

2 Church Road (Grinton Lodge) – Heritage Statement

This Heritage Statement has been prepared in support of an application for an erection of a 2.0m high wall and vehicular access gate.

A non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

The property sits within the boundary of Grinton Lodge Farm and is located within the suburb of Huyton with Roby, close to Roby Railway Station. The site is situated to the North of Roby Conservation Area and is outside of the Conservation Area boundary. The railway line acts as a buffer between the site and the CA and the proposal would not affect the character and appearance of the CA.

There is a new development behind the application site comprising of 2 storey dwellings of a modern housing style. The Church Road area consists of a mix of house types dating from pre and post war decades.

Grinton Lodge, previously a farm house is shown on the Derby Estate Survey Plan of 1783. The site and surrounding area have since been developed into an established residential area, with the introduction of the Liverpool-Manchester Railway in 1830 kick starting a period of substantial growth and development.

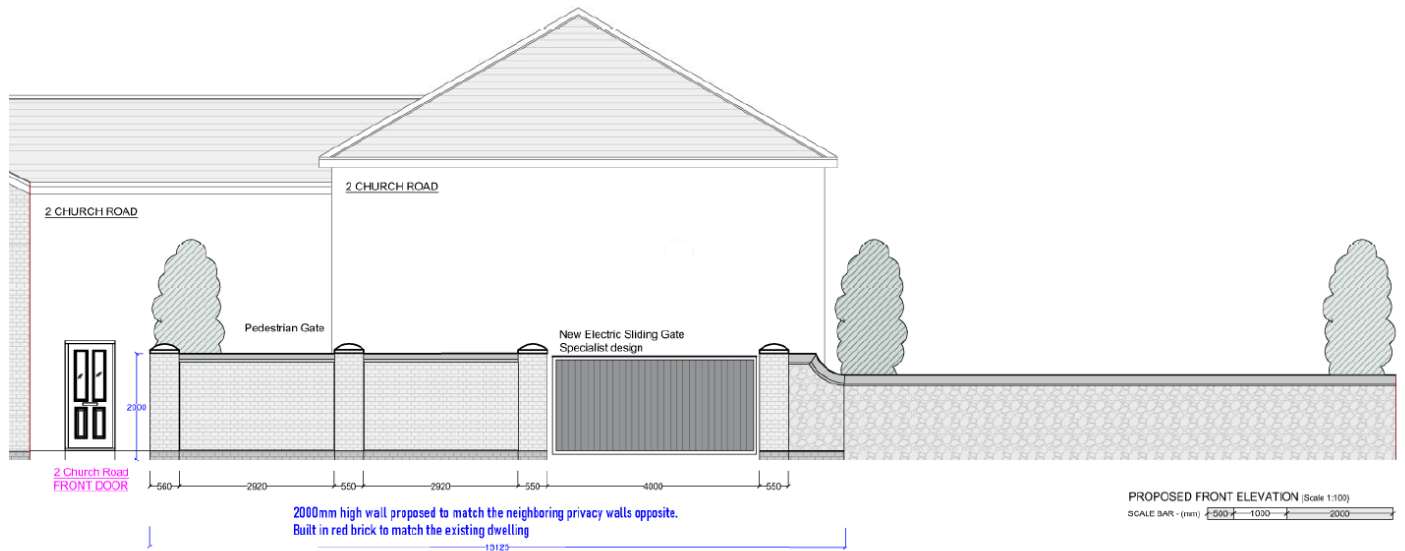
Grinton Lodge Farm was formerly named Twig Lane Farm and this change occurred between the years of 1908 and 1928, according to the OS Maps. It seems that during these years the outline of the farm was transformed suggesting a change of ownership and dividing up of the land. Part of the site was used as a dog kennels from 1964 and this use looks to have ceased trading in 2016.

No information has been offered by the Local Planning Authority as to why Grinton Lodge was identified as a Non-designated Heritage Asset nor has any detail of the decision been publicised.

In July 2019 the Planning Practice Guidance and National Planning Policy Framework was amended to remind local authorities that the identification of NDHA is a rarity rather than a common occurrence and, if a building is highlighted as such, it should have sufficient justification and plausibility.

The PPG states that *“a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets”*. It seems that the age of a building or the existence of a record on a Local Historic Environment Record alone, does not constitute the property being automatically identified as a NDHA. Again, as no information has been offered by the LPA, we cannot be sure of the specific reasons behind the property being identified as a NDHA.

The proposed development compromises the demolition of the existing front wall (demolition has already taken place) and the erection of a 2m high wall with a vehicular access gate.



The proposed wall will match that of the opposite property (5 Church Road), shown below and the proposed bricks will be chosen to match the existing dwelling. The vehicular access gate will also consist of a similar design to that shown below and will be sympathetic to the age and character of the existing dwelling.



The history of the site and the relationship to the Conservation Area is outlined above. The works are to the front of the property and an existing wall is to be replaced. The proposed wall is 1m higher than the previous wall and will offer security and most importantly safety to the children at the property, due to the proximity of the railway line. The wall will match that of the opposite property and is therefore in keeping with the surrounding area. The works

would have no impact on the significance or setting of the non-designated heritage asset and no significant historical architectural features of the property that will be affected by the proposal.