round-headed doorway which has a pilastered architrave and plain fanlight, and a narrow sashed window above; and a wide 3rd bay to the right which has a tripartite sashed window at ground floor and a 12-pane sash above. All these windows have unhorned sashes, all have margin panes except that to the right at ground floor which is 4-paned in the centre, and all those at 1st floor have painted stone surrounds including ornamental balustrades. The south front (to the garden) is likewise asymmetrical, having a short pedimented wing offset to the right, with a full-width canted bay at ground floor containing tall tripartite French windows, and a large square window above (with altered glazing); a round-headed window right of this (lighting the

porch); a verandah roof to the left; and 8-pane unhorned sashed windows at 1st floor, both with margin panes and balustrades like the others. Hipped roof of shallow pitch, with central chimney stack. The north side wall has a raised centre with a coved niche at ground floor and a 12-pane sash above (like the others, including the balustrade); and a 1-window rear portion stepped back and 3-storeyed to the same height, with similar margin-paned unhorned sashes on all floors. INTERIOR: not inspected, but known to have features of equivalent quality, including elaborate moulded plaster cornices and a staircase with light-well similarly decorated.

Listing NGR: SJ4418290470

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: **215308**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 15-Jul-2022 at 09:46:17.

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