



FENIX HERITAGE

**Land at Civic Way, Cavendish Walk and
Lathom Road, (St Michael's Place), Huyton**

Historic Environment Desk-Based Assessment

Document Ref: 1094.R01b
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Land at Civic Way, Cavendish Walk and Lathom Road, (St. Michael's Place), Huyton

Historic Environment Desk-Based Assessment

Hybrid planning application:

(Part A) Detailed application for the erection of a new Council Headquarters, hotel, public realm, change of use of Cavendish Walk to flexible Class E and/or F1 uses, site-wide enabling and associated works following demolition of existing buildings.

(Part B) Outline application for a mixed-use development comprising residential (Classes C2 and C3) uses, commercial and community uses (Classes E and F1), replacement car parking provision at Lathom Road, public realm and associated works, with provision for meanwhile uses.

Prepared on behalf of Genr8 Kajima Regeneration Ltd.

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✉ anthony@fenixheritage.com

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Note on Transcriptions of Historic Maps

Historical mapping, both Ordnance Survey (OS) and individual cartographer's work relies on the accuracy of the data input into it and the projection used to produce a two-dimensional image from three-dimensional data. Techniques of survey have evolved and improved over the centuries, but pre-OS maps are of widely varying quality and their accuracy is limited by the technology used to create them.

Creating an overlay of historic mapping (including 1st and 2nd edition OS Maps) and modern OS data can never be completely accurate. Creating a good approximation relies on using digital technologies to estimate and extrapolate the projection, orientation and scale of original maps by correlating known points on the modern OS grid with the historic mapping. This georeferencing 'distorts' the historic mapping to fit the modern grid using a set of known points chosen by the cartographer/illustrator.

Modern digitally produced OS mapping has a stated accuracy tolerance. The most detailed mapping at 1:1,250 (urban) will have a relative error of $< \pm 0.5\text{m}$ up to 60m. On the ground that equates to an error between two points which are 60m apart on the ground. 95% of the time the scaled measurement would be between 59.1m and 60.9m (paraphrased from <https://www.gov.uk/government/publications/land-registry-plans-the-basis-of-land-registryapplications/land-registry-plans-the-basis-of-land-registry-plans-practice-guide-40-supplement-1>.)

Note on Transcriptions of Data Secured from Third Parties

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1. PRECIS

Fenix Heritage has been commissioned by Genr8 Kajima. (hereafter the Applicant) to prepare a Historic Environment Desk-Based Assessment (hereafter the 'Assessment') for two parcels of land at Huyton, Knowsley Metropolitan Borough (hereafter the 'Sites') to support and inform a planning application to be submitted to Knowsley Metropolitan Borough Council (hereafter the 'LPA') for a Hybrid Planning Application comprising:

(Part A) Detailed application for the erection of a new Council Headquarters, hotel, public realm, change of use of Cavendish Walk to flexible Class E and/or F1 uses, site-wide enabling and associated works following demolition of existing buildings.

and

(Part B) Outline application for a mixed-use development comprising residential (Classes C2 and C3) uses, commercial and community uses (Classes E and F1), replacement car parking provision at Lathom Road, public realm and associated works, with provision for meanwhile uses.

The land is identified as Opportunity Sites as defined in the Council's *Huyton Village Masterplan Supplementary Planning Document 2017-2028*, which promotes the Sites for a Mixed Use Commercial District, (a new Council HQ and civic area, a commercial district, a hotel and new homes within new high quality public realm).

The Sites, to the south-west of the historic core of Huyton were comprehensively redeveloped in the second half of the 20th century, sweeping away all previous structures, land divisions and land-use. The Sites currently serve the function of a Civic Core – containing administrative buildings for the Council, a library, a multi-storey car park, retail units and expansive areas laid to hardstanding used for car parking.

There are no designated heritage assets on the Sites. Although there are Listed Buildings and Conservation Areas in the vicinity of the Sites. The Sites form part of the settings of these Listed Buildings and Conservation Areas. An assessment of the implications for the settings of these designated assets arising from development has been undertaken.

The Merseyside Historic Environment Record (hereafter MHER) identifies no 'Findspots', 'Places', 'Landscapes' or 'Buildings' within the Sites, other than the War Memorial (MHER ref. MME22785) but does identify five 'Sites' within the Sites – all early-Victorian dwellings and all of which were demolished by the mid-1970s. In addition, the MHER records a range of historic environment features in the vicinity of the Sites. Examination of historic maps during the assessment process demonstrates that a number of other structures and landscape features occupied the Sites during the 19th century, and some of these survived into the second half of the 20th century. These include field boundaries (presumably hedgerows which may or may not have been accompanied by a bank and ditch), further mid-Victorian dwellings along the Archway Road and Huyton Hey Road frontages and later structures such as a mid-20th century school. The

Council may consider that certain areas of the Sites upon which currently there are no buildings have the potential to contain archaeological remains of these structures and features. As the MHER notes, not every part of Merseyside has been systematically investigated in recent decades and as such have an unknown potential for archaeological preservation. An absence of MHER entries for any given area is not necessarily indicative of no archaeological potential.

There is some modest historical and architectural interest at the Sites associated with the Huyton and Roby War Memorial. The Council may consider this structure to be a non-designated heritage asset and treat it as such during the planning process. However, However, such a status has not been formally confirmed by the LPA and this Assessment does not admit or confirm that such a status applies.

With respect to due diligence, the Applicant has arranged for a suitable Assessment to be prepared in order to inform design considerations for the proposed development and also to provide the Council with baseline data and professional commentary on the implications for the historic environment arising from the proposed development.

In order to comply with Applicant's brief and take account of national and local planning policies for the historic environment (including archaeological remains) the intent is to ensure that an adequate Assessment is prepared.

2. INTRODUCTION

Definitions, Aims and Objectives

A historic environment desk-based assessment is defined by the Chartered Institute for Archaeologists (CIfA) in a Standard as follows –

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

In the light of the Standard the aim of the Assessment is:

- To determine, as far as is reasonably possible, the nature, extent and significance of the historic environment within the Sites and its environs.

In the light of the Standard the specific objectives of the Assessment are:

- to identify if the proposed development represents an impact on the significance of the historic environment;
- to acknowledge, where necessary if further action is needed in order to identify if the proposed development represents an impact on the significance of the historic environment and the nature of such an impact;
- to enable the applicant to examine the proposals in the light of the information generated; and
- to enable reasoned decisions to be made by the decision-taker whether to mitigate, offset or accept without further attendances/intervention any impact in determining the planning application.

Methods

The Assessment was undertaken in with reference to the relevant precepts as set out in The Chartered Institute for Archaeologists' document *Standards and Guidance for Historic Environment Desk Based Assessment* (CIfA 2020) and as set out in the Merseyside Environmental Advisory Service (hereafter MEAS) document *Guidance on Archaeological Desk-Based Assessments*' (MEAS 2022).

The approach to the assessment of significance is that set out in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets derives from the 'heritage values'. Reference is also made to 'heritage significance' as described in the

National Planning Policy Framework (hereafter NPPF),

The Assessment is founded on the provision of data from MHER within a search radius of 1,000m from the Sites' centre, agreed with Dr. B. Croxford of MEAS. For reporting purposes, to render the data into a proportionally useable sample, an Assessment Area of radius 500m from the Sites' centre was utilised.

The following sources of information were consulted to inform the Assessment:

- The MHER for information regarding heritage assets, details of previous fieldwork, and Historic Landscape Characterisation (hereafter HLC) mapping.
- The National Heritage List for England (NHLE) (<https://historicengland.org.uk/listing/the-list/map-search>)
- Historic Ordnance Survey mapping derived from a Groundsure Historic Mapping Report (courtesy of Buro Happold) and the National Libraries of Scotland.
- The British Geological Survey Viewer (<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>).
- Cranfield University's *Soilscapes* Viewer (<https://www.landis.org.uk/soilscapes/>)
- Google Earth historical satellite imagery.
- Knowsley Archives (<https://archives.knowsley.gov.uk/>)
- Lancashire Archives (<https://www.lancashire.gov.uk/libraries-and-archives/archives-and-record-office/>)
- [Aerial Photo Explorer – Over 400,000 aerial photos in Historic England's digitised collections | Historic England](#)

- Various other relevant books, journals and publications identified during the course of the assessment process.
- Data in the possession of the Applicant

Description of Proposed Development

The proposed development is arranged into two parts to facilitate the submission of a hybrid planning application.

Part A (for which full permission is applied)

Detailed application for the erection of a new Council Headquarters, hotel, public realm, change of use of Cavendish Walk to flexible Class E and/or F1 uses, site-wide enabling and associated works following demolition of existing buildings.

Part B (for which outline permission is applied):

Outline application for a mixed-use development comprising residential (Classes C2 and C3) uses, commercial and community uses (Classes E and F1), replacement car parking provision at Lathom Road, public realm and associated works, with provision for meanwhile uses.

3. LOCATION TOPOGRAPHIC, GEOLOGICAL AND PEDOLOGICAL BACKGROUND

Location

The Sites are:

- an irregular parcel of land, extending to c. 2.83 ha located between Archway Road, Poplar Bank, Westmorland Road and Derby Road, Huyton centred on SJ 44140 90849.
- A smaller, area, an irregular rectangle in plan form, aligned north-south which fronts onto Lathom Road, centred on SJ 44365 90802

Topography

The Sites are developed land forming the Civic Core and is centred on the existing eight-storey Council Municipal Building. Other elements of built form include administrative buildings devoted to Building Control and Computing set within traffic circulation routes. A significant proportion of the Site is given over to tarmacadam hardstanding areas utilised for car parking. There are some isolated areas of landscaping laid to lawn, the most expansive of which lies directly to the south-west of the Council building. The Huyton with Roby War Memorial is also present. The smaller of the two sites is dominated by the Lathom Road multi-storey car park, but also includes and open area to the south the car park, formerly an office block, service yards and car parks associated with retail premises fen along Cavendish Walk

Geology

The British Geological Survey (BGS) Geology Viewer (<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>) records two sedimentary bedrock formations at the Sites. The northern parts of the Sites are characterised as Chester Formation sandstone, formed between 250 and 247.1 million years ago during the Triassic period. The bedrock of the southern part of the Sites is characterised as Wilmslow Formation sandstone, formed between 252.2 and 247.1 million years ago.

The BGS classifies the superficial deposits at the Sites as Till, Devensian – Diamicton, a sedimentary deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.

Pedology

The Cranfield Soil and AgriFood Institute (CSAI) Soilscales Viewer (<http://www.landis.org.uk/soilscales/>) maps the soil cover at the Sites as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. However, given the development history of the Sites any soils at the Sites may not necessarily match this classification.

4. STATUTORY AND PLANNING POLICY FRAMEWORKS

Legislation

At an international level there are two principal agreements concerning the protection of the cultural heritage and archaeological resource - the *UNESCO Convention Concerning the Protection of World Cultural and Natural Heritage* and the *European Convention on the Protection of the Archaeological Heritage*, commonly known as the Valetta Convention. The latter was agreed by the Member States of the Council of Europe in 1992, and also became law in 1992. It has been ratified by the UK, and responsibility for its implementation rests with Department for Culture Media and Sport. There are no World Heritage Sites, World Heritage Site Buffer Zones or World Heritage Site Essential Settings wholly or partly coincident within the Sites.

At the national level, the principal legislation governing the protection and enhancement of archaeological monuments of national importance is the Ancient Monuments and Archaeological Areas Act 1979. The 1979 Act provides protection to Scheduled Monuments. The consent of the Secretary of State for Culture, Media and Sport is required for works of demolition, destruction to or damage to a Scheduled Monument. There are no Scheduled Monuments within the Sites or within 1km of the Sites.

At the national level, the principal legislation governing the protection and enhancement of the cultural heritage of the built environment is the *Planning (Conservation Areas and Listed Buildings) Act 1990* which states that

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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" (s66(1)).

"In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." (s72(1)).

The Sites do not contain any Listed Buildings, and the Sites are not wholly or partially within any Conservation Area and does not share adjacency with any Conservation Area. However, there are Listed Buildings and Conservation Areas within 1km of the Sites' centre and so as a precautionary principle it is assumed that the Council's statutory duties arising from (s66(1)) and (s72(1)) would be engaged.

Statutory Instrument 1997, No 1160 – *The hedgerow regulations 1997* remains in force and deals with hedgerows determined to be 'important' and permits control measures to be applied for their removal. Criteria for determination as 'important' include considerations related to archaeological and historical considerations. There are hedgerows on the Sites, but these are not considered to qualify as important under the relevant archaeological and historical

criteria.

The *Levelling-up and Regeneration Act 2023*, by means of amendment via addition to the *Town and County Planning Act 1990*, imposes a duty of regard to certain relevant assets, which include Scheduled Monuments, Listed Buildings, Conservation Areas and Registered Parks and Gardens. This duty requires the LPA, in considering whether to grant planning permission for a development in England which affects a relevant asset or its setting, to have special regard to the desirability of preserving or enhancing the asset or its setting.

The *Act*, therefore, makes it a legal requirement for the LPA to have special regard to the desirability of preserving or enhancing Scheduled Monuments, Listed Buildings, Conservation Areas and Registered Parts and Gardens. With respect to Listed Buildings this extends the duty to preserve, as enshrined in the *Planning (Conservation Areas and Listed Buildings) Act 1990* by introducing the desirability of enhancement. As the desirability is focussed one outcome (preserving) or the other (enhancing) any perceived failure to achieve the second outcome (deemed to be an augmentation of the first) is not fatal to a resolution of the desirability.

The *Act* also makes it a legal requirement for relevant authorities to maintain a historic environment record for its area and defines such a record as a system for storing and making available to the public information about Listed Buildings, Conservation Areas, Scheduled Monuments, Historic Parks and Gardens, World Heritage Sites and other sites an authority considers to be of historic, architectural,

archaeological or artistic interest, objects found in the area in the course of archaeological investigations which the authority considers to be of such interest, and historical, architectural, archaeological or scientific investigations or studies relating to such sites and objects.

The MHER records a number of Findspots, Sites, Places, Landscapes and Buildings within the Assessment Area. five of which are within the Sites. For the purposes of reporting it is considered useful to treat features entered onto the MHER as non-designated heritage assets, although this does not admit or confirm that such a status applies.

National Planning Policy

The place of historic environment assets (both non-designated and designated) within the planning system is informed by the *National Planning Policy Framework* (NPPF).

Various principles and policies related to heritage and archaeology are set out in the NPPF which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from NPPF are particularly relevant and are quoted in full:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage

assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."Para. 194.

*"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."*Para. 195.

"In determining planning applications, local planning 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;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

*the desirability of new development making a positive contribution to local character and distinctiveness."*Para. 197.

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be

*given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. "*Para. 199.

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. "*Para. 200.

It should be noted that substantial harm is a high test which has been held to be "tantamount to destruction" (Bedford v SOS and Nuon [2013] EWHC 2847 (Admin)).

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, 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." Para. 201.

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use." Para. 202.

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset." Para. 203.

In considering any planning application for development, the local planning authority must have regard to the national policy framework detailed in NPPF and other material considerations.

Local Planning Policy

The Knowsley Local Plan Core Strategy applies and the overarching policy provisions for the Sites include *Policy CS1: Spatial Strategy for*

Knowsley and Policy CS6 Town Centres and Retail Strategy. Lined to these provisions is the Council's *Huyton Village Masterplan 2017-2028* which identifies a number of Opportunity Sites (to come forward for development in the Civic Core Action Area in the short, medium and longer term) within the Sites.

The Local Plan Core Strategy includes various objectives and policies related to the historic environment, including:

Strategic Objective 5 Quality of Place

To promote the quality of place within Knowsley by protecting historically important features and enhancing the character, quality and diversity of Knowsley's built environment, including town centres, key employment areas, residential neighbourhoods, green spaces, conservation areas, rural areas and villages, key gateways and transport routes.

Policy CS20 Managing the Borough's Historic Environment

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) Development proposals on sites which include, or are considered to have the potential to include, heritage assets or comprising archaeological interest, should be accompanied by a heritage impact statement.

4) Locally important historic assets which are not subject to statutory designation will be identified in a local list and will be afforded

consideration in the decision making process.

The Council also maintains a *Historic Environment Strategy* (Published in 2013) which was produced in order to set out a comprehensive and integrated Historic Environment Strategy for Knowsley to form the basis for conservation and heritage activities in the Borough from 2013 to 2018 and establish principles to be followed in the longer term.

Professional Standards and Guidance

With respect to good practice in archaeology the professional institute for archaeology in the UK (the Chartered Institute for Archaeologists) has developed a range of regulations, standards and guidelines that are binding on all members to ensure that Chartered Institute for Archaeologists members work to high ethical and professional standards. The relevant standard and guidance document for an archaeological assessment is the *Standard and Guidance for Historic Environment Desk-Based Assessment (2020)*.

In addition to these standards and guidance a number of English Heritage and Historic England publications inform the preparation of historic environment assessment documents, *including Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment English Heritage (2008) and Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning Note 2 (Historic England 2015)*.

5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The following section is a summary of the heritage/archaeology evidence found within a 500m radius of the Sites; this wider area is referred to as the 'Assessment Area'. The evidence has been compiled from the data holders and sources listed in the methods statement above and is considered to provide an indication of the character, distribution and survival of any potential heritage/archaeology assets within and in the vicinity of the Sites and helps define its importance. The locations of the identified assets within the Assessment Area are shown in Figures 3 and 4 below and basic details for the assets are also detailed in a gazetteer (Appendix A).

The MHER records 14 designated heritage assets within the Assessment Area. - 11 Listed Buildings [10 Grade II Listed Building and one Grade II* Listed Building] and three Conservation Areas. None of these Buildings or Areas is wholly or partially coincident with the Sites or shares an adjacency with the Sites.

The MHER records 103 Findspots, Sites, Places, Landscapes and Buildings within the Assessment Area, five of which are within the Sites (MME21183, Gaz. 56, 14-16 Westmorland Road; MME21184, Gaz. 57, 18-20 Westmorland Road; MME21185, 4 Poplar Bank, Gaz. 58; MME21186, Gaz. 59 5-6 Poplar Bank; and MME21187, Gaz. 60, 7-8 Poplar Bank)

The Sites can also be correlated with one parcel of Historic Landscape Character which can be identified as commercial, recreational & ornamental and civil (cultural) landuse.

The walk-over survey and review of historic mapping suggest that the Sites contains, or has the potential to contain a further six 'Sites' (locations of potential archaeological remains) associated with field boundaries which existed at the Sites from at least the late 18th century (and probably much earlier); the early the Victorian villas of Grasscroft, Meadow Bank (subsequently renamed Inglehurst in the later Victorian period), Mysotis (subsequently renamed Teesdale in the later Victorian period), along the Archway Road frontage; Oak Villa, along the Poplar Bank Frontage; two villas (Hazel Bank?) along Huyton Hey Road the footprints of which are under the entrance to the service yard to the retail units on Cavendish Walk and the site of the now-demolished Igneus office block; and an unnamed school which appeared on the Site in the early 1950s, but had been demolished by the mid-1960s.

For the sake of baseline clarity it should be noted that there are no Scheduled Monuments wholly or partly within in the Sites or in the Assessment Area; no World Heritage Sites, World Heritage Sites Buffer Zones or World Heritage Site Essential Settings wholly or partly within in the Sites or in the Assessment Area; no Registered Parks/Gardens wholly or partly within in the Site or in the Assessment Area; and no Registered Battlefields wholly or partly within in the Sites or the Assessment Area.

The background below includes a statement on the assessment of the potential for archaeological remains to be present on the Sites. These assessments are based on information on archaeological assets in the vicinity, the characteristics of current and historic land-use, and available information on the condition and nature of sub-surface deposits. The assessments also take into account any pre-existing disturbance to the surface and near surface deposits at the Sites which are likely to have compromised the survival of archaeological remains. The potential is graded from negligible, to low, moderate and high. A negligible potential indicates that archaeological remains are very unlikely to be present; low potential reflects a depressed likelihood for the preservation of archaeological remains; moderate represents an average potential; and high would reflect a demonstrable potential for the survival of archaeological remains.

Previous Archaeological Site Investigations

No known archaeological interventions have taken place on Sites, but five investigations are recorded by MHER within 1km of the Sites. These include two intrusive events and three non-intrusive events. The intrusive events were an archaeological excavation of geotechnical test pits at St. Michael's Church in 2014 and an archaeological investigation at Roby Road, sometime in 1990 which discovered two superimposed medieval buildings, several large middens and an assemblage of 14th-15th century pottery. The non-intrusive events were a heritage statement prepared for Park Hall (Grade II Listed Building) at Huyton Hey Road in 2018, a heritage statement prepared for the former Huyton Cricket Club, Huyton Lane

in 2020 and a preliminary archaeological desk-based assessment of St. Aloysius Catholic Primary School, Twig Lane in 2022 (Archaeological Research Services. 2022). A copy of the report arising from this final non-intrusive event has been kindly provided by the MHER for reference.

Prehistoric Period: Palaeolithic (500,000 - 12,000 BCE), Mesolithic (12,000 - 4,000 BCE) and Neolithic (4,000 - 1,800 BCE), Bronze Age (1,800 - 600 BCE), Iron Age (600 - 43 CE)

There are no recorded Prehistoric Period archaeological sites or finds within the Sites or the Assessment Area. However, activity by communities in the general area during the Prehistoric period is indicated by the find of a Late Bronze Age flint arrowhead (MME5575), in the garden of 31 Roby Road, Roby in 1925. Another garden find - a stone adze, termed a 'celt' dating to the Neolithic (MME5797) was reported from 1 Oakwood Drive, Huyton.

It appears that finds of portable material appear to exclusively define the archaeological traces of Prehistoric activity within the vicinity of the Sites. These artefacts have been recovered as individual chance finds and given the absence of recorded archaeological remains in the Assessment Area dating to the Prehistoric Period, and the degree of pre-existing disturbance to the sub-surface levels at the Sites, there is a negligible/low potential for the presence of archaeological remains dating to this Period to be present on the Sites.

Romano-British Period (43- 410 CE)

The Romano-British period is very well represented in the

archaeological record of north-west England and many settlement, industrial and military sites, linked by a road network, have been intensively investigated.

There are, however, no records of any Romano-British Period features within the Sites or the Assessment Area.

Given the baseline extent of recorded archaeological remains dating to the Romano-British Period and the degree of pre-existing disturbance to the sub-surface levels at the Sites, the potential for archaeological remains of the Romano-British period being present on Sites, is negligible/low.

Early Medieval Period (410 - 1066 CE)

There are no confirmed archaeological remains from the Saxon/early medieval period recorded in the Sites or in the wider Assessment Area. However, on the basis of place-name evidence the village and township of Huyton would appear to have origins in the early-medieval period (MME18258, Gaz. 17). Huyton can be rendered as 'the settlement at the landing place', constructed from the Old English elements *hȳð* - a landing place on a river; an inland port and *tūn* - an enclosure; a farmstead; a village; an estate. (<http://kepn.nottingham.ac.uk/>). A detailed history of the Manor of Huyton (Farrer and Brownbill, 1907, 168) notes that at the death of Edward the Confessor (in 1066), Huyton manor was held by Dot.

The early-medieval period can be poorly represented, especially through artefactual evidence, and the absence of any known archaeological remains for the period in the Site should not

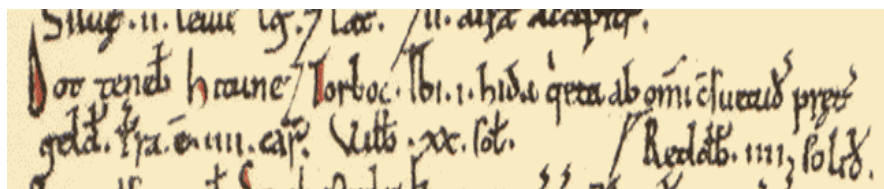
necessarily be taken as an indication of a lack of activity during this period. The place-name evidence nevertheless suggests the presence of a community or communities in the area during the period. The historic and archaeological evidence for the Assessment Area for this period, and the degree of pre-existing disturbance to the sub-surface levels at the Sites, however, suggest that the archaeological potential for the Sites for the Saxon/Early Medieval Period is negligible/low.

Medieval Period (1066 - 1485 CE)

There are no medieval find spots or sites recorded within the Sites but within the Assessment Area a bowl of millstone grit (MME 19558, Gaz. 18) located in St. Michael's Church churchyard is considered to possibly date to the 13th century CE and some linear earthworks at Huyton Lane, identified from aerial photographs in 1981 (MME5851, Gaz. 5) were considered to be possibly medieval in origin. However, the site has since been redeveloped, and the date of these earthworks will never be known. The former site of a Vicarage at Huyton Lane (MME11903, Gaz. 10) is also of possible medieval origin. The MHER mentions a document dating to 1277 describing the ordination of a vicarage of Huyton: There is a Vicarage labelled on the Tithe map of 1850, but the building was demolished in the late 20th century. Towards the less secure realms of interpretation, two brass Nuremburg counters were found at St Michael's Church in 1873, with unintelligible inscriptions

The medieval settlement of Huyton (MME18258, Gaz. 17) is mentioned in the Domesday Book (along with Tarbock), adding weight to the notion that the village has early medieval origins.

It was part of the land of the local lord Dot, who appears to one of the rare English noblemen to continue to hold onto a manor after the Norman Conquest. Dot's holding was held from Roger of Poitou in the area between the Ribble and the Mersey known as the West Derby Hundred.



Huyton Domesday Entry (<https://opendomesday.org/place/SJ4491/huyton/>)

The entry is somewhat sparse and the land of the manor was exclusively recorded as ploughland with an annual value to lord of one pound in 1066.

The historic and archaeological evidence for the Assessment Area for this period and the degree of pre-existing disturbance to the sub-surface levels at the Sites, suggest that the archaeological potential for the Sites for the Medieval Period is negligible/low.

Post Medieval Period (1486 CE– Present)

The known historic environment assets within Assessment Area are overwhelmingly characterised by features of the later post-medieval period spanning the period from the Stuart era through to the 20th century (including the Industrial Period) and include the extant or now demolished dwellings, public houses, schools, a fire station, a barn, a brewery, a cross, gateways, a pillar-box, a post-box, a toll

house, a workshop, sables, outbuildings, a railway, a railway station and the site of a Second World War military camp.

Huyton itself developed significantly during the post-medieval period, especially during the second half of the 19th century as the railway improved communication. The arc of development and re-development continues into the 21st century. In terms of governance Huyton township was included in the Huyton with Roby Urban District in 1894, and this remained the administrative authority until 1974 when it became part of the new Metropolitan Borough of Knowsley. Huyton's application for borough status had failed in 1952.

The history of the Sites in the post medieval period is broadly characterised by agricultural use and then gradual incursions of built form, culminating in wholesale transformation into a civic precinct for the political administration of Huyton and, latterly, Knowsley.

One of the first available cartographic sources for the area is the Earl of Derby's Estate Map, 1785 (Fig. 5). This is a copy of the original but does show the key features of St. Michaels Church and the communication route later to be named as Derby Road (both of which help to orientate the Sites in the late 18th century landscape). There are no buildings on the Sites, which appears to be enclosed as a number of fields some of which are named. Unfortunately, the field names are, on occasion, illegible and whilst the terms 'meadow' and 'croft' can be resolved the only name readily determined is Top Croft, the names of the other meadows and crofts remain elusive. The term croft is Old English in origin and is commonly used for enclosed

ground used for tillage or pasture. It is most often used to refer to small piece of arable land adjacent to a house (Field 1972, 20).

The Tithe Map of Huyton (Township), Lancashire, 1850 (Fig. 6) is a large-scale map with excellent detail, accompanied by land use, ownership and occupancy details, as provided in the Tithe Apportionment. The landscape has changed considerably since the map of 1785. Archway Road and Westmorland Road have been established. There are eight semi-detached dwellings and one detached villa along Westmorland Road and Poplar Road. The owners and occupiers of these dwellings are named in the accompanying Tithe Apportionment (for details see Fig. 6). Plot 188 is clearly four semi-detached dwellings but is identified as 'House and Garden' owned and occupied by John Peddar. These correspond to 14-16 Westmorland (MME21183, Gaz. 56) and 18-20 Westmorland Road (MME21184, Gaz. 57). Of particular note is the apparent continuation of the field name Top Croft – which now appears to represent the entirety of the land within the Sites not given over to houses and gardens.

It's interesting to note that the Ordnance Survey (OS) 1:10,560 scale mapping of 1850 (Fig 7) shows no structures within the Sites and does not show Archway Road or Westmorland Road, Suggesting that these communication routes and houses were laid out and built c. 1849-50, in time to be shown on the Tithe Map, but after the survey for the OS map which took place between 1845 and 1847. Some landscape continuity is, however, evident in that the remaining field boundaries correspond to those depicted on the Derby Estate Map of 1785.

Bridging the gap between the 1859 edition of the smaller scale OS mapping and the later 19th century larger scale OS editions is William Wrennall's Plan of Huyton, 1878 (Fig. 8). Wrennall was the Engineer for the Huyton Local Board, and, presumably in response to the Public Health Act of 1875, was responsible for preparing a very large-scale map of the township. The quality of the plan is astonishing, and it provides some further details on the built form on the Sites. Three detached villas have been built along the frontage of Archway Road and are named – Grasscroft, Meadow Bank and the unusually named Mysotis (Mysotis is a variety of the Forget-Me-Not flower). Also named are all but two of the semi-detached dwellings along Westmorland Road - Westmorland Villas and two new dwellings built on the plot named as garden on the Tithe Map of 1850 - Victoria Villa, and Walmer Villa. Clearly the process of 'garden grabbing' is not a modern invention as it appears selling off gardens to become building plots was occurring in the late 19th century. The arc of dwellings continues to wrap around the eastern side of Poplar Bank with a further four semi-detached dwellings - unnamed - but provided with the numbers 5-6 (MME21186, Gaz. 59) and 7-8 (MME21187, Gaz. 60). To the north-west of dwellings 7-8 is a detached dwelling in generous grounds – Oak Villa. These changes to the Site, reflect the suburban expansion of Huyton to the south of the historic gathering pace.

The OS mapping of c. 1892 (Fig. 9) shows no changes to the Site, but it worth noting that the Sites also partially coincides with a garden/orchard associated with Wellcroft House, which was located outside the Site's limits. The central portions of the Sites, existing up

to Archway Road, remain undeveloped and retain some of the field boundaries mapped earlier in the 19th century.

The OS mapping of 1907 (Fig. 10) shows few changes to the Sites. A development plot and detached house has been established at the Site's north-western tip and additional enclosures (and a glass house) have been added the open spaces at the centre of the Sites.

The OS mapping of 1927 (Fig. 11) shows some small-scale changes. A further dwelling has been built on the Archway Road frontage; there have been additions and realignments to the enclosures within the undeveloped part of the Site; and the glasshouse mapped in 1907 is no longer shown. The Huyton with Roby War Memorial is shown to the east of the Sites on the eastern side of Derby Road. The War memorial has been relocated twice, and its current location is within the Site.

The OS mapping of 1938 (Fig. 12) shows no apparent changes to the Sites.

There is no OS mapping for the Sites during the period of the Second World War (1939-1945) but a bomb strike dating to this conflict is identified on or very close to the Sites (<https://www.liverpoolecho.co.uk/news/liverpool-news/world-war-ii-bombs-liverpool-11041202>). The unexploded ordnance risk assessment for the Sites (Brimstone 2023) concludes that the Sites have a low-moderate likelihood of UXO encounter.

The OS mapping of 1952-1953 (Fig. 13) shows some fundamental rearrangement of and losses to the enclosing boundaries within the

undeveloped part of the Sites and the three dwellings along the Archway Road frontage are named - Teesdale, Ingleshurst and Grasscroft. Small land-plots have been enclosed along the Sites' eastern boundary, to the west of the properties on Derby Road and a school has been built.

The OS mapping of 1959-1967 (Fig. 14) shows changes of use for Ingleshurst and Grasscroft which are now identified as Municipal offices, as is the un-named detached dwelling along Poplar Bank. At least five of the semi-detached dwellings along Westmorland Road are also labelled as Municipal Offices. The short-lived school mapped in the early 1950s has been demolished and the central parts of the Sites, in the main, remain undeveloped, but have been landscaped. A long building on a south-west to north-east axis has been built and labelled as Municipal Office. The changes to the Sites during the late 1960s and into the 1970s mark the Council's achievement in moulding the Sites into a 'civic centre'. This term had emerged in the inter-war period for complexes which combined municipal offices with other public buildings – as expressed at the Sites. The War Memorial has been relocated from its original location on the eastern side of Derby Road, to a position within the Sites. It is clear that the Sites have been taken over for civic purposes and as noted in the mid-1960s (*Prescot & Huyton Reporter*) the late 1960s marks the initiation of the local authority's purchase of much of the land within the Site and its transformation into a civic precinct. A historical curiosity remarked upon at the time, (*Prescot & Huyton Reporter*), was that the central part of the Site was customarily known as The Paddock, and "a one-time owner, Mrs. Robinson, used to let a herd

of Jersey cattle graze there". The article in the *Reporter* also provides a near-contemporary photograph looking towards the Sites from the tower of St. Michael's Church which shows an alternative impression of the landscape in which the Sites sat in the seventh decade of the 20th century.



Photograph from the *Prescot & Huyton Reporter*, Nov. 1966, looking towards the Site from the tower of St. Michael's Church

The OS mapping of 1970 (Fig. 15) shows no changes within the Sites but the mapping of 1976 (Fig 16) shows that Teesdale and Inglehurst have been demolished and a car park occupies the Archway Road frontage. The former un-named, detached dwellings along Poplar Bank, previously labelled as a Municipal Office is now identified as

Council Office (Housing) and all the other dwellings/offices along Poplar Bank and Westmorland Road have been demolished. The Huyton Suite – a civic hall/entertainment venue – has been built. It was opened by Harold Wilson (Member of Parliament for Huyton 1950-1983 and Prime Minister of the UK 1964-1970 and 1974-1976) in April 1975 and demolished in 2021.

The original long council building on the south-west to north-east axis has been joined by a further administrative building - the eight-storey block on a north-north-west – south-south-east axis. The minutes of the Huyton with Roby Urban District Council General Purposes Committee from 1965 through the late 1960s contain multiple entries related to this building – variously referred to as Council Offices Block – Phase II and Proposed Multi-Storey Office Block and Council Suite. In June 1965 the Council Architect secured a resolution approving his revised scheme for the building at an estimated cost of £365,000. The cost was to be met by a loan from central government. In September 1965 the Council received a letter from the Ministry of Housing and Local Government confirming approval of the project for new Council offices, in principle, on the basis of the sketch plans and the Council was invited to 'proceed forthwith to authorise preparation of working drawings'. By October 1967 the Architect had reached an 'advanced stage' in the preparation of drawings and Bills of quantities but by Jan 1968 the Ministry wrote to the Council saying that it was not able to provide a date for the 'loan sanction' (the approval of the loan, not the disbursement)

of funds) for the Council Offices Block due to devaluation¹ and that the Council should not seek tenders. Clearly this temporary set-back for the Council was overcome as the building work eventually progressed and the new Municipal Building was opened in the 1970s.

The OS mapping from 1984-89 (Fig. 17) shows that Archway Road had been widened and tuned into a dual carriageway (the smaller scale OS mapping of 1978 shows that this had happened between 1976 and 1978) and that Inglehurst and the Council Office (Housing) - 19th century villas - had been demolished, completing the effective removal of all traces of earlier landscape features and structures from the Sites, which is now a series of car parks and late 20th century local authority office blocks.

The OS mapping of 1993 (Fig. 18) shows no changes other than the relocation (for the second time) of the War Memorial to its current location.

The OS mapping of 1995 (Fig. 19) shows that a relatively large structure has been built towards the Sites' south-eastern limit. It is labelled as Municipal Offices and remains extant.

The OS mapping from 1999 (Fig. 20) shows the Huyton Library and Gallery in the south-western corner of the Sites. It opened in August 1997 in Civic Way (officially opened in 1998) and remains extant.

¹ The 1967 sterling devaluation was a devaluation of UK sterling from \$2.80/£1.00 to \$2.40/£1.00 in November 1967.

Aerial Photographs

The Britain from Above website (<https://www.britainfromabove.org.uk/>) and the Historic England Aerial Photo Explorer ([Aerial Photo Explorer – Over 400,000 aerial photos in Historic England's digitised collections | Historic England](#)) were checked for historic aerial photographs of the Sites. There were no such photographs on the Britain from Above website, but the Historic England library included an aerial image of Huyton from 1948, taken by the RAF (Aerial Photo - raf_cpe_uk_2471_rs_4123). This image showed only the very north-eastern extreme of the Sites and shows a landscape consistent with that mapped by the OS and published in 1952-1953 (Fig. 13).

The aerial photograph from 2009 (Fig. 21) shows the Sites as intensively developed land parcels, but some areas of open space used for car parking. The Igneus office block (built on the site of a Victorian villa) is notable to the south of the Lathom Road car park.

Block Plan

An appreciation of the archaeological potential of the Sites for the later post-medieval period, specifically, the late 19th and 20th centuries can be garnered from overlaying built features shown on the 1892 and 1952-53 Ordnance Survey maps onto a current aerial photograph. This provides a basic a figure-ground plot (Fig. 22) highlighting the relationship of the footprints of now-demolished

structures with the current disposition of built form and open areas within the Sites. This highlights that the sites of a number of now-demolished buildings correspond with open areas and that the development of the Site in the later 20th century may not have entirely foreclosed the survival of archaeological remains at the Sites. These sites are the 19th century dwellings Oak Villa, 7 and 8 Poplar Bank, Walmer Villa, Victoria Villa, Westmorland Villas and Meadow Bank and the school located on the Sites in the 1950s.

6. SITE CONDITIONS

Site visits and walk-over surveys of the Sites' wider environs were undertaken on the 31 July 2023 and 11 June 2025.

The locations from which the photographs of the Sites' approaches and wider environs were taken are shown in Fig. 23 and are provided at Appendix B.

The locations from which the photographs of the Sites were taken are shown in Fig. 24 and are provided at Appendix C.

7. SIGNIFICANCE OF THE RELEVANT HERITAGE ASSETS

Not every heritage asset is provided with a detailed record of significance by local or national heritage agencies. In the absence of formal Statements of Significance for the assets identified on the Sites an attempt will be made to estimate significance.

In order to adopt a uniform and consistent approach the Building will be treated to examination using an approach formulated on the basis that the significance of an asset is the sum of the cultural heritage value ascribed to the asset. The cultural heritage value is, in turn the sum of four component interests - evidential, historical, archaeological, aesthetic and communal (English Heritage 2008).

In the first instance it is prudent to define categories of significance, as shown in the table opposite:

The cultural heritage values of the individual assets can then be assessed and their significances tested against the significance thresholds.

Significance	Description/ Threshold
International (Very High)	Archaeological sites or monuments of international importance, including World Heritage Sites. Other buildings or structures of recognised international importance.
National (High)	Ancient monuments scheduled under the AMA Areas Act 1979, or archaeological sites and remains of comparable quality, assessed with reference to the Secretary of State's non-statutory criteria. Grade I and II* Listed Buildings, undesignated structures of national importance.
Regional/County (Medium)	Conservation Areas, archaeological sites and remains which are not of national importance. Grade II Listed Buildings. Rare or remarkable historic landscape character
Local (Low)	Archaeological sites which are not of regional/county importance. Historic buildings on a 'local list', curtilage listed buildings, buildings of merit on a Conservation Area. Common or unremarkable historic landscape character.
Negligible/None	Areas in which professional judgment, historic evidence and/or investigative techniques signify or have produced no or only minimal evidence for archaeological remains, or where previous large scale disturbance or removal of structures and deposits can be demonstrated or predicted with some confidence
Unknown	Archaeological sites whose importance cannot be determined with the information currently at hand. This can include sites where the extent of buried remains is unknown.

Heritage Asset	Status	Values and Significance
Sites of: 14-16 Westmorland Road (MME21183) 18-20 Westmorland Road (MME21184) 5-6 Poplar Bank (MME21186) 7-8 Poplar Bank (MME21187)	Non-Designated Heritage Assets	<u>Component Values</u> <u>Evidential</u> - the evidential/research value is moderate-high and is encapsulated within the potential archaeological remains of these dwellings associated with the construction of mid-Victorian moderate to high status suburban residences. <u>Historic</u> – English houses have a strong historic interest and domestic accommodation of the 19th century built for the emerging and expanding professional and business classes illustrates a range of specific types of house (detached, semi-detached and terrace) with scope for structural design variety being much wider in the former than the latter. The detached villas of the period often departed from the symmetry and ‘correct’ Classical proportions of the Georgian and Regency county houses, embracing asymmetrical plan forms. <u>Aesthetic</u> - there is unlikely to be much of an aesthetic response to any archaeological remains of the built structures of the dwellings (even if they survive). However, house layout has a certain form-function aesthetic component, especially associated with use of space and room size-relationship. It is unlikely, however, that archaeological remains of the dwellings will survive in a sufficiently coherent form to facilitate a three-dimensional rendering of how the houses once looked. <u>Communal</u> – archaeological remains of houses do not have a particularly strong draw for local communities (unless there is a link to those who once lived in them). The houses themselves may not score particularly well in the collective memory and identity of the community but meaning can, nevertheless, be understood through information and interpretation. There are some broad specific information sources for the houses, but there is a vast corpus of data on the occupants of the houses from Census data, for those with the inclination to engage with it. The communal value trends towards the lower end of the spectrum as the sites of these dwellings have no domestic or civic/public use which celebrates their history. Any essential connection between the community and the history of the assets is not directly accessible. The associative value is low, as there is no obvious famous historical figure directly associable with the dwellings. Nothing especially momentous is known to have happened at the dwellings and there is little facility to intensify understanding through a link between them and any historical accounts of their use. The sites of the houses retain no semblance of their historic appearance and the structures which once occupied these locations within the Sites have been demolished and there is diminished capacity for archaeological remains to act as tangible testimony to the past. <u>Overall Significance</u> – the archaeological remains of these dwellings (should they exist) have interests which are of variable value. As archaeological monuments they have Local (Low) Significance. It would be within the norms of conservation practice for the Council to consider these archaeological remains (should they exist) to be non-designated heritage assets.

Huyton with Roby War Memorial	Non-Designated Heritage Asset	<u>Component Values</u> <u>Evidential</u> – the Memorial has a high potential to yield evidence about past human activity and this evidence, in the main, resides in the fabric, function, materials, design and built form. The structure is made from sandstone and bronze. The ability to understand and interpret the evidential value is high as the identification of it as a commemorative structure is secure and it remains in use for the function for which it was originally devised and created. There are no barriers to appreciation, understanding and interpretation of the evidential value. <u>Historic</u> – the Memorial has high historic interest as it provides a local link to world conflicts. The roll call of names shows the human cost of such involvement born by the local community both in the distant past (almost now beyond living memory) and near past (very much within the living memory). The Memorial is a concrete reminder of the price paid by England in armed conflict of the 20th and 21st centuries and will resonate with Huyton's community. Broadly, the Memorial illustrates the story of past events, people and aspects of life related to the martial endeavour. The structure has a known broad construction date (1920s) and therefore a traceable historic profile the interest of which is well-represented in original fabric modified to take account of more recent military campaigns. The relationship between design and function is well-orientated and the Memorial is well-maintained. <u>Aesthetic</u> – the Memorial projects architectural and artistic interest related to design, construction proficiency, material dexterity and artistry. With respect to authenticity the Memorial is intact, and provides a clear exposition of a thoughtful, but modest way to commemorate war dead. The aesthetic value - the sensory and intellectual stimulation derived from the Memorial includes appreciation of conscious design, form, materials, proportion, massing and technical necessity. <u>Communal</u> - the community will no doubt draw part of its identity from the humanity expressed by the memorial and families will have emotional links to it as a proxy for the memory of their loved ones. . The Memorial provides substantial self-referential connection within a community as would be expected from a commemorative structure. It scores well in the collective memory and identity of Huyton. The Memorial is an easily-recognisable historic structure, and opportunities for recognition and appreciation are unlimited. The communal value is high as the essential connection between the community and the history that the Memorial represents is directly available. The associative value is high, the artist is not known but the 219 named individuals commemorated on the Memorial serve as a poignant reminder of sacrifices made. The dedication of the memorial in its current position was attended by the Wing Commander Kenneth Stoddart, Lord Lieutenant of Merseyside in November 1983. <u>Overall Significance</u> – the Memorial expresses heritage values of considerable strengths sufficiently compelling to qualify it as a historic building of Low (Local) Significance. It would be within the norms of conservation practice for the Council to consider it to be a non-designated heritage asset.
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Sites of: Grasscroft Meadow Bank (later Ingehurst) Mysotis (later Teesdale) Oak Villa Westmorland Villas (10-12 Westmorland Road) Victoria Villa Walmer Villa	Non-Designated Heritage Assets	<u>Component Values</u> <u>Evidential</u> - the evidential/research value is moderate-high and is encapsulated within the potential archaeological remains of these dwellings associated with the construction of mid-Victorian moderate to high status suburban residences. <u>Historic</u> – English houses have a strong historic interest and domestic accommodation of the 19th century built for the emerging and expanding professional and business classes illustrates a range of specific types of house (detached, semi-detached and terrace) with scope for structural design variety being much wider in the former than the latter. The detached villas of the period often departed from the symmetry and ‘correct’ Classical proportions of the Georgian and Regency county houses, embracing asymmetrical plan forms. <u>Aesthetic</u> - there is unlikely to be much of an aesthetic response to any archaeological remains of the built structures of the dwellings (even if they survive). However, house layout has a certain form-function aesthetic component, especially associated with use of space and room size-relationship. It is unlikely, however, that archaeological remains of the dwellings will survive in a sufficiently coherent form to facilitate a three-dimensional rendering of how the houses once looked. <u>Communal</u> – archaeological remains of houses do not have a particularly strong draw for local communities (unless there is a link to those who once lived in them). The houses themselves may not score particularly well in the collective memory and identity of the community but meaning can, nevertheless, be understood through information and interpretation. There are some broad specific information sources for the findings, but there is a vast corpus of data on the occupants of the houses from Census data, for those with the inclination to engage with it. The communal value trends towards the lower end of the spectrum as the sites of these dwellings have no domestic or civic/public use which celebrates their history. Any essential connection between the community and the history of the assets is not directly accessible. The associative value is low, as there is no obvious famous historical figure directly associable with the dwellings. Nothing especially momentous is known to have happened at the dwellings and there is little facility to intensify understanding through a link between them and any historical accounts of their use. The sites of the houses retain no semblance of their historic appearance and the structures which once occupied these locations within the Sites have been demolished and there is diminished capacity for archaeological remains to act as tangible testimony to the past. <u>Overall Significance</u> – the archaeological remains of these dwellings (should they exist) have interests which are of variable value. As archaeological monuments they have Local (Low) Significance.
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Victoria Road and Huyton Church Road Conservation Area The Orchard Conservation Area St. Michael's Church Conservation Area (also includes Positive Unlisted Buildings and Focal Buildings within these Conservation Areas)	Designated Heritage Assets	<u>Component Values</u> <u>Evidential</u> - the Areas have high potential to yield evidence about past human activity and this reservoir of evidence, in the main, resides in the character and appearance – the built form, the open space, the communication routes and individual keynote buildings. The ability to understand and interpret the evidential value of the Areas is similarly high as the identification of the Areas as historic and characterful is secure and their functions are easily appreciable. <u>Historical</u> - the Areas have historic interests as demonstrated by Conservation Area status and they illustrate the story of past events, people and aspects of life intimately bound up with the identity of Huyton – especially its transformation, beginning in the Victorian era, from village to town and, ultimately residential suburb of Liverpool. <u>Aesthetic</u> - the Areas score broadly positively against aesthetic interest. The Areas are pleasing to be in, and the manipulation of the landscape generates a positive response. The evolution of the Areas means that they contain planned and fortuitous elements, responding and adapting to geographical, social, political and economic motivations. The fact that the historic character of the town's core has been diluted cannot, however, be ignored. <u>Communal</u> - The communal value of the Conservation Areas is moderate/high as the essential connection between the community and the Areas is directly accessible. The associative value is moderate, with historic associations to the historically traceable Lathom Stanley, Harrington, Wofall and Molyneux-Seel families. Huyton is also linked to the Earls of Derby. <u>Overall Significance</u> – the Conservation Areas are assets of architectural and historic interest and contain buildings that contribute significantly to historic character and appearance. In terms of ranking, the component values have degrees of strength and are augmented by structures and buildings erected during a relatively short burst of intense building in the 19th century in recognised styles using quality materials and construction methods. There is a binding, but nevertheless, compromised coherence. All the component interests are reflected in the designated rank bestowed by Conservation Area status and the assets' significance is Medium (Regional).
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8. PROPOSED DEVELOPMENT AND POTENTIAL IMPACTS TO THE HISTORIC ENVIRONMENT

Proposed Development

The proposal for the Sites is detailed in the Development Specification (which should be read alongside the Illustrative Masterplan, Design Code and Parameter Plans all of which have been guided by the Huyton Village Masterplan).

Broadly, the development comprises a mixed-use development within Huyton town centre comprising a new Council Headquarters, hotel, public realm, active travel hub, residential and commercial floorspace with associated works – to be known as St. Michael's Place.

The Plot Definition Parameter Plan is shown at Fig. 25.

The Land Use and Amount Parameter Plan is shown at Fig. 26.

The Access and Movement Parameter Plan is shown at Fig. 27.

The Landscape and Public Realm Parameter Plan is shown at Fig. 28.

The Development Scale Parameter Plan is shown at Fig. 29.

In detail the proposal is characterised as follows:

Part A (Detailed Application)

- the demolition of the existing Municipal Tower and Annex, Computer Building, no. 22 Derby Road (Existing 'Kwik Tan' and 'Admiral Casino' units), associated car parks and removal of trees;
- the demolition of Lathom Road multi-storey car park, former Indoor Market Hall beneath and adjoining 'Lansdowne Way' shopping arcade;
- the change of use of Cavendish Walk from retail to flexible uses within Classes E and F1
- the reprofiling of ground levels and installation of sustainable drainage infrastructure across the entire red line boundary;
- The provision of 2 no. highway access locations from Poplar Bank/Civic Way and Westmorland Road;
- the erection of a 5-storey new civic building to serve as headquarters of the Council (plot 1) with 4 no. accessible parking spaces and provision of additional \vIP parking spaces to rear of Cavendish Walk;
- the erection of a 6-storey, 130-bed hotel (plot 4) with 2 no. (accessible) parking spaces;
- the laying out of a new public park and associated public realm covering an area of c. 1.4ha including pedestrian and cycle routes on to Archway Road, Derby Road, Civic Way and Westmorland Road;
- the removal of existing trees;
- the relocation of the Cenotaph.

Part B (Outline Application)

- Up to 420 no. residential units comprising a range of tenures (Plots 2a, 2b, 3, 5 and 6);
- Up to 5,600 no. sqm of commercial floorspace including active ground floor (Plots 2a, 2b, 3, 5 and 6)
- New surface level and decked car parking at Lathom Road, alongside Active Travel Hub and public realm improvements connecting to Derby Road
- the ability to provide meanwhile uses on plot no. 2a including sport and recreation uses (e.g. padel court), pocket parks, community gardens, events space (e.g. pop-up markets).

The development proposals of the Outline Application are divided into eight Development Plots which are defined on the Parameter Plans.

Plot No.	Plot Specific Parameters
2a	Uses comprising residential or commercial and provision for 'Meanwhile Uses' in interim period. Maximum developable area of 0.1713 ha. Maximum height of 12 storeys
2b	Uses comprising residential or commercial. Maximum developable area of 0.1039 ha. Maximum height of 6 storeys
3	Uses comprising residential or commercial. Maximum developable area of 0.1710 ha. Maximum height of 5 storeys
5	Uses comprising residential or commercial. Maximum developable area of 0.1134 ha. Maximum height of 5 storeys
6	Uses comprising residential or commercial. Maximum developable area of 0.1688 ha. Maximum height of 5 storeys

7	Uses comprising public realm and landscaping
8	Uses comprising car parking, active travel hub, public realm and landscaping. Maximum developable area of xxha. Maximum height of x.

The proposed 5-storey new civic building will replace a number of old Municipal Buildings and provide a new home for Knowsley Council as part of the wider masterplan.



Visualisation of the Proposed New Civic Building

It will provide 90,551ft² of space over 5 floors and will be significantly more energy efficient and less costly; The design of the new office celebrates Huyton's historic character and retains Knowsley Council's strong identity within the local community.

The proposed hotel would have 130 guestrooms over 6 floors and inviting public areas overlooking a newly developed public space. It has been designed to enhance the overall experience of Huyton for

both residents and visitors. The hotel would have a gross internal area of 4,857m² and a height of 22.5m.



Visualisation of the Proposed New Hotel

The hotel design features simple, functional punched-through windows reflecting Huyton's industrial heritage and terraced housing. The fenestration is articulated with expressed stepping and overhead lintels and contrasts with the brick facade using dark-coloured aluminium detailing and Slim Profile box surrounds, providing a clean, detailed look that references the site's industrial past. The elevation is divided by levels using recessed horizontal banding, which accents the window stepping. The strategic use of shadows

creates distinction.

The materiality of the proposed structures has been influenced by the geological character of the Huyton area. The red sandstone (as utilised in St. Michael's Parish Church) has contributed contemporary application options such as terracotta fibre cement cladding and red/rose textured brick. The historic extraction of coal from the coal pits and colliery to the south-east of Huyton inspires the dark-grey aluminium rainscreen cladding and dark-grey textured brick.

The proposals for the new public green space are designed to complement the high street feel of Derby Road. Key features include

- A new celebratory setting for the relocated cenotaph in pride of place directly opposite the entrance to the new Council HQ and visible from Derby Road. This space will allow for both quiet personal reflection and public commemoration.
- A green civic heart for Knowsley, with open views, clear spaces and the capacity to host activities and events. It also creates a pleasant amenity space for both town centre residents and visitors.
- There will be plenty of space for people to sit, relax and socialise away from the hustle and bustle of the high street.
- Spaces which promote wellbeing and enhance biodiversity.
- Enhanced walking links back to Derby Road and the station will include improved surfacing, lighting and opportunities for public art.

Direct Impact

The assessment of the archaeological and heritage potential of the Site has been undertaken in the knowledge of the uncertainties that arise when trying to assess a resource that is not wholly known and is often less than comprehensively understood. It should be noted that the assessment is based on information held in source repositories, published data, cartographic and photographic evidence and a Site visit. None of these represents exhaustive and comprehensive sources of information on the presence/absence of archaeological features. However, from the data available it is possible to quantify and qualify the known archaeological resource, to determine the potential for as yet unknown or unrecorded archaeological sites and historic landscape features to be present and identify areas within the Sites where activities are likely to have compromised archaeological survival. These factors have been taken into consideration during this preparation of this assessment. This information has in turn been considered against the pre-existing impacts to the Sites which may have compromised the survival of any archaeological remains.

There are no formally confirmed archaeological remains at the Sites. However, some archaeological remains of 19th century structures can be anticipated. Such remains extend across the developable parcels within the Sites and would be impacted by remediation work and if not the remediation work would be subject to impact as a result of construction groundworks for the proposed development.

There is no scope for the proposed development to lead to trans-frontier impacts to archaeological monuments beyond the boundary of the Sites.

The proposed development would also result in the transformation of parcel of historic landscape character and would result in a level of harm on the historic landscape estimated as substantial, in that much of the evidential, historic, aesthetic and communal interests of the historic landscape parcel would be transformed by the proposed development. The heritage value of the historic landscape parcel is, however, low/negligible. The scale of harm equates to loss of a heritage feature of low significance. Such harm is commonly resolved in the planning process as the historic landscape character of all land in England has been identified and every development takes place within a landscape with an identified historic character.

The Huyton with Roby War Memorial will be relocated to a new position as part of the landscaping and public realm works for the proposed development, but it would not be harmed.

Indirect Impacts by Means of Changes to the Settings of Heritage Assets

The effect of development on the significance of the setting of heritage assets (including archaeological monuments) is a material consideration in determining a planning application and NPPF advises Local Planning Authorities that they should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Setting is defined as the surroundings in which a heritage asset is experienced and all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. It is right and proper for this assessment to identify the key attributes of the assets and their settings and the potential impact upon the settings of heritage assets occasioned by proposed development within the Sites. In order to identify these key attributes it is necessary to consider the physical surroundings of the assets, including relationships with other heritage assets, the way the assets are appreciated and the assets' associations and patterns of use.

A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting makes a contribution to the heritage assets.

Development is capable of affecting the settings of heritage assets and the ability to understand experience and appreciate them. An assessment of the scope of the magnitude and effect of any impact on settings is part of the remit of this assessment and has been undertaken with reference to the Historic England document *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (second edition).

The value of a heritage asset can be harmed or lost through alteration within or destruction of its setting. Current policy states that the extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of a heritage asset, it may affect the ability to appreciate that value or it may be neutral.

Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. There is no overwhelming reason to establish the need for a level of physical and visual connection between a heritage asset and its setting in order for any land to be deemed to be within the setting. To adopt an artificially narrow approach to the issue of setting would be an error. Therefore, to ensure that any assessment does not treat visual connections between any land and a heritage asset as essential and determinative for the purposes of considerations of setting and wide-ranging approach is to be adopted.

In order to undertake an assessment of significance of the settings to a level of thoroughness proportionate to the relative importance of the assets, the settings of which may be affected by development on the Site, this assessment examined and considered the setting for each relevant heritage asset and estimated the contribution that the setting plays makes to the significance of the asset.

Many heritage assets within any given landscape may be visible from a number of locations – publicly accessible areas such as footpaths, streets and the open countryside and also private spaces such as dwellings and private land. The majority of sightlines from to, into and across heritage assets are, therefore, incidental and are not intrinsically or intimately associated with the assigned significances. However, there are instances where the characteristics of sightlines may have been intentionally designed and as part of the setting are

integral to the significance. Taking into account these considerations and the absence of any meaningful sight lines between assets, their settings and the Site (see the photographs in the Appendices below), many of the heritage assets identified in this assessment do not require a detailed setting assessment. In addition, the non-physical and non-visual connections between the identified heritage assets and their settings have also been considered and there are no overt non-physical and non-visual connections between these identified heritage assets and the Site that would be adversely impacted upon should the Site be subject to a physical change.

On the basis of professional judgment, it would not be appropriate to undertake detailed setting assessments for the Listed Buildings within the Assessment Area (or beyond it). Separation distances, combined with the character of the intervening landscape means that the Site has no visual bearing on the setting of these Listed Buildings. Taking into account visual and non-visual considerations development of the Site would not influence the significances of these assets.

However, within the Site are two structures which, for the purposes of reporting, are considered as non-designated heritage assets. The Site is clearly part of the immediate and intermediate settings of these assets. With this in mind it would be appropriate to undertake a detailed setting assessment for the Huyton with Roby War memorial. However, as the Council Municipal Building would be demolished to facilitate the proposed development it would not remain and so would no longer have a setting. It is therefore, excluded from the setting assessment.

The methodological approach to be adopted for the assessment of setting is provided by Historic England and takes the form of a five-step process (Historic England 2017):

Step 1: Identify which heritage assets and their settings are likely to be affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

The above approach has been adopted under the axiom that for there to be an impact on the significance of a heritage asset there must be something more than merely a change within the setting (it is unreasonable for any authority to expect there to be no change to the environment). To adopt a limited volumetric approach to setting assessment as setting is imprudent as it is an open-textured concept in which multiple factors are capable of material exertion within a wide range of context-specific relevance.

Please note that the assessment has been advanced without the benefit of any landscape and visual assessment outputs such as the

definition of a Zone of Visual Influence or a Zone of Theoretical Visibility. It is also to be acknowledged that in order for the significances of heritage assets to be harmed, there must be tangible detriment arising from change, not merely change itself. It is inherent in the consideration of setting issues that a judgment must be exercised as to the likely visual and perceptible impacts on the significances of heritage assets, not simply an acknowledgment of physical and visual change resulting from a quantitative increase in built form.

ID Ref.	Name	Status	Setting Description	The Contribution of Setting to the Significance of the Asset	Effects of the proposed development on significance	Maximising enhancement and minimising harm (Mitigation)	Residual Effects
STEP 1				STEP 2	STEP 3	Step 4	Step 5
-	Huyton with Roby War Memorial	Non Designated Heritage Asset	This asset has a dynamic immediate and intermediate setting defined by a road-side setting in the Civic Core area. The wider setting is provided by the built form of Huyton.	The setting makes no meaningful contribution to the significance of the Memorial. This is the third location in which the memorial has been positioned and whilst it is accessible to the public it has only been in this location since 1983, and the immediate surroundings bear no resemblance whatsoever to the landscape contemporary with either the First World War or the Second World War. Therefore, much contemporary, contextual resonance has been lost. The current arrangement of the setting is an artefact of late 20th century landscape design to facilitate vehicle movement and parking and the contributory value	The proposed development would relocate the asset and establish new built form around it. The buildings would clearly be new introductions into the landscape which increase the mass and volume of the built environment and transform part of the setting into built-form. This equates to a landscape evolution where there is little precedent for previous built form on this scale. The proposed structures would dominate the Memorial, but sensitive landscaping would dilute this dominance, improve visibility and would not adversely influence the approaches to it or appreciation and understanding. Upon completion of the proposed development the Memorial would not so much be divorced from an aspect of the setting upon which the significance could be said to derive some benefit rather the whole setting would be fundamentally re-imagined, and the setting would be renovated. The proposed development would have no non-visual impacts such as the creation of unacceptable olfactory components. There would be some changes to artificial light in the setting as the proposed development is	The inherent mitigation in the layout and design of the proposed development avoids harm. The proposed development responds positively to the existing landscape pattern and the capacity for additional built form in the Civic Core. By sensitive landscaping measures, a respectful setting for the Memorial can be established and maintained.	No harm

				is not historic. There is some pleasing aesthetic back-drop to the Memorial in the form of a hedge and a line of Poplar trees, and this does soften the otherwise unremittingly hard landscape characteristics.	expected to be illuminated for safety and security reasons, but the significance of the Memorial does not rely on darkness during nocturnal hours. The proposed development would generate no harm to the significance of the War Memorial.		
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9. LEGISLATIVE AND POLICY ASSESSMENT

The proposed development on the Sites takes the form of a Mixed Use Commercial District, (a new Council HQ and civic area, a commercial district, a hotel and new homes within new high quality public realm).

This document has carefully considered the potential for the proposed development to harm the heritage significance of elements within the historic environment

The consideration has explored the evidential, historic, aesthetic and communal values of known historic environment assets.

There are no formally recorded archaeological remains on the Site but the assessment process has indicated that may be archaeological remains associated with 19th and 20th structures which one occupied the Sites but are no longer extant. It should be noted that it is not possible to say that Site does not contain any further archaeological remains dating or predating the 19th and 20th centuries, but professional judgment has been brought to bear in assessing the likelihood for such remains to be present.

There are no registered World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks/Gardens or Registered Battlefields wholly or partly within in the Site. Therefore, this Assessment confirms that the Site does not contain designated heritage assets for which there would be a presumption in favour of preservation *in situ* and against development that would threaten

such preservation.

The main issues have been identified in a manner proportionate to the characteristics of the development and in a manner relevant to the characteristics of the host Site and the receiving environment. The document is therefore limited by sensible bounds.

The Applicant is aware of the Council's responsibilities with respect to the historic dimension of the built environment under the *Planning (Conservation Areas and Listed Buildings) Act 1990* and the duties arising from (s66(1)) and (S72(1)).

The proposed development is notionally and conceptually within the settings of a number of Listed Buildings but realistically the Site is immaterial, in setting terms to these Listed Buildings. Notionally and conceptually the Sites could be said to be within the settings of eight Listed Buildings. However, the proposed changes to the Sites, whilst altering the quantum of built form and increasing verticality, would not constitute a failure to preserve those settings and no harm to the settings would be occasioned. In order to address its statutory duty, the Council must have:

"...special regard to the desirability of preserving the [listed] building or its setting or any features of special architectural or historic interest which it possesses (s66(1)).

The changes to Site represented by the proposed development have been considered and assessed using a formal and accepted method

and it is concluded that the changes to Site represented by the proposed development would lead to changes to, but no harm to the settings of any Listed Building. In having special regard to the desirability of preserving the special architectural or historic interest of any Listed Building the Council may resolve that the proposed development would lead to no harm to any features of special architectural or historic interest possessed by any Listed Building. By means of consideration of the results of a professionally competent historic environment assessment and consultation with its heritage advisors the Council can demonstrate that it has addressed its statutory duty.

The Sites are not within a Conservation Area but is in the vicinity of three Conservation Areas. Accordingly, the Council may wish to engage with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990* for Conservation Areas. With respect to the statutory duties the Council is obliged to:

"pay special attention ... to the desirability of preserving or enhancing the character or appearance of that area." (s72(1))

The proposed development would result in no physical change to any Conservation Area and the character and appearance of the Conservation Areas would remain unaltered. Therefore, the proposed development would not harm the character and appearance of any Conservation Area. The Sites are within the settings of Conservation

Area and there is an argument that changes to the settings of Conservation Areas can lead to harms to their character. Taking into account the current and historic disposition of the Site it is concluded that the proposed development would cause no harm to the special character of any Conservation Area. The proposed development would result in an increase in built form and an increase in verticality, but this would not harm the special character of any Conservation Area.

The potential for a proposed development to harm heritage significance of designated heritage assets is catered for in paras. 199-202 of NPPF.

Para. 199 invites decision makers to give great weight to the conservation² of designated heritage assets when considering impacts to them. The weight to be given is independent of the degree of harm and is to be read alongside the whole of paragraphs paras 200 and 201. In following a considered, sequential approach to assessment, in which the proposed development is tested against paras. 199-202 of NPPF a mechanism is provided to the decision-maker within this document to give great weight to the conservation of designated heritage assets by means of a demonstrable compliance with the NPPF policy steps. The changes to the Site represented by the proposed development have been considered and assessed using a formal and accepted method and it is

² Conservation is the process of managing change (not preventing it) and a formal assessment process and its consideration by the decision taker with respect to impact can contribute to the application of great weight.

concluded that the changes to Site represented by the proposed development would lead to no harms to any designated heritage asset. The proposed development would not compromise the essence of the experience within any Conservation Area. The current disposition of the Site was not established to evince a contribution to heritage significance of the nearby designated heritage assets and changes to it would not constitute a detriment to any designated heritage asset or the understanding and appreciation of any designated heritage asset.

The potential for a proposed development to harm heritage significance of non-designated heritage assets is catered for in para. 203 of NPPF. As decision-taker, the Council is bound by para. 203 to take into account the effect of an application on the significance of a non-designated heritage asset. For the purposes of reporting the numerous historic environment features have been treated as non-designated heritage assets, although this does not admit or confirm that such a status applies. As demonstrated above, the proposed development would possibly result in harm to the heritage significances latent within archaeological remains. Such harm is accommodated within NPPF as noted at para. 205, where local planning authorities can require developers to record and advance understanding of the significance of any heritage assets [including archaeological remains] to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. No harm would accrue to any non-designated heritage assets of the built environment.

With respect to local provision, Policy CS20 Managing the Borough's Historic Environment establishes some tests against which the proposed development would be examined. The first is that 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. This policy would appear to be in tension with national policy. It introduces a restrictive element, which affords no exceptions. The policy is unable to accommodate anything other than the status quo (preservation) or betterment (enhancement). It does not allow balance (integral to national policy for heritage assets) and is therefore out of step with national policy, a factor which may impact upon the weight to be afforded to any perceived breach of it (e.g. a failure to preserve or enhance archaeological remains). The wording which qualifies the expectation is, however, noteworthy in that the use of the word 'should' can be taken to imply a recommendation rather than a mandatory anticipation.

The first limb of Policy CS20 continues to list a number of requirements which will be applicable to development circumstances. The first is that 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; will be required. It is confirmed that the design of the proposed development not only preserves, but enhances local distinctiveness and would have no direct effect on any built form historic asset. The proposed new structures have been located and

modelled to integrate with the immediate landscape and wider setting. The test is passed.

The second constraint is that the Council will 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. The proposed development would not cause any substantial harm to or loss of a designated heritage asset or its setting and so the policy test is not engaged.

The third element of Policy CS20 confirms that the Council will assesses development proposals which result in less than substantial harm to a designated heritage asset or its setting against the benefits of the proposal. The proposed development would not cause any less than substantial harm to a designated heritage asset or its setting and so the policy test is not engaged.

The fourth element is not relevant to the planning application as it concerns the Council facilitation of long-term conservation and enhancement of local assets and areas of historic importance... and the preparation of Conservation Area Management Plans.

The second limb of Policy CS20 relates to the re-use of vacant and underused historic assets and is not engaged.

The third limb of Policy CS20 is engaged as it relates to Development proposals on sites which include, or are considered to have the potential to include, heritage assets or comprising archaeological interest. It states that such proposals should be accompanied by a

heritage impact statement. This historic environment desk-based assessment qualifies as a heritage impact statement and so the policy test is passed.

The fourth and final limb of Policy CS20 concerns locally important historic assets. The policy provides for the identification of such assets and confirms that consideration shall be extended to them in the decision-making process. There are no known locally important historic assets on or in the vicinity of the Site and so the policy is not engaged. However, for the purposes of determining the planning application it is acknowledged that the Council may wish to treat the War Memorial as a locally important historic asset and extend to it an appropriate level of consideration.

The proposed development strikes the optimal balance between retaining existing heritage assets on the Sites (e.g. the War Memorial) whilst delivering the Council's aspirations for the Sites and realising the identified public benefits

10. MEASURES TO AVOID/MITIGATE HARMFUL IMPACTS

The NPPF stresses that impacts on heritage assets should be avoided. In this instance the characteristics of the Site and of the proposed development mean that some harmful impact to archaeological remains is anticipated and is very unlikely to be unavoidable.

Historic England (2019, 17) acknowledges that harmful impacts to heritage assets are an ordinary incident of development and that harmful impacts can be considered against the justification for the proposed development.

Clear and convincing justification can include, individually or collectively, and may not necessarily be restricted to, public benefits. Planning Practice Guidance notes that any development which delivers economic, social or environmental objectives as described in the NPPF and which are 'of a nature or scale to benefit the public at large and not just be a private benefit' is a benefit.

The public benefits of Site development include multi-million pound construction investment (with high proportion invested locally within 10 miles of Huyton); direct, indirect and induced employment creation, a productivity boost; provision of structures built to current building standards and sustainability benchmarks; an uplift in Council Tax and Business Rates; 250 homes contributing to housing need targets; hotel provision boosting the local leisure and business visitor economy; increasing the number of residents, visitors and footfall in the town centre helping create a vibrant community; and

contribution to Knowsley's Net Zero ambitions.

These benefits should proceed to weight in any determination process of a planning application to develop the Site.

Mitigation

Mitigation is an active process whereby an approach can be made to getting the best solution.

There is a likelihood that archaeological remains of low value may be adversely impacted as a consequence of the proposed development.

In line with national planning policy, and where impacts to heritage assets are unavoidable, local planning authorities can require applicants (or the successors in title) to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (NPPF, para. 205). This confirms that national planning policy can accommodate loss of heritage assets and that the Council can assuage the loss by requiring the deployment of mitigation.

The relevant guidance in these matters (Chartered Institute for Archaeologists 2020a, 14) notes that while recommendations on the desirability or otherwise for further archaeological work may be justified, in most circumstances within the planning framework the provision of recommendations to the Local Planning Authority will be

the responsibility of the relevant planning archaeologist. This document does not wish to prejudge the opinion of the Archive and Archaeology Service (advisors to the Council) or the Council itself, but, for the benefit of the Applicant, it is considered that a professionally responsible approach to the satisfactory treatment of the archaeological interest at the Site could be secured by means of a condition on consent.

It would, therefore, not be inappropriate for the Council to secure the implementation of archaeological attendances (of reasonable scope) by means of a condition on any permission/consent for redevelopment (should such be forthcoming). The attendances could take the form of a targeted watching brief during groundworks in areas of likely archaeological survival the details of which would be presented in Written Schemes of Investigation (WSIs) submitted for the approval of the Council and formatted in line with CIfA guidance and standards. The outputs of such attendances would be deposited with the MHER and Knowsley Archives.

Residual Impact Summary

Site development may lead to harm to archaeological remains the Council may determine to be non-designated heritage assets. The concept of mitigation for harm to heritage assets (up to and including the total loss of the asset) is acknowledged in the NPPF. The potential impact for which mitigation is available would be a direct impact leading to total loss and it should be noted that there is no ability to mitigate (*sensu strictu*) for total loss of archaeological remains. However, archaeological investigation, recording, reporting,

dissemination, publication and archiving can compensate for the harm where a development affects archaeological assets in this manner.

11. CONCLUSION

This document has carefully considered the potential for the proposed development to harm the heritage significance of the historic built environment.

The consideration has explored the evidential, historic, aesthetic and communal values of known historic environment features which may be impacted upon by the proposed development. The consideration has also identified the nature of any impact and therefore the harm or otherwise that may befall the significances of the features.

The main issues have been identified in a manner proportionate to the characteristics of the development and in a manner relevant to the characteristics of the host site and the receiving environment. The document is therefore limited by sensible bounds.

Ultimately, the changes to the historic environment represented by the proposed development would not be in conflict with any national policy provision for heritage assets and under relevant national and local policy there is insufficient cause to sustain an objection to the proposed development and no reason to withhold planning permission on the basis of heritage constraints.

There is no basis on which to raise an objection to the proposed development related to archaeology and no reason for refusal to be instituted with respect to archaeology. Some harm may befall archaeological remains (if they survive), but this harm can be accommodated within the planning process.

The proposed development would have a fundamentally transformative effect on the landscape but would not adversely affect the setting of any designated or non-designated heritage assets in the vicinity.

There is no basis on which to raise an objection to the proposed development related to the settings or significances of any heritage assets and no reason for refusal to be instituted with respect to heritage assets of the built environment.

Ultimately, the proposed development results in no changes to the historic environment that would be fatal to a positive determination of the planning application and it is not in conflict with any national policy provision for the historic environment or specific features which contribute to that environment and under national policy there is no reason to withhold planning permission on the basis of heritage constraints.

The local planning policy, at minimum, provides for the conservation of heritage assets (i.e. the adoption of processes to manage change) and also their protection from harm. The expectation of protection, without any countervailing considerations is perhaps contrary to national policy but is nevertheless reconcilable with in the planning process. The proposed development has been designed to fall within the norms of conservation practice and, there no inescapable reason to withhold planning permission on the basis of heritage factors.

12. SOURCES

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Ordnance Survey Map, Lancashire, Sheet CVII.4, 1:2,500, Revised 1925, Published 1927

Ordnance Survey Map, Sheet SJ4490NW-A, 1:1,250, Surveyed 1951, Published, 1951

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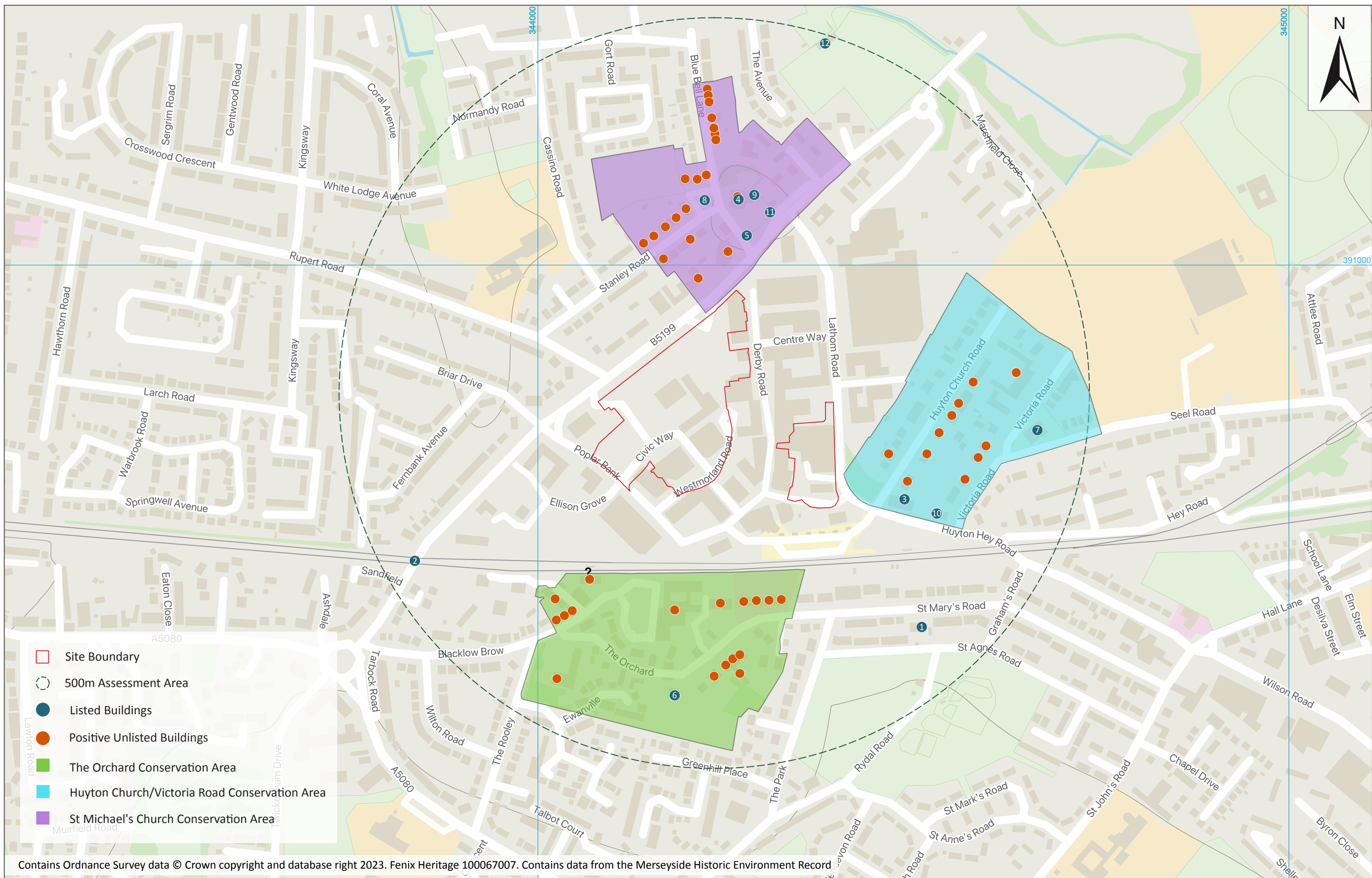


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FENIX
HERITAGE

Figure 02: Site Plan

□ Site Boundary
original scale: unknown





FENIX HERITAGE

Figure 05: Earl of Derby's Estate Map, 1785

 Approximate Site Location

Original scale: unknown



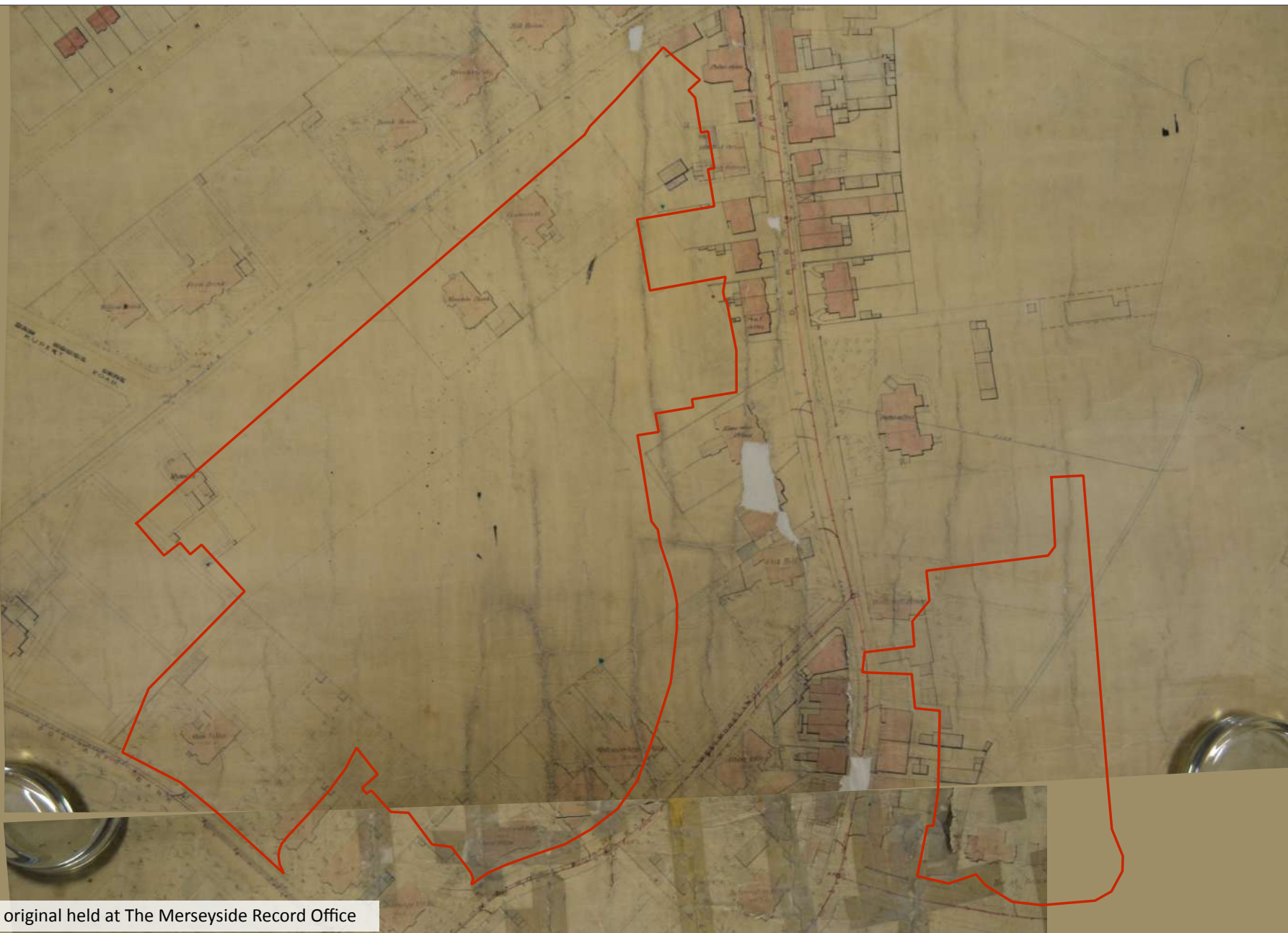
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Figure 07: Ordnance Survey Map, Lancashire, sheet CVII surveyed: 1845-1847, published 1850

Approximate Site Location

Original scale: 1:10,560



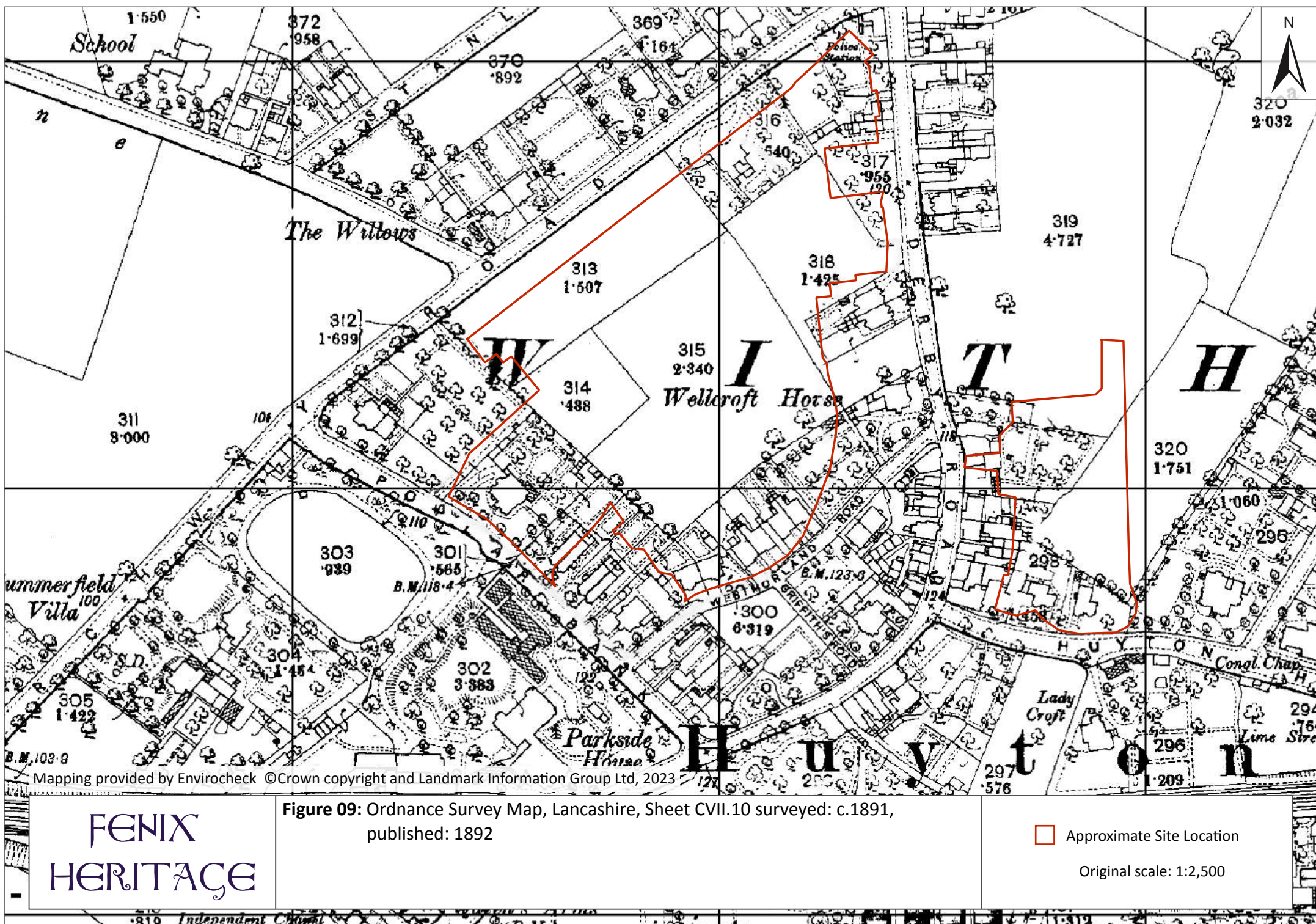
Extract from original held at The Merseyside Record Office

Figure 08: William Wrennall's Plan of Huyton, 1878

FENIX
HERITAGE

 Approximate Site Location

Original scale: unknown



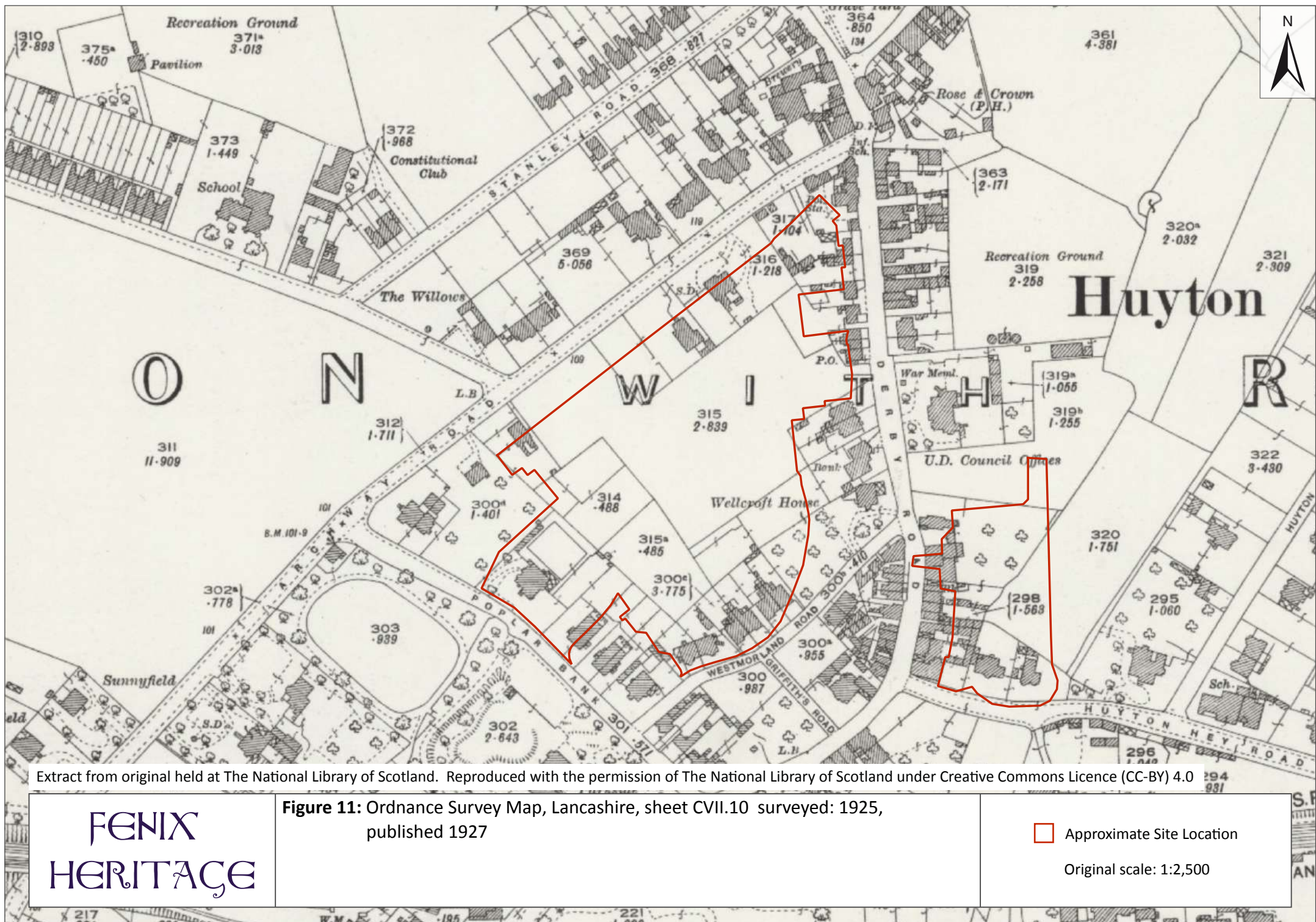


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Figure 10: Ordnance Survey Map, Lancashire, sheet CVII.10 surveyed: 1906, published 1907

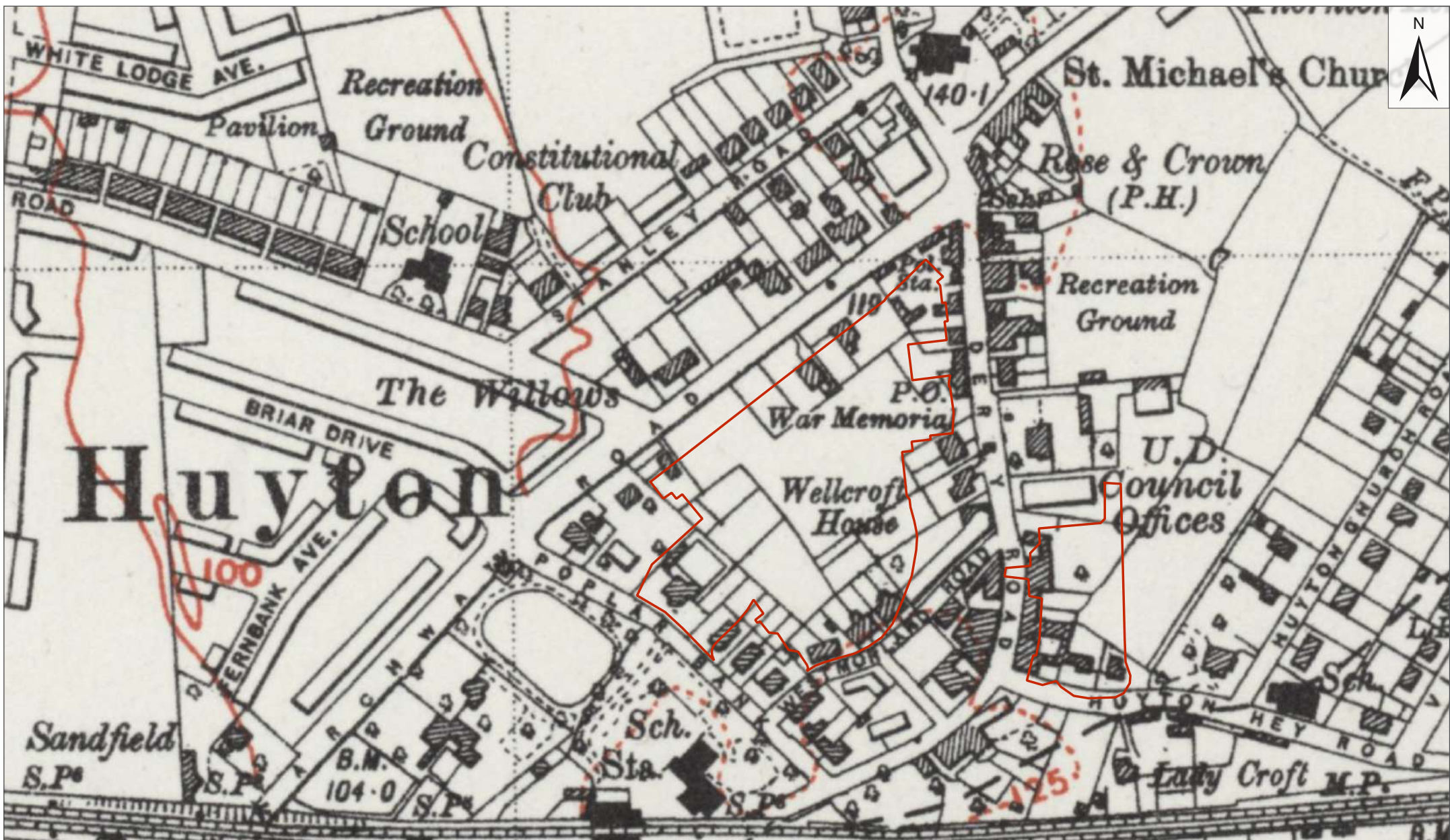
□ Approximate Site Location
Original scale: 1:2,500



FENIX
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Figure 11: Ordnance Survey Map, Lancashire, sheet CVII.10 surveyed: 1925, published 1927

□ Approximate Site Location
Original scale: 1:2,500



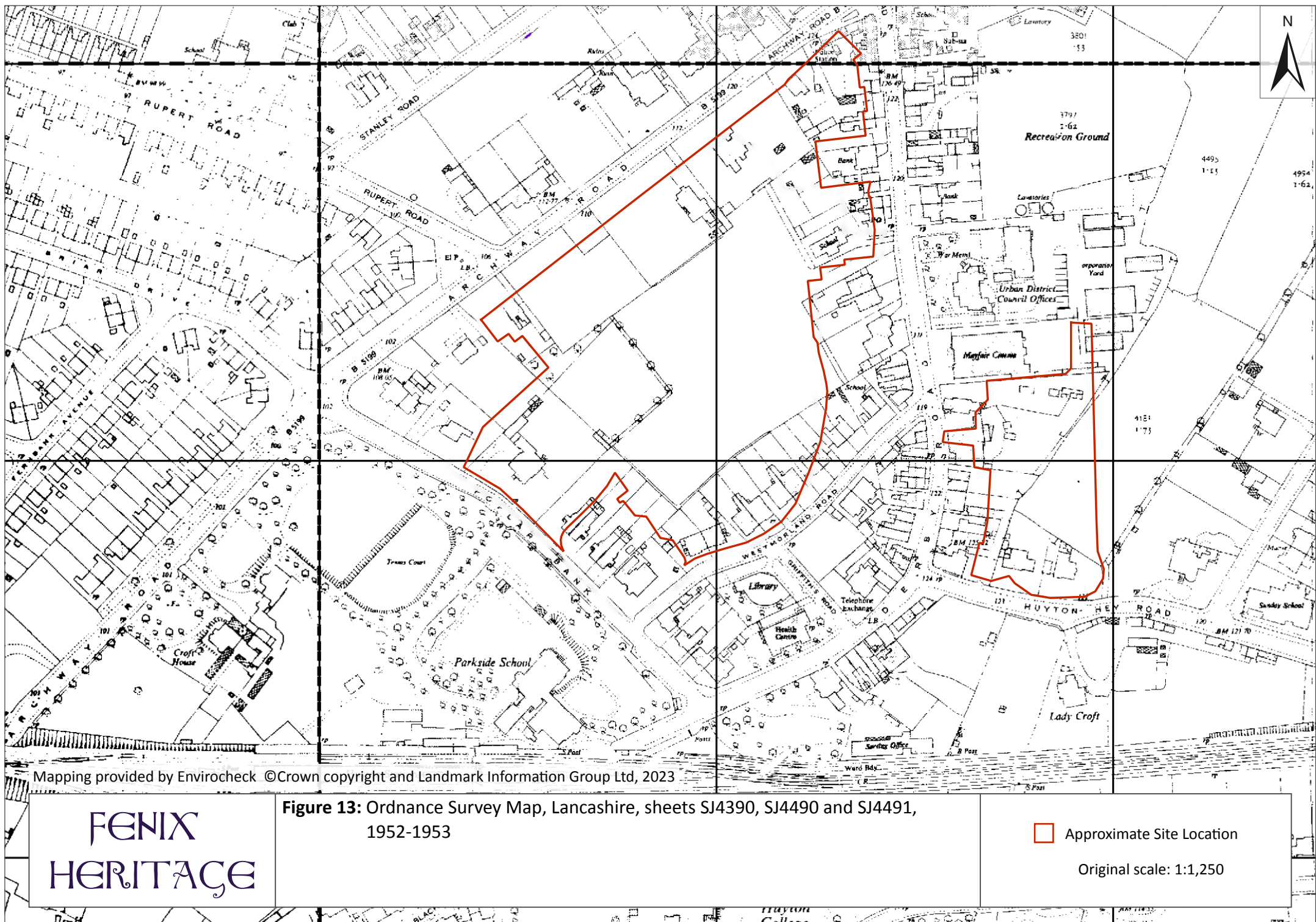
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Figure 12: Ordnance Survey Map, Lancashire, sheet 107 SW, 1938

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Approximate Site Location

Original scale: 1:10,560



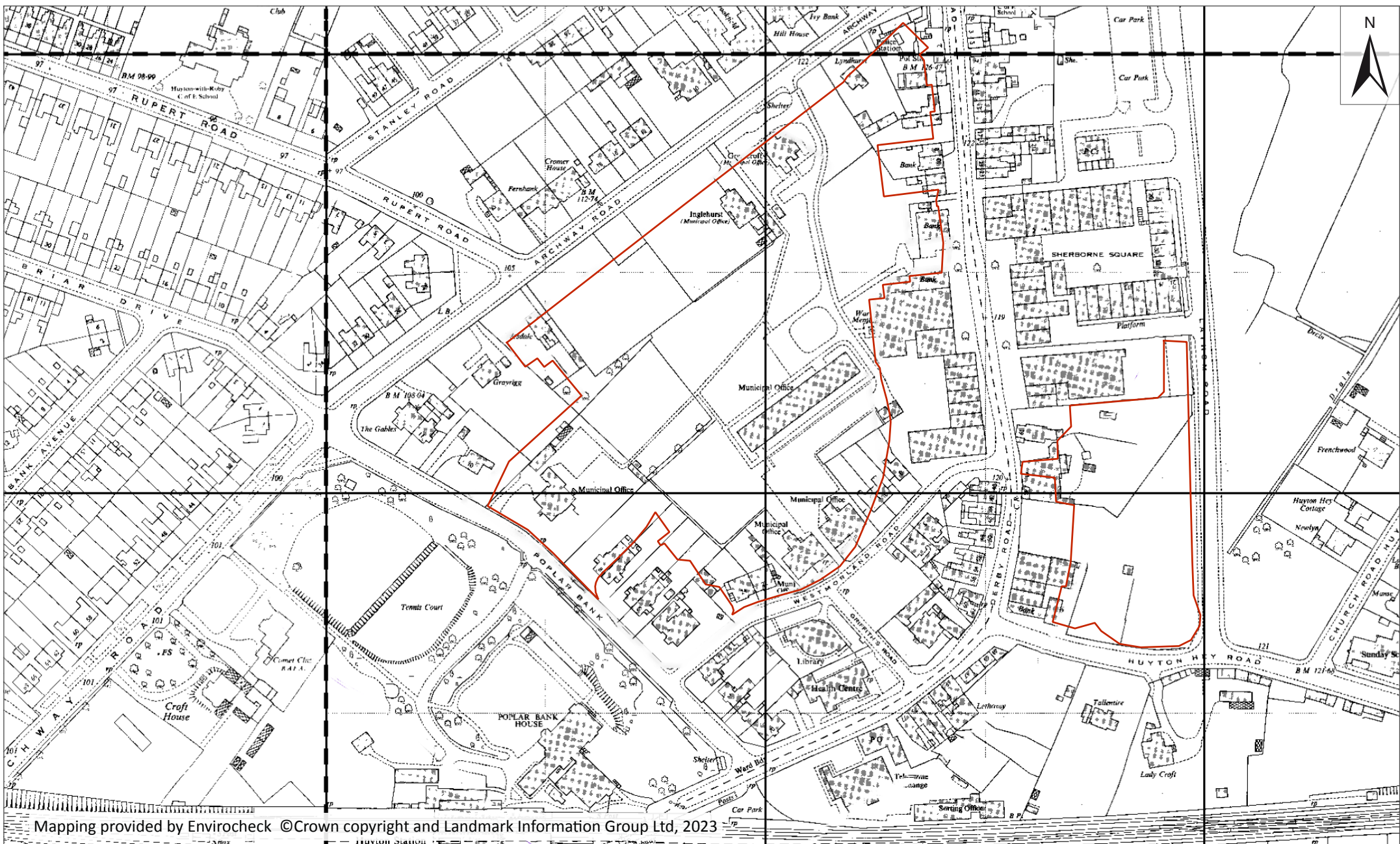
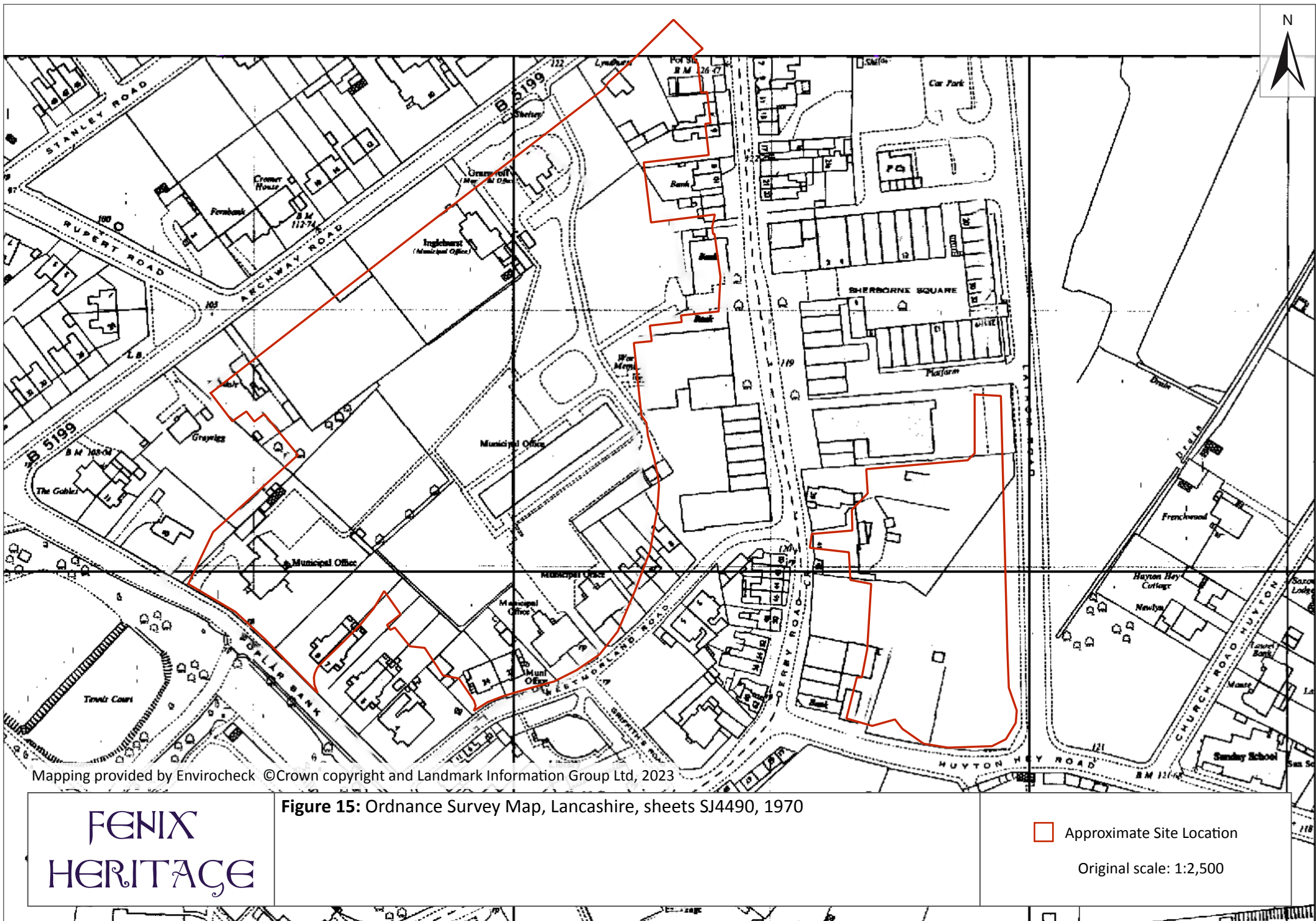


Figure 14: Ordnance Survey Map, Lancashire, sheets SJ4391, SJ4490, SJ449, 1959-1967

**FENIX
HERITAGE**

Approximate Site Location

Original scale: 1:1,250



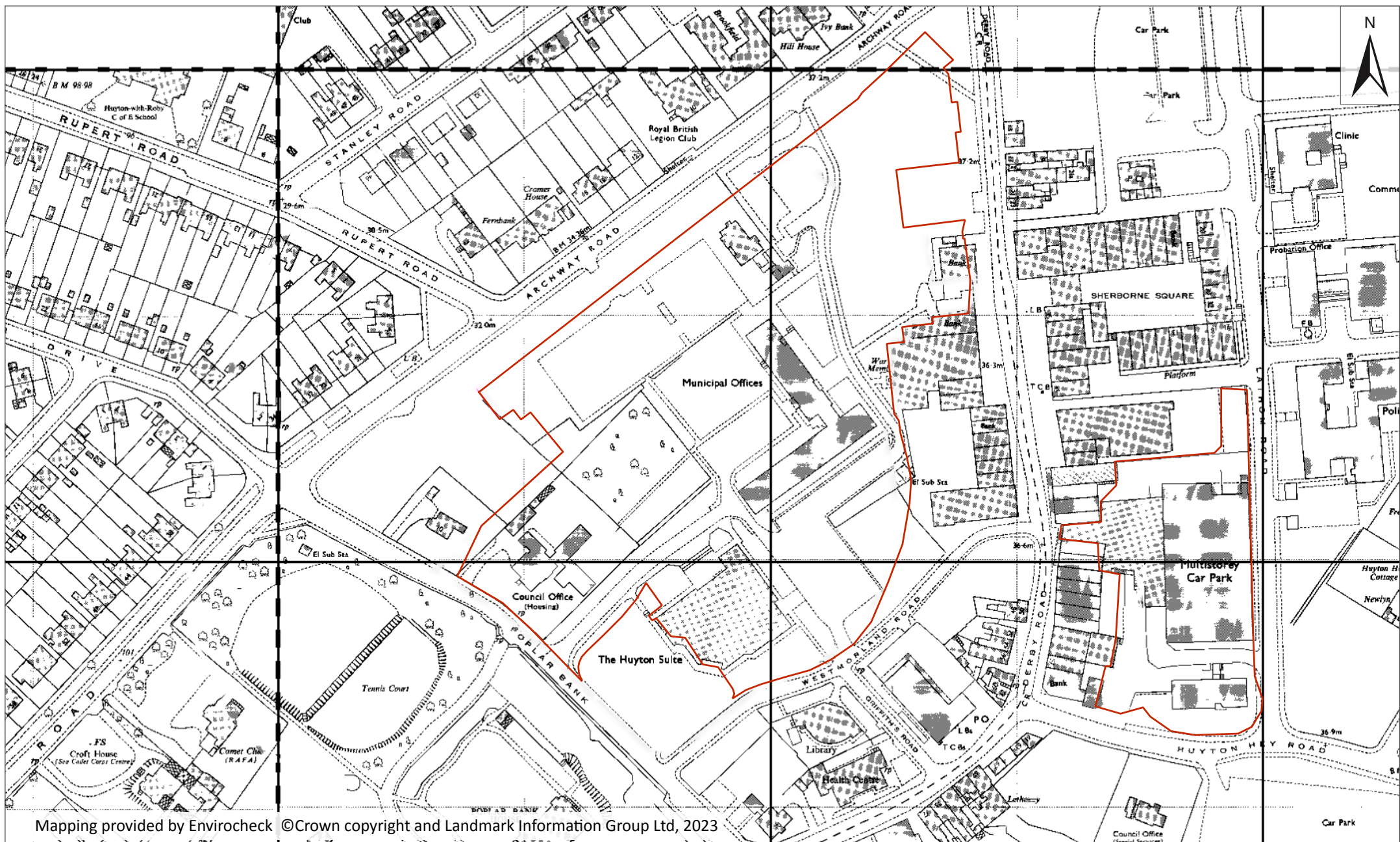
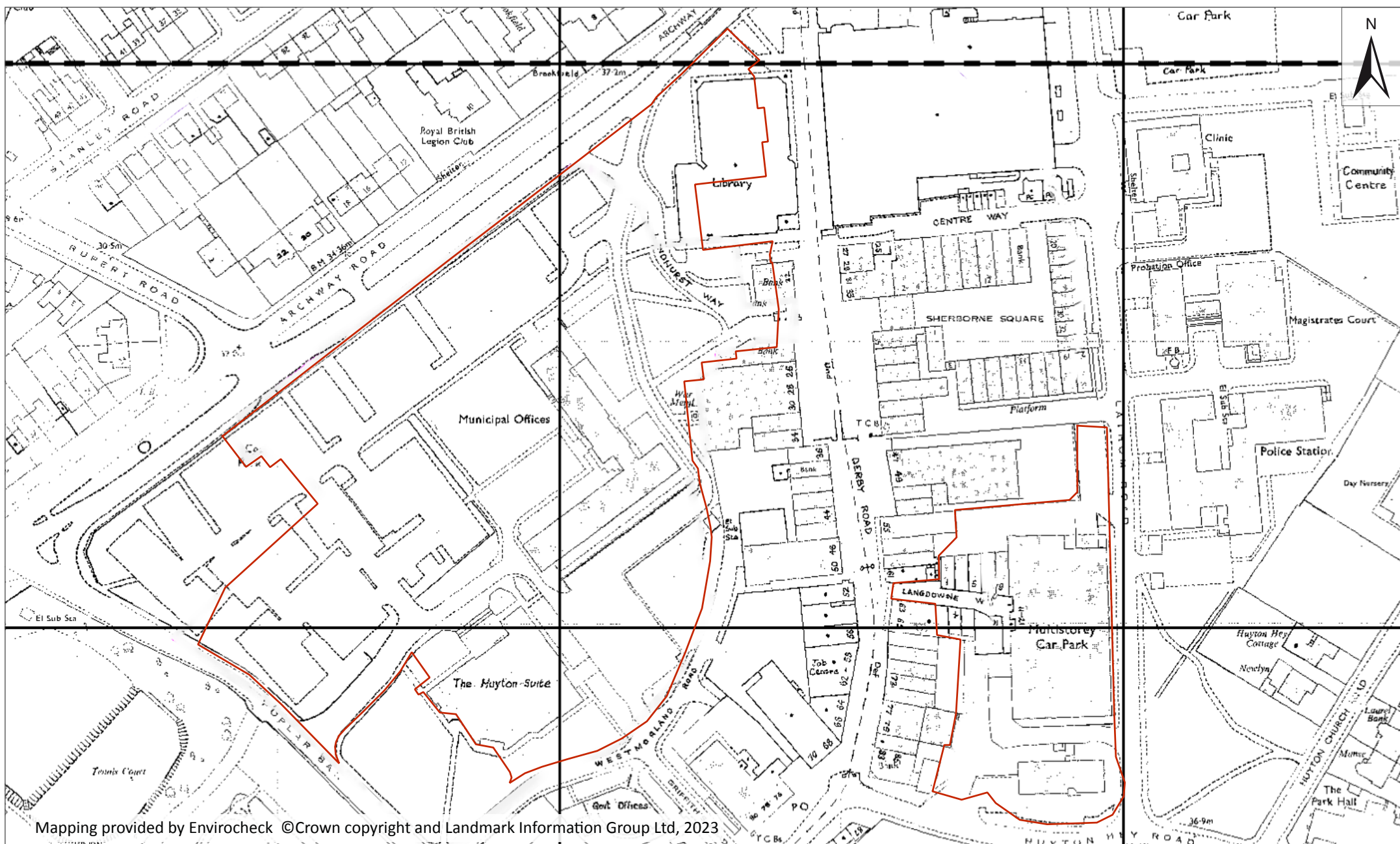


Figure 16: Ordnance Survey Map, Lancashire, sheets SJ4390, SJ4391, SJ4490 and SJ449, 1976

FENIX
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Approximate Site Location

Original scale: 1:1,250



FENIX
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Figure 17: Ordnance Survey Map, Lancashire, sheets SJ4391SE, SJ4490NW and SJ4491SW, 1984-1989

□ Approximate Site Location

Original scale: 1:1,250

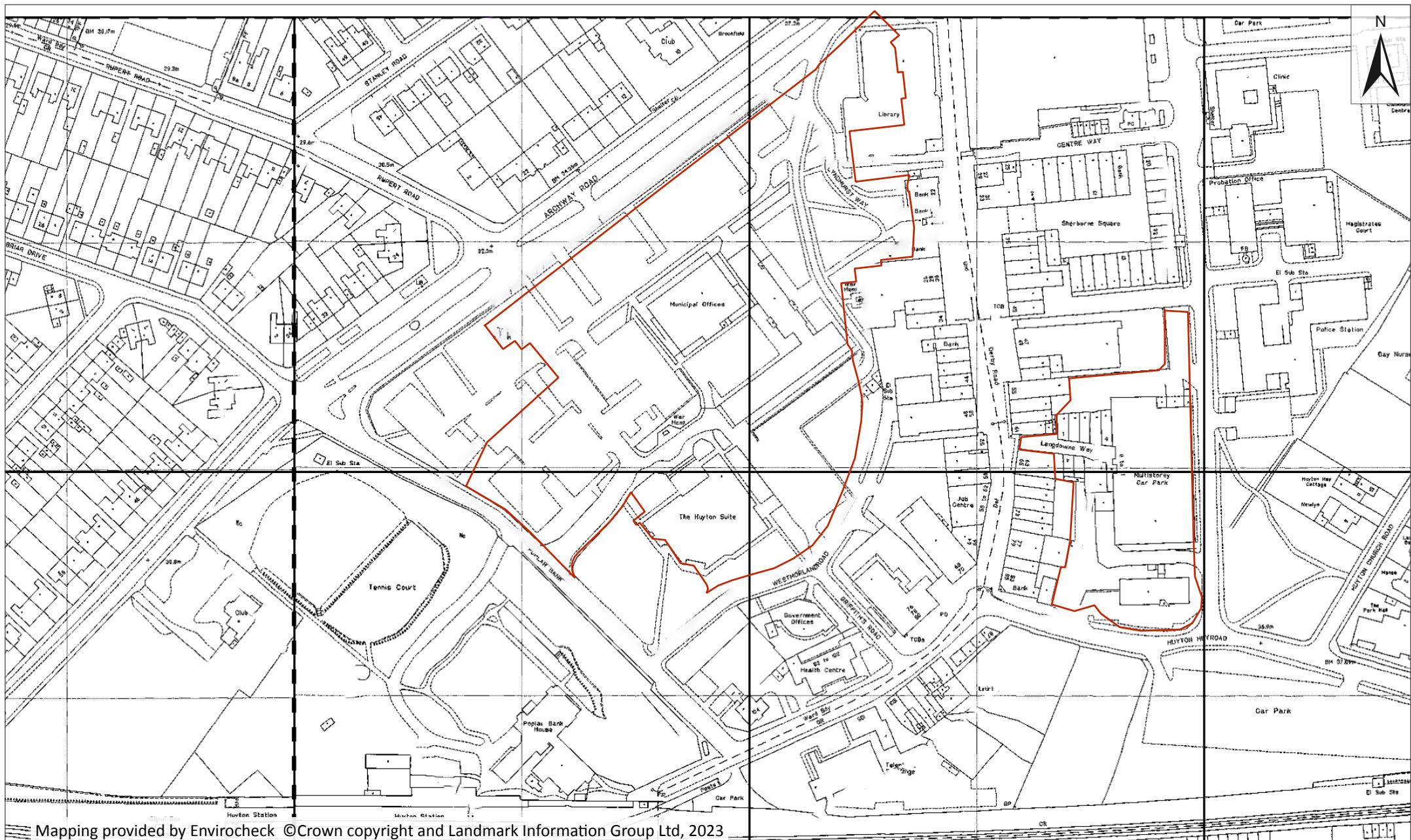


Figure 18: Ordnance Survey Map, Lancashire, sheets SJ4390NE, SJ4390NW and SJ4391SE, 1993

**FENIX
HERITAGE**

Approximate Site Location

Original scale: 1:1,250

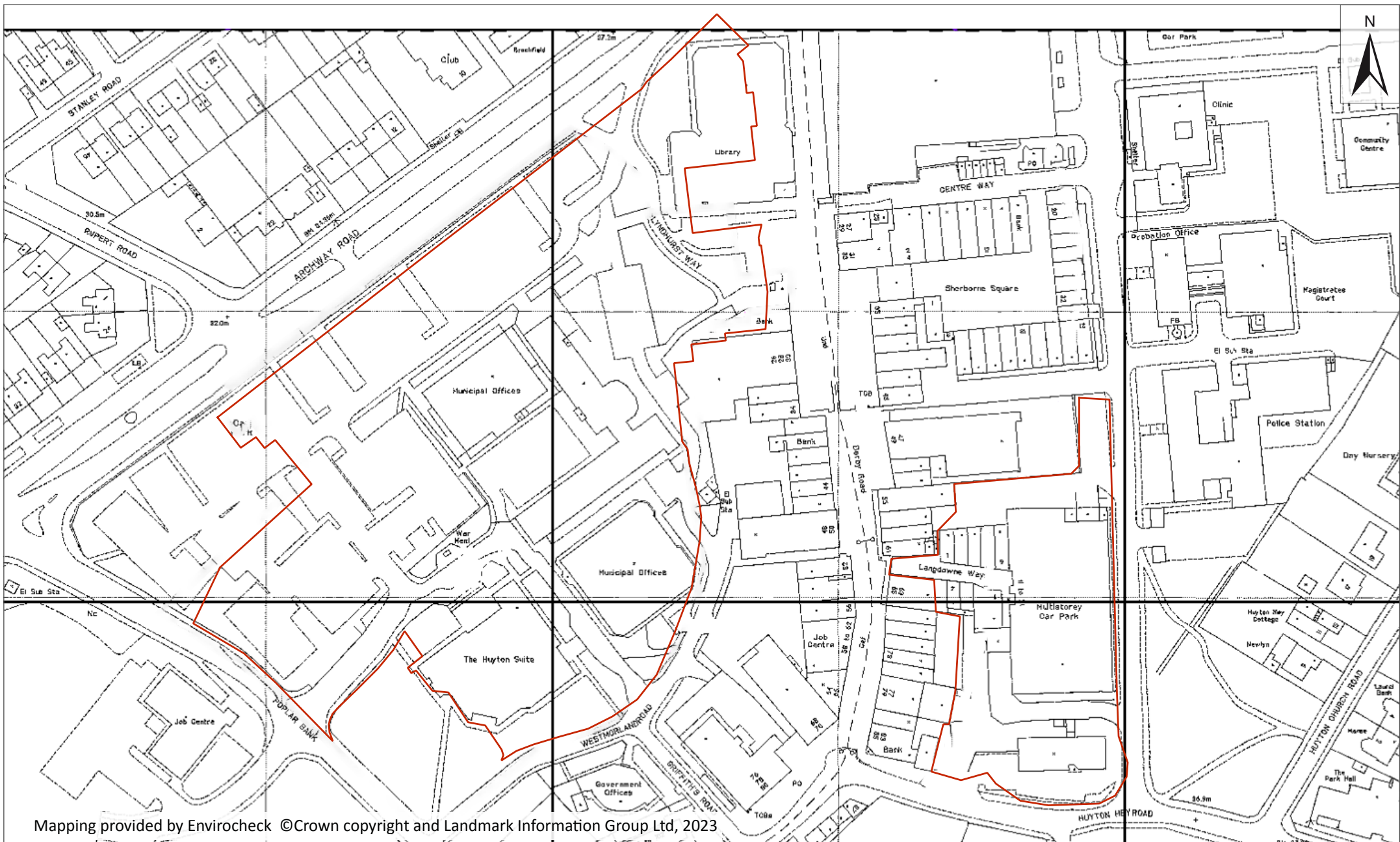
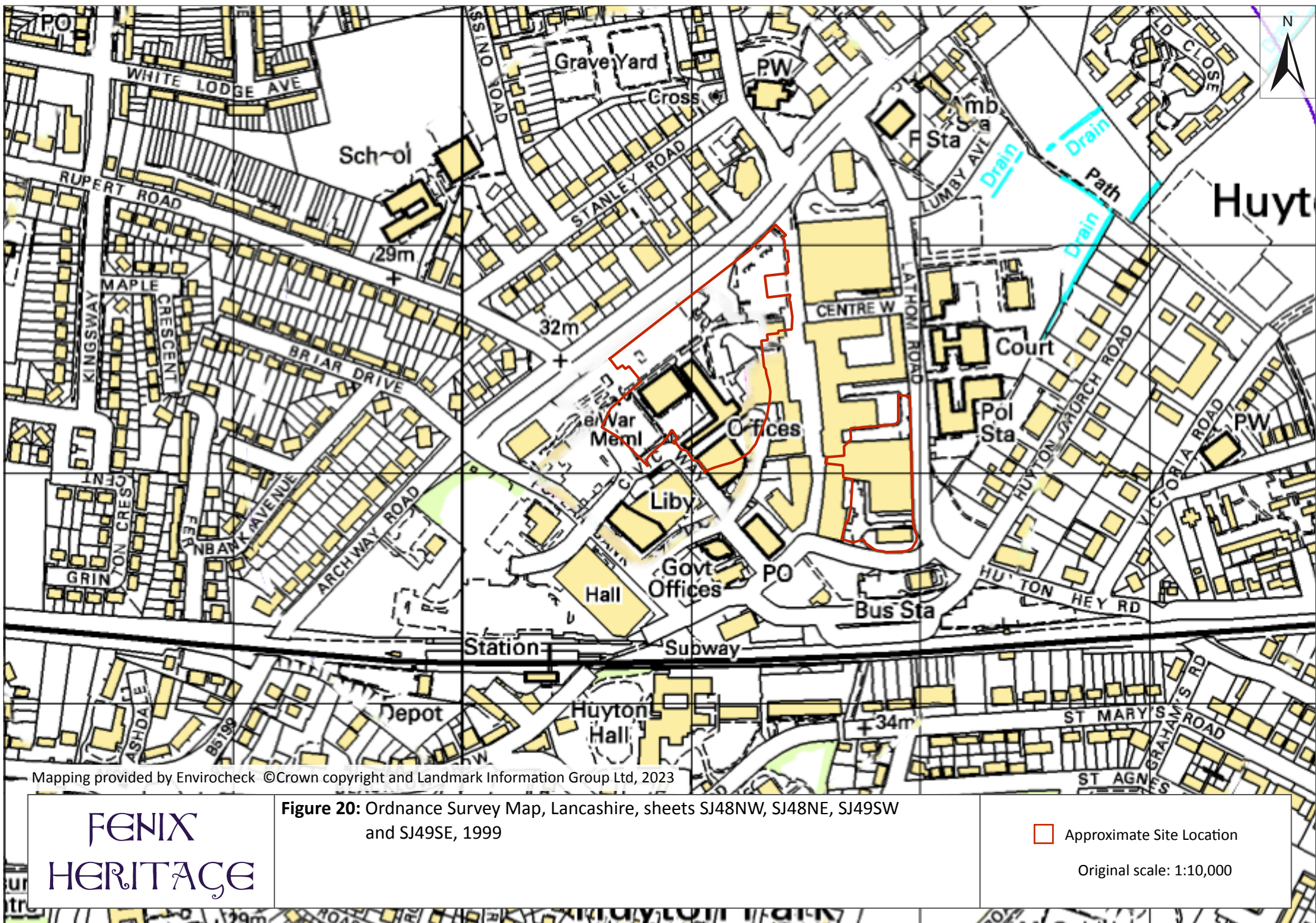


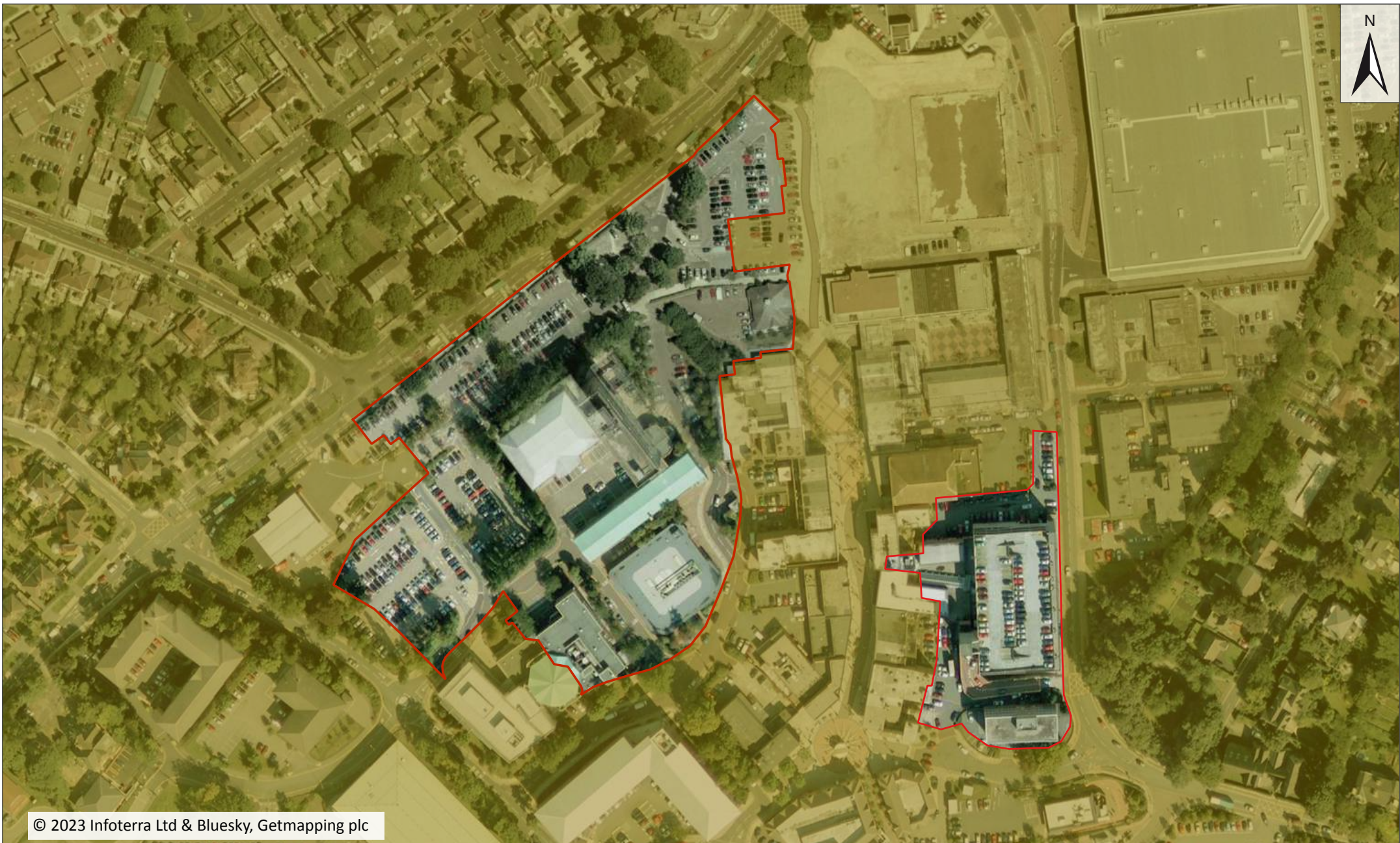
Figure 19: Ordnance Survey Map, Lancashire, sheets SJ4490NW, 1995

**FENIX
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Approximate Site Location

Original scale: 1:1,250





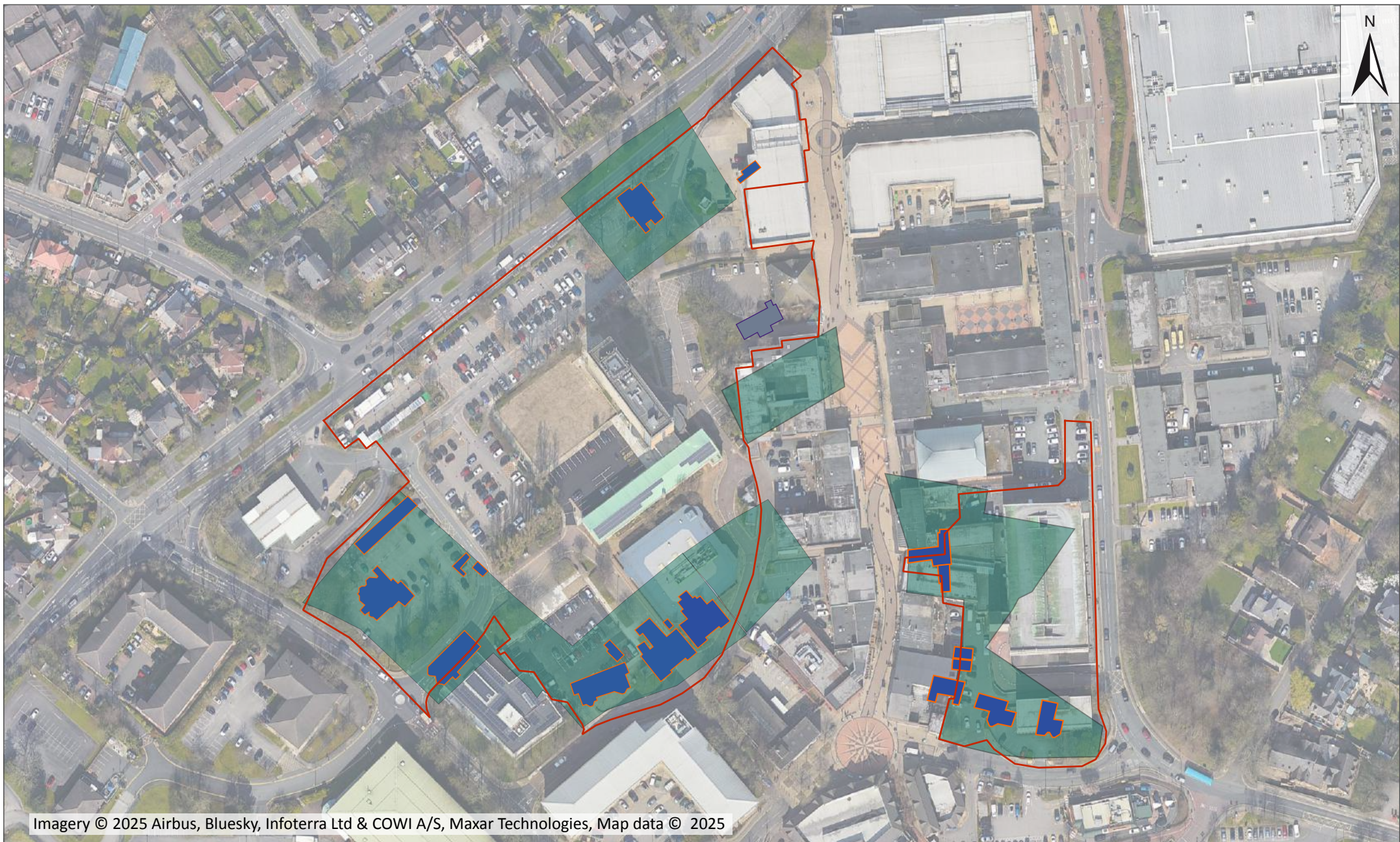
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Figure 21: Aerial Photograph, 2009

Approximate Site Location

Original scale: unknown



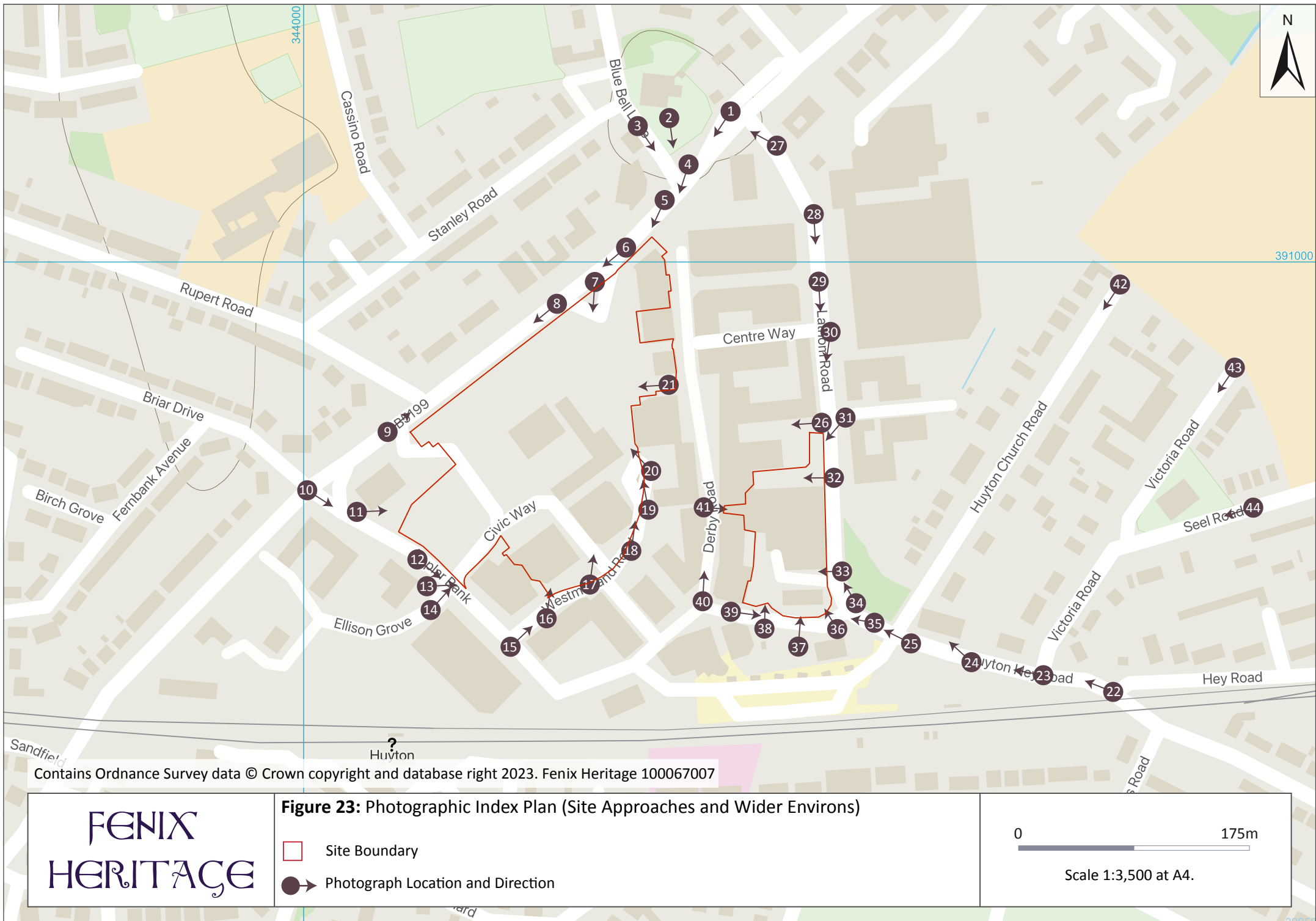
FENIX
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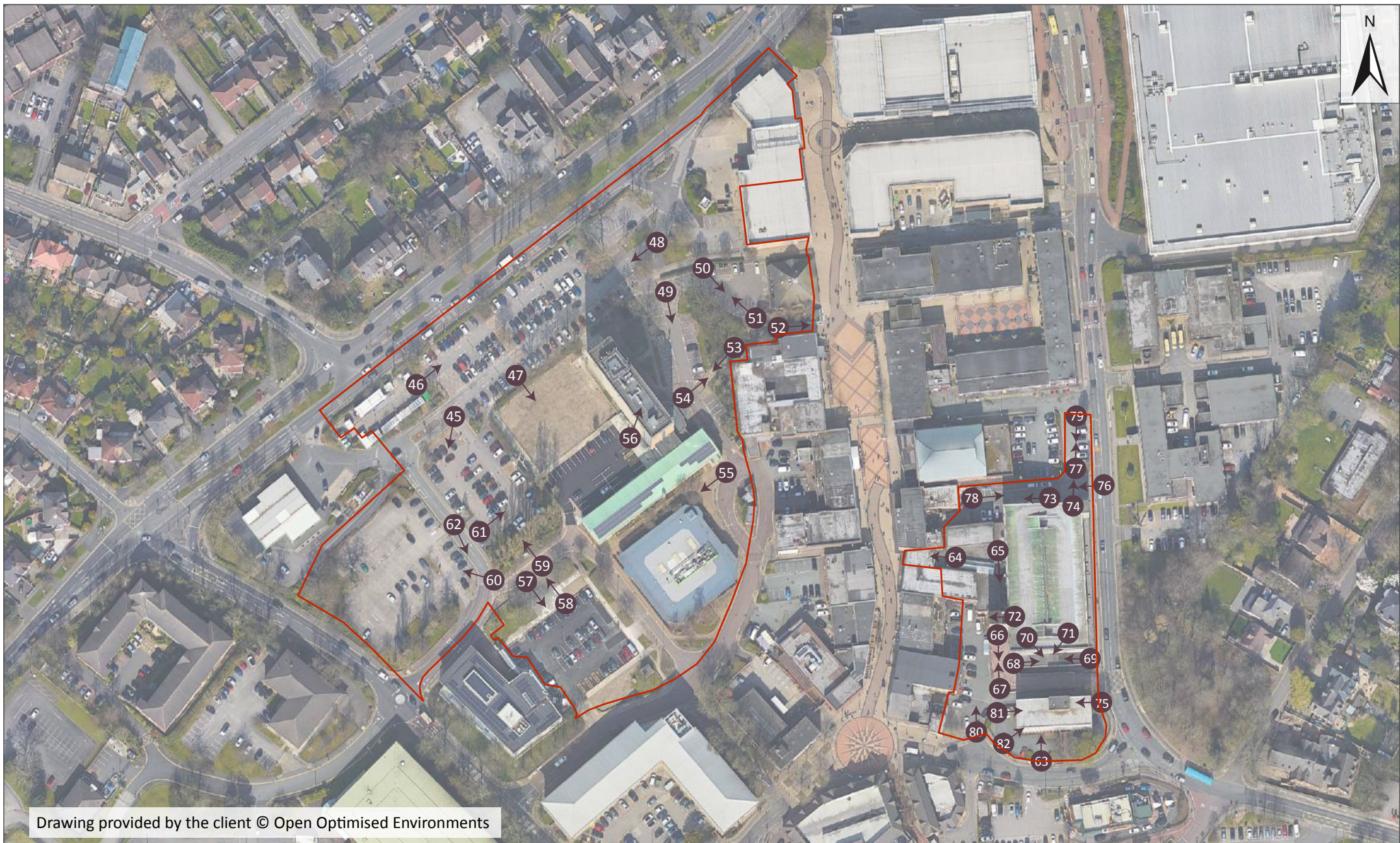
Figure 22: Block Plan showing Location of 19th century and 20th century Landscape Features

- Buildings shown on the 1892 OS Map
- School Building shown on the 1952-1953 OS Map

- House Plots/Gardens shown on the 1892 OS Map

- Site Boundary
- original scale: unknown





Drawing provided by the client © Open Optimised Environments

Figure 24: Photographic Index Plan (Site)

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- Site Boundary
 - Photograph Location and Direction
- original scale: unknown

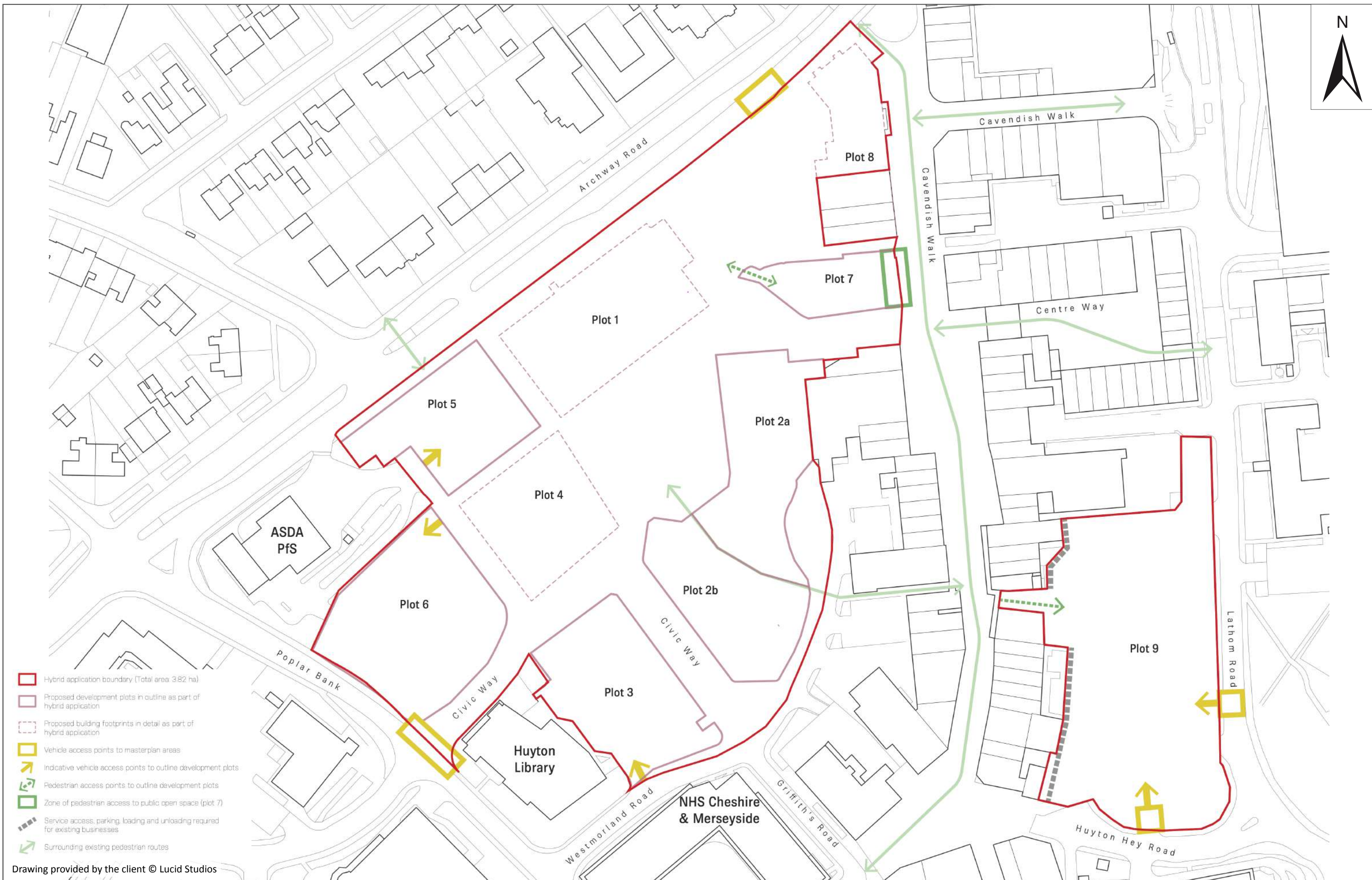


Drawing provided by the client © Lucid Studios

Figure 25: Plot Definition Parameter Plan



Figure 26: Land Use and Amount Parameter Plan



Drawing provided by the client © Lucid Studios

Figure 27: Access and Movement Parameter Plan



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Appendix A

Index of Non-Designated and Designated Historic Environment Features Recorded on the Merseyside Historic Environment Record/National Heritage List for England

Figure 3: Location of Archaeological Findspots, Sites, Places, Landscapes and Buildings recorded on the Merseyside HER within 500m of the Site

Number	MonUID	RecordType	Name	Period
1	MME16298	Building	Manland Lodge, Victoria Road, Huyton	VICTORIAN to 21ST CENTURY
2	MME16400	Building	The Anchorage, Huyton Church Road, Huyton	VICTORIAN to 21ST CENTURY
3	MME16402	Building	Lawrence House, Huyton Church Road, Huyton	VICTORIAN to 21ST CENTURY
4	MME16403	Building	Hollinside, Victoria Road, Huyton	VICTORIAN to 21ST CENTURY
5	MME5851	Site	Site of Linear Earthworks, Huyton Lane, Huyton	MEDIEVAL
6	MME21213	Site	Site of cottages, Derby Road, Huyton	GEORGIAN to MID 20TH CENTURY
7	MME21200	Building	Former Fire Station, Huyton Lane, Huyton	VICTORIAN to 21ST CENTURY
8	MME15701	Site	Site of Huyton Church of England School, Derby Road, Huyton	GEORGIAN to LATE 20TH CENTURY
9	MME11884	Building	Former barn at Thornton Leigh, Huyton Lane, Huyton	GEORGIAN to 21ST CENTURY
10	MME11903	Site	Site of The Vicarage, Huyton Lane, Huyton	MEDIEVAL to LATE 20TH CENTURY
11	MME11904	Site	Site of a house and a brewery, Blue Bell Lane, Huyton	GEORGIAN to MID 20TH CENTURY
12	MME15706	Site	Site of the Rose and Crown public house, Derby Road, Huyton	STUART to LATE 20TH CENTURY
13	MME16042	Site	Gully and post holes, St Michael's Churchyard, Blue Bell Lane, Huyton	Unknown
14	MME16296	Building	Nos. 112-118 Blue Bell Lane, Huyton	VICTORIAN to 21ST CENTURY
15	MME16389	Building	Nos. 1-4 Derby Terrace, Huyton	VICTORIAN to 21ST CENTURY
16	MME16390	Building	The Wheatsheaf public house, Archway Road, Huyton	EARLY 20TH CENTURY to 21ST CENTURY
17	MME18258	Placename	Huyton	EARLY MEDIEVAL to MEDIEVAL
18	MME19558	Building	Font, St Michael's churchyard, Huyton	MEDIEVAL
19	MME21144	Site	Site of a cross, Bluebell Lane, Huyton	GEORGIAN to VICTORIAN
20	MME21195	Site	Site a house, Derby Road, Huyton	GEORGIAN to VICTORIAN
21	MME21196	Site	Site houses, Derby Road, Huyton	GEORGIAN to VICTORIAN
22	MME21197	Site	Site of cottages, Blue Bell Lane, Huyton	GEORGIAN to VICTORIAN
23	MME21198	Site	Site of cottages, Blue Bell Lane, Huyton	GEORGIAN to EDWARDIAN
24	MME21201	Site	Site of a public house and cottages, Blue Bell Lane, Huyton	GEORGIAN to VICTORIAN
25	MME21201	Site	Site of a public house and cottages, Blue Bell Lane, Huyton	GEORGIAN to VICTORIAN
26	MME21202	Site	Site of a cottage, Blue Bell Lane, Huyton	GEORGIAN to VICTORIAN
27	MME21203	Building	Nos. 137-143 Blue Bell Lane, Huyton	GEORGIAN to 21ST CENTURY
28	MME21214	Site	Site of a house, Derby Road, Huyton	GEORGIAN to LATE 20TH CENTURY
29	MME21215	Site	Site of a house, workshop and cottages, Huyton Lane, Huyton	GEORGIAN to MID 20TH CENTURY
30	MME21216	Site	Site of The Nook, Huyton Lane, Huyton	GEORGIAN to MID 20TH CENTURY
31	MME21217	Site	Site of Church View and Ivy Cottages, Huyton Lane, Huyton	GEORGIAN to MID 20TH CENTURY
32	MME5843	Building	Thornton Leigh, Huyton Lane, Huyton	GEORGIAN to 21ST CENTURY
33	MME5847	Site	Site of Chantry Well, Blue Bell Lane, Huyton	VICTORIAN
34	MME5848	Site	Site of Huyton Free School, Blue Bell Lane, Huyton	TUDOR to EDWARDIAN
35	MME5852	Findspot	Two brass Nuremberg counters, St Michael's Church, Huyton	MEDIEVAL to STUART
36	MME5827	Building	St Margaret's, The Orchard, Huyton	VICTORIAN to 21ST CENTURY
37	MME21120	Site	Site of Belle Vue, Derby Road, Huyton	GEORGIAN to LATE 20TH CENTURY
38	MME5785	Site	Site of Lady Croft, Huyton Hey Road, Huyton	VICTORIAN to LATE 20TH CENTURY
39	MME5822	Building	No. 20 The Orchard, Huyton	VICTORIAN to 21ST CENTURY
40	MME5823	Site	Site of a house, The Orchard, Huyton	VICTORIAN to MID 20TH CENTURY
41	MME5824	Site	Site of a building, The Orchard, Huyton	VICTORIAN to MID 20TH CENTURY
42	MME5825	Building	The Orchard Nursery, The Orchard, Huyton	VICTORIAN to 21ST CENTURY
43	MME5826	Building	St Clare's, The Orchard, Huyton	VICTORIAN to 21ST CENTURY
44	MME5828	Building	St Mary's, The Orchard, Huyton	VICTORIAN to 21ST CENTURY
45	MME5829	Building	St Hilda's, The Orchard, Huyton	VICTORIAN to 21ST CENTURY
46	MME5830	Building	Former Huyton College Chapel, The Orchard, Huyton	EARLY 20TH CENTURY to 21ST CENTURY
47	MME5834	Building	Huyton Hall and Fernwood Hall, The Orchard, Huyton	VICTORIAN to 21ST CENTURY
48	MME5837	Building	The Flat, No. 4 College View, Huyton	VICTORIAN to 21ST CENTURY
49	MME5838	Building	Fernwood Lodge, The Orchard, Huyton	VICTORIAN to 21ST CENTURY
50	MME5839	Site	Site of a gateway, The Orchard, Huyton	VICTORIAN to LATE 20TH CENTURY
51	MME15320	Building	Nos. 47-49 Derby Road, Huyton	MID 20TH CENTURY to 21ST CENTURY
52	MME17976	Building	Victorian Pillar Box, Archway Road, Huyton	VICTORIAN to 21ST CENTURY
53	MME21122	Site	Site of a toll house, Archway Road, Huyton	VICTORIAN to MID 20TH CENTURY
54	MME21123	Site	Site of The Sables, Poplar Bank, Huyton	GEORGIAN to LATE 20TH CENTURY
55	MME21182	Site	Site of Wellcroft House, Westmoreland Road, Huyton	VICTORIAN to MID 20TH CENTURY
56	MME21183	Site	Site of Nos. 14 and 16 Westmoreland Road, Huyton	VICTORIAN to LATE 20TH CENTURY
57	MME21184	Site	Site of Nos. 18 and 20 Westmoreland Road, Huyton	VICTORIAN to LATE 20TH CENTURY
58	MME21185	Site	Site of No. 4 Poplar Bank, Huyton	VICTORIAN to LATE 20TH CENTURY
59	MME21186	Site	Site of Nos. 5 and 6 Poplar Bank, Huyton	VICTORIAN to LATE 20TH CENTURY
60	MME21187	Site	Site of Nos. 7 and 8 Poplar Bank, Huyton	VICTORIAN to LATE 20TH CENTURY
61	MME21188	Site	Site of No. 3 Poplar Bank, Huyton	VICTORIAN to LATE 20TH CENTURY
62	MME21189	Site	Site of No. 2 Poplar Bank, Huyton	VICTORIAN to LATE 20TH CENTURY
63	MME21190	Site	Site of No. 1 Poplar Bank, Huyton	VICTORIAN to LATE 20TH CENTURY
64	MME21191	Site	Site of a cottage, Derby Road, Huyton	GEORGIAN to VICTORIAN
65	MME21192	Site	Site of cottages, Derby Road, Huyton	GEORGIAN to VICTORIAN
66	MME21193	Site	Site of cottages, Derby Road, Huyton	GEORGIAN to VICTORIAN
67	MME21194	Site	Site of two houses, Derby Road, Huyton	GEORGIAN to LATE 20TH CENTURY
68	MME21208	Site	Site of cottages, Derby Road, Huyton	GEORGIAN to VICTORIAN
69	MME21211	Site	Site of a cottage, Derby Road, Huyton	GEORGIAN to VICTORIAN
70	MME21212	Site	Site of a cottage, Derby Road, Huyton	GEORGIAN to MID 20TH CENTURY
71	MME5783	Site	Site of Walcroft House, Derby Road, Huyton	GEORGIAN to LATE 20TH CENTURY
72	MME5784	Site	Site of a cottage, Derby Road, Huyton	GEORGIAN to VICTORIAN
73	MME22272	Site	Site of Bluebell Camp No. 3, a Second World War camp, Huyton	SECOND WORLD WAR to MID 20TH CENTURY
74	MME5802	Site	Site of Rooley Grange, The Orchard, Huyton	VICTORIAN to LATE 20TH CENTURY
75	MME5805	Site	Site of a cottage, Pinnington Place, Huyton	VICTORIAN
76	MME21121	Site	Site of Huyton Gate railway station, Blacklow Brow, Huyton	GEORGIAN to VICTORIAN
77	MME17975	Building	George V Wall Box, Blacklow Brow, Huyton	EDWARDIAN to 21ST CENTURY
78	MME10040	Building	Huyton Railway Station, Blacklow Brow, Huyton	VICTORIAN to 21ST CENTURY
79	MME16398	Building	No. 37 Blacklow Brow, Huyton	VICTORIAN to 21ST CENTURY
80	MME21124	Site	Site of a cottage and stables, Pinnington Place, Huyton	VICTORIAN
81	MME21174	Site	Site of cottages, Blacklow Brow, Huyton	GEORGIAN to EARLY 20TH CENTURY
82	MME21707	Building	The Queens Arms public house, No. 39 Blacklow Brow, Huyton	MID 20TH CENTURY to 21ST CENTURY
83	MME5559	Site	Site of Ewanville, Blacklow Brow, Huyton	GEORGIAN to MID 20TH CENTURY
84	MME5560	Site	Site of Blacklow Cottage, Blacklow Brow, Huyton	GEORGIAN to MID 20TH CENTURY
85	MME5786	Site	Site of Poplar Bank House, Derby Road, Huyton	GEORGIAN to LATE 20TH CENTURY
86	MME5787	Building	Nos. 1-5 Pinnington Place, Huyton	VICTORIAN to 21ST CENTURY
87	MME5803	Site	Site of Queen's Arms public house and houses, Blacklow Brow, Huyton	GEORGIAN to MID 20TH CENTURY
88	MME5805	Site	Site of a cottage, Pinnington Place, Huyton	GEORGIAN to VICTORIAN
89	MME5808	Site	Site of a cottage and workshop, Pinnington Place, Huyton	VICTORIAN
90	MME5811	Building	Gateway to Huyton College, Blacklow Brow, Huyton	MID 20TH CENTURY to 21ST CENTURY
91	MME5812	Site	Site of stables to Huyton Hall, Huyton Hall Crescent, Huyton	VICTORIAN to LATE 20TH CENTURY
92	MME5814	Building	Rooley Cottage, The Orchard, Huyton	VICTORIAN to 21ST CENTURY
93	MME5815	Building	Leafy Acre, The Orchard, Huyton	VICTORIAN to 21ST CENTURY
94	MME5816	Building	Rooley Lodge, No. 1 The Orchard, Huyton	VICTORIAN to 21ST CENTURY
95	MME5817	Site	Site of an outbuilding for The Grange, The Orchard, Huyton	VICTORIAN to LATE 20TH CENTURY
96	MME5818	Building	Aaron Grange, Blacklow Brow, Huyton	VICTORIAN to 21ST CENTURY
97	MME5819	Site	Site of Oakfield, The Orchard, Huyton	VICTORIAN to LATE 20TH CENTURY
98	MME21173	Building	No. 11 Blacklow Brow, Huyton	GEORGIAN to 21ST CENTURY
99	MME21181	Building	Huyton Hey Bridge, Huyton Hey Road, Huyton	GEORGIAN to 21ST CENTURY
100	MME22785	Building	War memorial, Cuck Way, Huyton	EARLY 20TH CENTURY to 21ST CENTURY
	MME5922	Site	Liverpool and Manchester Railway	GEORGIAN to 21ST CENTURY
	MME11876	Building	Wall of The Orchard, Huyton	VICTORIAN to 21ST CENTURY
	MME11876	Building	Wall of The Orchard, Huyton	VICTORIAN to 21ST CENTURY
	MME11876	Building	Wall of The Orchard, Huyton	VICTORIAN to 21ST CENTURY
	MME11876	Building	Wall of The Orchard, Huyton	VICTORIAN to 21ST CENTURY
	MME11876	Building	Wall of The Orchard, Huyton	VICTORIAN to 21ST CENTURY
	MME11899	Landscape	St Michael's Churchyard, Huyton Lane, Huyton	MEDIEVAL to 21ST CENTURY
	MME5841	Landscape	The Orchard, Huyton	VICTORIAN to 21ST CENTURY

Figure 4: Location of Designated Heritage Assets within 500m of the Site

Number	NHLE Ref	HER Ref	Name	Grade
1	1075497	DME62	22, ST MARY'S ROAD, 20, ST MARY'S ROAD	II
2	1075530	DME75	Railway Bridge	II
3	1075533	DME78	Park Hall	II
4	1075535	DME80	Church of St Michael	II*
5	1075536	DME81	Entrance Gateway to Church of St Michael at South Corner of Churchyard	II
6	1215183	DME93	Greenhill	II
7	1343469	DME137	United Reformed Church	II
8	1343442	DME129	Village Cross	II
9	1343445	DME132	Monument to East of North Aisle of Church of St Michael	II
10	1343444	DME131	Newland	II
11	1199006	DME83	Entrance Gateway to Church of St Michael at North East Corner of Churchyard	II
12	1471712		Huyton Cricket and Bowling Club Pavilion	II

Appendix B

Photographs (Immediate Approaches and Elevations)



Plate 1: Sightline to the south-west along Huyton Lane, towards Archway Road in the direction of the Site (not visible). The St. Michael's Church Conservation Area is to the right and the south-eastern gateway to the churchyard is a Listed Building (Grade II, NHLE ref. 1199006).



Plate 2: Sightline to the south towards the Site from the churchyard of St. Michael's Church, Listed Building (Grade II*, NHLE ref. 1075535). The eight-storey Council Municipal Building is prominent and acts as a sky-lined eye-catcher.



Plate 3: Sightline to the south-east along the path leading from the north-eastern gateway to the churchyard, Listed Building (Grade II, NHLE ref. 1075536)



Plate 4: Sightline to the south towards the Site from the south-western corner of the churchyard of St. Michael's Church, Listed Building (Grade II*, NHLE ref. 1075535). The eight-storey Council Municipal Building is prominent and acts as a sky-lined eye-catcher.



Plate 5: Sightline to the south-west towards the Site (not visible) from the intersection of Archway Road and Blue Bell Lane.



Plate 6: Sightline to the south-west along Archway Road. The Site's north-western boundary is to the left.



Plate 7: Sightline to the south towards a vehicle entrance into the Site from Archway Road. The eight-storey Council Municipal Building is prominent and acts as a sky-lined eye-catcher.



Plate 8: Sightline to the south-west along Archway Road. The Site's north-western boundary is to the left.



Plate 9: Sightline to the north-east along Archway Road.



Plate 10: Sightline to the south-east along Poplar Bank.



Plate 11: Sightline to the east from Poplar Bank. The eight-storey Council Municipal Building is prominent and acts as a sky-lined eye-catcher.



Plate 12: Sightline to the south-east along Poplar Bank. The Site's south-western boundary is to the left.



Plate 13: Sightline to the east from Poplar Bank towards the Library and Civic Way.



Pate 14: Sightline to the north-east from Poplar Bank along Civic Way. The eight-storey Council Municipal Building is partially visible.



Plate 15: Sightline to the east along Westmorland Road, showing the south-east facing elevation of the Library



Plate 16: Sightline to the north across a car-park either the Site from Westmorland Road. The eight-storey Council Municipal Building is prominent and acts as a sky-lined eye-catcher.



Plate 17: Sightline to the north across a car-park either the Site from Westmorland Road. The eight-storey Council Municipal Building is prominent and acts as a sky-lined eye-catcher.



Plate 18: Sightline to the north along Westmorland Road between the rear elevation of retail premises on Derby Road (right), and Council buildings (left).



Plate 19: Sightline to the north along Westmorland Road between the rear elevation of retail premises on Derby Road (right), and Council buildings (left).



Plate 20: Sightline to the north along Westmorland Road with the north-facing elevation of the Council Municipal Building prominent.



Plate 21: Sightline to the west from the pedestrian access route from Derby Road into the Site.



Plate 22: Sightline to the west towards the Site (not visible) along Huyton Hey Road. To the right is the Victoria Road Conservation Area and the building partially visible though the tree belt is Newland, Listed Building (Grade II, NHLE ref. 1343444).



Plate 23: Sightline to the west towards the Site (not visible) along Huyton Hey Road. To the right is the Victoria Road Conservation Area and the building partially visible (behind the hoarding) is Park Hall (former Congregational church and school), Listed Building (Grade II, NHLE ref. 1075533).



Plate 24: Sightline to the west towards the Site (not visible) along Huyton Hey Road. To the right is the Victoria Road Conservation Area and the building partially visible (behind the hoarding) is Park Hall (former Congregational church and school), Listed Building (Grade II, NHLE ref. 1075533).



Plate 25: Sightline to the west towards the Site (not visible) along Huyton Hey Road. To the right the open area upon which the stand of trees is located is part of the Victoria Road Conservation Area



Plate 26: Sightline to the west from Lathom Road towards the Site. The eight-storey Council Municipal Building is prominent and acts as a sky-lined eye-catcher.



Plate 27: Sightline to the northwest from Lathom Road towards St. Michael's Church



Plate 28: Sightline to the south along Lathom Road towards the Lathom Road car park Site.



Plate 29: Sightline to the south along Lathom Road towards the Lathom Road car park Site.



Plate 30: Sightline to the south-south-west along Lathom Road towards the Lathom Road car park Site.



Plate 31: Sightline to the south-west along Lathom Road towards the Lathom Road car park Site.



Plate 32: Sightline to the west along a service road into the Lathom Road car park Site



Plate 33: Sightline to the west across Lathom Road towards the ramp into the Lathom Road car park and the pedestrian underpass providing access to Cavendish Walk.



Plate 34: Sightline to the north-west from Lathom Road showing the east-facing elevation of the Lathom Road car park.



Plate 35: Sightline to the east from the southern terminal of Lathom Road over the now vacant site of the demolished Igneus office block. This was the site of a Victorian Villa.



Plate 36: Sightline to the north-west from the junction of Huyton Hey Road and Lathom Road towards the Lathom Road car park Site.



Plate 37: Sightline to the north across Huyton Hay Road towards the Lathom Road car park Site.



Plate 38: Sightline to the north across Huyton Hay Road towards the Lathom Road car park. The open area by the red car was the site of a Victorian villa.



Plate 39: Sightline to the east along Huyton Hay Road.



Plate 40: Sightline to the north along Cavendish Walk



Plate 41: Sightline to the east into the pedestrian walk-way providing access to the lifts and stairwell to the Lathom Road car park.



Plate 42: Sightline to the south-west along Huyton Church Road. This corresponds to an Important View within the Victoria Road and Huyton Church Road Conservation Area. The substantial tree provision provides visual screening (in the summer months) to the wider environment, but when the trees are denuded in the winter months the proposed development may be glimpsable, skylined behind the residences.



Plate 43: Sightline to the south-west along Victoria Road. This corresponds to an Important View within the Victoria Road and Huyton Church Road Conservation Area. The substantial tree provision provides visual screening (in the summer months) to the wider environment, but when the trees are denuded in the winter months the proposed development may be glimpsable, skylined behind the residences



Plate 44: Sightline to the west-south-west along Seel Road towards the Sites. The Grade II listed United Reformed Church is partly obscured by trees. The substantial tree provision provides visual screening (in the summer months) to the wider environment, but when the trees are denuded in the winter months the proposed development may be glimpsable, skylined.

Appendix C
Photographs (Site)



Plate 45: Sightline to the south-west towards the Library highlighting open space within the Site used for car parking.



Plate 46: Sightline to the north-east across the Archway Road car park.



Plate 47: Sightline to the south-east across the lawn to the south-west of the Council Municipal Building.



Plate 48: Sightline to the south across the Archway Road car park.



Plate 49: Sightline to the south along the north-east facing elevation of the Council's Municipal Building.



Plate 50: Sightline to the south-east towards the rear elevations of retail premises on Derby Road.



Plate 51: Sightline to the north-west across a car park within the Site



Plate 52: Sightline to the east along the pedestrian access to the Site from Derby Road.



Plate 53: Sightline to the south-west towards the Council's Municipal Building along a pedestrian route.



Plate 54: Sightline to the north-east along a pedestrian route.



Plate 55: Sightline to the southwest along a pedestrian route within the Site.



Plate 56: Sightline to the north-east highlighting the south-west facing elevation of the Council Municipal Building.



Plate 57: Sightline to the south from Civic Way, highlighting a change of level within the Site, suggesting some ground modification. The car park was once the site of The Huyton Suite (later re-named The Venue), opened by Harold Wilson on 5th April 1975 and demolished in 2021.



Plate 58: Sightline to north from Civic Way towards the Huyton with Roby War Memorial (MHER ref MME22785), unveiled Nov. 1983, Wing Commander Kenneth Stoddart, Lord Lieutenant of Merseyside in attendance.



Plate 59: Sightline to the north from Civic Way towards the Huyton with Roby War Memorial (First World War, Second World War, Falklands War and Afghanistan Conflict). A figure of an angel/Victory(?) with outstretched arms standing on a globe set on a square sectioned, 3 block, 2 part pedestal with bronze panels on both parts. The memorial stands on a square 2 stepped base on brick plot.



Plate 60: Sightline to the north-west from Civic Way across a car park within the Site.



Plate 61: Sightline to the east from Civic Way across a car park towards the south-west facing elevation of the Council Municipal Building



Plate 62: Sightline to the south along Civic Way towards the Library, highlighting open areas used for car parking.



Plate 63: Sightline to the north from Huyton Hey Road towards the south facing elevation of the Lathom Road Car Park. The open area in the mid-ground was the site of the now demolished Igneus office block which had been built on the site of a Victorian villa.

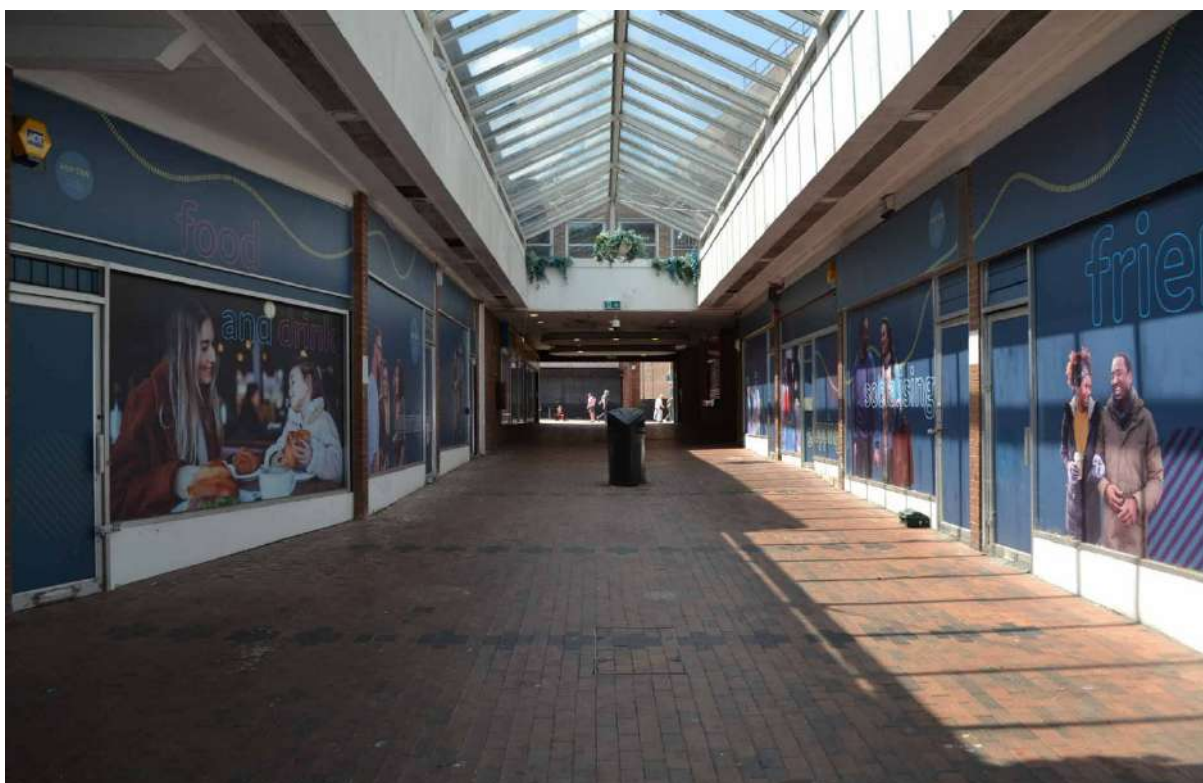


Plate 64: Sightline to the west within the pedestrian walk-way leading from Cavendish Walk to the Lathom Road Car Park.



Plate 65: Sightline to the south within the pedestrian walk-way leading from Cavendish Walk to the Lathom Road Car Park.



Plate 66: Sightline to the south within the pedestrian walk-way leading from Cavendish Walk to the Lathom Road Car Park.



Plate 67: Sightline to the north within the pedestrian walk-way leading from Cavendish Walk to the Lathom Road Car Park.

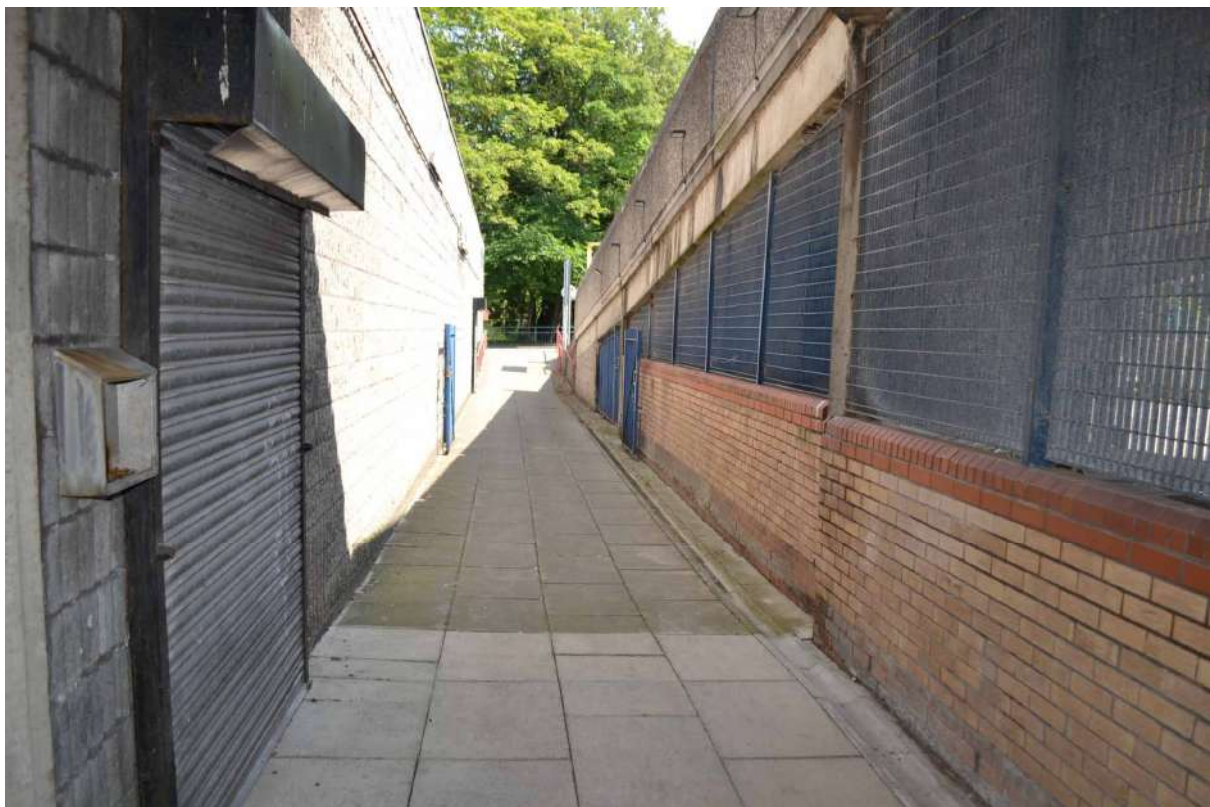


Plate 68: Sightline to the east within the pedestrian walk-way leading from Cavendish Walk to Lathom Road.

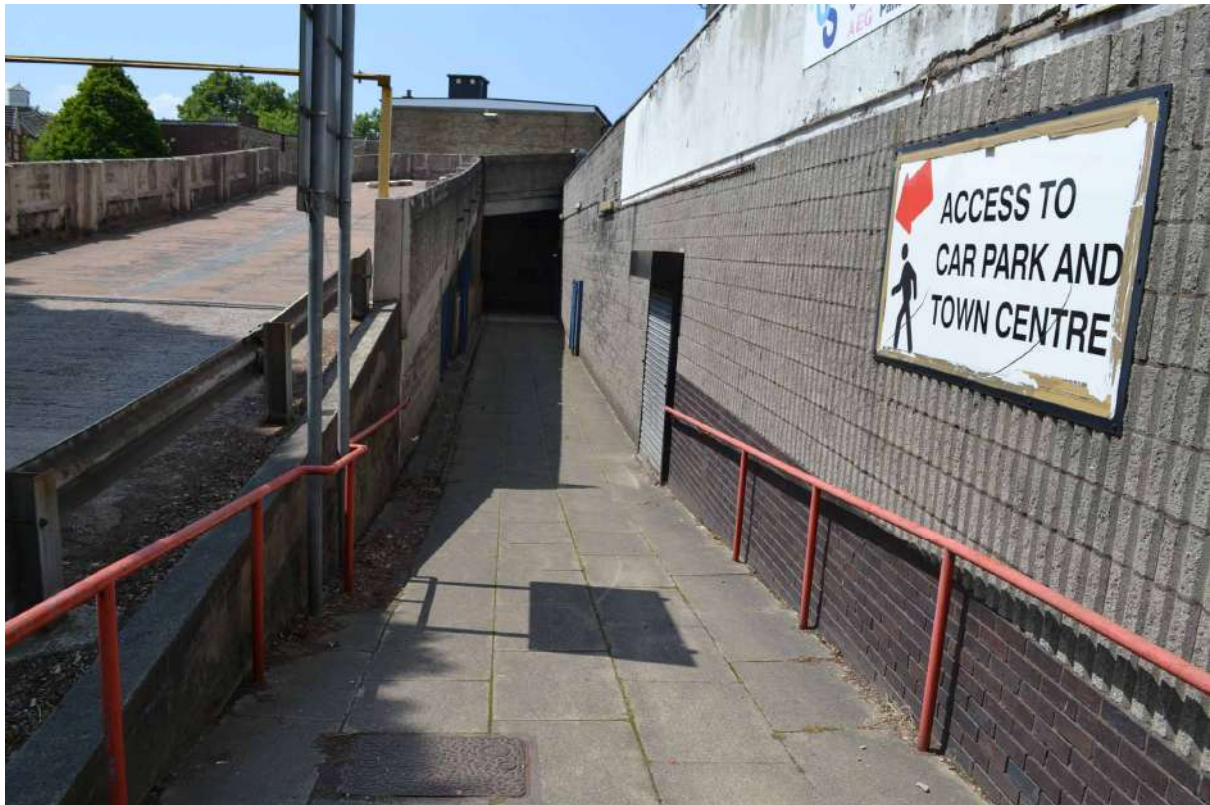


Plate 69: Sightline to the west within the pedestrian walk-way leading from Cavendish Walk to Lathom Road.



Plate 70: Sightline to the south from the roof the Lathom Road Car Park over the now cleared site of the four-storey Ingeus office. This was the site of a Victorian villa.



Plate 71: Sightline to the south-west from the roof the Lathom Road Car Park over the service yard to the rear (east) of the retail units on Cavendish Walk. The open area was the site of a Victorian villa



Plate 72: Sightline to the west from the roof the Lathom Road Car Park over the service yard to the rear (east) of the retail units on Cavendish Walk.



Plate 73: Sightline to the west from the roof the Lathom Road Car Park to the ground level car park/service yard to the rear (east) of the retail units on Cavendish Walk.



Plate 74: Sightline to the north from the roof the Lathom Road Car Park to the ground level car park adjacent to Lathom Road.



Plate 75: Sightline to the west over the now cleared site of the four-storey Ingeus office. This was the site of a Victorian villa.



Plate 76: Sightline to the west from Lathom Road to the ground level car park/service yard to the rear (east) of the retail units on Cavendish Walk. The north-facing elevation of the Lathom Street Car Park is to the left.



Plate 77: Sightline to the north to the ground level car park adjacent to Lathom Road.



Plate 78: Sightline to the east looking towards Lathom Road across the ground level car park/service yard to the rear (east) of the retail units on Cavendish Walk.



Plate 79: Sightline to the south across the ground level car park adjacent to Lathom Road, towards the north-facing elevation of the Lathom Road Car Park.



Plate 80: Sightline to the north from Huyton Hey Road towards the service yard to the rear (east) of the retail units on Cavendish Walk. This was the site of a Victorian villa.



Plate 81: Sightline to the east over the now cleared site of the four-storey Ingeus office. This was the site of a Victorian villa



Plate 82: Sightline to the north-east towards the south-facing elevation of the Lathom Road Car Park.