



Historic Environment Assessment Land off Park Avenue, Mossley Hill, Liverpool December 2014

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**Historic Environment Assessment
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Mossley Hill, Liverpool**

December 2014

**Job No. 4612
Version 1.0**

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1. INTRODUCTION

- 1.1 The proposed development site (hereafter “the site”) is between Sefton Park and Mossley Hill, to the south east of Liverpool City Centre and is in the administrative area of Liverpool City Council.
- 1.2 This report provides a description of the historic environment baseline conditions for land off Park Avenue, Mossley Hill, Liverpool; it also assesses the likely effect of development within the site on the significance of heritage assets within and adjacent to the site.
- 1.3 The site is centred at approximately National Grid Reference SJ 382 874 and covers an area of approximately 3 hectares in total.
- 1.4 The historic environment record relevant to this site is managed by the Merseyside Environmental Advisory Service (MEAS).
- 1.5 This assessment consists of:
 - a description of the baseline historic environment conditions within and adjacent to the potential development site,
 - a description of the significance of the designated heritage assets within 1km of the site boundary, including the contribution made by setting to their significance, and
 - a description of the likely effect of development within the site on the significance of any identified heritage assets within and adjacent to the potential development site.
- 1.6 The proposed development would consist of a residential scheme. This report will be used to inform detailed master planning for the proposed development; the assessment of effects provided below is based on provisional layouts and design iterations.

2. LEGISLATION, POLICY AND GUIDANCE CONTEXT

Legislation

2.1 The following legislation is most relevant to this study.

- Ancient Monuments and Archaeological Areas Act 1979
- Planning (Listed Buildings and Conservation Areas) Act 1990

2.2 Sections 66 and 72(1) of the 1990 Listed Buildings Act are of particular note and state that:

“In considering whether to grant planning permission for development which affects a listed building or its setting the local planning authority... shall have special regard to the desirability of preserving the building or its setting” (S.66)

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area” (S.72)

2.3 The Enterprise and Regulatory Reform Act, 2013 introduced changes (in section 60 and 61, and schedule 16) to the legal framework protecting heritage in England. These measures commenced on 06 April 2014. Among these changes, is the replacement of conservation area consent with planning permission.

The National Planning Policy Framework (NPPF), March 2012

2.4 Paragraphs 7 and 8 of the NPPF establish the purpose of the framework and that the policies of the framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice. Among the core planning principles (paragraph 17) of the NPPF is to *“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”*.

2.5 The NPPF glossary (Annex 2) provides a description for the terms ‘heritage asset’, ‘designated heritage asset’, ‘setting’ and ‘heritage significance’. These terms are used throughout this report, and are defined by the NPPF glossary as follows:

- *Heritage asset*: 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- *Designated heritage asset*: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

- *Setting of a heritage asset:* 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 a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- *Significance (for heritage policy):* 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.

- 2.6 Section 12 of the NPPF then goes on to describe provisions specifically relating to conserving and enhancing the historic environment. Section 12, paragraph 132 of the NPPF notes that the significance of a heritage asset can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Paragraph 133 of the NPPF describes how applications that would lead to substantial harm to or total loss of significance of a designated heritage asset should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefit. Paragraph 134 of the NPPF directs that less than substantial harm should also be weighed against the public benefits of the proposal. Paragraph 137 relates to proposals for new development within the setting of heritage assets, stating that proposals that *"preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably"*.
- 2.7 The NPPF goes on (at paragraph 138) to state that *"Not all elements of a ... 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 ... 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 ... as a whole."*

Local Planning Policy

- 2.8 The Liverpool Unitary Development Plan, 2002, provides the saved planning policies for Liverpool City. The Plan aims to protect and enhance the built environment of the City by (Policy Gen 3, Heritage and Design in the Built Environment):
- i. preserving and enhancing historically and architecturally important buildings and areas and, where appropriate, improving them through the leveraging of available funds;*
 - ii. encouraging a high standard of design and landscaping in developments;*
 - iii. improving accessibility for people with mobility and sensory impairments; and*
 - iv. creating an attractive environment which is safe and secure both day and night.*
- 2.9 Policy HD11 provides policy for new development in conservation areas:
- 1. Planning permission will not be granted for:*

i. development in a conservation area which fails to preserve or enhance its character; and

ii. 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.

2. 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.

Guidance and best practice

The setting of Heritage Assets: English Heritage Guidance, 2011

2.10 This guidance provides the basis for advice by English Heritage on the setting of heritage assets, acknowledging that the consideration of setting is a matter of informed judgement. The guidance provides advice on the definition of setting (this definition mirrors that of the NPPF). It also provides a recommended approach to assessing the implications of development proposals. The key principles for assessing the implications of change affecting setting are:

- Change capable of affecting the significance of a heritage asset or people's experience of it can be considered as falling within its setting.
- Understanding the significance of a heritage asset will enable the contribution made by its setting to be understood
- The design of a development affecting the setting of a heritage asset may play an important part in determining its impact
- A proper assessment of the impact on setting will take into account, and be proportionate to, the significance of the asset and the degree to which proposed changes enhance or detract from that significance and ability to appreciate it.

2.11 The guidance document advises a staged approach to assessing effects on setting comprising the following steps:

- Step 1: Identifying the heritage assets affected and their settings;
- Step 2: Assessing whether, how and to what degree settings make a contribution to the significance of the heritage assets;
- Step 3: Assessing the effect of the proposed development on the significance of the assets, and;
- Step 4: Maximising enhancement and minimising harm.

Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, English Heritage 2008

2.12 This document sets out English Heritage's approach to making decisions about England's historic environment. The document identifies four groups of heritage values that can be attached to places to help define relevant significance:

- evidential value: the potential of the place to yield evidence about past human activity;
- historical value: the ways in which past people, events and aspects of life can be connected through a place to the present;
- aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place; and
- communal value: the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Understanding Place: Historic Area Assessments in a Planning and Development Context, English Heritage, 2012

2.13 This guidance explains how to undertake Historic Area Assessments. It complements Understanding Place: Historic Area Assessments: Principles and Practice (English Heritage 2010, revised 2012) and also complements information on the range of approaches to the understanding of places and historic areas outlined in an explanatory leaflet, Understanding Place: An Introduction (English Heritage 2010).

2.14 The guidance is aimed at local authority planners in policy and development management and historic environment specialists but also is of assistance to developers and their agents.

3. METHOD

- 3.1 Data was gathered for all designated heritage assets within 500m of the site boundary. This allowed for the identification of the heritage assets where the development could affect the contribution of the heritage asset's setting to its significance. This study area is proportionate to the scale of the development, and was informed by a preliminary appraisal of baseline data.
- 3.2 Data has also been gathered for all non-designated heritage assets for the site area and a buffer of 500m from the site boundary, to enable the identification of any assets where the development could have a physical effect on the assets' significance
- 3.3 The following sources were consulted:
- National Heritage List and National Monuments Record;
 - The Historic Environment Record for Merseyside;
 - Archaeological Data Services research and publications database; and
 - Ordnance survey historic mapping.
- 3.4 The site and its environs were visited and notes were made on topography, land use, boundary treatments, the condition of any previously recorded heritage assets, and the potential for previously unrecorded archaeological sites to be present.

Limitations of the Assessment

- 3.5 Monument data from the HER and NMR consists of secondary information derived from varied sources. This data, as well as that derived from other secondary sources, is generally accurate. There are however several limitations to the data set, generic to any historic environment assessment. For example, where the known archaeological data relates to chance finds, or cropmark evidence, the full extent, date and nature of the sites is often uncertain. Also, a number of site records, especially older records such as antiquarian finds, excavations or observations often fail to accurately locate sites. Due to these limitations, it is possible that previously unrecorded archaeological sites could survive within the proposed area of development. Additionally, due to the buried and invisible nature of archaeological sites, there is often an element of uncertainty regarding the survival, condition, nature and extent of any such sites which walk over survey cannot always clarify.

Assessment of Significance

- 3.6 Understanding the importance of the heritage assets within the historic environment baseline data includes an assessment of the heritage values of the asset, and the contribution made by setting to those values. The importance of a heritage asset is described in terms of the value of the heritage asset because of its heritage interest (architectural, archaeological, artistic or historic) and is also described in relation to the asset's heritage values (evidential, historical, communal, and aesthetic).
- 3.7 For designated assets (Listed Buildings, Scheduled Monuments (SM), Registered Parks and Gardens and Conservation Areas), the importance is recorded as 'high' or 'very high' as these assets meet the national criteria for designation under the

relevant legislation. Listed Buildings and Registered Parks and Gardens are graded (I, II* and II) according to relative significance. The relative importance of each non-designated heritage asset within the historic environment baseline will also be determined to provide a framework for comparison. These categories do not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on the asset's heritage values to provide an analytical tool that can inform later stages of assessment and the development of appropriate mitigation, where needed. Some non-designated assets can be of equivalent importance to designated heritage assets. Their relative importance means that they are treated as if they are designated assets.

Table 3.1: Criteria Determining Relative Receptor Importance

Importance	Description
Very High	Internationally and nationally important resources: All Grade I and some II* listed buildings. Grade I Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High (National)	Nationally important resources: Some Grade II* listed buildings, all Grade II listed buildings, Conservation Areas, some Scheduled Monuments, Grade II* and II Registered Parks and Gardens, Registered Battlefield.
Moderate (Regional)	Non-designated heritage assets and landscape features with high or moderate evidential, historical, aesthetic and/or communal values
Low (local)	Locally important resources: Non-designated heritage assets and landscape features with low evidential, historical, aesthetic and/or communal values.
Negligible (minor)	Assets with very low or no evidential, historical, aesthetic and/ or communal values, or where remains are known to have been significantly altered or destroyed.
Unknown	Assets and structures of uncertain character, extent and/or date where the importance cannot be readily predicted.

Assessment of effect

- 3.8 The effects of the proposed development have been determined by comparing the significance of the known heritage assets (or potential for heritage assets with archaeological interest) against the magnitude of likely effect. The significance of a heritage asset can be harmed or lost by alteration or destruction of the asset or development within its setting.
- 3.9 In policy terms (NPPF paragraph 133 and 134), harm to the significance of a heritage asset can be substantial or less than substantial. The NPPG identifies that substantial harm is a high test. This is normally associated with total loss of a heritage asset. Major magnitude adverse effects on heritage assets of moderate or high heritage significance are equivalent to substantial harm.
- 3.10 Less than substantial harm is a broader bandwidth and the degree of less than substantial harm is a professional judgement encompassing minor changes through to more significant effects. The conclusions in this report identify the overall

significant effects of the proposed development on heritage assets in accordance with the following scale:

- None: no discernible change to any heritage asset, of any significance
- Minor: minor adverse changes to the significance of a heritage asset of moderate or high heritage significance, or significant adverse changes or total loss of significance to a heritage asset of low or negligible heritage significance
- Moderate: moderate adverse changes to the significance of a heritage asset of moderate or high heritage significance.

4. BASELINE CONDITIONS

- 4.1 Figure 1 shows the location of the known designated and non-designated heritage assets. Figure 2 shows the historic Ordnance Survey mapping relevant to this report.
- 4.2 The geology is recorded by the British Geological Survey as comprising blown sand over sandstone and conglomerate.
- 4.3 The site is level, at approximately 36m Above Ordnance Datum (AOD). The site is used as amenity land, enclosed by trees and comprising managed grassland.

Archaeological and historical background

- 4.4 In the text that follows, ID references relate to Figure 1 and the following period distinctions are used:

Prehistoric

Palaeolithic	500,000 BP	-	10,000 BP
Mesolithic	10,000 BP	-	4,000 BP
Neolithic	4,000 BC	-	2,000 BC
Bronze Age	2,000 BC	-	600 BC
Iron Age	600 BC	-	AD 43

Historic

Roman	AD 43	-	410 AD
Early Medieval	AD 410	-	1066 AD
Medieval	AD 1066	-	1540 AD
Post Medieval	AD 1540	-	1900 AD
Modern	AD 1900	-	Present

- 4.5 The prehistoric period is not well represented within the area, with no recorded assets from the period within the site or 500m buffer. Within the NMR for Liverpool, there is a record for a group of standing stones (the Calderstones and Robin Hood's Stone, both scheduled monuments), and a number of reported finds dating from the Mesolithic to Iron Age. A watching brief in Aigburth identified pits and post holes that could indicate prehistoric remains surviving beneath the later medieval and post medieval development of the area. There is no evidence in the historic mapping, HER or NMR, or from the site visit, to indicate that the site has anything more than a low potential for as yet undiscovered assets from this period.
- 4.6 There is similarly a paucity of evidence for Roman occupation within what is now the City of Liverpool. A number of finds have been recorded, including a Roman coin of Constantinus II reported to have been found in Sefton Park in 1871. The area may have been marginal and remained largely unoccupied during this period, although excavations along the corridor for the A5300 Knowsley Express Way identified three previously unknown Romano-British sites¹. However, the potential for as yet undiscovered assets from this period within the site is low.

- 4.7 The site is within the township of Toxteth, which is recorded in Domesday Book (1086) indicating a settlement at Toxteth during the early medieval period. The area became a Royal Park in the medieval period, and the site is within the former extent of Toxteth Parkⁱⁱ. The first edition Ordnance Survey mapping at 1:10,560 scale is dated 1850 and shows the site prior to the development of Sefton Park. At that time, the site comprises agricultural land that is enclosed in regular fields, indicative of formal enclosure. Evidence from historic mapping indicates that the site was in agricultural use throughout the post medieval period. Toxteth was an outlying settlement, separate from Liverpool, until the rapid expansion of both settlements in the mid-19th century. Prior to the development of Sefton Park, there is no evidence to indicate any settlement activity within the site. However, evidence for the agricultural use of the site pre-dating the development of Sefton Park could survive and the potential for archaeological remains dating from the medieval and post medieval periods is moderate, although any such evidence is likely to be of low heritage significance.
- 4.8 In 1866 the Corporation of Liverpool announced an international competition for the design and layout of a public park to the south of the city centre. The winning design was submitted by M. Andre of Paris and Mr. Hornblower of Liverpool and resulted in the creation of Sefton Park, named after the Earl of Sefton, from whom the land was purchased. The park was opened to the public in 1872. As a means of achieving a financial return, building sites were provided within the original design for the park. A number of villas were erected in these allocated building sites, although not all the plots originally identified were developed. The site for the proposed development appears to have been one of the locations designated for development within the original design intention.

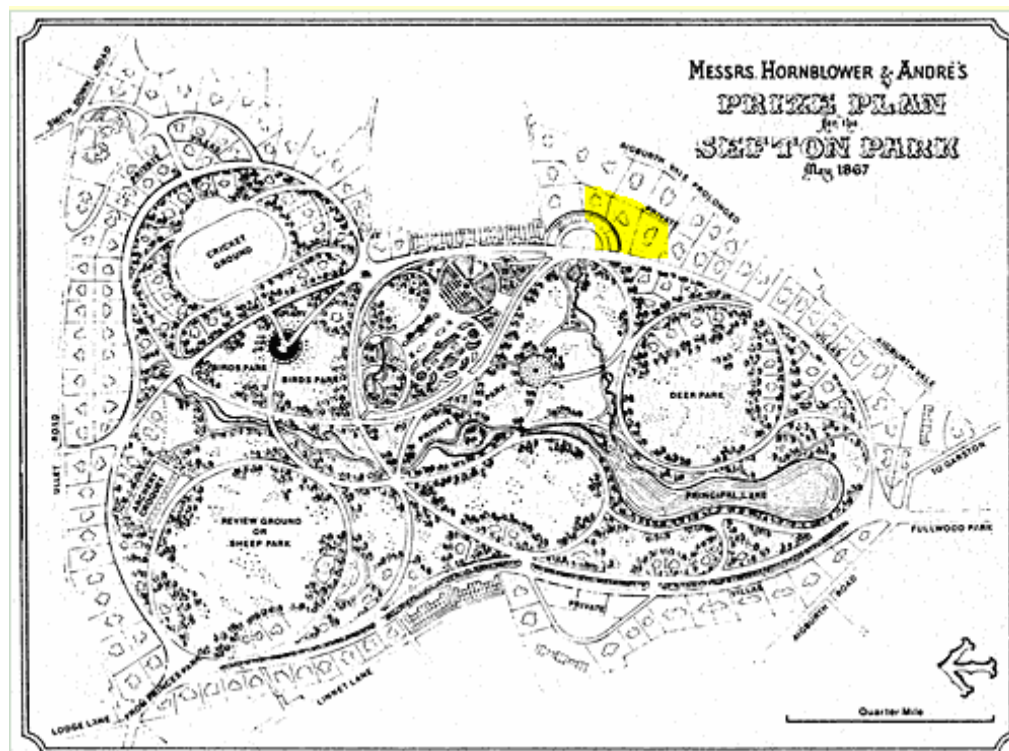
Historic map regression

Ordnance Survey Lancashire and Furness Published 1850, 1:10,560

- 4.9 This mapping pre-dates the establishment of Sefton Park and the site is shown as fields. The line of Aigburth Vale is shown as an established boundary, the southern portion of which is a road named 'Aigburth Vale'. The site is subdivided by straight field boundaries, none of which are present or evident in the current site layout. However these boundaries could be evident as archaeological remains.

Messrs Hornblower and Andre's Prize Plan of Sefton Park, 1867ⁱⁱⁱ

- 4.10 This plan shows the original design intention of Sefton Park. It includes the proposed layout of the villas within the park. The site includes a proposed Crescent, which was never developed, and land allocated for villas. The site is shown as a yellow highlight on the reproduction of the plan that follows. This reproduction is taken from a web-based replica of a 1979 booklet detailing the conservation areas around the centre of Liverpool, originally published by Liverpool City Planning Department.



Ordnance Survey Lancashire and Furness Published 1893, 1:2,500 and 1894, 1:10,560

- 4.11 The site is shown as vacant land. Villas have been developed to the north of the site, within the area proposed on the above plan for the Crescent development. Aigburth Vale is noted as a parliamentary borough and ward boundary.
- 4.12 The original design intention, depicted on the plan of 1867, appears not to have been fully realised, although the park boundaries can be traced between the 1867 plan and the 1894 Ordnance Survey, and are evident in the entrance gates and lodges that surround the park, but are set back from it.

Ordnance Survey Lancashire and Furness Published 1908, 1:2,500

- 4.13 Neither of the 1890's maps, nor the 1908 map, show Queen's Drive. This was not part of the original design and is a later edition. In 1908, a plant nursery is noted on part of the site, and this appears to be associated with the glazed roofed buildings shown to the north of the site.

Ordnance Survey Lancashire and Furness Published 1927, 1:2,500

- 4.14 Queen's Drive is now shown, and is depicted as a double tree-lined avenue. The nursery is shown and tracks within the site are likely to depict beds associated with it. Aigburth Vale is also tree-lined and the trees on the site boundary parallel to Mossley Hill Drive are also shown.

- 4.15 The nursery continues to be depicted, with little change to the base mapping outwith the site boundary, until 1954.

Ordnance Survey Published 1968-72, 1:2,500

- 4.16 The nursery is no longer depicted and the site is as shown on modern mapping. The apartment buildings at Greens Walk are built on land formerly noted as 'recreation ground'.

Historic Landscape Characterisation

- 4.17 The historic landscape characterisation project for Merseyside (supplied by the Merseyside Historic Environment Record) records the site as modern recreational and ornamental (public Park). This is consistent with the site being within the original design of Sefton Park.

Designated heritage assets within 1km of the site

- 4.18 The following designated heritage assets are within 500m of the site boundary:
- Two conservation areas; Sefton Park and Mossley Hill
 - One grade I registered park and garden (Sefton Park)
 - Two grade II* listed buildings
 - 19 grade II listed buildings

Table 4.1: Designated heritage assets within 1km of proposed development

Asset ID	Designation and grade	Name and description	Significance and contribution made by setting to significance
CA1	CA and RPG	Sefton Park	Sefton Park is an urban park, which is both a conservation area and Grade I Registered Park and Garden. The heritage significance of the asset derives from its high historic (linked to the post-industrial expansion of Liverpool and a particular historic link with the movement for greener cities), communal (designed for municipal use as a public park), and aesthetic (an intended designed landscape) heritage values. There is no conservation area appraisal for Sefton Park, but the list description for the RPG is included as Appendix B. The high grade of listing reflects the high degree of heritage value integral to the asset, and the asset is of high heritage significance. The setting of the asset is provided by the urban context experienced in the approaches to the park. This includes the villas and other 19 th century development that surround it (some of which are grade II listed), and these elements make a positive contribution to the significance of the asset.
LB5	LB II	Gledhill	
LB6		Duffus	
LB11		Bridge House	
LB16		2, Mossley Hill Drive	
LB17		5, Mossley Hill Drive	
LB19		3 & 4, Mossley Hill Drive (the above are villas within the conservation area)	

Asset ID	Designation and grade	Name and description	Significance and contribution made by setting to significance
			There are some areas of more modern development that detract from but do not harm the heritage values of the asset, and these parts of its setting make a neutral contribution to the significance of the asset.
	CA LB8 (II) LB15 (II)	Mossley Hill Mossley Hill Hospital (original house only) Quendale	<p>Mossley Hill is a 19th century residential suburb of Liverpool and a conservation area. During the 19th century Mossley Hill was one of the most exclusive residential areas of Liverpool.</p> <p>There is no conservation area appraisal for Mossley Hill but a pamphlet produced by Liverpool City Council^{iv} notes that merchants and ship owners built individual villas in large grounds on sites within Mossley Hill that had views over the River Mersey. These spacious properties are bounded by high sandstone walls affording privacy to the occupants, and the area is further enhanced by the large number of mature trees. This reflects the high historical and aesthetic heritage values of this conservation area. The asset has high heritage significance.</p> <p>The setting of the asset is provided by the urban context that surrounds it. This includes, in part, the villas and other 19th century development of the adjacent Sefton Park conservation area and these elements make a positive contribution to the significance of the asset. There are some areas of more modern development that detract from the heritage values of the asset, and these parts of its setting make a neutral contribution to the significance of the asset.</p>

Asset ID	Designation and grade	Name and description	Significance and contribution made by setting to significance
	LB1 (II*) LB3 (II) LB4 (II) LB7 (II) LB9 (II) LB10 (II) LB12 (II) LB13 (II) LB14 (II) LB20 (II) LB 18 (II) LB21 (II)	Palm House Eros Fountain Statue Of Peter Pan Iron Bridge between Ibbotson's Lane and Queens Drive Junctions Statue of William Rathbone Grotto to west of Lake Boathouse at south end of Lake Shelter on east side of Lake The Dell Tunnel to north west of Lake The Bridge Bandstand on island in Lake	The assets are all listed buildings and have high heritage significance. The assets are all within Sefton Park and the Park provides the setting to these assets. This setting is important to understanding and appreciating the significance of the assets and makes a positive contribution to their significance.
	LB2 (II*)	University Hostel and Greenbank House	This grade II* listed building has high evidential and historical heritage significance. The house was leased by the Earl of Sefton to William Rathbone, merchant and ship owner, who subsequently purchased the property c.1787. Hannah Rathbone, granddaughter of Abraham Darby of Coalbrookdale had the house altered and extended c.1812-1816, a remodelling which included both external and internal cast-iron components. The property was given to Liverpool University in 1936. The setting of the asset includes the university buildings that surround it, but the setting does not include the potential development site.

Non-designated heritage assets

4.19 There are 15 non-designated heritage assets within the area of search:

- A1 Rookery, Off Elmswood Road, House
- A2 Boundary Stone, Garston
- A3 Water Supply Site, Garston, Pump
- A4 Quarry, Wavertree
- A5 House, Wavertree
- A6 House, Garston
- A7 House, Garston

- A8 House, Garston
- A9 Mossley Bank, House
- A10 House, Garston
- A11 Farm House - W. side of Aigburth Vale
- A12 Farm, Toxteth Park
- A13 Earthwork, West Side Of Aigburth Vale
- A14 Farm, Toxteth Park
- A15 Council Depot, Stable

4.20 These assets date from the post medieval period and are of low (local) heritage significance. The significance of the assets is primarily derived from evidential and historical heritage values. None of the assets are within the potential development site. The settings of these assets contribute to their significance, but none of the assets' settings includes the potential development site.

Archaeological potential

4.21 The site has a high potential for the survival of buried archaeology associated with a modern plant nursery and post medieval former field boundary. Both are of negligible heritage significance and are documented on historic mapping. The potential for the survival of archaeological remains pre-dating the post medieval period within the site is low.

5. LIKELY EFFECTS OF DEVELOPMENT

Non designated heritage assets

- 5.1 The development of the site would have a direct impact on archaeological remains of negligible heritage significance associated with the former use of the site as a plant nursery and prior to that as agricultural land.
- 5.2 The NPPF directs that the effects of an application on the significance of a non-designated heritage asset should be taken into account in determining a planning application and that a balanced judgement will be required having regard to the scale of any harm and the significance of the heritage asset. In this case, the predicted effect is of major magnitude, but on heritage assets of negligible heritage significance. The significance of effect is therefore minor adverse. This is not a significance effect and is not equivalent to substantial harm.

Designated heritage assets

- 5.3 The development of the site has the potential to effect the significance of two designated heritage assets (one of which has two designations). The site is within Sefton Park conservation area. This is also a grade I registered park and garden and the site is within the setting of the registered park and garden. The site is within the setting of the conservation area at Mossley Hill and therefore is capable of effecting the significance of that asset.

Mossley Hill

- 5.4 The potential development of the site would introduce housing into what is currently experienced as open space immediately adjacent to Mossley Hill conservation area.
- 5.5 The NPPF directs that not all elements of a conservation area will necessarily contribute to its significance. Loss of an element which makes a positive contribution to the significance of the conservation area 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 as a whole.
- 5.6 The character of the conservation area is one of large villas within their own grounds, bounded by high sandstone walls. The area is further enhanced by the large number of mature trees. The high quality of the architecture and public space within the conservation area contributes to the high historical and aesthetic heritage values of this conservation area, linked to a period of great prosperity within Liverpool City and aspirations within wealthy Victorian society to provide a high-quality suburban environment.
- 5.7 Aigburth Vale marks the boundary between Sefton Park and Mossley Hill conservation areas, and is tree-lined on both the Sefton Park and Mossley Hill sides of the road, forming an avenue that is characteristic of both conservation areas. The properties on the Mossley Hill side of Aigburth Vale are behind a sandstone wall,

whereas the Sefton Park site is open onto the amenity grassland of Sefton Park Meadows. The street pattern defined by Aigburth Vale and the trees that form the avenue along the west-side of Aigburth Vale make a positive contribution to the significance of the conservation area. Loss of the street pattern or avenue of trees would be harmful to the heritage significance of the conservation area.

- 5.8 The NPPF Planning Practice Guidance notes that substantial harm is a high test (Paragraph: 017Reference ID: 18a-017-20140306 How to assess if there is substantial harm?) and that “*an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest*”. While the loss of the street pattern or avenue of trees would affect a key element of the special interest of this conservation area, the magnitude of change to the conservation area as a whole would be low, and therefore the harm would be less than substantial. The magnitude of effect would be minor adverse on an asset of high heritage significance, resulting in a significance of effect that would be minor adverse.
- 5.9 The open space does not make a positive contribution to the significance of Mossley Hill conservation area, and development of the open space would not be harmful to this heritage asset.

Sefton Park

- 5.10 The potential development of the site would introduce housing into what is currently experienced as open space within Sefton Park conservation area and within the setting of a grade I Registered Park and Garden.
- 5.11 The character of the conservation area is one of an urban park enclosed by a system of curving roads laid out to form its boundaries. These are Croxteth Drive, Greenbank Drive, Mossley Hill Drive, and Aigburth Drive. The setting of the park is formed by the belt of land that encircles the park, within these roads. According to the original park design, this area was divided into building plots for villas overlooking the park. The money raised from the sale of plots was used to help pay for the construction of the park. Not all of the plots were developed as planned, but where villas were built and survive they form an important planned element to the setting of the park. The site is within this setting, being one of the plots that was planned but not developed. The site makes a positive contribution to the character of the conservation area, contributing to the historic and evidential heritage values of the area.
- 5.12 Queen’s Drive is an additional element to the roads laid out around the park. Park Avenue, Mossley Hill Drive and Aigburth Vale are within the layout as depicted on the Ordnance Survey map of 1894, although only Mossley Hill Drive is shown on the original park design plan of 1867. The road design and appearance of tree-lined avenues associated with these roads are all characteristic of the park design and make a positive contribution to the significance of the conservation area.
- 5.13 The open space has acquired communal and aesthetic heritage values through its use as amenity land associated with and adjacent to the park. However, this was not within the original design, which intended the area to be developed for large,

individual villas, over-looking the park. The fact that the site was not developed contributes in itself to the historical evidential heritage values of the asset, as evidence for both the original design intention and that this was not delivered. The open space therefore also makes a positive contribution to the significance of the conservation area.

- 5.14 The NPPF directs that loss of an element which makes a positive contribution to the significance of the conservation area should be treated either as substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole. The accompanying Planning Practice Guidance notes that substantial harm is a high test (Paragraph: 017Reference ID: 18a-017-20140306 How to assess if there is substantial harm?) and that “*an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest*”.
- 5.15 The road pattern and tree-lined avenues together comprise a key element of the special architectural and historical interest of the conservation area. The loss of these within the vicinity of the site would affect a key element of its special interest. The magnitude of effect would be moderate adverse, on an asset of high heritage significance, resulting in a significance of effect that would be moderate adverse. This is a significant, but less than substantially harmful effect.
- 5.16 The open space makes a positive contribution to the significance of the conservation area, providing an evidential link between the original design intention and actual layout of the plots of land surrounding the park, but within its setting and design. The development of this open space would be harmful to the significance of the asset. However, when considering the magnitude of change to the conservation area as a whole, the development of the open space would not seriously affect a key element of the special architectural and historic interest of the asset, and would result in less than substantial harm to the heritage significance of the asset. The magnitude of effect would be minor adverse on an asset of high heritage significance, resulting in a significance of effect that would be minor adverse.

Mitigation

- 5.17 A direct effect is predicted in relation to two non-designated heritage assets with archaeological interest. The predicted effect is of major magnitude, but on heritage assets of negligible heritage significance. The significance of effect is therefore minor adverse. This effect is not equivalent to substantial harm.
- 5.18 Mitigation measures to safeguard the significance of the heritage assets where a direct effect is predicted can be achieved by providing a programme of archaeological recording during construction works. This mitigation could be secured as a condition of any forthcoming planning consent and would be detailed in a ‘written scheme of investigation’ which would set out the approach to sampling, recording, analysis, reporting and dissemination of results, in accordance with the standards and guidance required by English Heritage, the Institute for Archaeologists and the

Merseyside Historic Environment Team. The residual effect on the non-designated heritage assets following mitigation would be neutral.

- 5.19 An effect is also predicted resulting from development within the setting of Mossley Hill conservation area, and within the setting of Sefton Park Registered Park and Garden, and development within Sefton Park conservation area.
- 5.20 The magnitude of effect is predicted to be minor adverse in relation to effects on Mossley Hill conservation area; these effects could arise if the trees that line Aigburth Vale were to be removed, or the street pattern altered. This could be mitigated through the design of the scheme, and if these trees were largely preserved within the layout, the boundary treatments reflective of the character of the conservation area, and the street pattern preserved, the effect of the development on Mossley Hill conservation area would be neutral.
- 5.21 The magnitude of effect is predicted to be moderate adverse in relation to effects on Sefton Park conservation area, these effects could arise if the trees that line Mossley Hill Drive, Aigburth Vale and Park Avenue, and Queen's Drive to a lesser extent, were removed or the street pattern altered. This could be mitigated through the design of the scheme, and if these trees were largely preserved within the layout, the boundary treatments reflective of the character of the conservation area, and the street pattern preserved, the effect of the development on Sefton Park conservation area (and on the setting of the registered park and garden) would be minor adverse.
- 5.22 The change of use of the open space from amenity grassland to residential development would result in a minor adverse effect on the heritage significance of the asset. This is because the open space makes a positive contribution to the significance of the asset. However, when the relative significance of the affected element and its contribution to the significance of the conservation area and the registered park and garden as a whole is taken into account, the magnitude of change to the heritage significance of the asset is minor adverse.
- 5.23 A minor adverse effect is equivalent to less than substantial harm and the NPPF directs that less than substantial harm should be weighed against the public benefits of the proposal.

6. CONCLUSIONS AND RECOMMENDATIONS

- 6.1 The residential development of the site would be capable of harming the significance of the following heritage assets:
- Non-designated heritage assets with archaeological interest associated with the former use of the site as a plant nursery and evidence of former field boundaries. These assets are of negligible heritage significance. The significance of the effect would be minor adverse, but measures are available to mitigate this predicted effect. After the implementation of a programme of archaeological recording the effect on these assets would be neutral.
 - Mossley Hill conservation area, a designated heritage asset: The site is within the setting of this asset, which is of high heritage significance. The predicted significance of effect could be minor adverse. The design of any potential development could, however, mitigate the adverse effect through the retention of those elements of the heritage asset that make a positive contribution to its significance. In this case, that is the street pattern and trees that line Aigburth Vale. If these are retained and boundary treatments reflect the character of the conservation area, the effect on this asset would be neutral.
 - Sefton Park conservation area and registered park and garden: The site is within the conservation area and within the setting of the registered park and garden. The predicted significance of effect could be moderate adverse. The design of any potential development could, however, mitigate the adverse effect through the retention of those elements of the heritage asset that make a positive contribution to its significance. In this case, the retention of the existing street pattern and trees that line Queen's Drive, Park Avenue, Aigburth Vale and Mossley Hill Drive would lessen the predicted effect. However, the loss of open space that makes a positive contribution to the evidential and historical heritage values of the asset would result in a loss of heritage significance. The significance of effect would be only minor adverse when considering the significance of the asset as a whole. While mitigation of this effect would not be possible, without precluding the development of the site, this is not a significant effect and is equivalent to less than substantial harm.
- 6.2 It is recommended that the road pattern within and around the site is not altered and that the trees that line the boundaries to the site are retained as far as reasonably possible. Also, that boundary treatments should be reflective of the character and appearance of the Mossley Hill and Sefton Park conservation areas.
- 6.3 It is also recommended that the Merseyside Historic Environment team be consulted and a written scheme of investigation be prepared for archaeological recording of heritage assets with archaeological interest within the site boundary, prior to construction works commencing.

APPENDIX A: GAZETTEER OF KNOWN HERITAGE ASSETS

Asset ID	Other ID	Status	Name	Period	Heritage Significance
CA1		CA	Sefton Park	Post medieval	High
CA2		CA	Mossley Hill	Post medieval	High
RPG	1000999	RPG I	Sefton Park	Post medieval	Very High
LB1	1292339/ MME9729	LB II*	Palm House	Post medieval	High
LB2	1356362	LB II*	University Hostel And Greenbank House	Post medieval	High
LB3	1062526	LB II	Eros Fountain	Post medieval	High
LB4	1062529	LB II	Statue Of Peter Pan	Post medieval	High
LB5	1070638	LB II	Gledhill	Post medieval	High
LB6	1070639	LB II	Duffus	Post medieval	High
LB7	1070640	LB II	Iron Bridge Between Ibbotsons Lane And Queens Drive Junctions	Post medieval	High
LB8	1072990	LB II	Mossley Hill Hospital (Original House Only)	Post medieval	High
LB9	1073451	LB II	Statue Of William Rathbone	Post medieval	High
LB10	1073454	LB II	Grotto To West Of Lake	Post medieval	High
LB11	1208305	LB II	Bridge House	Post medieval	High
LB12	1210105	LB II	Boathouse At South End Of Lake	Post medieval	High
LB13	1210106	LB II	Shelter On East Side Of Lake	Post medieval	High
LB14	1255551	LB II	The Dell	Post medieval	High
LB15	1293079	LB II	Quendale	Post medieval	High
LB16	1293210	LB II	2, Mossley Hill Drive	Post medieval	High
LB17	1293214	LB II	5, Mossley Hill Drive	Post medieval	High
LB18	1343638	LB II	The Bridge	Post medieval	High
LB19	1363075	LB II	3 and 4, Mossley Hill Drive	Post medieval	High
LB20	1062524	LB II	Tunnel to North West of Lake	Post medieval	High
LB21	1062525	LB II	Bandstand on Island in Lake	Post medieval	High
A1	MME4330	NDHA	Rookery, off Elmswood Road, House	Post medieval	Low
A2	MME4335	NDHA	Boundary Stone, Garston	Post medieval	Low
A3	MME4336	NDHA	Water Supply Site, Garston, Pump	Post medieval	Low
A4	MME4338	NDHA	Quarry, Wavertree	Post medieval	Low
A5	MME4339	NDHA	House, Wavertree	Post medieval	Low
A6	MME4320	NDHA	House, Garston	Post medieval	Low
A7	MME4321	NDHA	House, Garston	Post medieval	Low
A8	MME4322	NDHA	House, Garston	Post medieval	Low
A9	MME4333	NDHA	Mossley Bank, House	Post medieval	Low
A10	MME4334	NDHA	House, Garston	Post medieval	Low

Asset ID	Other ID	Status	Name	Period	Heritage Significance
A11	MME4346	NDHA	Farm House - W. Side Of Aigburth Vale	Post medieval	Low
A12	MME4164	NDHA	Farm, Toxteth Park	Post medieval	Low
A13	MME4172	NDHA	Earthwork, West Side Of Aigburth Vale	Post medieval	Low
A14	MME4342	NDHA	Farm, Toxteth Park	Post medieval	Low
A15	MME4347	NDHA	Council Depot, Stable	Post medieval	Low
		NDHA	Former field boundary	Post medieval	Negligible
		NDHA	Former plant nursery	Post medieval	Negligible

Key:

CA- Conservation area

LB (I, II*, II)- Listed Building (grade I, II*, II)

NDHA – Non-designated heritage asset

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APPENDIX B: LIST DESCRIPTION; SEFTON PARK GRADE I REGISTERED PARK AND GARDEN

List entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

Name: SEFTON PARK

List entry Number: 1000999

Location: Sefton Park, Liverpool, L17 1AP

Grade: I

Date first registered: 01-Feb-1986

Date of most recent amendment: 28-Aug-2013

List entry Description

Summary of Garden

A public park designed in 1867 which was the first to introduce French influence to the design of parks through the designer Edouard André, who had worked with Jean-Charles-Adolphe Alphand on the design of major Parisian parks.

Reasons for Designation

Sefton Park, Liverpool, opened in 1872, is designated at Grade I for the following principal reasons: * Date: the park is an early example of a municipal park; * Design: although enhanced, the park's design is essentially unchanged from its original layout of 1867; * Designer: the park was designed by Edouard André who had worked on Paris's parks, and was the first to introduce French park design to England; * Historic interest: the park was and is an important element of one of the England's great industrial cities, one of the parks designed to form a green belt around Liverpool; * Structures: the park retains various C19 and later memorials and structures including the Grade II* Palm House of 1896; * Planting: the structural planting is retained and is an important feature of the park.

History

The idea of a belt of boulevards and parks around the City of Liverpool was proposed during the 1850s, but it was not until the 1860s that the Corporation responded by buying land for three parks in the city (including Stanley Park qv). Sefton Park was formed from agricultural land purchased in 1864 from Lord Sefton and Mr Livingstone. In 1866 a brief was issued for a public competition for the design of the park. There were twenty-nine entries and the winners were Edouard

André (1840-1911) and Lewis Hornblower (1823-79), a Liverpool architect. Rockwork in the park was designed by a French craftsman, Monsieur Combaz (Land Use Consultants 1992). The park was opened by Prince Arthur in 1872, though it had not been completed by that time. Work proceeded but escalating costs meant that the plans had to be curtailed and the proposed botanic gardens, formal garden and grand conservatory had to be abandoned.

Details

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Sefton Park is situated c 4km south-east of Liverpool city centre, in rolling land which falls slightly to the south and west and is bisected by a valley running from north to south across the site. The area is generally residential. The 108ha park is enclosed by a system of curving roads laid out to form its boundaries. These are, in clockwise direction starting at the northern boundary: Croxteth Drive, Greenbank Drive, Mossley Hill Drive, and Aigburth Drive. The setting of the park is formed by an encircling belt of land which was divided into building plots for villas overlooking the park. The money raised from the sale of plots was used to help pay for the construction of the park. Not all of the plots were developed as planned and there are areas of later C20 building, but where villas were built and survive they form an important planned element to the setting of the park.

ENTRANCES AND APPROACHES The principal entrance is on the north-west side of the park on Ullet Road, at the head of a drive leading to the junction of Aigburth Drive and Croxteth Drive. It is marked by a stone screen with gate piers (c.1870, listed Grade II). On the south side of the entrance is a lodge called Princes Lodge (listed Grade II). Another entrance is situated on the south side of the site at the junction of Aigburth Drive and Mossley Hill Drive. This consists of a stone screen flanked by gate piers (c.1870, listed Grade II). A lodge known as Fulwood Lodge (listed Grade II) is situated on the east side of this entrance. Both lodges were designed by Lewis Hornblower c 1870.

Entrances to the park are in many cases related to the entrances to the encircling belt of building plots. Thus at the junction of Lark Lane and Linnet Lane a drive leads towards the park; its entrance has stone gate piers of a similar design to those of the two principal entrances. Secondary stone gate piers of a different design mark the entrance to the park itself, and similar gate piers mark other entrances to the park or the points at which roads lead from it. The sweeping curved drives leading from the encircling roads are designed such that the boundary is integrated with the approaches.

GARDENS AND PLEASURE GROUNDS The park is divided into interlocking elliptical and circular areas formed by the curving boundary roads and the paths which lead from them. This design has close parallels with Parisian parks such as Parc de Buttes-Chaumont designed by Jean-Charles Alphand (1817-91), and a number of design principles later published by Alphand were used in Sefton Park (Land Use Consultants 1992). These include the desirability of paths with easy curves, rather than straight lines, path intersections at acute rather than right

angles, and the use of planting and mounding to conceal paths from one another. The enclosed spaces formed a series of discrete areas which could be used for different purposes, and sites for various sporting activities were quickly established within the park. Its design was seen as a useful way of accommodating sporting and other leisure or promenading activities on one site. The general character of the park is of open areas screened from one another by trees, with a core of more intimate wooded areas around the streams and lakes.

The main entrance on the north side leads to a straight avenue, which although not part of the original André and Hornblower design was already in existence by 1882 (Land Use Consultants 1992). At one end, c 40m south of the entrance, is a memorial to Samuel Smith in the form of a granite obelisk with drinking fountains at the base (1906, listed Grade II). Cast-iron lampstands survive along this route, and sporadically elsewhere. Replacement lighting has been reintroduced along key park drives. The path runs south-east and terminates at a fountain at the intersection of several curving paths. The fountain was formerly surmounted by a statue of Eros by Alfred Gilbert (1932, listed Grade II). The fountain base has been restored to working order and is surmounted by a replica of Eros; the original is with the National Museums Liverpool. Some 40m north of this is a cafe of mid C20 date which includes a ranger base/community room. The aviary that once stood behind the cafe has been removed and replaced by a sweeping wall.

On the north-west side of the site is a range of recreational facilities with tennis courts c 150m south-west of the cafe and bowling greens c 250m north-west of it. A separate bowling green with an octagonal pavilion is situated c 150m south of the cafe. In the north-east part of the site, c 200m west of the junction of Croxteth Drive and Greenbank Drive, is a large cricket pavilion, probably of early C20 date, and a fenced cricket pitch. Immediately south of this there is a fenced area of allotments.

Some 250m west of the junction of Mossley Hill Drive and Ibbotson's Lane is a large conservatory called the Palm House which was designed by Mackenzie and Moncur and erected in 1896 (listed Grade II*). It is positioned on a mound which André and Hornblower had originally intended for a bandstand (Land Use Consultants 1992) within a circular area bounded by cast-iron railings. The Palm House was fully restored and re-opened in 2001. Statuary around the Palm House was restored in the project and includes both internal pieces and eight external figures depicting scientists, explorers, artists etc. Views across the park are obtained from this building and it can be glimpsed from a variety of different positions. Some 30m south of the Palm House, on a promontory overlooking a stream, is a statue of William Rathbone (1787-1868), the Liverpool politician and social reformer, by J H Foley (1874-7, listed Grade II). The plinth on which it stands had inset panels with inscriptions and reliefs.

A stream runs south-westwards across the park from a point c 70m south of the junction of Ibbotson's Lane and Mossley Hill Drive and c 220m east of the Palm House. It emerges from beneath a bridge with cast-iron railings and trellis work (c 1870, listed Grade II) which carries Mossley Hill Drive, and as it enters the park it runs through a series of rockwork pools and cascades called The Dell (listed Grade

II). It continues through the park and is crossed by stepping stones in various places before joining the north-east end of a large lake situated in the south-west part of the park. A second stream which bisects the site from north to south was used to form a series of cascades and pools as it runs to join the north end of the lake. The point at which the stream enters the park, close to the northern boundary c 100m east of the junction of Mossley Hill Drive and Croxteth Drive, is marked by a large rustic rockwork grotto (listed Grade II). The Grotto at the head of the main watercourse is augmented by a reinstated 'mirror pond'. On the north side of a pool, c 450m south of the grotto, there is a replica of a statue of Peter Pan by Sir George Frampton. The original statue of 1928 has since been restored and moved to a location nearer the Palm House (listed Grade II*). Further south along the course of the stream, is a pool with a large island on which is situated a late C19 bandstand (listed Grade II, restored 2009-10). Both streams are shown on the OS 1st edition map published 1850.

The lake is a long, narrow stretch of water with a sinuous outline and there is an island near the northern end. On the eastern shore at the south end was a boathouse which was destroyed by fire in 2002; a replacement building was built in 2010, situated c 100m north-east of the Aigburth Drive/ Mossley Hill Drive entrance. On the western shore c 220m north-west of the boathouse is a rockwork tunnel (listed Grade II). A path leads around the edge of the lake and steps lead up from the southern end. Between the steps and the southern park entrance there is a stone drinking fountain with entwined dolphins and a Gothic Revival-style canopy (1870, listed Grade II).

To the south-east quarter of the park is the Field of Hope, an area planted with thousands of daffodil bulbs through a charitable planting programme. A children's play area was introduced to the park and improvements made in 2012.

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3. **Other Reference** - *Description:* Anon typescript historical summary and notes on various items within Sefton Park, 1988 (Liverpool City Planning Department)
4. **Other Reference** - *Description:* Collection of early and mid C20 postcard views of the park (Liverpool City Planning Department)
5. **Map Reference** - *Title:* Prize Plan for the Sefton Park - *Date:* 1867
6. **Map Reference** - *Title:* Plan of Sefton Park by the Corporation Surveyor - *Date:* 1882 - *Source:* reproduced in LUC 1992
7. **Article Reference** - *Title:* Landscape Design: Number 139 - *Date:* 1982 - *Journal Title:* Landscape Design - *Page References:* pp 11-14

8. **Other Reference** - *Description:* Sefton Park, Liverpool: Restoration Master Plan, (Land Use Consultants (LUC) 1992)
9. **Article Reference** - *Title:* The Gardener's Chronicle and Agricultural Gazette: No 30 - *Date:* 27 July 1872 - *Journal Title:* The Gardener's Chronicle and Agricultural Gazette - *Page References:* pp 104-5

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National Monuments Record: <http://www.heritagegateway.org.uk/gateway/>

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Archaeological Data Services: <http://archaeologydataservice.ac.uk/archsearch>

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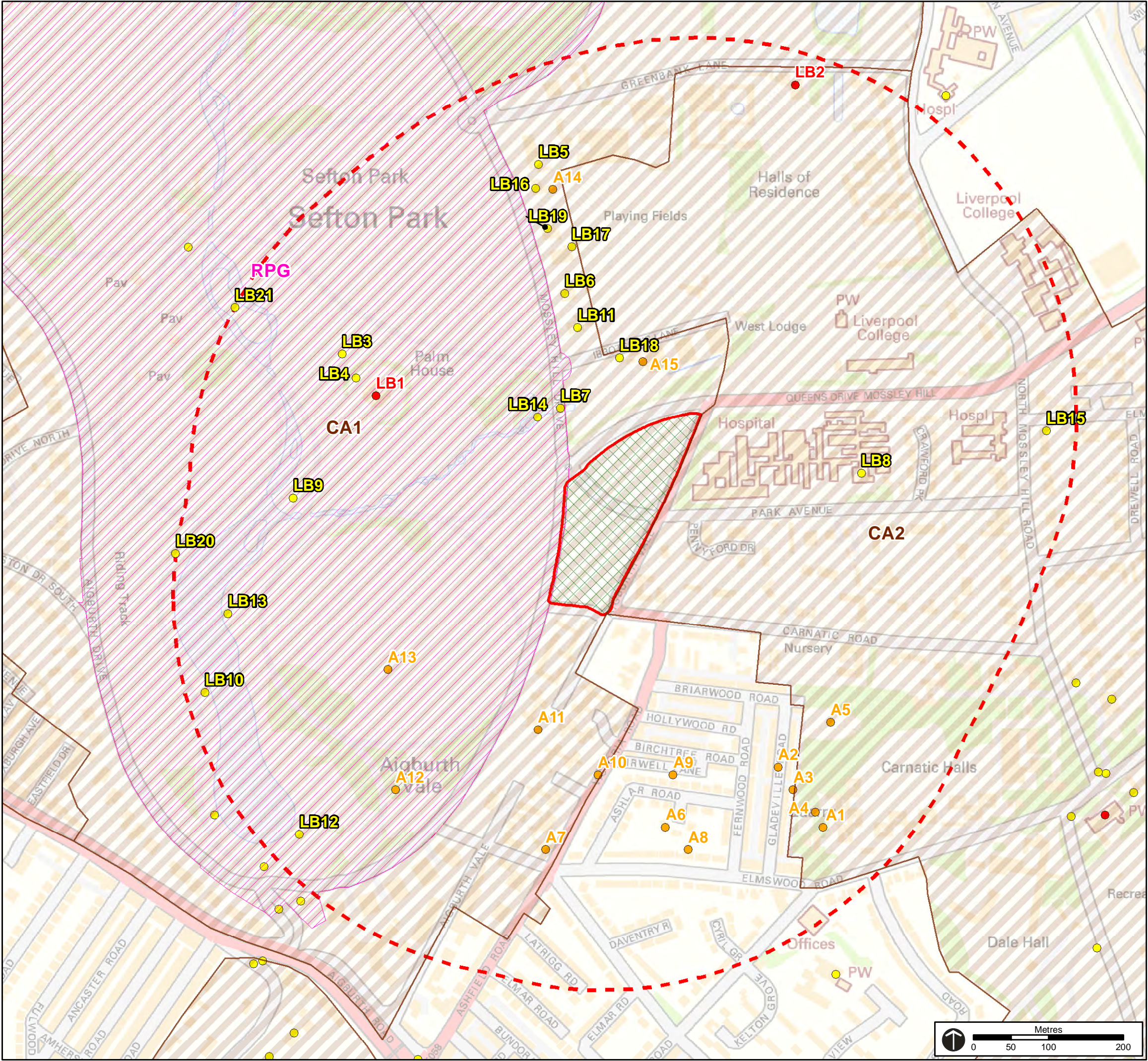
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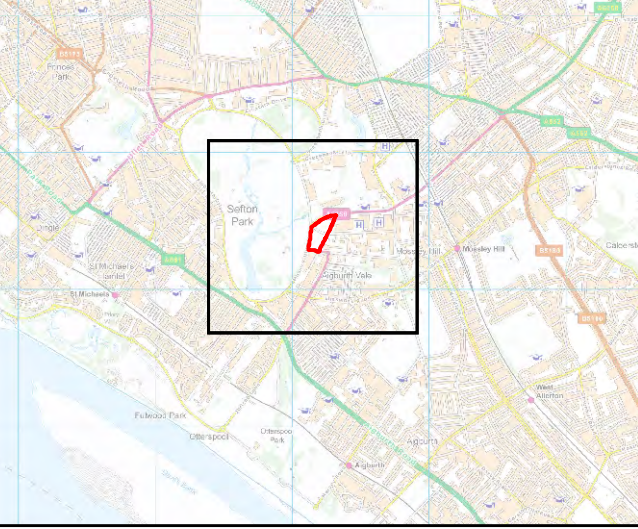


Key

- Site Boundary
- 500m Buffer from Site Boundary
- Designated Heritage Assets**
 - Monument
 - Public Park (HLC)
- Designated Heritage Assets**
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
- Registered Park and Garden
- Conservation Area

This Map includes information from the following sources:
- Ordnance Survey
- English Heritage
- Liverpool City Council

SITE MAP

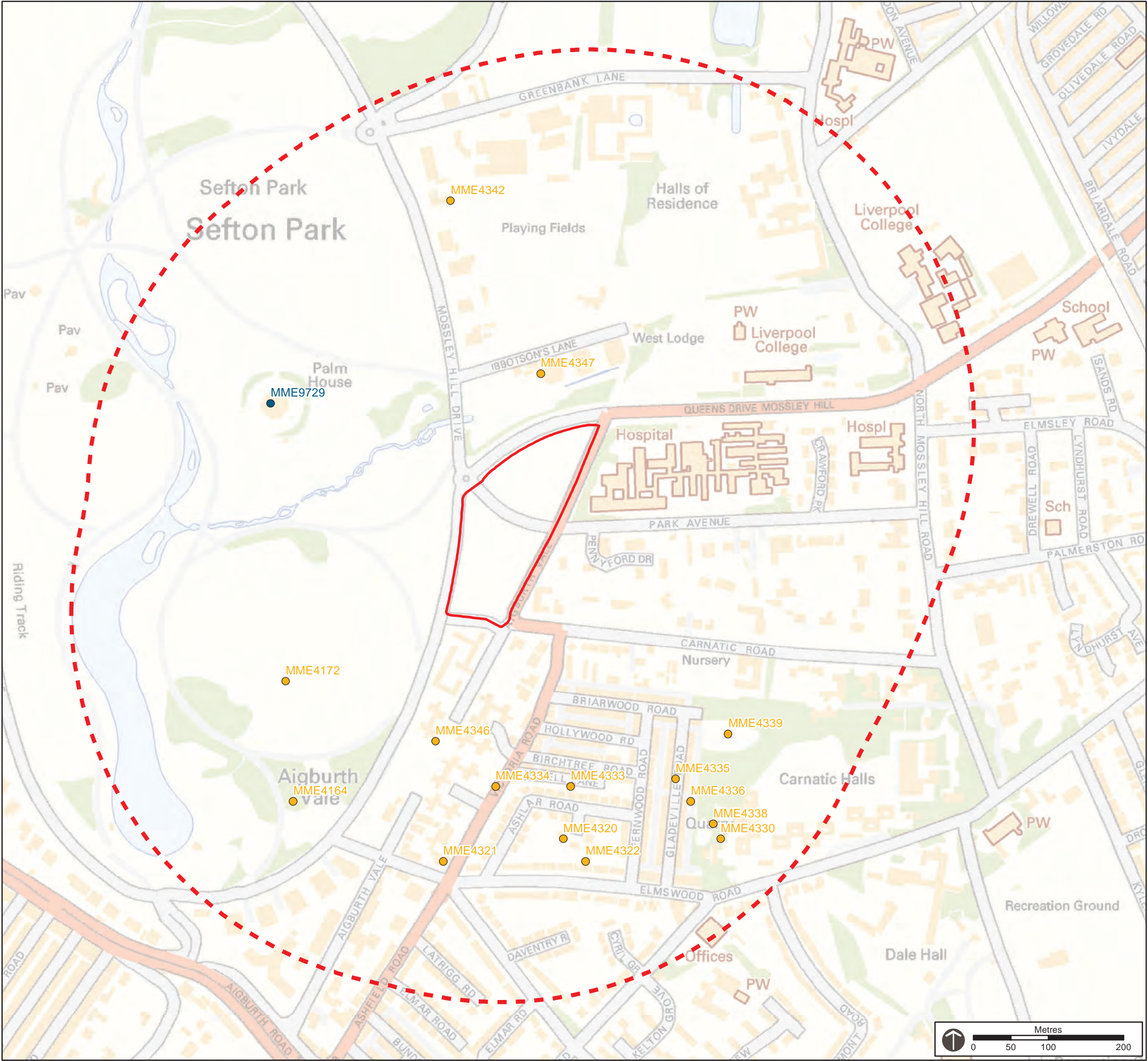


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Project: LAND OFF PARK AVENUE, MOSSELEY HILL		
Title: FIGURE 1 - DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS		
Drawing No: G4612.006		
Scale: 1:5,000 @ A3	Date: 30/07/2014	
Drawn: MK	Checked: CB	Approved: HK



Key

Site Boundary

500m buffer from site boundary

Non-Designated Heritage Assets

Monument (Building)

Monument

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SITE MAP

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TEP

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Project:

Land off Park Avenue, Mossley Hill

Title:

Non-Designated Heritage Assets

Drawing No:

G4612.005

Date:

17/07/2014

TEP Ref No:

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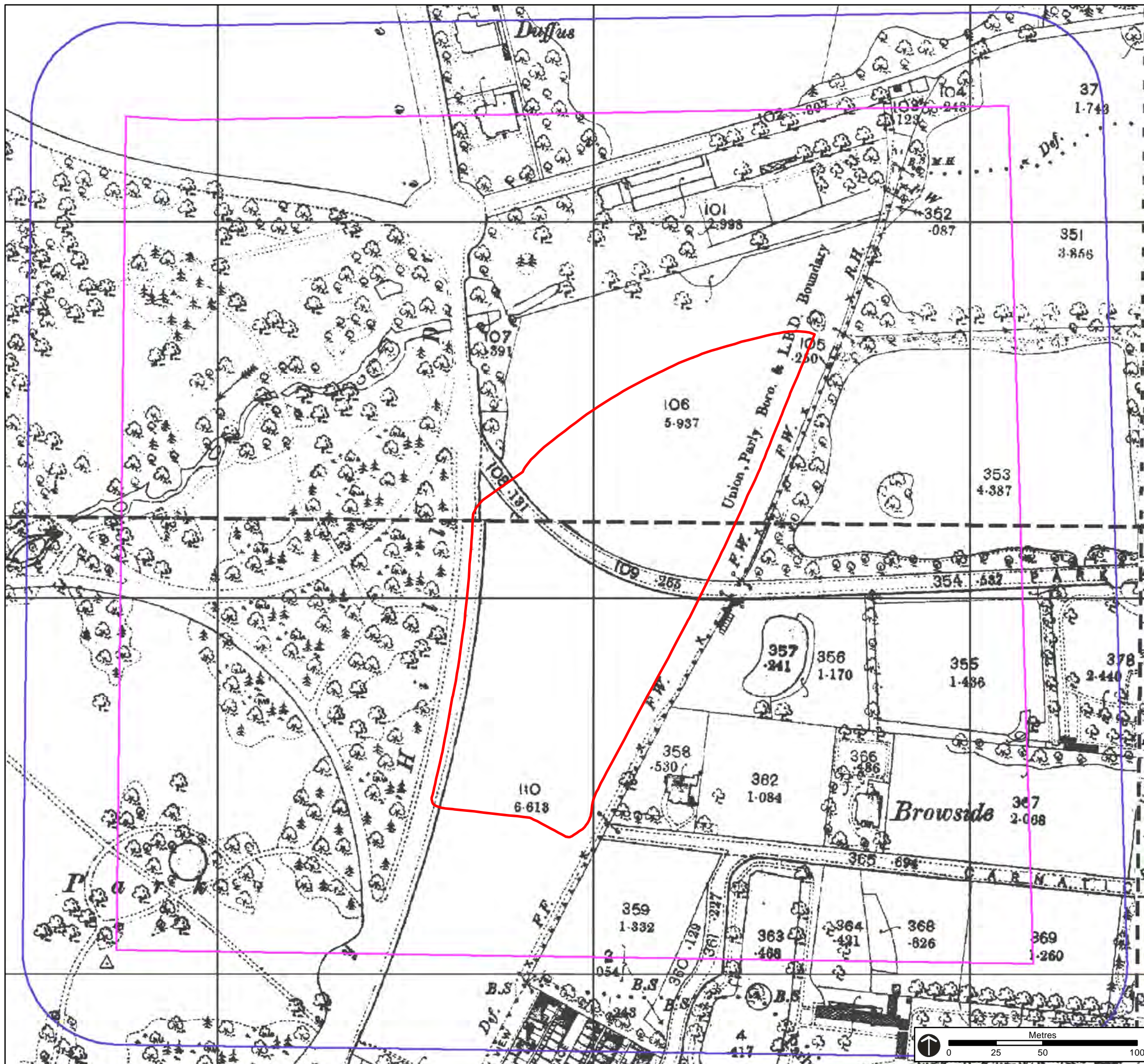
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Key

Site Boundary



Lancashire And Furness

Published 1893

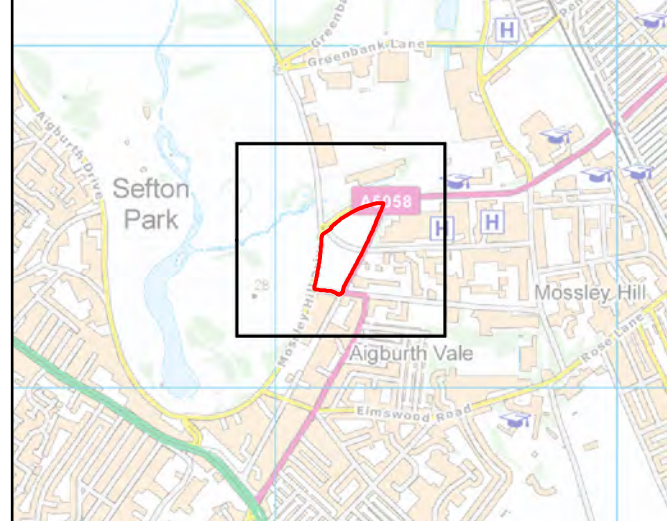
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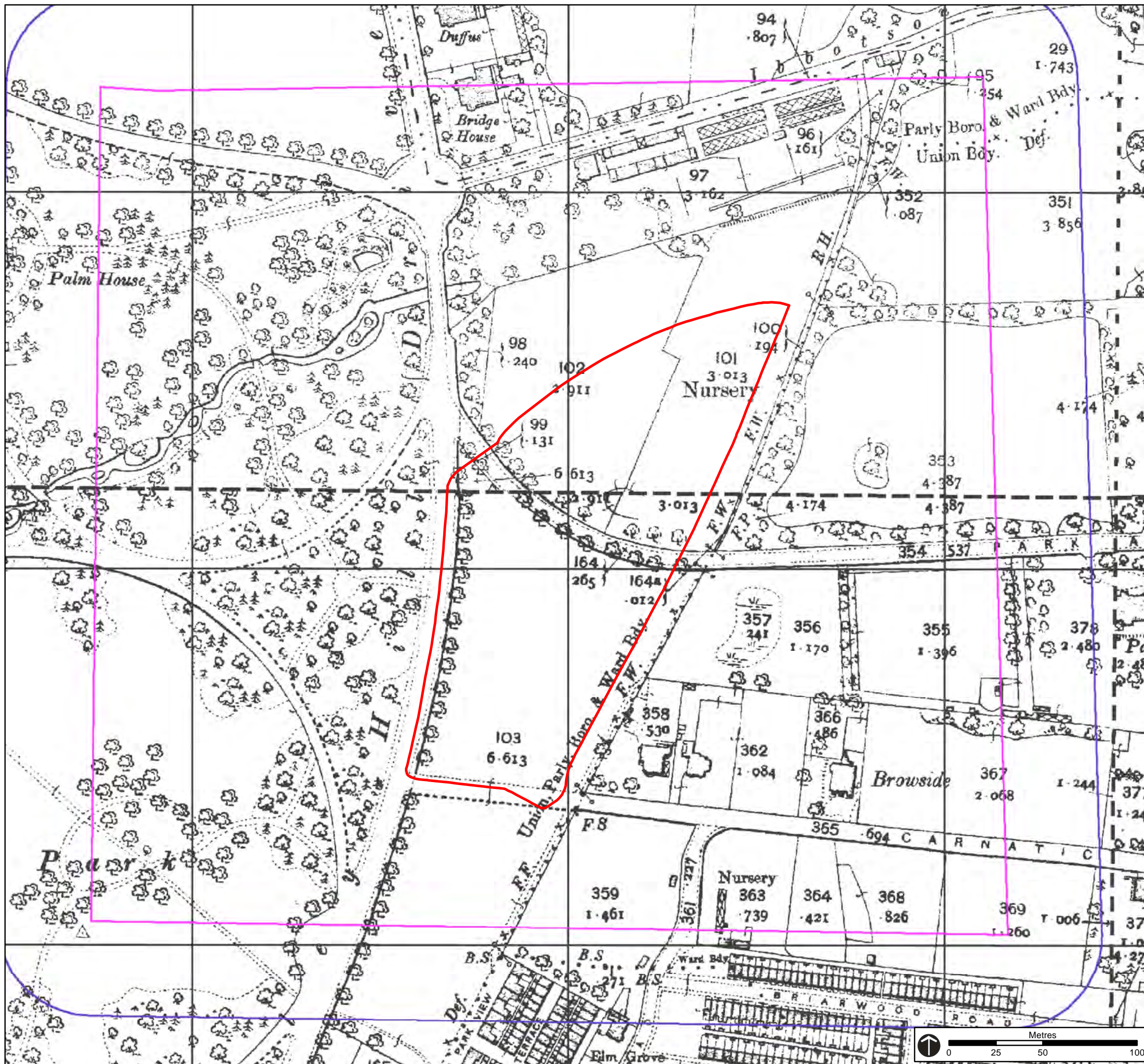
Project: **Land off Park Avenue, Mossley Hill**

Title: **FIGURE 2.2 - ORDNANCE SURVEY
LANCASHIRE AND FURNESS PUBLISHED 1893
(SCALE 1:2,500)**

Drawing No: **G4612.008**

Scale:	1:2,000 @ A3	Date:	30/07/2014
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Drawn:	Checked:	Approved:
CB	HK	HK



Key

 Site Boundary



Lancashire And Furness

Published 1908

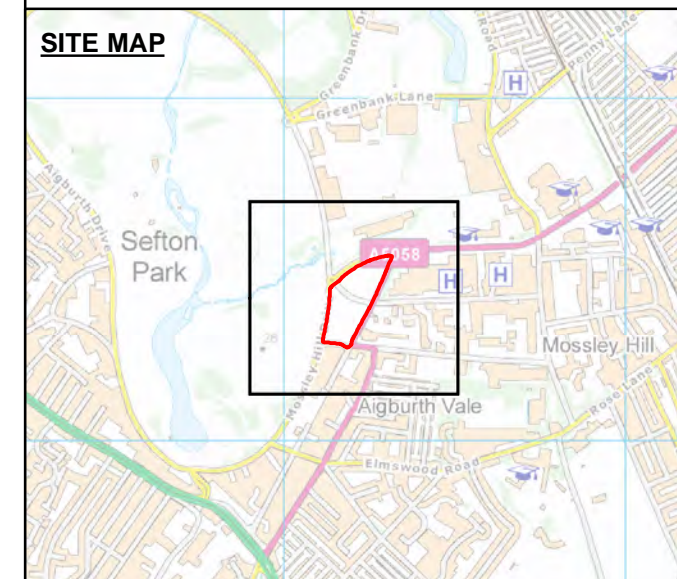
Source map scale - 1:2,500

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SITE MAP



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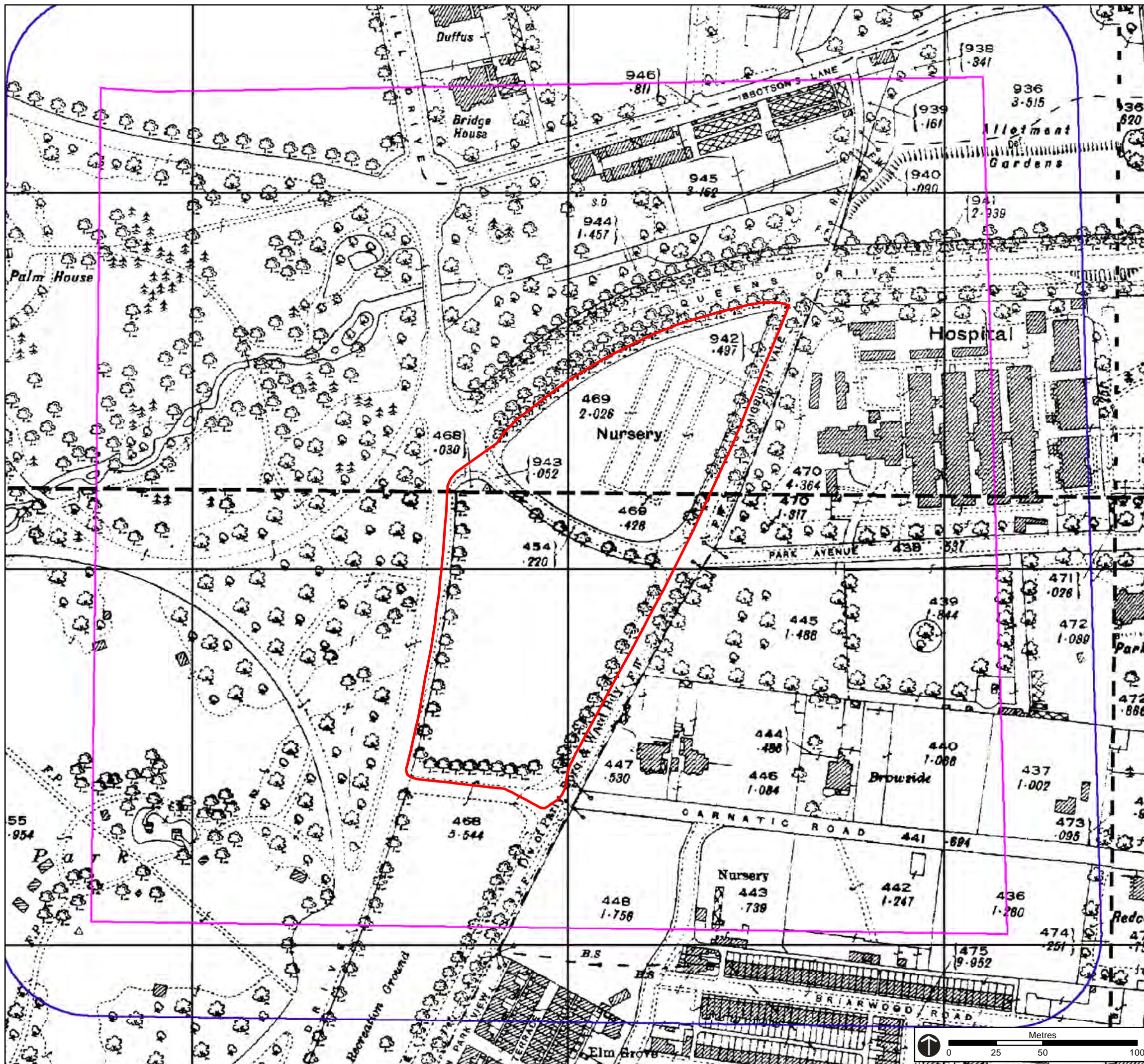
Project: **Land off Park Avenue, Mossley Hill**

Title: **FIGURE 2.4 ORDNANCE SURVEY
LANCASHIRE AND FURNESS PUBLISHED 1908
(SCALE 1:2,500)**

Drawing No: **G4612.010**

Scale: 1:2,000 @ A3 Date: 30/07/2014

Drawn: CB	Checked: HK	Approved: HK
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Key

Site Boundary



Lancashire And Furness

Published 1927

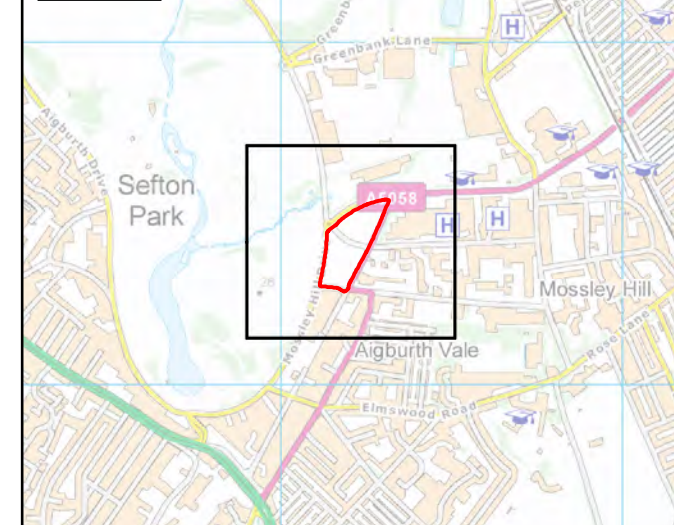
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

This Map includes information from the following sources:

- Ordnance Survey
- English Heritage
- Liverpool City Council

SITE MAP



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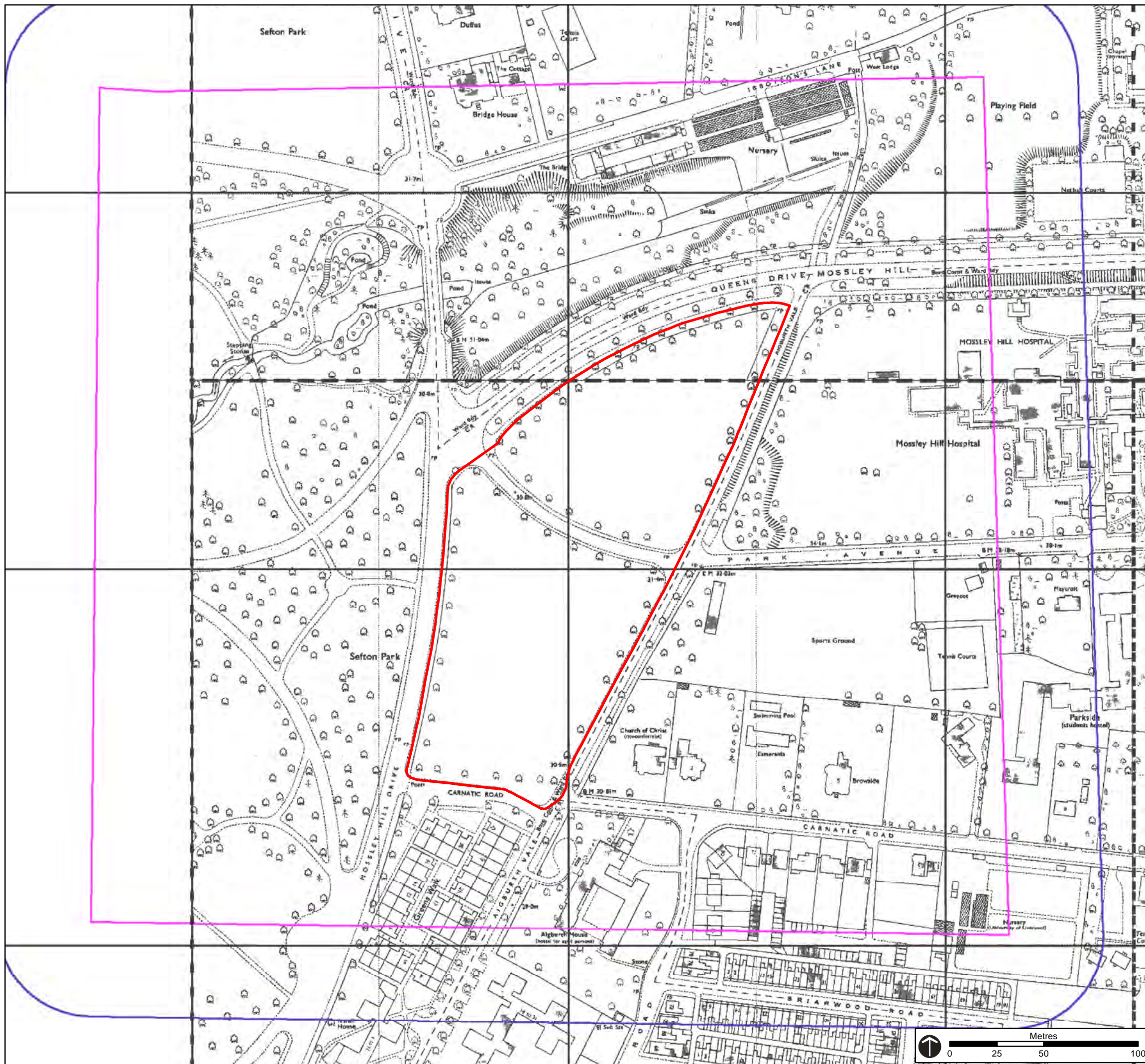
Project: **Land off Park Avenue, Mossley Hill**

Title: **FIGURE 2.5 - ORDNANCE SURVEY
LANCASHIRE AND FURNESS PUBLISHED 1927
(SCALE 1:2,500)**

Drawing No: **G4612.011**

Scale: 1:2,000 @ A3 Date: 30/07/2014

Drawn: CB	Checked: HK	Approved: HK
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Key

 Site Boundary



Ordnance Survey Plan

Published 1968 - 1972

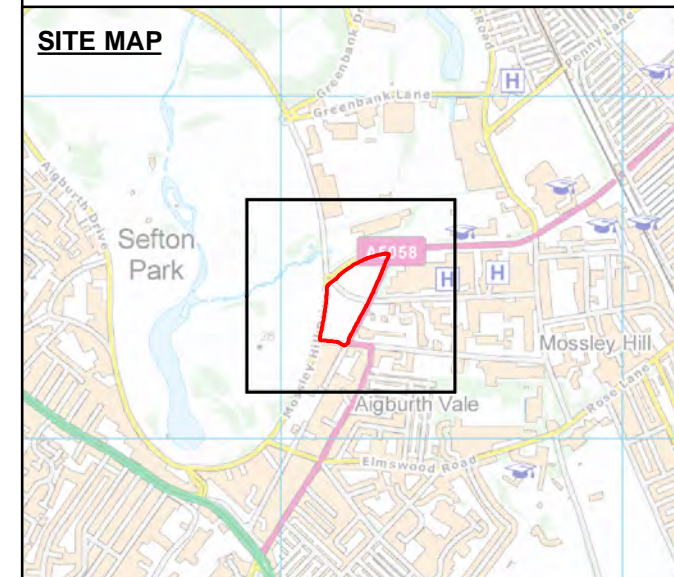
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

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Project: **Land off Park Avenue, Mossley Hill**

Title: **FIGURE 2.6 - ORDNANCE SURVEY
PUBLISHED 1968-72
(SCALE - 1:2,500)**

Drawing No: **G4612.012**

Scale: 1:2,000 @ A3 Date: 30/07/2014

Drawn: CB	Checked: HK	Approved: HK
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