

BUILT HERITAGE STATEMENT

Land off Huyton Lane, Huyton, Knowsley, Merseyside

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EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared by RPS for McCarthy Stone. It addresses built heritage considerations in relation to the proposed retirement development at a c.0.38ha parcel of land located to the eastern side of the junction of Huyton Lane and Lathom Road, Huyton, Knowsley, Merseyside.

This Statement provides an assessment of the built heritage assets potentially affected through the development of the site and addresses the information requirements of Government's National Planning Policy Framework and the Council's Local Plan in relation to built heritage.

Archaeological heritage assets have been considered separately in the accompanying Archaeological Desk-Based Assessment (RPS, 2023, ref: JAC28619.01).

There are no designated or non-designated built heritage assets located within the site. This assessment has identified eight listed buildings, three conservation areas and twenty-three non-designated built heritage assets located within a 500m search radius around the site. However, the report has established that of these, only four designated heritage assets have the potential to be affected by the development through changes within their settings:

- Church of St Michael, Huyton Lane. Grade II* Listed Building. NHLE: 1075535;
- Entrance gateway to the Church of St Michael at north-east corner of churchyard, Huyton Lane. Grade II Listed Building. NHLE: 1199006;
- Entrance gateway to the Church of St Michael at south-east corner of churchyard, Huyton Lane. Grade II Listed Building. NHLE: 1075536; and
- The St Michael's Church Conservation Area (designated 1978 and enlarged 2019).

The assessment concludes that the site comprises a neutral element within the setting of the church and its two entrance gate-ways and a neutral-to-negative element within the setting of the Conservation Area, whereby it makes no contribution to the significance of these designated built heritage assets. The development will result in a visual change within their settings, but this will be seen within the context of existing modern development. Owing to an informed approach to the design and material use of the proposed building, the development will not appear incongruous within their respective settings and therefore will not fundamentally affect how their respective significance is appreciated or understood.

The proposed development will therefore not cause harm to the significance of the Church of St Michael, its two gateway entrances and the St Michael's Church Conservation Area. In the context of the NPPF, the tests of paragraphs 201, 202 and 203 will not be engaged.

The proposed development of the site is therefore in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and local planning policy with regard to built heritage.

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS for McCarthy Stone.
- 1.2 The Statement addresses built heritage considerations in relation to the proposed retirement development at a c.0.38ha parcel of land located to the eastern side of the junction of Huyton Lane and Lathom Road, Huyton, Knowsley Merseyside. The land (hereafter referred to as the 'Site') is centred at Ordnance Survey National Grid Reference SJ 44395 91121 (Figure 1).
- 1.3 Archaeological heritage assets have been considered separately in the accompanying Archaeological Desk- Based Assessment (RPS, 2022, ref: JAC28619.01).
- 1.4 This Statement provides an assessment of built heritage assets potentially affected through the proposed development of the Site. The report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably *The Setting of Heritage Assets* (2017) has been consulted to inform the judgements made. Information, from the National Heritage List for England (NHLE), Local Authority databases and the Merseyside Historic Environment Record (HER) has also been consulted in preparation of this Built Heritage Statement.
- 1.5 A site visit and walkover of the surrounding area was undertaken on 30th November 2022. The weather conditions and levels of visibility were excellent.
- 1.6 The conclusions reached in this report are the result of historic research, the walkover, map studies and the application of professional judgement. The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area. The Site is not located within a conservation area and therefore, section 72 is not engaged.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage

assets are ‘an irreplaceable resource, and should be conserved in a manner appropriate to their significance’.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under ‘*Considering potential impacts*’ paragraph 199 states that ‘*great weight*’ should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 206 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 207 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived

from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.19 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.20 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.21 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.22 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.23 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

- 2.24 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.25 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.26 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.27 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.28 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.29 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.30 In considering any planning application for development, the planning authority (Knowsley Council) will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.31 The present Local Plan for Knowsley Council comprises:
- Knowsley Local Plan Core Strategy 2016;
 - Knowsley Replacement Unitary Development Plan (2006);
 - Liverpool City Region Spatial Planning Statement of Common Ground (October 2019); and where relevant,
 - Made Neighbourhood Plans.
- 2.32 The Site is not located within an area covered by an adopted Neighbourhood Plan.

- 2.33 The Local Plan policies relevant to the Site in respect of built heritage are copied below; some text has been omitted (“[...]”) in order to focus on the heritage-related policy content.

Knowsley Local Core Strategy January 2016

2.34 Policy CS2

Development Principles

1) New development in Knowsley and the preparation of subsequent stages of the Local Plan will be expected to support the following development principles:

Principal 1 [...]

Principal 2 [...]

Principal 3 [...]

Principal 4: Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by:

- a) Understanding and respecting the character and distinctiveness of places and landscapes;*
- b) Protecting and enhancing the historic environment;*
- c) Promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements, and best practice;*
- d) Maximising opportunities for the regeneration of previously developed land, including derelict or unsightly areas to improve the image of Knowsley and use land resources efficiently;*
- e) – j) [...]*

Development that will have an unacceptable impact upon any of the above will only be permitted where the benefits of the proposal clearly outweigh the harm.

Principal 5 [...]

2.35 Policy CS19

Design Quality and Accessibility in New Development

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

- a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;*
- b) Complement and enhance (where possible), existing landscape, topography, Green Infrastructure; and features of local importance and historic interest;*
- c) Consider provision of landmark buildings and additional detailing at and adjacent to main gateways, movement corridors, town centres and strategic regeneration opportunities;*
- d) Create spaces and places as a focal point, accommodating social interaction and active lifestyles, including provision and integration of high quality public realm and open spaces, public art (as appropriate); and landscaping which promotes biodiversity and integrates existing local habitats;*

e) – g) [...]

2) [...]

3) [...]

4) Further guidance on these issues will be provided in the Local Plan: Site Allocations and Development Policies document and Supplementary Planning Documents as appropriate

2.36

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.

Knowsley Replacement Unitary Development Plan (Adopted June 2006)

2.37

POLICY DQ1:

DESIGN QUALITY IN NEW DEVELOPMENT

New development should be of a high quality design which will:

Site surroundings

- a) Respond to and, where appropriate, enhance the characteristics of the immediate surrounding area through the use of appropriate scale, density, massing, height and building lines;
- b) Preserve or enhance views of important landscape features/buildings in surrounding areas;
- c) Protect the amenities of neighbouring occupiers;

Site characteristics

- d) Preserve any existing buildings, walls or structures which (whilst not necessarily statutorily listed), are of intrinsic architectural or historic interest, or which contribute to the character of the area;

- e) *Preserve and manage any existing important natural features such as trees, hedgerows, greenspace, ponds, slopes and streams and where possible make use of these as design features;*
- f) *Include measures to accommodate protected species and their habitats where these are seen to be relevant on nature conservation grounds.*

Access

g) [...]

Site layout and landscaping

h) – m) [...]

Buildings and structures

n) – o) [...]

Links to other approved strategies

Schemes for new development should take account of other relevant strategies and guidance drawn up by the local planning authority. In particular, regard should be had to the aims and objectives of any regeneration strategy which has been approved by the Council for the area concerned. Developers should also have regard to the Knowsley Council Design Guide which sets out appropriate design principles.

2.38

POLICY DQ5:

DEVELOPMENT IN CONSERVATION AREAS

1. New development within or close to a Conservation Area must preserve or enhance the character or appearance of the Area, having regard to the following:

- a) The scale, form, massing, height, materials and architectural detail of existing buildings in the Conservation Area;*
- b) Existing plot layouts and the street scene;*
- c) Important views into, within and out of the Conservation Area;*
- d) The need to preserve existing open spaces, structures and landscape features (such as trees and hedges, walls, and traditional paving);*
- e) Likely levels of noise, pollution, traffic, parking or disturbance that may be caused by the development; and*
- f) The visual impact of any vehicular access, parking or servicing/delivery areas that are needed to serve the development.*

2.39

POLICY DQ7:

LISTED BUILDINGS

- 1. Listed Building Consent for the total or substantial demolition of a Listed Building will not be granted unless the Council is satisfied that every possible effort has been made to repair and secure the future of the building and to continue the present use or find a suitable alternative use.*
- 2. The Council will not grant consent for extensions, external or internal alterations, or the change of use of, or any other works to a Listed Building that would adversely affect its architectural or historic character.*
- 3. Development affecting the setting of a Listed Building will only be permitted if the proposal would preserve the setting and important views of the building.*
- 4. Proposals affecting buildings and structures within the curtilage of any Listed Building will be subject to the same considerations as those affecting the principal building.*

5. The Council will take positive action to secure the retention, repair, maintenance and continued use of Listed Buildings and will use all necessary available powers to secure their adequate maintenance and repair.

Supplementary Planning Documents (SPDs)

Knowsley Huyton Village Masterplan SPD 2017-2018

- 2.40 The Huyton Village Masterplan Supplementary Planning Document (SPD) sets out Knowsley Metropolitan Borough Council's strategy for the development of Huyton Village. This masterplan SPD addresses the future of the village, setting out a new vision for until 2028.
- 2.41 The Site is identified within the Masterplan's Lathom Road Action Area as a site of opportunity for new retail and mixed-use development, which could be delivered in the short-term.

Knowsley Design Quality in New Development SPD, January 2016

- 2.42 This SPD sets out the Council's aspirations and expectations for design standards in new development and includes the following general principles in relation to built heritage and conservation.
- A.13: New development in the historic environment should:
- a) Where practicable and appropriate use red/pink sandstone and red brick in buildings and boundary treatments, particularly in prominent and/or strategic sites.
 - b) Protect and enhance the historic environment, taking great care to preserve and enhance any existing sandstone buildings, walls or features, and any recognised heritage assets such as listed buildings or historic buildings within conservation areas.
 - c) Respect the character and distinctiveness of places and landscapes.
 - d) When located in rural or urban fringe areas use hedging where practicable as a boundary treatment, to emphasise the distinction with urban locations.

St Michael's Church Conservation Area

Character Appraisal (March 2019) & Management Plan (2018)

- 2.43 The St Michael's Church Conservation Area was designated in 1978 as 'Huyton Church Conservation Area', but was renamed as St Michael's Church Conservation Area and in 2019 its boundaries were enlarged to include 9-19 (Odd) Stanley Road, The Bungalow, 5 Derby Terrace and Graveyard to the rear of Stanley Road (London Gazette, 1st April 2019). The Character Appraisal (2019) provides an assessment of the conservation area and includes the new areas.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 From the second half of the twentieth century, the Site has been the location of Fire and Ambulance Stations. The Fire Station was located within the north-western half of the Site but has been recently demolished and this area is surrounded by temporary timber hoardings. Only the remnants of some floors of the building remain, alongside other areas of hardstanding as well as the brick retaining wall and leylandii trees along its boundary with Lathom Road (Plates 1, 3 and 5-8).
- 3.2 Within the north-eastern part of the Site, separated from the previous site of the Fire Station by an internal access road, is the extant Ambulance Station. This area comprises an L-shaped (mostly) single-storey brick and flat-roofed building that is setback from Huyton Road by a small area of lawn (Plates 2, 4 and 8). The boundaries of the Site generally comprise a mix of hoardings, palisade fencing, concrete panelled fences and timber-fencing.
- 3.3 The Site is situated to the eastern side of the junction of Huyton Lane (B5199) to the north-west and Lathom Road to the south-west. The Site's north-western boundary lies immediately adjacent to the St Michael's Church Conservation Area, which extends across Huyton Lane and continues to the north-west, surrounding the church and the historic core of Huyton. Outside of the Conservation Area and opposite the Site's south-western boundary (Lathom Road) is a seven-storey 1970s tower block. To the north-east of the Site is an area of twentieth century ribbon development and to the east and south-east of the Site are areas of public realm and a part-raised carpark associated with a modern warehouse-type supermarket.

Historic Development

- 3.4 This Section of the Statement provides an overview of the historic development of the Site based on a review of online and in-house resources and a map regression exercise focused on the Site and the surrounding area.
- 3.5 The c.1842 Ordnance Survey Old Series 1-inch mapping is the earliest mapping consulted (Figure 4). This map shows that Huyton was a small village at this time and the Site formed an area of undefined land situated to the south of an unlabelled road (Huyton Lane).
- 3.6 The Site is shown in greater detail on the 1848 Huyton Tithe Map (Figure 5) where it formed part of a field (Plot 224) located to the east of the centre of the village. The accompanying apportionment describes the field as in pasture use and named '*School hay and half-acre*'. The plot was owned by the Earl of Derby and tenanted to Peter Whitfield who is listed as a grocer and then a shop keeper and farmer of twelve acres on the 1851 and 1861 Censuses.
- 3.7 The Site remained as an undeveloped field until the mid-twentieth-century (Figures 6-9). From the late nineteenth-century onwards the size of the Huyton gradually grew along the principal roads and a number of new tertiary streets (e.g. Stanley Road to the west of the Church). By 1938 (Figure 8), the existing housing located immediately to the north-east of the Site had been built (Nos. 36 & 38, Huyton Lane).
- 3.8 The 1951-1952 Ordnance Survey (Figure 9) shows a new field boundary on a north-west to south-east alignment crossing the Site and dividing it in two. There are no other changes within the Site. However, following the demolition of a series of buildings a new road (later Lathom Road) was built immediately to the south-west of the Site and provided access to a new Fire Station. This Fire Station appears to have been short-lived and had been demolished by the 1960-1967 Ordnance Survey (Figure 10) and rebuilt within the Site, alongside the Ambulance Station. The road to the south-west of the Site had been upgraded and was now called Lathom Road. Within the immediate area of the new Fire and Ambulance Stations, new houses had been built to the south-east of the Site on a new road called Lumby Avenue (these were demolished by 1990).

- 3.9 During the 1960 and 1970s, to the south-west of the Site on the opposite side of Lathom Road the older parts of Huyton were demolished and new developments including Edendale House located opposite to the church were built (Figure 11). In the 1990s, the old Vicarage located to the west of the Church was also demolished and replaced with housing whilst new shopping areas, a library and a court-house/police station had been built off Lathom Road (Figure 12).
- 3.10 Ordnance Survey and aerial imagery (Figures 13 & 14) from the twentieth-first century show that the largest changes surrounding the Site occurred to the south when a large supermarket was built and to the south-west of the Site when a shopping precinct was renewed.
- 3.11 Aerial imagery from 2021 (Figure 15) shows the present condition of the Site, with the Fire Station (shown in 2018 – Figure 14) demolished and the temporary hoarding surrounding this part of the Site. The Ambulance Station remains in use.

Identification of Heritage Assets

Within the Site

- 3.12 The site visit, alongside searches of the National Heritage List for England (NHLE) and Local Authority databases, have confirmed that there are no designated or non-designated built heritage assets located within the Site.
- 3.13 The extant buildings and remnant features located within the Site are of no built heritage interest and there are no built heritage constraints to their future demolition.

Within the Search Area

- 3.14 Within a 500m radius search area surrounding the Site there are eight Listed Buildings (one Grade II* and seven Grade II) and three Conservation Areas (Figure 2).
- 3.15 The site visit has established that the following heritage assets have some level of intervisibility with the Site and owing to their close proximity, the nature of the proposed development has the potential to impact on these designated built heritage assets through changes within their settings; this will be assessed within Section 4 of this report.
- **Church of St Michael**, Huyton Lane. Grade II* Listed Building. NHLE: 1075535. Located c.70m to the west of the Site;
 - **Entrance gateway to the Church of St Michael at north-east corner of churchyard**, Huyton Lane. Grade II Listed Building. NHLE: 1199006. Located c.40m to the west of the Site;
 - **Entrance gateway to the Church of St Michael at south-east corner of churchyard**, Huyton Lane. Grade II Listed Building. NHLE: 1075536. Located c.80m south-west of the Site; and
 - **The St Michael Church Conservation Area** (designated 1978 and enlarged 2019). The Conservation Area's eastern boundary lies immediately adjacent to the Site's north-western boundary.
- 3.16 The **United Reformed Church**, Victoria Road (Grade II Listed Building. NHLE: 1343469) is located c.350m to the south-east of the Site and separated from it by modern warehouse-type buildings. Notwithstanding this, the upper-most section of the church's broach spire rises above this intervening development and is visible from the northern side of Huyton Lane across the northern end of the Site. Historic England's GPA3 on '*The Setting of Heritage Assets*' considers that '*being tall structures church towers and spires are often widely visible across land-and-townscapes but, where development does not impact on the significance of heritage assets visible in the wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them...*'. Under the development proposals, the northern-eastern part of the Site is proposed for surface-parking and landscaping which shall maintain the existing view of the spire from Huyton Lane. As such, the development of the Site will not introduce any competing built elements which will affect the existing view of the church and the

development is not considered to affect the significance of this Listed Building. Therefore, does not require any further consideration within this report.

- 3.17 The remaining three Listed Buildings and the Conservations Areas of **Victoria Road and Huyton Church Road Conservation Area** and **The Orchard Conservation Area** within the search area have no direct intervisibility with the Site owing to their distance from it and the intervening development and vegetation. Any negligible intervisibility between the Site and these assets is not considered to provide any meaningful understanding or appreciation of their respective significance. Additionally, no evidence of a historic functional association between these assets and the Site has been found. As such, the Site is not considered to form any part of their settings and their significance will not be affected by the development of the Site. These designated built heritage assets require no further assessment within this report.

Non-Designated Built Heritage Assets

- 3.18 A search of the Merseyside Historic Environment Record (HER) confirms that there is no adopted local heritage list. The areas of Knowsley, Sefton and Wirral are currently preparing a joint local heritage list, which should be completed in 2023. At the time of writing, a search of their database (website - www.local-heritage-list.org.uk/merseyside) shows no local heritage asset nominations or adopted buildings.
- 3.19 The search of the Merseyside HER records seventy-eight monuments within the 500m search area, of which twenty-two entries (minus duplicates of designated heritage assets) relate to extant non-designated buildings and structures (Figure 3).
- 3.20 Additionally, the 2019 Conservation Area Appraisal for the St Michael Church Conservation Area identifies four buildings/groups which have the potential to be included in the future local list. Of these four, only one building is not already recorded on the HER:
- Blue Bell Cottages (112-118 Blue Bell Lane). HER ref: MME16296;
 - 1-4 Derby Terrace. HER ref: MME16389;
 - 137-143 Blue Bell Lane. HER ref: MME21203; and
 - 1-3 Stanley Road.
- 3.21 There are no non-designated built heritage assets identified from the HER and the Conservation Area Appraisal which are considered to require separate detailed assessment. Several of the buildings are located within the St Michael's Church Conservation Area and will be considered within the assessment of this designated heritage asset. However, the majority have no direct inter-visibility with the Site owing to their distance from the Site and the intervening development and vegetation. Any occasions where there is negligible intervisibility between the Site and these buildings is not considered to provide any meaningful understanding or appreciation of their respective significance. Additionally, no evidence of a historic functional association between these assets and the Site has been found. As such, the Site is not considered to form any part of their settings and their significance will not be affected by the development of the Site. These non-designated heritage assets require no further assessment within this report.

4 ASSESSMENT OF SIGNIFICANCE

- 4.1 Paragraph 194 of the NPPF outlines the requirements for an applicant to describe the significance of heritage assets affected by the proposed development, and states that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 4.2 This Built Heritage Statement has identified the following four built heritage assets being potentially affected by the proposed development through changes within their settings. This Section describes the significance of these heritage assets. The nature of any impact resulting on this from the proposed development is assessed within Section 5.
- **Church of St Michael**, Huyton Lane. Grade II* Listed Building. NHLE: 1075535;
 - **Entrance gateway to the Church of St Michael at north-east corner of churchyard**, Huyton Lane. Grade II Listed Building. NHLE: 1199006;
 - **Entrance gateway to the Church of St Michael at south-east corner of churchyard**, Huyton Lane. Grade II Listed Building. NHLE: 1075536; and
 - **The St Michael Church Conservation Area** (designated 1978 and enlarged 2019).

Assessment of Significance

Church of St Michael, Huyton Road.

Grade II* Listed Building. NHLE: 1075535.

Historic Interest

- 4.3 Pollard, Pevsner and Sharpley (2006: 201) describe the Church of St Michael as having medieval origins, but its external appearance is mostly of nineteenth century design. This can likely be attributed to the multiple but piecemeal restorations carried out during this period, which included the rebuilding of the northern and southern aisles in c.1815 and c.1823 respectively, lengthening of the chancel (c.1848, cited by Mannex in 1855), a new vestry (c.1876), reseating and roof works (1890s), death-watch beetle repairs (Liverpool Echo, 1927) and numerous interior decoration works in the late nineteenth century (1876, 1878, 1890 and 1896).
- 4.4 Several parts of the building are dated, with the top of the western tower inscribed with 1664; however, Baines (1836) suggests it was rebuilt in the eighteenth century, which broadly coincides with Pollard's et. al. dating of the tower's pinnacles to the late-seventeenth or early eighteenth century. Attached to the north-east of the church is the Case Mausoleum, which is dated to 1681, but is now used as a vestry; its conversion may date from the 1876 works. The 1815-23 dating of the northern and southern aisles is well documented in contemporary accounts of the church's history. The southern aisle added one-hundred and twenty additional seats and was mostly funded by voluntary subscriptions, but also received a grant from the Society for Promoting the Enlargement and Building of Churches and Chapels (est. 1818).

Architectural Interest

- 4.5 The church comprises a western tower, nave with north and southern aisles, southern porch, chancel and a northern vestry, formerly a mausoleum (Plate 9). The building is built from red sandstone which is a local stone, but contrasts with the other buildings which now surround the church. The nave's roof is leaded, the aisles are of slate and the chancel's roof has stone slates. The tower and chancel and much of the window tracery is of a Perpendicular style.
- 4.6 The tower has a moulded base with diagonal stepped buttresses which are topped with pinnacles. Moulded string courses run continuously below and above the three-light belfry windows. The upper string course has gargoyles on the tower's corners and midpoint of the faces, and atop of the

embattled parapet are obelisk pinnacles to the same arrangement. The western face of the tower has a moulded arched doorway, decorative frieze and moulded string course above this and a first-floor. The early nineteenth century southern aisle and porch take reference from the tower with diagonal buttresses, embattled parapets and Perpendicular tracery two-light windows with hood moulds and foliate stops. The northern aisle has similar windows but less decoration, no embattlements and has a gabled slate roof and a much narrower footprint. The clerestory has an embattled parapet on the southern side and three-light windows. The chancel has diagonal buttresses, gable coping stones and the apex is topped with a stone cross whilst the eastern window is of five-lights. Adjoining the north of the chancel by way of a corridor is the vestry, formerly the Case Mausoleum.

- 4.7 No designers are attributed to the church's early nineteenth works. A record in Lambeth Palace Library (ICBS 398) refers to a surveyor for the 1822-23 aisle works by the name of John Smith. This person may relate to the local (Knowsley) Twist family of builders and later surveyors (John Twist 1775-1839). Later works including the 1890 reseating and reroofing can be attributed to Messrs W & G Audsley and overseen by William James and George Ashdown, architects of Liverpool (c.1860-1883). Additionally, in 1896, unknown interior works were undertaken by G. H. Morton & Sons of Liverpool and overseen by architects Grayson & Ould, Liverpool in 1896 (Liverpool Daily Post, 1896). All of these architects are local firms and are not recognised or valued at a national or regional level.

Summary of Significance

- 4.8 The significance of the Church of St Michael is demonstrated by its Grade II* designation and principally relates to the historic value of its medieval fabric, mostly preserved within its interior. The historic and architectural interest of the building's relatively large size, proportions and various additions help illustrate the development of the church in response to the growth of Huyton. Additionally, the building's use forms an important part of the settlement's historic narrative and embodies social and communal values as a place of worship for the village and the wider area.
- 4.9 Overall, the church has historic, architectural, artistic and communal heritage values which is in part appreciable by the high visibility of the building within the historic core of the settlement and in particular by the use of the locally quarried red sandstone, now seldomly used and only found in historic boundary walling surrounding the church.

Setting

- 4.10 The Church of St Michael forms a prominent building within Huyton and takes advantage of a geological highpoint; its elevated churchyard and overall placement within the north-western corner of the churchyard means it remains the central focus of the settlement.
- 4.11 The building is located on a highpoint at c.30m AOD and whilst all of the main roads fall away from the church, the change in the topography is most notable from the northern and western approaches of the building from Blue Bell Lane and Stanley Road. The tallest element of the church - the tower - is the first part of the church to be experienced on these approaches and this helps to establish its visual prominence within this part of the settlement. Additionally, this is helped by most of the traditional buildings surrounding the church dating from the Victorian period, where the role of religion remained an important influence on livelihoods; for example, Stanley Road is aligned with the church's tower. The high survival of the Victorian town-planning surrounding the western and northern side of the church has contributed to preserving the church as a focal point within the building's now wider urban setting. However, even the more modern road junctions (e.g. the c.1950-60s Lathom Road) terminates with a view of the church which contributes to demonstrating the building's past value to the community (Plate 17).
- 4.12 The elevated churchyard is an important part of the church's setting, adding to the physicality of the building itself by raising its visual prominence and a sense of hierarchy above that of the immediate, mostly domestic scaled buildings surrounding it. This height difference also helps to direct attention above the surrounding highways and towards the church, whilst the two decorative entrance

gateways to the south and north-east of the churchyard provide pedestrian routes. The churchyard also helps to create a large sense of space surrounding the church. This is accentuated by the churchyard's cemetery being generally flat and only having a few standing headstones and monuments. Additionally, this sense of space is extended by the elevated churchyard creating a false boundary effect, with the height difference concealing visibility of the immediate foreground and the activity of the surrounding roads; this directs the focus of views towards the building and not the surrounding highways (Plate 12).

- 4.13 The general orientation of the church conforms to traditions but its placement within the north-western corner of the churchyard allows for the broadside of its southern elevations to be fully appreciated from the crossroads of Archway Road, Blue Bell Road and Huyton Lane, a junction which historically included the Derby Road (to the south). The visual prominence of the building from this junction remains despite the modern alterations to the highway and the amalgamation of the Derby Road into the modern retail area of Huyton (Plate 10).

Contribution of the Site

- 4.14 At the time of the site visit, the south-western part of the Site formerly containing the Fire Station and part fronting on to Lathom Road and Huyton Lane was surrounded by temporary timber-boardings. The Ambulance Station within the north-eastern part of the Site remained in use.
- 4.15 The Site is located to the east of the church and is separated from it by the access road for Capper Grove and the dualled carriageway of Huyton Lane. This physical separation, aided by traffic movements and associated noise provides a clear separation of the church and its churchyard from the wider urban setting which surrounds the church to the south and east; this includes the Site.
- 4.16 The Conservation Area's Appraisal (2019) identifies an important and attractive view of the church from the Pelican crossing on Lathom Road (Plate 17). The Site's Lathom Road frontage is located at the periphery of this view but does not contribute to framing or accentuating the view of the building and is experienced as a neutral element.
- 4.17 The church is visible from within the Site which topographically sits at a slightly lower level than the church. Additionally, the church is visible to the south of the Site via the elevated car park of the supermarket. These views of the church look in the direction of the chancel, the southern aisle and tower, but the canopy foliage of a group of intervening trees located on the northern side of Huyton Lane restricts the overall visibility of the building (Plates 4 & 6). The visibility of the church from these areas are also not recognised as historic and/or designed views and owing to the interference of vegetation, do not provide any meaningful visual contribution to understanding or appreciating the significance of the church, or its wider relationships to the churchyard and its placement within the historic core of Huyton.
- 4.18 Direct visibility of the Site from the church is principally afforded from the elevated churchyard, but owing to the height of leylandii trees found within the Site, it is also visible alongside the church from parts of the Green and Blue Bell Lane (Plate 16). However, the visibility of the leylandii trees themselves does not make a positive contribution to the setting of the church.
- 4.19 Overall, the Site is considered to form a neutral element within the wider urban setting of the Church of St Michael, which makes no contribution to understanding or appreciating its significance. However, the proposed development still has the potential to affect this significance, through changes within its setting which will be assessed within Section 5 of this report.

Entrance Gateway to Church of St Michael at north-east corner of the churchyard.

Grade II Listed Building. NHLE: 1199006.

Historic Interest

- 4.20 The north-eastern and southern gateways to the churchyard are dated to 1765 and are inscribed with the initials of “R.L./J.S/Th.Bs/C.W”. The Knowsley Archive have established that these initials relate to four church wardens. The earliest photograph of the church, dating from 1858, shows a third, similar gateway also existed on the western side of the churchyard; it is unclear when this third entrance was demolished (Knowsley Archive ref: GB1076.IMHU/2/8/1/22). Photographs from the 1920s show that the southern gateway’s overthrow included a decorative wrought iron arch topped with a lantern, but at this time, this design is not shown repeated on the north-eastern gateway and possibly suggests a hierarchy between the entrances (Knowsley Archive ref: GB1076.IMHU/2/8/1/19). An archive catalogue description of a 1970s photograph also suggests that the existing wrought iron overthrow for the north-eastern gateway is a replica (Archive ref: GB1076.IMHU/2/8/1/32).

Architectural Interest

- 4.21 The overall design of the north-eastern gateway is slightly different than the southern gateway in having a flight of seven semi-circular stone steps, which at the gateway’s threshold continue as a flight of eight regular stairs into the churchyard (Plate 11). As described within the Listing entry, the stone gate piers are of a Tuscan order, but the entry also refers to a ‘*remaining cornice and ball final*’ which has been subsequently lost and the top third of the shaft to both piers appears to have been renewed, alongside a squared capital and a shallow pyramid top. Inset into the inner faces of the piers are fixings for gates, which have also been removed. Spanning across the gateway at high-level is the replica wrought iron overthrow, which has nine decorative pinnacles ascending in height to form a triangular shape. A wrought iron panel located below the central pinnacle has the date of 1765 and the four initials.

Summary of Significance

- 4.22 The significance of the entrance gateway relates to its historic and associational value with the church. However, owing to the replacement of the overthrow and the other alterations to the gateway, less value can be attached to the historic and artistic value of its physical fabric than the church’s southern entrance.

Setting

- 4.23 Historically, the north-eastern gateway appears to have provided an entrance into the churchyard from those traveling on Huyton Lane and possibly acted as an alternative entrance for the Rectory, which was located immediately to the north-east of the church but was demolished in the 1990s. Large-scale twentieth century changes to the highway of Huyton Lane and the surrounding roads have altered the context of this approach, but the entrance remains easily appreciated by the physicality of its semi-circular steps, a large area of pavement in front of these and by the access road to Capper Grove being situated directly in front of the gateway (Plate 11). As such, the north-eastern entrance gateway is more prominent within the streetscape than the southern entrance gateway.
- 4.24 Entering into the churchyard via the north-eastern entrance, the church’s tower is visible to the north of the gateway, but taking the initial central view of the gateway is a nineteenth century pillar monument. The subsequent path provides a less direct route to the church’s southern porch than the southern gateway entrance, but as with the southern entrance, it is the direction of travel and views towards the church from the gateway which is the most important part of its setting.

Contribution of the Site

- 4.25 The Site is separated from the gateway by the dual carriageway of the access road for Capper Grove and Huyton Road. Owing to the elevation of the churchyard, part of the Site and the wider area beyond this is visible from the threshold of the gateway. However, the Site is experienced amongst mostly late-twentieth century development fronting and sitting behind Huyton Lane and Lathom Road. This modern, urban setting makes no contribution to understanding or appreciating the entrance gateway and its relationship with the church. As such, the Site forms a neutral element within the wider urban setting of the Listed Building which makes no contribution to its significance. However, the proposed development still has the potential to affect this significance through changes within its setting which will be assessed within Section 5 of this report.

Entrance Gateway to Church of St Michael at southern corner of the churchyard.

Grade II Listed Building. NHLE: 1075536.

Historic Interest

- 4.26 As with the north-eastern gateway, the southern gate to the churchyard is dated to 1765 and is inscribed with the initials of the then churchwardens. "*R.L./J.S/Th.Bs/C.W.*". Photographs from the 1920s show that the southern gateway's overthrow included a decorative wrought iron arch topped with a lantern (Knowsley Archive ref: GB1076.IMHU/2/8/1/19). These elements were probably removed alongside the churchyard railings during the Second World War.

Architectural Interest

- 4.27 As discussed earlier, the overall design of the north-eastern and southern gateways is not identical. The southern gateway which leads directly towards the church's southern porch is at the lower end of the raised churchyard and has a straight flight of eight stairs with iron handrails (Plate 13). As described within the Listing entry, the stone gate piers are of a Tuscan order, but the entry also refers to '*cornice and ball finals*' which have been subsequently lost and the top third of the shaft to both piers appears to have been renewed. Spanning across the gateway at high-level is the presumed part of the original wrought iron overthrow, missing the arch and lantern, but still has nine decorative pinnacles ascending in height to form a triangular shape. It is possible that the pinnacles reflect those on top of the tower, which are broadly the same date. A wrought iron panel located below the central pinnacle has the date of 1765 and the four initials. The tops of the pinnacles and the lettering and numerals on the iron panel are gilded whilst the iron work has more finesse than the north-eastern gate's replica overthrow; for example, it has twisted columns flanking either side of the central panel.

Summary of Significance

- 4.28 The significance of the entrance gateway relates to its historic value derived from its age (mid-eighteenth century), its relationship with the church as the likely the principal entrance and its association with the past church wardens. Despite alterations, the gateway also has artistic value in its craftsmanship, particularly that of the overthrow.

Setting

- 4.29 The most important part of the entrance gateway's setting is the direction of travel towards the church and the view of the building. Historically the southern entrance was located close to the four-way junction of Blue Bell Lane, Huyton Lane, Archway Road and the former Derby Road; however, modern highway alterations and roadside fencing has removed a clear approach to the entrance which is now principally accessed from the northern pavement of Huyton Lane. Additionally, the highway alterations and traffic activity means that the entrance has a reduced prominence within the streetscape, although this can also be attributed to the losses and alterations of its fabric. Notwithstanding this, the entrance provides the most direct route to the southern porch of the church,

and this is evident upon its threshold, where a full view of the building is obtainable and where the pinnacles of the overthrow are seen in association with those on top of the church tower.

Contribution of the Site

- 4.30 On the approach to the southern gateway from the northern pavement of Huyton Lane, the Site is visible to the east separated from the churchyard by the dual carriageway of Huyton Lane and where it is experienced as a small part of existing twentieth century development fronting onto Huyton Lane and Archway Road (Plate 14). This mostly modern, urban setting makes no contribution to understanding or appreciating the entrance gateway and its relationship with the church. As such, the Site forms a neutral element within the wider urban setting of the Listed Building which makes no contribution to its significance. However, the proposed development still has the potential to affect this significance, through changes within its setting which will be assessed within Section 5 of this report.

St Michael's Church Conservation Area (Designated 1978, enlarged 2019)

- 4.31 Upon its designation in 1978 the Conservation Area was called 'Huyton Church Conservation Area', but it was later renamed 'St Michael's Church Conservation Area'. On the 1st April 2019 the Conservation Area was extended to the west and north-west to include nos. 9-19 (odd) Stanley Road, The Bungalow (5 Derby Road) and the graveyard to the rear of Stanley Road.
- 4.32 The Conservation Area is focused on a small area of Huyton which represents the surviving historic core. The area is centred on the Church of St Michael which owing to its sandstone building material and its lofty position within a large, elevated churchyard forms a prominent local landmark. Except for the church, only Victorian and later mostly residential buildings have survived within the Conservation Area, but these represent good examples of terraces, houses and villas of their period. Additionally, the survival of a small village Green, the churchyard and a larger graveyard to the rear of Stanley Road provide important green spaces and with them a high-level of greenery which complements the village-like character of the traditional architecture found within the Conservation Area.
- 4.33 The Conservation Area covers the historic road junctions of Blue Bell Lane (north), Huyton Lane (east) and Archway Road (west). Originally this formed a larger junction with the Derby Road which continued to the south, but this road is now located outside of the Conservation Area and has now been pedestrianised and amalgamated into the modern retail area of Huyton. Although the roads relate to early routes through the settlement and parts of eighteenth century turnpikes, they have experienced significant changes following modernisation and enlargements from the 1960s onwards. Huyton Lane and Archway Road were dualled and extra width was added by a one-way access road for Capper Grove located on the northern side of Huyton Lane. These changes have increased the usage of the roads and modern road signs, road markings, traffic islands and crossing points are more prevalent. The traffic and general activity of the roads is generally a negative element of the Conservation Area, but their distinct contrast from the surviving village characters (e.g. the village Green) inadvertently helps to reinforce the positive village-like characters found within the Conservation Area.
- 4.34 The village Green is located to the west of the church, to the east of Blue Bell Lane and at the eastern end of Stanley Road (Plate 15). The Green was established in c.1819 by the Vicar (Ellis Ashton) in order to prevent the area for use bullbaiting and cockfighting. A stone cross was erected on the Green, and this was replaced, alongside streetscape improvements (e.g. boundary walls and planting), in 1897 to commemorate Queen Victoria's Diamond Jubilee. To the north and west of the Green and separated by a narrow access road and footpath are Victorian terraces which have a cottage-like appearance and complement the Green by having small front gardens. A large cemetery accessed by a path between the terraces (to the north-west) adds to the sense of green space within

this part of the Conservation Area and links back to the Church of St Michael which is located to the east of the Green.

- 4.35 Adjacent to the eastern end of the Green is Stanley Street which comprises pairs of late nineteenth-century semi-detached villas, possibly built to cater for commuters into Liverpool via Huyton Railway Station which is located c.0.5km to the south of the village. Stanley Road also reflects the emergence of greater town planning found in Huyton with a more regular layout of houses and villas, setback from the road by gardens and often with boundary walls and railings. The houses retain a degree of design individuality displaying varied embellished brickwork, stucco and decorative timbering, likely reflecting piecemeal speculative house builders. Similar decorated terraced housing is also found to the rear of Stanley Road on housing at the eastern end of Archway Road. The northern end of Bluebell Lane has a mix of brick decorated Victorian terraces alongside plainer and early terraces and cottages dating from the mid-nineteenth century. The tower of St Michael's remains a focal point on Stanley Road and Blue Bell Lane which reflects the Victorian attitudes towards religion and its roles within the community life.
- 4.36 Opposite to the church and terminating the southern end of Blue Bell Lane, the mock-Tudor terrace of Blue Bell Cottages (112-118, Blue Bell Lane) provides another example of the varied architecture that the Victorian period brought to the village. These cottages which are considered to date from the second half of the nineteenth century have characterful asymmetric timber-plaster gables and a jettied first-floor. Although an imitation of a medieval vernacular, the architecture of the terrace is easily recognisable and as intended is reminiscent of an earlier period, but complements the architecture of the church and the surrounding village character of the Green and nearby cottages. Additionally, the terraces' position close to the road alongside the opposite churchyard boundary creates an enclosed, narrow bottleneck character to Blue Bell Lane reminiscent of the earlier village-like roads. Although this enclosure limits the visibility of the cottages, their distinctive gables are visible in longer views afforded from the churchyard and Huyton Lane/Archway Road.
- 4.37 Forming the western edge of the Conservation Area, the 1930s Neo-Georgian Barker's Brewery Public House on the corner of Archway Road and Blue Bell Lane architecturally contrasts with Blue Bell Cottages, but owing to the Public House's relative isolation and prominent corner position it adds another dynamic to the Conservation Area (Plate 10). The Conservation Area Appraisal describes the Public House as an "*improved roadhouse public house*" which represents a modernised facility, built to cater for the emerging 1930s motoring trade and which appealed to a wider clientele with a range of facilities. Additionally, it marks a recognisable shift in the development of the wider settlement coinciding with an expansion of Huyton through larger housing estates built in the wider area (e.g. Rupert Road).
- 4.38 At the eastern edge of the Conservation Area and to the north-east of the church is Capper Grove, a small and modern residential development. Its inclusion within the Conservation Area is at odds with the overall village character of the area, but the modern housing is built on the grounds of the former vicarage. The plot of the vicarage remains broadly legible owing to the survival of a number of boundaries and trees, which help screen the development from Huyton Road. These remnants of the vicarage's plot, particularly the trees, are likely to be the principal reason for the estate's inclusion within the Conservation Area.

Summary of Significance

- 4.39 The significance of the Church of St Michael Conservation Area derives from it comprising the historic core of Huyton, which owing to high survival of characterful pre-1900 buildings, several important green spaces and tree planting has retained a village-like character. The Conservation Area extends to include the highways of several historic roads passing through the settlement, but modern highway changes have resulted in the urbanisation of these roads. The Church of St Michael reflects the oldest element of the settlement and is the central focus to the Conservation Area, whilst the mostly nineteenth century housing demonstrates the growth of the settlement and the eclectic architectural variety of that the Victorian period. As such, the Conservation Area's built form embodies strong historic, architectural and artistic heritage values.

Setting

- 4.40 As described above, the roads passing through the Conservation Area, particularly Huyton Lane and Archway Road, have experienced significant alterations in their size and usage and in character these changes have urbanised the edges of the designated area. The Appraisal recognises this character change, but describes that the effect has resulted in *“visually and physically isolating the church and conservation area from the village centre and this has had a lasting impact”*. Historic mapping suggests that the former village centre was adjacent to the south of the crossroads of Blue Bell Lane, Huyton Lane, Archway Road and formerly the Derby Road. However, this area having also been completely redeveloped within the second half of the twentieth century makes no contribution to understanding or appreciating the significance of the Conservation Area. These changes, alongside those of the highways within the Conservation Area, have instead provided a clear separation and distinction between the surviving village character found within the Conservation Area and the otherwise wider urban setting found in all directions beyond its boundaries and particularly to the south.
- 4.41 Notwithstanding the above, the Appraisal does identify two *“attractive views”* on the approach into the Conservation Area. Firstly from the former Derby Road/Blue Bell Road junction, now part of the modern retail area of Huyton (Plate 10) and secondly from a Pelican crossing point on Lathom Road at its junction with Archway Road/Huyton Lane (Plate 17). Both views are primarily experienced within modern urban settings and are focused towards the Church of St Michael and its raised churchyard, whilst encompassing the corner prominence of the Barker’s Brewery Public House, the mock-Tudor timber-gables of 112-118 Blue Bell Lane and a variety of mature trees.
- 4.42 The Derby Road/Blue Bell Lane view relates to a historic view, albeit much altered by changes within the townscape and highways, whilst the view from the Pelican crossing of Lathom Road with Archway Road/Huyton Lane is comparatively new; Lathom Road was not created until the second half of the twentieth century. Both views show a historic and contemporary emphasis on the development of Huyton in direction views towards the church.
- 4.43 The view from the Pelican crossing on Lathom Road is situated adjacent to the Site’s boundary with Lathom Road (Plate 17). The view afforded is experienced within an urban setting which is broadly contemporary with the creation of the road. The Appraisal considers that the seven-storey DWP building (opposite to the Site), more commonly known as Edendale House, *“substantially harms”* views from the Conservation Area. However, this impact is overstated, as from the Pelican view on Lathom Road, the height and orientation of this building can be considered to partly frame the view of the church and the Barker’s Brewery Public House and prevents the view from being drawn to the west along Archway Road. Additionally, the visibility of Edendale House and surrounding modern development found on Lathom Road also reinforces the juxtaposition of the village-like built form and characters of the church, churchyard, public house and cottages which is visible on the opposite side of Huyton Lane, within the Conservation Area and which helps illustrates the older part of the settlement.

Contribution of the Site

- 4.44 The Site’s remaining building of the Ambulance Station and the cleared area of the old Fire Station relate to development dating from the second half of the twentieth century and forms a small part of the urban setting surrounding the Conservation Area. The views of the Church of St Michael from the Site and from the elevated supermarket parking behind are restricted by tree canopies within the Conservation Area and relate to comparatively new and incidental views which do encompass other elements which contribute to understanding or allow for an appreciation of the Conservation Area’s broader historic values and village characters.
- 4.45 In return views from within the Conservation Area, the Site is principally visible from the north-eastern part of the elevated churchyard surrounding the Church of St Michael. The part-dereliction of the Site, the visible monolithic warehouse building of the supermarket behind, and sporadic movement of traffic associated with the supermarket’s two-storey parking is unattractive and does

not positively respond to the aesthetics of the Conservation Area. Additionally, from within the churchyard, the Site and the areas beyond are too distant and not prominent enough within the streetscape as to contribute to reinforcing the juxtaposition between the urban characters found in the immediate urban setting of the Conservation Area's boundary from the village-like characters found within the Conservation Area.

- 4.46 Aside from the direct visibility of the Site from the elevated areas of the churchyard, the Site is indirectly visible from parts of the Green and Blue Bell Lane, by means of the height of the leylandii trees located within the southern part of the Site and which extend along the south-western boundary with Lathom Road. The leylandii are relatively modern and do not contribute to the positive landscaping character derived from the mostly broadleaf planting found within the Conservation Area.
- 4.47 Overall, the Site, as a small part of the wider urban setting of the Conservation Area makes no contribution to understanding or appreciating the significance of this heritage asset and is a neutral element. However, the Site's recent part-clearance could also be considered to have negatively impacted on the asset by facilitating views of the modern but monolithic supermarket building and associated two-storey parking found beyond.
- 4.48 The proposed development still has the potential to affect this significance, through changes within its setting and this will be assessed within Section 5 of this report.

5 THE PROPOSED DEVELOPMENT AND ASSESSMENT OF IMPACT

The Proposed Development

- 5.1 This Section should be read in conjunction with the other reports, plans and visualisations of the proposed development.
- 5.2 The proposed development is for residential living formed of one and two bedroom apartments accommodated within a four-storey, L-shaped building. The building will be positioned within the south-western part of the Site on the previous site of the Fire Station whilst an area of parking and amenity space will replace the Ambulance Station within the north-eastern and eastern parts of the Site. The building will be setback from the existing built line, providing landscaping within the interim areas.
- 5.3 The design of the building is contemporary, but it has been developed through an informed design process, which has considered the historic environment sensitivities of the wider area and relates the contemporary design to the mostly Victorian housing found within the neighbouring St Michael Church Conservation Area through the use of brick as the main fabric material and for decoration.
- 5.4 The north-western and southern western elevations front on to Huyton Lane and Lathom Road respectively. Both elevations feature projection bays to break up the massing of the building. This is also achieved through the use of contrasting red and grey bricks, used principally between the third and fourth storeys. Additionally, the use of contrasting brick to the ground floor, for feature panels between the windows and brick bands across the building and parapet complements similar decoration found on houses on Stanley Road and Blue Bell Lane.

Assessment of Impact

- 5.5 The assessment of significance for the Church of St Michael (Grade II* Listed Building), the north-eastern Entrance Gateway to the Church (Grade II Listed Building), the southern Entrance Gateway to the Church (Grade II Listed Building) and the St Michael Church Conservation Area concluded that the Site formed a small part of their settings, but was a neutral element which makes no contribution to their respective significance; in respect of the Conservation Area it was also considered to constitute a negative element. Notwithstanding this, the proposed development still has the potential to affect their significance through changes within their settings and this is assessed within this Section.

Church of St Michael, Huyton Lane. Grade II* Listed Building. NHLE: 1075535.

- 5.6 The Site is situated c.70m to the east of the church, but at a sufficient distance whereby the proposed four-storey height and massing of the building will not result in any overbearing impact on the Listed Building. The location of the Site also means that the development will not impede, obstruct or disrupt full views of the church afforded from within the churchyard and the main road junctions, which principally contribute to demonstrating the visual dominance of the church and how it remains central to the historic core of Huyton. The development's contemporary design will be experienced in some more minor views of the church (e.g. outwards from the churchyard, the Green and Blue Bell Lane) whereby the church remains visually dominant, but only parts of the church are visible in these locations rather than its entirety. Although the development will lead to a change in these views, the church will remain the focal point owing to the informed approach in the design of the development, particularly in the use of brick and brick decoration which finds cohesion with the red sandstone of the church and complements the brick decoration of the Victorian buildings located within its immediate surroundings.
- 5.7 The proposed development will lead to some minor visual changes within the setting of the Church of St Michael, but these will not appear incongruous within the existing urban setting of the Church or fundamentally change the architectural dominance of the Listed Building as understood from the

historic and main views of the building. As such, the proposed development will not cause harm to how the significance of the Church of St Michael is understood or appreciated.

Entrance gateway to the Church of St Michael at north-east corner of churchyard, Huyton Lane. Grade II Listed Building. NHLE: 1199006 and Entrance gateway to the Church of St Michael at south-east corner of churchyard, Huyton Lane. Grade II Listed Building. NHLE: 1075536.

- 5.8 The proposed development will be visible from the north-eastern entrance gateway and as a small part of the wider streetscape on the approach to the south-eastern entrance gateway, but both are separated from the Site by the existing dualled carriageway of Huyton Lane. The visibility of the proposed development will be experienced within the context of existing modern, urban development. The development's use and colouring of brick will provide a better cohesiveness with the sandstone steps and walls of the gateway. Additionally, the proposed massing, form and scale of the development is not incongruous to the surrounding modern development, and will also help to screen less sympathetic development and traffic movements associated with the supermarket situated to the south of the Site. The proposed development will not materially affect how the significance of the Listed entrance gateways are appreciated and how their relationship with the Church of St Michael is understood at the threshold of both entrances. Consequently, the development will cause no harm to the significance of these two Listed Buildings.

The St Michael Church Conservation Area (designated 1978 and enlarged 2019).

- 5.9 The proposed development will redevelop a site which forms a neutral-to-negative element within the setting of the Conservation Area. The development will help to screen the visibility of the supermarket and associated elevated parking to the south of the Site which currently distracts from the character of the streetscape surrounding the designated area.
- 5.10 The proposed development is of a contemporary form, scale and mass and whilst this will be visible from some areas of the Conservation Area (e.g. the churchyard and parts of the Green and Blue Bell Lane), the informed approach to its material use of contrasting brick, and brick banding decoration ensures that it positively responds to the character and appearance of the buildings found within the Conservation Area as opposed to the existing modern development found within the setting of this heritage asset. Where visible, the proposed development will help with the transition of the massing of existing modern development found at the edge of the Conservation Area boundary and help to screen more unsympathetic development lying beyond the Site.
- 5.11 The Conservation Area Appraisal considers the view from the pelican crossing of Lathom Road into the Conservation Area is both important and attractive and whilst the Site is on the periphery of this view, the proposed landscaped setback of the development provides the opportunity to soften the urban grain and complement the planting experienced within the Conservation Area.
- 5.12 Whilst the approach into the Conservation Area from the north-east (Huyton Lane) is not specifically referred to within the Conservation Area Appraisal, the proposed scale and massing of the development relates to Edendale House, and will help to break the focus on this otherwise solitary high-rise. The proposed use of brick also finds better cohesion with the red sandstone of the churchyard than the present materiality within this part of the Conservation Area's setting. Additionally, the landscaping along the development's road frontages will complement the existing greenery found within the Conservation Area on the northern side of Huyton Lane.
- 5.13 The proposed development will not affect how the significance of the Conservation Area is understood or appreciated, but will lead to a general placemaking improvement to the existing setting of the Conservation Area through a more cohesive material and landscaping response to the aesthetic and character of the Conservation Area than presently found within the setting of this designated heritage asset.

6 CONCLUSION

- 6.1 This Built Heritage Statement has been prepared by RPS for McCarthy Stone. It addresses built heritage considerations in relation to the proposed retirement development at a c.0.38ha parcel of land located to the eastern side of the junction of Huyton Lane and Lathom Road, Huyton, Knowsley, Merseyside.
- 6.2 This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising through setting changes from the proposed residential development of the Site in relation to built heritage assets.
- 6.3 The report has established that only four designated heritage assets have the potential to be affected by the development through changes within their settings:
- Church of St Michael, Huyton Lane. Grade II* Listed Building. NHLE: 1075535;
 - Entrance gateway to the Church of St Michael at north-east corner of churchyard, Huyton Lane. Grade II Listed Building. NHLE: 1199006;
 - Entrance gateway to the Church of St Michael at south-east corner of churchyard, Huyton Lane. Grade II Listed Building. NHLE: 1075536; and
 - The St Michael's Church Conservation Area (designated 1978 and enlarged 2019).
- 6.4 The assessment concludes that the site comprises a neutral element within the setting of the church and its two entrance gate-ways and a neutral-to-negative element within the setting of the Conservation Area, whereby it makes no contribution to the significance of these designated built heritage assets. The development will result in a visual change within their settings, but this will be seen within the context of existing modern development. Owing to an informed approach to the design and material use of the proposed building, the development will not appear incongruous within their respective settings and therefore will not fundamentally affect how their respective significance is appreciated or understood.
- 6.5 The proposed development will therefore not cause harm to the significance of the Church of St Michael, its two gateway entrances and the St Michael's Church Conservation Area. In the context of the NPPF, the tests of paragraphs 201, 202 and 203 will not be engaged.
- 6.6 The proposed development of the site is therefore in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and local planning policy with regard to built heritage.

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- Ordnance Survey (1:10,560/1:10,000): 1850, 1881, 1894, 1908-1909, 1928, 1938, 1955-56, 1965-67, 1974-78, 1974, 1982, 1984, 1990-91, 1999, 2006 and 2022.
- Google Earth Imagery: 1999-2019

PLATES



Plate 1: Looking from steps of St Michael Church east across Archway Road's junction with Lathom Road towards the south-western half of the Site.



Plate 2: Looking south-east across Archway Road at the existing Ambulance Station located within the north-eastern part of the Site.



Plate 3: Looking north-west across the Site from above, on top of the Asda elevated car park.



Plate 4: Looking west across the Site from above, on top of the Asda elevated car park.



Plate 5: Looking south-east across the Site towards Asda and its elevated car park.



Plate 6: Looking north-west across the Site.



Plate 7: Looking north across the Site in the direction of Archway Road.



Plate 8: Looking north-east across the Site towards the Ambulance Station also located within the Site.



Plate 9: Church of St Michael from the south.



Plate 10: Looking from the former junction of Derby Road with Archway Road and Blue Bell Lane north towards the Church of St Michael.



Plate 11: The Entrance Gateway to the north-eastern corner of St Michael's churchyard from the east on the access road to Capper Grove.



Plate 12: Looking east from the southern side of the church in the direction of the Site.



Plate 13: The Entrance Gateway to the southern corner of St Michael's churchyard from the south and at the corner of Archway Road and Blue Bell Lane.



Plate 14: Looking east from the southern entrance gateway in the direction of the Site.



Plate 15: Looking west at the Green from the tower and elevated churchyard of the Church of St Michael.

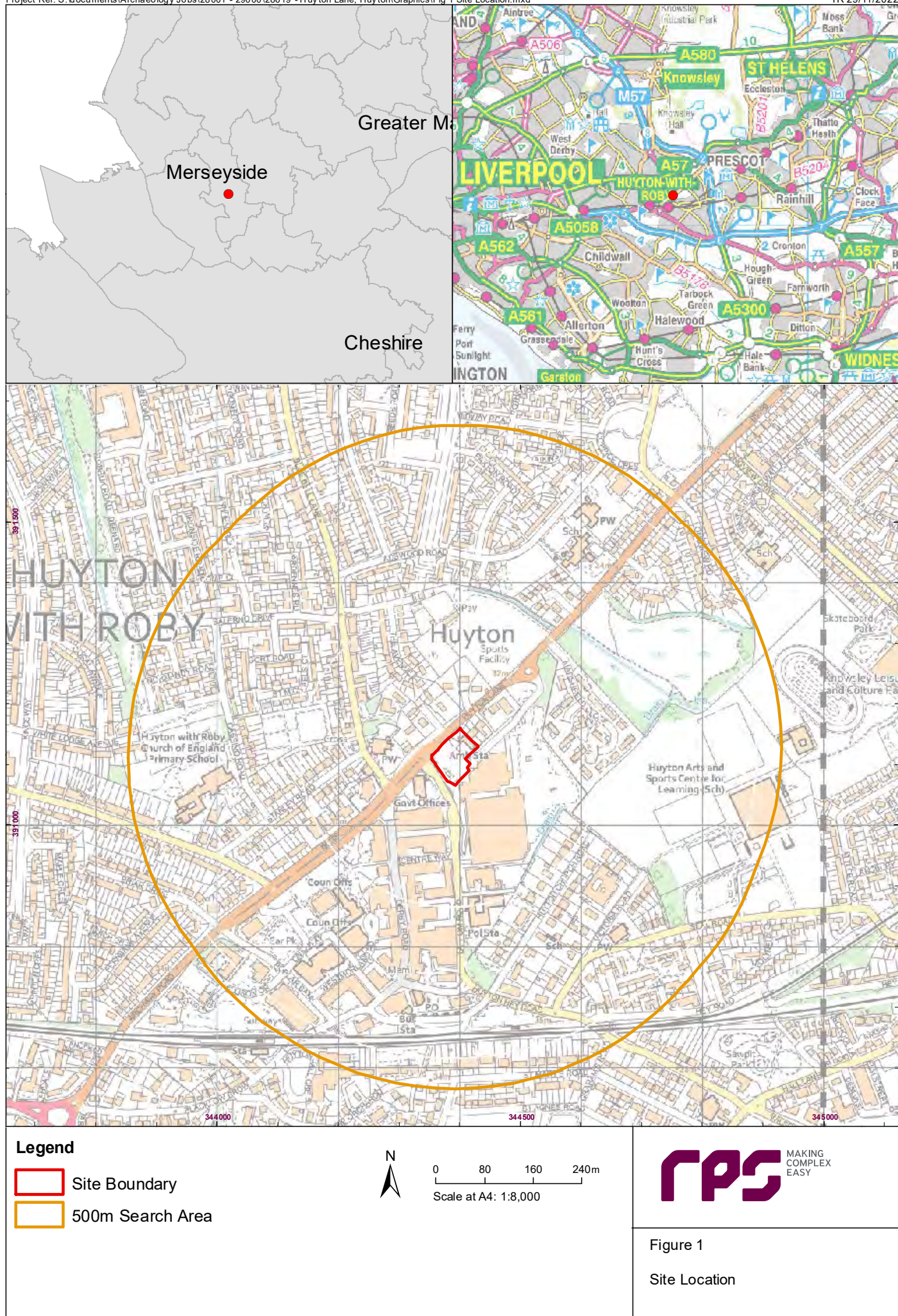


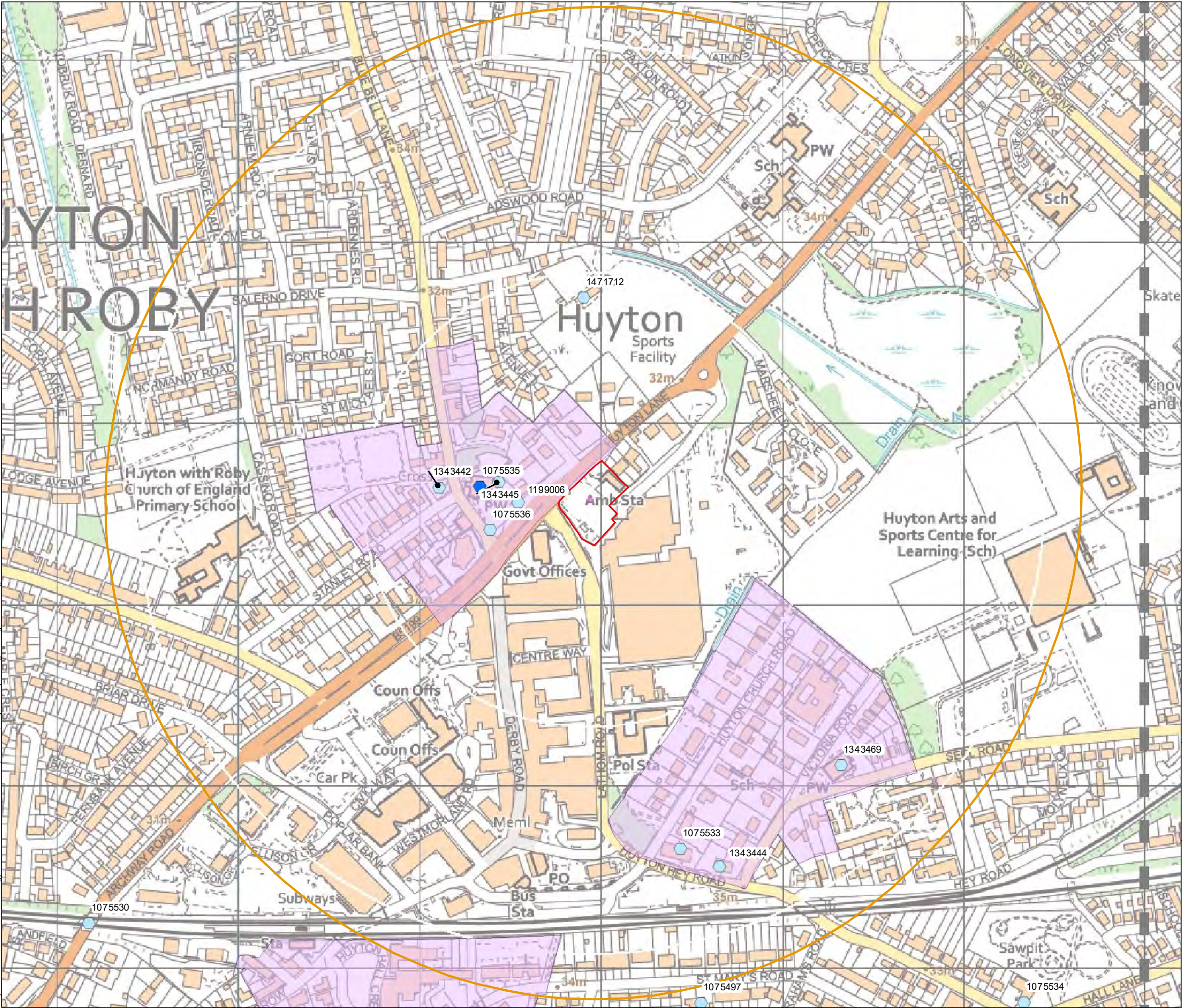
Plate 16: Looking broadly east from the Green in the direction of the Site, identified by the leylandii trees.



Plate 17: Looking from the Pelican crossing at Lathom Road north-west towards the St Michael Conservation Area.

FIGURES





- Legend**
- Site Boundary
 - 500m Search Area
 - Conservation Areas

Listed Buildings

Grade

- I
- II*
- II

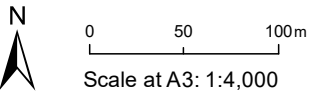
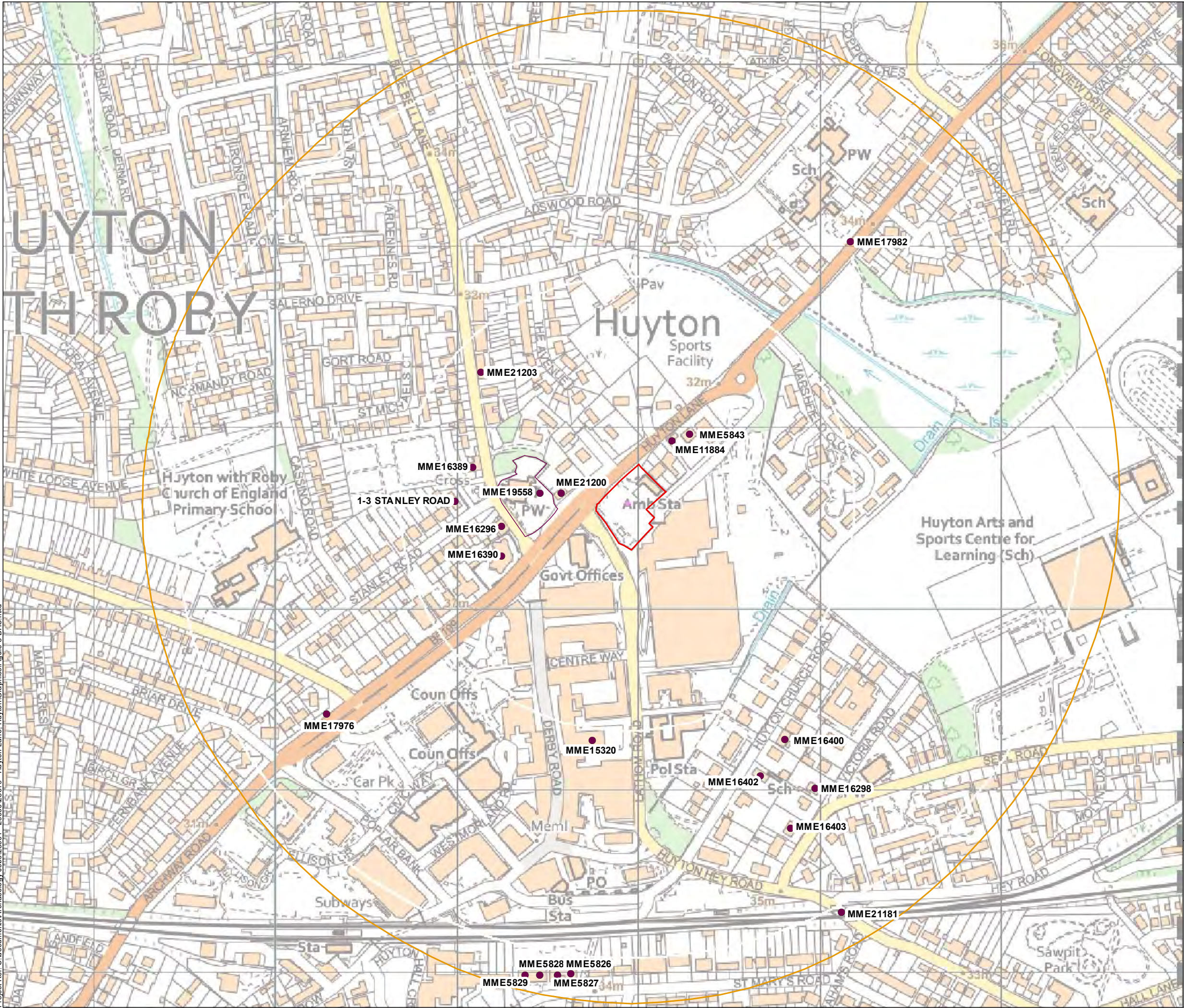


Figure 2
Designated Assets



Legend

- Site Boundary
- Search Area
- Non-Designated Built Heritage Asset
- MME11899 - Churchyard

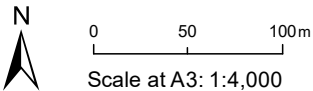


Figure 3
Non-Designated Built Heritage Assets
(Merseyside HER & St Michael's Church Conservation Area Appraisal)



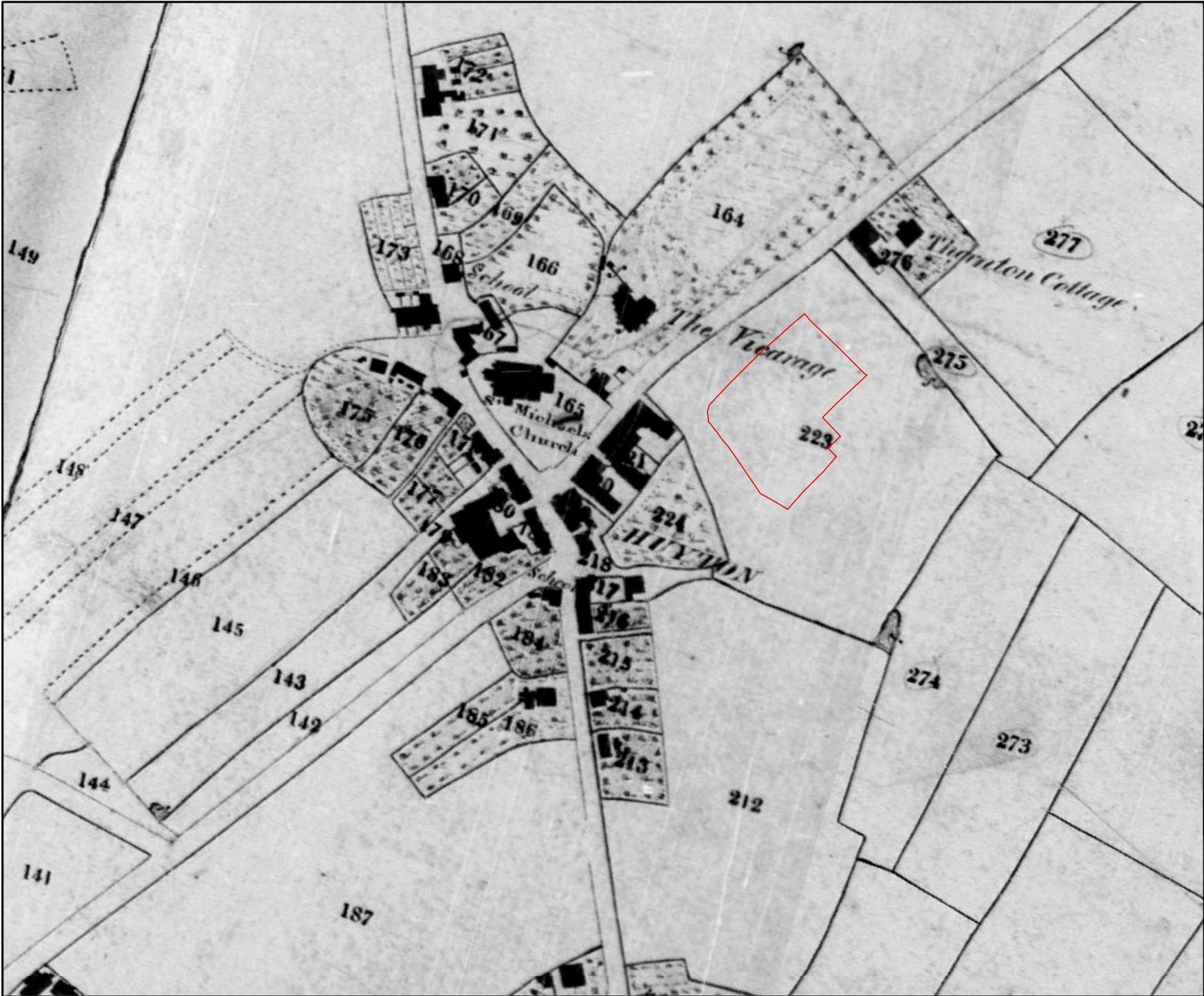
Legend

 Site Boundary

Scale at A4: 1:10,000



Figure 4: c.1842 Ordnance Survey Old Series 1" mapping



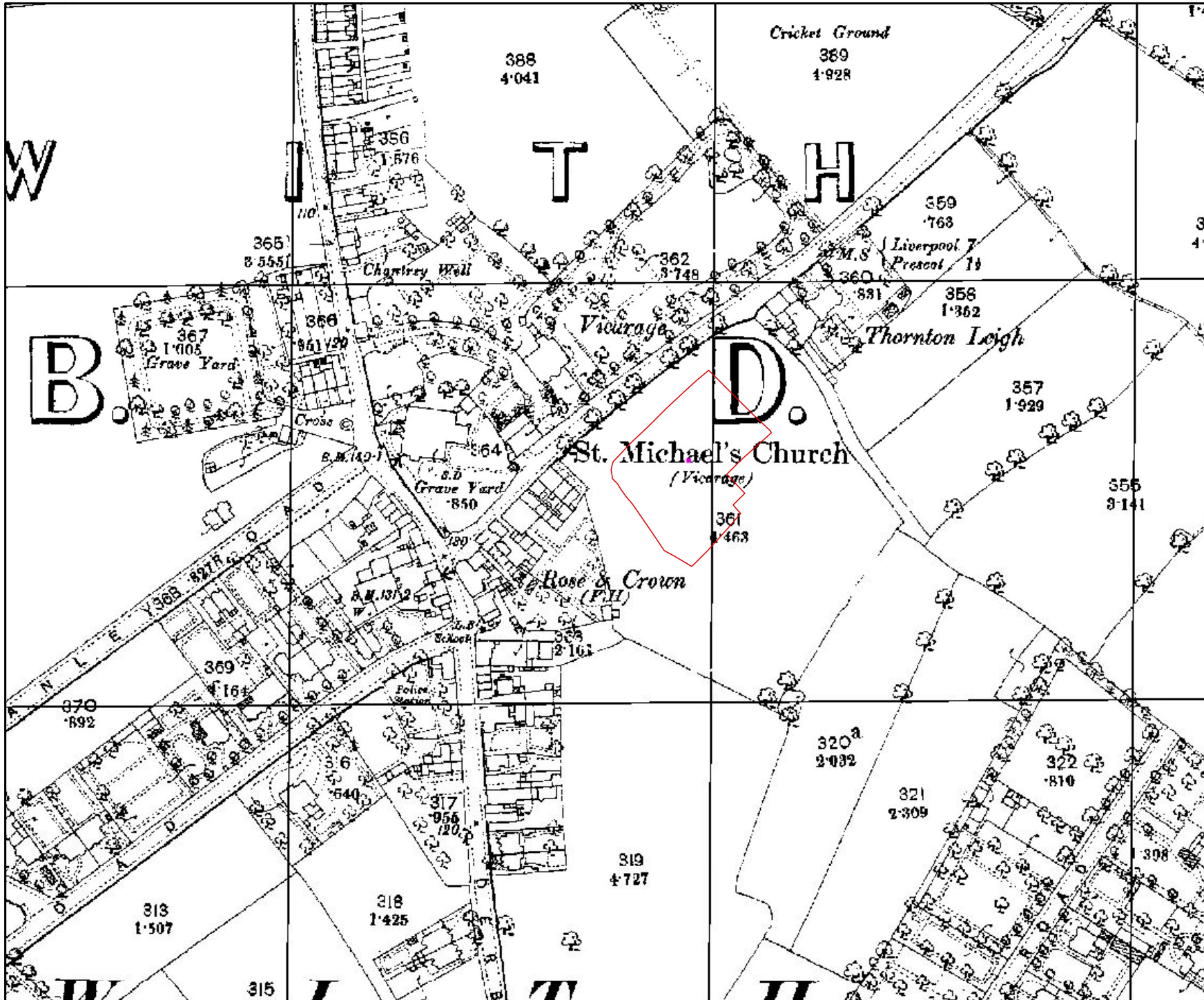
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 Site Boundary

Scale at A4: 1:2,500



Figure 5: c.1850 Huyton (Township) Tithe Map



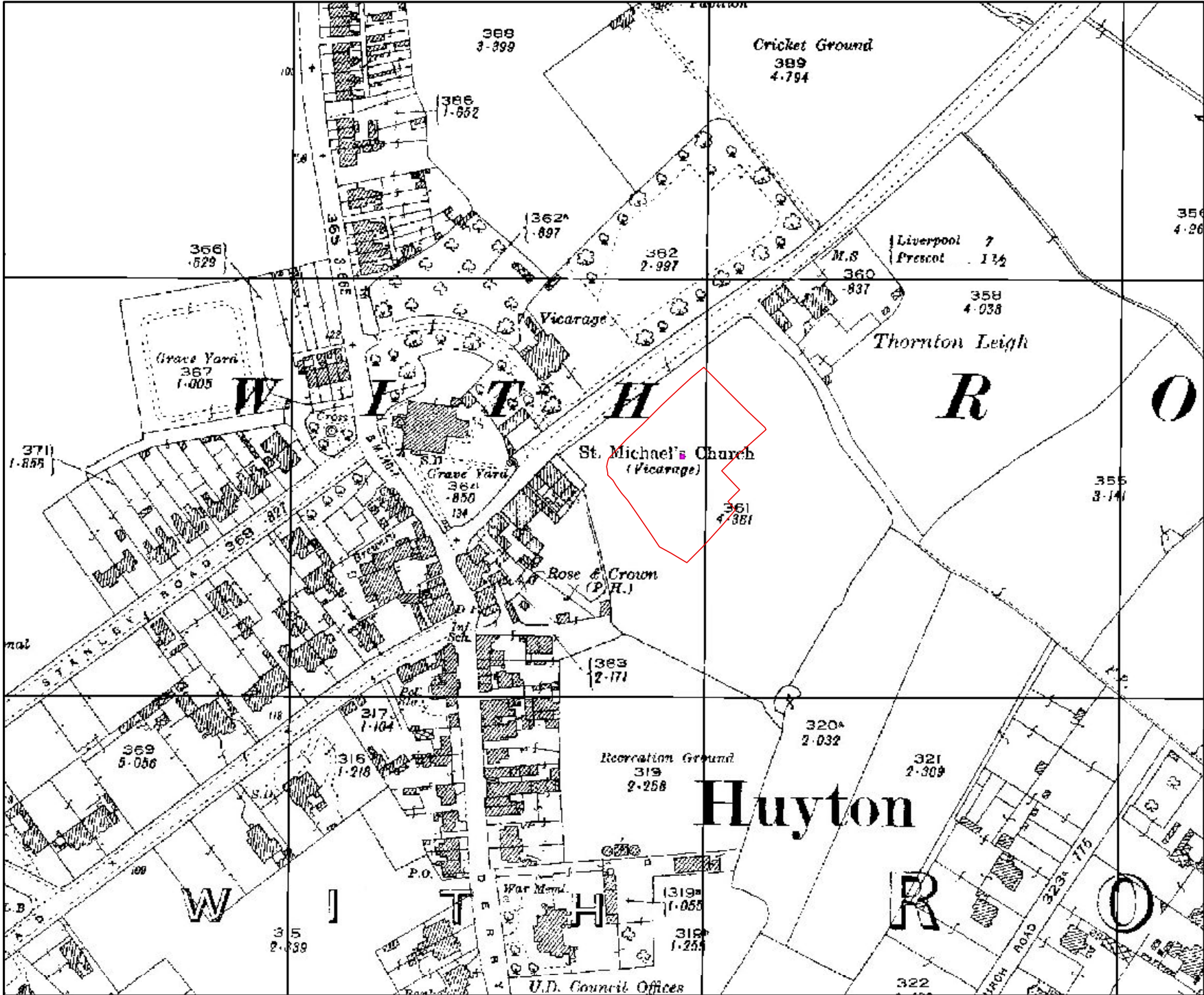
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Site Boundary

Scale at A4: 1:2,500



Figure 6: 1892 Ordnance Survey



Legend

 Site Boundary

Scale at A4: 1:2,500



Figure 7: 1927 Ordnance Survey



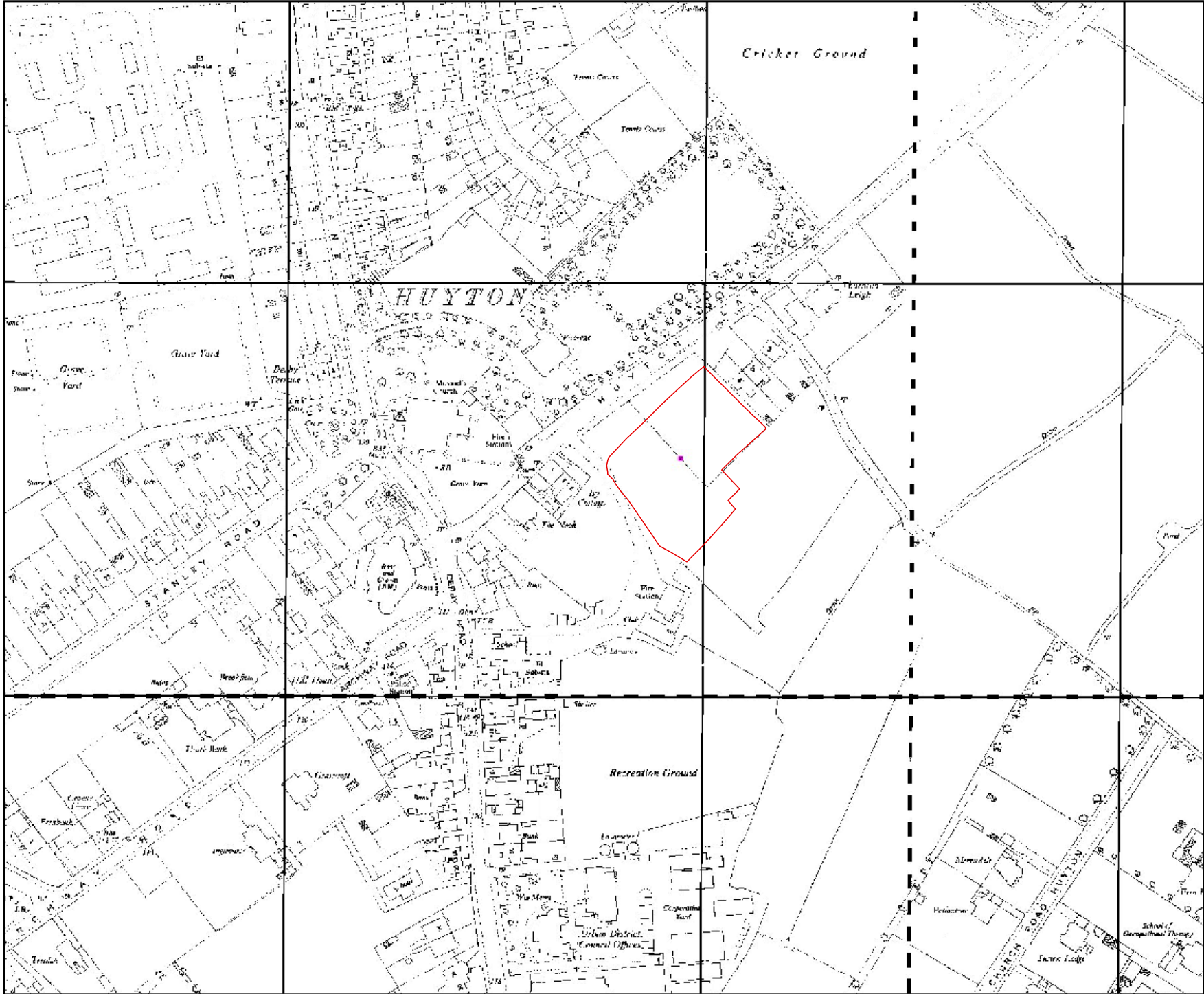
Legend

 Site Boundary

Scale at A4: 1:2,500



Figure 8: 1938 Ordnance Survey



Legend

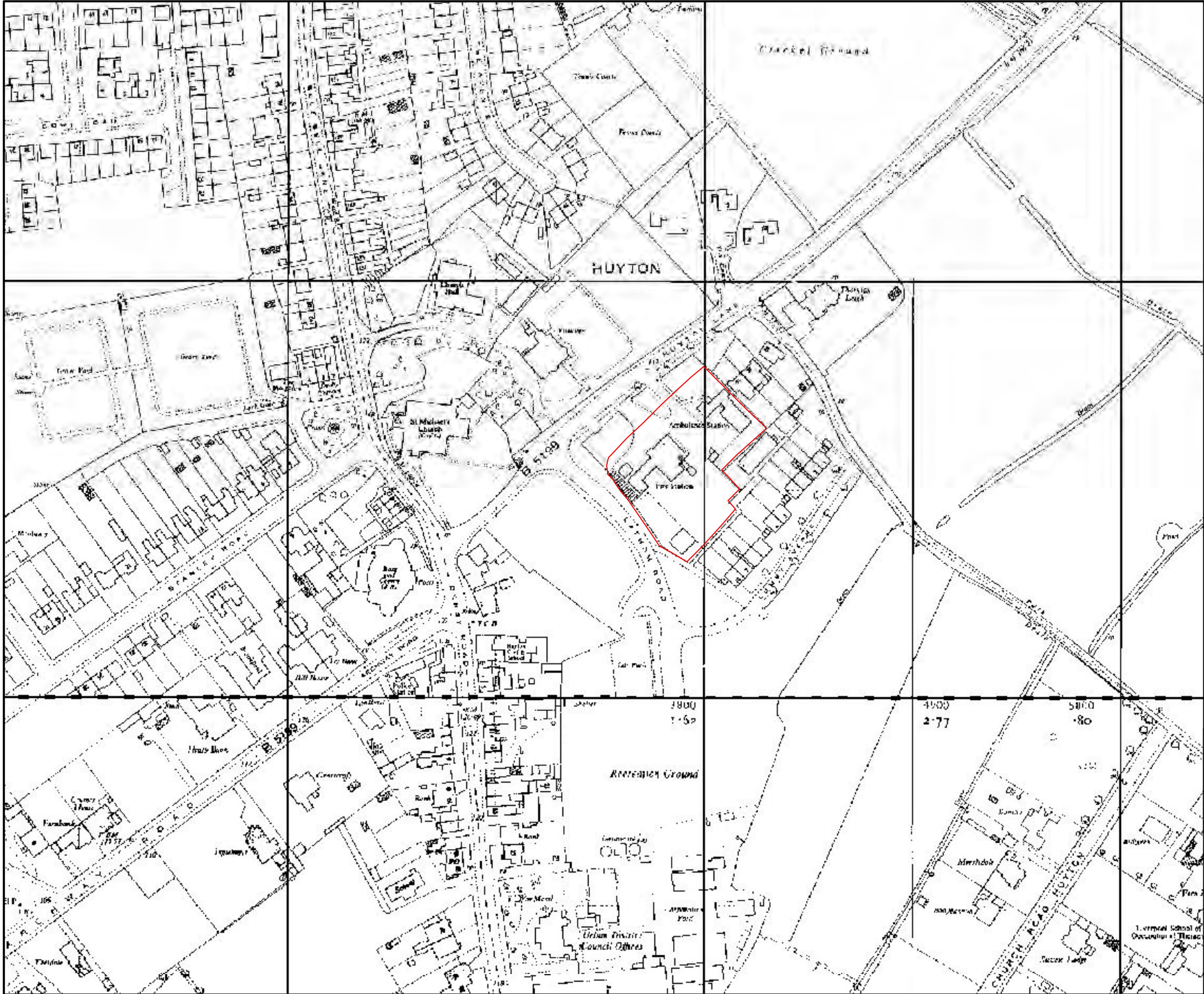
 Site Boundary

Scale at A4: 1:2,500



Figure 9: 1951-1952 Ordnance Survey

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Legend

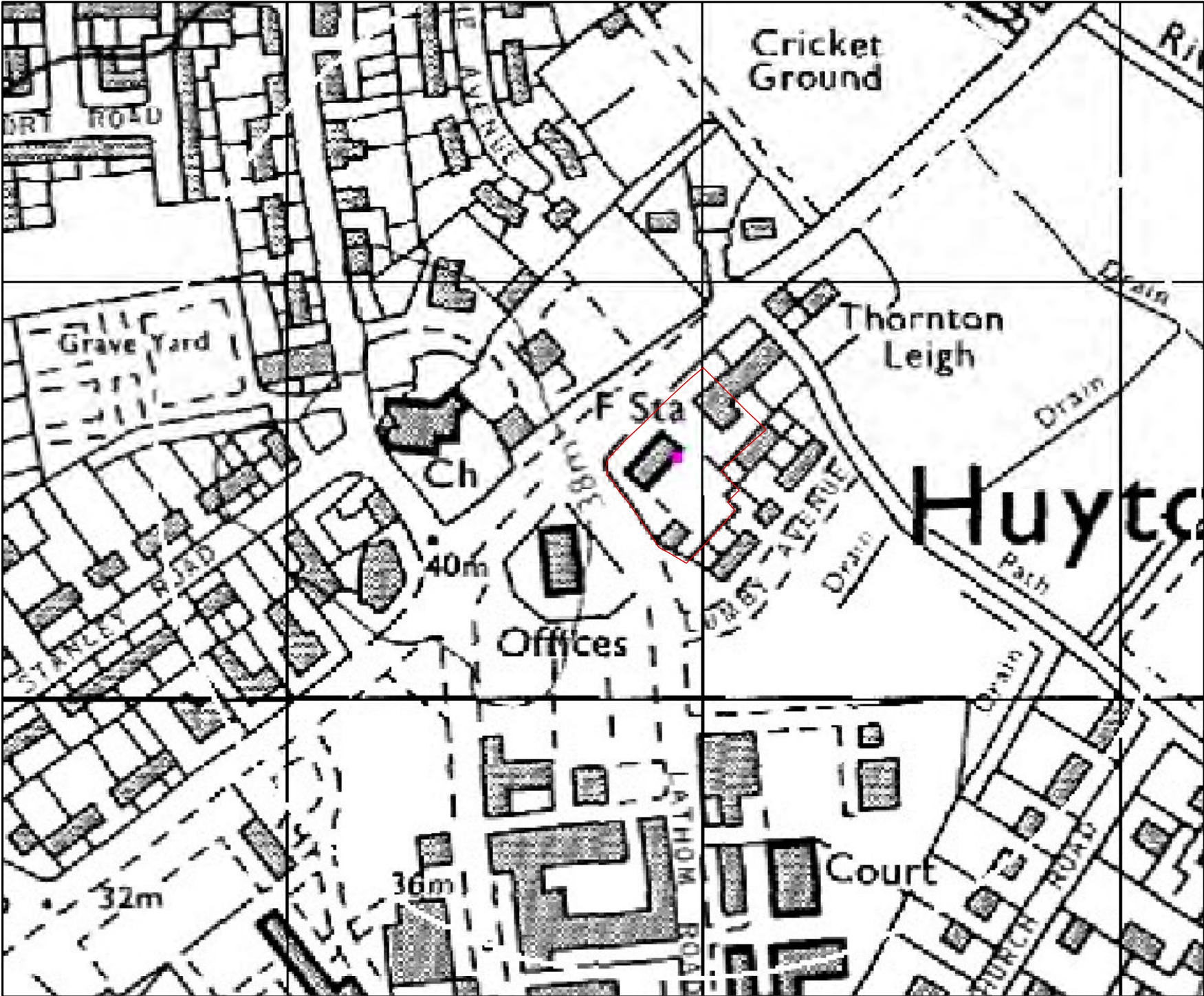
 Site Boundary

Scale at A4: 1:2,500



Figure 10: 1960-1967
Ordnance Survey

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Legend

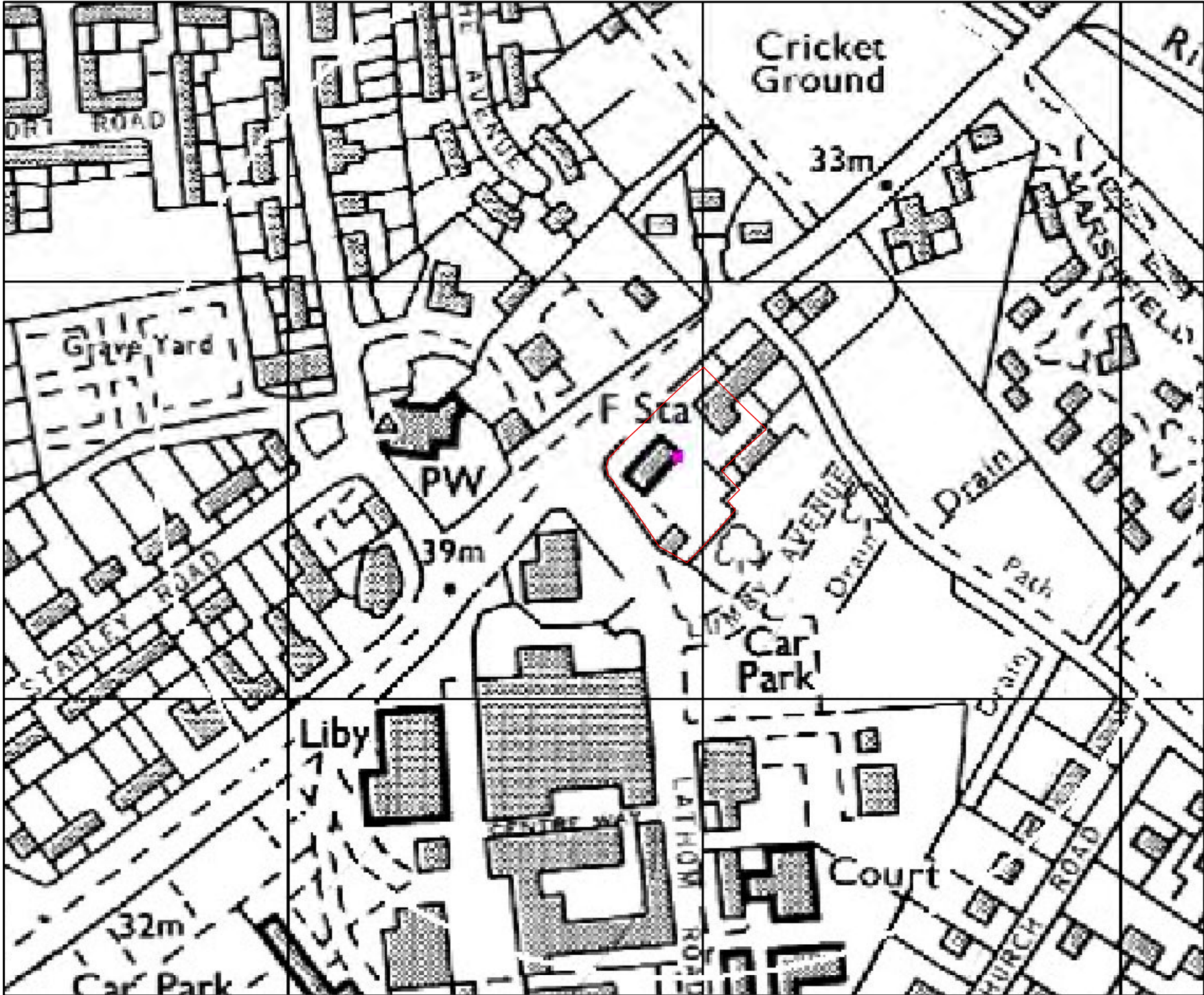
 Site Boundary

Scale at A4: 1:2,500



Figure 11: 1974-1978
Ordnance Survey

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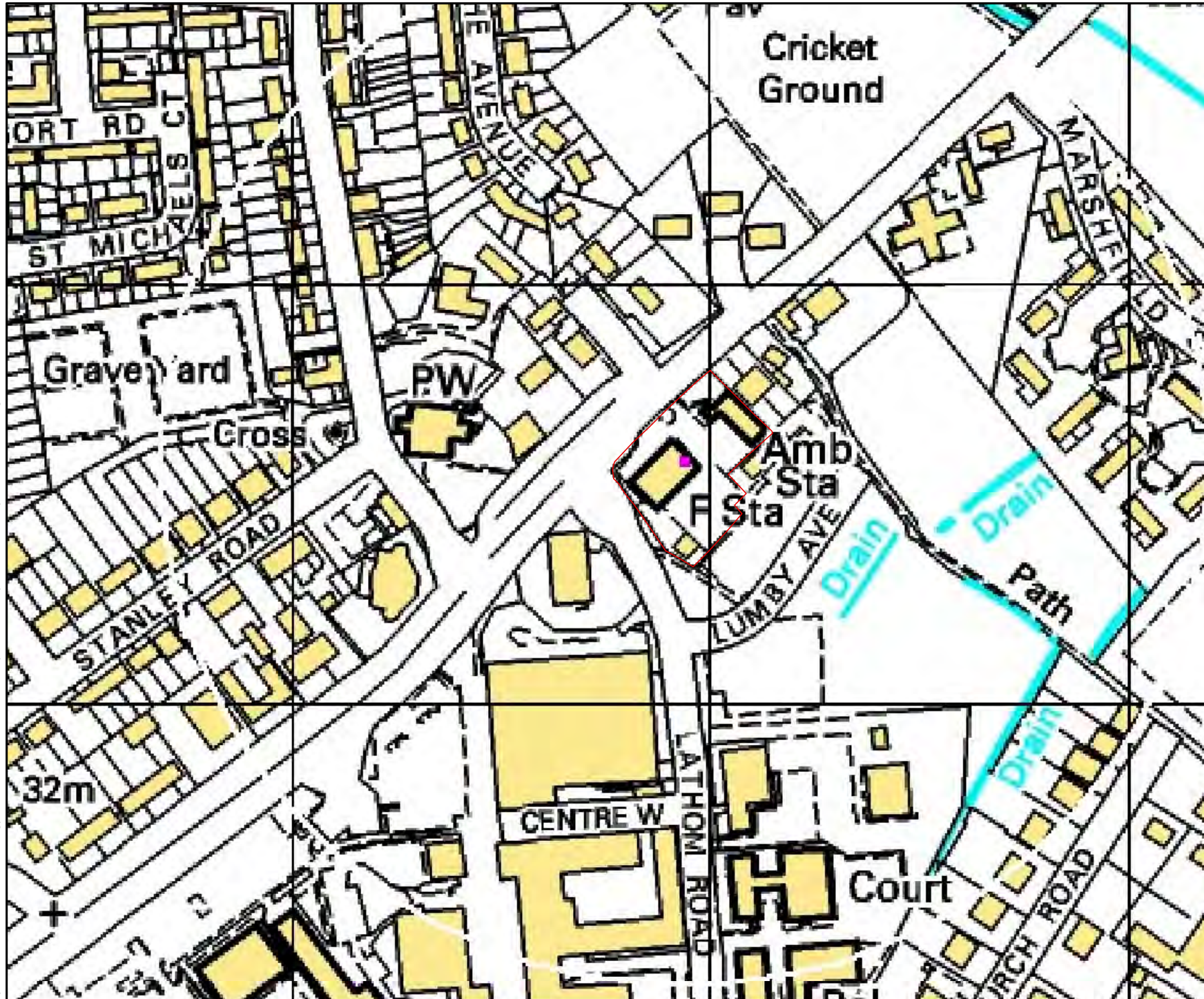
Legend

 Site Boundary

Scale at A4: 1:2,500



Figure 12: 1990-1991
Ordnance Survey



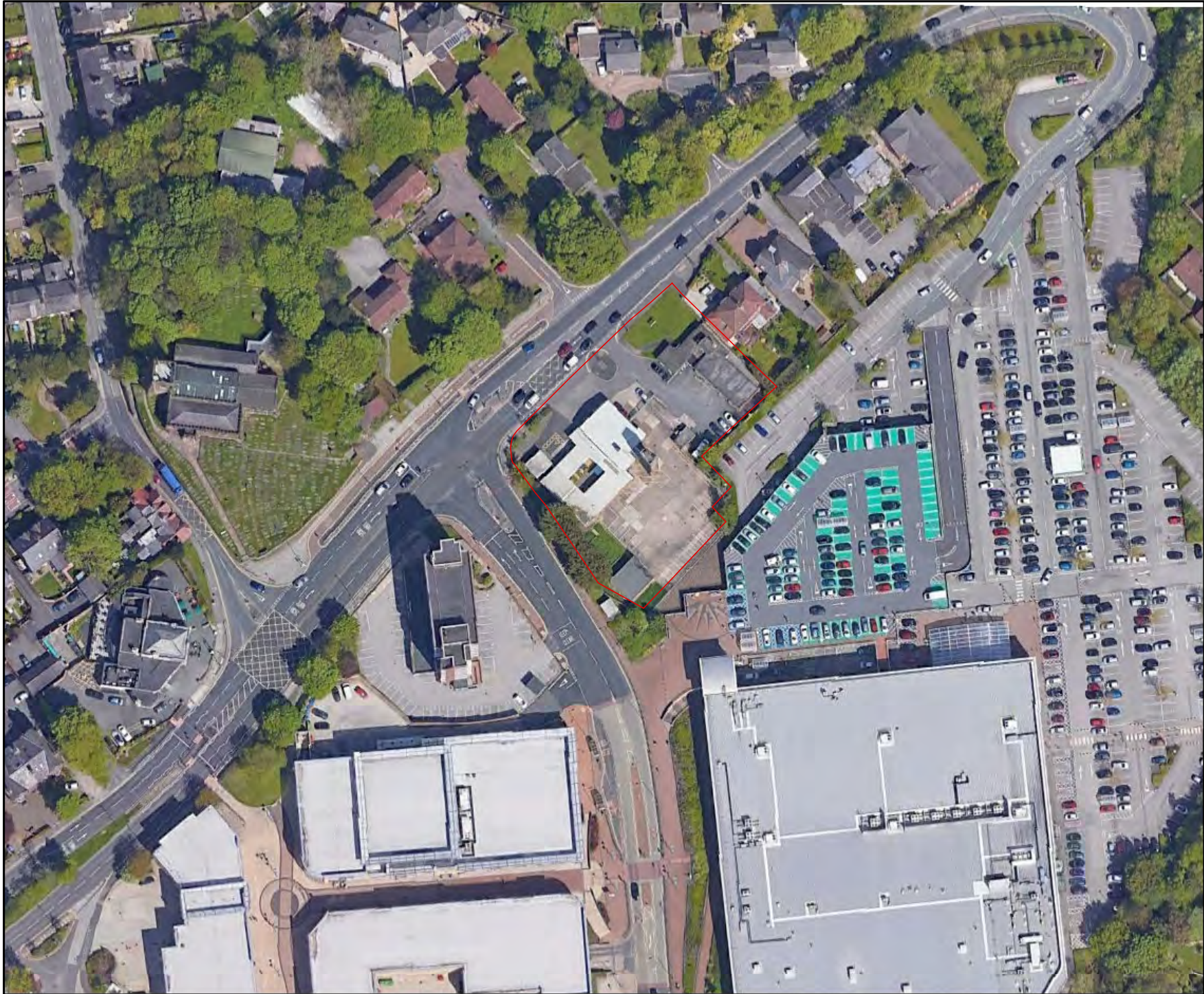
Legend

Site Boundary

Scale at A4: 1:2,500



Figure 13: 2006 Ordnance Survey



Legend

 Site Boundary

Scale at A4: 1:1,500



Figure 14: 2018 Google Earth Imagery



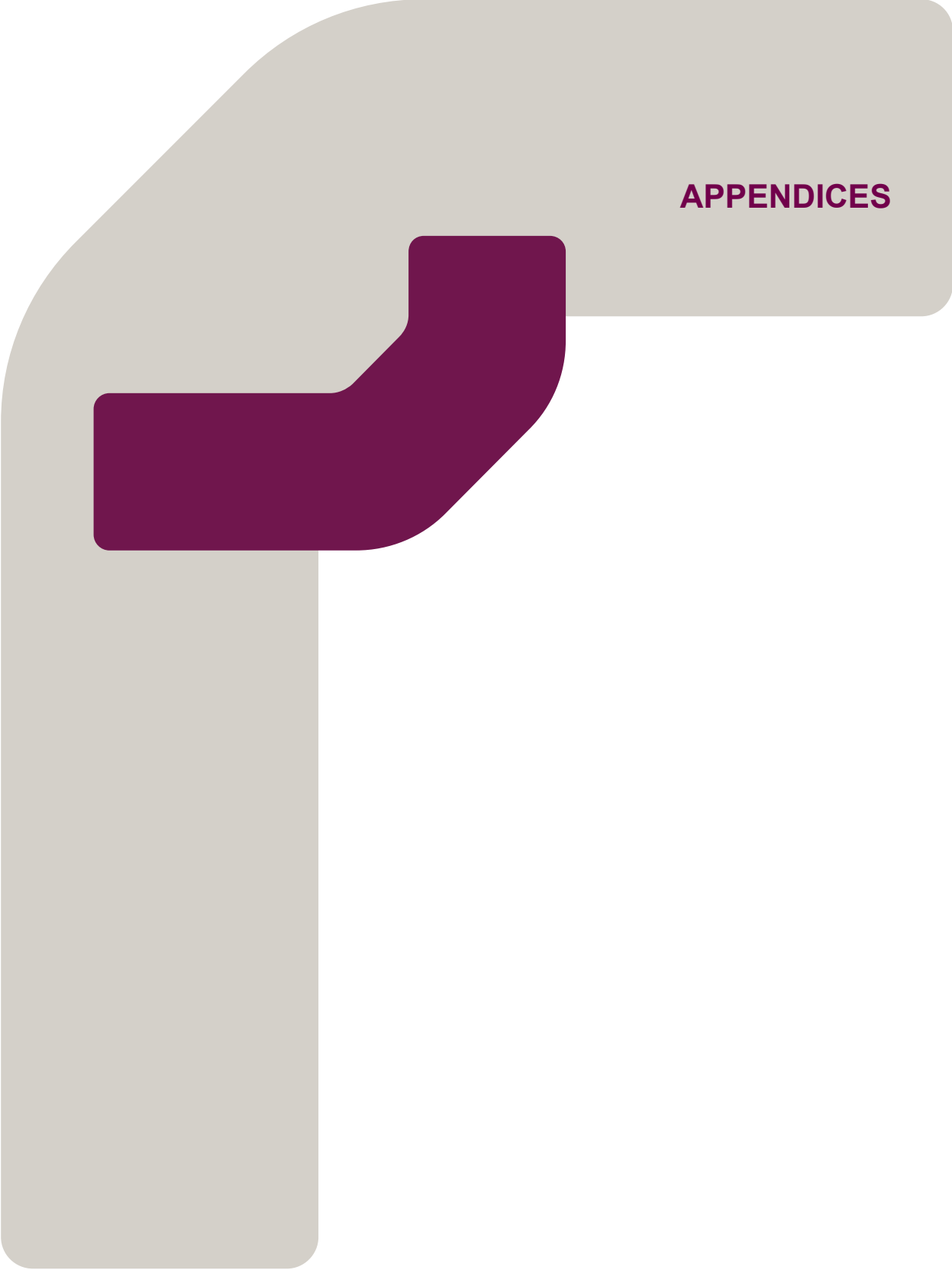
11

Site Boundary

Scale at A4: 1:1,500



Figure 15: 2021 Google Earth Imagery



APPENDICES

Appendix A

National Heritage List for England – Listing entries for assessed heritage assets

Church of St Michael, Huyton Lane. Grade II* Listed Building. NHLE: 1075535. Listed: June 1951.

Church. South arcade, and chancel C14, tower C14, the top dated 1664, north aisle and arcade 1815, south aisles 1822; Case Mausoleum, now vestry, 1681. Stone with stone slate chancel roof. Nave aisles under hipped roofs, chancel, west tower and north vestry. Tower has moulded base; diagonal buttresses with pinnacles at bell stage. West entrance has continuous mouldings; frieze over has roundels and quatrefoils with shields; drip mould over; bell stage has sill course and 3-light louvred bell openings with uncusped Perpendicular tracery; cornice with gargoyles and embattled parapet with obelisk pinnacles with iron vanes. South aisle has embattled parapet and diagonal buttresses; 2-light windows with uncusped Perpendicular tracery and hood moulds with foliate stops. Porch similar with elaborate wrought iron lamp bracket. Rainwater heads are dated. North aisle similar. Clerestory has embattled parapet and 3-light windows. Chancel has 3 lights with recessed arched heads to south, and original south priest's door, with strap hinges and studs. 5-light east window. Vestry has connecting passage to north of chancel; cornice, parapet with panelled pilasters; east entrance, now window, with bolection moulded architrave, broken segmental pediment with obelisk; south blind vesica. Interior: 5-bay arcades, double-chamfered arches on octagonal piers. Roof probably C16 has moulded principal rafters and purlins, cambered tie beams. Tower arch has C19 timber screen. Early Norman font, round, with arcading and heads, rosettes to rim. C15 font, octagonal with shields in quatrefoils. Charity board dated 1710. Chancel screen c.1500, removed during Civil War and replaced with repairs 1663. Octagonal timber pulpit with tracery. Chancel roof, C17, false hammer-beam roof has tracery panels, pendants and wind braces. North organ loft. Reredos has niches with tall canopies. Wrought iron altar rail, 2 windows to south aisle by Holiday, 1883 and 1885. Vestry has memorial in architrave with scrolly crest. Alabaster effigy of priest, John de Winwick, 1359. Listing NGR: SJ4426791130.

Entrance gateway to the Church of St Michael at north-east corner of churchyard, Huyton Lane. Grade II Listed Building. NHLE: 1199006. Listed: March 1987. Entrance gateway. Dated 1765. Stone with wrought iron. Square Tuscan piers, one with remaining cornice and ball finial. Wrought iron overthrow with 9 pinnacles and panel inscribed: "R.L/J.S/Th.Bs/C.W/1765". 7 semi-circular steps. Listing NGR: SJ4430991113.

Entrance gateway to the Church of St Michael at south-east corner of churchyard, Huyton Lane. Grade II Listed Building. NHLE: 1075536. Listed: March 1987. Entrance gateway. Dated 1765. Stone with wrought iron. Square Tuscan piers with cornices and ball finials. Wrought iron overthrow with 9 pinnacles and panels inscribed: "R.L/J.S/T.B/C.Wn/1765". Listing NGR: SJ4427891082.

Appendix B

Gazetteer of Merseyside Historic Environment Record (500m Search Area)

HER No.	Name	Location	Date
	Monuments		
MME5783	Site of Wallcroft House, Derby Road, Huyton	SJ 4432 9082	Post Medieval to Modern
MME5784	Site of a cottage, Derby Road, Huyton	SJ 4426 9073	Post Medieval to Modern
MME5785	Site of Lady Croft, Huyton Hey Road, Huyton	SJ 4437 9068	Modern
MME5786	Site of Poplar Bank House, Derby Road, Huyton	SJ 4411 9068	Modern
MME5787	Nos. 1-5 Pinnington Place, Huyton	SJ 44027 90595	Modern
MME5826	St Clare's, The Orchard, Huyton	SJ 44324 90596	Modern
MME5827	St Margaret's, The Orchard, Huyton	SJ 44308 90596	Modern
MME5828	St Mary's, The Orchard, Huyton	SJ 44292 90595	Modern
MME5829	St Hilda's, The Orchard, Huyton	SJ 44273 90594	Modern
MME5830	Former Huyton College Chapel, The Orchard, Huyton	SJ 4424 9059	Modern
MME5842	Church of St Michael, Huyton Lane, Huyton	SJ 44266 91129	Medieval to Modern
MME5843	Thornton Leigh, Huyton Lane, Huyton	SJ 44455 91191	Post Medieval to Modern
MME5846	Site of Brook House, Blue Bell Lane, Huyton	SJ 4418 9141	Post Medieval to Modern
MME5847	Site of Chantrey Well, Blue Bell Lane, Huyton	SJ 44228 91209	Modern
MME5848	Site of Huyton Free School, Blue Bell Lane, Huyton	SJ 44235 91179	Post Medieval to Modern
MME5851	Site of Linear Earthworks, Huyton Lane, Huyton	SJ 4452 9109	Medieval
MME5852	Two brass Nuremburg counters, St Michael's Church, Huyton	SJ 4426 9112	Medieval to Post Medieval
MME9292	Liverpool and Manchester Railway	SJ 48742 92694	Modern
MME1087 4	Park Hall, Huyton Hey Road, Huyton	SJ 44487 90731	Modern
MME1087 5	South entrance to St Michael's churchyard, Huyton Lane, Huyton	SJ 44277 91082	Post Medieval to Modern
MME1087 7	East entrance to St Michael's churchyard, Huyton Lane, Huyton	SJ 44308 91113	Modern
MME1089 5	Village Cross, Bluebell Lane, Huyton	SJ 44221 91128	Modern
MME1089 7	Newland, 1a Huyton Hey Road and No. 1 Victoria Road, Huyton	SJ 44530 90711	Modern
MME1089 8	Monument to the east of the north aisle of the church of St Michael, St Michael's churchyard, Huyton Lane, Huyton.	SJ 44287 91135	Modern
MME1090 3	United Reformed Church, Victoria Road, Huyton	SJ 44665 90822	Modern
MME1188 4	Former barn at Thornton Leigh, Huyton Lane, Huyton	SJ 44435 91185	Modern
MME1189 9	St Michael's Churchyard, Huyton Lane, Huyton	SJ 4427 9112	Medieval to Modern
MME1190 3	Site of The Vicarage, Huyton Lane, Huyton	SJ 4432 9116	Medieval to Modern
MME1190 4	Site of a house and a brewery, Blue Bell Lane, Huyton	SJ 4424 9105	Post Medieval to Modern

BUILT HERITAGE STATEMENT: LAND OFF HUYTON LANE, HUYTON, KNOWSLEY, MERSEYSIDE

MME15320	Nos. 47-49 Derby Road, Huyton	SJ 44338 90854	Modern
MME15701	Site of Huyton Church of England School, Derby Road, Huyton	SJ 44295 91024	Post Medieval to Modern
MME15706	Site of the Rose and Crown public house, Derby Road, Huyton	SJ 44288 91059	Post Medieval to Modern
MME16042	Gully and post holes, St Michael's Churchyard, Blue Bell Lane, Huyton	SJ 44254 91112	Unknown
MME16296	Nos. 112-118 Blue Bell Lane, Huyton	SJ 44251 91093	Modern
MME16298	Markland Lodge, Victoria Road, Huyton	SJ 44593 90800	Modern
MME16389	Nos. 1-4 Derby Terrace, Huyton	SJ 44218 91154	Modern
MME16390	The Wheatsheaf public house, Archway Road, Huyton	SJ 44250 91059	Modern
MME16400	The Anchorage, Huyton Church Road, Huyton	SJ 44558 90854	Modern
MME16402	Lawrence House, Huyton Church Road, Huyton	SJ 44533 90817	Modern
MME16403	Hollinside, Victoria Road, Huyton	SJ 44568 90756	Modern
MME17976	Victorian Pillar Box, Archyway Road, Huyton	SJ 44055 90880	Modern
MME17982	George V Pillar Box, Huyton Lane, Huyton	SJ 44639 91408	Modern
MME18258	Huyton	SJ 44274 91066	Medieval
MME18556	Huyton Cricket Club pavilion, Huyton Lane, Huyton	SJ 44384 91340	Modern
MME19558	Font, St Michael's churchyard, Huyton	SJ 44290 91129	Medieval
MME19565	Site of a Second World War searchlight battery, Huyton	SJ 44300 91500	Modern
MME21120	Site of Belle Vue, Derby Road, Huyton	SJ 44256 90685	Post Medieval to Modern
MME21122	Site of a toll house, Archway Road, Huyton	SJ 43995 90812	Modern
MME21123	Site of The Gables, Poplar Bank, Huyton	SJ 44036 90834	Post Medieval to Modern
MME21144	Site of a cross, Bluebell Lane, Huyton	SJ 44226 91134	Modern
MME21181	Huyton Hey Bridge, Huyton Hey Road, Huyton	SJ 44650 90664	Modern
MME21182	Site of Wellcroft House, Westmoreland Road, Huyton	SJ 44283 90842	Modern
MME21183	Site of Nos. 14 and 16 Westmoreland Road, Huyton	SJ 44235 90784	Modern
MME21184	Site of Nos. 18 and 20 Westmoreland Road, Huyton	SJ 44218 90770	Modern
MME21185	Site of No. 4 Poplar Bank, Huyton	SJ 44159 90737	Modern
MME21186	Site of Nos. 5 and 6 Poplar Bank, Huyton	SJ 44143 90751	Modern
MME21187	Site of Nos. 7 and 8 Poplar Bank, Huyton	SJ 44129 90766	Modern
MME21188	Site of No. 3 Poplar Bank, Huyton	SJ 44175 90717	Modern

BUILT HERITAGE STATEMENT: LAND OFF HUYTON LANE, HUYTON, KNOWSLEY, MERSEYSIDE

MME21189	Site of No. 2 Poplar Bank, Huyton	SJ 44184 90707	Modern
MME21190	Site of No. 1 Poplar Bank, Huyton	SJ 44192 90698	Modern
MME21191	Site of a cottage, Derby Road, Huyton	SJ 44272 90770	Post Medieval to Modern
MME21192	Site of cottages, Derby Road, Huyton	SJ 44294 90765	Post Medieval to Modern
MME21193	Site of cottages, Derby Road, Huyton	SJ 44298 90793	Post Medieval to Modern
MME21194	Site of two houses, Derby Road, Huyton	SJ 44275 90971	Post Medieval to Modern
MME21195	Site a house, Derby Road, Huyton	SJ 44277 91019	Post Medieval to Modern
MME21196	Site houses, Derby Road, Huyton	SJ 44270 91054	Post Medieval to Modern
MME21197	Site of cottages, Blue Bell Lane, Huyton	SJ 44232 91116	Post Medieval to Modern
MME21198	Site of cottages, Blue Bell Lane, Huyton	SJ 44213 91124	Post Medieval to Modern
MME21200	Former Fire Station, Huyton Lane, Huyton	SJ 44310 91128	Modern
MME21201	Site of a public house and cottages, Blue Bell Lane, Huyton	SJ 44247 91156	Modern
MME21202	Site of a cottage, Blue Bell Lane, Huyton	SJ 44227 91218	Modern
MME21203	Nos. 137-143 Blue Bell Lane, Huyton	SJ 44225 91266	Modern
MME21204	Location of a barn, Blue Bell Lane, Huyton	SJ 44194 91467	Post Medieval to Modern
MME21207	Site of cottages, Huyton Lane, Huyton	SJ 44640 91376	Modern
MME21208	Site of cottages, Derby Road, Huyton	SJ 44314 90763	Post Medieval to Modern
MME21211	Site of a cottage, Derby Road, Huyton	SJ 44304 90956	Post Medieval to Modern
MME21212	Site of a cottage, Derby Road, Huyton	SJ 44299 90971	Post Medieval to Modern
MME21213	Site of cottages, Derby Road, Huyton	SJ 44292 91010	Post Medieval to Modern
MME21214	Site of a house, Derby Road, Huyton	SJ 44295 91045	Post Medieval to Modern
MME21215	Site of a house, workshop and cottages, Huyton Lane, Huyton	SJ 44296 91080	Post Medieval to Modern
MME21216	Site of The Nook, Huyton Lane, Huyton	SJ 44313 91090	Post Medieval to Modern
MME21217	Site of Church View and Ivy Cottages, Huyton Lane, Huyton	SJ 44325 91106	Post Medieval to Modern
	Listed Buildings		
1075535	Church of St Michael		II*
1075533	Park Hall		II
1075536	Entrance Gateway to Church of St Michael at South Corner of Churchyard		II
1199006	Entrance Gateway to Church of St Michael at North East Corner of Churchyard		II
1343442	Village Cross		II
1343444	Newland		II
1343445	Monument to East of North Aisle of Church of St Michael		II

BUILT HERITAGE STATEMENT: LAND OFF HUYTON LANE, HUYTON, KNOWSLEY, MERSEYSIDE

1343469	United Reformed Church		II
	Events		
EME2719	Excavation at St Michael's Church, Huyton Lane, Huyton - 2014	SJ 44279 91104	
EME3013	Assessment of Park Hall, Huyton Hey Road, Huyton - 2018	SJ 44486 90725	
EME3078	Assessment of the former Huyton Cricket Club, Huyton Lane, Huyton - 2020	SJ 44386 91343	

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