

Conservation Statement

(Heritage Impact Statement)

Proposed conversion of existing residential accommodation at 1st floor level above the existing ground floor PH to provide 4 No. self-contained flats/apartments;

To construct a 1st floor rear extension associated with proposed conversion works;

To demolish the existing garage, layout a hard-standing to form 4 No. car parking spaces and to create an outdoor seating area

**Queens Arms PH
39 Blacklow Brow, Huyton
Knowsley
L36 5XE**



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Front cover image
Source: Google Street View

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**Queens Arms PH, 39 Blacklow Brow, Huyton
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1 Introduction

DGM Conservation has been commissioned to prepare a conservation statement to accompany an application for planning permission to convert the existing residential accommodation at 1st floor level above the existing ground floor of the Queen's Arms



Public House to provide 4 No. self-contained apartments. (Fig 1) Included in the application is the construction of a 1st floor rear extension that is associated with the proposed conversion works. Externally it is proposed to demolish the existing garage, layout a hard-standing to form 4 No. car parking spaces and to create an outdoor seating area.

Fig 1 - Location Plan (NTS)

Source: Poven Developments Ltd

2 Historic context

The township of Huyton is one of ancient origin. In the Domesday survey of 1086 the name of the settlement appeared as Hitune meaning literally 'High Town' and was held, together with the manor of Torboc (Tarbock). These manor lands were a portion of the area between the Ribble and the Mersey known collectively as the *West Derby Hundred*. The spelling of the township's name has varied from Hitune (1086);

Houton (1258); to Hyton and Huyton (1292), the latter becoming the recognised spelling from 1300 onwards.¹

The earliest settlement was situated to the south of the church with arable fields surrounding it. The expansion of Huyton occurred during the eighteenth and nineteenth centuries particularly at the junction of the former fields of 'Townfield' and 'Rooley' with the area around the Queens Arms Public House believed to be one of the oldest parts of Huyton.

During the 1820s The Queens Arms was considered to be a significant lodging house, as it housed many of the workers who constructed the turnpike road and worked on the railway and has remained virtually unchanged since the 1830s.²

The 1830 Tithe Map shows that the residential buildings in The Orchard Conservation Area had not been built. These 'villa estates' namely 'Church Road', 'Victoria Road' and 'The Orchard' were developed following the arrival of the London & North Western's Liverpool to Manchester railway and allowed easy access for commuters to and from Liverpool.

Blacklow Brow and Derby Street were part of the Ashton & Warrington Turnpike which, during the 1840's, passed through the old centre of Huyton.

The Queen's Arms public house now lies within the boundary of The Orchard Conservation Area (Appendix I). The current conservation area boundary dates from December 2014.³ However, it is understood that the original designation of the conservation area pre-dates the Borough's Conservation Area Appraisal dated 2005.

3 Legislation, Principle & Policies

Under the provisions of Section 72 of the Planning (Listed Building & Conservation Area) Act 1990 Local Planning Authorities have a general duty to pay special attention to the desirability of preserving or enhancing the character and appearance of their designated conservation areas.

In terms of locally adopted planning policy the Knowsley Replacement Unitary Development Plan (UDP) was adopted in 2006. In June 2009, Knowsley Metropolitan Borough Council (KMBC) 'saved' the majority of the UDP policies under the provisions of the revised system introduced by the Planning and Compulsory Purchase Act 2004.

In January 2016 KMBC formally adopted its Knowsley Local Plan: Core Strategy. The Core Strategy part of the Local Plan sets out the strategic framework for the growth

¹ www.archives.knowsley.gov.uk/huyton/history-of-huyton

² Knowsley MBC, 'The Orchard Conservation Area Character Appraisal & Conservation Area Management Plan', December 2014 (adopted January 2015)

³ Ibid

and development of Knowsley up to 2028 and beyond. It also sets out how and where new development and regeneration should take place and is to promote, guide and manage the future development of the borough.

With regard to the management of the historic environment, design quality and sustainability and the provisions of new dwellings within the Borough the proposal will be assessed under the following adopted Knowsley Local Plan: Core Strategy policies:

- CS2 Development Principles
- CS3 Housing Supply, Delivery and Distribution
- CS15 Delivering Affordable Housing
- CS19 Design Quality and Accessibility in New Development
- CS20 Managing the Borough's Historic Environment (*see Appendix II*)

KMBC has acknowledged under the heading 'Conservation Areas' in (Para 9.15) of the Knowsley Local Plan: Core Strategy that:

“The designation of an area as a Conservation Area ensures that important local buildings are protected from unauthorised demolition and that new development is expected to integrate appropriately with the special character of the area, even if previous unsympathetic developments exist.

The general presumption is always in favour of the preservation of buildings or structures that make a positive contribution to the character and appearance of a Conservation Area. This approach is not intended to prevent change or development, but to ensure that where change does take place, it helps to preserve or enhance the special character of the area.”

The National Planning Policy Framework (NPPF) 2019 replaced the Government's original 2012 publication and subsequently revised the 2018 modifications. The proposals will be tested against the relevant paragraphs within Section 16 of the NPPF 2019 'Conserving and enhancing the historic environment'.

It advocates that in respect of the conserving and enhancing the historic environment 'significance' can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. The Heritage asset in this particular instance is the designated conservation area as such any change that is likely to cause harm or loss should require clear and convincing justification.

It is also noted that Historic England has published Historic Environment Good Practice Advice in Planning in respect of:

- The Historic Environment in Local Plans
- Managing Significance in Decision-Taking in the Historic Environment
- The Setting of Heritage Assets

Regard will be given to the second of Historic England's good practice advice as part of the assessment of the current proposals to carry out internal works and minor external alterations to this unlisted building.

The historic environment is a shared resource. It contains a unique and dynamic record of human activity and has been shaped by people responding to the surroundings they inherit, and embodies the aspirations, skills and investment of successive generations. As such the following ‘principles’ aim to provide the foundations for the sustainable management of the historic environment:

- The historic environment is a shared resource
- Everyone should be able to participate in sustaining the historic environment
- Understanding the significance of places is vital
- Significant places should be managed to sustain their values
- Decisions about change must be reasonable, transparent and consistent
- Documenting and learning from decisions is essential

To understand the significance of The Orchard Conservation Area it is recognised this part of the historic environment has a distinctive identity perceived by people that can be considered a place⁴.

The significance of this particular place embraces all the cultural and social heritage values that people associate with it. It is considered by Historic England that these values will tend to grow in strength and complexity over time, as understanding deepens and people’s perceptions of a place evolve.

4 Significance & Analysis

Significance

The property is located within the amended boundary of The Orchard Conservation Area (Appendix I). The current building is considered to date from the late



1950s/early 1960s which replaced a small scale two storey Georgian building that was a lodging house (Fig 2).

Fig 2 - The Queen's Arms PH c1950
Source: Knowsley Archives

The existing building is not a listed building (i.e. not included in the Government’s statutory list of buildings of special architectural or historic interest) but the Local Authority in its ‘Character Appraisal’ and ‘Conservation Management Plan’ (both dated 2014) consider it to be a ‘Focal Building’. This means that the Local Planning

⁴ The word ‘place’ is used by Historic England a proxy for any part of the historic environment, including under the ground or sea, that people (not least practitioners) perceive as having a distinct identity, although recognising that there is no ideal term to cover everything from a shipwreck to a landscape.

Authority regard the Queen's Arms PH as having some importance to the character of this part of the designated Conservation Area and is discussed as follows:

"The Orchard Conservation Area retains much of its historic layout, with the four main access roads running through the area; Blacklow Brow, The Orchard, The Rooley and St Mary's Road, following the same street pattern as they have done for over 150 years."

"...Pinnington Place towards the north west of the Conservation Area is, by contrast, very different in layout to the rest of the Conservation Area, and the buildings are far simpler in design; possibly due to the fact that this particular area is much older than the villa estates located close by."

Focal Points

"One of the most obvious focal points in the Conservation Area is the gate that separates The Orchard and St Mary's Road, and although the original function has long since ceased, it is probably one of the easiest and most recognisable features to locate. The entrance to Huyton Hall also serves as a useful focal point within the Conservation Area; the use of the archway as a functional (meeting destination) focal point is probably overshadowed by its close proximity to Huyton Station and the Queen's Arms."

Focal Buildings

"The Orchard is fortunate to have a number of focal buildings including:

- Huyton Hall
- The former Chapel to Huyton College
- Greenhill (Grade II Listed Building)
- Old Independent Chapel
- No 37 Blacklow Brow (Shops)
- Huyton Train Station
- The Queen's Arms Public House

Huyton Station and The Queens Arms, both recent additions to the Conservation Area, are probably two of the most important focal buildings for the general public. The area surrounding these buildings has lost much of its former appeal, due in part to the loss of some historic features; including, a small group of trees and a reduction in the size of the cobbled area outside the station."

Analysis

The applicant proposes to convert the first floor of the Public House to create 4 No. self-contained apartments. At present the existing arrangement provides for residential accommodation which includes four bedrooms.

As part of the proposed conversion works the proposals includes the construction of a modest first floor extension over the existing ground floor bottle store and kitchen with a flat roof and parapet to match the existing arrangement. By retaining the 'flat roof' design the proposed extension will remain subservient to the overall mass of the two storey building with its Italianate styled eaves under a tiled pitch roof. (Fig 3)



Fig 3 - Existing rear elevation in relation to the Italianate eaves

Source: Google Street View

The facing materials of the proposed extension are to match the existing render in terms of texture and colours. For the avoidance of doubt samples of all materials are to be agreed with the Local Planning Authority's Conservation Officer prior to the commencement of works.

The proposed roof lights should be of the 'conservation type' (i.e. with a '*low flashing kit*') in order that the roof light has a minimal projection above the line of the roof covering; a sample of the proposed roof light is to be agreed with the Local Planning Authority's Conservation Officer prior to their installation.

In terms of the loss of the existing concrete garage to provide 4 No. car parking spaces (1 space per flat/apartment) is considered to have no adverse effect on the character of the conservation area or the neighbouring railway station, also considered to be a 'Focal Building' within the Borough's adopted Character Appraisal.

The modest external open seating area has been provided for the benefit of the patrons of the Queen's Arms PH.

5 Summary & Conclusions

It is understood that local planning authorities, under the provisions of Paragraph 189 of the NPPF require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting, and that the level of detail be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

It is considered that the applicant and the appointed agents have provided sufficient information to meet these requirements.

With regard to Paragraph 192 of the NPPF it is recognised that in determining applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- The desirability of new development making a positive contribution to local character and distinctiveness.

The current proposals will sustain the significance of this non-designated heritage asset by putting it to a viable use that is consistent with its conservation. It will also retain the positive contribution that the building makes to sustainable communities including their economic vitality. The modest extension will not adversely harm the local character or the distinctive part of the designated conservation area.

With regard to Paragraphs 196 & 197 of the NPPF 2019 the proposals are considered to lead to less than substantial harm to the significance of a designated heritage asset (The Orchard Conservation Area), and that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use; the optimum viable use in this case being to provide 4 No. self-contained flats/apartments.

It is understood that the effect of the proposals affecting the significance of this non-designated heritage asset (Queen's Arms PH) will be taken into account by the Local Planning Authority in determining the application. As such it is expected that a balanced judgement will be made having regard to the modest scale of the proposed external works that will not cause any harm or loss and the significance of both the heritage asset (The Orchard Conservation Area) and the non-designated heritage asset.

In terms of Knowsley MBC's adopted Local Plan 2016 policies pertaining to conservation areas it is considered that as part of the Local Authority's management of the Borough's conservation areas the proposal meets the requirements set out in Policy CS20 (2) which states:

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.

As such the proposed works will preserve the overall character of this undesignated historic asset and will not affect the setting of the immediate built environment.

The proposal makes possible the long term conservation and beneficial use of this 'Focal Building' and maintain the area's historic importance.



Appendix I

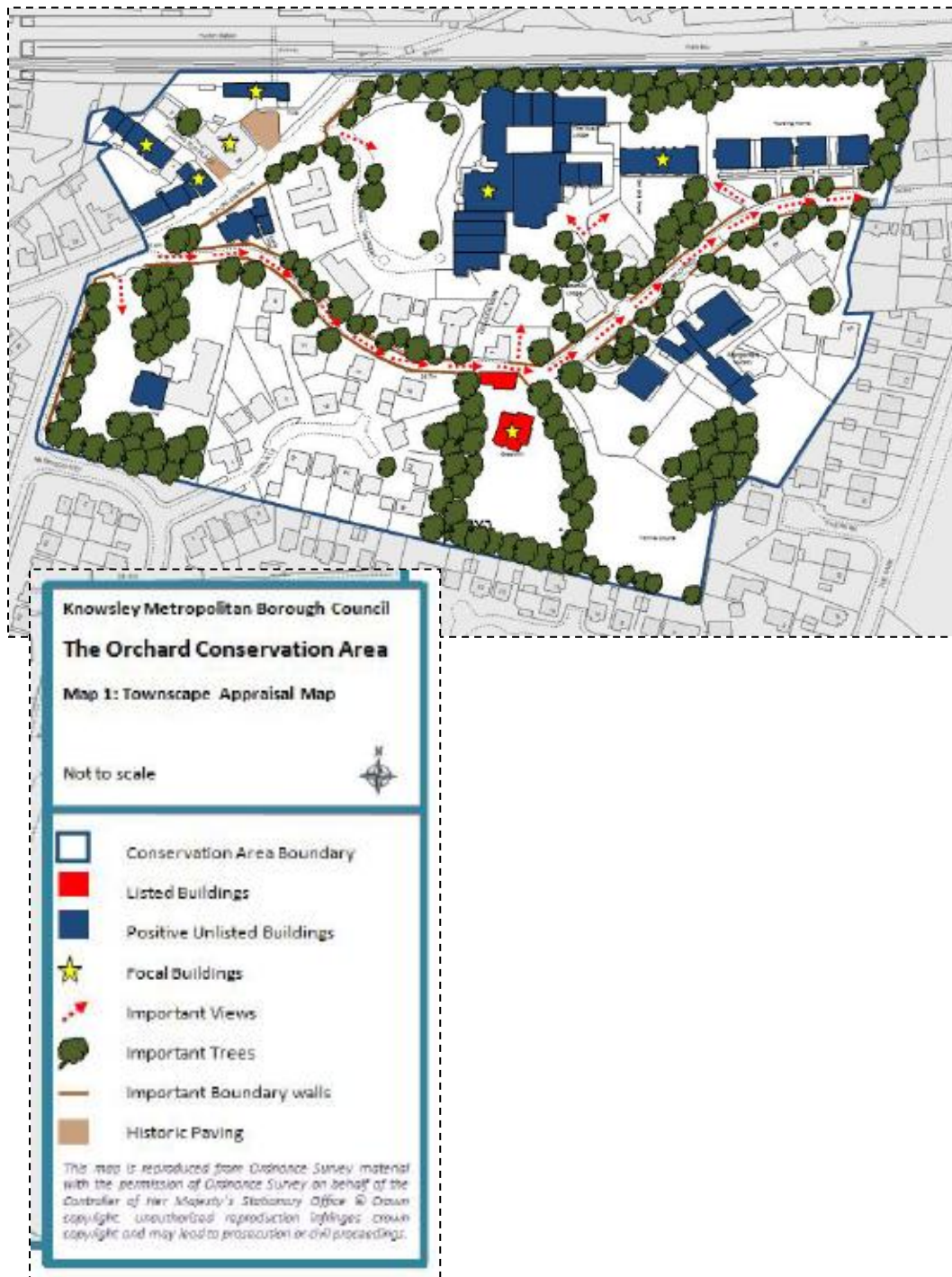
The Orchard Conservation Area Townscape Map

Extract from Appendix 4 of 'The Orchard Conservation Area Management Plan'

Designated: Pre-2005

Boundary Review: December 2014 (adopted January 2015)

Source: Knowsley Metropolitan Borough Council



Appendix II

Policy CS20

Managing the Borough's Historic Environment

Source: Knowsley Metropolitan Borough Council

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