

An aerial photograph of a residential neighborhood. A house with a dark roof and a chimney is highlighted with an orange outline. The house is situated on a green lawn, surrounded by other houses and trees. The background shows a dense residential area with many houses and streets.

FENIX HERITAGE

4 Huyton Hall Crescent, Huyton

Heritage Statement

Prepared on behalf of Mr. P. Smith

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4 Huyton Hall Crescent, Huyton

Heritage Statement

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

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

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1. PRECIS

Fenix Heritage has been commissioned by Mr. P. Smith (hereafter 'the Applicant') to prepare a Heritage Statement (hereafter 'the Statement') to support a planning application to remodel and extend the dwelling house 4 Huyton Hall Crescent (hereafter 'the Building') to be submitted to Knowsley Metropolitan Borough Council (hereafter the 'LPA').

There are no discrete designated heritage assets within curtilage of the Building but the Building and its curtilage are within the Orchard Conservation Area.

The character and appearance of the Orchard Conservation Area would be changed but not harmed by the proposed development and the significance of the Conservation Area would not be negated in any way.

The building is within the setting of one Listed Building – Greenhill (Grade II). The setting of this Listed Building would not be harmed by the proposed development and neither the special interest of the Listed Building nor its significance would be harmed

The Building is also within the settings of Positive Unlisted Buildings in the Conservation Area but the settings and significances of these historic buildings would not be harmed.

The proposed changes and extensions to an existing building would have no adverse effect on key views and vistas within the Conservation Area.

There is no cause to raise an objection to the proposed development on the grounds of direct or indirect impact to heritage assets and no cause to establish a reason for refusal on heritage grounds.

With respect to due diligence, the Applicant has arranged for a suitable Statement to be prepared to provide the LPA with baseline data and professional commentary on the implications for the historic built environment arising from the proposed development, in line with the national and local policy provisions for the historic environment.

2. INTRODUCTION

Purpose

The aims of the Assessment are to

- Understand the form, materials and history of the relevant heritage assets
- Understand the significance of the relevant heritage assets
- Understand the impact of the proposal on significance
- Explore measures to avoid, minimise and mitigate any negative impact
- Explore opportunities to better reveal or enhance significance (if feasible)
- Present the outputs in a report

Description of Proposed Developments

The proposed development takes the form of proposed single-storey wrap-around extension to the east and south elevations, a car port and patio on the western elevation, revised front entrance treatment, removal of the sill band, addition of a string course, rendering of the ground floor elevations to plinth course and an extended boundary fence to the front garden/drive area.

Methods

The approach to the Assessment is focussed on an assessment of the significance of the relevant heritage asset(s) and their settings and estimation on the impacts (beneficial, neutral or harmful) to the significance and settings which would arise from the proposed developments.

The assessment is founded on baseline data from the following sources of information:

- [The National Heritage List for England;](#)
- Historic Ordnance Survey mapping derived from the National Libraries of Scotland and other sources;
- Google Earth historical satellite imagery;
- <https://www.heritagegateway.org.uk/gateway/advancedsearch>
- Various other relevant books, journals and publications identified during the course of the assessment process; and
- Information in the possession of the Applicant.

3. LOCATION AND DESCRIPTION

Location

The Building is located at Huyton Hall Crescent, L36 5RL, centred, approximately at grid reference SJ 44130 90530 (Fig. 1).

Topography

The two-storey detached dwelling house is set within a curtilage comprising a garden to the rear, laid to lawn and bounded on the south by a fence and tree line providing a property boundary to The Orchard. At the front there is parking provision and areas laid to lawn with some ornamental shrubs. To one side of the Building there is a garage (Fig. 2).

Historic Environment Baseline

The National Heritage List for England (hereafter NHLE) and the LPA record two designated heritage assets within 250m of the Building. The Building is wholly within The Orchard Conservation Area and the Listed Building Greenhill (Grade II, NHLE ref. 1215183) is located c. 55m to the south-east of the Building.

The LPA identifies a number of Unlisted Positive Buildings within the Conservation Area and for the purposes of reporting these will be considered to be non-designated heritage assets. However, such a status has not been formally confirmed by the LPA and this reporting mechanism does not admit or confirm that such a status applies.

The Building

The Building is a two-storey, brick-built, detached dwelling house, built c. 1998-1999, with separate single-storey garage to the eastern elevation. The roof is pyramidal in form, providing a pavilion effect, has deep eaves and is punctured by a single chimney stack projecting from the western elevation. The transition to the first floor is marked by a dentilated course above which there are cream-painted rendered panels rising to the soffit. The fenestration is uniformly mock 2-over-2, sash uPVC window frames. A small conservatory advances from the rear (south-facing) elevation. The façade (north-facing elevation) is dramatic, with a plinth course and a portico doorway. Projecting brick piers, in the style of pilasters focus the gaze to the doorway under an arched head. The brick piers diminish at first floor level and support an open gable dual pitch rooflet.

The detailed composition of the Building is provided as follows:

- | | |
|--------|------------------------------------|
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Fig. 9 Existing Front Axonometric

Fig. 10 Existing Rear Axonometric

4. STATUTORY AND PLANNING POLICY FRAMEWORKS

Legislation

At the international level there are two principal agreements concerning the protection of the cultural heritage and archaeological resource. The UNESCO Convention Concerning the Protection of World Cultural and Natural Heritage, 1972 and the Valletta Convention on Protection of Archaeology, formally known as the Convention for the Protection of the Archaeological Heritage of Europe. This was originally ratified in 1969 but was revised in Valletta in 1992. The UK ratified the Convention in 2017, and it remains in force

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

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" (s66(1)).

The Site does not contain any Listed Buildings. However, there are Listed Buildings in the vicinity of the Site centre and so, as a precautionary principle, it is assumed that the LPA's statutory duties arising from (s66(1)) would be engaged.

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

The Site is wholly within The Orchard Conservation Area It is assumed that the LPA's statutory duties arising from (s72 (1)) would be engaged.

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

The *Act*, therefore, makes it a legal requirement for the LPA to have special regard to the desirability of preserving or enhancing Listed Buildings and Conservation Areas. With respect to Listed Buildings and Conservation Areas this extends the duty to preserve, as enshrined in the *Planning (Conservation Areas and Listed Buildings) Act* 1990 by introducing the desirability of enhancement. As the

desirability is focussed one outcome (preserving) or the other (enhancing) any perceived failure to achieve the second outcome (deemed to be an augmentation of the first) is not fatal to a resolution of the desirability.

National Planning Policy

The place of historic environment assets (both non-designated and designated) within the planning system is informed by the *National Planning Policy Framework* (NPPF – December 2024 edition).

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

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

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." Para. 207.

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal." Para. 208.

"In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness."* Para. 210.

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance." Para. 212.

"Any harm to, or loss of, the significance of a designated heritage

asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

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

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.” Para. 213.*

There are no designated heritage assets within the Site but as noted above the site is within the settings of a number of Listed Buildings. It should be noted that substantial harm is a high test which has been held to be “tantamount to destruction” (Bedford v SOS and Nuon [2013] EWHC 2847 (Admin)).

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

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.” Para. 214.

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.” Para. 208.

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

Local Planning Policy

The *Knowsley Local Plan: Core Strategy* (adopted 2016) applies.

The *Strategy* includes Strategic Objective 5 (Quality of Place) which states:

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

The *Strategy* also includes Policy CS20 Managing the Borough's Historic Environment which states:

1) Development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance. The Council will:

a) Require preservation of the local distinctiveness and character of historic assets through sensitive design of new development, including appropriate integration with their setting and immediate landscape;

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

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

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

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

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

b) Retain or introduce public access; and

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

3) 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.

It is interesting to note that the Strategy includes a chapter on Core Strategy Policy Delivery Mechanisms which confirms that the approach to delivering Policy CS20 is to *provides proportionate protection for historic assets based upon their significance.*

Some policies of the Knowsley Replacement Unitary Development Plan (UDP) are currently 'saved' and can be used in determining planning applications.

UDP Policy DQ5 Development in Conservation Areas, appears to be 'saved'. It states:

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. Conditions may be imposed restricting Permitted Development rights where this is necessary to prevent future minor alterations to a development which could adversely affect the character or appearance of the Area.

3. The Council will prepare Conservation Area Appraisals for each Conservation Area which shall be treated as material considerations in determining planning applications for development which may affect these Areas.

Professional Standards and Guidance

A number of English Heritage and Historic England publications inform the preparation of historic environment assessment documents, including *Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008), *Managing Significance in Decision-Taking in the Historic Environment* *Historic Environment Good Practice Advice in Planning Note 2* (Historic England 2015) and *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Historic England 2015).

5. HISTORICAL BACKGROUND

The Tithe Map of the Township of Huyton in the County of Lancashire, 1849 (Fig. 11) shows that the site of the Building was an open field owned by the Earl of Derby and tenanted by Edward Bridge. The field name was Little Rooley. The name Rooley is likely to derive from the Anglo-Saxon elements *rōd* (cross/gallows, or alternatively a measure of land – the rood [10,890ft²]) and *leah* (clearing/meadow). The name is also found in the street name The Rooley - which was a small pathway until 1897 when it was adopted as a public road.

By the publication of the Ordnance Survey (OS) Map, Lancashire, Sheet CVII.4, 1:2,500 in 1892. The landscape of the Building's site had been transformed (Fig. 12). The route of The Orchard had been laid out and a number of villas constructed. The site of the Building was within the grounds of Heywood Hall, specifically that part of the grounds which included a carriage drive providing affordance to the Hall from The Orchard. According to the LPAs document *The Orchard Conservation Area Character Appraisal* (2014) the Hall was the first building of The Orchard estate and was built in 1850. It was owned by Frederick Chapple, a ship owner and merchant. His occupancy was, however, short-lived and by 1871 the building had become a school.

The OS Survey Map, Lancashire, Sheet CVII.4, 1:2,500 of 1907 (Fig. 13) shows no changes at the site of the Building, but by 1894 Huyton Hall had become Huyton College. The building is in an Italianate style with stone facing. It has a number of balconies that further enhance the

grand appearance of the building and is similar to many other villa style buildings in the area, and the over hanging roof is supported by detailed timber brackets. Huyton College was to become known as Liverpool College for Gils, Huyton. It merged with Liverpool College (a coeducational day and boarding school in Mossley Hill) and the school site and buildings were sold and developed for residential use in the late 1990s.

The OS Map, Lancashire, Sheet CVII.4, 1:2,500, of 1927 (Fig. 14) shows no changes at the site of the Building.

The OS Map, Sheet SJ4490NW-A, 1:1,250 of 1951 (Fig. 15) shows no changes at the site of the Building other than some amendment to the carriage drive by the removal of a loop.

The OS Map, Sheet SJ440-SJ4590-BA, 1:2,500 of 1960 (Fig. 16) shows no changes at the site of the Building.

The OS Map, Sheet SJ4490NW-B, 1:1,250 of 1967 (Fig. 17) depicts a large structure on a rectangular footprint which partly occupies the eastern edge of the site of the Building. This was a pre-fabricated science building for the former Huyton Girls' College and was demolished in the 1990s. It is likely to have been built as part of a building programme for Huyton College in the 1960s.

The OS Map, SJ4490-SJ4590_CC, 1:2,500, of 1970 (Fig. 18) shows no changes at the site of the Building.

The OS Map, Sheet SJ49SW-B, 1:10,000 from 1990 shows no changes to the site of the Building.

An Aerial Photograph of 2005 shows that the Building had been erected. An outline planning application was permitted by the LPA in February 1997 for a residential development at the site of the Building. A further planning application (97/00331/APP) of June 1997 was granted permission in January 1998 for the retention of an existing floor slab and foundations (presumably associated with the material commencement of the 1997 permission) and the erection of a detached dwelling with detached double garage. In the immediate locale the former grounds of Huyton Hall have been transformed by the erection of five detached dwellings. The former lawn to the west of Huyton Hall remains as remnant of the once extensive grounds and acts as a communal amenity for the residents of the Huyton Hall Crescent community.

The Aerial Photograph of 2018 is of a higher quality than the effort from 2005 and highlights in particular the total screening of the Building from The Orchard achieved by the line of beech trees on the southern boundary of the curtilage.

6. SITE CONDITIONS

A Site visit and walk-over survey were conducted on 22 May 2025 in dry weather conditions with, low cloud, moderate light quality and good visibility. The photographs (Appendix A) provide a visual account of the Building, its context and approaches. The locations from which the photographs of the Site were taken are shown on Figs. 22 and 23.

The opportunity was taken to perambulate the publicly accessible routes in the vicinity of the Building, taking in the settings of nearby Listed Buildings and the settings of Positive Unlisted Buildings within The Orchard Conservation Area which may be affected by the development.

7. SIGNIFICANCE OF THE RELEVANT HERITAGE ASSETS

Not every feature contributing to the historic environment is provided with a detailed record of significance by local or national heritage agencies. In the absence of formal Statements of Significance for the identified historic environment features for which a possible impact could be predicted an attempt will be made to estimate significance.

These features are:

The Orchard Conservation Area

Greenhill Grade II Listed Building (NHLE ref. 1215183)

Positive Unlisted Buildings in the Conservation Area

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

In the first instance it is prudent to define categories of significance:

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

Significance	Description/ Threshold
International (Very High)	Monuments of international importance, including World Heritage Sites. Other buildings or structures of recognised international importance.
National (High)	Grade I and II* Listed Buildings, undesignated structures of national importance, Scheduled Monuments
Regional / County (Medium)	Conservation Areas, Grade II Listed Buildings.
Local (Low)	Historic buildings on a 'local list', curtilage listed buildings, buildings of merit/positive unlisted buildings in a Conservation Area.
Negligible/ None	Areas in which professional judgment, historic evidence and/or investigative techniques signify or have produced no or only minimal evidence for heritage significance, or where previous largescale disturbance or removal of structures, fabric or former land-use can be demonstrated or predicted with some confidence.
Unknown	Buildings/structures whose importance cannot be determined with the information currently at hand.

Heritage Feature	Values and Significance
The Orchard Conservation Area	<u>Component Values</u> <u>Evidential</u> - the Area has a high potential to yield evidence about past human activity and this reservoir of evidence, in the main, resides in the character and appearance – the built form, the open space, the communication routes and individual keynote buildings. The ability to understand and interpret the evidential value of the Areas is similarly high as the identification of the Area as historic and characterful is secure and its function is easily appreciable. The Building and its curtilage are wholly within the Conservation Area and neither makes any contribution to the evidential value of the Area. <u>Historical</u> - the Area has major historic interests as demonstrated by Conservation Area status as it illustrates the story of past events, people and aspects of life intimately bound up with the identity of an area which was transformed from rural backwater to fashionable suburban enclave - as a result of the advent of the railways and the economic boom in Liverpool in the second half of the 19th century. The Area and its constituent elements provide insights into settlement evolution with a well-understood, historic time-depth. The Building and its curtilage make no contribution to the historic value of the Conservation Area. <u>Aesthetic</u> - the Area score broadly positively against aesthetic interest. The Area is pleasing to be in, and the manipulation of the landscape generates a positive response. The evolution of the Area means that it contains planned and fortuitous elements, responding and adapting to geographical, social, political and economic motivations. The Building makes no contribution to the aesthetic value of the Conservation Area. Indeed, the LPA acknowledges that much of the Huyton Hall Crescent historic character area within the Conservation Area has been lost due to the high number of modern buildings (of which the Building is but one example) and that although the modern houses are generally well designed/built, they are of no architectural merit. <u>Communal</u> - The communal value of the Conservation Area is moderate/high as the essential connection between the community and the Area is directly accessible. However, Huyton Hall Crescent is a gated estate with no public rights of way and as such the Building, its curtilage and immediate milieu have no achievable communal value. The associative value is moderate, with some association with historical figures of renown such as the Earl of Derby. Huyton College was mentioned in the book <i>The Wildcats of St Trinian's</i> by Frank Launder. <u>Overall Significance</u> – the Conservation Area is an asset of architectural and historic interest and contains buildings that contribute significantly to historic character and appearance. In terms of ranking, the component values have degrees of strength and are augmented by structures and buildings erected during a short historic period and in recognised styles using quality material and construction methods. There is a binding, but nevertheless, compromised coherence. All the component interests are reflected in the designated rank bestowed by Conservation Area status and the asset's significance is Medium (Regional). The Building and its curtilage make no contribution to the significance of the Conservation Areas.

Greenhill (Listed Building – Grade II, NHLE ref. 1215183)	<u>Component Values</u> <u>Evidential</u> – this asset has a high potential to yield evidence about past human activity and this evidence, in the main, resides in the fabric, function, materials, design, built form and wider group value. The ability to understand and interpret the evidential value is high as the identification of the asset as a historic building is secure. There are some barriers to appreciation, understanding and interpretation of the evidential value as there is no right of public access to the Listed Building as it is a private dwelling. Despite the proximity of the Building and its curtilage to Greenhill, they make no contribution to the evidential value of the Listed Building. <u>Historic</u> – the asset has moderate/high historic interests as it highlights the historic and architectural quality and variety in Huyton. Broadly, the Listed Building illustrates the story of past events, people and aspects of high-status accommodation. Greenhill has a broadly traceable historic profile since the mid-19th century the interest of which is well-represented in original fabric. The relationship between design and function is well-orientated and the asset is well-maintained. Historically Greenhill once the domestic accommodation for the Headmistress of Huyton College. <u>Aesthetic</u> – the asset projects interests related to design, construction proficiency, material dexterity and architectural expression. With respect to authenticity the asset is intact, if modified. The aesthetic value - the sensory and intellectual stimulation derived from the asset includes appreciation of conscious design, form, materials, proportion, massing, technical necessity and the hand of a schooled designer or architect. The Site, however, makes no contribution to the aesthetic value of the Listed Building. <u>Communal</u> – whether the immediate and wider community of Huyton draws parts of its identity from this particular house is tricky to establish. The asset nevertheless provides substantial self-referential connection within a community as it is a common type of structure - easily relatable to and it stands out as an impressive structure in the locale. However, it is screened from view by boundary treatments and the communal value trends to low as the essential connection between the community and the history of the asset is not directly available due to private ownership. The associative value is negligible/low with no person of historic renown known to have resided at or visited Greenhill. The Building and its curtilage make no contribution to the communal value of Greenhill. <u>Overall Significance</u> – the Listed Building expresses heritage values of varying strengths sufficiently compelling to qualify it as a designated heritage asset of Medium (Regional/County) significance. The Building and its curtilage make no contribution to the significance of the Listed Building.
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Positive Unlisted Buildings within The Orchard Conservation Area	<u>Component Values</u> <u>Evidential</u> – these buildings have moderate potential to yield evidence about past human activity and this evidence, resides in the fabric, function, materials, design, built form and group value. The ability to understand and interpret the evidential value is high as the identification of them as historic buildings is secure. There are some barriers to appreciation, understanding and interpretation of the evidential value as most of them remain in the use for the designed and built and are visible from publicly accessible places. The Building and its curtilage make no contribution to the evidential value of these buildings. <u>Historic</u> – the buildings have limited historic interest as they are closely dated. However, this collective, restricted historic depth is not a weakness per se and the development of The Orchard area in the 19th century is of considerable local import. The Building and its curtilage make no contribution to the historic value of these buildings. <u>Aesthetic</u> – the buildings project interests related to artistic expression and technical mastery of metal founding. With respect to authenticity the asset is intact. design, construction proficiency, material dexterity and architectural expression. With respect to authenticity the asset is intact, if modified. The aesthetic value - the sensory and intellectual stimulation derived from the buildings includes appreciation of conscious design, form, materials, proportion, massing and technical necessity. The Building and its curtilage make no contribution to the historic value of these buildings. <u>Communal</u> – the community of Huyton will no doubt draw some aspect of its identity from the historic building stock, but this aspect is not easy to qualify or quantify. The buildings nevertheless provide a historic link to Huyton's past and, the buildings easily relatable to. The associative value is negligible/low. <u>Overall Significance</u> – these Positive Unlisted Buildings express heritage values of varying strengths, often compromised by re-use and modification sufficiently compelling for Low (Local) significance to be bestowed. The Site makes no contribution to the significance of the Listed Building.
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8. PROPOSED DEVELOPMENT AND POTENTIAL IMPACTS TO THE HISTORIC ENVIRONMENT

Proposed Development

The proposal for the Site takes the form of proposed single-storey wrap-around extension to the east and south elevations, a car port and patio on the western elevation, revised front entrance treatment, removal of the sill band, addition of a string course, rendering of the ground floor elevations to plinth course and an extended boundary fence to the front garden/drive area.

The specifics of the proposed development are shown on a suite of drawings as follows:

Fig. 24	Proposed Site Plan
Fig. 25	Proposed Ground Floor Plan
Fig. 26	Proposed First Floor Plan
Fig. 27	Proposed Roof Plan
Fig. 28	Proposed Front and Rear Elevations
Fig. 29	Proposed Side Elevations
Fig. 30	Proposed Front Axonometric
Fig. 31	Proposed Rear Axonometric

Direct Impact

The proposed development requires modification to building (of no historic or architectural merit) in a Conservation Area. The proposed development would, therefore, result in physical changes to a designated heritage asset of medium significance. These changes, however, are modest in scale and the observer is already primed to expect and acknowledge the presence of a house of modern, derivative appearance in this location. Built form would be increased but the Building and its curtilage have the capacity for expansion and change of appearance and no harm would be occasioned to the Conservation area. Indeed this capacity at the modern dwellings on Huyton Hall Crescent is recognised by the award of planning permissions for a number of householder proposals at the Crescent – including a side garage at 1 and a single-storey rear extension at 2. These permissions confirm that the arc of modification and piecemeal evolution of the individual, modern dwelling houses matches that of the gated community and also appreciate that the crescent is obscured from wider sightlines into, across and within the Conservation Area by the tall sandstone boundary wall which one separated Huyton Hall from the wide area. This boundary wall and the beech tress to the southern boundary of the curtilage would ensure that the proposed extension are not readable from the wider street scene.

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

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

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

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

Development is capable of affecting the settings of heritage assets and the ability to understand experience and appreciate them. An assessment of the scope of the magnitude and effect of any impact on settings is part of the remit of this assessment and has been undertaken with reference to the Historic England document *The*

Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (second edition).

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

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

In order to undertake an assessment of significance of the settings to a level of thoroughness proportionate to the relative importance of the assets, the settings of which may be affected by development on the Site, this assessment examined and considered the setting for

each relevant heritage asset and estimated the contribution that the setting plays makes to the significance of the asset.

Many heritage assets within any given landscape may be visible from a number of locations – publicly accessible areas such as footpaths, streets and the open countryside and also private spaces such as dwellings and private land. The majority of sightlines from to, into and across heritage assets are, therefore, incidental and are not intrinsically or intimately associated with the assigned significances. However, there are instances where the characteristics of sightlines may have been intentionally designed and as part of the setting are integral to the significance. Taking into account these considerations and the absence of any meaningful sight lines between assets, their settings and the Site, the majority of historic buildings identified in this assessment do not require a detailed setting assessment. However, under the precautionary principle it would be appropriate to assess the setting of Greenhill Listed Building and the setting of the buildings of the former Huyton Collage which are identified as Positive Unlisted Buildings within The Orchard Conservation Area.

ID Refs.	Name	Status	Setting Description	The Contribution of Setting to the Significance of the Asset	Effects of the proposed development on significance	Maximising enhancement and minimising harm (Mitigation)	Residual Effects
STEP 1				STEP 2	STEP 3	Step 4	Step 5
NHLE ref. 1215183	Greenhill	Designated Heritage Asset Grade II Listed Building	The immediate setting of this asset is provided by its curtilage – the private and visually isolated grounds to all sides and the narrow, discrete roadside frontage context generated by the thoroughfare of The Orchard. The extent of these grounds has remained constant since the construction of the house – but the presence and character of structures within the grounds has evolved over time. . The intermediate setting is provided by suburban landscape of Huyton between the railway line to the north and the M62 to the south. The wider setting is provided by the	The immediate setting, by and large, provides a positive contribution, as, in the main, it is represented by historic land parcels and boundaries which have been perpetuated since the mid-19 th century. The intermediate setting includes some contemporary structures – but the majority of the villas built contemporaneously have been swept away and replaced with late 20 th century dwellings. This element of the setting provides a less robot positive contribution. The Building and its curtilage are within this intermediate setting but make no positive contribution to the	By proximity alone the proposed development can be considered to be relevant to the setting of this asset. The value of the Building and its curtilage within the setting is, however, non-existent with respect to heritage values. Notwithstanding this, changes to the Building and its curtilage may nevertheless impact on the setting and the significance of Greenhill. The immediate setting is crucial to the significance of Greenhill and the proposed development would have no visual impact on this aspect of the setting. In terms of principle, the proposed development would not be unheralded in the general area and whilst it would change the grain and context of the intermediate setting in a minor way the setting would not be	There would be no harm to be minimised.	No harm

			greater Liverpool conurbation.	significance of Greenhill. The wide realm has been fundamentally and wholly transformed in the 20 th and 21 st centuries and makes no meaningful positive contribution to the significance of Greenhill.	harmful. The proposed development would be an inconspicuous massing change within the intermediate setting of the asset, but the design is in line with the broad character of the setting. The proposed development would have no non-visual impacts such as the creation of unacceptable auditory, olfactory or illuminatory components. No aspect of the asset's significance relies on tenebrosity or seasonal fluctuations in daylight hours. So, the exterior lighting for the development would cause no impact to experience and understanding of the Listed Building		
-	Unlisted Positive Buildings in The Orchard Conservation Area. Huyton Hall (built c. 1850) The Auditorium	Non-Designated Heritage Assets	The immediate setting of these assets is provided by the former grounds of Huyton Hall. These grounds have been modified and adulterated not least by the construction of the Auditorium and the Classroom/Studio Block in the 20 th century and the construction of the Building (and its four sister	The immediate setting is corrupted and thinned and the aspects which do not contribute positively to the settings outweigh those that are positive – such as the lawn. The brick-built Auditorium, which is a handsome edifice, nevertheless jars with the eclectic, classically influenced style of the Hall and the Classroom / Studio	By proximity alone the proposed development can be considered to be relevant to the settings of these assets. The value of the Building and its curtilage within the setting is, however, non-existent with respect to heritage values. Notwithstanding this, changes to the Building and its curtilage may nevertheless impact on the setting and the significance of these assets.	There would be no harm to be minimised.	No harm

	(built between 1925 and 1951) Classroom / Studio Block, (built between 1906 and 1925)		dwellings) in the late 20th century. The lawn and the looped carriage drive which defines its perimeter are all that remains of the landscape grounds to the west of the Hall and this remnant of the 19th century is all but eclipsed by the piecemeal nibbling away at the historic setting. The immediate setting of the three buildings is by no means an unpleasant place to be in, but its historic value is much diminished. The intermediate and wider setting description for Greenhill serves equally well for these three historic buildings.	Block, which it is part rendered does reflect the generous fenestration of the hall and picks up on the arched head motif. The Building and its curtilage are within this immediate setting but make no positive contribution to the setting. The intermediate and wider setting, including the other character areas within the Conservation Area have some positive elements – such as Greenhill – with which the hall has some contemporaneous affinity and other Unlisted Positive Buildings but none and large is either neutral or negative as it has swamped the historic setting with unsympathetic built form.	The immediate setting, tainted as it is, does provide something positive to the significance of these assets but the proposed development while in the visual envelope of the assets and their immediate setting, by means of careful design and unobtrusive superficial volume would not harm the setting or the significance of these assets. In terms of principle, the proposed development would not be unheralded in the general area and whilst it would change the grain and context of the intermediate setting in a minor way the setting would not be injured. The proposed development would be discrete massing change within the intermediate setting of the assets. The proposed development would have no non-visual impacts such as the creation of unacceptable auditory, olfactory or illuminatory components. No aspect of the asset's significance relies on tenebrosity or seasonal fluctuations in daylight hours. So, the exterior lighting for the development would cause no		
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					impact to experience and understanding of the assets		
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9. MEASURES TO AVOID/MITIGATE HARMFUL IMPACTS

Avoidance

The NPPF stresses that impacts on the historic environment should be avoided. In this instance the characteristics of the Site and the design for the proposed development mean that there is no predicted impact to any heritage asset. The character and appearance of the Orchard Conservation Area would be changed but not harmed and the significance of the Conservation Area would not be negated in any way. The settings of one Listed Building and a number of Positive Unlisted Buildings in the Conservation Area would be changed but the setting would not be harmed. The special interests of the Listed Building Greenhill would not be harmed and the significance of the Positive Unlisted Buildings – most pertinently the former Huyton Hall and Fernwood – part of the former Huyton College would not be harmed.

With respect to the LPA's expectations for management of The Orchard Conservation Area (Knowsley Council 2014b) it is noted that proposed changes and extensions to an existing building must not have an adverse effect on key views and vistas within the Conservation Area. As has been demonstrated, the proposed development has no adverse effect on the identified 'Important Views'. The LPA further notes that extensions to buildings may detract from the setting of adjoined buildings and also have the potential to have a detrimental impact on the character and appearance of a

Conservation Area. There is no adjoined building to consider, and it is confirmed that the proposed development would have no detrimental impact on the character and appearance of The Orchard Conservation Area.

Avoidance of impact is achieved.

Mitigation

As no harmful impacts have been identified there is no requirement for any mitigation.

10. LEGISLATIVE AND POLICY ASSESSMENT

There are no registered World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks/Gardens or Registered Battlefields wholly or partly within in the proposed development site.

The Applicant is aware of the LPA's responsibilities with respect to the historic dimension of the built environment under the *Planning (Conservation Areas and Listed Buildings) Act 1990* and the duties arising from (s66(1)) and (S7291)).

In order to address its statutory duty, the LPA must have:

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

The proposed development is notionally and conceptually within the settings of a vast number of Listed Buildings but realistically the Site is immaterial, in setting terms to these Listed Buildings. Notwithstanding this, the potential for the proposals to influence the setting and impact on the significances of Greenhill a Listed Building c. 55m to the south-east of the Building has been assessed. However, the proposed changes to the Building would not constitute a failure to preserve the settings and no harm to the setting of Greenhill would be occasioned.

The changes represented by the proposed development have been

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

The Site is not within a Conservation Area (s72(1)) of the *Conservation Areas and Listed Buildings Act 1990* is engaged. In discharging its statutory duty under the Planning (Conservation Areas and Listed Buildings) Act 1990, the LPA will take into account the advice from its own Conservation Officer and the contents of this Statement and come to its own judgment. This Statement confirms that the character and appearance of The Orchard Conservation Area would not be harmed (i.e. the special attention to be paid to the desirability of preserving the character or appearance of the Area is satisfactorily resolved). It is considered that it would be challenging for the LPA to discharge a burden of proving the existence, and causative effect of, harm to the Conservation Area. This would ignore the counterexamples which refute the premise such as garages and

single-story extensions being built in the curtilages of late 20th century dwelling houses in the Conservation Area.

The *Levelling-up and Regeneration Act 2023* imposes a duty of regard to Listed Buildings. This duty requires the LPA to have special regard to the desirability of preserving or enhancing such designated heritage assets or their settings. As has been demonstrated, the proposed development would not harm any Listed Building or the setting of any Listed Building and, in discharging its duty, the LPA may satisfy itself that the desire inherent in the framing of the *Act* is resolved.

The potential for a proposed development to harm heritage significance of designated heritage assets is catered for in paras. 212-216 of NPPF.

Para. 212 invites decision makers to give great weight to the conservation¹ of designated heritage assets when considering impacts to them. The weight to be given is independent of the degree of harm and is to be read alongside the whole of paras. 213-216. In following a considered, sequential approach to assessment, in which the proposed development is tested against paras. 212-216 of NPPF a mechanism is provided to the decision-maker within this document to give great weight to the conservation of designated heritage assets by means of a demonstrable compliance with the NPPF policy steps. The changes to the Building and its curtilage represented by

the proposed development have been considered and assessed using a formal and accepted method and it is concluded that the proposed changes to Building and its curtilage would lead to no harm to any designated heritage asset. The proposed development would not compromise the essence of the experience of any designated heritage asset. The current disposition of the Building and its curtilage was not established to evince a contribution to heritage significance of the nearby designated heritage assets and the change represented by the proposed development would not constitute a detriment to any designated heritage asset or the understanding and appreciation of any designated heritage asset.

The potential for a proposed development to harm heritage significance of non-designated heritage assets is catered for in para. 216 of NPPF. As decision-taker, the LPA is bound by para. 216 to take into account the effect of an application on the significance of non-designated heritage assets. For the purposes of reporting historic environment features identified during the preparation of this Statement, not subject to designation as a consequence of primary legislation have been treated as non-designated heritage assets, although this does not admit or confirm that such a status applies. As demonstrated above, the proposed development would not harm the heritage significances of any non-designated heritage asset.

With respect to local planning policy provision, Policy CS20 applies

¹ Conservation is the process of managing change (not preventing it) and a formal assessment process and its consideration by the decision taker with respect to impact can contribute to the application of great weight.

and establishes a number of tests against which the proposed development can be examined.

The first limb of the Policy states that development proposals in Knowsley *should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, [and] Conservation Areas*. This appears to create a pass/fail test hinging on at minimum, preservation of [heritage] assets. In this instance as the proposed development causes no harm to any heritage asset the test is passed. However, it is also useful to note that the term 'should' is often interpreted as advisory rather than wholly obligating and the policy does not state that development proposals which do not preserve or enhance heritage assets will be denied planning permission.

The first limb has four subordinate clauses the first of which (a) requires 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. It is confirmed that the proposed development engages this test, and it is met.

The second (b) is concerned with 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. As the proposed development does not result harm or loss the test is not engaged and the degree of public benefit is irrelevant.

The third clause (c) covers the situation where a development proposal will result in less than substantial harm to a designated

heritage asset or its setting and requires that any such harm is assessed against the benefits of the proposal. The proposed development would result in no harm to any designated heritage asset and so the need to assess harm against the benefits of the proposal is not required.

The final clause (d) is not a test for proposed development, rather a statement to the effect that the LPA will conserve and enhance local assets and areas of historic importance, through the preparation of Conservation Area Management Plans.

The second limb of Policy CS20 deals with the re-use of vacant and underused historic and is not engaged.

The third limb relates to development proposals on sites which include, or are considered to have the potential to include, heritage assets or comprising archaeological interest and is not relevant.

The fourth limb focuses on locally important historic assets identified on a 'Local List' and confirms that such assets will be afforded consideration in the decision-making process. There are no locally listed assets shown within the proposed development or in its vicinity on the interactive map for The Local Heritage List for Knowsley, Sefton and Wirral (<https://lhlp.esdm.co.uk/merseyside/map>).

Some policies of the Knowsley Replacement Unitary Development Plan (UDP) are currently 'saved' and can be used in determining planning applications.

UDP Policy DQ5 Development in Conservation Areas, is engaged.

And requires that new development within or close to a Conservation Area must preserve or enhance the character or appearance of the Area. The drafting of the Policy establishes a clear obligation on applicants to preserve the character or appearance of a Conservation Area. In this instance as the proposed development causes no harm to any heritage asset the test is passed. Nevertheless, it is useful to explore the subordinate clauses of Policy DQ5 with respect to the proposed development which must have regard to six criteria sets.

The first criteria (a) are scale, form, massing, height, materials and architectural detail of existing buildings in the Conservation Area. It is confirmed that during the design of the proposed regard was had to these six criteria.

The second (b) relates to existing plot layouts and the street scene. The proposed development requires some amendment to the built form within an existing plot and would visually influence the street scene of Huyton Hall Close. However, the amendment and influence are quantitatively and qualitatively relatable to that which exists. The test is passed.

The third criterion (c) concerns important views into, within and out of the Conservation Area. There are a number of Import Views identified in the *The Orchard Conservation Area Character Appraisal* which are relevant to this test. The proposed development is within the viewshed of the view from the Huyton College Gates on Blacklow Brow into the Huyton Hall Crescent estate. It is confirmed that design of the front elevation of the proposed development had regard for this view and offers a bold eye-catching architectural stamen which

is in harmony with its surroundings. The enfolding kinetic views as the observer moves along The Orchard from west to east are also important and pass the rear boundary of the plot in which the proposed development site. Due to boundary treatment – in the form of a high fence and screening belt of densely planted mature beech trees it is confirmed that the proposed development would have no impact on this view cascade.

The fourth criterion (d) is the need to preserve existing open spaces, structures and landscape features (such as trees and hedges, walls, and traditional paving). The proposed development has no impact on existing open spaces (other than the within the curtilage of the Building – which is not within the public realm) or walls or traditional paving. The screening trees on the rear boundary to the curtilage are due to be topped (subject to securing the necessary consents/approvals) but this action would not harm the trees, and such maintenance is commonly undertaken in Conservation Areas.

The fifth criterion (e) deals with levels of noise, pollution, traffic, parking or disturbance that may be caused by the development. The proposed development would not lead to any additional noise (other than temporary increase in noise levels during construction) or lead to increased pollution or traffic and does not require additional parking provision.

The final criterion (f) covers visual impact of vehicular access, parking or servicing/delivery areas that are needed to serve the development. The proposed development requires no changes to existing vehicle access arrangements and does not require additional parking

provision or delivery areas.

11. CONCLUSION

The proposed development takes the form of a single-storey wrap-around extension to the east and south elevations, a car port and patio on the western elevation, revised front entrance treatment, removal of the sill band, addition of a string course, rendering of the ground floor elevations to plinth course and an extended boundary fence to the front garden/drive area.

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

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

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

The Site does not contain any registered World Heritage Sites, Scheduled Monuments, Listed Buildings or Registered Parks/Gardens or Registered Battlefields.

The Building and its curtilage are wholly within The Orchard

Conservation Area.

The character and appearance of the Orchard Conservation Area would be changed but not harmed by the proposed development and the significance of the Conservation Area would not be negated in any way.

The building is within the setting of one Listed Building – Greenhill (Grade II). The setting of this Listed Building would not be harmed by the proposed development and neither the special interest of the Listed Building nor its significance would be harmed

The Building is also within the settings of Positive Unlisted Buildings in the Conservation Area but the settings and significances of these historic buildings would not be harmed.

There is no basis on which to raise an objection to the proposed development related to archaeology and no reason for refusal to be instituted with respect to archaeology.

The proposed development would not have a fundamentally transformative effect on the landscape and would not adversely affect the setting of any designated or non-designated heritage assets in the vicinity. There is no basis on which to raise an objection to the proposed development related to the settings or significances of any heritage assets and no reason for refusal to be instituted with respect to heritage assets of the built environment.

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

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

12. SOURCES

General and Web-Based

<https://historicengland.org.uk/>

<https://www.gov.uk/government/collections/planning-practice-guidance>

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

<https://www.british-history.ac.uk/>

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Great Britain, 1990b, *Town and Country Planning Act. Elizabeth II*. London: The Stationery Office

Hartley, R. B. and Oliver, R. R., 1991, *The Old Series Ordnance Survey Maps of England and Wales. – A Reproduction of the 100 Sheets of*

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Cartographic Material

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1906, Published 1907

Ordnance Survey Map, Lancashire, Sheet CVII.4, 1:2,500, Revised
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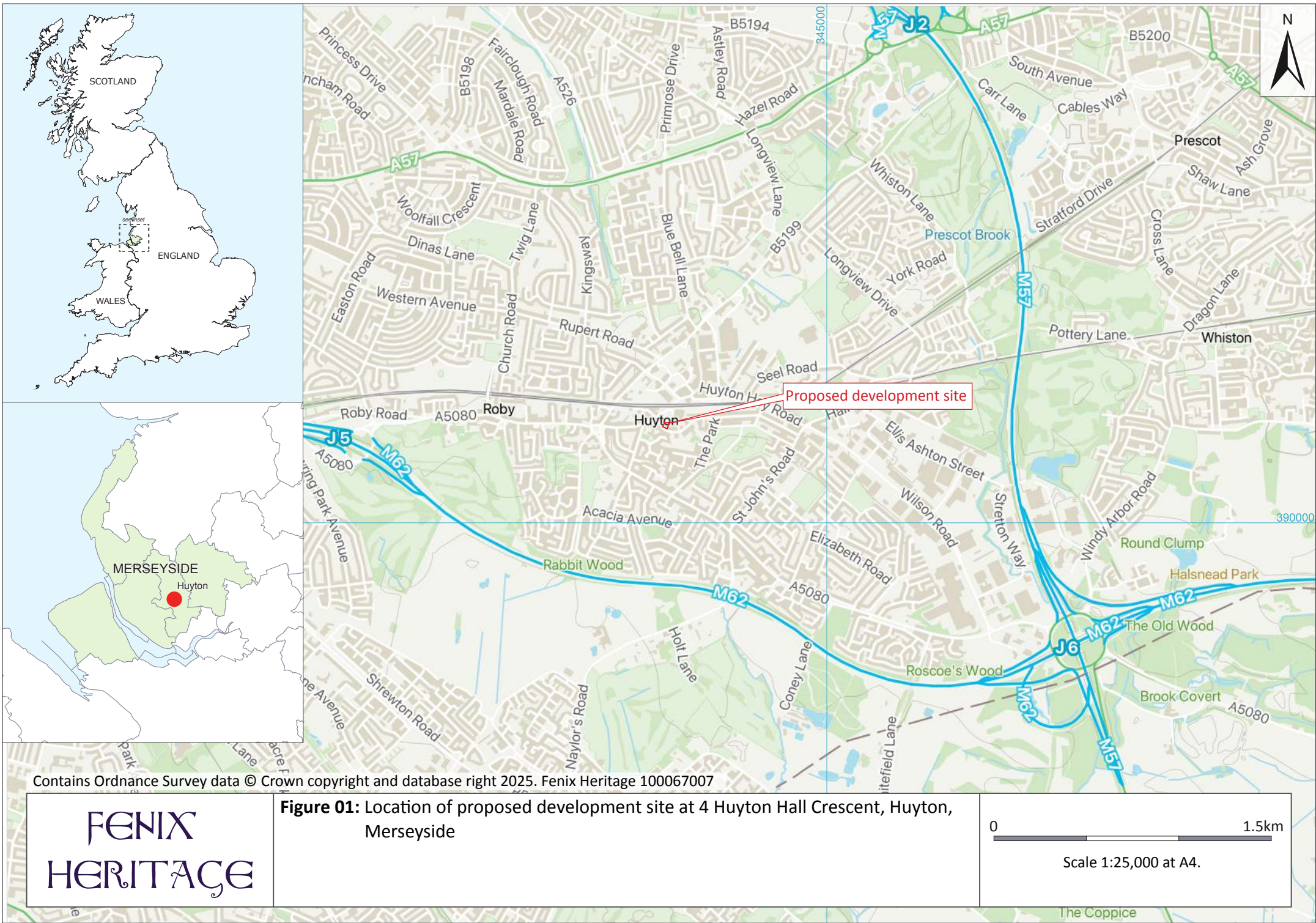
Ordnance Survey Map, Sheet SJ4490NW-A, 1:1,250, Surveyed 1951,
Published, 1951

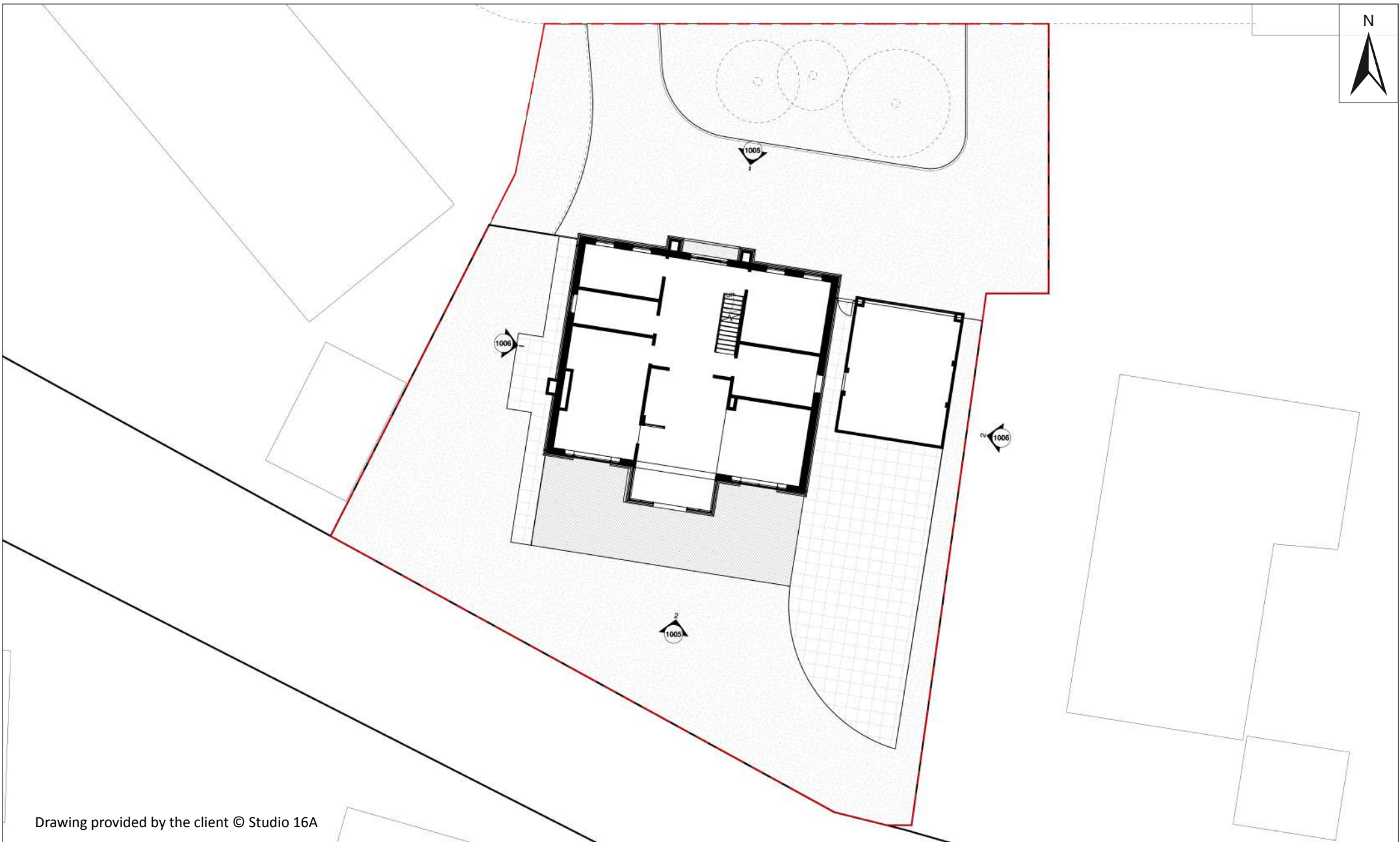
Ordnance Survey Map, Sheet SJ440-SJ4590-BA, 1:2,500, Revised
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Published 1967

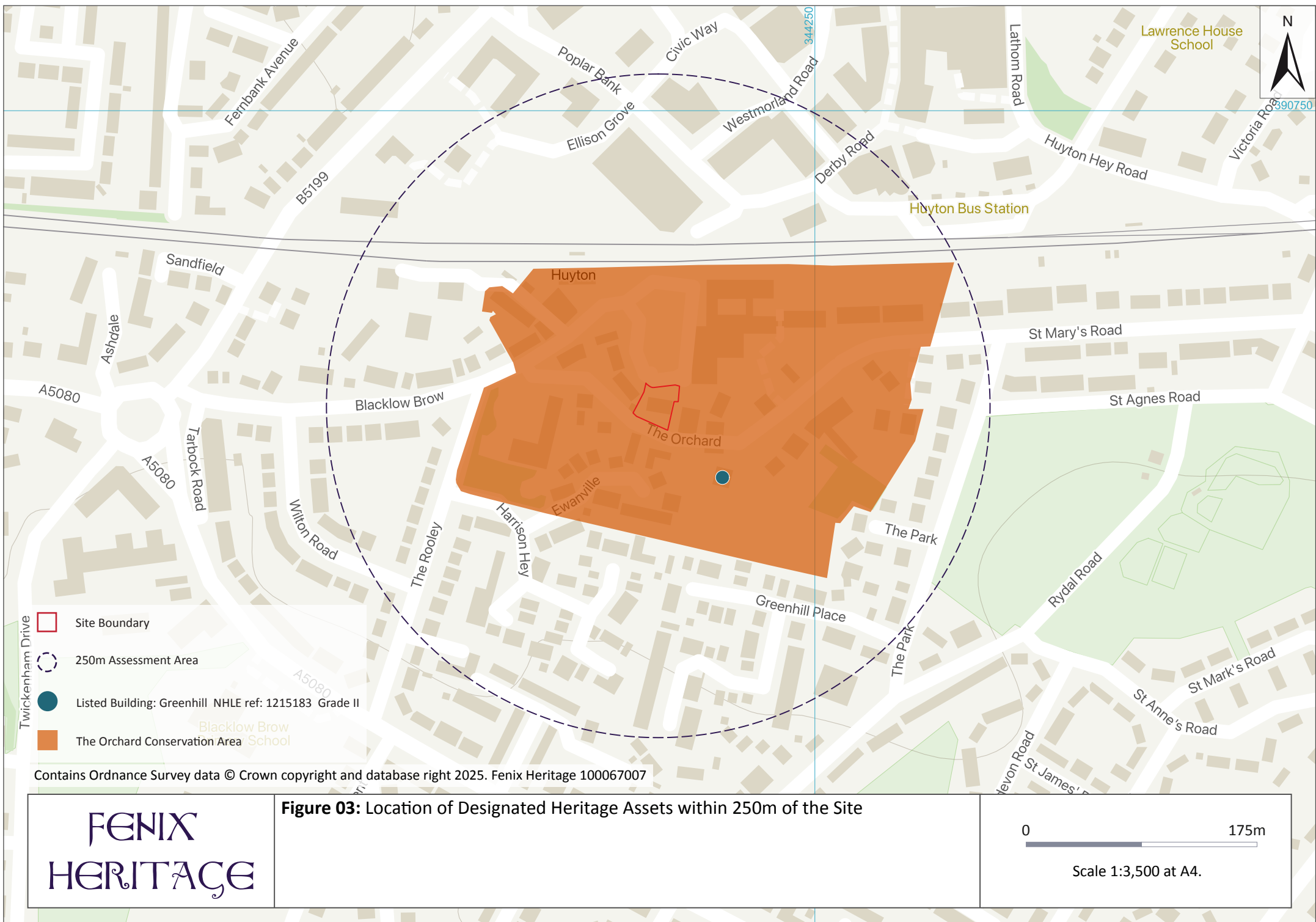
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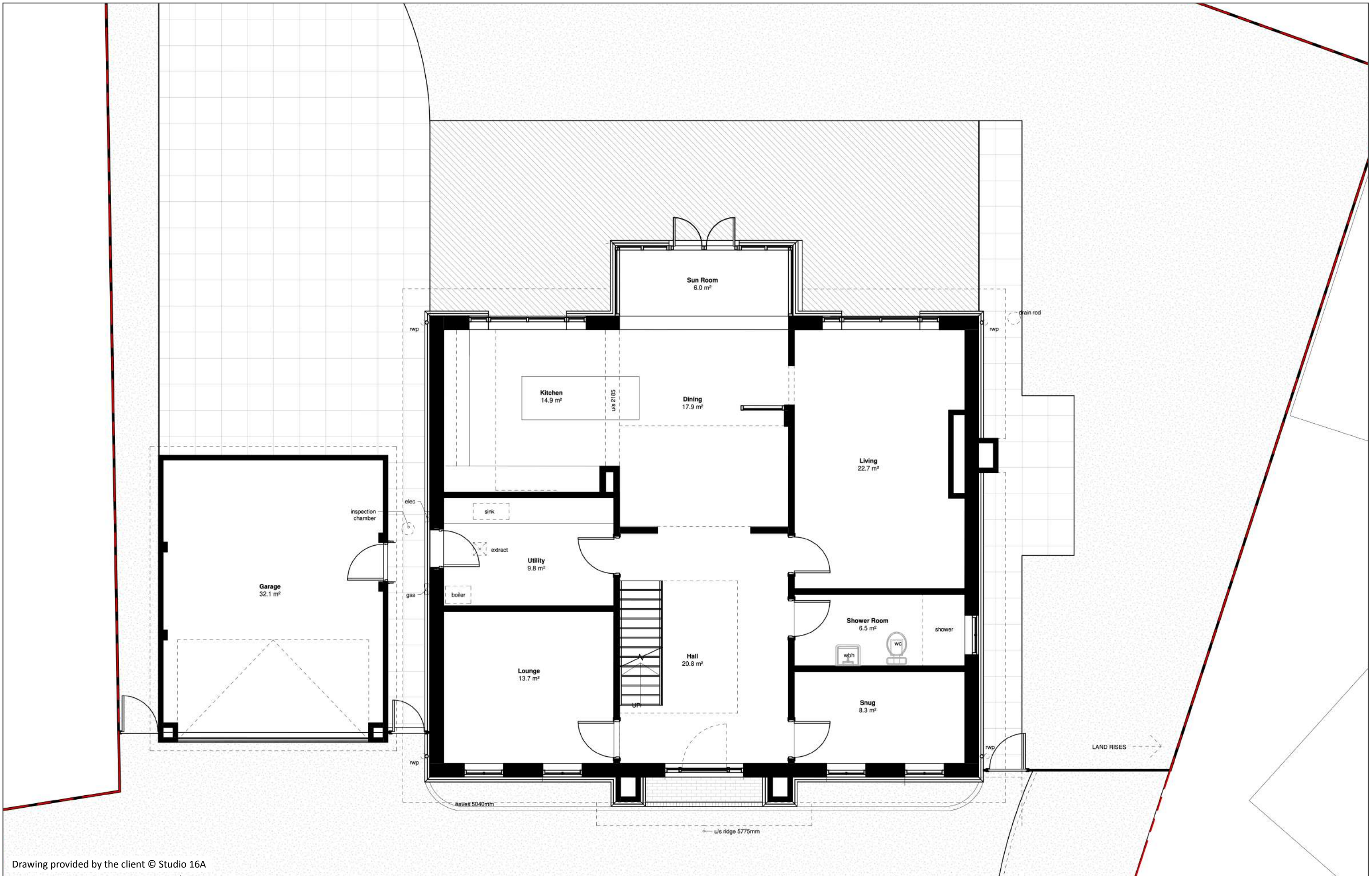
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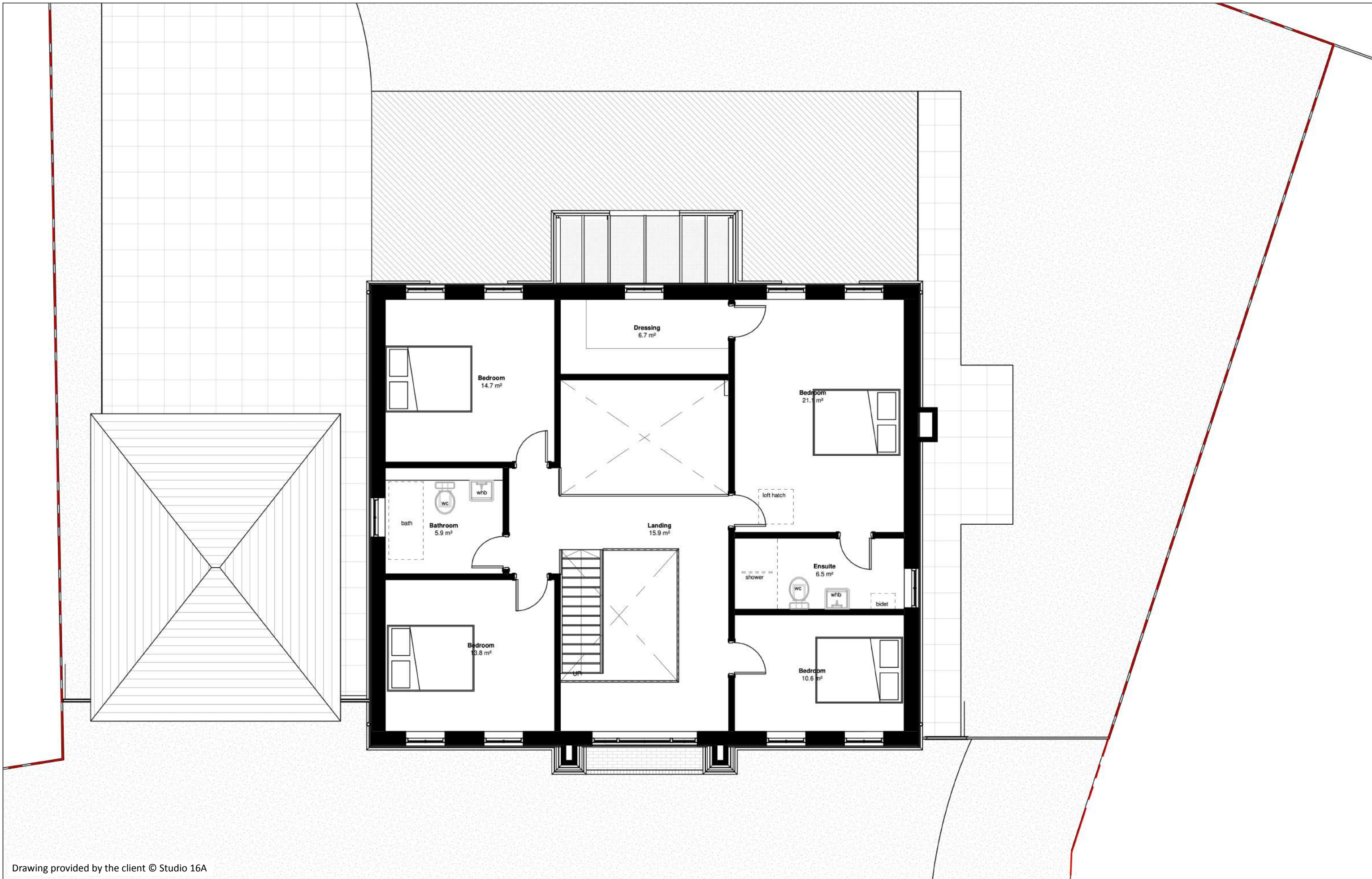
Drawing provided by the client © Studio 16A





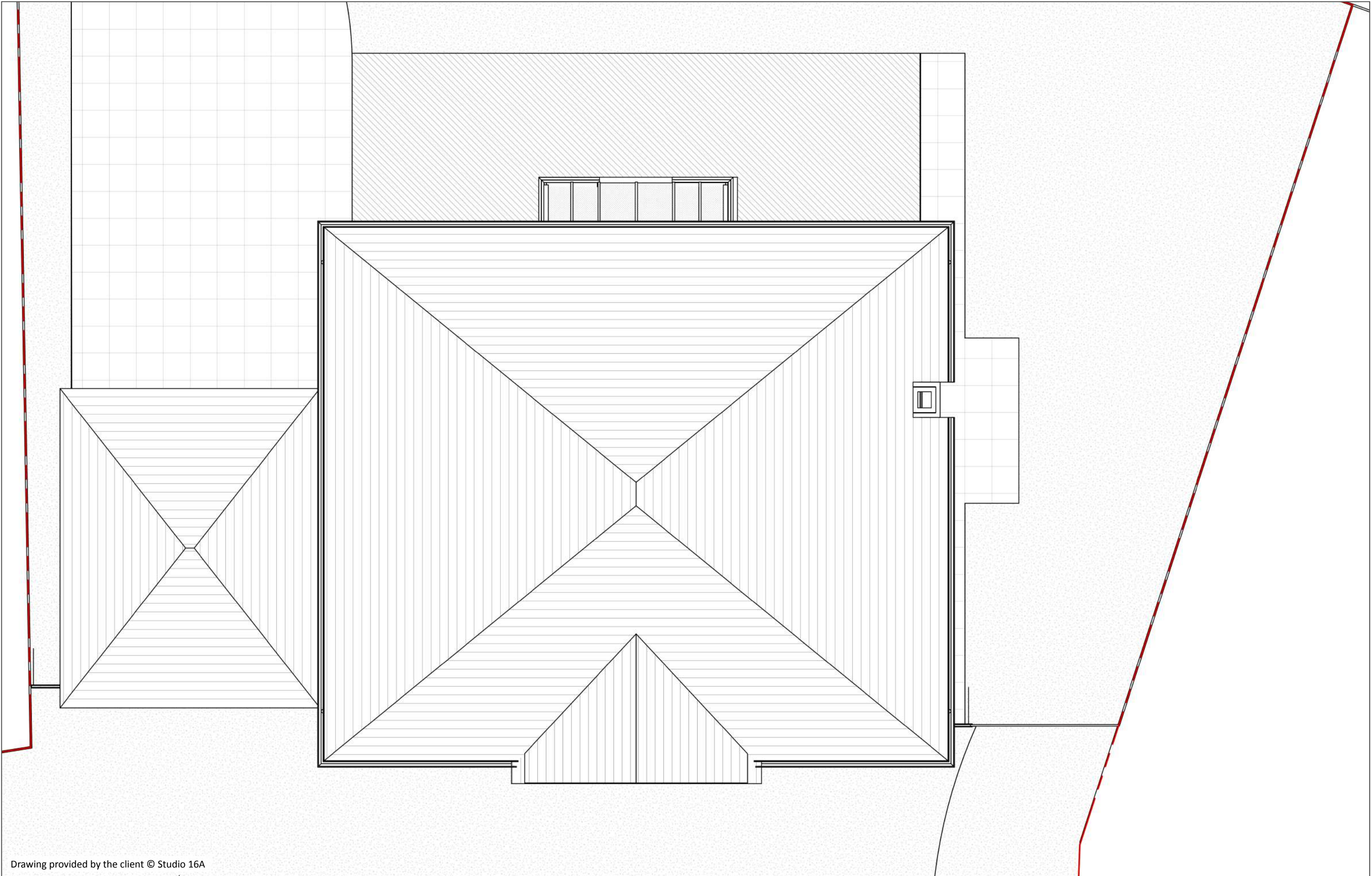
Drawing provided by the client © Studio 16A

Figure 04: Existing Ground Floor



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Figure 05: Existing First Floor



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Figure 06: Existing Roof Plan

Site Boundary
original scale: 1:50 @A1



Existing Front Elevation



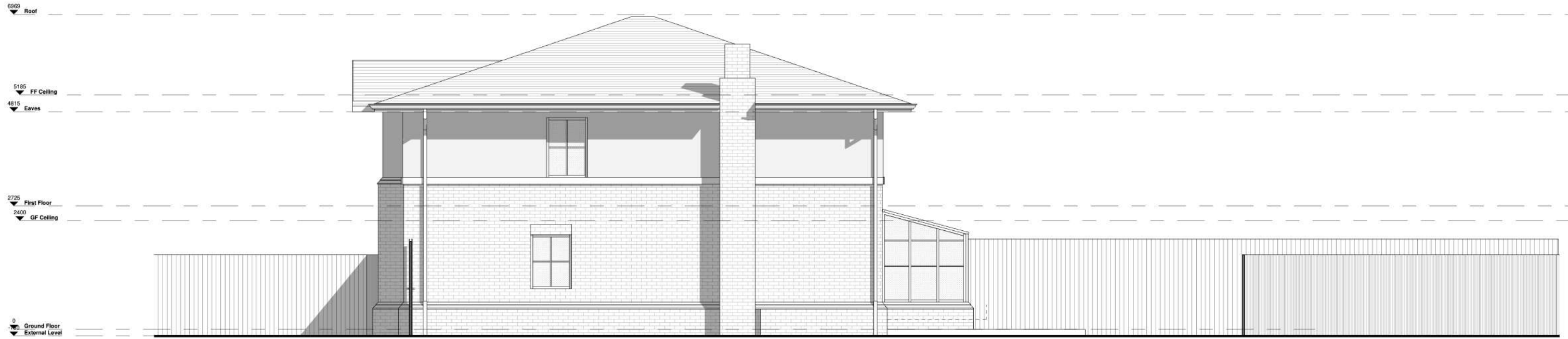
Existing Rear Elevation

Drawing provided by the client © Studio 16A

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Figure 07: Existing Front and Rear Elevations

original scale: 1:50 @A1

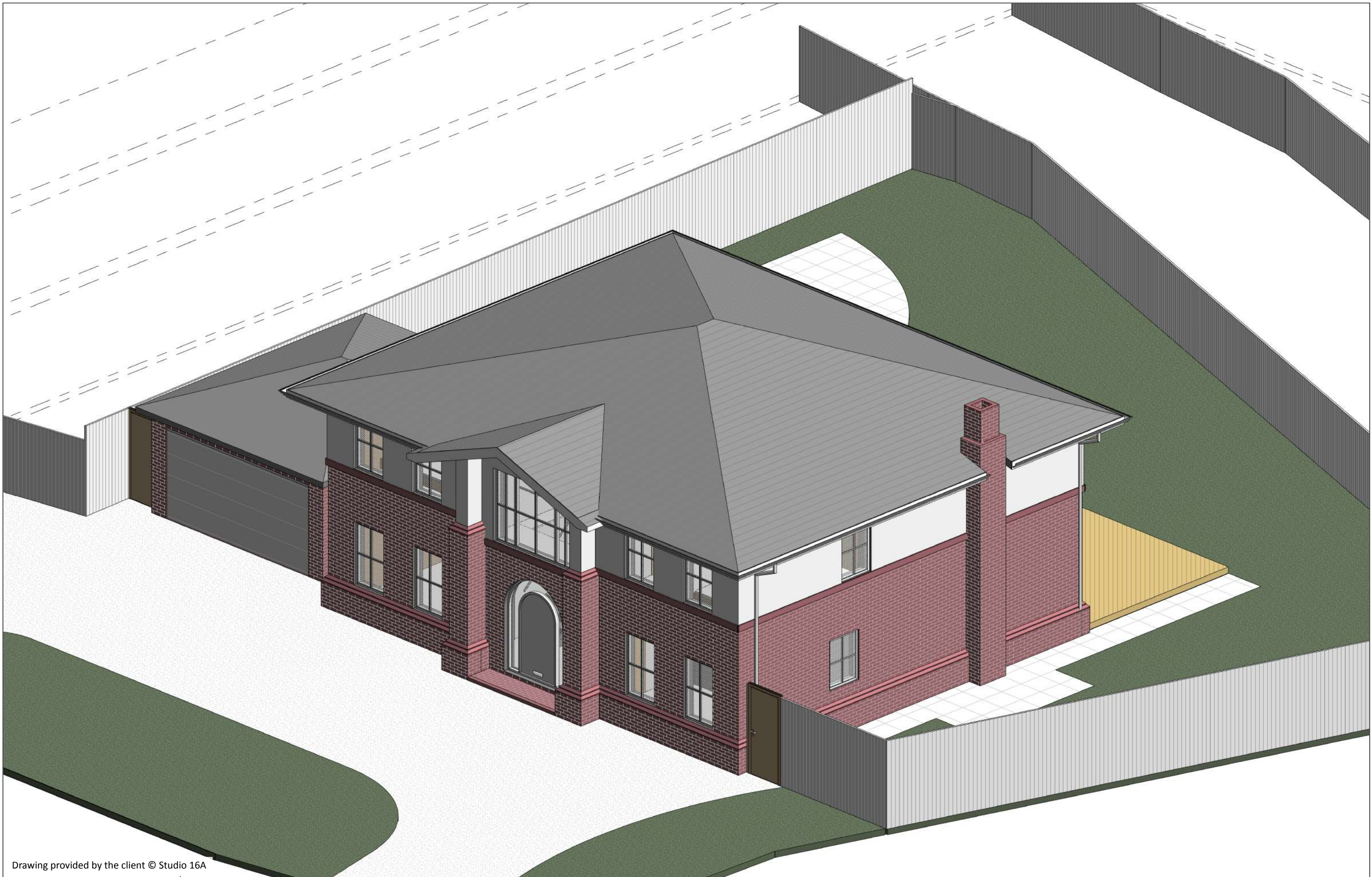


Existing Side Elevation



Existing Side Elevation

Drawing provided by the client © Studio 16A

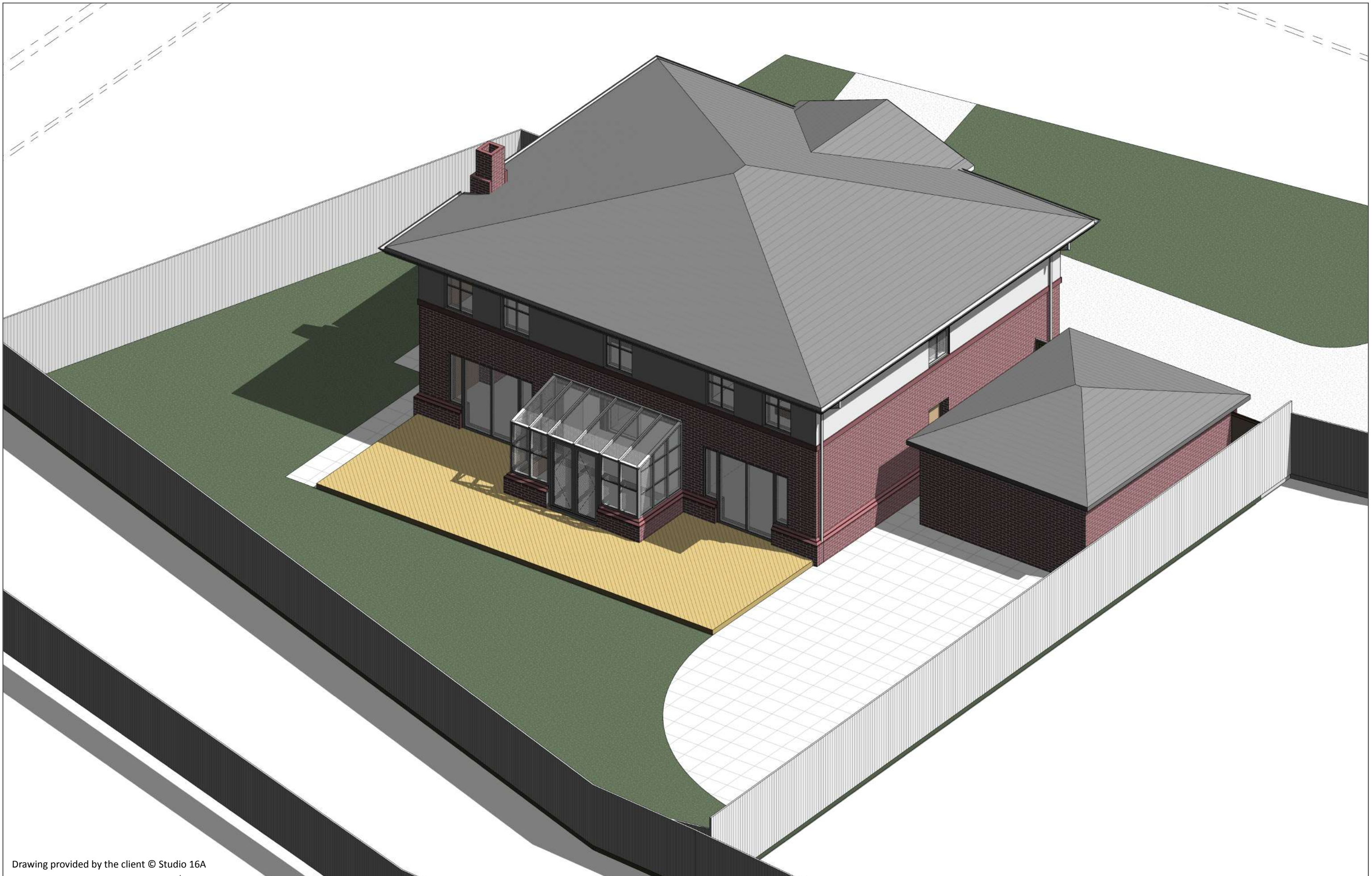


Drawing provided by the client © Studio 16A

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Figure 09: Existing Front Axonometric

original scale: 1:20 @A1



Drawing provided by the client © Studio 16A

Figure 10: Existing Rear Axonometric

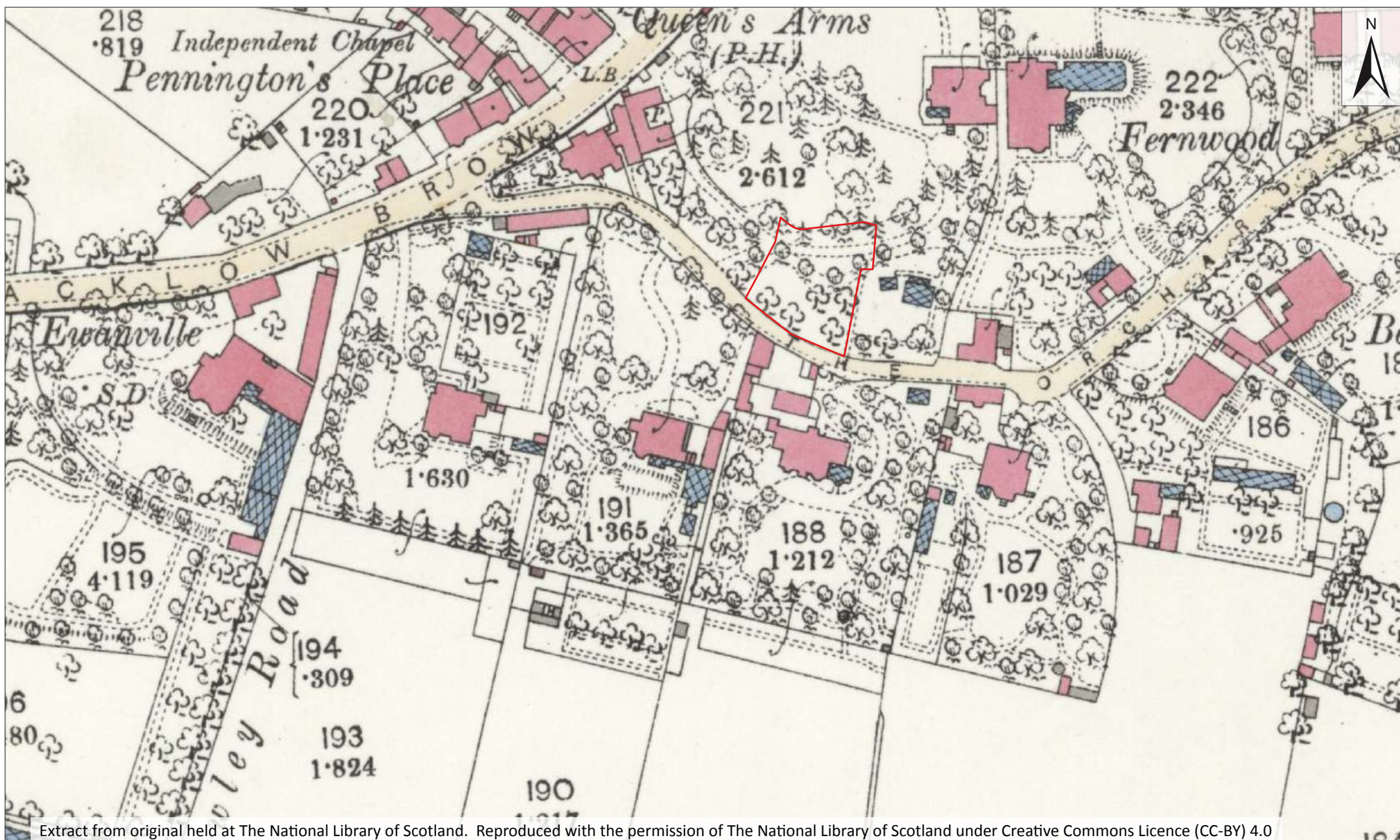


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Figure 11: Tithe Map of the Township of Huyton in the County of Lancashire, 1849

 Approximate Site Location

Original scale: unknown



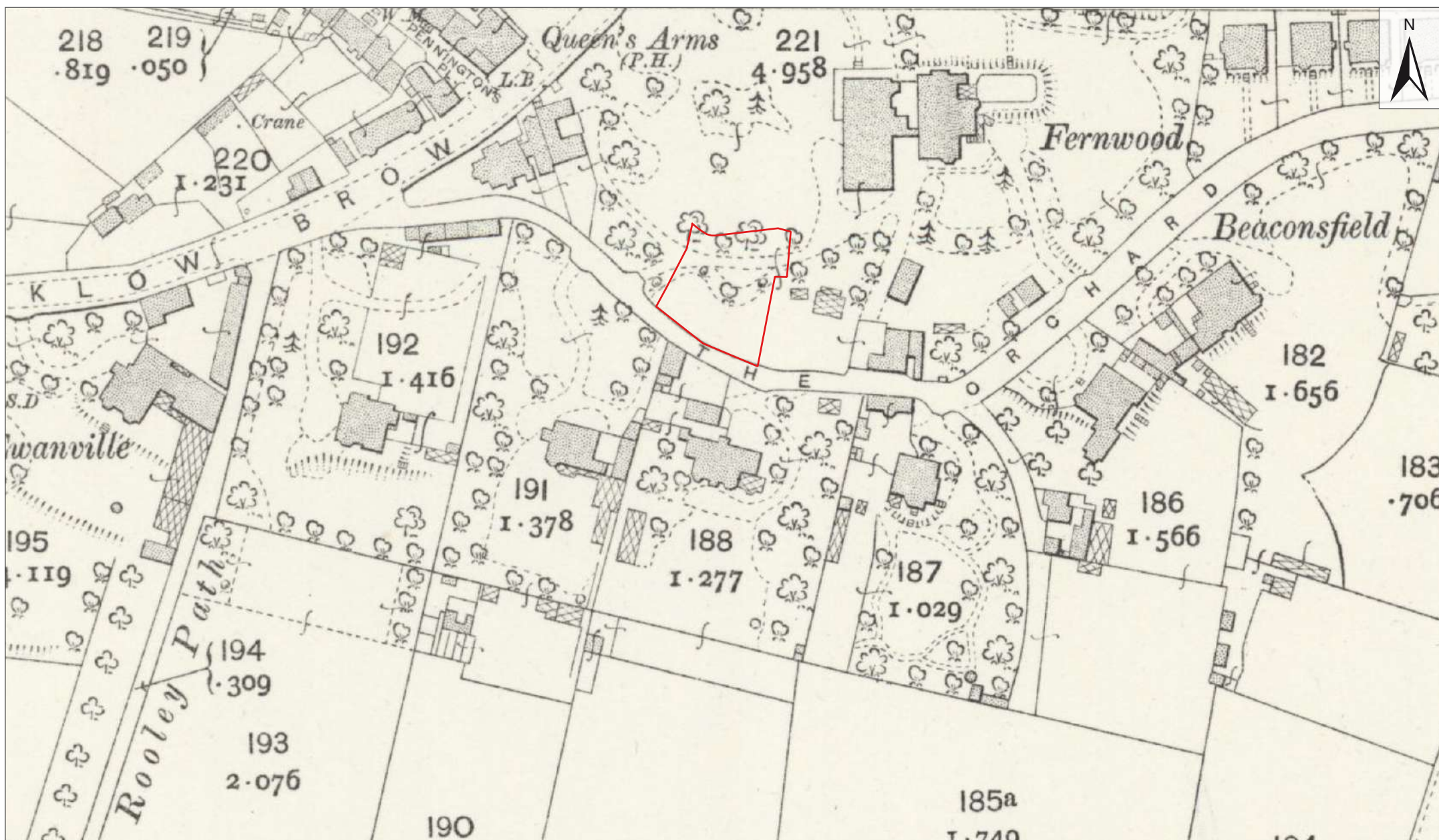
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Figure 12: Ordnance Survey Map, Lancashire, sheet CVII.4 surveyed: 1891,
published: 1892

Approximate Site Location

Original scale: 1:2,500



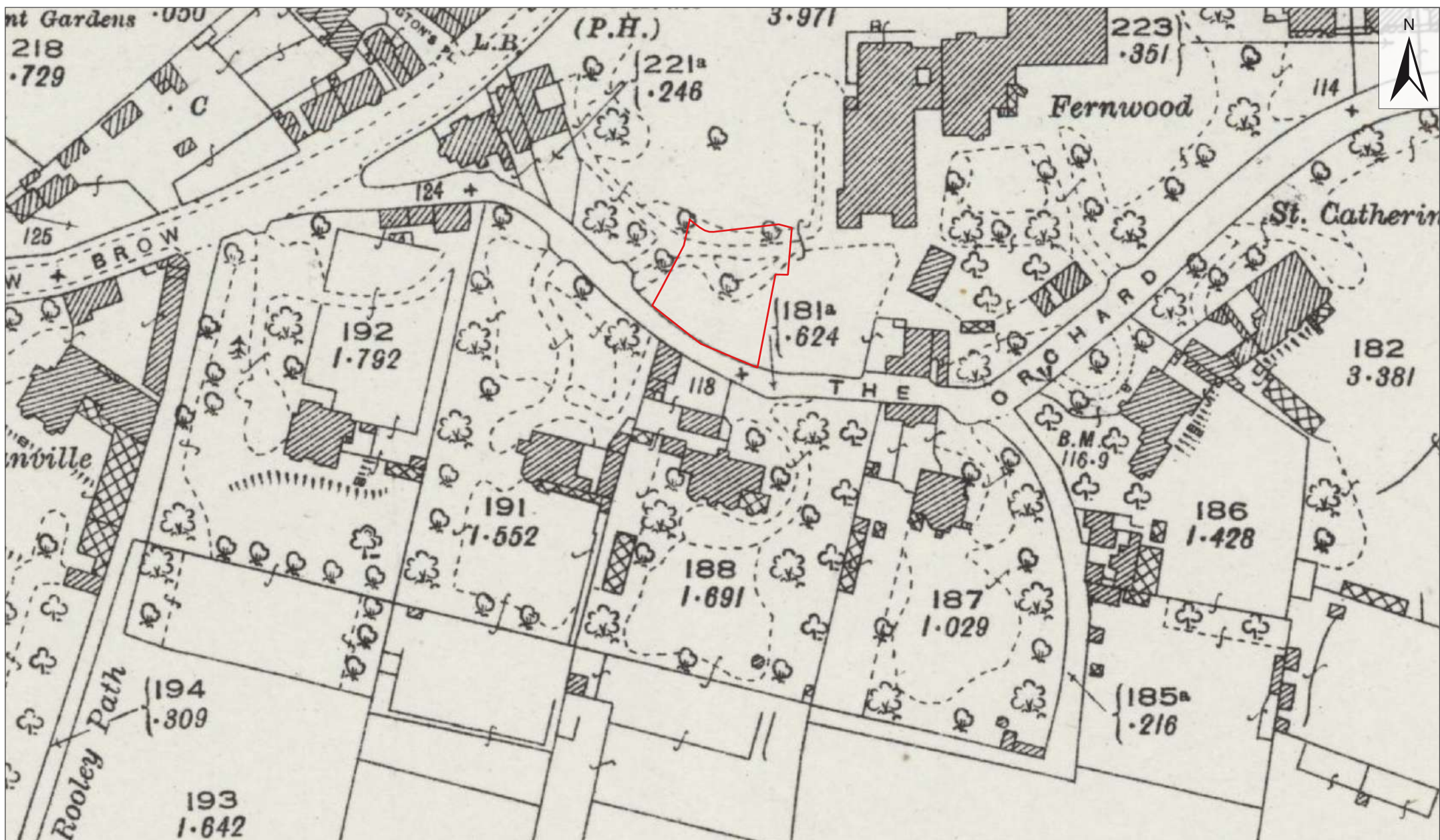
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Figure 13: Ordnance Survey Map, Lancashire, sheet CVII.4 surveyed: 1906, published: 1907

□ Approximate Site Location

Original scale: 1:2,500



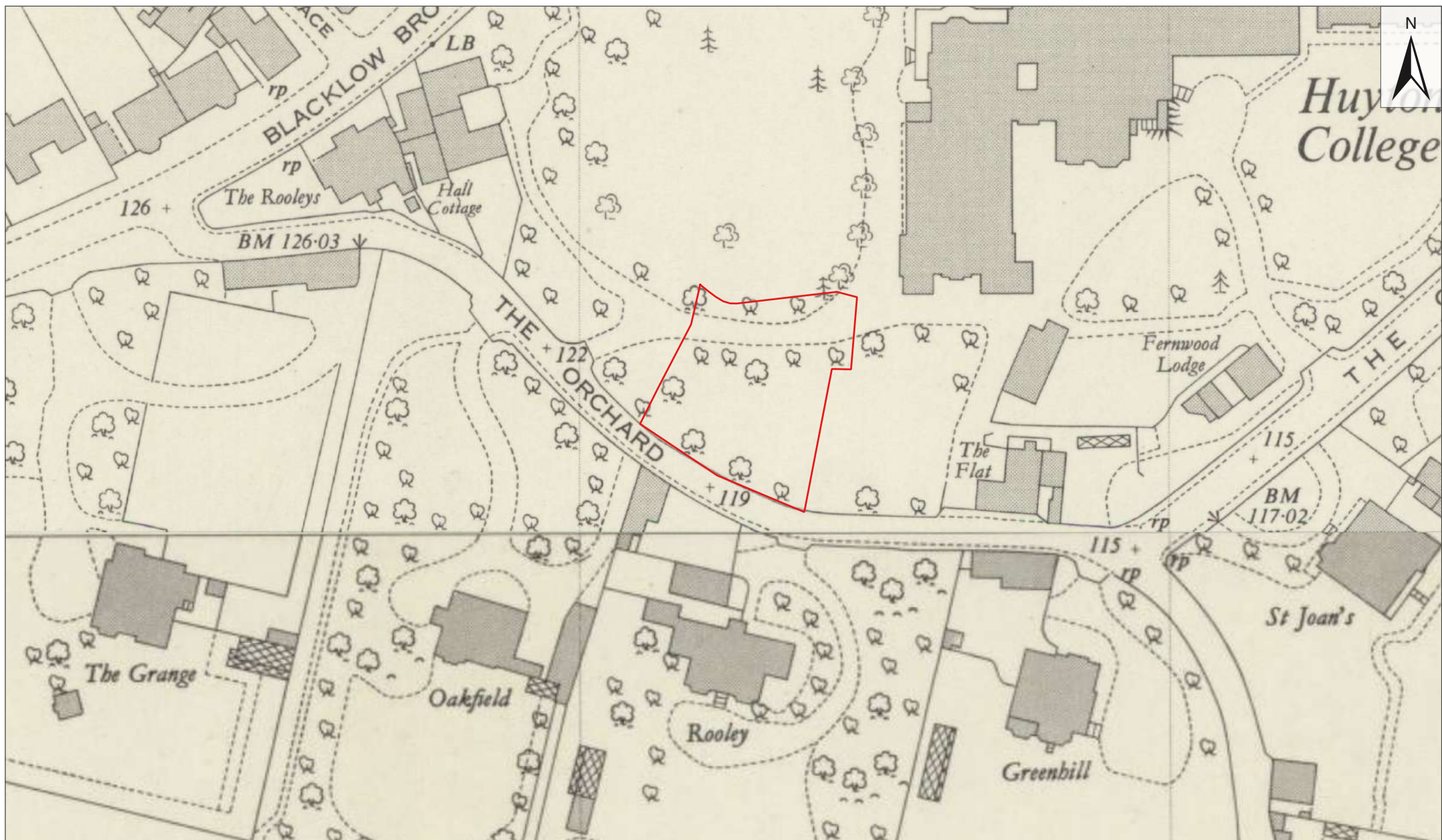
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Figure 14: Ordnance Survey Map, Lancashire, sheet CVII.4 surveyed: 1925,
published: 1927

Approximate Site Location

Original scale: 1:2,500



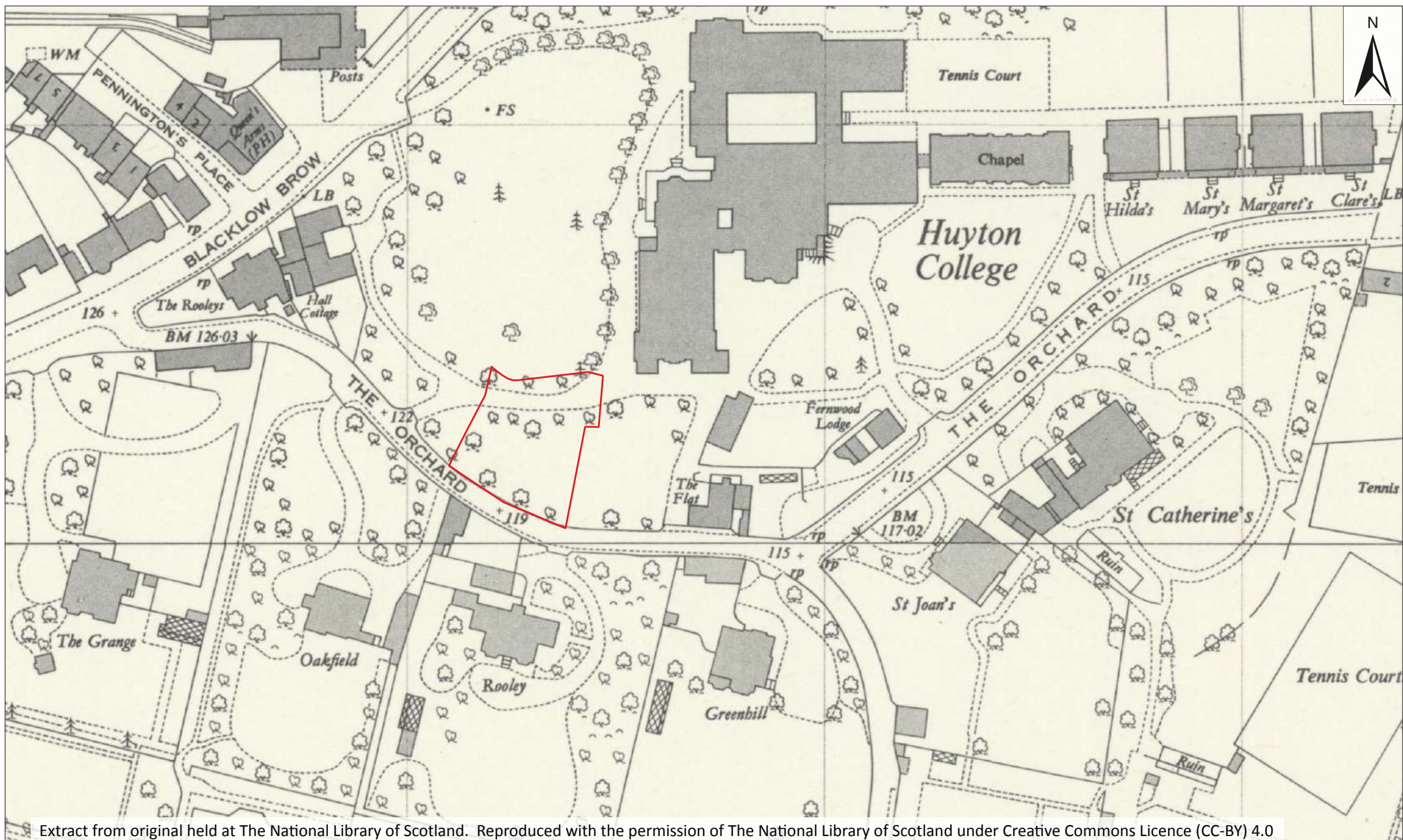
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Figure 15: Ordnance Survey Map, sheet SJ4490NW-A, surveyed: 1951,
published: 1951

Approximate Site Location

Original scale: 1:1,250

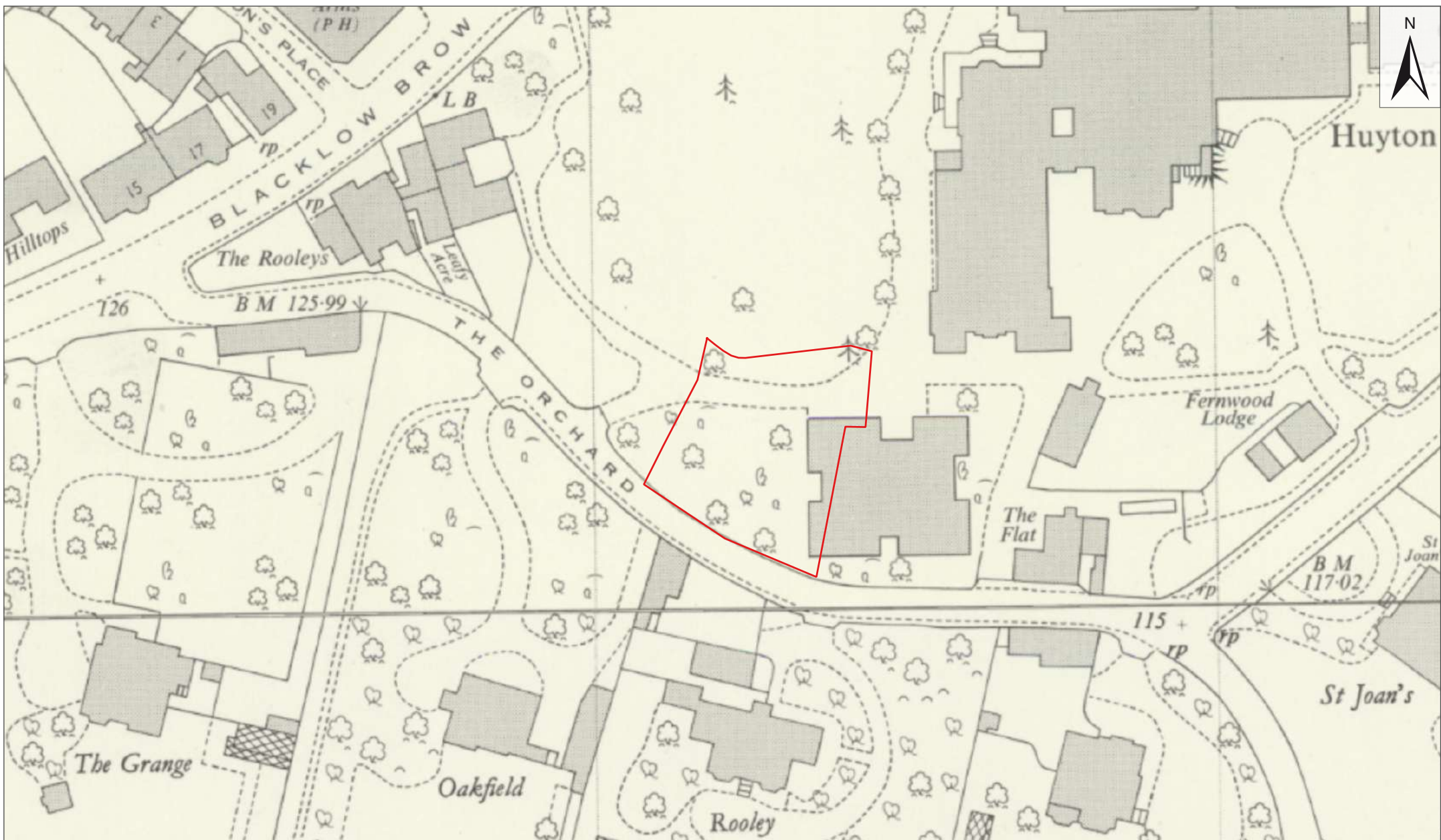


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Figure 16: Ordnance Survey Map, sheet SJ440-SJ4590-BA, surveyed: 1958,
published: 1960

Approximate Site Location
Original scale: 1:2,500



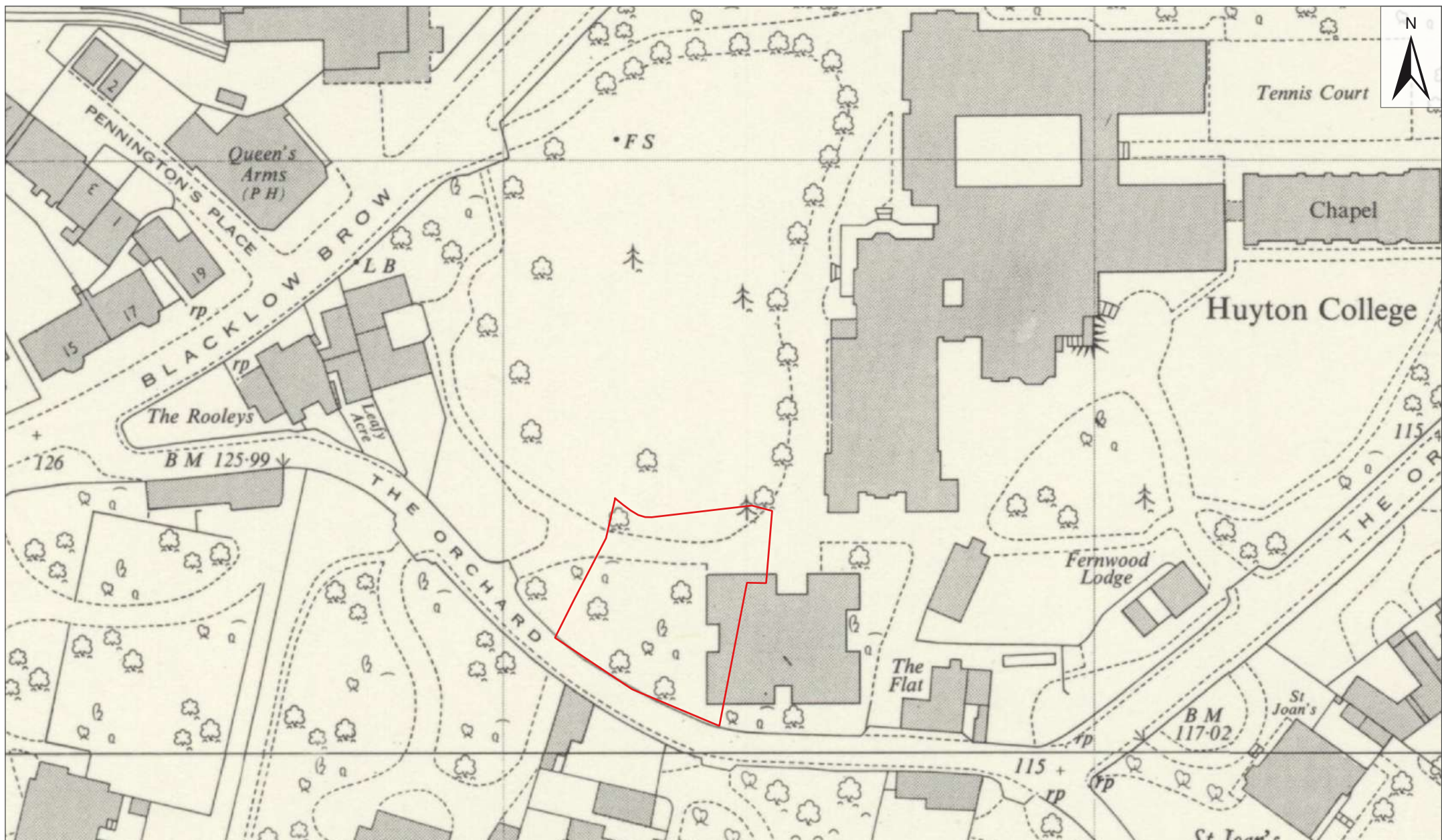
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Figure 17: Ordnance Survey Map, sheet SJ4490NW-B, revised: 1966,
published: 1967

Approximate Site Location

Original scale: 1:1,250



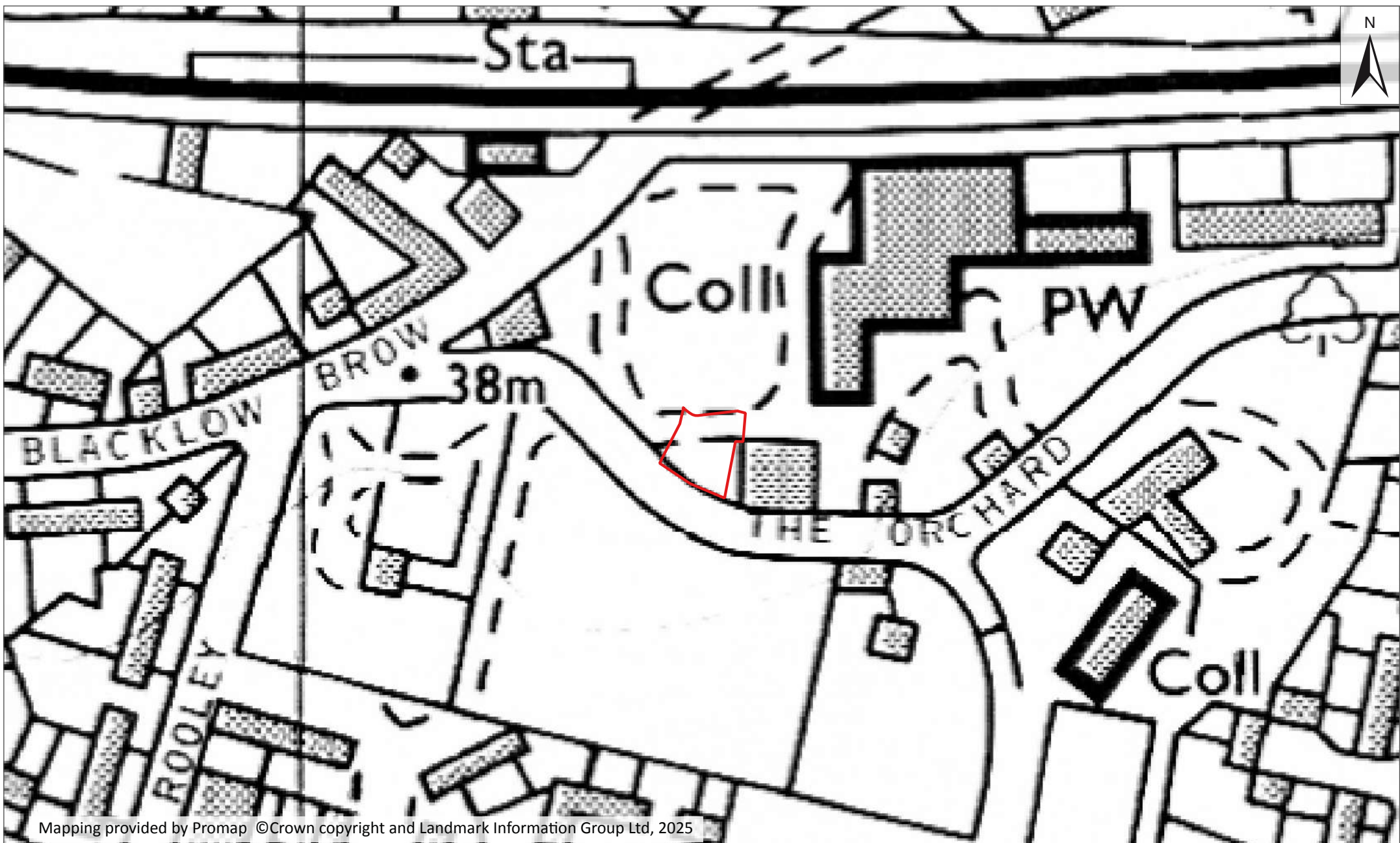
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Figure 18: Ordnance Survey Map, sheet SJ4490-SJ4590-CC, revised: 1968,
published: 1970

Approximate Site Location

Original scale: 1:2,500



FENIX
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Figure 19: Ordnance Survey Map, 1990

Approximate Site Location

Original scale: 1:10,000



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Figure 20: Aerial Photograph, 2005

 Approximate Site Location



FENIX
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Figure 21: Aerial Photograph, 2018

 Approximate Site Location



Figure 22: Photographic Index Plan - Context and Approaches

FENIX
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Site Boundary

Photograph Location and Direction

0 425m

Scale 1:850 at A4.

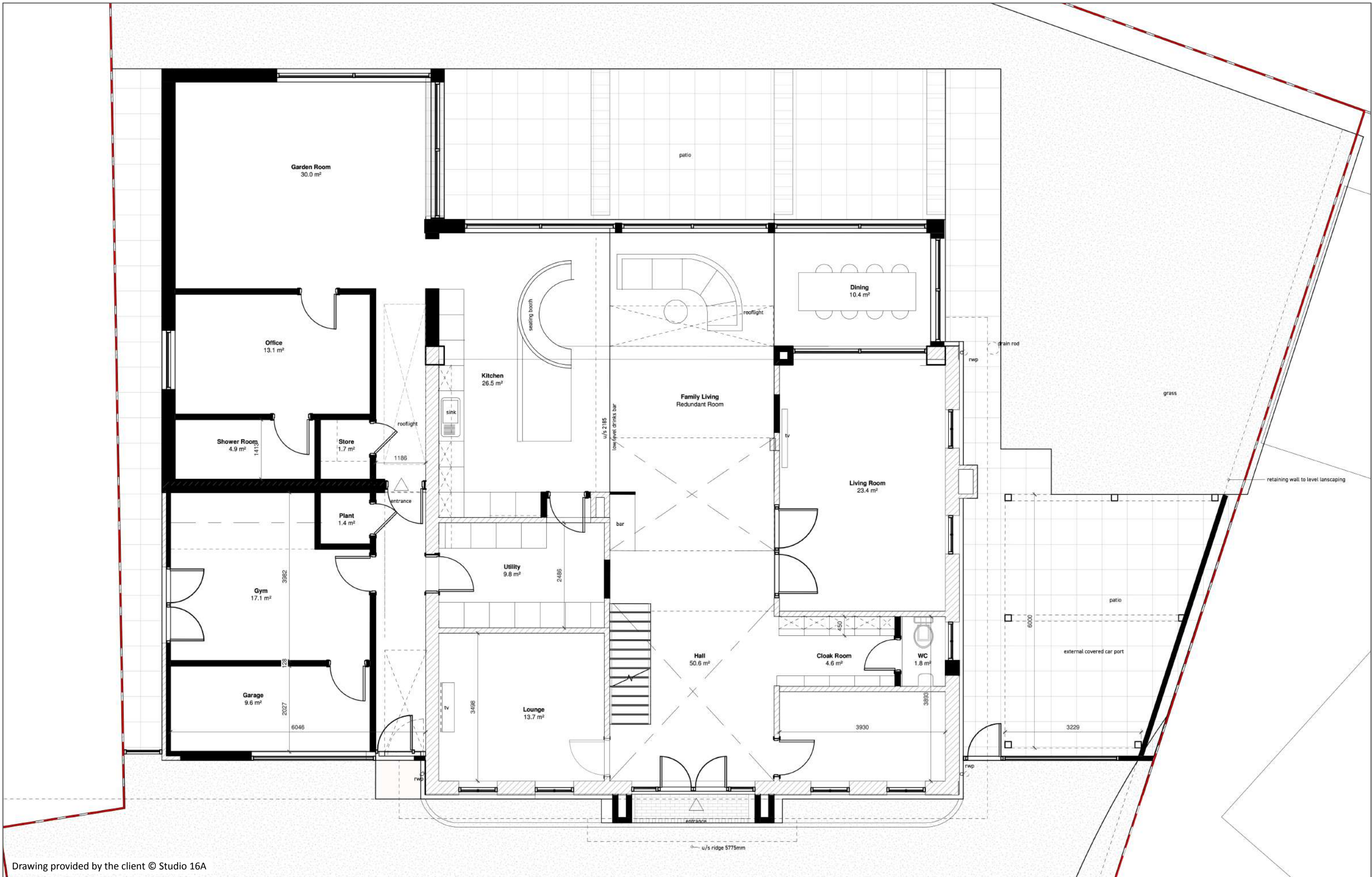


Drawing provided by the client © Studio 16A

	Figure 23: Photographic Index Plan - Elevations Existing	□ Site Boundary ● → Photograph Location and Direction original scale: 1:100 @A1
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Drawing provided by the client © Studio 16A

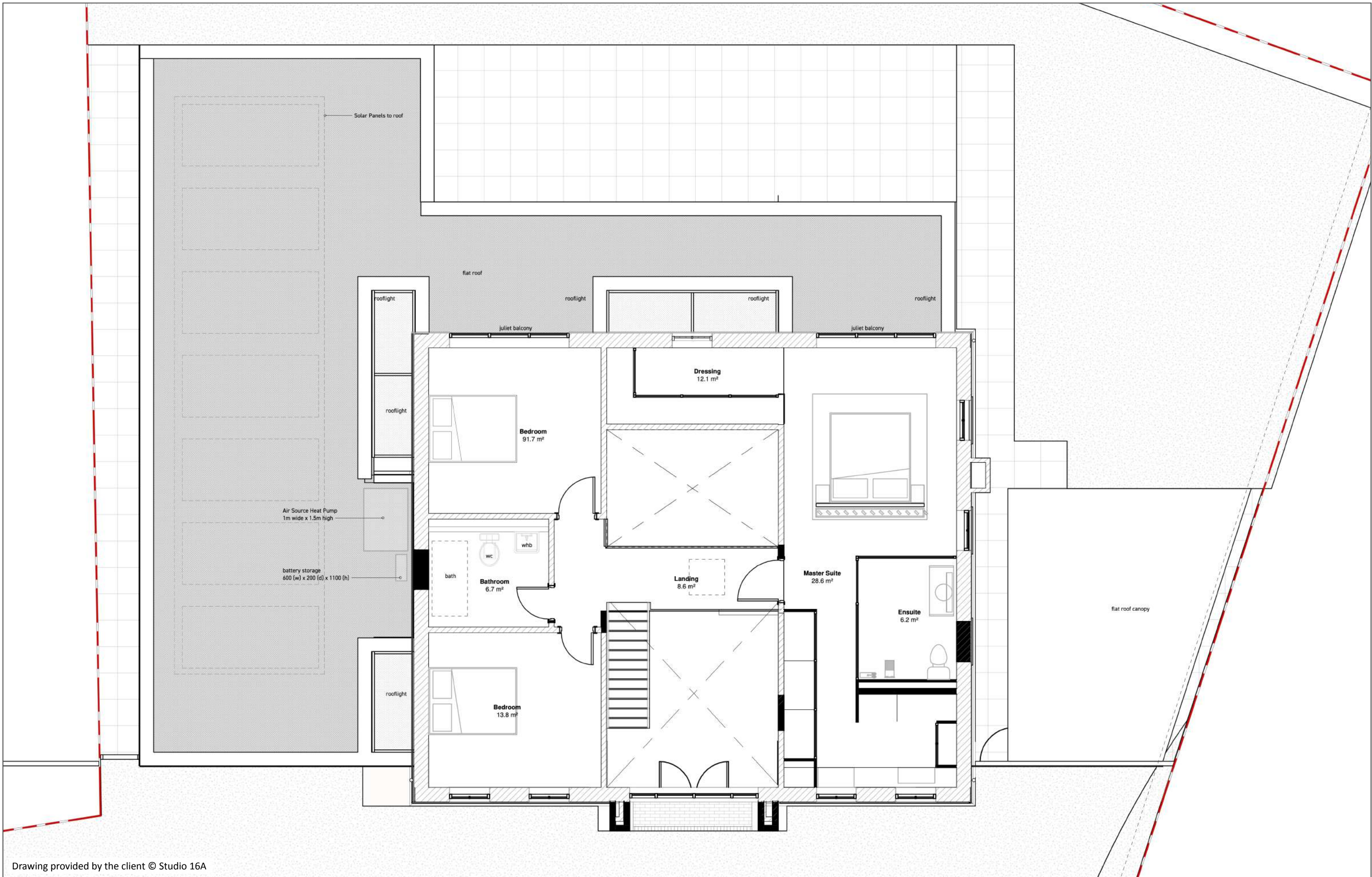


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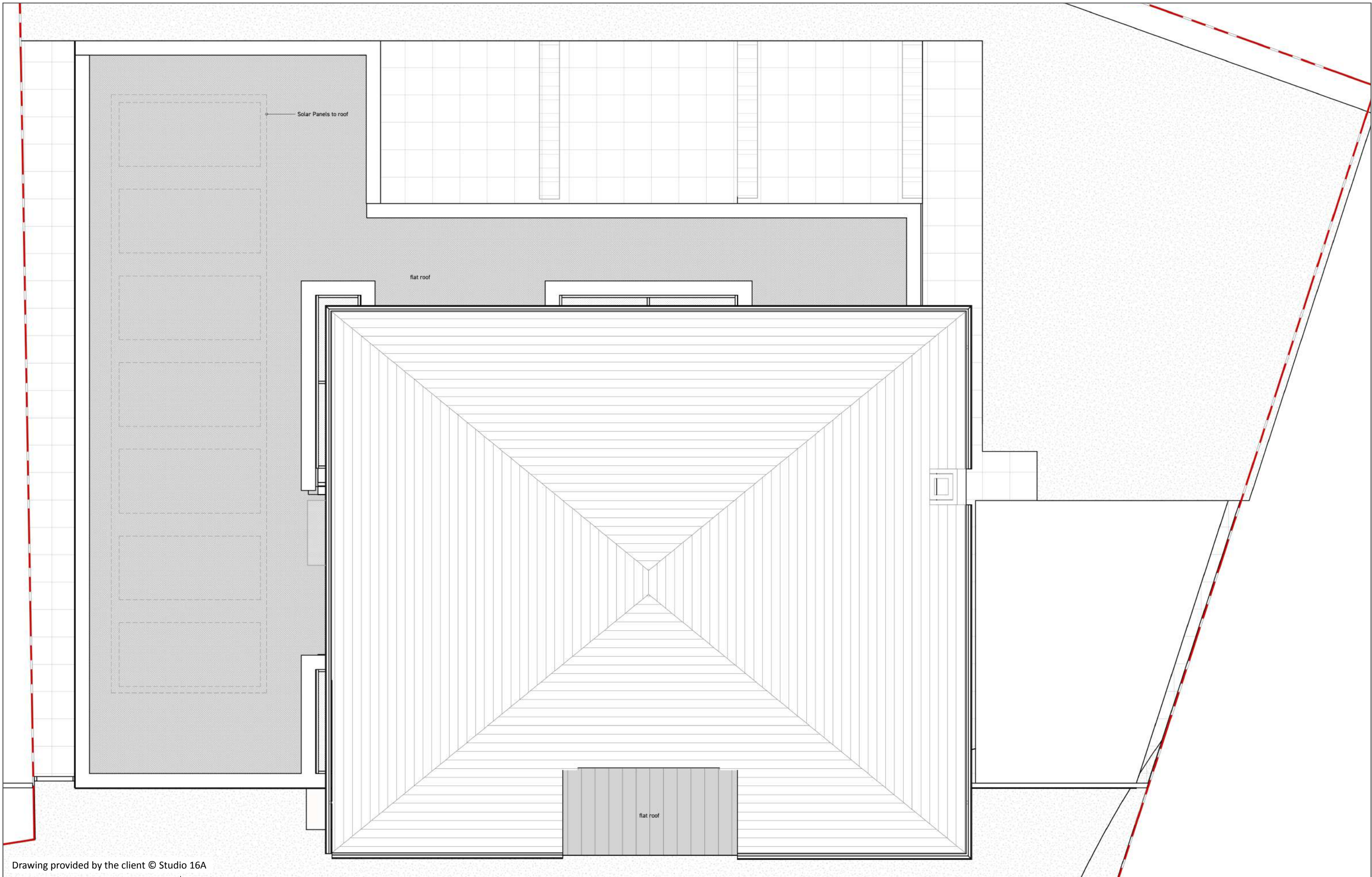
Figure 25: Proposed Ground Floor

Site Boundary
original scale: 1:50 @A1



Drawing provided by the client © Studio 16A

Figure 26: Proposed First Floor

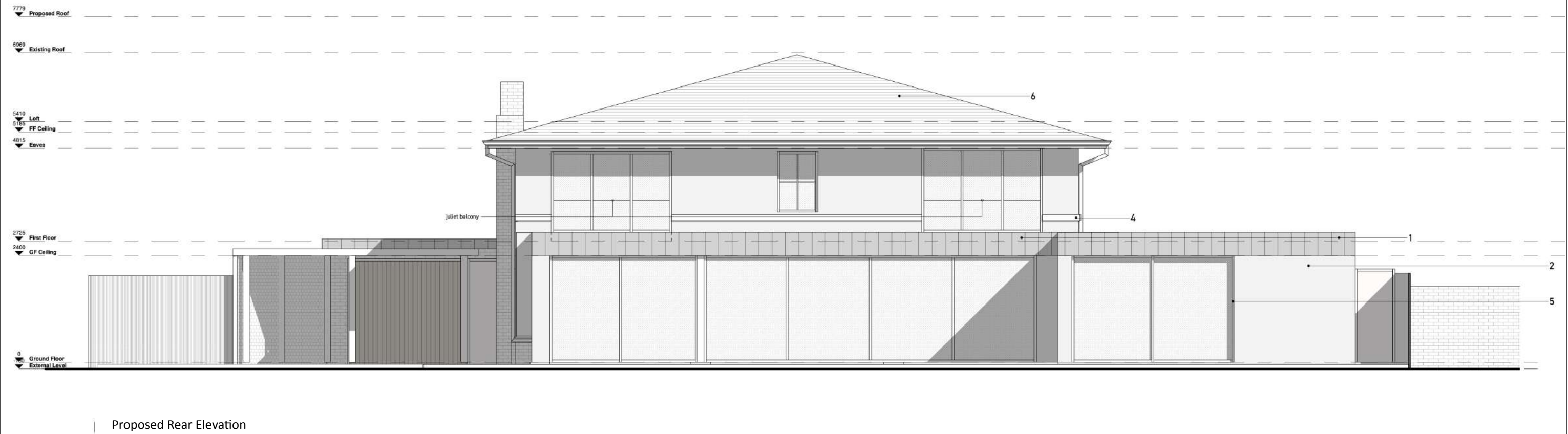


Drawing provided by the client © Studio 16A

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Figure 27: Proposed Roof Plan

Site Boundary
original scale: 1:50 @A1

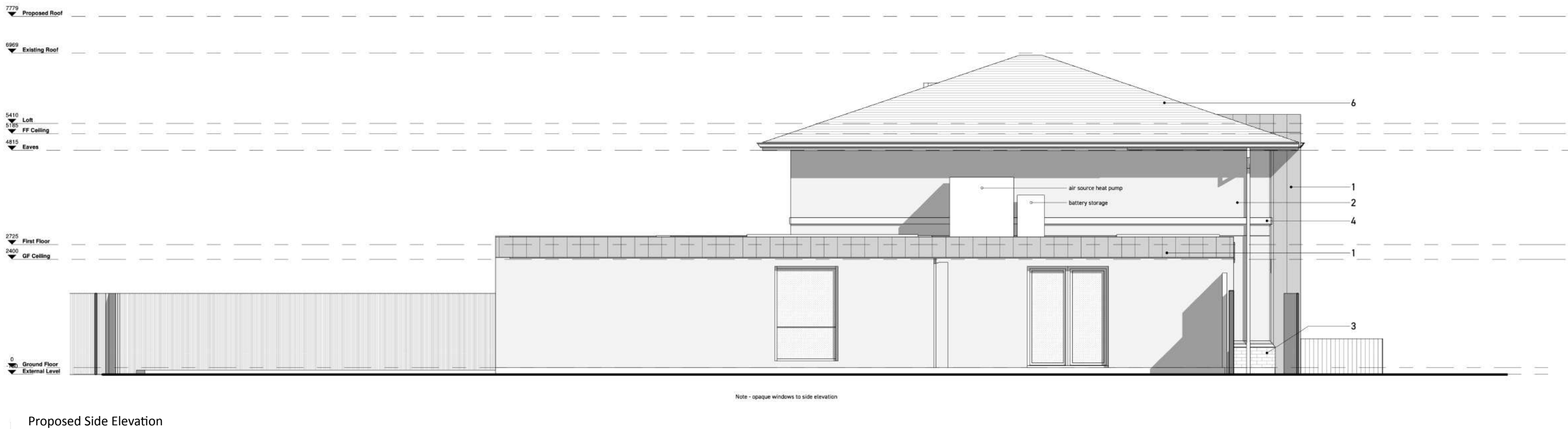


Drawing provided by the client © Studio 16A

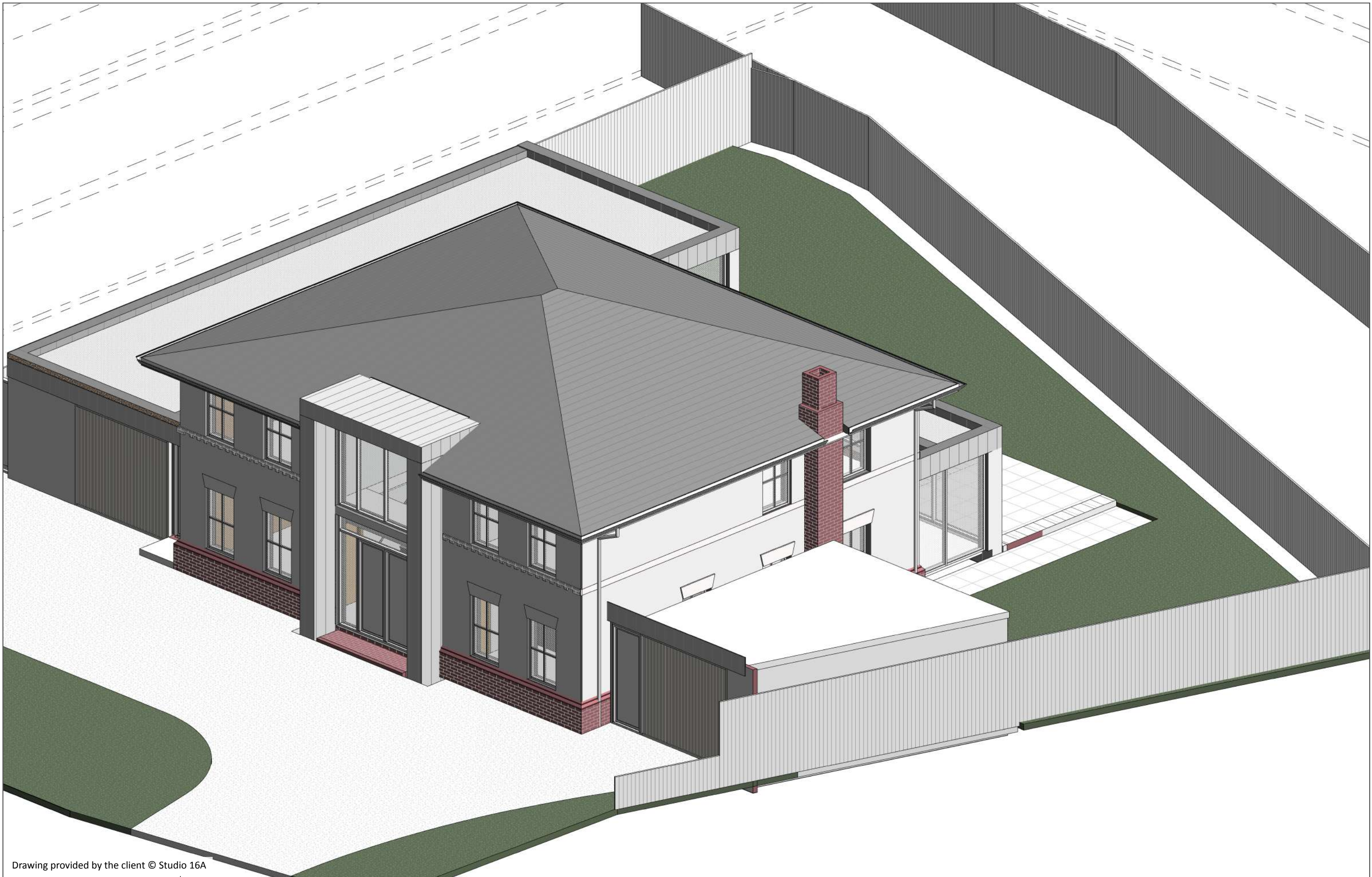
Figure 28: Proposed Front and Rear Elevations

FENIX
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original scale: 1:50 @A1



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Figure 30: Proposed Front Axonometric

original scale: 1:20 @A1



Drawing provided by the client © Studio 16A

Figure 31: Proposed Rear Axonometric

APPENDIX A

Photographs



Plate 1: Sightline to the north-east along Blacklow Brow towards The Orchard Conservation Area and the entrance to the former Huyton College complex – now developed as Huyton Hall Crescent. The terraced dwelling to the left is a Positive Unlisted Building with the Conservation Area. The Building is not visible and the proposed development would have no impact on this sightline.



Plate 2: Sightline to the north-east along Blacklow Brow towards the entrance to the former Huyton College complex – now developed as Huyton Hall Crescent. The communication route The Orchard is to the right. The Building is not visible and the proposed development would have no impact on this sightline.



Plate 3: Sightline to the south-east towards The Orchard. The Building is not visible and the proposed development would have no impact on this 'View'.



Plate 4: Sightline to the east along The Orchard (this corresponds to the one of the 'Important Views' in The Orchard Conservation Area). The Building is not visible and the proposed development would have no impact on this 'View'.



Plate 5: Sightline to the east along The Orchard (this corresponds to the one of the 'Important Views' in The Orchard Conservation Area). The Building is not visible and the proposed development would have no impact on this 'View'.



Plate 6: Sightline to the east along The Orchard (this corresponds to the one of the 'Important Views' in The Orchard Conservation Area). The Building is not visible and the proposed development would have no impact on this 'View'.



Plate 7: Sightline to the east along The Orchard (this corresponds to the one of the 'Important Views' in The Orchard Conservation Area). The Building is not visible and the proposed development would have no impact on this 'View'.



Plate 8: Sightline to the south-east along The Orchard (this corresponds to the one of the 'Important Views' in The Orchard Conservation Area). The Building is not visible and the proposed development would have no impact on this 'View'.



Plate 9: Sightline to the south-east along The Orchard (this corresponds to the one of the 'Important Views' in The Orchard Conservation Area). The Building is not visible and the proposed development would have no impact on this 'View'.



Plate 10: Sightline to the south-east along The Orchard (this corresponds to the one of the 'Important Views' in The Orchard Conservation Area). The Building is not visible (the rear boundary to the Building's curtilage is to the left), and the proposed development would have no impact on this 'View'.



Plate 11: Sightline to the south-east along The Orchard (this corresponds to the one of the 'Important Views' in The Orchard Conservation Area). The Building is not visible (the rear boundary to the Building's curtilage is to the left), and the proposed development would have no impact on this 'View'.



Plate 12: Sightline to the east along The Orchard (this corresponds to the one of the 'Important Views' in The Orchard Conservation Area). The Building is not visible and the proposed development would have no impact on this 'View'.



Plate 13: Sightline to the east along The Orchard (this corresponds to the one of the 'Important Views' in The Orchard Conservation Area). The Building is not visible and the proposed development would have no impact on this 'View'.



Plate 14: Sightline to the west along The Orchard. The Building is not visible and the proposed development would have no impact on this 'View'.



Plate 15: Sightline to the north-east along Blacklow Brow within The Orchard Conservation Area and the entrance to the former Huyton College complex – now developed as Huyton Hall Crescent. The terraced dwelling to the left is a Positive Unlisted Building with the Conservation Area. The Building is not visible and the proposed development would have no impact on this sightline.



Plate 16: Sightline to the north-east along Blacklow Brow within The Orchard Conservation Area and the gated entrance to the former Huyton College complex – now developed as Huyton Hall Crescent. The Building is not visible and the proposed development would have no impact on this sightline.



Plate 17: Sightline to the north-east from Blacklow Brow within The Orchard Conservation Area and the gated entrance to the former Huyton College complex – now developed as Huyton Hall Crescent. The Building is not visible and the proposed development would have no impact on this sightline.



Plate 18: Sightline to the east from Blacklow Brow within The Orchard Conservation Area and the gated entrance to the former Huyton College complex – now developed as Huyton Hall Crescent. The Building is not visible and the proposed development would have no impact on this sightline.



Plate 19: Sightline to the south-west within the former Huyton College complex – now developed as Huyton Hall Crescent. Part of the former Huyton Hall (a Positive Unlisted Building) is visible. This corresponds to an 'Important View' in The Orchard Conservation Area. The Building is not visible and the proposed development would have no impact on this 'View'.



Plate 20: Sightline to the south-east within the former Huyton College complex – now developed as Huyton Hall Crescent. Part of the former Huyton Hall (a Positive Unlisted Building) is visible. This corresponds to an 'Important View' in The Orchard Conservation Area. The Building is not visible and the proposed development would have no impact on this sightline.



Plate 21: Sightline to the south-south-east along Huyton Hall Crescent towards the Building. Due to the managed landscaping the Building is not visible and the proposed development would have no impact on this sightline.



Plate 22: Sightline to the south along Huyton Hall Crescent towards the Building. The Building can be glimpsed through the landscaping. The proposed development would alter this sightline, but the alteration would result in no harm to the character and appearance of the Conservation Area.



Plate 23: Sightline to the south along Huyton Hall Crescent towards the Building. The Building can be glimpsed through the landscaping. The proposed development would alter this sightline, but the alteration would result in no harm to the character and appearance of the Conservation Area.



Plate 24: Sightline to the south along Huyton Hall Crescent towards the Building. The Building can be glimpsed through the landscaping. The proposed development would alter this sightline, but the alteration would result in no harm to the character and appearance of the Conservation Area.



Plate 25: Sightline to the north-east across the lawn to the west of the former Huyton Hall (a Positive Unlisted Building) on the right, and the former Auditorium on the left (a Positive United Building).



Plate 26: Sightline to the east across the lawn to the west of the former Huyton Hall (a Positive Unlisted Building).



Plate 27: Sightline to the south-east across the lawn to the west of the former Huyton Hall (a Positive Unlisted Building).



Plate 28: Sightline to the south across the lawn towards the north-facing elevation of the Building. The proposed development would alter this sightline, but the alteration would result in no harm to the character and appearance of the Conservation Area.



Plate 29: Sightline to the north-east across the lawn to the west of the former Auditorium (a Positive Unlisted Building).



Plate 30: Sightline to the east towards the west-facing elevation of the former Auditorium (a Positive Unlisted Building).



Plate 31: Sightline to the south highlighting the north-facing elevation of the former Huyton Hall. The proposed development would not influence this sightline.



Plate 32: Sightline to the south along the west-facing elevation of the former Huyton Hall. The proposed development would slightly influence this sightline as the flat roof, single-storey extension on the eastern side of the Building (providing for a garage, gym, shower room, office, plant room and store) would be partially visible.



Plate 33: Sightline to the south-west across the lawn to the west of the former Huyton Hall). The proposed development would not influence this sightline.



Plate 34: Sightline to the south along the west-facing elevation of the former Huyton Hall. The proposed development would slightly influence this sightline as the flat roof, single-storey extension on the eastern side of the Building and the north-facing elevation would be partially visible.



Plate 35: Sightline to the north-east towards the former classroom block of Huyton College. The studio windows are reminiscent of the Listed Building 135-149 Talgarth Road, London, which were built in 1891 as artists' studios.



Plate 36: Sightline to the south-east towards the north-facing elevation of the Building.



Plate 37: Sightline to the south towards the north-facing elevation of the Building.



Plate 38: Sightline to the south-west towards the north-facing elevation of the Building.



Plate 39: Sightline to the south-west towards the garage and north-facing elevation of the Building.



Plate 40: Sightline to the south towards the north-facing elevation of the garage.



Plate 41: Sightline to the south-west towards the north-facing elevation of the garage.



Plate 42: Sightline to the north along the west-facing elevation of the Building. This is the location of the proposed external covered car port and patio.



Plate 43: Sightline to the east along the south-facing elevation of the Building. The proposed flat-roofed single-storey extensions for the dining room, kitchen and garden room would intervene in the sightline and partially obscure the west-facing elevation of 1 The Orchard.



Plate 44: Sightline to the north-east highlighting the existing west-facing and south-facing elevations of the Building.



Plate 45: Sightline to the north-east highlining the existing west-facing and south-facing elevations of the Building.



Plate 46: Sightline to the south-west highlining the existing boundary treatment to The Orchard, defining the southern limit of the Building's curtilage.



Plate 47: Sightline to the west along the south-facing elevation of the Building. The proposed flat-roofed single-storey extensions for the dining room, kitchen and garden room would occupy this location after removal of the existing conservatory.



Plate 48: Sightline to the north-west highlighting the existing east-facing and south-facing elevations of the Building and the south-facing elevation of the existing garage.



Plate 49: Sightline to the north to the south-facing elevation of the existing garage. The flat roof, single-storey extension on the eastern side of the Building (providing for a garage, gym, shower room, office, plant room and store) would be located here.



Plate 50: Sightline to the north-west highlighting the south and east-facing elevations of the Building, its pavilion roof and accompanying garage to the right. The proposed flat-roofed single-storey extensions for the dining room, kitchen and garden room would be located here.