



Central Chapel @ The Orchard
Design & Access Statement
July 2021

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1.0 Project Information

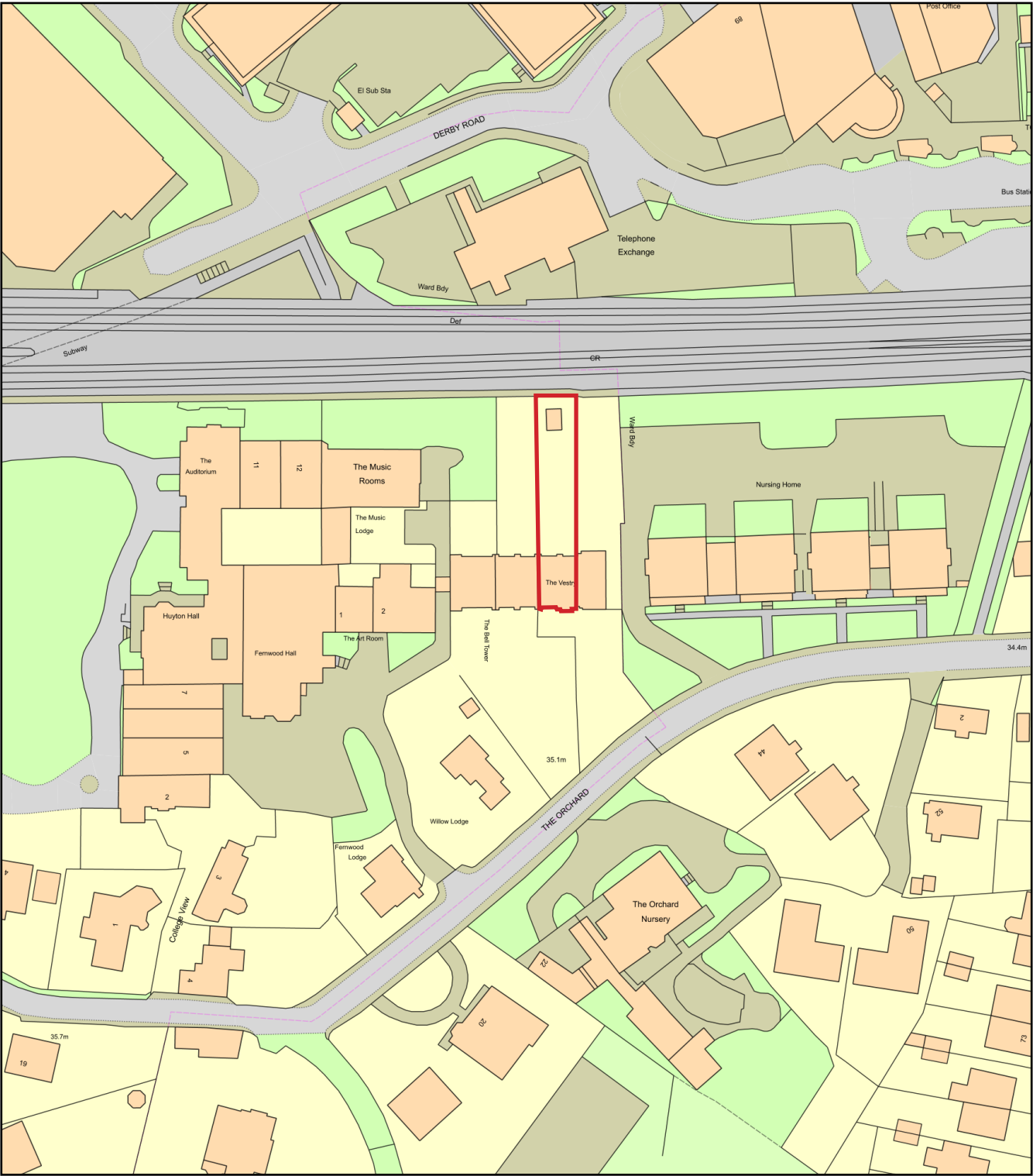
1.1 Site Location & History

Location

The proposed development is situated in Huyton, Liverpool and sits within the Orchard Conservation Area. The majority of buildings within the conservation area are dated from the 19/ 20th Century and whilst no building benefits from Listed Building Status, several buildings are recognised for their greater historic performance.

Central Chapel

The building where the proposed development of this application sits dates back to the early 20th century and was originally building as part of Huyton College for their expanding grounds. The architectural style of the building is Gothic Revival that features pointed arch windows and dividing buttresses which give a much older appearance than what it actually is. In more recent years, dormers have been added but the scae of which have minimal impact to the overall aesthetic of the building.



1.0 Project Information

1.2 Site Photos



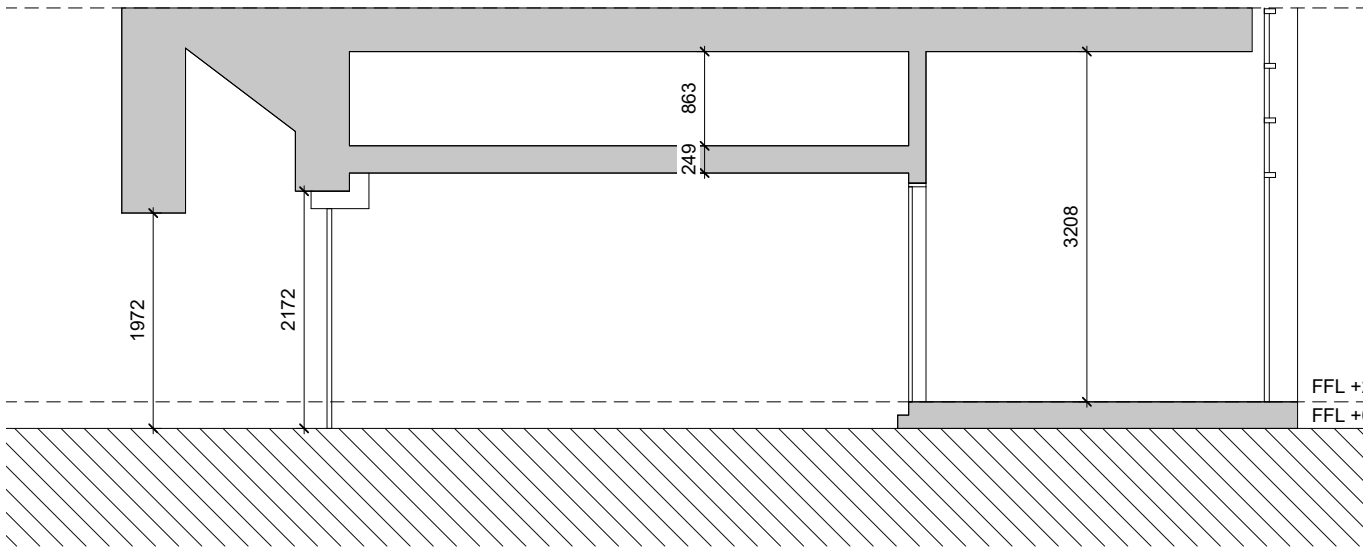
2.0 Design

2.1 Design Proposals

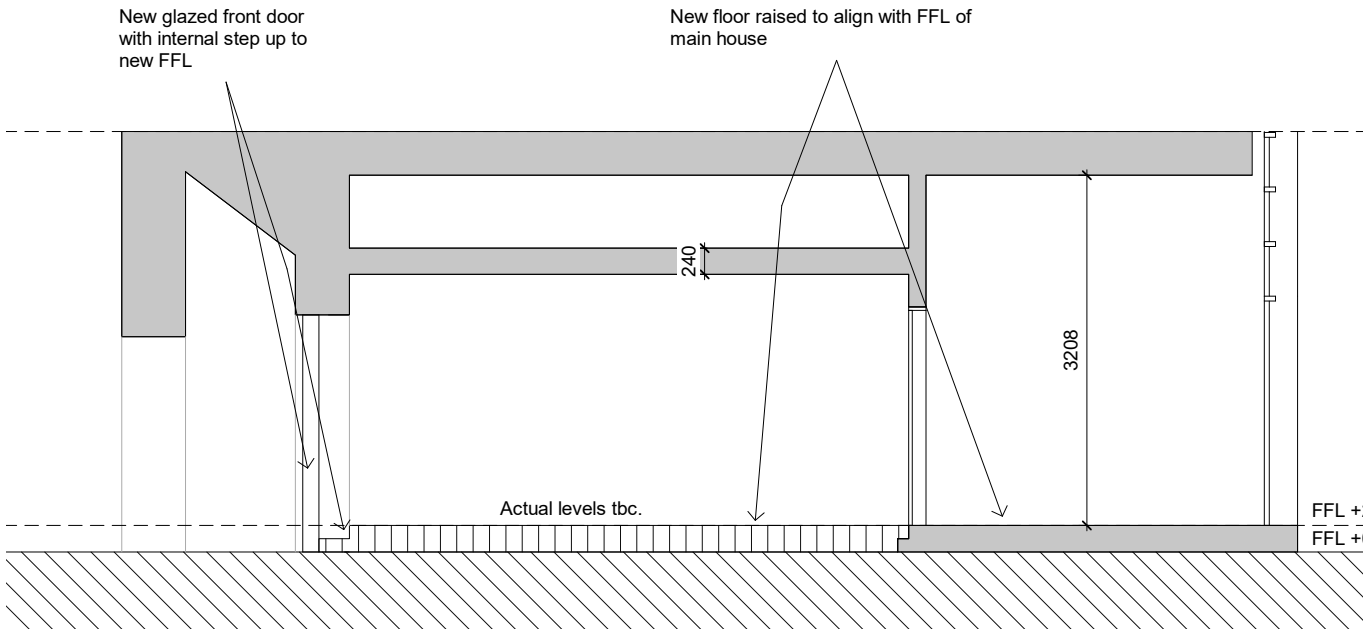


Central Chapel

The project at Central Chapel sees the conversion of an existing garage to a second living space for the property. This will be achieved through raising the existing floor level of the garage to align with the steps that are used to pass through the rest of the property.



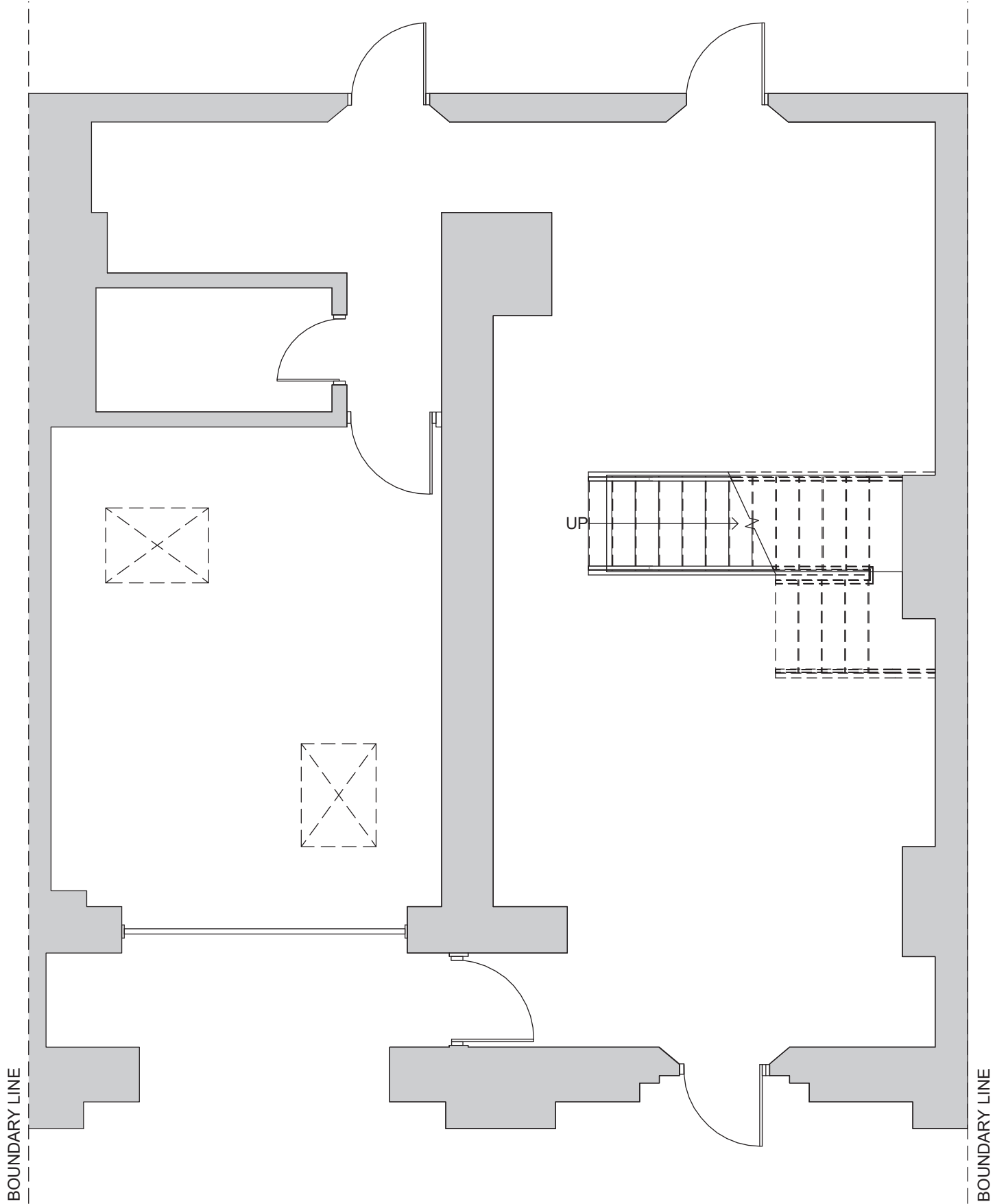
Section through existing garage



Section B-B through proposed space

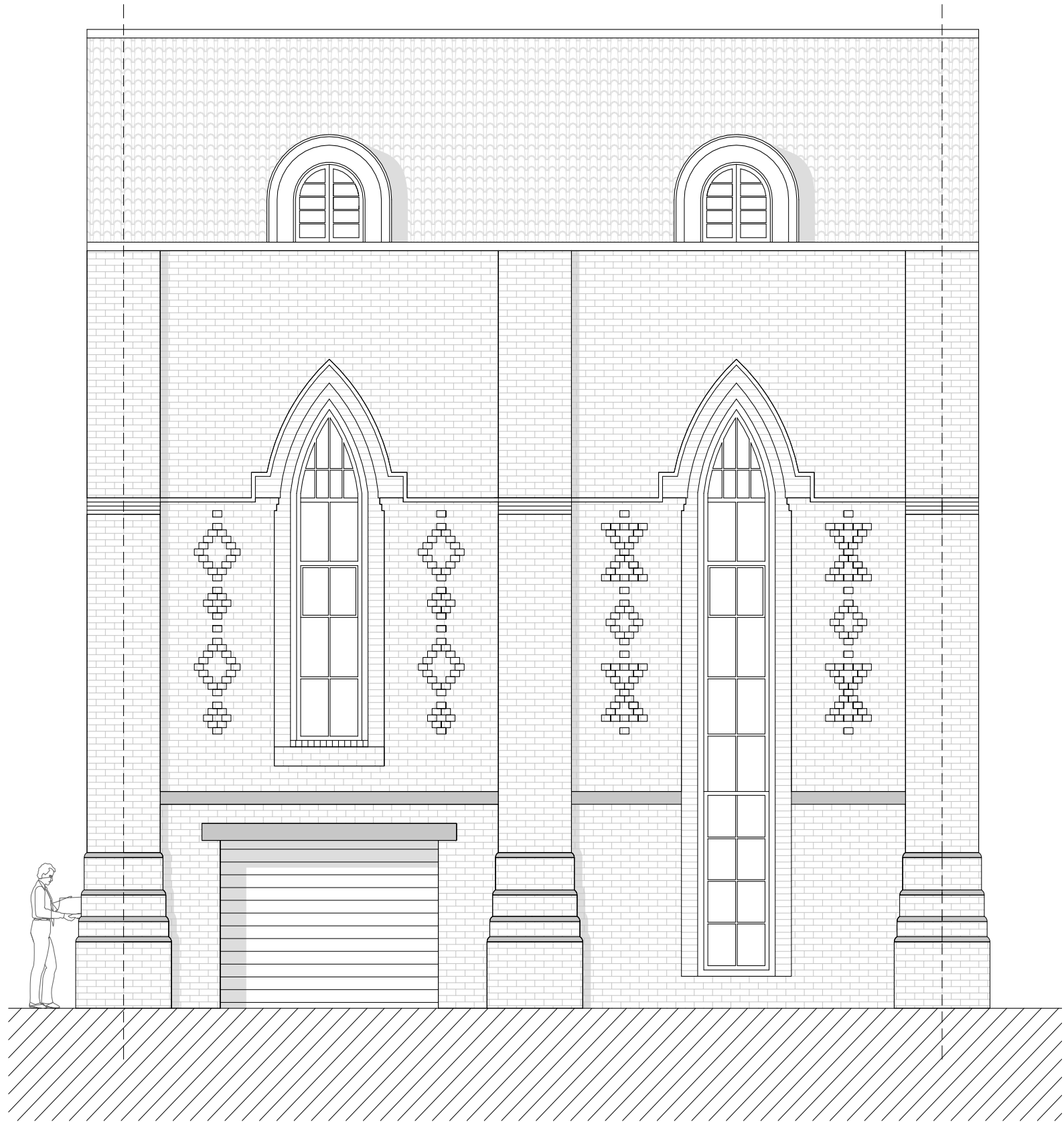
2.0 Design

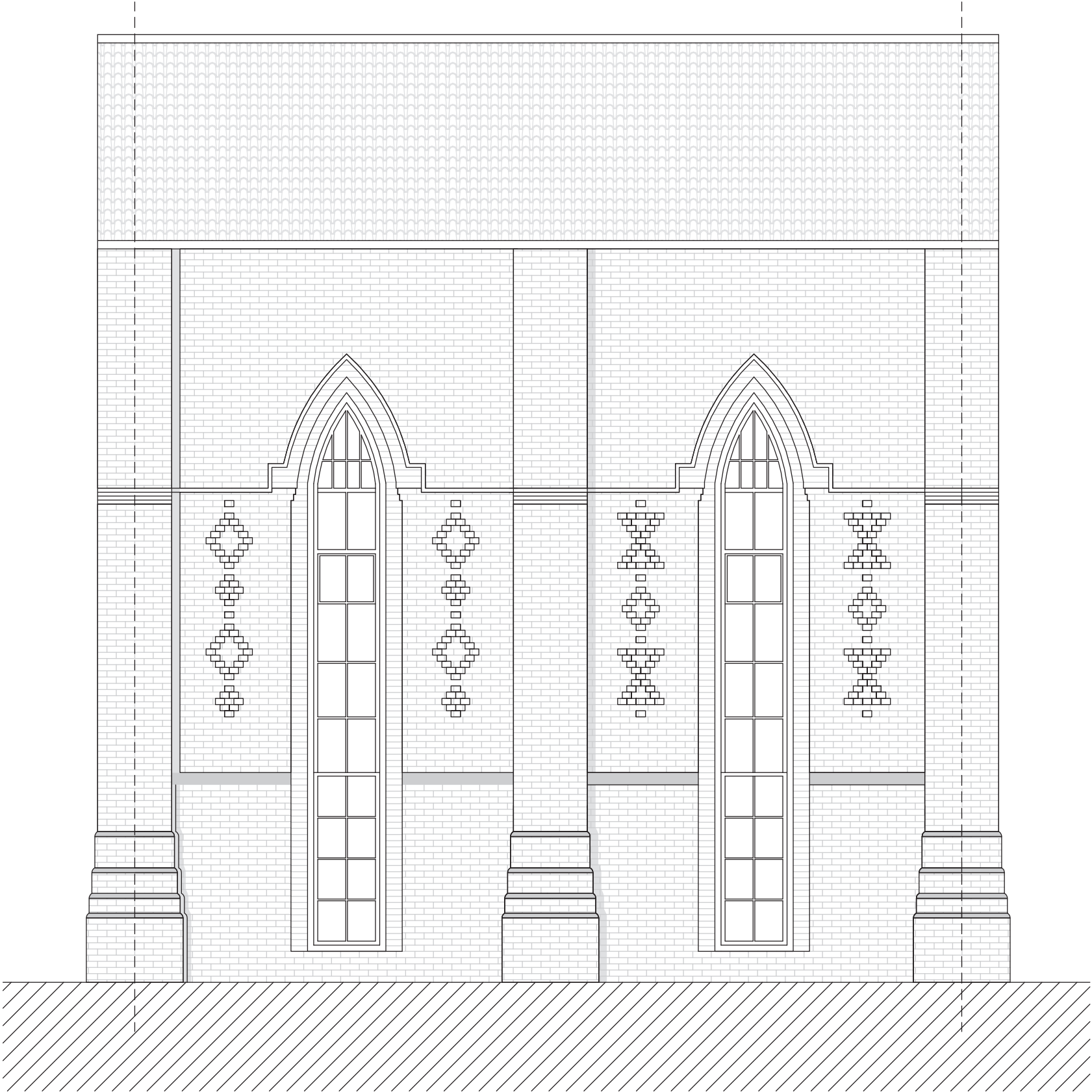
2.2 Existing Drawings - Ground Floor Plan



2.0 Design

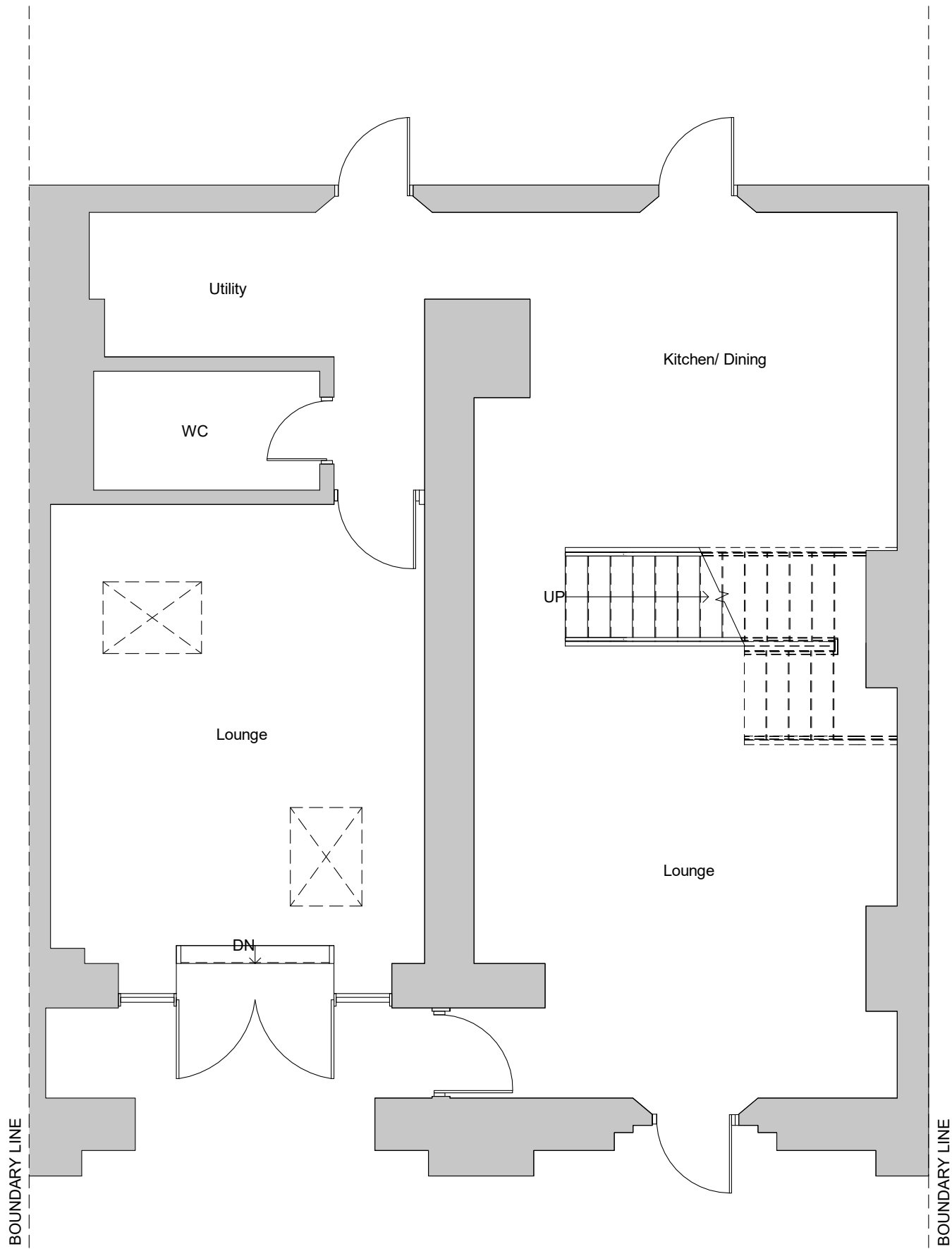
2.2 Existing Drawings - Front Elevation





2.0 Design

2.3 Proposed Drawings - Ground Floor Plan



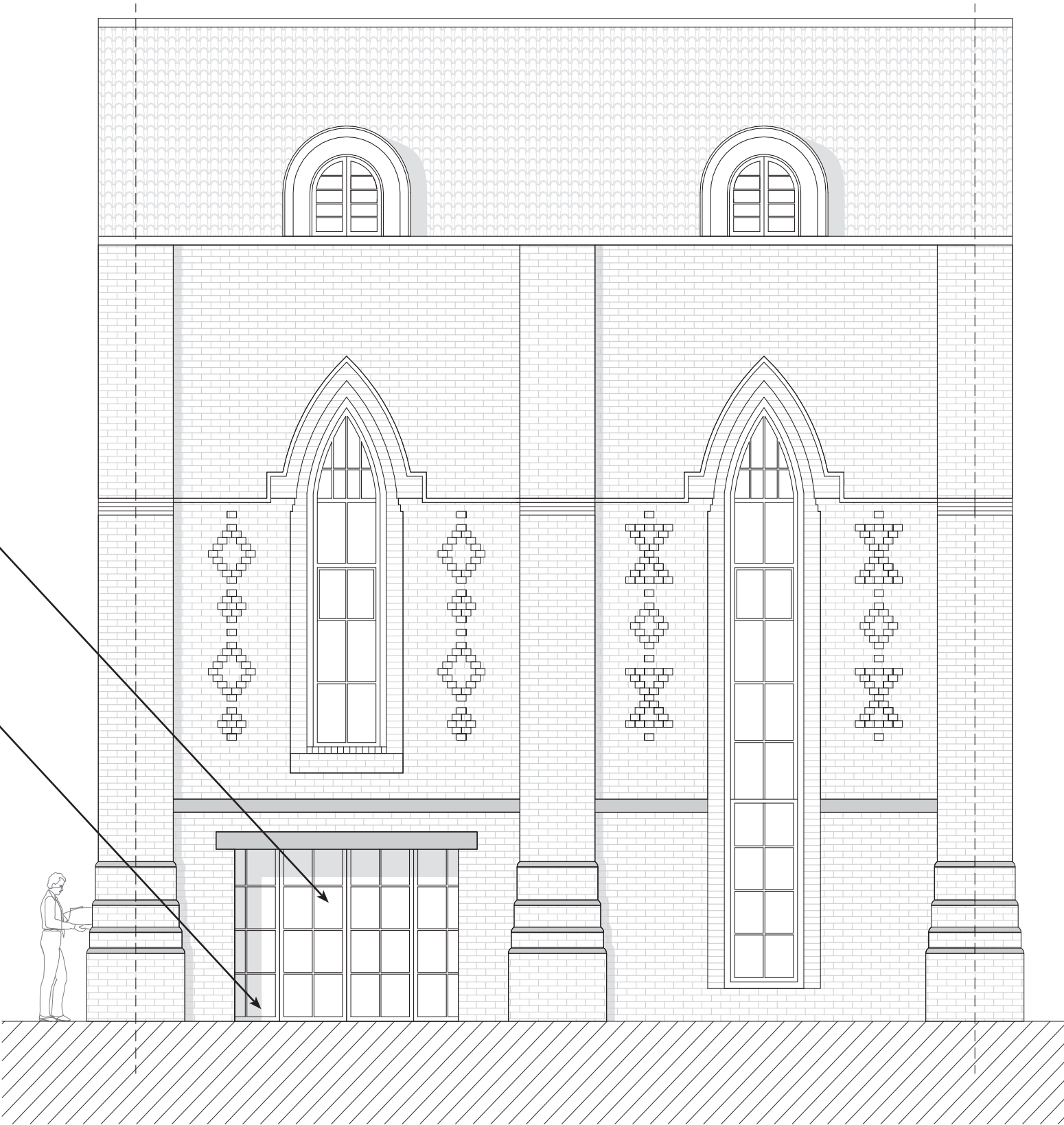
2.0 Design

2.3 Proposed Drawings - Front Elevation



Garage door to be replaced with new double doors in same style and colour as existing windows

New windows added to match style and colour of existing



3.0 Heritage

3.1 Heritage Statement

Site Name

Central Chapel @ The Orchard

Designation

Conservation Area (CA)

Site Address

Central Chapel, The Orchard, Huyton, L36 5UY

Proposed Works

Conversion of existing garage into living space. Replacement of existing garage door with glazed door and side windows that match as best as possible the existing glazing of the property

Site History

Extract from the The Orchard Management Plan:

The Orchard is one of the best examples of a Victorian villa suburb in the borough; it is situated in Huyton and only a short distance from the town centre. The earliest settlement in the town is situated close by, just south of St Michael’s Church. The town is part of an ancient Parish with records predating the Norman Conquest. However, growth was slow, and it was not until the eighteenth and nineteenth centuries that further significant development started to occur; in particular at the junction of the former fields of Townfield and Rooley.

The Orchard Conservation Area is primarily the product of the railway in 1830; part of the Liverpool – Manchester line, the first commuter railway marked a significant change in the future of Huyton. The area was transformed from an isolated farming community into a small country village, where people with sufficient wealth could reside in the countryside and travel to Liverpool on a daily basis. In many respects, The Orchard typifies the type of exclusive suburbia that cropped up in small villages purely because the railway gave convenient access to the economic, social and cultural offer of the nearby towns and cities.

There are areas of the Conservation Area that predate the development of the railway, namely the area surrounding The Queens Arms Public House and Pinnington Place. This small area is notably different than the development that followed the railway. By contrast, the houses are much smaller in scale, densely packed and with little adjoining land. The Queens Arms was a significant lodging house, especially during the 1820’s; housing many of the workers who constructed the turnpike and railway. The Queens Arms now looks markedly different, but it has stood in same place for over 200 years; making the building of great merit in terms of townscape and historical association.

Located nearby is the old Independent Chapel. The building is now used as a garage. However, it was originally built following a disagreement between a small section of the community and the Vicar of Huyton. The congregation quickly grew, and a larger Congregational Church was built in 1890 at the corner of Victoria Road and Seal Road. A number of buildings located nearby also have a positive contribution on the streetscape; including, two small terraced houses on Pinnington Place (Nos. 7, 9), and a number of properties on Blacklow Brow (Nos. 33 - 37, Rooley Lodge, and Huyton Train Station).

Huyton Train Station, built using local sandstone in the late Georgian period, is probably one of the most unique buildings architecturally in the area. The building has changed significantly in recent decades, and what exists today is essentially a ‘stripped back’ version of how the building once looked. The Ewanville estate, located between Blacklow Brow and The Rooley, was one of few houses to be built prior to the development of the nearby Victorian villa estate. The house has subsequently been replaced by a 1930s semi-detached housing estate, and despite its demolition the building was historically very important, providing a precedent for the building of large houses in the area. Ewanville was also the family home of the Beecham family, an influential family both locally and nationally.

In the years that followed the opening of the railway, the areas popularity grew significantly, leading to the development of 7 villa estates, such as The Orchard; these new houses come to represent a significant change in Huyton. The close proximity to the station provided easy access to Liverpool, allowing merchants and traders to settle in the area and commute daily into the city.

The estate originally comprised of around 20 houses, many of which stood in their own extensive grounds. It is recorded in Gore’s Directory of Liverpool, that some of the inhabitants proceeded to change their occupation to ‘Gentleman’; lending to the idea that the original aim of the estate was to lend an air of gentility to rural village life. It also provides an insight into the cultural attitudes of the time – successful, self-made men in trade and industry aspired to be higher up the social ladder, so in their new ‘mini country houses’ they disguised the fact that they still worked for a living.

The houses are of mixed architectural styles, some of which built in the Italianate/Greek style. While Greenhill is the only listed building within the Conservation Area, there are a number of buildings that have a positive contribution. Overall, The Orchard is an attractive and well preserved example of a Victorian suburb.

Summary

The proposed development at The Orchard, which is part of a Conservation Area, seeks to convert an existing disused garage to a living space that matches the rest of the property. This will be done through carefully selected materials that match, as best as possible, to the existing windows featured in the property. The new proposed replacement doors are set back 1m from the main façade and are therefore not visible from any viewpoints, other than when you directly approach the property. This set back ensures that the architectural interest of the property is preserved from a holistic point of view – and yet enhanced, from an ‘individual property’ point of view.

