

# Heritage Statement Chancery House, Liverpool

September 2014

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# 1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Chancery House Liverpool LLP in support of a full planning application and an associated application for listed building consent for the change of use, alteration and extension (the 'Proposed Development') of Chancery House, Paradise Street, Liverpool (the 'Application Site'). The Application Site is located within the Duke Street Conservation Area and Liverpool Maritime Mercantile City World Heritage Site. The site is also proximate to a number of listed buildings.
- 1.2 The National Planning Policy Framework (NPPF) 2012 provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements it sets out that:

*"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."*<sup>1</sup>
- 1.3 To comply with these requirements, Section 2 of this statement firstly identifies the relevant heritage assets within the site and its vicinity that may be affected by the Proposed Development. This is followed by Section 3 which provides an assessment of the significance, in terms of the special architectural and historic interest, of the grade II listed building, Chancery House. The overall significance of this designated heritage asset is explained, including the identification of the relative significance of the different elements of the building, as found today.
- 1.4 This is followed by a description of the significance of the Duke Street Conservation Area and the Liverpool Maritime Mercantile City World Heritage Site. The significance and setting of nearby listed buildings is also broadly assessed. These assessments of significance are proportionate to both the importance of the identified heritage assets and the likely impacts of the application proposals. They are undertaken on the basis of published information, archival research and on-site visual survey.
- 1.5 Section 4 provides an assessment of the impact of the application proposals on the significance of the identified designated heritage assets, in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the NPPF 2012 and local planning policy for the historic environment (set out in detail at Appendix 1).

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<sup>1</sup> DCLG, National Planning Policy Framework (NPPF) 2012 – Paragraph 128

## 2. The Heritage Assets

### Introduction

2.1 The NPPF (2012) defines a heritage asset as:

*“A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”<sup>2</sup>.*

### Designated Heritage Assets

2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them.

### Listed Buildings

2.3 Chancery House was included on the statutory list of buildings of special architectural or historic interest at grade II on the 14 March 1975. The list description states the following (a copy of the full list entry description for the building is included at Appendix 2):

*“Includes No.10 Hanover Street. Office building. 1890’s. Red brick with tiled roof. Late Flemish Gothic. 2 storeys with attic, 9 bays with 4-bay curved facade to Hanover street and curved corner bay to Price Street. Ground floor windows have trefoil heads, and tympana with blind tracery and moulded sills. All windows have small-paned casements; corner bay has similar window of 2 lights set in flat architrave with cornice. Elliptical-arched entrance to 5th bay has stone architrave and C20 glass doors, 1st floor: bays 1 to 6 have moulded string course and fluted pilasters framing pairs of bays; windows headed windows on moulded sills. Corner to Price Street has octagonal tower with moulded base dying into wall. Paired elliptical headed windows at 1st floor level; similar windows below swept tiled spire with lead finial. 3 shaped gables to 1st to 6th bays have fluted pinnacles, 2 gables have canted wooden oriels on brackets. End bays have 1930’s attic storey with sill and lintel bands. Hanover Street facade has added late C20 bay entrance to No. 10. Price Street has utilitarian facade.”*

2.4 There are a number of listed buildings located within the vicinity of the site. Those which have the potential to be affected by the Proposed Development are identified below. These are listed in order of proximity to the Application Site. A copy of the full list entry description for each asset is included at Appendix 3.

- No.12 Hanover Street (grade II listed);
- Warehouse adjoining No.12 (grade II listed);
- Pooley Gates; and
- Church House (grade II listed)

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<sup>2</sup> DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary

- 2.5 The locations of these buildings are illustrated on the Heritage Asset Plan at Appendix 4.

### **Conservation Areas**

- 2.6 The Application Site is located in the southern part of the Duke Street Conservation Area. The conservation area was originally designated on 30 August 1988, and was subsequently extended on 28 November 1990 and on 24 January 2003. The conservation area boundary is illustrated on the Heritage Asset plan at Appendix 4.

### **World Heritage Sites**

- 2.7 The Application Site is located within the Liverpool Maritime Mercantile City World Heritage Site which was inscribed in July 2004. The World Heritage Site boundary is also illustrated on the Heritage Asset plan at Appendix 4.

## 3. Significance of the Heritage Assets

### Significance and Special Interest

- 3.1 The NPPF defines the significance of a heritage asset as:

*“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>3</sup>*

- 3.2 Listed buildings are defined as designated heritage assets that hold architectural or historic interest. The principles of selection for listed buildings are published by the Department of Culture, Media and Sport and supported by English Heritage’s Listing Selection Guides for each building type.
- 3.3 Conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. English Heritage has revised and republished its guidance in respect of conservation areas which provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.
- 3.4 World Heritage Sites are inscribed by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) as a place of special cultural or physical significance. Nominated sites must be of "outstanding universal value" and meet at least one of the ten associated criteria.

### Assessment

- 3.5 The following assessments of significance are proportionate to the importance of the identified designated heritage assets and sufficient to understand the impact of the application proposals, given their nature and extent. These have been based on existing published information, archival research and on-site visual survey.

### Chancery House (Grade II listed)

#### Architectural Interest

##### *External*

- 3.6 Chancery House is designed in the Dutch Renaissance Style and is constructed from rich red pressed brick, terracotta and red sandstone dressings under a tiled roof. The building is of two storeys with an attic and consists of nine bays to Paradise Street, with a four bay curved façade to Hanover Street and a curved corner to Price Street.

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<sup>3</sup> DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary



Figure 1 – View of Chancery House from Hanover Street

- 3.7 To the upper floors of the Paradise Street elevation, there are three stepped Dutch gables with two consisting of canted wooden oriel windows on brackets. Flanking the gables are octagonal towers with elliptical windows and swept tiled spires with leaded finials which frame the façade to this elevation. Although not shown on the original contract drawings for the building (Figures 6 & 7), the ground floor of the octagonal tower closest to Price Street was originally used as a former entrance into the building (added in the early 20<sup>th</sup> century), this appears to have been bricked up and replaced with two windows in the late 20<sup>th</sup> century as shown at Figure 3.



Figures 2 & 3 – Engraving of Chancery House with the South Entrance c.1950 and the former entrance as found today

- 3.8 The ground floor casement windows consist of trefoil heads and tympana; with blind Gothic tracery and moulded sills above. As illustrated below in Figures 4 and 5, the building was altered to defend against bomb damage with many of the ground floor windows removed and bricked up.



**Figures 4 & 5 – Principle elevation of the Institute c.1940s<sup>4</sup>**

- 3.9 Furthermore, it is noted within an article from 1983<sup>5</sup> that 75% of the windows were replaced during the conversion works in the late 20<sup>th</sup> century. These modern windows are clearly evident from the altered transoms (see Figures 1 and 10). Vertical emphasis and division of the facades is created through the insertion of corresponding window arrangements. This is further emphasised through the use of a moulded string course and fluted pilasters of brick, framing the pairs of bays.



**Figure 6 - Original contract drawings of the front elevation to the Gordon Smith Institute by Walker and Strong c.1899<sup>6</sup>**

<sup>4</sup> National Museums Liverpool, The Gordon Smith Institute [URL: <http://www.liverpoolmuseums.org.uk>]  
<sup>5</sup> Building, Conversion of the Institute to Chancery House, 10 December 1983 [Liverpool Record Office Ref: 720.826 BRO]  
<sup>6</sup> Building, Conversion of the Institute to Chancery House, 10 December 1983 [Liverpool Record Office Ref: 720.826 BRO]

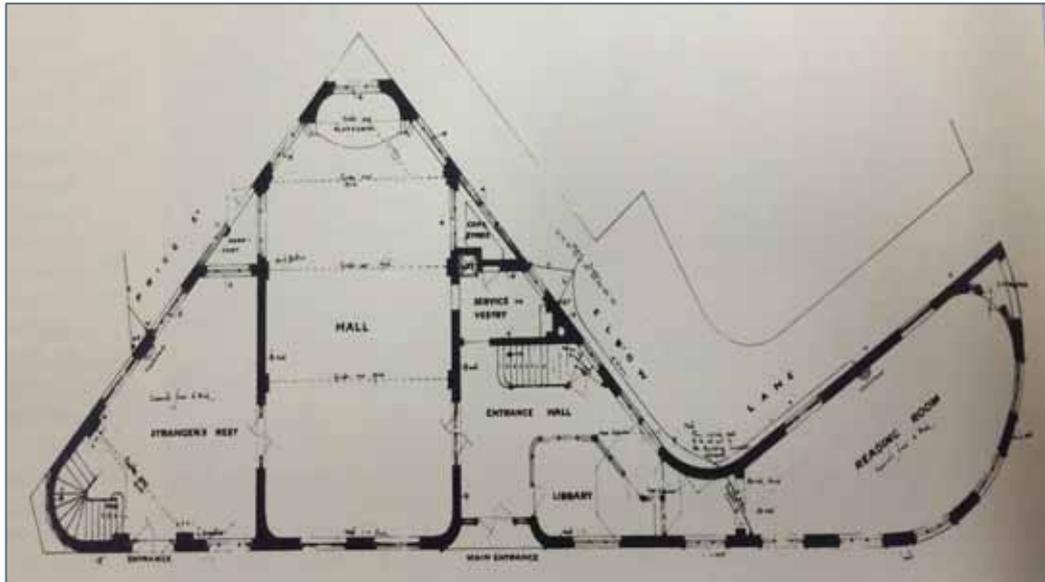


Figure 7 – Original contract drawings of ground floor to the Gordon Smith Institute by Walker and Strong c.1899<sup>7</sup>

- 3.10 Further along the Paradise Street elevation, to the north, is the principal entrance into the building consisting of an elliptical arch with stone architrave and modern glass doors (see Figure 9).



Figures 8 & 9 - View of Paradise Street elevation to Chancery House

- 3.11 The building was extended to create an additional floor in the late 1940s. This takes the form of a single storey flat roof extension positioned at the northern end of the building (see Figure 1). Prior to this extension, the curved roofline principally consisted of a decorative red sandstone and terracotta parapet as illustrated in Figure 10.

<sup>7</sup> Building, Conversion of the Institute to Chancery House, 10 December 1983 [Liverpool Record Office Ref: 720.826 BRO]



**Figure 10 - View of Gordon Smith Institute from the junction of Paradise Street and Hanover Street c.1900<sup>8</sup>**

- 3.12 The extension follows and respects the existing curve from Paradise Street to Hanover Street and is constructed from red brick with a continuous sill and lintel band of sandstone, a sandstone cornice and tripartite metal windows. Whilst this extension respects the curvature and materiality of the building, it is clearly read as a modern addition to the building. The windows do not correspond with the symmetry and proportions of the original elevation and create a discordant effect.



**Figure 11 – View of the rear of Chancery House illustrating the flat roof extension from c.1940s and the two storey extension from c.1980s**

- 3.13 To the west side of the building, adjacent to Hanover Street and the car park, is a two storey extension of red brick, contemporary with the conversion works undertaken in the late 20<sup>th</sup> century (see Figure 11). This extension was constructed to provide an additional stairway and it was decided that the new enclosure should reflect the

<sup>8</sup> Gordon Smith Institute, Annual Reports: 1841, 1845, 1944-1957 [Liverpool Record Office Ref: 361.3 GOR]

southern corner of the building, “where red pressed brick wraps around the facade to form a frame to the common brick elevations”<sup>9</sup>.



**Figure 12 – View of the rear of Chancery House from Price Street**

- 3.14 The side (west) elevation of Chancery House along Price Street and the rear (north) elevation of the building to Canning Place / Hanover Street have a more utilitarian appearance, constructed from a multi-faceted common brick with windows of greatly differing styles, sizes and divisions, resulting in a confused arrangement (see Figure 12). Following demolition of the previous buildings in this part of the site, the area was laid out as a landscaped car park, enclosed with red brick boundary walls, gates and trees which have now matured.

#### ***Interior and Plan Form***

- 3.15 The interior of the building was markedly altered during the latter part of the 20th century when its plan form was altered and subdivided to create office accommodation. When compared with an original ground floor plan of the building (Figure 7), it is clear that there are minor elements of the original plan form that remain. These include the dividing walls of the former principal rooms (the Strangers Rest, Hall and Entrance Hall).
- 3.16 Regardless, our research shows that this was never an elaborately decorated building. Figures 13 and 14 illustrate that the interior had an austere quality with a lack of corncing, skirting and architraves. The main element of interest in these images is the Gothic tracery windows.

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<sup>9</sup> Building, Conversion of the Institute to Chancery House, 10 December 1983 [Liverpool Record Office Ref: 720.826 BRO]



**Figures 13 & 14 – The interior to the Gordon Smith Institute c.1940 and c.1920**

- 3.17 As found today, the principal entrance into the building has been altered and now consists of a large open plan area providing access to various rooms, as opposed to the original subdivision of this space (see Figure 7). Within this entranceway is a staircase constructed from timber with a dark stain finish (Figure 15).



**Figure 15 – The Staircase to the ground floor of Chancery House**

- 3.18 The staircase is believed to be contemporary with the construction of the building, but there is evidence that it has been adapted to suit the changing requirements of the building. The principal area of alteration appears to relate to the reorientation of the staircase at ground floor to address the main entrance of the building. These works appear to have involved the replacement or relocation of the original newel posts. The panelling to the staircase (Figure 15) also appears to have been replaced in the late 20<sup>th</sup> century, as illustrated in Figure 16 by the kiosk adjacent to the stairs. These works also altered the route of the staircase to the upper floors (see Figure 17). The handrails to the other side of the staircase and to the upper floor are contemporary with the

conversion works undertaken in the late 20<sup>th</sup> century. The balustrading to the ground floor and upper floors (Figures 17, 18 & 19) together with the other spindles appear to be original.



Figures 16 & 17 – The Entrance Hall c.1940 and the Staircase as found today



Figures 18 & 19 – The leaded light window to the upper floor and the flights of stairs

- 3.19 To the upper floor, the staircase branches off into two flights of stairs and the landing consists of a large decorative leaded light 20 pane window (Figure 18).
- 3.20 To the ground floor, within the former 'Strangers Rest' and Hall, a mezzanine level was introduced (see Figures 20 & 21). This involved the removal of all original fixtures and fittings and no features of interest remain within this part of the building.



**Figures 20 & 21 – Mezzanine Levels to the ground floor**

- 3.21 Within the former 'Reading Room' on the ground floor (Figure 22), the double height space of the room remains, however there are no features of interest. This room leads to the two storey extension from the 20<sup>th</sup> century which incorporates an internal stairwell. This area is of modern construction and is of no interest.



**Figures 22 & 23 – Former Reading Room and internal stairwell**

- 3.22 Whilst the building has been altered and subdivided in the late 20<sup>th</sup> century, the initial plan form of the building largely remains with the two halls, reception and reading room still legible.



**Figures 24, 25 & 26 – Upper floors to Chancery House**

- 3.23 To the upper floors of the building, there is a complex arrangement of rooms of varying size and shape divided by modern partitioning. These rooms were adapted and altered to form a suite of offices associated with the conversion works undertaken in the late 20<sup>th</sup> century. These works also involved the introduction of modern light fittings, carpet and laminated flooring (Figure 24). In parts, some rooms contain timber flooring which may be contemporary with the original construction of the building (Figure 25). One of the octagonal towers has been converted into a kitchen with modern units and contains no features of interest (Figure 26); the other tower could not be accessed.



**Figures 27, 28 & 29 – Upper floors to Chancery House**

- 3.24 There are elements of architrave and skirting boards located within some of the rooms. It is not clear whether these are original or have been added later; they are however of simple and standardised design and are not considered to be of particular interest. Many of the other rooms consist of modern hallways (Figure 24) and large open spaces converted for use as offices. There are no features of interest to these levels, including the one storey flat roof extension (Figure 25).
- 3.25 As highlighted, the building interior was extensively altered in the latter part of the 20<sup>th</sup> century. Several of these elements are discordant with the building and create a

confused layout and appearance. This has erased much of the clarity of the building interior.

### Historic Interest

- 3.26 The building was designed by James Strong (of Walker & Strong) in 1899 and was purpose built as the Gordon Smith Institute for Seamen. It consisted of a library, reading room, assembly hall and accommodation. The building was located within close proximity to the Seamen's Mission within Church House and the Liverpool Sailors Home on Paradise Street (since demolished) and formed a group with these buildings.
- 3.27 The Institute was originally formed in Liverpool in 1820 as the Liverpool Seamen's Friend Society and Bethel Union; it was non-denominational and offered support to seamen, their families and departing emigrants, and also loaned portable libraries to ships<sup>10</sup>. The Society established the first floating chapel in Liverpool, on the *William*, (sometimes called the "Bethel" ship), an ex-whaler built in 1775 and anchored at Salthouse Dock<sup>11</sup>. In 1881 the Society made its first move towards accommodating seafarers when it obtained a room in the Mariners Parade for use as a free sitting and reading room.
- 3.28 The aims of the non-sectarian and interdenominational Liverpool Seamen's Friend Society were *"to promote the present comfort and future happiness of seamen and their families and of other persons interested in shipping"*<sup>12</sup>. Seamen, arriving in Liverpool, thus had a centre to use as a home *"without having to fight the many temptations which in the early days often befell stranded seamen"*<sup>13</sup>.



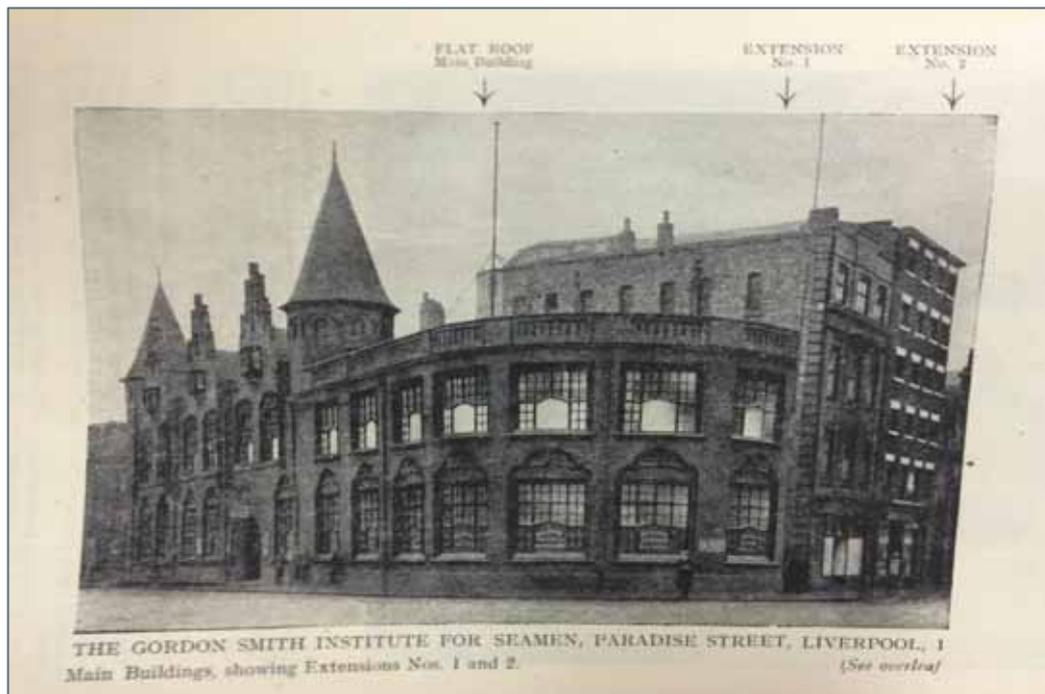
Figure 30 – Illustration of the proposed Gordon Smith Institute<sup>14</sup>

- 3.29 The present building, the 'Gordon Smith Memorial Institute for Seamen' has completed in 1900 at a cost of £7000 was erected and furnished by the Liverpool MP Samuel Smith as a memorial to his son Gordon Smith, who died in Liverpool in 1898. An illustration of the proposed building was published within the Liverpool Daily Post on the 20 April 1899 (Figure 30) with a description stating that *"the institute will be erected on a*

<sup>10</sup> Gordon Smith Institute, Annual Reports: 1841, 1845, 1944-1957 [Liverpool Record Office Ref: 361.3 GOR]  
<sup>11</sup> Gordon Smith Institute, Annual Reports: 1841, 1845, 1944-1957 [Liverpool Record Office Ref: 361.3 GOR]  
<sup>12</sup> Gordon Smith Institute, Annual Reports: 1841, 1845, 1944-1957 [Liverpool Record Office Ref: 361.3 GOR]  
<sup>13</sup> Gordon Smith Institute, Annual Reports: 1841, 1845, 1944-1957 [Liverpool Record Office Ref: 361.3 GOR]  
<sup>14</sup> Liverpool Daily Post, The Gordon Smith Memorial Institute for Seamen, 20 April 1899

*prominent site near the Sailors Home...it will be in the Dutch Renaissance Style and will be an imposing and ornate building*<sup>15</sup>.

- 3.30 Following the construction of the Institute to a similar design, further accommodation was required. As a result of this, the premises adjoining the institute known as the Lighthouse Public House was acquired and redeveloped with a 5-storey extension. The new extension was opened in March 1925<sup>16</sup>. A neighbouring warehouse was also acquired in the 1940s and converted to provide further accommodation for seamen.



**Figure 31 – View of the Gordon Smith Institute c.1920/30<sup>17</sup>**

- 3.31 These buildings are illustrated in Figure 31 and are clearly identified as Extension No.1 and Extension No.2. These additions and extensions to the original building meant that by 1925 more than 200 men could be accommodated each night, a figure which rose to over 240 by the end of World War II<sup>18</sup>. During World War II, the building played a pivotal role in providing assistance to seafarers, and up to 400,000 seamen were given care and 1,000 meals a day were served<sup>19</sup>. This was principally through the provision of mobile canteens (see Figures 4 & 5).
- 3.32 Following World War II, the building was again extended with the construction of the aforementioned one storey extension to the flat roof element of the main building. The construction of this can be clearly seen in Figure 32.

<sup>15</sup> Liverpool Daily Post, The Gordon Smith Memorial Institute for Seamen, 20 April 1899  
<sup>16</sup> Gordon Smith Institute, Annual Reports: 1841, 1845, 1944-1957 [Liverpool Record Office Ref: 361.3 GOR]  
<sup>17</sup> Gordon Smith Institute, Annual Reports: 1841, 1845, 1944-1957 [Liverpool Record Office Ref: 361.3 GOR]  
<sup>18</sup> National Museums Liverpool, The Gordon Smith Institute [URL: <http://www.liverpoolmuseums.org.uk>]  
<sup>19</sup> Gordon Smith Institute, Annual Reports: 1841, 1845, 1944-1957 [Liverpool Record Office Ref: 361.3 GOR]



**Figure 32 – Aerial view of Liverpool City Centre c.1940s<sup>20</sup>**

- 3.33 During the late 20<sup>th</sup> century, as the Port of Liverpool reduced in international importance and the need for a centre such as the 'Gordon Smith' gradually diminished. In 1975 the Institute went into liquidation and the Liverpool Seamen's Friend Society ceased its operations.



**Figure 33 – Completed conversion works to Chancery House c.1983<sup>21</sup>**

- 3.34 The building was later acquired in 1979 by Poulsons, Chartered Accountants, and was converted by Brock Carmichael Associates for use as offices. The building has now been vacant for a number of years.

<sup>20</sup>

English Heritage, Britain From Above [URL: <http://www.britainfromabove.org.uk/>]

<sup>21</sup>

Building, Conversion of the Institute to Chancery House, 10 December 1983 [Liverpool Record Office Ref: 720.826 BRO]

## Summary of Significance

- Despite alteration, Chancery House is a notable example of the Dutch Renaissance architectural style, as expressed in the quality and design of its principal street elevations, architectural features and use of materials.
- The interior of the building has been subjected to extensive alterations in the late 20<sup>th</sup> century which has resulted in a discordant layout and appearance, limiting the clarity and quality of the interior character of the building.
- The building is of historic interest as a purpose built institute for the care of Seamen, representing the maritime and social history of Liverpool in the 19<sup>th</sup> century.
- It has group value as one of a number of historic buildings at the junction of Paradise Street and Hanover Street, which contribute to the distinctiveness of this part of the townscape of Liverpool City Centre.

## Setting

### *The Asset's Physical Surroundings*

- 3.35 Chancery House is located within Liverpool City Centre in a predominately urban context with the average scale of buildings being of 4-7 storeys. To the north is Hanover Street and the large John Lewis Department Store with its modern curved glass façade (Figure 34).



**Figure 34 – Context of Chancery House with the John Lewis Department Store to the North**

- 3.36 To the north east is Church House with its curved façade of terracotta and to the east is Paradise Street and No.12 Hanover Street with its 19<sup>th</sup> century curved façade of hot red brick and an electricity substation set behind a single storey 19<sup>th</sup> century building façade (Figure 35).



**Figure 35 – Context of Chancery House with Church House to the north east, No.12 Hanover Street and the brick façade to the electricity substation to the east**

3.37 To the south is Paradise Street, Cleveland Square and part of the large Multi-Storey Car Park. To the west is the large Multi-Storey Car Park which runs along the entire extent of Price Street (Figure 36) together with the glass bridge link connecting it with the John Lewis Department Store. Also to the west is the bus route and road network associated with the Liverpool One Bus Station along Canning Place.



**Figure 36 – Context of Chancery house with the Multi-Storey Car Park to the west**

3.38 Extensive roadwork and redevelopment undertaken in the late 20<sup>th</sup> century has resulted in Chancery House becoming further exposed as an island site, heightening its prominence from many viewpoints. The context of Chancery House has changed dramatically in the early 21<sup>st</sup> century, principally through the redevelopment of Liverpool One. This has involved the redevelopment of the previously cleared land, focussed to the north and west of the building. These include the John Lewis Department Store (north), the Hilton Hotel (north west) and the Multi-Storey Car Park (west).

- 3.39 Part of the original historic context of the building does however remain to the east, with Chancery House still forming part of a collection of historic buildings dating from the mid to late 19<sup>th</sup> century.

***Experience of the Asset***

- 3.40 Chancery House is primarily experienced along Paradise Street and from this route the principal front elevation of the building can be fully and clearly appreciated. The building is also visible from Hanover Street, with the curved frontage of the building becoming more prominent when moving westwards along the street towards Canning Place (Figure 35).



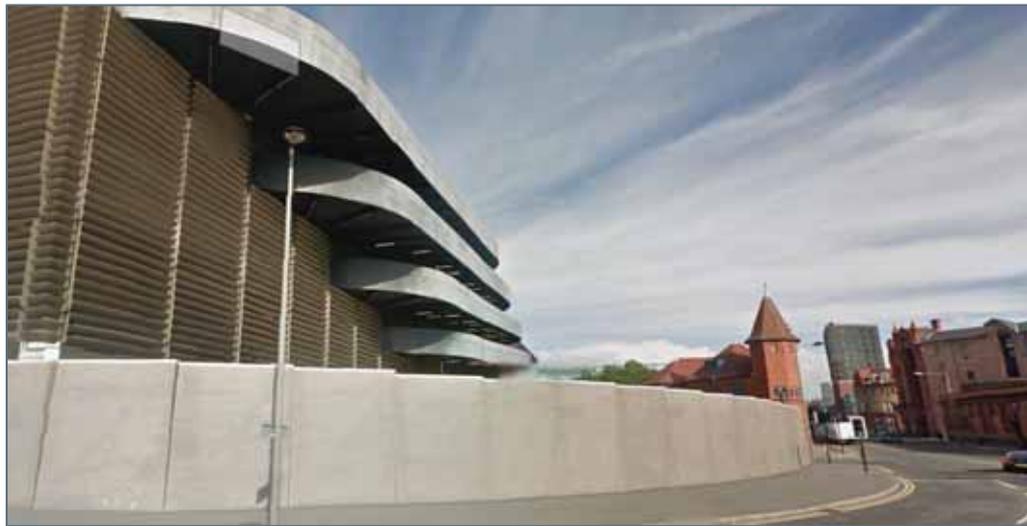
**Figure 37 – View down Hanover Street towards Canning Place**

- 3.41 Further along Hanover Street towards Canning Place is the current car park associated with the building together with the surrounding trees which enclose the site (Figure 38). These trees provide some green relief to the urban character of the area; however this deviates from the strong historic character of the area with its typically densely developed plots.



**Figure 38 – View of the trees to the rear of Chancery House from Hanover Street**

- 3.42 Intermittent views to the rear of the building can also be obtained along Hanover Street and Price Street and the octagonal tower of the building forms a strong terminating feature along Price Street when viewed to the south. There are distant views of the building, particularly the octagonal turret to Price Street from Park Road and the St Thomas's Church Memorial Garden. The Multi-Storey Car Park forms a dominant feature within the landscape, particularly when viewed along Paradise Street (Figure 39).



**Figure 39 – Context of Chancery house with the Multi-Storey Car Park to the west**

- 3.43 Whilst the area has undergone considerable redevelopment in the early 21<sup>st</sup> century, Chancery House is still clearly appreciated from key areas within the Liverpool World Heritage Site and Duke Street Conservation Area. The construction of John Lewis Department Store to the west of the junction of Paradise Street and Hanover Street has maintained the distinct character and sense of place within this area through its curved glass frontage and high quality design. Despite this modern intervention, Chancery House remains prominent within this context and still forms part of a group of historic buildings with Church House and No.12 Hanover Street to the east.

***The Asset's Associative Attributes***

- 3.44 Chancery House holds an association with the port of Liverpool due to the role played by the Gordon Smith Institute. The building also has an association with the former Liverpool Sailors Home and Church House due to the complementary roles of these buildings in providing accommodation and recreational facilities for the seamen of Liverpool during the 19<sup>th</sup> century.

## Duke Street Conservation Area

### Historical Development

- 3.45 The Duke Street Conservation Area is principally located to the south east of the original settlement of Liverpool, founded by King John in 1207. The first bridge over The Pool, at Lord Street, was constructed in the late 17<sup>th</sup> century at the same time that the Liverpool Corporation took a 1,000 year lease of the Manorial rights over the land, enabling it to commence the development of the Pool and the land beyond.
- 3.46 The growth of the Duke Street area commenced following the opening of the Old Dock in 1715 and the opportunity that this created for the merchants of the town led to a demand for premises near the Dock and its Customs House. The Duke Street area, due to its proximity to the Dock, and the nature of the topography, with the land running uphill from the Dock, was at the forefront of the first speculators boom in Liverpool.
- 3.47 Hanover Street was built up first by the Corporation, followed by Duke Street, with the former fields and agricultural tracks providing a framework for the new streets. Although there had been port related industrial activity in the area, with roperies occupying the site of what is now Bold Street to supply the sailing ships, this intensified along with a demand for residential properties so that the merchants could be located close to their business interests.

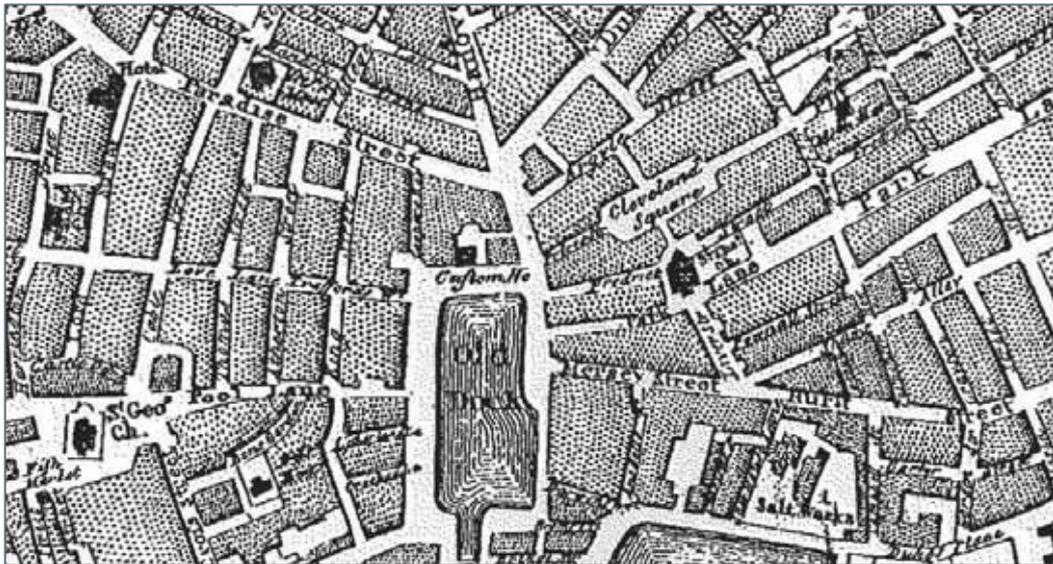


Figure 40 – Cranes Map of 1797

- 3.48 The area between these streets quickly developed along Gradwell Street, Seel Street, Fleet Street and Wood Street so that by 1785 all the connecting streets had also emerged, and by 1810 the plan was as it is today. This has resulted in a dense urban form with a clear hierarchy of streets within the area.

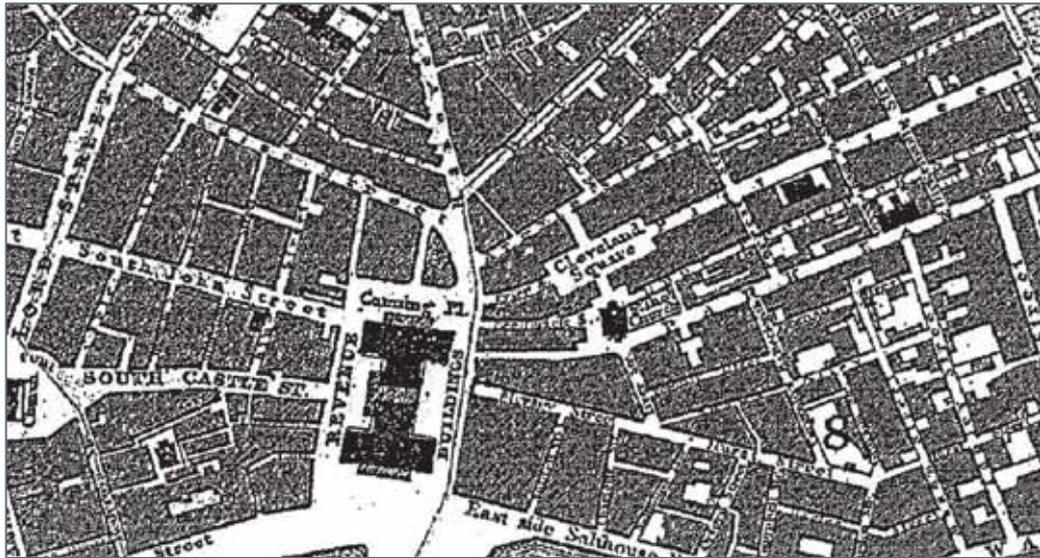


Figure 41 – Bennison Map of 1841

- 3.49 In the 19<sup>th</sup> century, the business activity shifted to the streets around the present Commercial Core of the City, and the wealthy moved up the hill towards Upper Duke Street and Canning Place. Following which, the Duke Street area was increasingly taken over by warehousing and by small industries which had always operated close to the docks.
- 3.50 Few buildings were constructed in the area in the early to mid-20<sup>th</sup> century. The major exceptions were a tea warehouse, a telephone exchange and some retail office and warehouses units along Duke Street. The decline of trade during this time meant that much of the area had become redundant by the 1970s.

### Character and Appearance

- 3.51 The urban character of the Duke Street Conservation Area is largely intact, there is however variety where modern development has been inserted, some of which does not respect the prevailing grain. Historically there are few public open spaces due to the densely developed nature of the area and any open spaces that do exist, detracts from the areas historic character<sup>22</sup>.
- 3.52 Block sizes vary and are generally square or rectangular in form and plot widths are generally consistent throughout the area. Buildings address the street along most frontages and facades tend to be broken at relatively regular intervals, dividing the street frontages into tall, narrow segments. The segmentation of the older frontages breaks the uniformity of the terraces and gives the street scene an animated character.
- 3.53 The street character is coherent and strongly distinct from other parts of the City Centre. The streets nearest the docks contain tall warehouses and offices, but beyond this there is a mix of individual warehouses within the former residential district of Georgian housing, much of which has been lost. Building heights vary markedly due to the mixed use character of the area. The character of the area is derived from the materials and

<sup>22</sup>

Liverpool City Council (March 2009) Liverpool World Heritage Site Supplementary Planning Document: Evidential Report

simple detailing of the buildings within it. The principal buildings are local red or brown brick, sandstone detailing and welsh roofing slates. The building materials are generally of robust quality and this gives the area a hard quality with enclosed corners, crossroads and back of pavement development.

- 3.54 The character of Hanover Street, around its junction with Duke and Paradise Streets, is distinct to the rest of the Duke Street Conservation Area. The historic and recent buildings all curve at the junction and create a distinct sense of place. The architectural styles are varied and also deviate from the distinct classicism found across the conservation area. As part of this distinct sense of place, many of the buildings are constructed from rich red brick with terracotta and red sandstone detailing, dissimilar to the rest of the conservation area.

### **Contribution of Chancery House**

- 3.55 Chancery House contributes to the special character and appearance of the Duke Street Conservation Area, principally through its historic interest representing the maritime social history within Liverpool during the 19<sup>th</sup> century. The building also contributes through its design in the Dutch Renaissance Style, incorporating a strong sense of materiality and design within this area, particularly to the junction of Hanover Street and Paradise Street.

- 3.56 The rear (north west) of Chancery House currently makes a neutral contribution to the special character and appearance of the Conservation Area; whilst the trees provide some green relief from the urban character of the area, this open site conflicts with the strong historic character of densely developed plots within the area.

### **Liverpool Maritime Mercantile City World Heritage Site**

- 3.57 The Liverpool Maritime Mercantile World Heritage Site was inscribed by UNESCO in 2004. It was inscribed under the following criteria and for the following reasons:

*“Criterion (ii) to exhibit and important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town planning or landscape design;*

*Liverpool was a major centre generating innovative technologies and methods in dock construction and port management in the 18<sup>th</sup> and 19<sup>th</sup> centuries. It this contributed to the building up of the international mercantile systems throughout the British Commonwealth.*

*Criterion (iii) to bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living of which has disappeared*

*The City and the port of Liverpool are an exceptional testimony to the development of maritime mercantile culture in the 18<sup>th</sup> and 19<sup>th</sup> centuries, contributing to the building up of the British Empire. It was a centre for the slave trade, until its abolition in 1807, and to emigration from northern Europe to America.*

*Criterion (iv) to be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history*

*Liverpool is an outstanding example of a world mercantile port city, which represents the early development of global trading and cultural connections throughout the British Empire.”*

- 3.58 The boundary of the World Heritage Site is consistent with the Duke Street Conservation Area and is identified as a distinct separate character area (Character Area 6: Lower Duke Street). The below assessment is intended to focus on this area and the contribution Chancery House makes to the Outstanding Universal Value of the World Heritage Site.

### **Character Area 6: Lower Duke Street**

- 3.59 As aforementioned, the Duke Street area represents an intact area of late 18<sup>th</sup> and 29<sup>th</sup> century domestic housing that survives within the World Heritage Site and providing evidence of a key stage in the City’s historical development, when there were pockets of polite town houses close to the docks, warehouses and civic buildings. This mixture of uses is an important element of the World Heritage Sites’ historic character.
- 3.60 Within the Evidential Report for the World Heritage Site, it is identified that there are variations in character within the Character Area 6: Lower Duke Street. This is particularly evident on Hanover Street, around the junction with Duke Street and Paradise Street. It is noted that the historic and recent buildings curve at the junction to create a distinct sense of place. The buildings are also noted as being of interest in their own right and form an important component of the World Heritage Site. A key building identified is No.12 Hanover Street which forms an important component of views into this character area from Character Area 2: Albert Dock and from Paradise Street, as well as within the northern part of the character area. The use of terracotta and red brick in this area creates a very different character to the surrounding area.
- 3.61 The new John Lewis Department Store, with its curved glass frontage, is considered to protect and enhance the setting of the historic buildings at the junction of Paradise Street and Hanover Street<sup>23</sup>. The views between the former docks and the surviving docks in Character Area 2 and Character Area 6 make the historic character of both areas intelligible<sup>24</sup>. It is noted that there is a break in character to the World Heritage Site boundary on Price Street<sup>25</sup>.

### **Contribution of Chancery House**

- 3.62 As aforementioned at paragraph 3.56, Chancery House contributes to the special character and appearance of the Duke Street Conservation Area. It contributes in the same way to the Outstanding Universal Value of the Liverpool Maritime Mercantile City World Heritage Site and the former use of the building has particular resonance with the Maritime Mercantile City.

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<sup>23</sup> Liverpool City Council (March 2009) Liverpool World Heritage Site Supplementary Planning Document: Evidential Report

<sup>24</sup> Liverpool City Council (March 2009) Liverpool World Heritage Site Supplementary Planning Document: Evidential Report

<sup>25</sup> Liverpool City Council (March 2009) Liverpool World Heritage Site Supplementary Planning Document: Evidential Report

## No.12 Hanover Street (Grade II listed)



Figure 42 – No.12 Hanover Street from Hanover Street / Canning Place

### Architectural and Historic Interest

- 3.63 No. 12 Hanover Street is designed in an interpretation of the Gothic and Early Renaissance Style and is constructed from hot red brick and terracotta from the Ruabon Terracotta Works. The building is of four storeys and basement, with twelve bays consisting of arched windows, herringbone brickwork, three-light windows, iron balconies and piers which extend above the parapet as tall chimneys. The building is of historic interest as a late 19<sup>th</sup> century combined office (ground floor) and warehouse (upper floors) designed by the local architect Edmund Kirby. The buildings are also of interest as they were purposely constructed for the local company, Ellis & Co, who were shipowners and merchants.

### Setting

- 3.64 No. 12 Hanover Street is situated on a corner plot and is bounded by Hanover Street to its west, Duke Street to the north, Duke Street Lane to its east and Argyle Street to its south. The building is adjoined to the south by an earlier warehouse. The building is primarily and directly experienced from the pedestrianised Paradise Street looking eastwards. The building is also visible in views down Hanover Street to the south west, Paradise Street to the north and in distant views along Canning Place to the east. The building has an association with the adjoining warehouse in terms of their proximity and shared materiality.

## Warehouse adjoining No.12 (Grade II listed)



Figure 43 – Principal elevation to the Warehouse adjoining No.12 Hanover Street

### Architectural and Historic Interest

- 3.65 The warehouse is of five storeys and four bays with round-arched recessed loading bays, surmounted by cathead hoists bearing the date '1863'. On either side of the loading bays are segmental-headed windows with stanchions. The building is of historic interest as a mid to late 19<sup>th</sup> century warehouse situated within close proximity to the world's first enclosed wet dock. The building is also of interest as it illustrates the on-going development of warehousing as a specialist building type, particularly in this area of Liverpool.

### Setting

- 3.66 The warehouse is adjoined to No.12 to its north and west. To the east is Duke Street Lane and Argyle Street to its south. The warehouse is experienced from Paradise Street at the junction with Argyle Street, allowing for an appreciation of its scale and principal elevation. The building is also visible in views along Argyle Street, Duke Street Lane, Cleveland Square and Liver Street. The building holds an association with No.12 Hanover Street due to their proximity and shared materiality.

## Pooley Gates (Grade II listed)



Figure 44 – View of Pooley Gates from Paradise Street

### Architectural and Historic Interest

- 3.67 The Pooley Gates consist of a decorative gate and gateway dating from 1840, originally forming part of the Liverpool Sailors Home (demolished in 1974) located on Paradise Street, adjacent to Church House. Following damage from World War II, the gates were removed to the Avery Foundry in Birmingham in 1951. In 2011, they were returned to the former site of the Sailors Home. The gates are constructed from cast iron and are principally split into two parts. The lower part of the gates is in four sections, the two central ones opening as gates. Each section has a diagonal lattice infill (cast to resemble rope) and central lozenge with a cast mermaid with two tails. Above is an elaborate structure with a liver bird above ropework draped with cloth, flanked by nautical symbols including oars, flags and bugles, ships' wheels and intersecting dolphins. The gates are of historic interest as early to mid-19<sup>th</sup> century gates from the former Sailors Home. The gates are also of interest as they were cast by Henry Pooley & Son, a local mechanical engineering company.

### Setting

- 3.68 As aforementioned, the gates were re-located onto the site of the former Sailors Home in 2011. The historic context of the gates is no longer legible and they now sit within the pedestrianised area of Paradise Street. To the west is the John Lewis Department Store. To the south and east is Hanover Street. The gates are primarily experienced from Paradise Street and Hanover Street and are also visible in distant views from Cleveland Square and Duke Street. The gates hold an association with the former Sailors Home.

## Church House (Grade II listed)



Figure 45 – Principal elevation to Church House

### Architectural and Historic Interest

- 3.69 Church House is designed in an interpretation of the Early Renaissance Style and is constructed from blue, yellow and red brick under a red tiled roof. The building is of three storeys and an attic, with twelve bays to Hanover Street and a further six following the curvature of the building onto Paradise Street. The building is embellished with various architectural features including; pilasters, round hoods, Dutch gables, cornicing and dormer windows. The building is of historic interest as a mid to late 19<sup>th</sup> century former Temperance Public House and Seaman's Mission. The building is also of interest as it was designed by the local architect George Enoch Grayson.

### Setting

- 3.70 Church House is situated on a corner plot and is bounded by Old Manestys Lane to its north, Hanover Street to the east and Paradise Street to the south. To the west are adjoining buildings along Paradise Street. The building is principally experienced from the junction of Hanover Street and Duke Street, looking north west, allowing a full appreciation of the buildings principal elevation. Church House is also visible in views along Hanover Street, Duke Street and Paradise Street. The building has an association with the Seamen's Mission.

## 4. Assessment of Impact

### Introduction

- 4.1 The heritage policy and guidance context for consideration of the Proposed Development is set out in Appendix 1. This includes the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national planning policy set out in the NPPF, and local planning policy for the historic environment.
- 4.2 The Planning Act 1990 confirms that special attention is to be paid to the desirability of preserving listed buildings, their setting or any features of special interest it may possess. The Act also seeks to preserve or enhance the character and appearance of a conservation area. The meaning of 'preservation' in this context, as informed by case law, is taken to be the avoidance of harm.
- 4.3 Importantly, Annex 2 of the NPPF defines "conservation" as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances significance.
- 4.4 Paragraph 128 of the NPPF confirms that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They are also advised to take this assessment into account when considering the impact of a proposal on a heritage asset.
- 4.5 In determining planning applications, paragraph 131 states that local planning authorities should take into account the desirability of sustaining and enhancing the signification of heritage assets and putting them to viable uses consistent with their conservation.
- 4.6 In considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 132 states that great weight should be given to its conservation and the more important the asset, the greater the weight should be.

### The Proposed Development

- 4.7 The building was originally the former Gordon Smith Institute for Seamen and was subsequently converted into office use and subdivided. The Proposed Development involves the change of use, alteration and extension of Chancery House. This involves the provision of retail units to the ground floor with residential units above.
- 4.8 The application proposals have been informed by an understanding and appreciation of the significance of this designated heritage asset. The proposals respond positively to this context, and have been carefully considered to ensure that the significance of the listed building will be sustained - in accordance with Paragraph 131 of the NPPF. The proposals have also been informed by the knowledge that maintaining a listed building in active use is the best way to ensure its conservation in the long term.
- 4.9 The application proposals have also been informed by pre-application discussions with the local authority conservation officer and English Heritage.

- 4.10 Full details of the design of the Proposed Development are set out in the application drawings, visuals and Design and Access Statement prepared by Falconer Chester Hall.

### **Principle for Change of Use**

- 4.11 Chancery House is no longer in the use for which it was originally designed. It was adapted for use as offices in 1982 and has since been vacant for the past four years. The conversion of the building for retail use and apartments will secure the continued viable use for the listed building in accordance with paragraph 134 of the NPPF. The area surrounding the application site is characterised by a mix of uses which is identified as forming a key component of the character and appearance of the Duke Street Conservation Area and Liverpool Maritime Mercantile City World Heritage Site<sup>26</sup>. The proposed new uses will contribute to this.

### **Impact on the Significance and Special Interest of Chancery House**

#### **External Alterations of the Listed Building**

- 4.12 In order to convert the building for retail use and residential apartments, works are proposed to the external elevations of the building. These elements of the proposal are considered in turn below.
- 4.13 As evidenced within the assessment of significance at Section 3, the external elevations of the building have been subject to various alterations and extensions since its original construction in the late 19<sup>th</sup> century. Historic photographs (Figures 4 & 5) illustrate the previous change and adaptation that has taken place to the ground floor of the building. This involved the windows to the ground floor being removed and bricked up during World War II and latterly replaced in the late 20<sup>th</sup> century. Also around this time, an additional floor to the north east corner was added, removing the original balustrading to the roof. Further alterations to the elevations were undertaken during the conversion works in the late 20<sup>th</sup> century, in particular the bricking up of the south entrance and the replacement of 75% of the windows<sup>27</sup>.
- 4.14 It is proposed to re-instate the south entrance of the building to Price Street and Paradise Street. These works involve the removal of the existing awkward arrangement of modern windows and brickwork and their replacement with a simple modern doorway, providing access to one of the proposed retail units at ground floor. Through the re-instatement of the original entrance, improving the presence and visibility of the building, these works are considered to have a positive effect on the significance of the listed building.
- 4.15 During initial proposals for the building, it was originally proposed to drop no.4 lintels of windows to form entrances to Paradise Street and Hanover Street, however, this has been revaluated and it is now proposed to drop the lintels of 2 windows. These are focussed to the ground floor windows of the building which were removed and bricked up during World War II and latterly replaced with modern reproductions in the late 20<sup>th</sup> century.

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<sup>26</sup> Liverpool City Council (March 2009) Liverpool World Heritage Site Supplementary Planning Document: Evidential Report

<sup>27</sup> Building, Conversion of the Institute to Chancery House, 10 December 1983 [Liverpool Record Office Ref: 720.826 BRO]

- 4.16 The lintels to be dropped are located to the third bay to the Paradise Street elevation and the twelfth bay to the curved façade to Hanover Street, where the two retail units will be located. This is considered to be a positive step that will improve the presence and visibility of the building and the proposed retail units. These works are important in attracting tenants into the building and will improve linkages with Liverpool One and the wider area.
- 4.17 The dropping of lintels will involve the removal of historic fabric and alteration of an element of the original design of the building. These works will, however, retain the vertical emphasis of the elevations through the retention of the corresponding window arrangements. The proposed doors have been designed to reflect the existing fenestration of the windows to the building. Due to the retained vertical emphasis, these works are considered to have a neutral effect on the significance of the listed building.
- 4.18 It is proposed to re-instate the timber bracketed oriel window to the Dutch Gable. This will restore an element of the symmetry and verticality of the principal elevation to Paradise Street which was lost in the late 20<sup>th</sup> century. It is also proposed to replace the modern dormer window to the right of the octagonal tower with a more respectful design to match the existing dormers to the building. These works are considered to have a positive effect on the significance of the listed building.
- 4.19 In order to provide access to the second floor of the octagonal tower to the corner of Price Street and Paradise Street, it is proposed to construct a new link roof. The roof is to be constructed from modern materials (Zinc Seam) and will be a clear modern addition to the building and will be recessed, allowing for the traditional and new elements of the building to be clearly legible. This together with the addition of windows will allow the space within the octagonal tower to be utilised as part of the development. These works are considered to have a neutral effect upon the significance of the listed building.
- 4.20 As part of the proposals to bring the building back into a viable use, it is proposed to drop the mullion windows of the 1940's curved extension to the first floor. As evidenced within the assessment of significance at Section 3, this element of the building is a later addition and does not correspond with the symmetry and proportions of the original elevation, resulting in a discordant effect. These works are not considered to be harmful and will have a neutral effect upon the significance of the listed building.
- 4.21 To the elevation along Price Street, there is an altered window with modern timber grilles which are currently deteriorating. This currently detracts from the visual appearance of the building, particularly when viewed from the corner of Price Street and Paradise Street. It is proposed to reinstate the opening to form a larger window, to match the existing adjacent window and improve the visual appearance of the building. This will also involve the addition of a decorative brick cill. These works are considered to have a positive effect upon the significance of the listed building.
- 4.22 To the roof, it is proposed to install two roof lights to the rear of the building in order to allow for daylight into the proposed bedrooms of the residential units. These works are considered to have a negligible effect upon the significance of the listed building.

### **Internal Alterations of the Listed Building**

- 4.23 The interior of the building has already been significantly altered and some of the works executed in 1982 have led to a discordant and confused layout of limited interest.
- 4.24 As evidenced within the assessment of significance at Section 3, the interior retains little historic fabric. The principal feature remaining within the building is the staircase, albeit this has been altered in the 20<sup>th</sup> century. During initial proposals for the building, it was originally proposed to remove the principal staircase and the decorative leaded light window; however, this has been revaluated and worked into the scheme to form the central stair core of the building between the ground and first floors. The existing decorative leaded light window to the first floor will also be retained.
- 4.25 Where elements of the original plan form of the building are still evident and these are retained where possible. A new opening is proposed within one of the original dividing walls to the former principal hall, at the centre of the building (to the south), and is required to provide a more open and functional space for use as a retail unit. Further openings to the right of the principal entrance of the building involve the removal of modern fabric from the late 20<sup>th</sup> century. The raised platform to the principal internal space is also proposed to be removed. These works are considered to have neutral effect on the significance of the listed building.
- 4.26 The remaining works to the upper floors principally relate to the removal of modern partition walls from the late 20<sup>th</sup> century. These works are required to allow for a more flexible space to the upper floor of the building, allowing for it to be utilised as residential apartments. These works are considered to have a negligible effect upon the significance of the listed building.

### **Extension of the Listed Building**

- 4.27 As evidenced within the assessment of significance, the location of the proposed extension originally consisted of a variety of buildings up until the late 20<sup>th</sup> century when they were demolished. The development of this area represents an opportunity to reinstate and redefine the former street block and tight knit urban grain of the area.
- 4.28 The design of the proposed extension has been influenced by the surrounding buildings, in particular No.12 Hanover Street and Church House, referencing their curved form, roofscapes and utilisation of dormer windows. The existing scale of the area has also been taken into consideration in formulating the proposals. The design respects the identified distinct sense of place<sup>28</sup> to this part of the Duke Street Conservation Area and the Liverpool Maritime Mercantile City World Heritage Site.
- 4.29 The proposed extension of the building comprises of five storeys with an attic level. A selective palette of materials has been chosen for the proposed extension, comprising of corten steel cladding, zinc seam roof and dormer windows. The corten steel cladding references the raw steel sheet used in the construction of ships, referencing the historic links of the area. The colour of the proposed material reflects the rich red brick found to Chancery House and surrounding materiality of Terracotta and red brick found within

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<sup>28</sup> Liverpool City Council (March 2009) Liverpool World Heritage Site Supplementary Planning Document: Evidential Report

this part of the Duke Street Conservation Area and Liverpool Maritime Mercantile City World Heritage Site. The use of this material creates a clear link between the proposed extension and the existing building. Seam zinc cladding is proposed to the mansard roof and the dormer windows.

- 4.30 The line of the proposed façade of the extension follows the existing parapet line of Chancery House. The rhythm and the position of the dormer windows have been influenced by the existing facade of the building, utilising the walls divided by the existing windows, creating a balance to the façade. The mansard roof and dormer windows are constructed from Seam zinc cladding.
- 4.31 To the rear of the building along Price Street, It is proposed to use Regilit glass in order to clearly define the existing building and the proposed extension.
- 4.32 As with Chancery House, the proposed extension has been designed to incorporate a strong sense of verticality and division through the use of corresponding window arrangements. The new extension will positively engage with Hanover Street and includes an entrance facing directly onto the street, providing interaction and presence to this principal street. The new extension will not disrupt any key views to or from Chancery House.
- 4.33 The new extension will result in a change to the setting of Chancery House, however as evidenced within the assessment of significance at Section 3, the area was originally occupied by a complex of buildings. The development will preserve those elements of setting that contribute to its significance. It is therefore considered that the proposed extension will have a neutral effect on the significance of the listed building. It is also important to note that the extension will assist in securing an optimum viable use for the listed building in accordance with paragraph 134 of the NPPF.

### **Impact on the Character and Appearance of the Duke Street Conservation Area**

- 4.34 The proposed building will be principally visible from views along Paradise Street and Hanover Street. Whilst this proposes a change within the conservation area, it is not considered that this change will harm the character and appearance and significance of the designated area. A contextual and well-designed extension is proposed; this will address Hanover Street and Price Street and have an enclosing effect that will assist in addressing the uncharacteristic open space to the west of the conservation area.
- 4.35 The proposed extension will contribute and enhance to the characteristic tight knit linear urban grain of the conservation area through redeveloping the current open car park. The proposed extension is consistent with the existing buildings heights of 4-7 storeys found within this part of the conservation area.
- 4.36 The mature trees which enclose the open car park currently provide a degree of green relief from the urban character of the area and their loss will therefore be compensated by the planting of trees along Hanover Street.
- 4.37 The application proposals are based on a clear understanding and appreciation of the character and appearance and significance of the conservation area. The location and

siting of the extension, combined with its form and appearance will not harm the significance of the Duke Street Conservation Area.

### **Impact on the Outstanding Universal Value of the Liverpool Maritime Mercantile City World Heritage Site**

- 4.38 As aforementioned, the proposed extension will contribute to the tight knit linear urban grain of the area and is consistent with the existing building heights of 4-7 storeys found within this area. These characteristics contribute to the Outstanding Universal Value of the World Heritage Site.
- 4.39 The proposed extension will not alter the historic interest of the listed building which provides an important link to maritime and social connections within Liverpool during the 19<sup>th</sup> century as enshrined within the Outstanding Universal Value of the World Heritage Site. Furthermore, the proposals will help to ensure that the listed building is brought back into a viable use and will ensure the historic interest of the building and the wider World Heritage Site remains legible.
- 4.40 As aforementioned, the corten steel cladding of the proposed extension references the raw steel sheet used in the construction of ships, referencing the historic links of the area. The colour of the proposed material also reflects the rich red brick found to Chancery House and surrounding materiality of terracotta and red brick found within this part of the Liverpool Maritime Mercantile City World Heritage Site.
- 4.41 The location and siting of the extension, combined with its form and appearance will have no harmful effect on the Outstanding Universal Value of the Liverpool Maritime Mercantile City World Heritage Site.

### **Impact on the Significance and Setting of other Listed Buildings**

- 4.42 The proposed extension will not disrupt any views of No.12 Hanover Street, the adjoining Warehouse, the Pooley Gates or Church House or affect any elements of their setting that contribute to their significance. It is therefore considered that the proposals will have no harmful effect on the significance of the assets.

### **Statutory Duties and the NPPF**

- 4.43 The proposed approach to the re-use and adaptation of Chancery House is in accordance with paragraph 131 of the NPPF, which encourages local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Through the contextual design, materials, scale and massing of the proposed extension, together with the sympathetic alteration of the listed building and the retention and reinstatement of original features (including the staircase and leaded light window), the proposals also give appropriate weight to the conservation of this designated heritage asset in accordance with paragraph 132 of the NPPF. In doing so the proposals also accord with s.16 (2) of The Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4.44 The proposals will preserve the character and appearance and significance of the conservation area in accordance with s.72 of the 1990 Act, together with paragraphs 131 and 132 of the NPPF. Serving a new and viable use for this currently vacant listed building presents the opportunity for the enhancement of this part of the conservation area. In accordance with paragraph 137 of the NPPF, the proposals will preserve those elements of their setting that contribute to the significance of these assets.

### **Local Planning Policy Considerations**

- 4.45 The proposals fully accord with Policy HD1 and GEN3 of the Liverpool Unitary Development Plan by securing the retention, repair, maintenance and continued use of the listed building. The proposals do not adversely affect the architectural or historic character of the listed building and therefore accord with Policy HD4. The setting and key views of both the listed building and nearby heritage assets has been taken into consideration and will not be affected by the proposals, thereby complying with Policy HD5. The proposals also accord with Policy HD11 through the development incorporating a high standard of design and materials, paying special attention to the special character of the conservation area, and preserving/sustaining important views and vistas within the conservation area.

## 5. Summary and Conclusion

- 5.1 The application proposals adopt a sensitive approach to the listed building, and are based on a clear understanding and appreciation of the significance of this designated heritage asset. Importantly, the proposals will help to ensure that the listed building is brought back into a viable use in accordance with national and local planning policy.
- 5.2 The proposed external alterations are minor in nature and extent and will not alter the special interest or significance of the listed building. Works are proposed to the interior, these must be viewed within the context of works already undertaken to the interior and have been carefully designed to preserve key areas and features. The proposed extension has been designed to respect the character and appearance of the Duke Street Conservation Area and the Outstanding Universal Value of the Liverpool Maritime Mercantile City World Heritage Site.
- 5.3 Overall, the proposals will preserve the special architectural and historic interest and sustain the significance of the grade II listed building in accordance with the statutory duties of the Planning (Listed Building and Conservation Areas) Act 1990 and the relevant paragraphs of the NPPF. The proposals also preserve those elements of setting which contribute to the significance of the nearby designated heritage assets.
- 5.4 The proposals accord with saved policies HD1, GEN3, HD4, HD5 and HD11 of the Liverpool Unitary Development Plan.

# **Appendix 1: Heritage Legislation, Planning Policy and Guidance**

## **Heritage Legislation, Planning Policy and Guidance**

The proposals for the site should be considered in light of policy and guidance in respect of heritage assets. The statutory duties, national policy, and regional and local plan policy and guidance relevant to the Proposed Development are summarised below:

### **Statutory Duties (1990 Act)**

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for:

*“(s.7) ... any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest...”*

In determining such applications the following duty is placed upon the decision maker:

*“s.16(2) In considering whether to grant listed building consent for any works 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.”*

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.”*

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning functions with respect to any buildings or land in a conservation area that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The concept of ‘preserve’ has been interpreted through case law to mean ‘to cause no harm’.

### **National Planning Policy**

#### **The National Planning Policy Framework, 2012**

The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. Chapter 12 outlines the Government’s guidance regarding the conservation and enhancement of the historic environment.

Paragraph 128 of the NPPF outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 129 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

*“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal . . . 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.”*

Paragraph 131 elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 requires when considering the impact of a proposed development on the significance of a designated heritage asset, that great weight should be given to the asset’s conservation and the more important the asset, the greater that weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification. It is noted that substantial harm to or loss of a grade II listed building should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Paragraph 133 states that 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 and or loss is necessary to achieve substantial benefits that outweigh that harm or loss, or all of the following apply:

- “the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use”

Paragraph 134 requires that 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 securing its optimum viable use.

Paragraph 135 confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. It also states the following:

*“In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

Paragraph 137 requires local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. With respect to setting, the policy notes that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. The setting of a heritage asset is defined by the NPPF as:

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an assets, may affect the ability to appreciate that significance or may be neutral”.*<sup>29</sup>

Paragraph 138 highlights that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

## **Local Planning Policy**

### **Liverpool Unitary Development Plan (November 2002)**

Policy GEN3 confirms the Council’s aim to protect and enhance the built environment of the City by, inter alia, preserving and enhancing historically and architecturally important buildings and areas and, where appropriate, improving them. It states that a high standard of design and landscaping will be encouraged in new development, together with improved accessibility and creating an attractive, safe and secure environment.

Policy HD1 clearly states that the City Council will take positive action to secure the retention, repair, maintenance and continued use of listed buildings. This may include the relaxation of planning policies in order to secure the retention of a building of special architectural or historic interest. The supporting text confirms that listed buildings are vitally important to national identity and form a central part of the City’s cultural heritage.

Listed buildings can also contribute to economic development by attracting tourism and providing floorspace for businesses. The City Council will therefore take a pro-active approach to ensuring the continued use and repair of listed buildings.

Policy HD4 establishes that consent will not be granted for extensions, alterations, the change of use, or any other works to a listed building that would adversely affect its architectural or historic character or where full information necessary to assess the impact of the proposals has not been provided. Any works which are not of a high standard of design in terms of form, scale, detailing and materials will not be approved, and the needs of disabled people should be provided for in a manner which preserves the special interest of the building.

Policy HD5 asserts that planning permission will only be granted for development affecting the setting and important views of a listed building where the setting and important views of the

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<sup>29</sup> NPPF Annex 2: Glossary

building are preserved. This will include control over the design and siting of new development and control over the use of adjacent land

Policy HD11 states that planning permission will not be granted for development in a conservation area which fails to preserve or enhance its character; and applications which are not accompanied by the full information necessary to assess the impact of the proposals on the area, including all details of design, materials and landscaping. The policy states that proposals for new development will be permitted having regard to the following criteria:

- (i) the development is of a high standard of design and materials, appropriate to their setting and context, which respect the character and appearance of the conservation area;
- (ii) the development pays special attention to conserving the essential elements which combine to give the area its special character and does not introduce changes which would detract from the character or appearance of the area;
- (iii) the proposal protects important views and vistas within, into and out of the conservation area;
- (iv) the proposal does not lead to the loss of open space or landscape features (trees and hedges) important to the character or appearance of the area;
- (v) the development does not generate levels of traffic, parking, noise or environmental problems which would be detrimental to the character or appearance of the area; and
- (vi) the proposal has a satisfactory means of access and provides for car parking in a way which is sympathetic to the appearance of the conservation area.

### **Draft Core Strategy (2012)**

Strategic Policy 1 outlines the sustainable development principles against which all new development proposals will be assessed. The criteria include the need to protect and enhance environmental and heritage assets. The policy's supporting text confirms that *"Liverpool's environmental and heritage assets are an integral part of Liverpool's distinctive character and make a vital contribution to the attractiveness of the City as a place in which to live, work and invest. Their protection is therefore important"* (Paragraph 6.33).

The requirement for new development proposals to protect and enhance the character and identity of the City's historic fabric, including the wider setting of heritage assets, is confirmed by Strategic Policy 23.

Strategic Policy 24 relates to the historic environment and confirms that heritage assets will be protected from inappropriate development by requiring development proposals within or adjacent to them to demonstrate that it will preserve and enhance them and the special features for which they are designated. These 'features' include both the buildings and landscaping that are integral to their character, important views within and to them, and their settings.

## Guidance

### **English Heritage: The Setting of Heritage Assets (October 2011)**

The document provides English Heritage's guidance on managing change within the setting of heritage assets. The guidance makes it clear at paragraph 2.4 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.

The guidance sets out the need for a systematic and staged approach to assessing the impact of development proposals in the setting of a heritage asset. It confirms that such assessment should be based on an understanding of the significance of the heritage assets affected and then the contribution of setting to that significance.

Guidance is provided on what potential attributes of setting may or may not make a contribution to the significance of a heritage asset, noting that in any one instance a limited selection of the attributes will be of particular relevance to an asset. These attributes can comprise:

- the asset's physical surroundings;
- experience of the asset;
- an asset's associative relationships with other heritage assets.

When assessing the effect of a proposed development on the significance of a heritage asset through effects on setting, matters of location and siting of development; the form and appearance of development; additional effects; and, permanence are highlighted.

## **Appendix 2: List Entry for Chancery House**

# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** No name for this Entry

**List Entry Number:** 1365831

## Location

10, HANOVER STREET  
96, PARADISE STREET

The building may lie within the boundary of more than one authority.

**County:**

**District:** Liverpool

**District Type:** Metropolitan Authority

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 19-Jun-1985

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 359215

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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# List Entry Description

## Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

SJ 3498 PARADISE STREET L1

30/874 No. 96 -

G.V. II

Includes No. 10 Hanover Street. Office building. 1890's. Red brick with tiled roof. Late Flemish Gothic. 2 storeys with attic, 9 bays with 4-bay curved facade to Hanover street and curved corner bay to Price Street. Ground floor windows have trefoil heads, and tympana with blind tracery and moulded sills. All windows have small-paned casements; corner bay has similar window of 2 lights set in flat architrave with cornice. Elliptical-arched entrance to 5th bay has stone architrave and C20 glass doors, 1st floor: bays 1 to 6 have moulded string course and fluted pilasters framing pairs of bays; windows headed windows on moulded sills. Corner to Price Street has octagonal tower with moulded base dying into wall. Paired elliptical headed windows at 1st floor level; similar windows below swept tiled spire with lead finial. 3 shaped gables to 1st to 6th bays have fluted pinnacles, 2 gables have canted wooden oriels on brackets. End bays have 1930's attic storey with sill and lintel bands. Hanover Street facade has added late C20 bay entrance to No. 10. Price Street has utilitarian facade. Built as Gordon Smith Institute for Seamen.

Listing NGR: SJ3452489920

## **Appendix 3: List Entries for nearby Listed Buildings**

# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** WAREHOUSE BLOCK BETWEEN DUKE STREET, ARGYLE STREET, AND DUKE STREET LANE

**List Entry Number:** 1207393

## Location

WAREHOUSE BLOCK BETWEEN DUKE STREET, ARGYLE STREET, AND DUKE STREET LANE, 12, HANOVER STREET

The building may lie within the boundary of more than one authority.

**County:**

**District:** Liverpool

**District Type:** Metropolitan Authority

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 14-Mar-1975

**Date of most recent amendment:** Not applicable to this List entry.

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# Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 214238

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# Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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# List Entry Description

## Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

SJ 3489 HANOVER STREET L1

30/573 No. 12 (Warehouse Block between Duke Street, 14.3.75 Argyle Street, and Duke Street Lane)

G.V. II

Office and warehouse building. 1860's. Red brick, slate roof. 4 storeys and basement, and 12 bays to Duke Street, Hanover Street and Paradise Street. Ground floor has round-arched openings with sloping basement windows and ground floor window with coved bases. Brick herring-bone in spandrels. Entrance in 8th bay has small paned fanlight over C20 door. Segmental headed 3rd bay cart entrance. 1st floor has tripartite windows with colonnettes. Entrance bay has 2-storey canted oriel with 4-light windows. Iron balcony on large brackets 2nd floor has 3-light windows with round relieving arches over. Bracketed sill course on brackets. Top Lombard frieze and balustrading between tall chimneys. Last bay is recessed loading bay with gable and pinnacles. Iron guard rails. 7-bay utilitarian facade to Duke Street Lane.

Listing NGR: SJ3455989966

# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** WAREHOUSE ADJOINING NUMBER 12

**List Entry Number:** 1075210

## Location

WAREHOUSE ADJOINING NUMBER 12, HANOVER STREET

The building may lie within the boundary of more than one authority.

**County:**

**District:** Liverpool

**District Type:** Metropolitan Authority

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 14-Mar-1975

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 214239

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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# List Entry Description

## Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

SJ 3489 HANOVER STREET L1

30/574 Warehouse adjoining No. 12 14.3.75 G.V. II

Warehouse. 1863. fronting Paradise Street and Duke Street Lane. 5 storeys, 4 bays. Brick, with round-arched recessed loading bays, ending in gabled catchhead with date, and segmental-headed window with stanchions. Narrow bay to left with tall round-arched entrance.

Listing NGR: SJ3456589950

# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** POOLEY GATES

**List Entry Number:** 1216116

## Location

POOLEY GATES, PARADISE STREET, LIVERPOOL

The building may lie within the boundary of more than one authority.

**County:**

**District:** Liverpool

**District Type:** Metropolitan Authority

**Parish:** Non Civil Parish

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 30-Mar-1987

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 219289

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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# List Entry Description

## Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

This list entry was subject to a Minor Amendment on 29/07/2014

SP 08 NW 9/79

LIVERPOOL, PARADISE STREET Pooley Gates

(Formerly listed as Pooley Gates, Soho Foundry, Smethwick, FOUNDRY LANE (off), SANDWELL MB)

30.3.87

II

Gates and gateway, circa 1840/50s of cast iron.

History: The gates were made in Liverpool by Henry Pooley and Son to the designs of John Cunningham and installed at the Liverpool Sailors Home by 1852. The gates were removed from the Sailors Home following the Liverpool Blitz as part of restoration works, and the house itself was demolished during the 1970s. The gates were offered for sale in 1948 to W & T Avery which had merged with Henry Pooley in 1931. By 1951 the gates had been erected at Avery's Soho Foundry in Smethwick, Sandwell. In 2011 consent was granted to move the gates back to Liverpool and they were subsequently installed in Paradise Street adjacent to the former site of the Sailor's Home.

Description: Gates and gateway. Lower part in four sections, the two central ones opening as gates. Each has diagonal lattice infill cast to resemble rope, with a knot at each inter-section. Each has a central lozenge with a cast mermaid with two tails. Above is an elaborate superstructure, with a Liver bird above ropework draped with cloth, flanked by nautical symbols including oars, flags and bugles, ships' wheels and intersecting dolphins.

Listing NGR: SJ3453789992

# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** CHURCH HOUSE

**List Entry Number:** 1075209

## Location

CHURCH HOUSE, HANOVER STREET

The building may lie within the boundary of more than one authority.

**County:**

**District:** Liverpool

**District Type:** Metropolitan Authority

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 12-Jul-1966

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 214235

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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# List Entry Description

## Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

SJ 3490 SE HANOVER STREET SJ 3489 LI

53/571 Church House 30/571 12.7.66

G.V. II

Office building. Perhaps 1870. Red and yellow brick and terracotta, red tiled roof. 3 storeys with attic. 12 bays, 1st 6 bays curving back to Paradise Street. Blue brick base, red ground floor with frieze over, yellow 1st floor with frieze over. Red 2nd floor with yellow architraves. Ground floor rectangular windows, last 2 bays altered. 8th and 9th bays have paired round-headed architraves with door in left and window in right. Terracotta decoration to pilasters arches and consoled frieze. Windows are casements with leaded upper lights. 1st floor paired Windows are sashed, some with original leaded lights, 8th and 9th bays have red pilasters and round hoods over windows, oriel to 1st bay. 2nd floor paired round-headed window with decorated attached columns, those to round corner continuous, with red brick blind windows at intervals. End 3 bays have continuous 8-light windows. Casements with small panes. Cornice and 1st bay shaped gable. 8th and 9th bays have Dutch gables with long, narrow windows and fluted pilasters supporting obelisks. Other dormers are wooden with weather-boarded gables.

Listing NGR: SJ3456590009

## **Appendix 4: Heritage Asset Plan**



- Application Site
- Listed Buildings

- Liverpool Maritime Mercantile City World Heritage Site
- Duke Street Conservation Area

- 1 - Chancery House (Grade II)
- 2 - Warehouse Adjoining No.12 (Grade II)
- 3 - No.12 Hanover Street (Grade II)
- 4 - Church House (Grade II)
- 5 - Pooley Gates (Grade II)
- 6 - Warehouse (Grade II)
- 7 - 1 and 3 Duke Street (Grade II\*)
- 8 - 15 Argyle Street (Grade II)

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Client:  
**Chancery House**

Project:  
**Chancery House, Liverpool**

Drawing:  
**Heritage Asset Plan**

Drawing Number:  
**1001**

Project Number:  
**CHAH3001**

Date:  
**29/07/14**

Status:  
**Final**

Revision:  
**01**

Scale:  
**1:1000 (A4)**

