

Heritage Assessment

Hillcrest House, Thingwall Hall, Liverpool, L14 7NZ



London



Harrogate



Bristol

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1. Introduction

- 1.1. This Heritage Assessment has been prepared on behalf of Brother's of Charity. The assessment relates to the proposed change of use to Class C2 (residential institutions) and associated internal and external works of Hillcrest House, Thingwall Hall, Liverpool, L14 7NZ.
- 1.2. The Statement has been prepared by Heritage Potential. Heritage Potential is a team of heritage and planning specialists with joint MSc Historic Conservation and MRTPI accreditations. This joint heritage and planning specialism allows for effective balancing of the public benefits of proposals against any identified harm to heritage assets.
- 1.3. Section 2 of this statement describes the site and its surroundings.
- 1.4. Section 3 sets out the relevant legislation, policy and guidance framework.
- 1.5. Section 4 assesses the heritage significance of the nearby heritage assets.
- 1.6. Section 5 describes the proposals in detail.
- 1.7. Section 6 assesses the impact of the proposals on the assets.
- 1.8. Section 7 provides an overview of the proposal and draws conclusions.
- 1.9. Overall, this statement provides an assessment of the proposals in relation to the relevant national and local planning policies and demonstrates that:
 - The 1920s building is of no architectural interest, with basic design and numerous later 20th century alterations and extensions.
 - The building has a very low level of historic interest as a building erected in association with the St Edward's Orphanage which operated until c.1956. The building is most likely to have been a classroom or workshop although its original internal configuration is not documented and has been lost by later refurbishment.
 - The building is in very poor condition and in desperate need of investment.
 - The proposals are considered to be sympathetic to the building, allowing for its continued use into the future, and are harmonious within the setting of the Grade II listed Thingwall Hall.
 - Overall, there will be no harm to the fabric or setting of any heritage assets. The proposals are consistent with heritage legislation and national and local policy and guidance.

Hillcrest House (right) with the Rear of Grade II Listed Thingwall Hall (left)

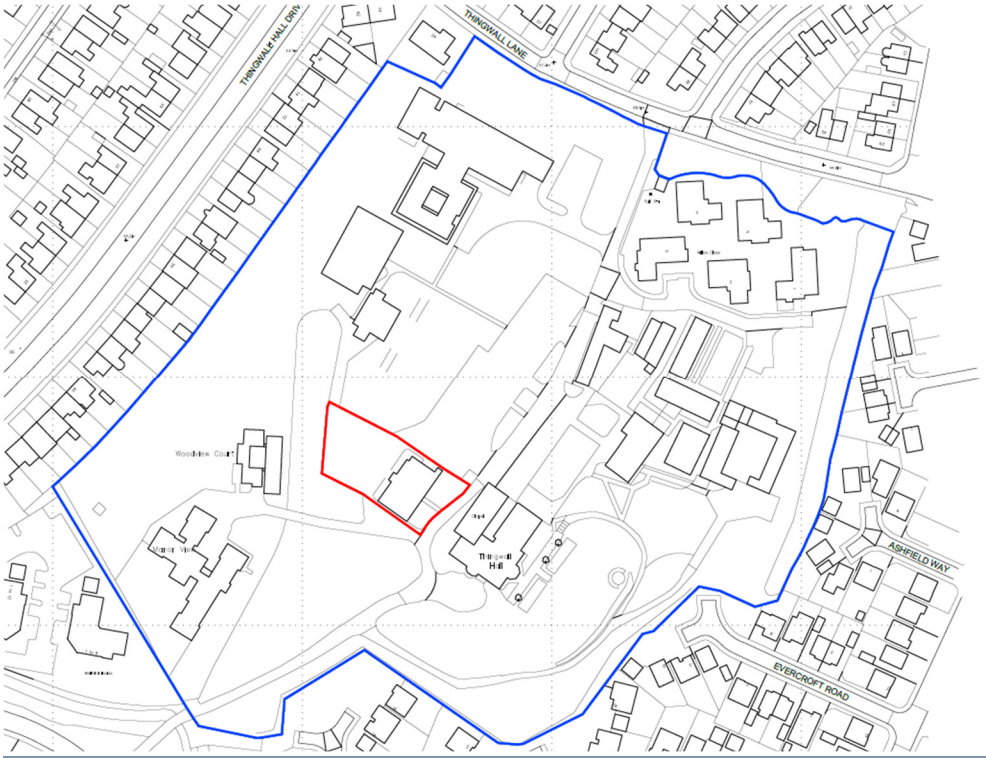


Source: Heritage Potential

2. Site Background and Planning Context

- 2.1. Hillcrest House is situated within the grounds of Thingwall Hall, Liverpool, L14 7NZ. The property is located in the suburban area of Knotty Ash, approximately 6 miles east of Liverpool City Centre. The application site is located within the Knowsley Metropolitan Borough Council.
- 2.2. The estate itself is bounded by the residential properties to Thingwall Hall Drive to the west, Thingwall Lane to the north, and Holly Bank Avenue which wraps around the eastern and southern edge of the estate. The boundaries are marked by mature trees and hedgerows, providing a sense of seclusion and privacy.
- 2.3. The wider area surrounding Thingwall Hall is largely residential, featuring local amenities and green spaces.
- 2.4. The application site is not listed, locally listed or located within a conservation area. However, Thingwall Hall immediately to the east of the site is Grade II Listed (list entry – 1075498).
- 2.5. The estate includes the historic Thingwall Hall building (c.1840s), 19th century and more modern structures, including new accommodation, ancillary structures, car parking and landscaped gardens. Hillcrest House is one of several 20th Century ancillary buildings within the Thingwall Hall estate.
- 2.6. The spatial arrangement allows for ease of access and movement between the buildings.

Location Plan



Source: Cube Architecture and Design

Planning History

- 2.7. Full planning history for the estate is provided below:

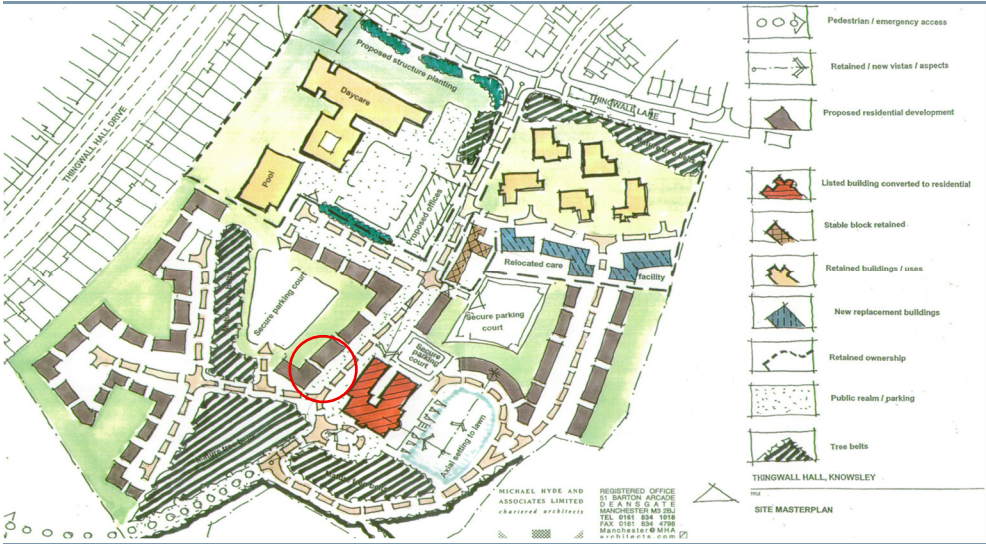
23/02826/DEMCON	Prior notification for demolition of detached swimming pool building	Prior approval granted Mon 05 Feb 2024
18/00163/FUL	Partial change of use of existing resource centre (use class D2) to incorporate residential care (use class C2)	Approved Wed 02 May 2018
16/00561/FUL	Erection of single storey extension to living room area	Approved Fri 14 Oct 2016
09/00108/LBC	Repairs to external building fabric, including slate roof, rain water goods, stonewall, flat roof coverings, window repairs, render finishes and coatings to protect the buildings from further deterioration.	Approved Thu 28 May 2009
04/00239/LBC	Conversion of Thingwall Hall into 14 residential apartments.	Approved Fri 21 Jul 2006
04/00054/OUT	Outline application for residential development (erection of 120 dwellings), erection of office accommodation and residential/care village accommodation, and conversion of Thingwall Hall to apartments.	Refused Wed 12 Jul 2006 (Allowed at appeal 5 June 2007)
97/00009/TEL	Installation of 14.75 metre high telecommunications mast	Refused Tue 11 Feb 1997
96/00340/LBC	Thingwall Hall, Thingwall Lane, Knowsley, Huyton, Merseyside - replacement of windows to front and side elevations of hall.	Approved Tue 06 Aug 1996
74/14499/HIST	Demolition of St Edwards building.	Approved Fri 09 Sep 1994
74/14087/HIST	Maintenance Unit, Thingwall Hall, Thingwall Lane, Huyton - change of use from maintenance unit to residential unit.	Approved Fri 19 Jun 1992
74/12948/HIST	Brothers of Charity Thingwall Hall Thingwall Lane Huyton :- erection of indoor riding school for disabled people	Approved Mon 03 Dec 1990
74/12524/HIST	Thingwall Hall, Thingwall Lane, Huyton - change of use and extension of former coach house/storage to staff conference/lecture facility.	Approved Fri 25 May 1990
74/12161/HIST	Training Unit, Thingwall Hall, Liverpool 14 - erection of single storey extension to provide new workroom and enlarged kitchen area, together with construction of new access.	Approved Mon 02 Apr 1990

74/12080/HIST	Thingwall Hall, Thingwall Drive - change of use of existing stables to livery for 3 horses and riding school for disabled and able-bodied individuals	Approved Mon 23 Oct 1989
74/10736/HIST	Thingwall Hall, Thingwall Lane, Huyton - erection of residential home for the mentally handicapped.	Approved Wed 20 Jul 1988
74/10440/HIST	Thingwall House Thingwall Lane Huyton :- demolition of existing workshop and erection of single storey steel framed brick clad workshop for site staff	Approved Fri 28 Aug 1987
74/06540/HIST	Thingwall Hall, Thingwall Lane, Huyton - training unit for handicapped persons.	Approved Tue 30 Mar 1982
74/05983/HIST	Thingwall Hall, Thingwall Ln, Huyton - enclosure of existing fire escape bridges between dormitories at first and second floor levels.	Approved Thu 12 Feb 1981
74/06812/HIST; 74/02725/HIST	St Edwards, Thingwall Hall, Huyton - extension to 4 dormitory blocks to form sun lounge.	Approved Tue 25 Oct 1977
74/03531/HIST	Thingwall Hall, Thingwall Hall Dr, Huyton - kitchen extension in admin block to form vegetable store and prep area.	Approved Fri 16 Feb 1979
74/06729/HIST	Thingwall Hall, Thomas Lane - extension to training workshop.	Approved Fri 16 Apr 1982
74/06682/HIST	Erection of extension to laundry to form sewing room.	Approved Fri 04 Dec 1981
74/06819/HIST	Thingwall Hall, Thingwall Ln, Huyton - residential unit supervised family hotel for discharged high-grade mentally handicapped.	Approved Tue 30 Mar 1982
74/07067/HIST	Thingwall Hall, Thingwall Ln, Huyton - extension to existing front porch.	Approved Thu 15 Jul 1982
74/09670/HIST	Proposed detached dwelling.	Approved Thu 28 Aug 1986
74/07314/HIST	Electric substation.	Approved Thu 04 Nov 1982
74/03532/HIST	Thingwall Hall, Thingwall Hall Dr, Huyton - extension to dormitory blocks to form stores (clothes and linen).	Approved Thu 28 Sep 1978

74/00439/HIST	Thingwall Hall, Broadgreen - toilet accommodation at first and second floor levels linking existing dormitory blocks.	Approved Mon 17 Feb 1975
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- 2.8. One of the most important planning applications to consider is 04/00054/OUT “Outline application for residential development (erection of 120 dwellings), erection of office accommodation and residential/care village accommodation, and conversion of Thingwall Hall to apartments”, refused in 2006 but allowed during the appeal process in 2007.
- 2.9. Although the proposed development has not been implemented, it indicates that the demolition of Hillcrest House was approved. The proposed masterplan provided below confirms this arrangement.

04/00054/OUT Approved Masterplan



- 2.10. The historic planning applications do not benefit from the availability of supporting documents online.

3. Legislation, Policy and Guidance

Heritage Legislation

- 3.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built. Section 66 of the Act relates to the ‘general duty as respects listed buildings in exercise of planning functions’, with Section 66 (1) stating that when deciding whether to grant planning permission for a development, special regard must be given by the local authority to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 3.2. Section 66 (2) of the Act states that “a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings”.
- 3.3. In relation to the setting of listed buildings, the Court of Appeal clarified interpretation of Section 66 (1) within Barnwell Manor Wind Energy Ltd v East Northampton District Council [2014] EWCA Civ 137 (Royal Courts of Justice, 2014), ruling that the setting should be “given considerable importance and weight” when the decision maker carries out the balancing exercise.

NPPF (2024)

- 3.4. The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The 2018 update broadly retains the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16).
- 3.5. The NPPF was updated again in February 2019 in order to provide definitions for housing need. No paragraph numbers changed as a result of this update. Similarly, an update was published in July 2021 and September 2023 with no associated changes to paragraph numbers.
- 3.6. The most recent update was published on 12 December 2024. This update did not cause any changes to national heritage policy.
- 3.7. There are proposed reforms to the NPPF, which is currently out for consultation. This has not yet been adopted and will not involve any changes to national heritage policy.
- 3.8. The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010 and one of a number of planning policy documents replaced by the NPPF in 2012.
- 3.9. The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation” (Paragraph 196).
- 3.10. ‘Conservation’ is defined within the NPPF as “the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance” (p.69).
- 3.11. No definition of ‘preservation’ (or any variant) is contained within the document. However, Historic England advise that both ‘conservation’ and ‘preservation’ are concerned with the management of change which seeks to sustain the special interest or significance of

heritage assets. ‘Conservation’ has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England’s 2018 publication Decisions: Legal Requirements for Listed Building and Other Consents.

- 3.12. The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.

Term	Definition
Heritage Assets	“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” (p.70)
Designated Heritage Assets	“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.” (p.69)
Significance	“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” (p.75)
Setting of a Heritage Asset	“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (p.75)

- 3.13. Chapter 16 specifically relates to conserving and enhancing the historic environment (paras. 202-221).
- 3.14. Paragraph 207 stipulates that within applications, applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal.
- 3.15. This should be taken into account when assessing the impact of a proposal on a heritage asset (Paragraph 208). Paragraph 210 of the NPPF goes on to state that when determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness. (p.60)
- 3.16. Paragraphs 212-221 of the document discuss how potential impacts to heritage assets should be considered with paragraph 199 stipulating a requirement for great weight to be given to an asset’s conservation when considering the impact of a proposed

development on its significance. The weight given should reflect the importance of the asset (p.60).

NPPF Degrees of Harm

- 3.17. Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm.
- 3.18. Paragraph 214 states that where a development would lead to substantial harm to (or total loss of) the significance of a designated asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits that outweigh that harm, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- 3.19. Paragraph 215 states that where a proposed development will lead to less than substantial harm to the significance of a designated asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Planning Practice Guidance (PPG)

- 3.20. The PPG offers guidance as to what public benefits may constitute and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits may include heritage benefits, such as:
- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
 - reducing or removing risks to a heritage asset
 - securing the optimum viable use of a heritage asset in support of its long-term conservation.

Knowsley Local Plan Core Strategy, January 2016

- 3.21. Policy CS20: Managing the Borough’s Historic Environment of the Core Strategy deals with historic environment, including conservation areas, listed buildings, historic parks and gardens, locally listed buildings and archaeological sites.
- 3.22. The Policy states:
- 1) Development proposals in Knowsley should preserve or enhance the borough’s historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance. The Council will:*
- a) Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;*

b) Prevent demolition and/or development which would result in substantial harm or the loss of a designated historic asset or its setting, unless the proposal would result in substantial public benefits which clearly outweigh the harm or loss;

c) Where a development proposal will result in less than substantial harm to a designated heritage asset or its setting, assess such harm against the benefits of the proposal;

d) Facilitate long term conservation and enhancement of local assets and areas of historic importance, including through the preparation of Conservation Area Management Plans.

2) The re-use of vacant and underused historic assets will be encouraged, with favourable consideration given, where appropriate, to proposals which will:

a) Enable a use for a purpose sympathetic to its conservation;

b) Retain or introduce public access; and

c) Enhance the importance of the asset for local tourism, leisure or the economy.

3.23. In relation to the listed buildings and their setting, the Core Strategy emphasises:

The Council will take positive action to secure the retention, repair, maintenance and continued use of Listed Buildings and ensure new buildings within the curtilage of, or close to, a Listed Building respect its setting and immediate landscape.

3.24. Policy CS19 Design Quality and Accessibility in New Development is also of particular relevance. Among other aspects, the Policy states:

1) To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to:

a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;

b) Complement and enhance (where possible), existing landscape, topography, Green Infrastructure; and features of local importance and historic interest;

c) Consider provision of landmark buildings and additional detailing at and adjacent to main gateways, movement corridors, town centres and strategic regeneration opportunities;

d) Create spaces and places as a focal point, accommodating social interaction and active lifestyles, including provision and integration of high quality public realm and open spaces, public art (as appropriate); and landscaping which promotes biodiversity and integrates existing local habitats;

e) Provide safe, secure and convenient routes for movement (including signage), with priority for walking, cycling and public transport, to meet the access needs of all users, particularly pedestrians, cyclists, less mobile people and the elderly;

f) Integrate effectively with existing development and link to existing shopping and service provision; and

g) Demonstrate community engagement during the design phase of major development proposals.

Supplementary Planning Documents

The Design Quality in New Development SPD, January 2016

3.25. The Design Quality in New Development Supplementary Planning Document identifies the overarching context for design in the Borough, and highlights Borough-wide issues which should be taken into account in designing new development. This includes guidance relating to placing buildings, density and form, accessibility, landscaping, public open space, sustainable design, minimising crime, and preserving the built heritage.

3.26. Chapter 4 of the Guidance “Built Heritage and Conservation” details:

New development in the historic environment should:

a) Where practicable and appropriate use red/pink sandstone and red brick in buildings and boundary treatments, particularly in prominent and/or strategic sites.

b) Protect and enhance the historic environment, taking great care to preserve and enhance any existing sandstone buildings, walls or features, and any recognised heritage assets such as listed buildings or historic buildings within conservation areas.

c) Respect the character and distinctiveness of places and landscapes.

d) When located in rural or urban fringe areas use hedging where practicable as a boundary treatment, to emphasise the distinction with urban locations.

3.27. For “Design Assessment” principles, it goes on by stating:

Proposals for new development should be based on and respond to a sound analysis of:

a) The character and nature of the surrounding environment and streetscape

b) Existing and historic uses of the site and its surroundings

c) The location and status of existing buildings within and surrounding the site

d) Important views into, across and from the site

e) The economic, social and environmental characteristics of the surrounding area

f) The size, shape, orientation, topography of the site

g) Local building forms and patterns of development including their scale, massing and height.

4. Heritage Significance

4.1. This section assesses the significance of the heritage assets potentially affected by the proposed works. The nearby heritage assets are considered to be:

- Thingwall Hall (Grade II – List Entry **1075498**)

4.2. Thingwall Hall was first listed on 03 August 1981 with its description revised on 19 March 1987. The Listing Description states:

House, now residential school. c. 1840, 1st 2 bays probably later. By H.L. Elmes. Stucco with slate roof. 2 storeys, 8 bays, 1st, 2nd, 5th, 6th and 7th bays project. 1st floor sill band and top cornice and blocking course, ground floor entablature to all but 1st 2 bays. Windows have architraves, except for 1st 2 bays, those to ground floor with sashes with single glazing bars, the 4th and 5th bays have later canted bay window. Casements to 1st floor windows. Round-headed entrance has complete fanlight and paired half-glazed doors; Doric porch has Ionic entablature and paired fluted columns. 4 stacks. Right return of 3 bays, central bay breaks forward with 2-storey canted bay windows. Ground floor has windows with flat pilasters; central bay window has attached Doric columns. 1st floor to bay window has consoled sills and apron panels to windows. Extensions to rear of 1901 of no special interest. Interior has stair with square balusters and decorative work between.

4.3. None of the works proposed relate to the listed hall itself, rather Hillcrest House which sits adjacent to the hall and is of c.1920s construction. Somewhat unusually for the time of listing (1980s), the description makes it clear that extensions to the rear of the hall, dating to 1901, are of no special interest. The extensions have since largely been demolished.

Maps

4.4. The 1845 to 1847 OS Map shows Thingwall Hall without Hillcrest House in existence.

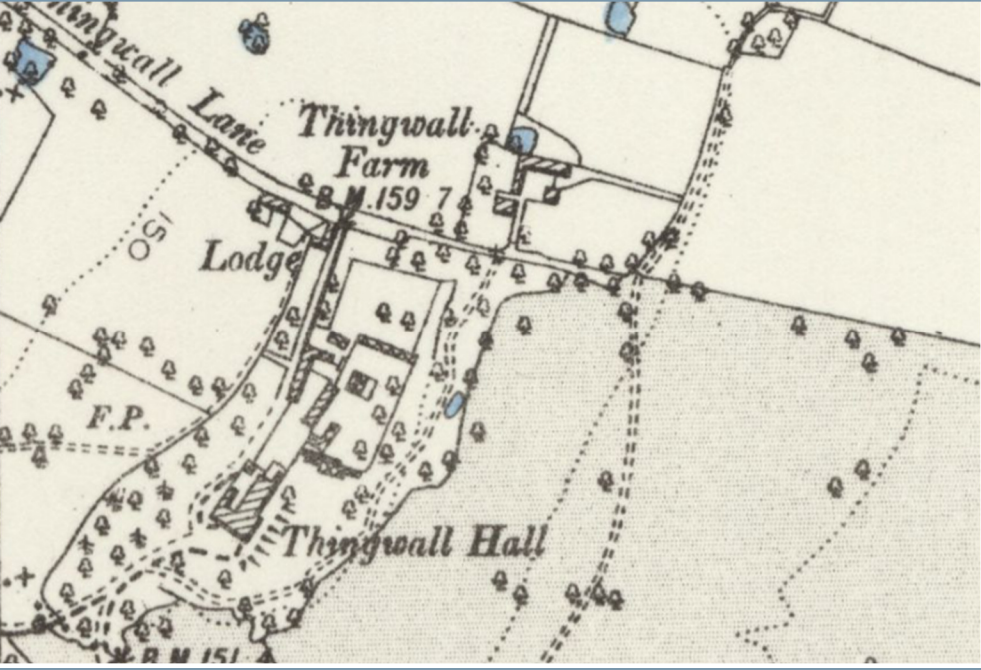
1845 to 1847 OS Map



Source: NLS

4.5. Mapping from 1889 to 1891 is consistent with no key developments within the grounds of the estate although Thingwall Hall itself has evidently been altered to its northern end.

1889 to 1891 OS Map



Source: NLS

4.6. St Edward’s Orphanage is understood to have opened circa 1903-1906 and closed in 1956. It was operated by Brother’s of Charity, who still own the site today.

4.7. 1906 OS mapping shows some minor changes with at least one additional outbuilding to the east of the Hall.

1906 OS Map

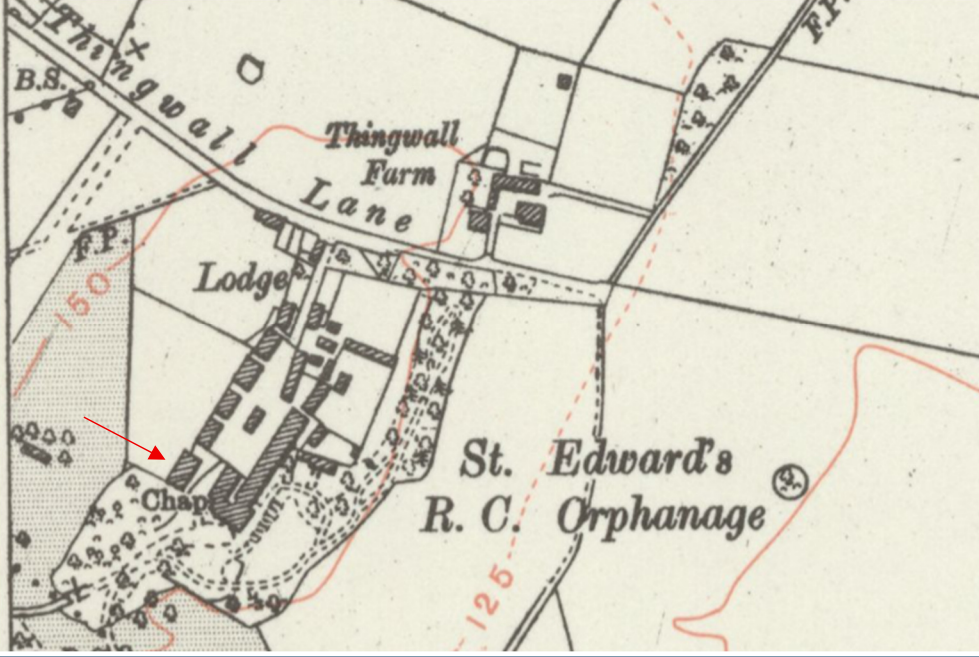


Source: NLS

4.8. The 1925 map shows considerable development to the rear of Thingwall Hall. The site also developed along its western boundary with what was once a wooded area becoming

host to 4 accommodation blocks with a wall separating them from a fifth building to the south. This fifth building would appear to be the Hillcrest House in its original form.

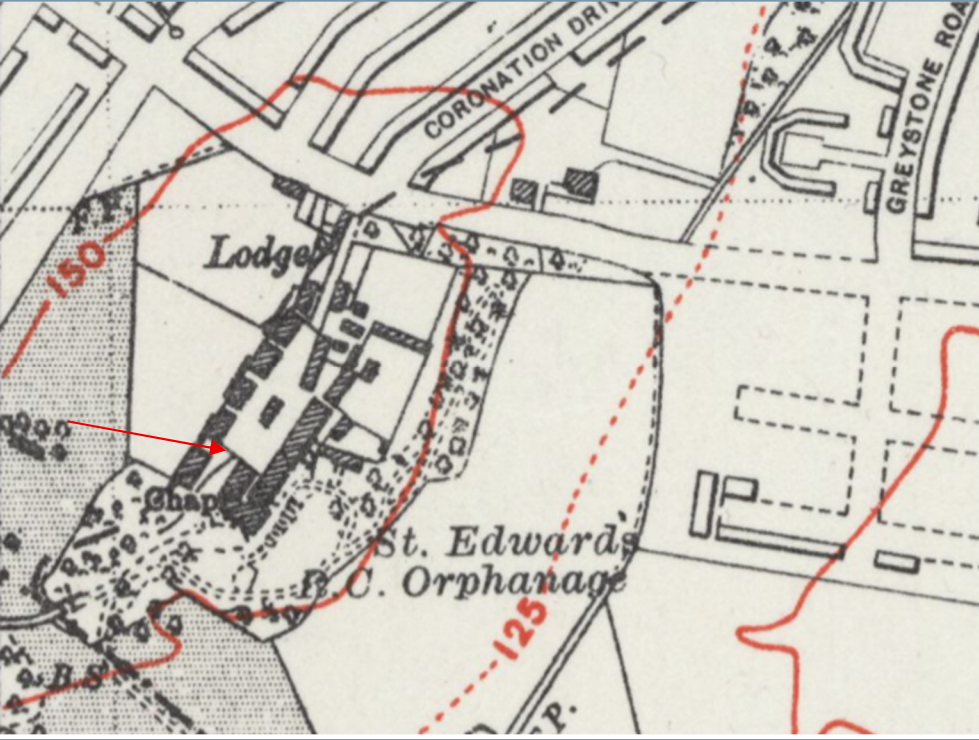
1925 OS Map (Hillcrest House Arrowed)



Source: NLS

4.9. The 1938 OS Map shows a similar arrangement.

1938 OS Map (Wall Arrowed)



Source: NLS

4.10. As such, there is evidence from the mapping that the core of Hillcrest House dates between 1906 and 1925 and was designed to serve the Hall and Chapel of St Edward’s

Orphanage with a physical separation from the accommodation blocks to its north which have since been demolished.

Extensions to Rear of Thingwall Hall (Undated Image c.1920s)



Source: Facebook

4.11. The “interwar” image below appears to show the accommodation blocks either without the single storey building of Hillcrest House having yet been built or not visible behind the wall.

“Inter-War” Image Looking Towards Chapel



Source: ebay

4.12. A second image, from the same period, titled “Entrance to Boys Playground” shows the accommodation blocks without Hillcrest House having yet been built. The high wall separating the accommodation from the site of Hillcrest House, which can be seen in mapping after its erection, would suggest its relationship was closer to Thingwall Hall and the chapel than the now demolished accommodation buildings to the north.

Entrance to Boys Playground c.1920s



Source: Childrenshomes.org.uk

4.13. The c.1920s photographs of the buildings on the site include one of the Manual Instruction Room. Hillcrest House is likely to have been used for similar purposes or as classrooms.

1920s Manual Instruction Room



Source: childrenshomes.org.uk

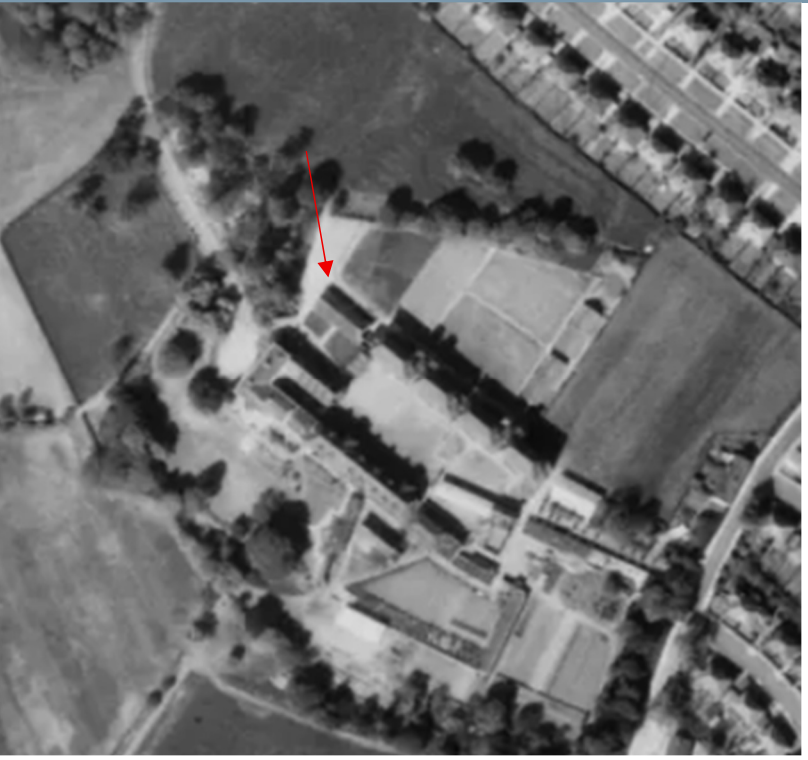
4.14. Aerial photography from 1947 and 1962 shows the layout of the estate at that time.

1947 Aerial



Source: Historic England

1962 Aerial



Source: Historic England

4.15. In the late 1880s Thingwall Hall became the home of one of the most distinguished and philanthropic families of Liverpool. The head of the family was Samuel Henry Thompson of Heywood’s Bank who married Anna Maria Yate, of the dingle. In the early 1900’s (c.1903), the Thompson family sold the Hall to Sir David Radcliffe who resold it to “The Brothers of Charity”, a religious and philanthropic sect. The four large accommodation blocks were built to home around 300-400 boys, mainly “waifs and strays” of Liverpool, most of whom were orphans.

St Edward’s Orphanage Brass Band



Source: Facebook

4.16. The orphanage was known as St Edward’s and they are recorded as having a magnificent brass band that played at both Everton and Liverpool football matches and occasionally on the bandstand in Springfield Park.

Catholic Emancipation 1929



Source: Facebook

4.17. On September 8 1929 the Centenary Celebrations of the passing of the Catholic Emancipation Act took place at Thingwall Hall, an event of world-wide significance. The event is said to have attracted a crowd of over 400,000 people (unverified), the like of which had never been seen before in Liverpool.

Historic Interest

4.18. Thingwall Hall has high historic interest for its association with notable families within the Liverpool area. The estate’s transition from a place of residence to an orphanage and now care facilities is of note.

4.19. The general development of the estate is of some interest although many of the surviving buildings have limited interest.

Architectural Interest

4.20. Thingwall Hall itself has high architectural interest, which is well documented. The adjoining chapel, although not discussed in the listing description, is prominent and of modest architectural merit.

4.21. Hillcrest House currently detracts from Thingwall Hall, partly due to its basic architectural form but predominantly due to its dilapidated condition.

Artistic Interest

4.22. Thingwall Hall has limited artistic interest.

Archaeological Interest

4.23. Archaeological interest is beyond the scope of this report.

Thingwall Hall



Source: Heritage Potential

5. Proposals

5.1. The proposed works seek a change of use to C2 residential institution alongside the following physical works:

- Installation of new windows and door openings to suit internal layout;
- Replacement of existing roof finishes with new roof finishes, including replacing roof windows;
- External painting of existing brick facades.

Proposed Site Plan



Source: Cube

Existing Floorplan



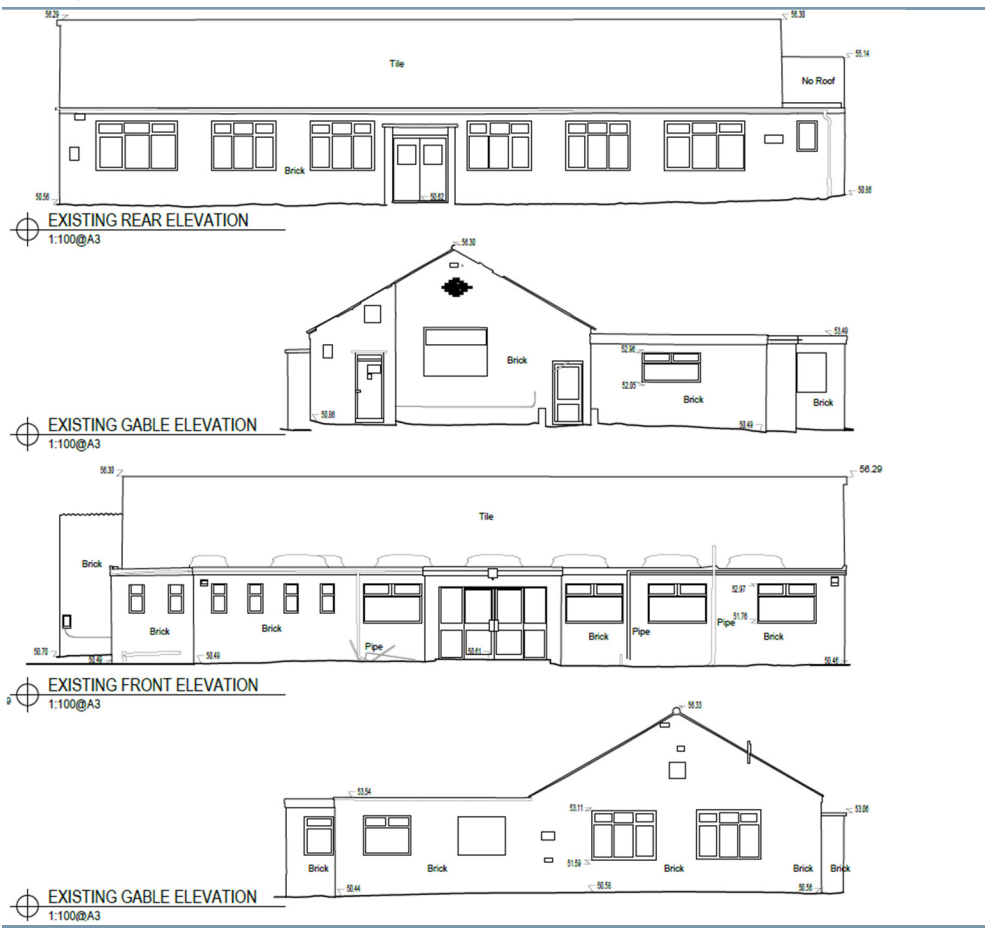
Source: Cube

Proposed Floorplan



Source: Cube

Existing Elevations



Source: Cube

Proposed Elevations



Source: Cube

6. Heritage Assessment

- 6.1. The main consideration of this heritage assessment is:
- The potential Impact on the Setting of Thingwall Hall (Grade II).

Hillcrest House

- 6.2. Hillcrest House is a 1920s single storey building originally used in connection with St Edward’s Orphanage (c.1903 – 1956). It’s uses since the orphanage closed are unclear however the layout of the building would suggest use as classrooms or workshops.

Hillcrest House Southeastern View



Source: Heritage Potential

- 6.3. The original core of the building consists of red brick with a pitched roof. The building has very little architectural detail with the exception of some vertical brick headers and a simple porch over the main entrance on the eastern elevation.

Hillcrest House Northwestern View



Source: Heritage Potential

- 6.4. The building has been extended with a flat roof addition to the west.

Hillcrest House Northwestern View



Source: Heritage Potential

- 6.5. The condition of the building is very poor and pigeons now occupy the roof space, leaving pigeon guano across the floor.

Proposed Visual



Source: Heritage Potential

- 6.6. The roof structure has some very minor interest with steel trusses, possibly part of the original design, evident. However, the remainder of the interior, and the windows, relate to a later refurbishment to create the current plan form.

Roof Trusses



Source: Heritage Potential

- 6.7. The property’s interior is in a dire state of disrepair and in desperate need of investment if the building is to survive.

Existing Corridor



Source: Heritage Potential

Existing Hall



Source: Heritage Potential

- 6.8. The proposals allow for the existing external brickwork to be painted white. The existing brickwork is of no significance and the works will have no impact on the setting of Thingwall Hall.

- 6.9. The existing windows are evidently modern and their replacement in timber would be welcome. Similarly, the replacement of the existing roof with tiles is considered to be an

enhancement. Replacement of the trusses to allow for this to happen should be welcomed as the holistic change will improve the setting of Thingwall Hall.

6.10. The proposed roof windows, doors and cladding to the entrance are all minor works which will improve the building and allow for its active reuse.

Summary

6.11. Overall, the building is in desperate need of investment and the proposed works can be seen as nothing else other than a vast enhancement within the setting of Thingwall Hall.

6.12. It is noted that the 2007 appeal allowed for the demolition of Hillcrest House. The proposals will breathe new life into the building and allow it to be retained long into the future. Continuation in its current state would undoubtedly lead to condemnation and its eventual loss.

7. Conclusion

- 7.1. Overall, this statement provides an assessment of the proposals in relation to the relevant national and local planning policies and demonstrates that:
- The 1920s building is of no architectural interest, with basic design and numerous later 20th century alterations and extensions.
 - The building has a very low level of historic interest as a building erected in association with the St Edward's Orphanage which operated until c.1956. The building is most likely to have been a classroom or workshop although its original internal configuration is not documented and has been lost by later refurbishment.
 - The building is in very poor condition and in desperate need of investment.
 - The proposals are considered to be sympathetic to the building, allowing for its continued use into the future, and are harmonious within the setting of the Grade II listed Thingwall Hall.
 - Overall, there will be no harm to the fabric or setting of any heritage assets. The proposals are consistent with heritage legislation and national and local policy and guidance.
- 7.2. Overall, the building is in desperate need of investment and the proposed works can be seen as nothing else other than a vast enhancement within the setting of Thingwall Hall.
- 7.3. It is noted that the 2007 appeal allowed for the demolition of Hillcrest House. The proposals will breathe new life into the building and allow it to be retained long into the future. Continuation in its current state would undoubtedly lead to condemnation and its eventual loss.
- 7.4. For the above reasons, none of the works proposed would result in 'harm' to the setting of the nearby heritage assets. As such, paragraphs 214 and 215 of the NPPF do not need to be engaged. The works also fully comply with local policy and guidance, including CS20 of the Knowsley Core Strategy. As such, the proposals are acceptable in planning and heritage terms.