

Eldon Grove Redevelopment

Vauxhall, Liverpool

Design & Access Statement

January 2016

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Introduction and Summary of Brief

Introduction

Introduction

Eldon Grove is the last remaining original style tenement building in the City and is a Grade 2 Listed structure of great historic and cultural interest. Various proposals for redevelopment of the site have been produced recently by others, yet have failed to deliver. DAY proposes to deliver a total of 45 apartments within the refurbished blocks A, B and C, sub divided as follows:

- 1 bed flats = 18no
- 2 bed flats = 12no
- 2 bed duplex = 9no
- 3 bed duplex = 6no

Total = 45no flats

To both the north and south of the existing tenement building are external areas that are suitable for new build development at a density and layout that has been agreed with the Local Planning Authority. In these areas, 5 new build Blocks, D, E, F, G and H will deliver 93 apartments, sub divided as follows:

- 1 bed flats = 24no
- 2 bed flats = 69 no

The total schedule for the site is as follows, 42no 1 bed flats, 90no 2 bed flats and 6no 3 bed flats resulting in a total of 138 units.

Formal pre-application consultation meetings have been completed and the indicative layouts prepared to illustrate target development densities are included within this brochure. With development leading from initial site analysis through to completed proposals. As there is a real political will within the City to see the Listed Building brought back into life along with an understanding of the financial challenges associated with such an exercise, we are anticipating a realistic and pragmatic approach by the Planning Authority to allow sensitive adjacent new build development to cross fund this much needed work.

The attached scheme drawings indicate the potential number of units possible through detailed discussions and negotiations with Liverpool City Council Planning Department, English Heritage and the Local Community. The ultimate development density has been subject to views on both proposed building massing and appropriateness to context in addition to on site parking standard requirements.

Brief Overview

We believe that good design stems from the underlying 'Big Idea' or KDP (Key Design Principles) which should be strong enough to drive the whole design process and create a framework for design decision making throughout the evolution of a scheme, creating a sense of consistency and completeness.

DAY's Key Design Principals for the Eldon Grove scheme are just that; a catalyst from which the rest of the design stems. It should be a singular solution to the problems and opportunities identified through initial analysis of the brief, context and typology which will hold the design together throughout the process; a constant focus, regardless of the project stage, and a defender of the design solution.



2. Site Context & Analysis





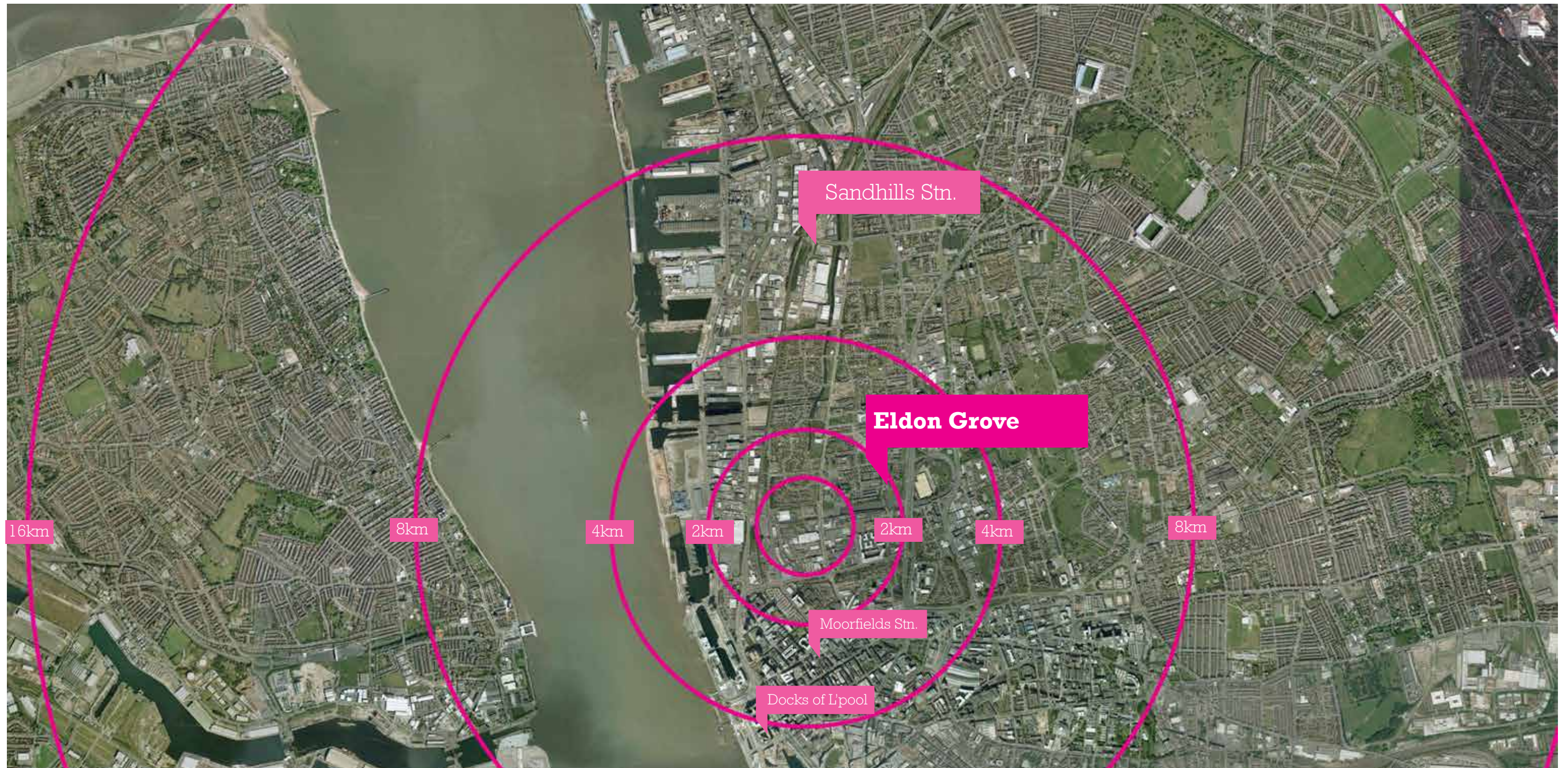
Macro Context



Meso Context

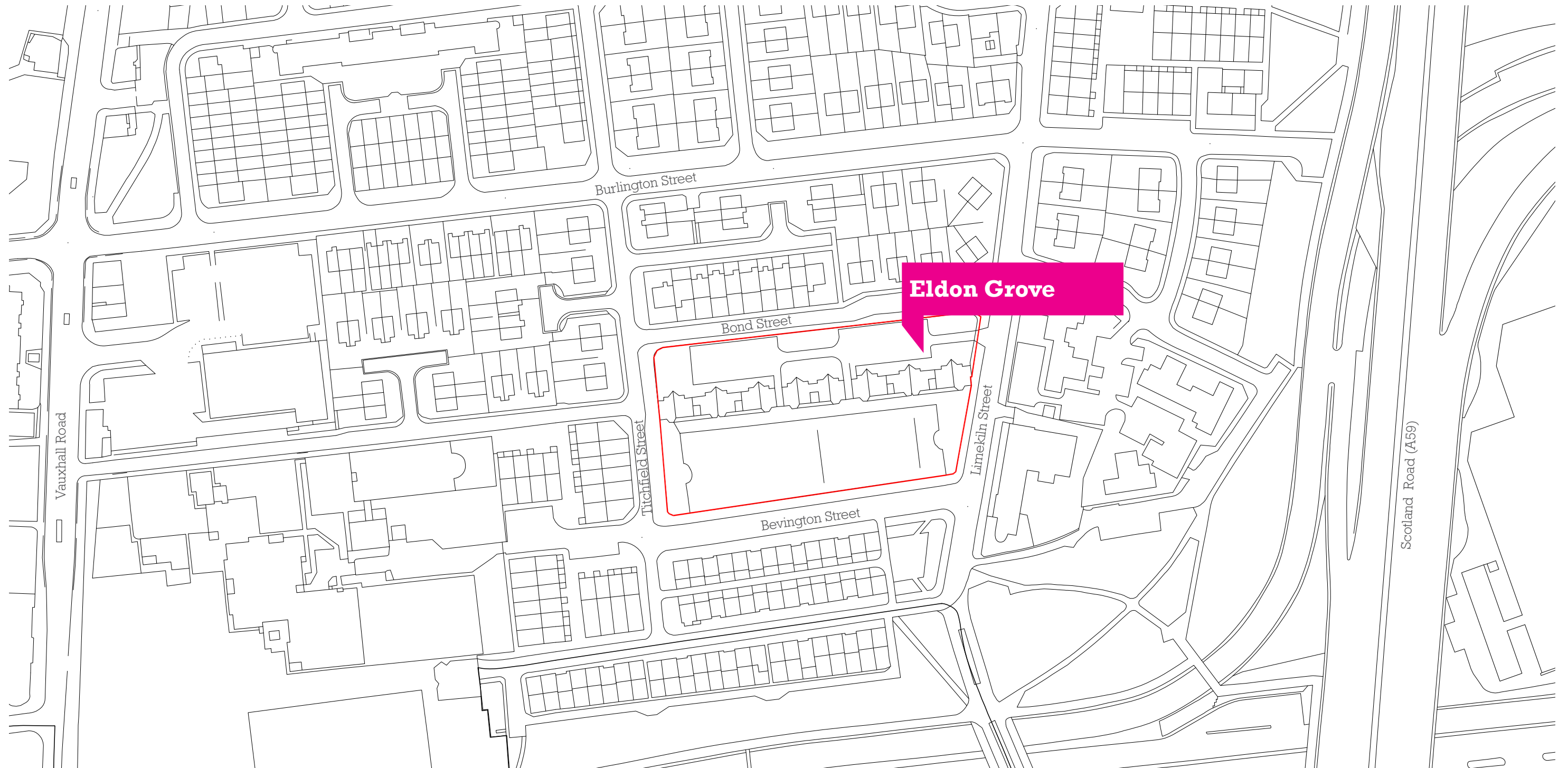


Micro Context



Site Context & Analysis

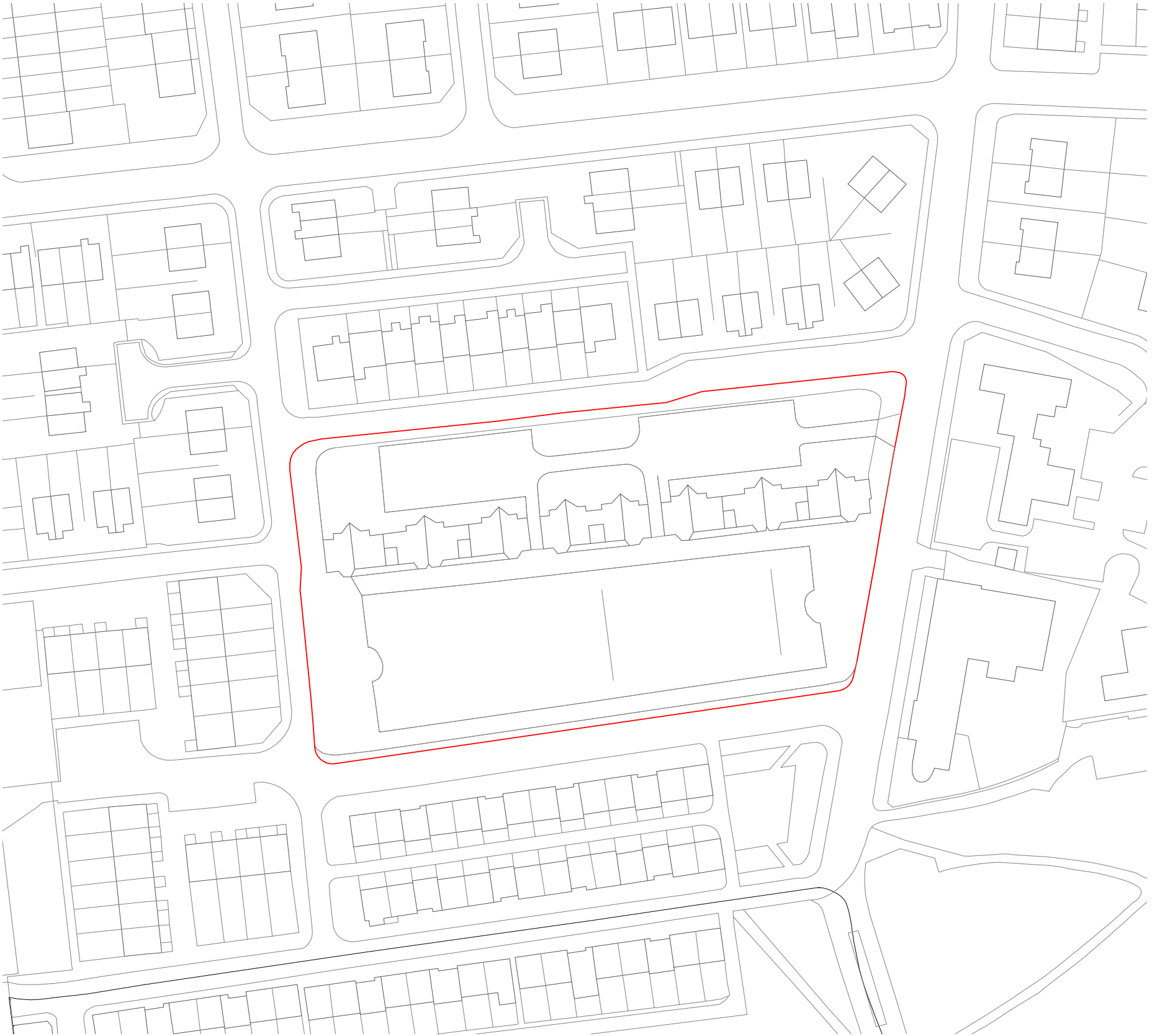
Existing Location Plan



The City Council are encouraging the northern expansion of the City Centre along Vauxhall Road with numerous residential, mixed use and employment projects currently progressing to revitalise this previously under utilised and neglected area. This patchwork of pocket redevelopment sites will hopefully over the next few years with the support of the Authority, piece together to form a cohesive new northern quarter to the City Centre with its own identity and Community.

Site Context and Analysis

Existing Site Plan



View of Site from Bevington Street



View of Site from Titchfield Road



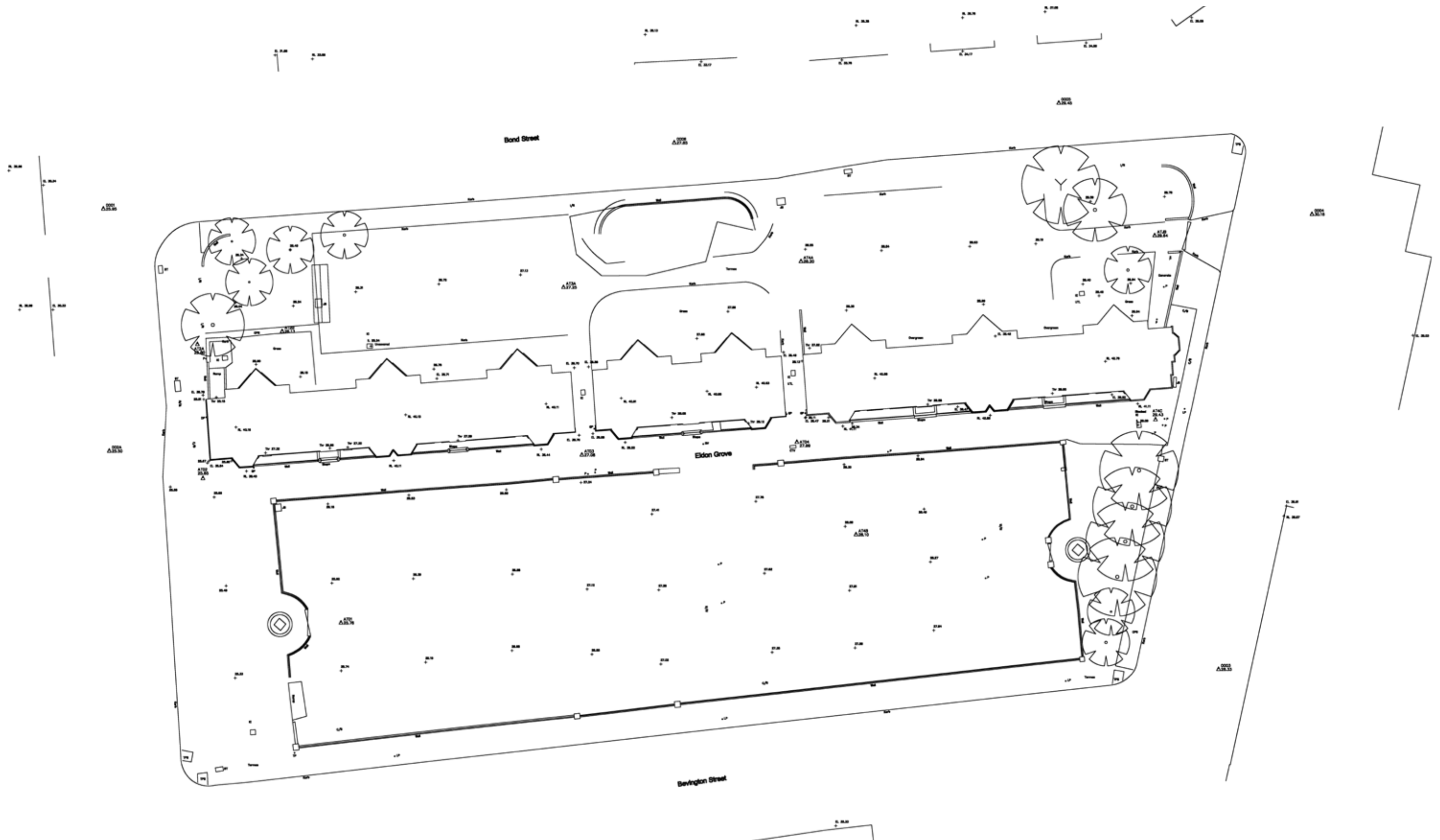
View of Site from Bond Street

Existing Site Area:

7727 SQM
0.772 HA
1.9 ACRES

Site Context and Analysis

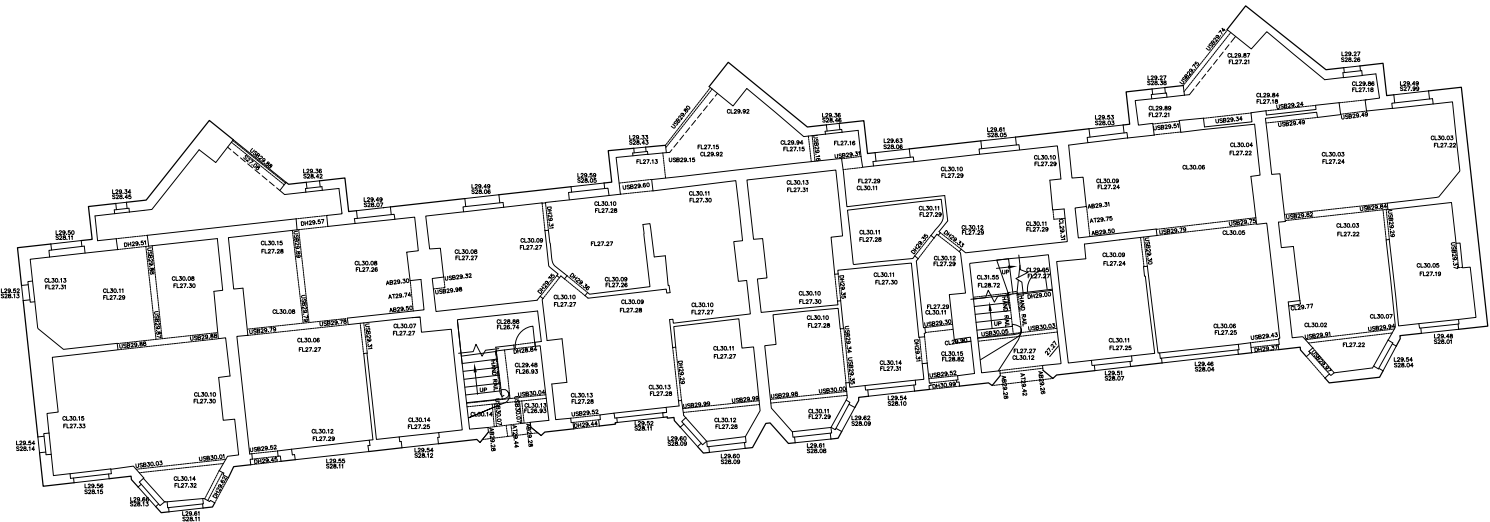
Topographical Survey - Site Plan



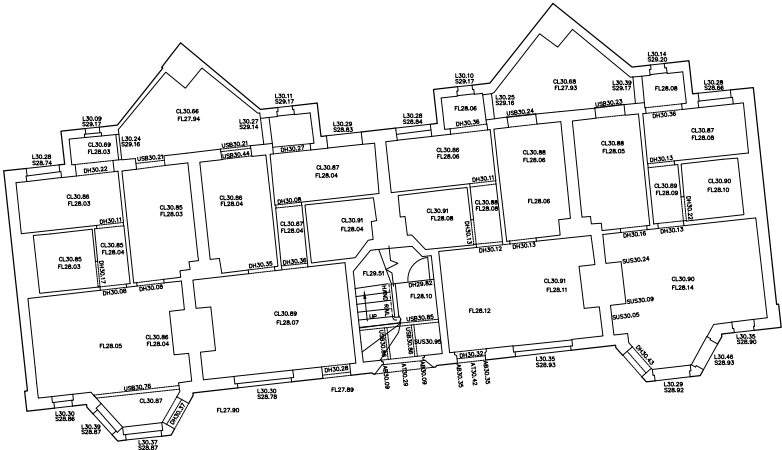
Site Context and Analysis

Existing Floor Plans - Eldon Grove

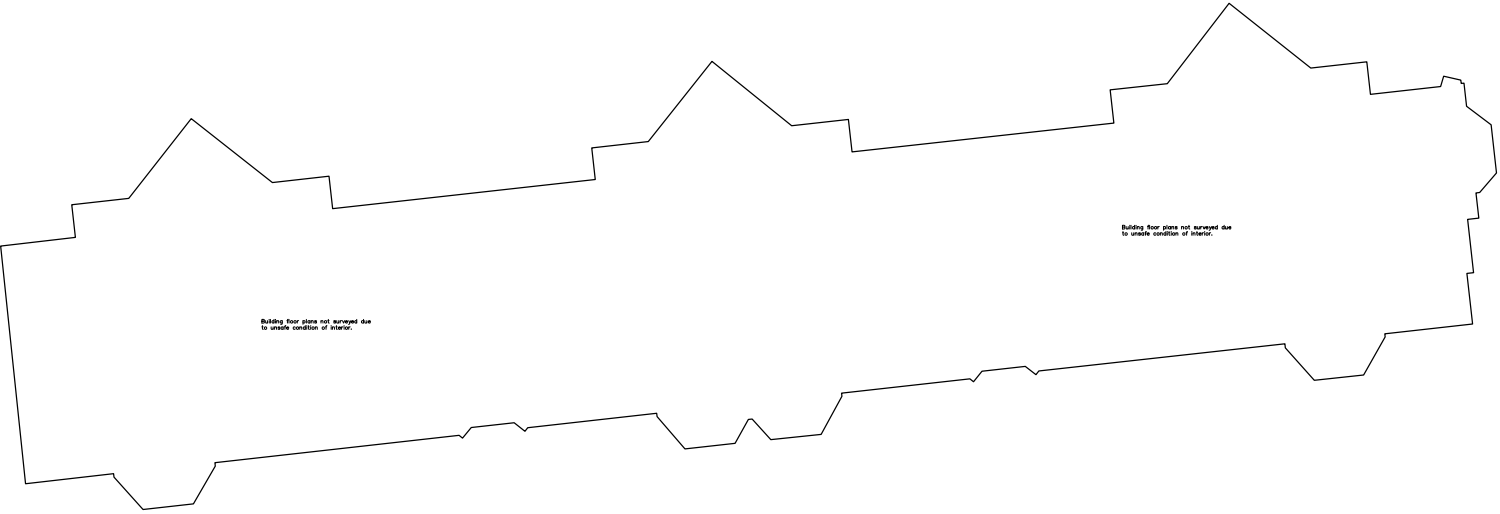
Ground



Block A



Block B

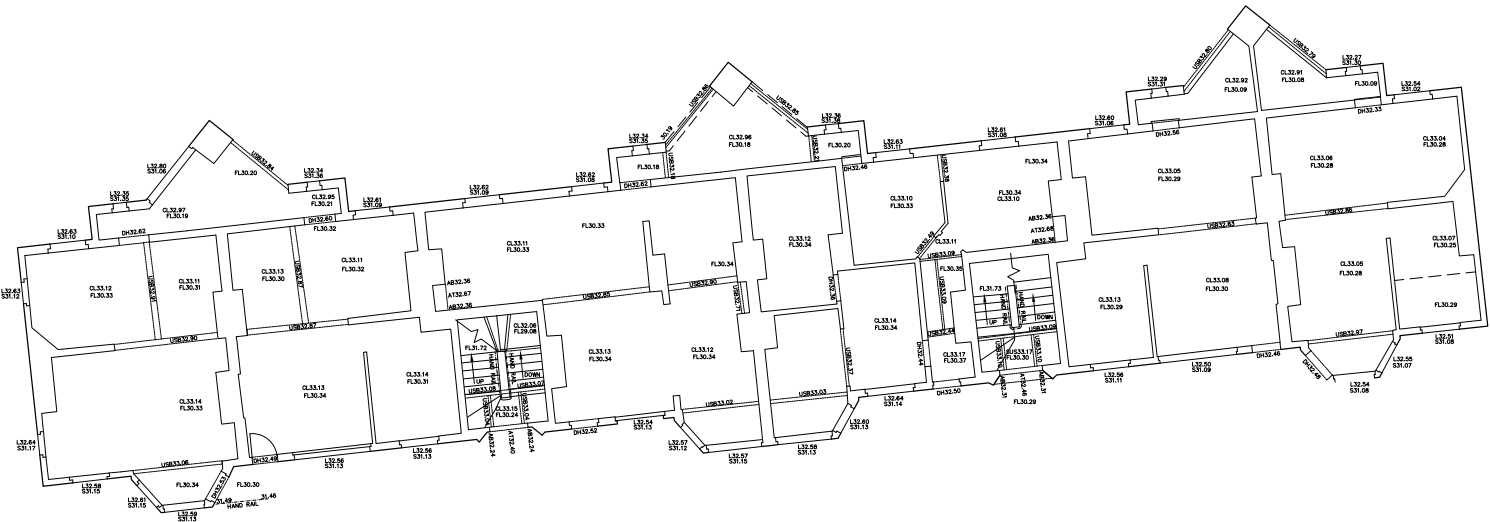


Block C

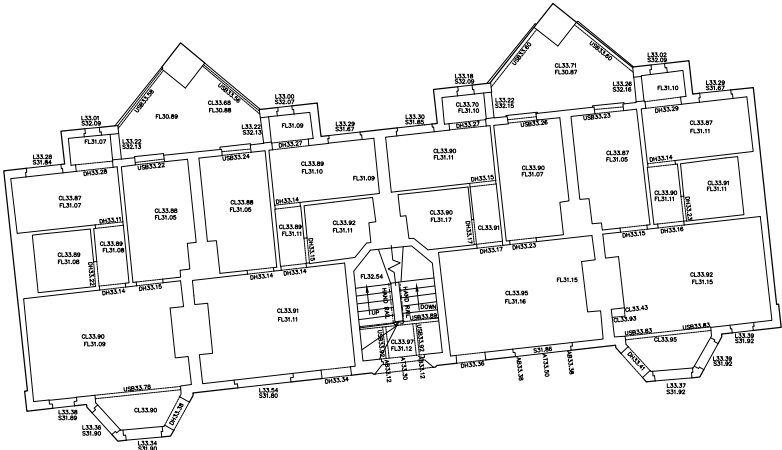
Site Context and Analysis

Existing Floor Plans - Eldon Grove

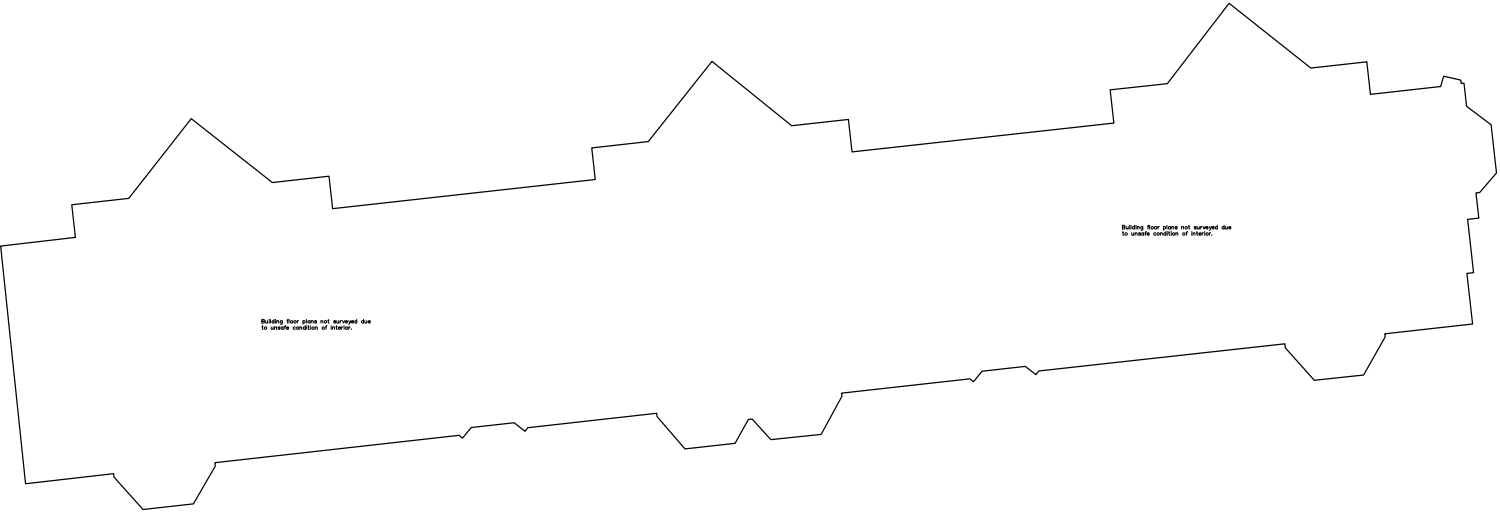
First



Block A

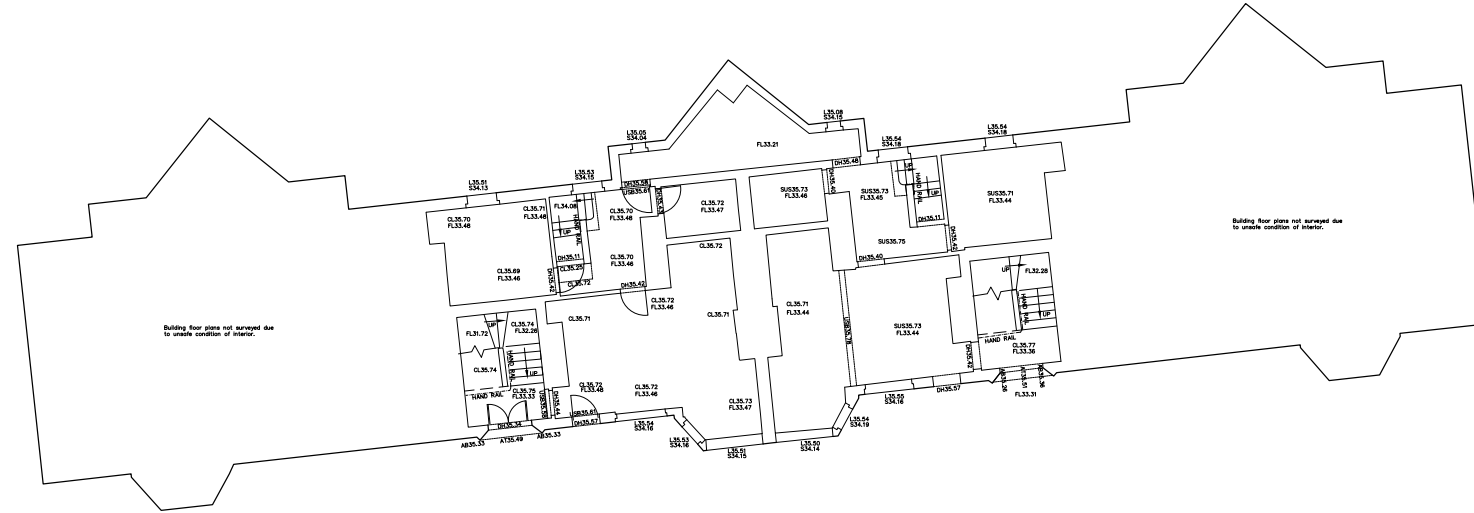


Block B

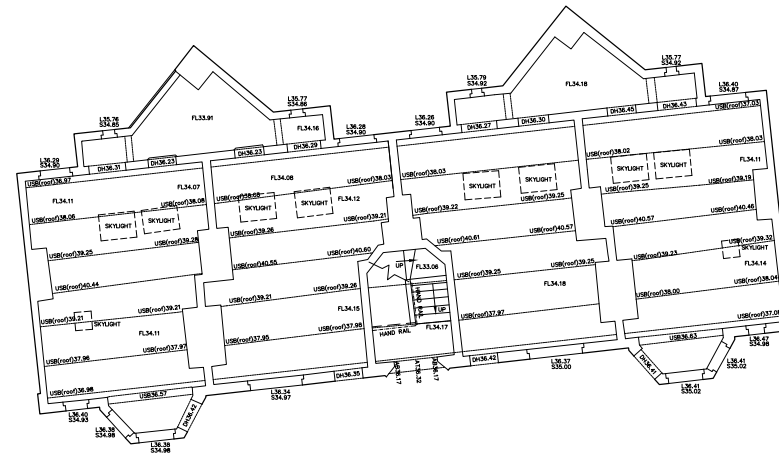


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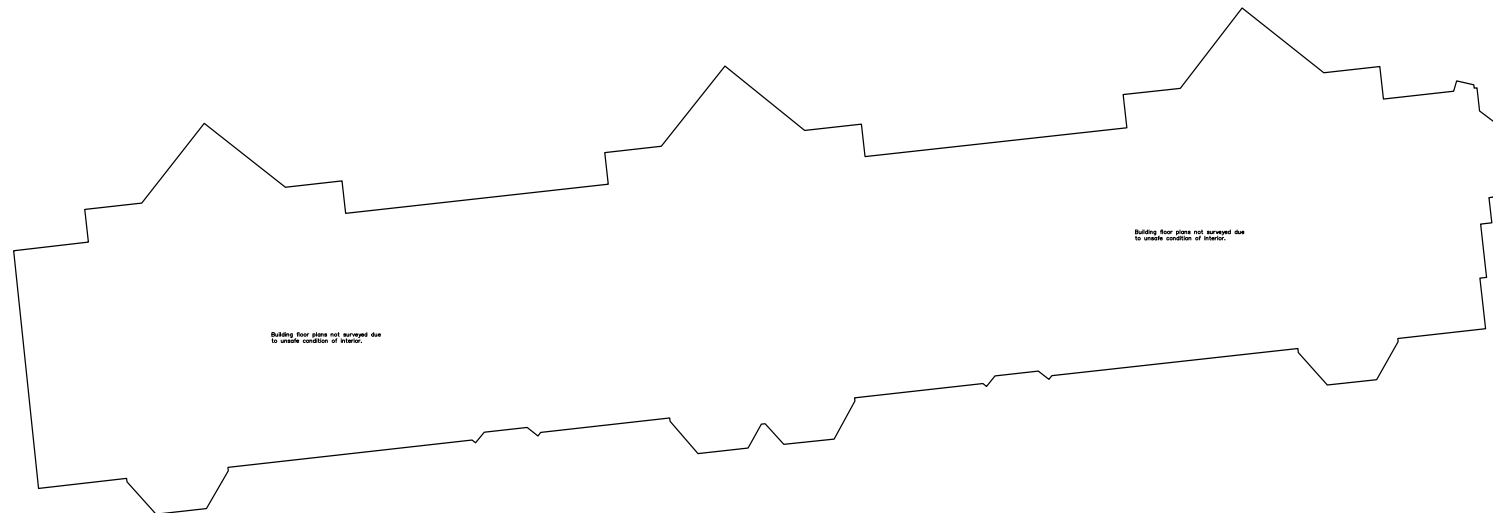
Existing Floor Plans - Eldon Grove Second



Block A



Block B

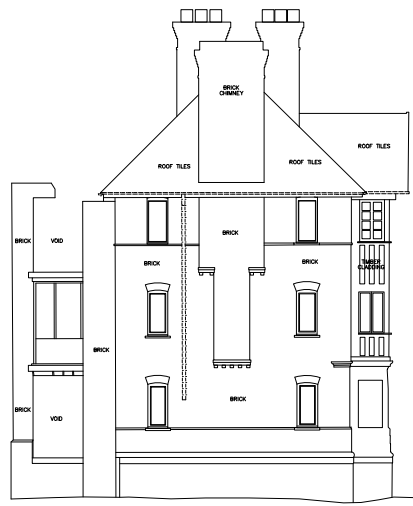


Block C

Site Context and Analysis

Existing Elevations - Eldon Grove

Block A



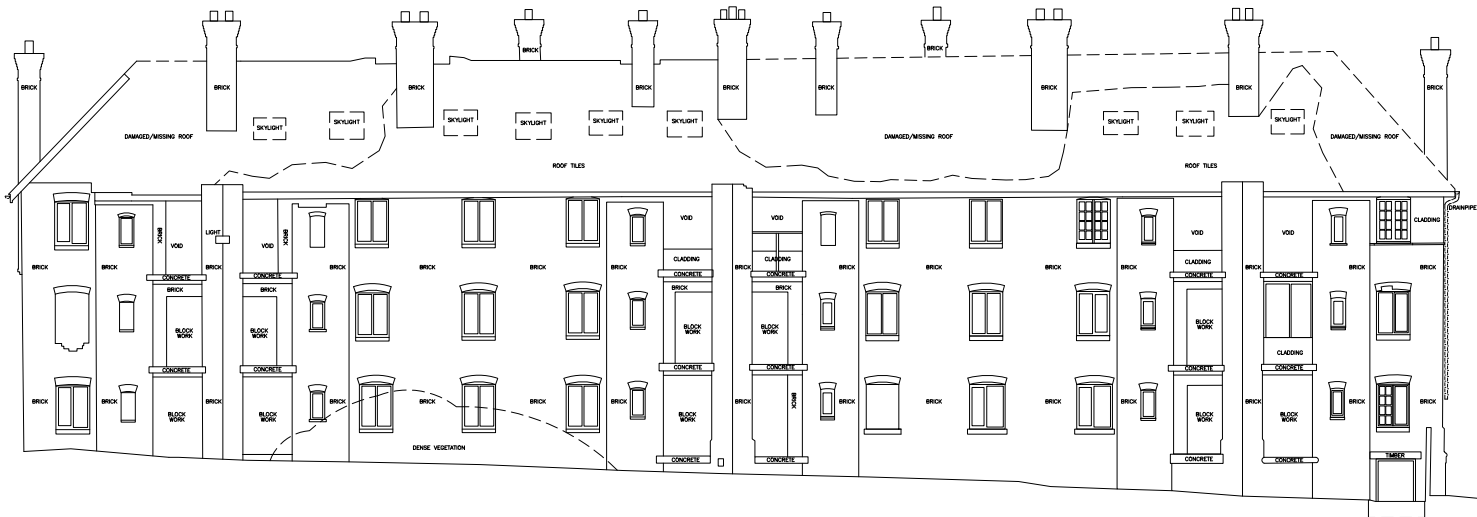
Datum 24.00m

Elevation 01



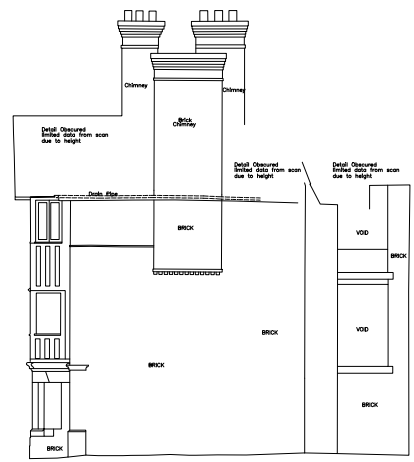
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Elevation 02



Datum 24.00m

Elevation 03



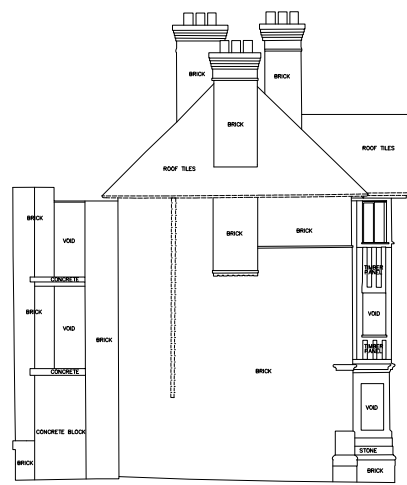
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Elevation 04

Site Context and Analysis

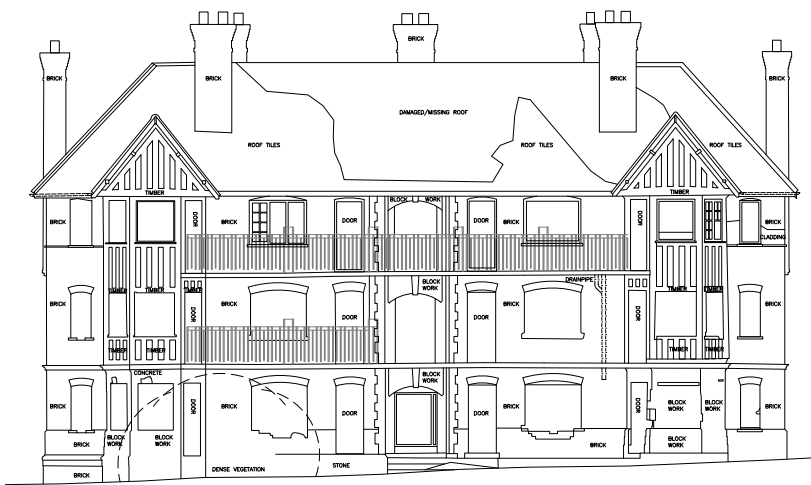
Existing Elevations - Eldon Grove

Block B



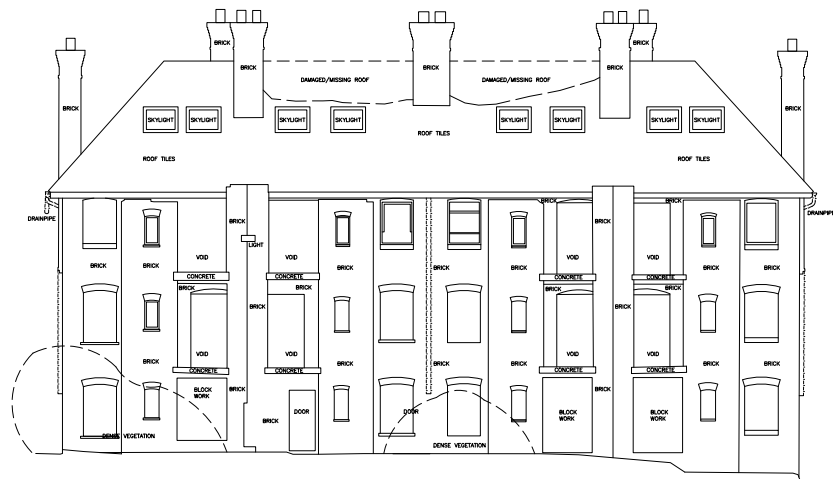
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Elevation 05



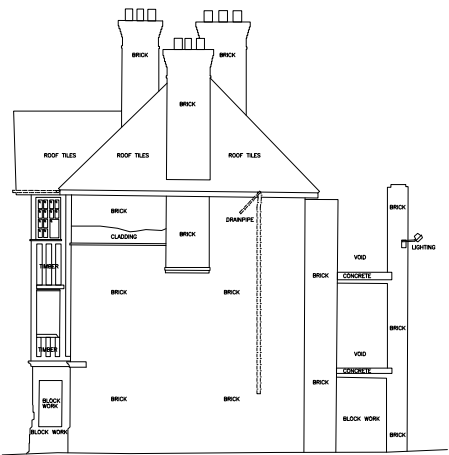
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Elevation 06



Datum 24.00m

Elevation 07



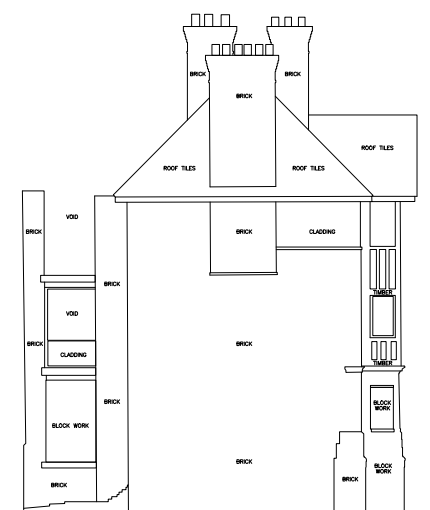
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Elevation 08

Site Context and Analysis

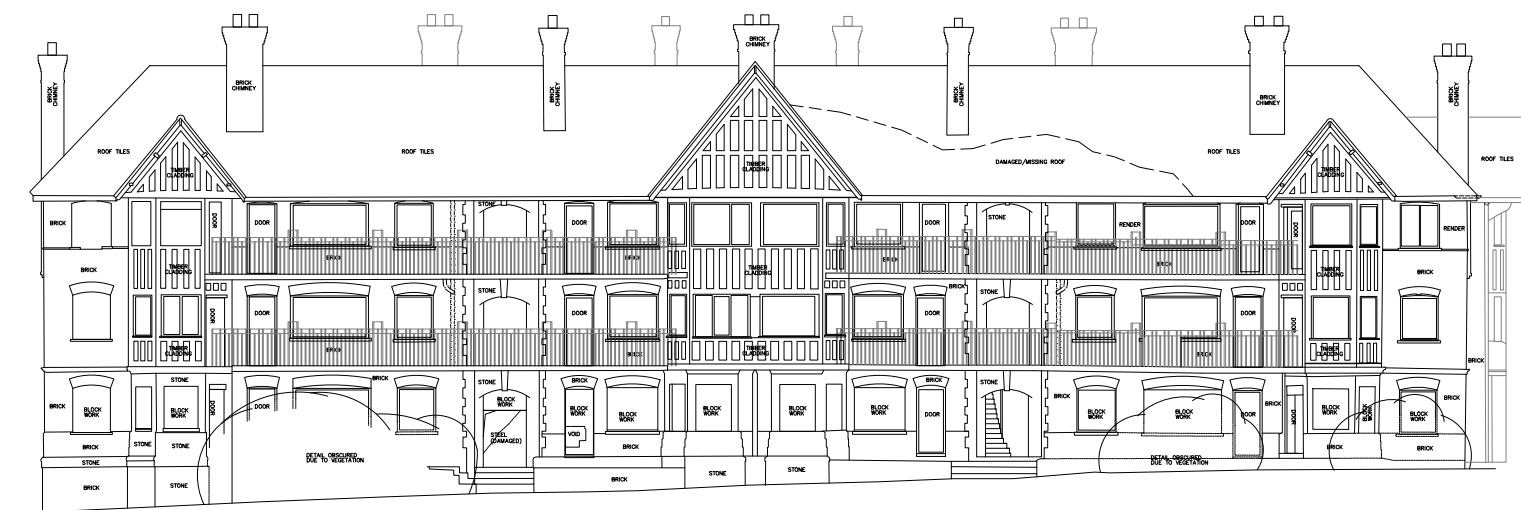
Existing Elevations - Eldon Grove

Block C



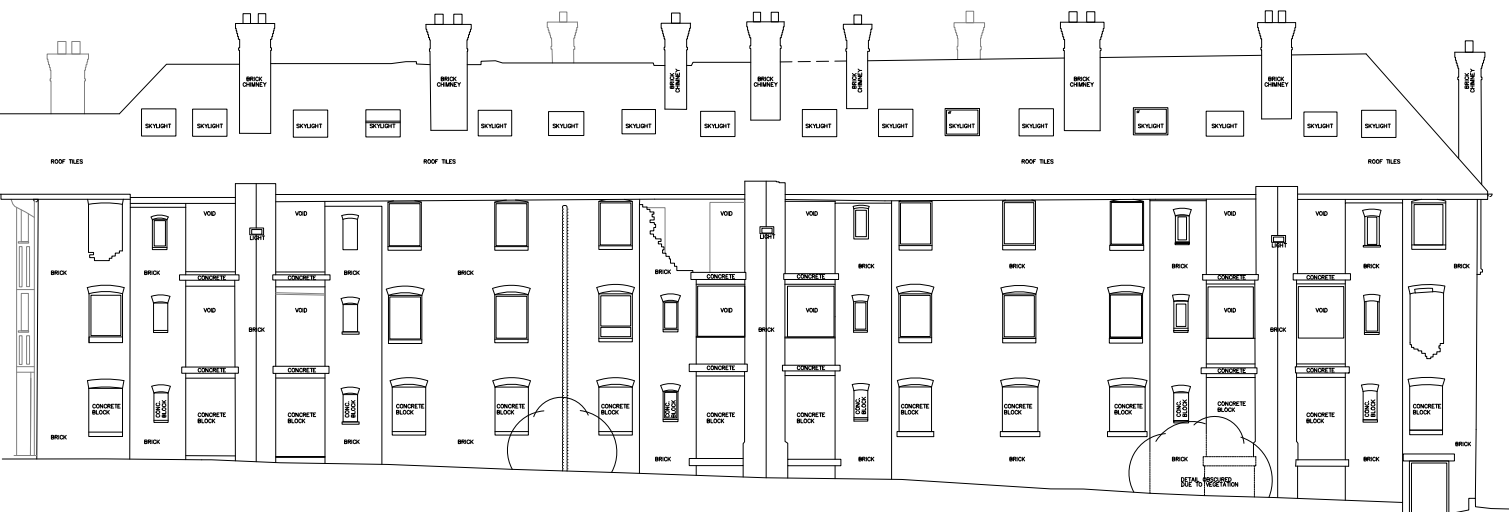
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Elevation 09



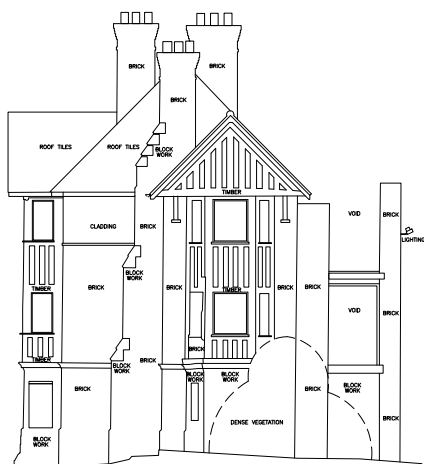
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Elevation 10



Datum 24.00m

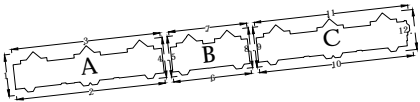
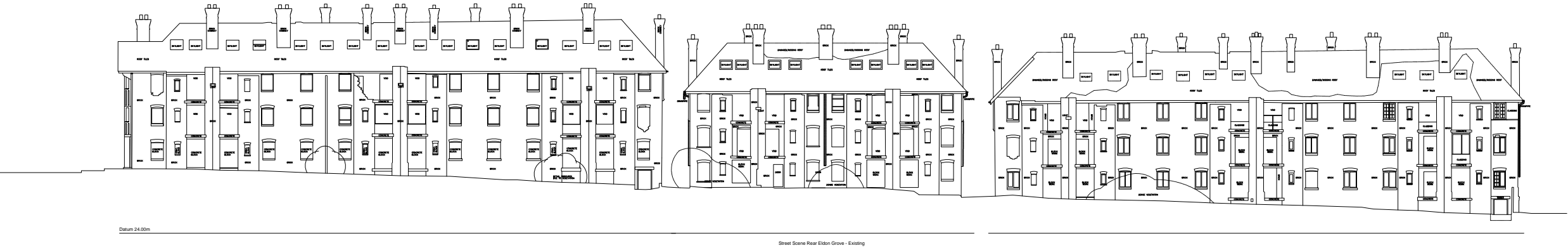
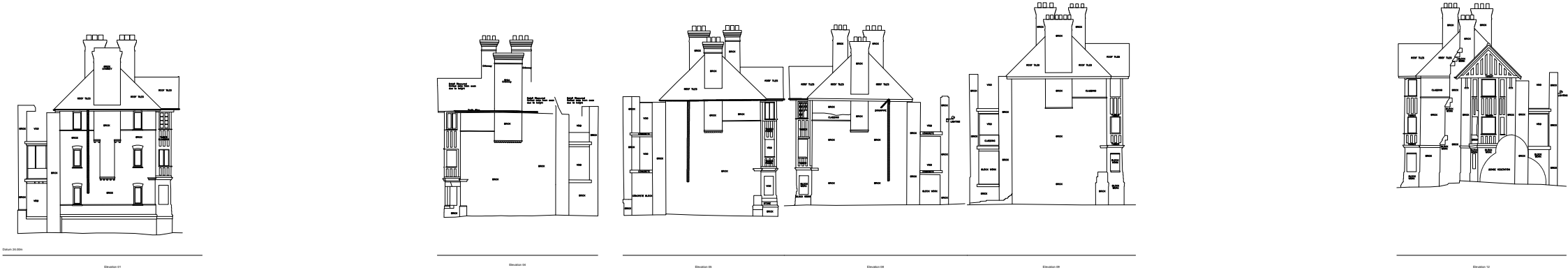
Elevation 11



Datum 24.00m

Elevation 12

Existing Street Scenes



Site Context and Analysis

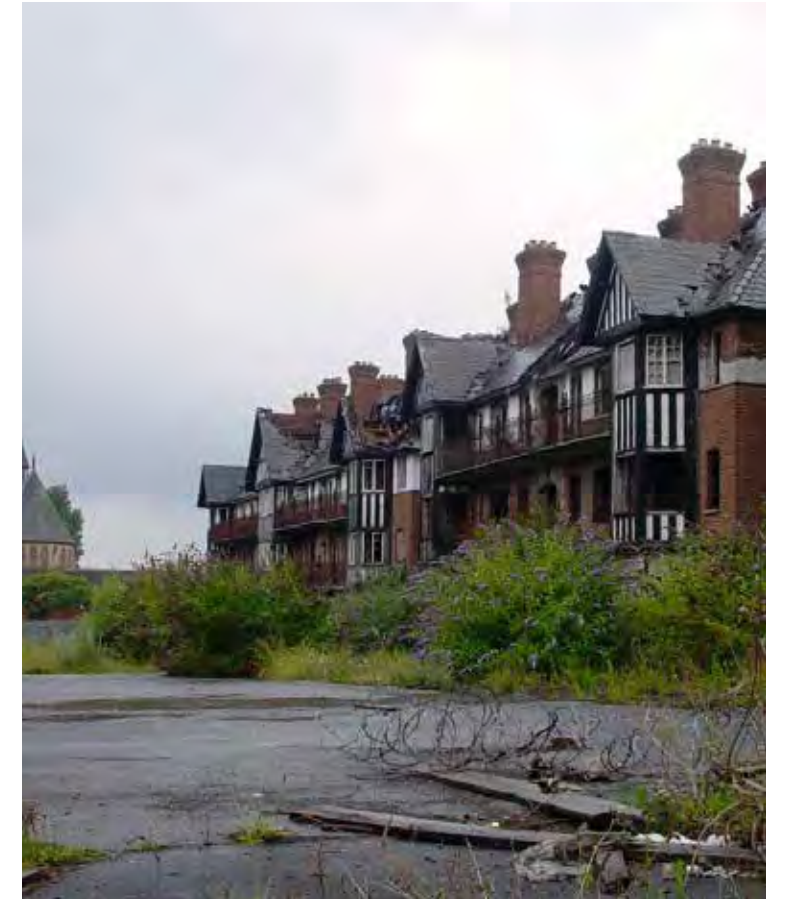
Existing Site Character



View from Bevington Street, facing North



View from Titchfield Street, facing North-East



View from Limekiln Road, facing North West



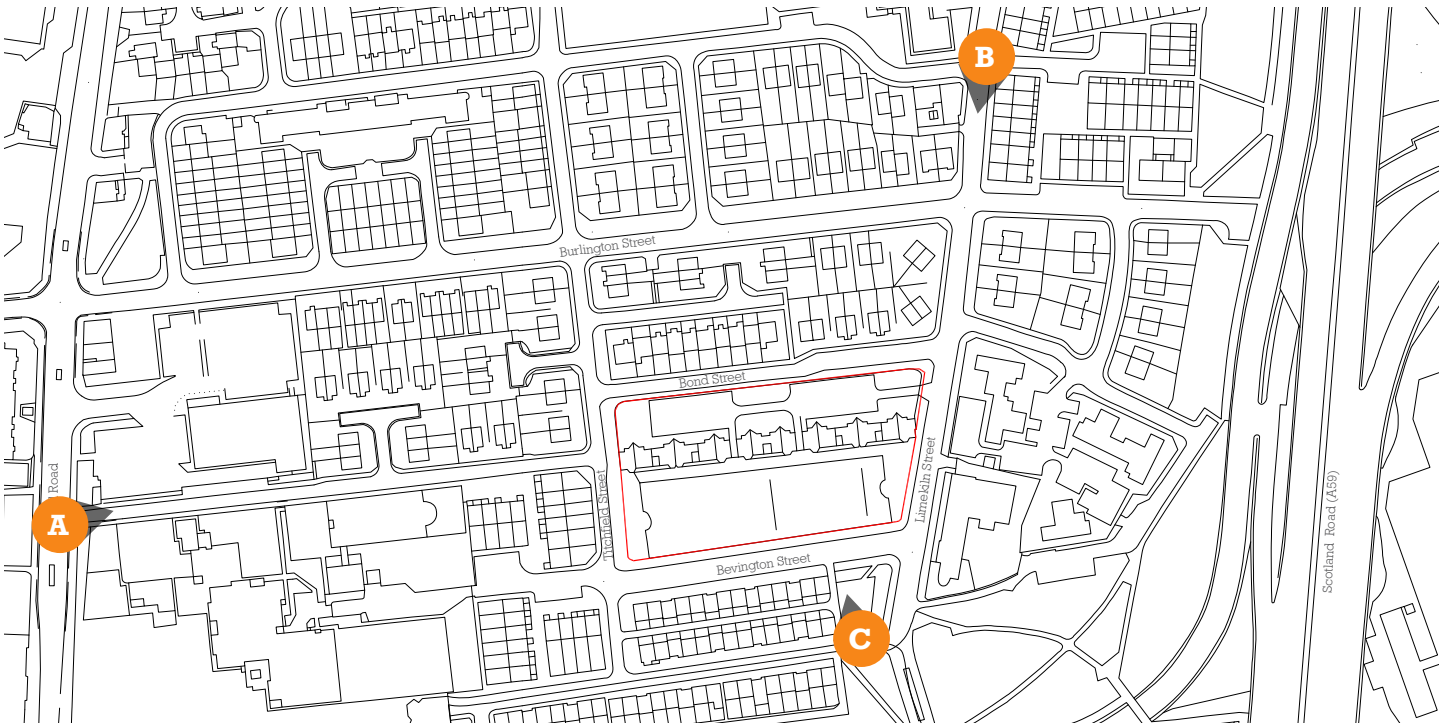
View from Bevington Street, facing North



View from Bond Street, facing South

Site Context and Analysis

Eldon Grove Approach Images





Site Context and Analysis

Aspect - Views into Site



View from Titchfield Street/Eldon Street junction



View from Titchfield Street



View from Eldon Place



View from Bevington Street



View from Bond Street



View from Bond Street



View from Limekiln Lane



View from Titchfield Street



View from Bevington Street/Limekiln Lane junction



View from Limekiln Lane



Site Context and Analysis
Prospect - Views out of Site



View from Titchfield Street



View from Titchfield Street



View from Eldon Place



View from Titchfield Street



View from Bevington Street



View from Bevington Street



View from Limekiln Lane



View from Limekiln Lane



View from Limekiln Lane



View from Limekiln Lane

Site Context and Analysis

Existing Materials



Grey Stone



Wood Structural Detailing, Black Timber (Stained with Tar)



Red Brick



Grey Slate roof



Blue engineering Brick Course - Plinth Level



Grey Stone Paving



Iron Railings



Rough Cast (Grey Cement) Render

3. Heritage Statement

Introduction,

Heritage Statement to be read in conjunction with report as produced by Turley's.



Heritage Statement - Introduction

World Heritage Site

The WHS covers the majority of Liverpool City Centre and its Central Docks. It extends to the North along Waterloo Road towards and beyond Stanley Dock. The WHS is divided into six areas of distinct townscape character, identified during the nomination process and shown on Figure 1.1. The Buffer Zone is an area which provides a visual setting for the WHS which includes some historically significant features and major landmarks and where development could potentially have an adverse impact upon that setting. The SPD provides guidance for development and conservation in the WHS and Buffer Zone, but the importance of the WHS transcends local and national boundaries. Liverpool City Council will not interfere unnecessarily with developments outside its own boundary, but case law has shown that major developments outside the Buffer Zone can occasionally have an impact upon the outstanding universal value of the WHS.

The WHS embodies the civic, mercantile and maritime history of Liverpool and encompasses the historic core of the City Centre and areas of the former Docks. The WHS was divided into six areas of distinct townscape character in the Nomination Document (2003) and Management Plan (2003). These different areas reflect surviving variations in character and different patterns of historic growth.

- **Character Area 1** - The Pier Head is an early 20th century designed ensemble centred around three monumental commercial buildings that define Liverpool's waterfront.
- **Character Area 2** - Albert Dock and Wapping Dock. This area retains its mid 19th century docks as well as many of its warehouses, water spaces and associated buildings.
- **Character Area 3** - Stanley Dock Conservation Area encompasses the northern part of the docks including Princes Half-tide Dock, Stanley Dock and the surviving Dock Wall. The area is mostly derelict and disused (except at Waterloo Dock) and has massive potential for extensive heritage-based regeneration.
- **Character Area 4** - Castle Street / Dale Street / Old Hall Street Commercial District covers the historic mercantile, commercial and civic centre of Liverpool and is focussed on the area of Liverpool's medieval origins.
- **Character Area 5** - William Brown Street Cultural Quarter encompasses the historic cultural heart of the City and includes the magnificent St. George's Hall and William Brown Street complex of cultural buildings; it also includes Lime Street Station - a major gateway into the City.
- **Character Area 6** - Lower Duke Street forms part of the Ropewalks Area. This area represents an unusual survival of an area of 18th and 19th trading townscape relating to the historic docks. It is also addressed by a separate SPD. (Adopted 2005).



World Heritage Site Considerations

The WHS and, to a less consistent extent, the Buffer Zone contain a complex historic urban landscape that reflects the organic development and growth of Liverpool over the centuries. The character of this landscape changes dramatically throughout the WHS and Buffer Zone; from the monumental civic buildings of the William Brown Street Area through to the highly linear streets around Ropewalks and on to the massive solidity of the dockland buildings and structures. This variety is an important aspect of the overall character and “sense of place” of the city, the WHS and Buffer Zone and forms an important aspect of the Site’s outstanding universal value.

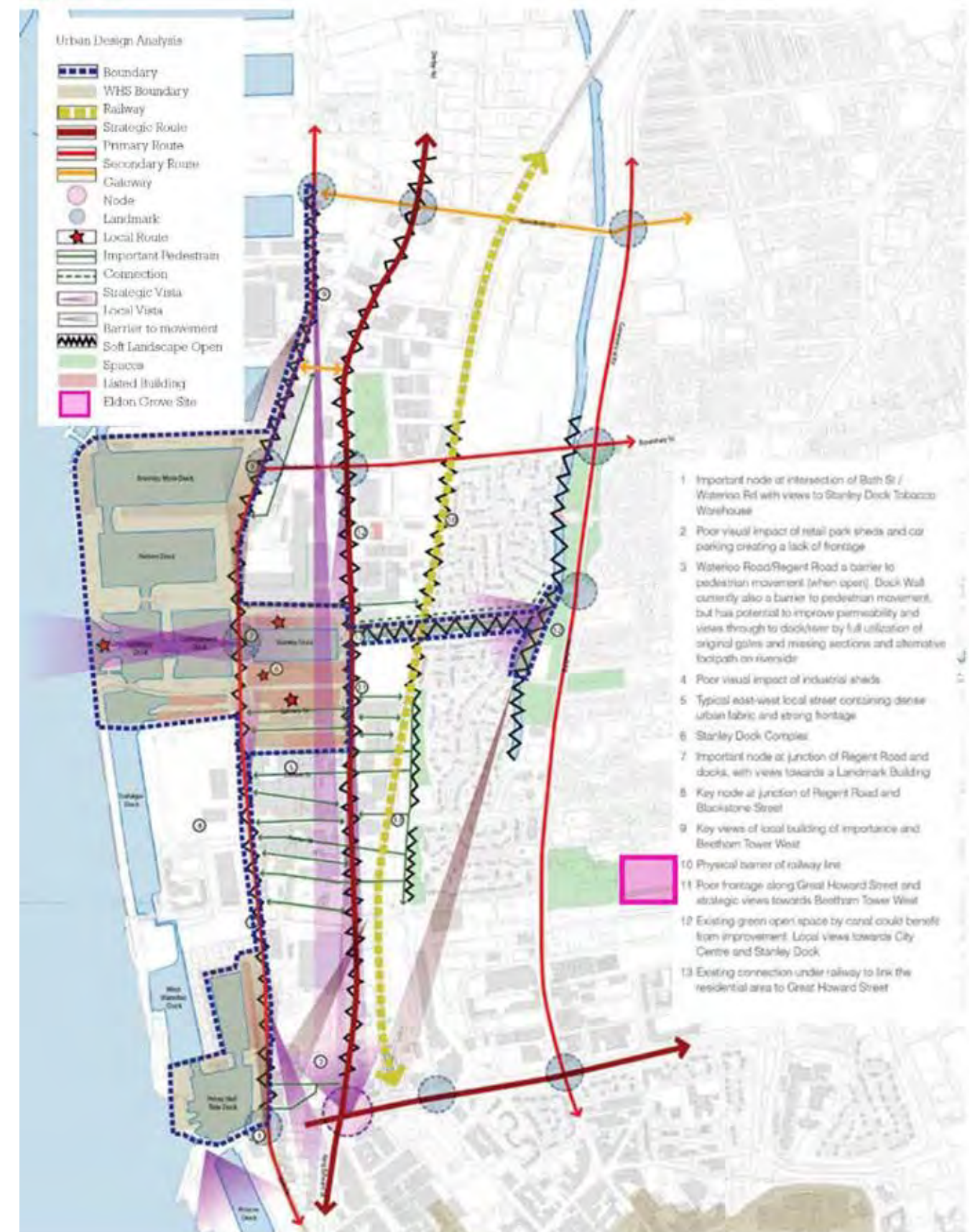
The WHS SPD requires Applicants for development to undertake further analysis and assessment based on this material to clearly demonstrate that they understand the characteristics of their site and its environs and that the design of their development has responded to the characteristics and OUV of the locality in which it is situated in terms of its materials, layout, mass, relationship to the street, architectural detail and height. This process should include a robust and comprehensive analysis of the character of the local area around the development. Applicants will also need to assess the impact of their proposals on the outstanding universal value of the WHS.

Eldon Grove Proposal

This material has been detailed within the Design and Access Statement that accompanies the submitted application and illustrates clearly that immediate and distant context has been respected and responded to with regards to building form, height, density and materiality. This is particularly important within the Eldon Grove Site with it consisting of the Grade II listed tenements within the site. The restoration and development of the tenements will be treated sensitively and largely consider the buildings historical context aiming to restore a sense of a shared community.

The new build proposals will be designed to be particularly sensitive to the existing Eldon Grove tenements and will complement the existing vernacular in and around the site. Furthermore, all developments in and around the Buffer Zone, whether in an area of surviving historic character or not, will, in accordance with HD18, need to respond to and reflect the characteristics of the area around them. The design and scale of developments will need to respond to, and respect, their context proportionately to their potential impact on the setting of a conservation area and the WHS. Major schemes adjacent to conservation areas and the WHS will be considered more carefully for their impact on the OUV of the WHS and character of conservation areas than minor developments further away from the WHS and conservation areas.

Figure 1.2



Background History of Vauxhall

Vauxhall is an inner City District of Liverpool, Merseyside, England. It is located North of Liverpool City Centre, and is bounded by Kirkdale in the North, and Everton in the East, with the Docks and the River Mersey running along the West. Vauxhall is in the Liverpool City Council ward of Kirkdale and the edge of the Central, Liverpool ward, although previously it was a ward itself. In the 1841 Liverpool Census the area was covered by two wards Scotland and Vauxhall. According to the 2001 Census, Vauxhall had a population of 6,699.

□ The Vauxhall area is more famously known as the “Scottie Road Area” due to the history of Scotland Road running through it. The “Scottie Press” is a well-known local newspaper for the Vauxhall area and is recognised as Britain’s longest running community newspaper. In 2008 Liverpool celebrated being European Capital of Culture, and in June 2008 to make a point of the area’s contribution to Liverpool the Scottie Roaders held their own 2008 celebration.

□ Despite the area being widely known and historical, the Vauxhall area is often misrepresented by the media as Kirkdale or Everton. Liverpool City Council’s haste to update district signs around 2005 has also meant the entire area is formally misrepresented by “Everton” signage.

□ The South end of Vauxhall near the City Centre is home to Liverpool John Moores University at Byrom Street. It is also located near to Atlantic Point and Marybone Halls of Residence.



Historic Timeline of Vauxhall

1770 -1803

□ Scotland Road was created in the 1770's as a turnpike road to Preston via Walton and Burscough. It became part of a stagecoach route to Scotland, hence its name. It was partly widened in 1803 and streets of working-class housing laid out either side as Liverpool expanded.

1835 -1860

□ Within this time period the area had over 200 public houses (most of which have been demolished today). What is now Vauxhall was historically within the boundaries of old Liverpool before further expansion took in the nearby townships of Everton (1835) and Kirkdale (1860's).

1930

□ Many of the working class houses were demolished as slums in the 1930s, to be replaced with corporation flats.

1950

□ In the 1950's the Vauxhall area had become densely overcrowded, with people living in courts and cellars in appalling conditions with poverty and sickness worse than anywhere in the country.

1960

□ Scotland Road was the centre of working class life in North Liverpool. Home to most of Liverpool's migrant communities, Scotland Road was almost "a City within a City".

□ Scotland Road had four main migrant communities; Irish, Welsh, Scottish and Italian. There was a large influx of the native Lancastrian community and pockets of German and Polish making Scotland Road a cultural melting pot. It was a place close to both the back end of the city centre and the docks. It could be a place of both romantic nostalgia and brutal hardship. Community was at the centre of Scotland Road and one's faith often dictated which community one belonged to.

1960 – 1970

□ Urban clearance and the construction of the Wallasey Tunnel in the 1960's and 1970's led to a shift in population of the area to various parts of the city such as Kirkby, Croxteth, Norris Green, Fazakerley, Huyton, Stockbridge Village to new modern housing, leaving Scotland Road in a state of steady decline.

1980

□ Demolition particularly around the North end of Scotland Road continued in the 1980s and beyond.

2008

□ 2008 marked 30 years since a new housing estate breathed life into derelict land to the west of Vauxhall Road called the Eldonian Village. In recent years new housing has followed this flagship Eldonian Village. Examples of this are, the Athol Village alongside the Leeds and Liverpool Canal plus flats and student accommodation around the Leeds Street and Marybone end to improve the Vauxhall area, however little of Scotland Road itself remains.

2015

□ There are new plans to create an "eco-friendly" housing development on a site next to Leeds Street and Vauxhall Road in a further bid to regenerate the area.

2016

□ Application submitted for the refurbishment of Eldon Grove Tenement blocks creating 45 dwellings, and the construction of 93 apartments in 5 New build blocks on site.

Heritage Statement - Turley's History and Development

Liverpool's growth as a port and industrial city during the 19th century resulted in the emergence of residential districts close to the new forms of employment. The high demand for housing close to the docks lining the River Mersey led to overcrowding in the districts closest to the river, in back-to-back housing arranged around courts, and in cellar dwellings, both of which were largely condemned in the 19th century. By 1856, it was estimated that there was over 22,000 insanitary houses within the City of Liverpool.

This led to the passing of the Liverpool Sanitary Amendment Act in 1864 which identified that the majority of these insanitary houses were comprised in approximately 3,173 courts. A typical 'Liverpool Court' was described in 1864 as: "A strip of land with a frontage of 30 feet to a narrow street by 60 feet in depth, abutting at the far end upon the high walls of warehouses or manufactories. Fronting and opening on to the street two three-storey houses were built. Under the floor of one of the rooms of the front houses is a tunnel or passage 3 feet wide and 5 to 6 feet high to give access to the land in the rear. On this strip of back land only 30 feet wide, are placed two rows of three-storey houses facing each other with their backs against other houses, each with a frontage of 11 feet and the same in depth including the walls; thus leaving barely 9 feet from window to window. Some sixty or seventy souls are crowded into this Court, having to depend for their breath of life upon this narrow well of stagnant air.

The failure of landlords to not properly maintain these properties caused severe problems with the city's overall housing stock. The City Corporation's initial tactic for ridding itself of insanitary housing was to place the onus on owners to demolish and replace these properties or improve them (through the provision of WC's and ash pits)¹⁰. Despite these efforts, the poor conditions and lack of sanitary infrastructure associated with the rapid urbanisation of the city during the early 19th century resulted in a variety of infectious diseases. To combat this, the City of Liverpool appointed its own Medical Officer of Health (Dr William Henry Duncan) in 1847 and was the country's first. This eventually led to the overcrowded areas in the inner core of Liverpool being condemned as 'slums' and with the City Corporation of Liverpool acquiring the land under the Housing of the Working Classes Act 1890 and latterly redeveloping some of them with 'model dwellings'. It was specifically noted by the City Corporation of Liverpool that:



Types of Liverpool Court, similar to those originally found on the Application Site c.1880s

"The great majority of these dwellings are reserved for persons dispossessed through the demolition of property by the Corporation or in respect of which Closing Orders have been made or where houses have been reported as being overcrowded."

During the late 19th and early 20th century, the Vauxhall area consisted of a mix of residential and industrial premises. The Application Site principally consisted of housing (back-to-back and courts) with public houses and shops to the main thoroughfares (Limekiln Lane). During this time there were few remaining open spaces, with many of these being built on as yards by businesses. Much of the surrounding area was in a stage of transition with various sites being cleared and replaced with new housing (in particular, Gildart Gardens to the south).

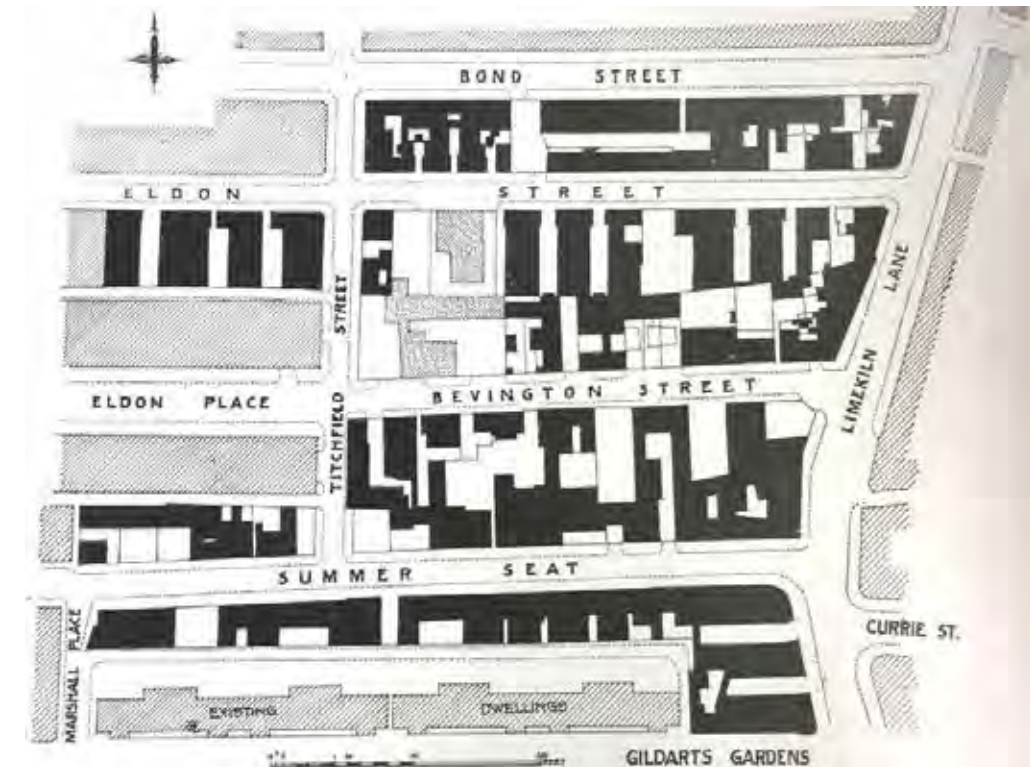
Heritage Statement - Turley's 1912 Masterplan

Between c.1910 and 1912, the Application Site and the surrounding area to the south and west were cleared as part of the redeveloping of the 'slums' into model housing. As part of this model housing, two types of housing were erected, the one being the flat or tenement type and other the self-contained cottage type. This latter type was specifically identified as a new departure in Liverpool Housing work and was "much in the nature of an experiment" with the "desire being to enable the dispossessed to have more the idea of an Englishman's home than sentiment can give in the large blocks of tenement dwellings". It was noted by the City Corporation of Liverpool in 1910 that these buildings would 'serve a different type of tenant than has hitherto been provided for, and whom, it is believed, is requiring attention in this neighbourhood.'

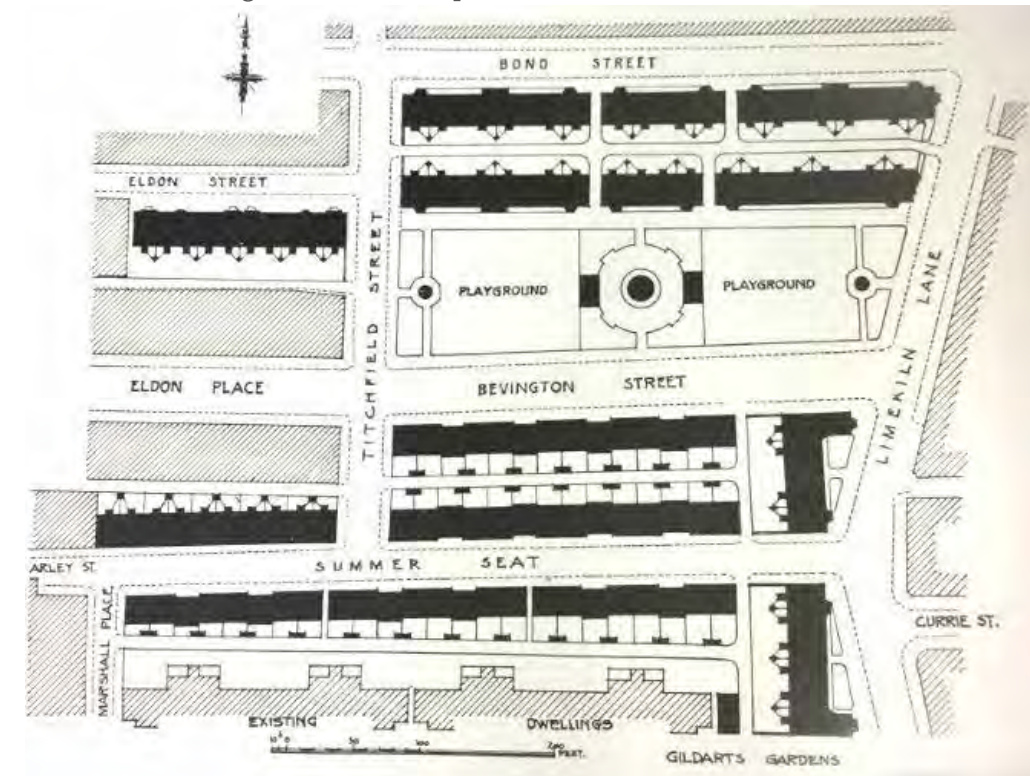
These cottages are located to the south and south west of the Application Site, and comprised 52 self-contained 'cottages' which are located along Bevington Street and Summer Seat (Figure 3.7). The buildings were largely constructed from red brick with Welsh slate roofs, large casement windows with brick dressings to the sills and lintels, decorative brick quoins and cement pebbledash render. Whilst ornamentation to municipal housing was rare, diamond shaped plaques alternating with 'AD' and '1911' were introduced to the gables of the cottages. Selected elevations were also purposely set back in order to provide a degree of variation within the streetscene. The cottages are reminiscent of the Garden City movement and stylistically appear similar to several of the 'super-blocks' found at Port Sunlight, albeit a more economical attempt situated within an urban setting.

A foundation stone was laid in Bevington Street in a ceremony on 12 November 1910, placing the dwellings in the context of the Acts of Parliament that had enabled their construction, and in the context of other workers housing constructed by the City Corporation in Liverpool. This stone officially read: "CITY OF LIVERPOOL HOUSING OF THE WORKING CLASSES ACTS 1890 TO 1909 WORKERS DWELLINGS BEVINGTON STREET AREA THIS FOUNDATION STONE WAS LAID ON THE TWELFTH DAY OF NOVEMBER IN THE YEAR OF OUR LORD ONE THOUSAND NINE HUNDRED AND TEN THE RIGHT HONOURABLE JOHN BURNS PRESIDENT OF THE LOCAL GOVERNMENT BOARD"

In addition to the cottages, tenement buildings were also constructed as part of the improved model dwellings within the area. These were located along Limekiln Lane, Summer Seat, Eldon Street and those along Bevington Street, now commonly known as 'Eldon Grove'. The tenements were arranged in 3 storey



Plan of the Bevington Street area prior to Demolition.



Plan of the Bevington Street area (following rebuilding) c.1912

blocks, all being approached by main staircases, 8 feet 4 inches wide, leading direct from the street, and serving balconies running right and left along the front of the blocks and leading to the front doors of the tenements.

The History of Eldon Grove

The elevations to the tenement buildings were of two kinds, the blocks originally facing Limekiln Lane were much designed to be much plainer and simpler and were constructed from local common grey brick, relieved by light terracotta dressings and blue brick. The southern elevations of the tenement buildings to Bevington Street (Eldon Grove) were designed to be much more decorative, including features of bays and gables in half-timber work. The ground floors are raised on a blue brick plinth with pale stone or terracotta panels and string courses. The City Corporation of Liverpool specifically noted in 1912 that the sash/casement windows and frames were painted white with two shades of olive green on the doors, gutters and downspouts²⁵. The roofs of the tenements were either covered with a blue/grey slate or a blue/red ridge tile.

The new model dwellings at Bevington Street also focussed on the provision of open spaces as well as the construction of new and improved buildings. Open spaces specifically incorporated into the master planning of such a this were an unusual addition to the urban landscape during this time, outside of the development of the network of parks in Liverpool, and began modestly with the provision of wide pavements. To the immediate south of Eldon Grove, there were two large playgrounds, one for boys and one for girls, with a centre portion laid out as a garden with bandstand and two shelter.



Self-contained Cottages to Summer Seat c.1912



Tenements to Limekiln Lane c.1912

The History of Eldon Grove

The band garden originally covered 1,000 square yards, while the playgrounds were both 1,200 square yards, and was originally fitted with suitable gymnastic apparatus, such as swings, giant strides, and see-saws. The design adopted for the shelters was that 'of an open character' with large overhanging eaves, protecting the interior from the weather (Figure 3.11)²⁷. Public lavatories were installed under the shelters which connected the boys and girls playgrounds, which were themselves lit in part by two tall electric lamp standards, one placed at each end of the playground; these featured drinking fountains in the base and the electric lights were installed in the bandstand and playground shelters²⁸. There was also a tall ornamental railing and plinth surrounding the garden and grounds, with ornamental beds or grass plots at each end, flanking the roadways.

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As well as the introduction of open space to Eldon Grove, the redevelopment of the area saw the introduction of trees, where there were none before. In time for the opening ceremony in June 1912, ash trees were planted in Summer Seat and Bevington Street poplars flanked the side of the playgrounds and fronted Limekiln Lane. By this time, the entire redevelopment scheme had been completed. After the clearance of the slums and construction of new housing within inner-city Liverpool, the City Corporation reported that not only had housing been improved but neighbourhoods too, with a reduction in the number of prosecutions for drunkenness and assaults³². With regards to the Application Site, Liverpool's Medical Officer reported that "it was very gratifying to notice the improvements in the habits and cleanliness of the people, as indicated by the external and internal condition of the dwellings...there is a high moral tone, self-respect is more evidenced, and a keener love of home prevails' the children also are better cared for, more suitably clothed..."



Eldon Grove tenements c.1912



Bandstand and playground shelters to Eldon Grove c.1912³⁰

The History of Eldon Grove - Post War

The redevelopment of the Vauxhall area continued after World War I, with remaining slums demolished in the 1930's and further tenements constructed (such as Portland Gardens, located to the north of Eldon Grove). This formed part of a wider scheme of development of flats in Liverpool's inner city districts during the inter-war period. The population of Liverpool reached a peak of 846,000 in 1931³⁴.

As with other cities across the country, Liverpool was subject to extensive aerial bombing during World War II, resulting in extensive damage to North Liverpool, including the Vauxhall area. The bombing caused damage to some of the cottages along Bevington Street and Summer Seat (6 in total) and these were subsequently reconstructed in 1950-1951 utilising the same methods of construction and retaining/reusing the original 1911 date stones. The decade's after World War II saw a dramatic decrease in the population of Liverpool, as the importance of the city as a port and manufacturing centre declined. In 1951, the population of Liverpool was 790,838 and by 2011 it had fallen to 439,476³⁵.

A programme of improvement works was carried out at the Eldon Grove tenements and the cottages in Bevington Street and Summer Seat during the early 1970s³⁶. Many of the houses were altered to convert the existing pantries to bathrooms and bring outside WCs inside the home, and the electricity supplies were upgraded. The houses on the southern side of Summer Seat had their rear yards extended when the tenements in Gildart Gardens were demolished for the construction of the Wallasey Tunnel. In the mid to late 20th century, the decline of industrial and port related employment and development of transportation meant that there was less need to live within the inner-city of Liverpool. As residents left the city to live elsewhere, the surplus housing stock meant that the remaining residents had a wider choice of accommodation. Households were able to reject the least popular housing, such as dwellings in poor, inner city location, poor state of repair etc. This included the tenements within the Vauxhall area and so further depopulating the area. Many residents departed to new suburban estates on the outskirts of the city.

Following the departure of residents, the Limekiln Lane and Bond Street tenements were demolished, as the accommodation was no longer needed. During this time, many of the cottages were bought outright by their occupiers as part of the Conservative governments 'Right to Buy' initiative during the 1980's. This subsequently led to various alterations and extensions to the cottages, principally replacement windows and re-painting. The tenements were, however, left out of this initiative and as such, were utilised for social housing. Following further demolition, the last remaining tenements within the Vauxhall area consisted of the 3 blocks at Eldon Grove. These tenements suffered from a poor state of repair during the late 1970's and 1980's and were largely encircled cleared former residential sites.

During the late 20th century, the playing grounds and bandstands/shelters were removed and replaced with a large area of hardstanding.. This was subsequently used as a playground/football pitch by nearby residents. Also during this time, the land between Vauxhall Road and Love Lane (to the west of Application Site) was redeveloped as the 'Eldonian Village'. This was in two phases (first in 1987-1990 and the second phase in 1995) and was one of the biggest community-architecture schemes of the 1980's⁴⁰. Housing and layout were designed with the participation of future residents, who formed a co-operative for the purpose, in conjunction with the architects Wilkinson Hindle Halsall Lloyd⁴¹. Much of the surrounding area around the Application Site was redeveloped with modern residential dwellings in the 1980's and 1990's.

In the late 20th century, the tenements were used by the University of Liverpool's School of Tropical Medicine as student accommodation, and altered by the local authority as short term accommodation. Since the early 1990's, the tenements have lay empty up until the present day. In the early 21st century, there were various attempts by private developers to refurbish the Eldon Grove tenements without success. The buildings now remain in a very poor condition, the site is secured to prevent unauthorised access and the buildings are included on the Liverpool City Council register of grade II listed Buildings At Risk.

Heritage Assets

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.”

Listed Buildings

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 Historic England's Listing Selection Guides for each building type.

Setting

The NPPF defines the setting of a heritage asset 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 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.”

Historic England has published guidance in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms at paragraph 9 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. Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance.

Assessment

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. As aforementioned at paragraph 1.5, these have been based on existing published information, archival research and on-site visual survey.



Birds Eye View of the Proposed Scheme c.1912

Heritage Statement - Turley's

Heritage Asset Plan

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”

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. The three buildings collectively known as Eldon Grove were individually included on the statutory list of buildings of special architectural or historic interest at grade II on the 24 September 1993. The list description for the central building states the following (a copy of the full list entry description for each building is included at Appendix 2 of the Heritage report as prepared by Turley's):

“Council houses. Opened in June, 1912. Brick, cement and render, with implanted timber framing. Hipped roof of blue and grey slates. Three-storey rectangular block dominated by a pair of framed and gabled canted bays. Bilaterally symmetrical about the open stair well which leads to first- and second-floor balconies spanning the elevation between the gabled bays. Railings to ground floor and balconies. Forms the centre element in a group of three blocks.”

There are a number of listed buildings located within the Application Site and the surrounding area. Those which have the potential to be affected by the Proposed Development are identified to the right. These are listed in order of proximity to the Application Site



- Eldon Grove, East, Central and West blocks (grade II listed);
- Railings and Piers (grade II listed);
- Street Lamps (grade II listed);and
- Roman Catholic Church of Our Lady of Reconciliation of De La Salette (grade II listed)

Heritage Assets - Eldon Grove

External

The 'Eldon Grove Labourers Dwellings' consist of three tenement buildings (commonly known as the west, central and east blocks) which were designed in 1912 by the City Corporation of Liverpool in an interpretation of the Arts and Crafts architectural style. The buildings were constructed by the contractors Messrs. William Hall and Son Limited.

The tenement buildings were constructed as part of the wider regeneration of the Bevington Street area during the early 20th century and front the former Bevington Street Recreation Ground to the south. The associated railings, piers and lamps are discussed separately in this section.

The tenement buildings are three storeys in height and predominately rectangular in plan form, with various canted bays set within a symmetrical composition. Generally, the buildings are constructed from red brick set upon a plinth of blue brick, both with English Bond brickwork. The elevations are embellished through the use of cement render to the third floor, stone dressings to the bays and stairwell openings and implanted timber framing to the bays. Above this, the roofs are hipped and constructed from blue and grey slates with consistent arrangement of projecting red brick chimneystacks with corbelled detailing to the brickwork. The blocks are currently vacant and have severely deteriorated over the years and are now in a poor state of repair.

The central block to the Eldon Grove Complex consists of a non-enclosed communal entrance to the centre leading to the internal stairwell (providing access to all floors). This is constructed from stone with keystone and quoining detailing. The entrance is flanked to each floor by former doors and windows, accessed via a projecting balcony constructed from decorative cast or wrought iron balustrading. Beyond this are canted bays with a projecting gable, with stone to the ground floor and implanted timber framing and barge boarding to the upper floors. The rainwater goods are partially missing, particularly the heads, and appear to be modern in date.

The building is symmetrically executed in its design which is accentuated through the division of the elevation and the insertion of corresponding window arrangements. The lintels to the windows and doors are constructed from brick with the window sills of stone. There appears to be no surviving original casement windows or doors.

Above, the hipped roof was severely damaged by fire in the early 21st century, resulting in the loss of roofing materials. This has exposed the timber roof structure and central chimneystack and is currently open to the elements. The roof is notable for the multiple large scale chimney corbelled brick stacks that animate the roofscape.

The western block is also symmetrically designed and includes a large canted bay with a projecting gable, with stone to the ground floor and implanted timber framing and barge boarding to the upper floors. This is flanked by non-enclosed communal entrances (as per the central block) of stone and further door and window openings which are again accessed via a projecting balcony constructed from decorative cast or wrought iron balustrading. To either side of the block are smaller canted bays of the same construction. The lintels to the windows and doors are constructed from brick with the window sills of stone. Whilst some casement windows survive, these appear to be modern replicas which were installed in the 21st century. Their design is, however, consistent with the original. As with the central block, the hipped roof was severely damaged by fire in the early 21st century, resulting in the loss of roofing materials across the entire block. This has exposed the timber roof structure, particularly to each of the projecting gables and is currently open to the elements.

The side elevation fronting Titchfield Street is simpler in its design and is largely symmetrical in its arrangement, with corresponding windows set around a partially projecting central chimneystack. However, still demonstrates a considered design approach, with the chimney breast expressed externally and the render to the upper floor returning from the front and rear elevations.

Heritage Statement - Turley's Heritage Assets - Eldon Grove External

The rear elevations of Eldon Grove are simpler in their design, presenting an austere character in comparison with the other elevations and are principally constructed from red brick. The lintels and sills to the window openings are also of brick. To this elevation are the former yards and WC's set within a triangular projecting bay. This bay originally incorporated the WC and the triangular balcony was utilised as a private yard and is an unusual and significant element of the rear elevation.

The brick 'pillar' which is 3 ft. by 3 ft. to the centre of the yards was originally constructed as a 'dust shoot'⁴⁹ and is visible at Figure 4.8. This was set at an angle at 45 degrees to the main and detached 6 ft. and 6 inches away from the main tenement building. It was purposely constructed for the disposal of refuse and ashes and originally included 'patented hoppers'. These would 'discharge the refuse down into galvanised removable dust bins, which would be cleaned out at regular intervals by the Corporation workmen'.

The roof structure has been altered through the introduction of modern rooflights to the rear elevations. It is believed that these were installed during the previous attempt of refurbishing and converting the building in the early 21st century.

The eastern block is largely symmetrical in its design and appears to be a repeat of the western block. It is noted within the list entry description⁵¹ that the east block is identical to the west, however the side elevation to Limekiln Lane includes a large canted bay with a projecting gable, with stone to the ground floor and implanted timber framing and barge boarding to the upper floors. This elevation also includes a stepped projecting chimneystack with stone detailing.

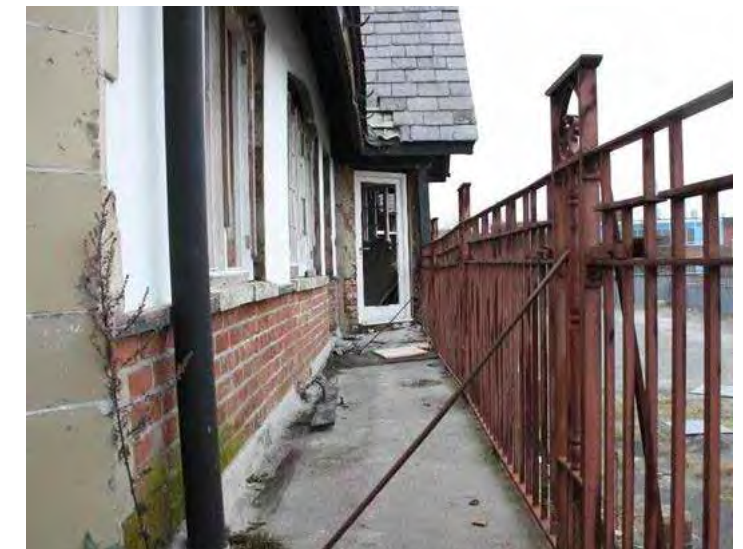
The eastern block is more intact than the central and western blocks (damaged by fire), but the vacant nature of the building and gradual deterioration has resulted in the loss and displacement of roofing materials.



Front Elevation to the Central Block of Eldon Grove c.2016



Detailing to Eldon Grove c.2011



Heritage Statement - Turley's Heritage Assets - Eldon Grove Interior

Due to the dangerous condition of the buildings forming Eldon Grove, it has not been practically possible to achieve safe access to the interior of the building. The assessment, below, has therefore been informed by secondary sources and on-site visual investigation where possible.

As identified previously, the buildings have been subject to various alterations to meet the changing requirements of its occupiers. The most recent of these have been linked to the refurbishment and conversion of the listed buildings in the early 21st century. This appears to have involved the removal of any original fixtures or fittings to these spaces and the building is largely a 'shell'

The original plan form of Eldon Grove identifies that each of the tenements included two bedrooms, a living room and a separate scullery which led to a private yard with WC to the rear. From the available information it is anticipated that the original floor plan of principal rooms and circulation spaces remains largely as originally designed.

There are internal communal stairwells which remain in-situ, with staircases (potentially of concrete) with a wrought iron balustrading and slightly ornamented newel posts. The walls to the stairwells appear to be constructed from blue brick and red brick, which have been painted white.

Historic Interest

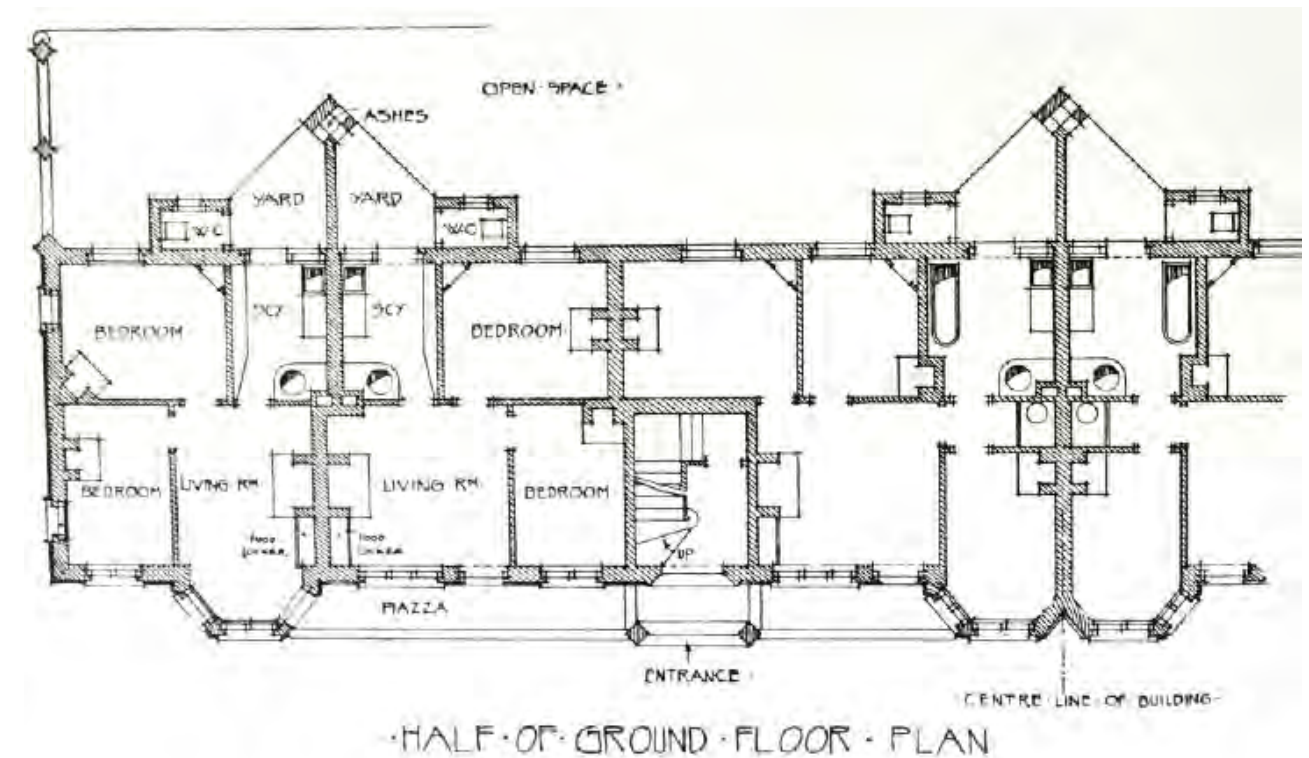
The Eldon Grove Labourers Cottages are of historic interest as an example of municipal housing constructed in the early 21st century, constructed as part of the renewal of the Bevington Street area and the wider inner city of Liverpool.

The buildings were officially opened by the Countess of Derby in 1912.

As detailed further at Section 3, the buildings were constructed on former 'slums' and were considered to be model housing for this time. From the buildings which were constructed, Eldon Grove was considered to be the 'centrepiece' through being more ornamentally decorated and by its position in front of the former Bevington Street Recreation Ground. The buildings are also of interest as being purposely designed by the City Corporation of Liverpool and for being the surviving fragment of a much wider planned development of public housing.



Interior to Eldon Grove c.2011



Original Plan of Eldon Grove c.1912

Heritage Assets - The Asset's Physical Surroundings

Eldon Place is located on the rising ground above Vauxhall Road. By 'stepping' up the slope in three separate blocks the perceived mass and scale of the tenements is reduced. However, the tenements are of a significantly greater scale than the adjoining modern housing to the north, ensuring that the grain of the listed buildings contrasts sharply with that of the more recent residential developments. The recreational ground to the front elevation of the tenements provides a sense of space and relief from the adjoining built-up residential developments and provides a degree of separation from the original Bevington Cottages to the south.

From the east of the site the scale of the tenements in comparison with the listed Church of Our Lady of Reconciliation can be better appreciated, as the tenements follow the slope down towards the church. East-west views that following the linear arrangement of the tenements suggest a formal relationship with the church, however this is as a result of the demolition of much of the Bevington Street planned development, and is very much the result of the remaining tenements now being experienced in a more open context of recent residential developments.

Appreciation of the Asset

The relationship with the topography and separation of the three blocks reduces the visual prominence of the tenements from Vauxhall Road, to the west of the Application Site. The complexity of the roofscape is appreciated from the more distant views, however the scale of the Church of Our Lady forms the most dominant landmark in views from the west.

The scale of the buildings, a key features, such as the open access landings and stairwells are best appreciated from the streets that immediately adjoin the Application Site. The contribution of the recreational ground is currently reduced by the sold metal hoarding that screens the site inside the listed railings. This also impacts on the visual relationship between the tenements and cottages. Several associational attributes contribute to the significance of the tenements. The listed railings and fountains / lamps have a clear and immediate association as part of the landscape and functional space that was designed as part of the Bevington housing scheme. Similarly, the cottages to the south are an important part of the setting of the tenements and have a close association with the architectural and historic interest of the site. However, the tenements have a wider association with the historic development of Liverpool and the Corporation's response to the poor housing conditions of the early C20th.



View Towards the Recreational Ground from the northern end of Bevington Street.



The rear elevation of the tenements from the northern end of Bond Street.

Heritage Assets - Railings and Piers (Grade II Listed)

The railings and piers to Bevington Street Recreation Ground date to the early 21st century and are contemporary with the nearby Eldon Grove, being installed at the same time. The piers are constructed from red brick with stone dressings and originally incorporated decorative stone capitals (since lost). In-between these piers are a series of decorative cast iron railings and gates with intermittent decorative finials. The railings and gates to the north of the former recreation ground have largely been removed/stolen.

The structures are of historic interest as forming part of the former Bevington Street Recreation Ground which was constructed as part of the nearby Eldon Grove Labourers Dwellings. Their significance has been weakened by the loss of railings, removal of decorative caps and their overall poor condition. The setting of the railings, particularly in relation to the tenements, makes an important contribution to their significance. The function of the railings in enclosing the space to the south of the tenements is clearly evident, despite the visual impact of the solid metal site hoarding around the perimeter of the recreational ground.



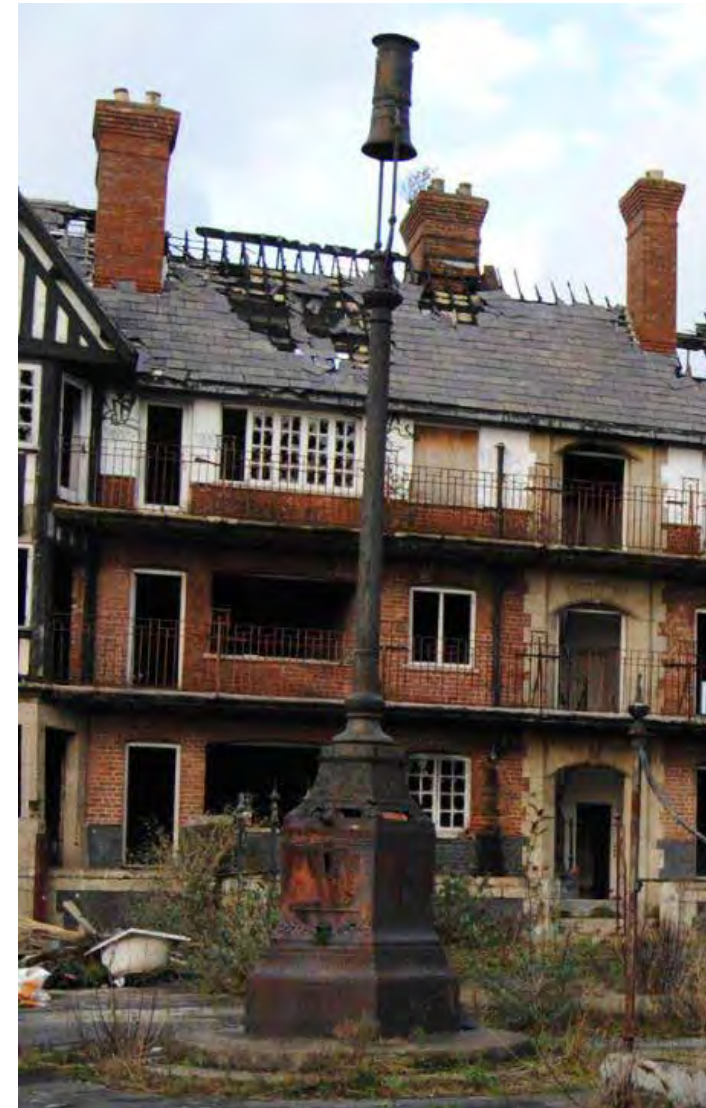
Railings and Piers to Bevington Street c.2016

Heritage Assets - Street Lamps (Grade II Listed)

There are two lamp standards located at the former Bevington Street Recreation Ground associated with the Eldon Grove Labourers Dwellings. They are of architectural interest for its combined use as electric lighting and a drinking fountain. They are constructed from cast iron and are situated upon square plinths with Greek key ornamental detailing. The original water spouts and basins to the fountain have since been lost.

Above are lamp stands with a splayed base and decorative foliage patterns, incorporating corner feet. This leads to fluted high columns terminating with two decorated arms intended to hold the lamps (since lost). Both have been damaged and are now in poor condition. Their significance has been lessened by the loss of the drinking fountain, the glass lamp and their overall poor condition. The structures are of historic interest as combined lamp standards and drinking fountains from the early 20th century. They are also of interest as forming part of the former Bevington Street Recreation Ground.

The setting of the street lamps/fountains makes an important contribution to their significance and the ability to understand their context as part of the wider Bevington Street housing master plan. Although the quality of the recreational space and the ability to understand its original function has been eroded by the removal of the pavilions and equipment, the lamps provide an indication of the intention to provide a high quality environment within the wider master plan.



Street Lamps to Titchfield Street and Limekiln Lane c.2016

Heritage Assets – Roman Catholic Church of Our Lady of Reconciliation of De La Salette (Grade II listed)

The Roman Catholic Church of Our Lady of Reconciliation of De La Salette dates to the mid to late 19th century (c.1859-60) and was designed by the well-known architect Edward Welby Pugin. The building is constructed from rock faced sandstone with red stone dressings under a steeply pitched slate roof. The plan form of the church consists of a nave and chancel in one vessel, with narrow aisles. It has a clerestory with sexfoil windows (with six heads) between buttresses, and an apsidal east end. There are also sexfoil windows along the side of the aisles. Around the chancel apse are lancet windows.

At the west end of the church is a 20th-century porch, above which is a rose window, and a canopied louvred opening in the gable. On the west gable is an octagonal bellcote with a short spire. The entrance is at the west end of the north side, and includes the arms of the diocese in its tympanum. The interior of the building is noted within its list entry description has a pointed arcade on round stone columns with high timber roof structure above. The east elevation has been partially altered by modern extensions which have since demolished.

The building is of historic interest as an urban church designed by the architect Edward Welby Pugin in the mid to late 19th century. Pugin purposely designed the church to be large but economical; it provides seating for 1,800 people. The parish of Our Lady of Reconciliation de la Salette was originally established in 1854, with the first church being a converted warehouse in Blackstock Street⁵⁹. The parish was established to cater for the large numbers of Irish people coming to Liverpool following the famine. A number of Lithuanians also came from 1870 onwards. It is a daughter parish of St Anthony's, Scotland Road, and was originally dedicated to St Helen, mother of Constantine and discoverer of the true cross.

The Roman Catholic Church of Our Lady of Reconciliation of De La Salette is located within the Vauxhall area to the north of Liverpool City Centre. Historically, the building was situated within a tighter urban grain and consistent building height, largely derived from various rows of terraced properties and shops along Eldon Street, Titchfield Street and Limekiln Lane. These were replaced in the early 20th century with tenement buildings which were subsequently replaced with modern housing estates in the late 20th and early 21st century.

Today, the building immediately fronts Eldon Street to the north, beyond which are modern residential dwellings from the 21st century. To the west, south and east are the private grounds of the church. To the south west is the modern Our Lady of Reconciliation of De La Salette Primary School and to the south east are further modern residential properties.

The building is principally experienced along Eldon Street, allowing for its principal (west) and side (north) elevation to be appreciated. It is from this point that the sheer scale and height of the church can be understood, together with an appreciation of its architectural detailing. The side (south) elevation and the adjoining vicarage are largely concealed from Eldon Street but can be experienced in more distant views to the south, particularly along Ford Street and Vauxhall Road.

Due to the height of the building and the rising topography of the land (rising from west to east), the upper storeys of the building are experienced from the east along Bevington Street and Bond Street. The building is also appreciated in intermittent views to the north along Vauxhall Road and Burlington Street. The building has no known associative attributes.



Roman Catholic Church of Our Lady of Reconciliation of De La Salette c.2016

Assessment of Potential Impact and Key Considerations

The Eldon Grove Redevelopment is currently subject to an options appraisal and pre-application consultations with Liverpool City Council. An overview of the scheme was provided by Day Architectural Ltd (January 2016) to inform a further phase of pre-application consultations. The Overview document provided a summary of the site context, analysis and a summary of the options;

The options comprised:

- One: 4 separate blocks to the north of the tenements and 2 'U' shaped blocks to the south, creating 121 units.
- Two: 2 enclosed courtyards to the north of the tenements formed by attaching new blocks to the rear of the tenements, and 2 linear blocks to the front.
- Three: A refinement of option 1, creating 136 units.
- Four: 3 blocks aligned to replicate the footprint of the original master plan, to the north, with 2 'L' shaped blocks in the recreational ground to the front, creating 132 units.

The overview provides a summary of existing materials. The analysis includes white render red brick, which would be consistent with the listed tenements. Grey stone and roof slates are also referred to. Further detailed investigation is recommended regarding the stone and type of slate used on the tenement blocks. Painted brickwork and buff bricks are also considered, however while they are evident within the wider context of the tenements they are not common to the tenement site.

The History of Eldon Grove is summarised in the Overview. We recommend that this does not refer to the World Heritage Site (WHS) as the Application Site is outside the WHS Buffer Zone and the Proposed Development is unlikely to impact on the 'outstanding universal value' of the WHS. The report references work by Peter de Figuereido as an English Heritage Inspector, however Peter left English Heritage (now Historic England) a number of years ago.

- Subject to visual amenity and viability, the current proposal (Option Four) could provide a highly positive response to the original Bevington Street housing master plan and a convincing heritage narrative could be prepared to justify that approach to planning the new development.

- As the detail is developed, there would be merit in considering further ways to animate the roofscape of the new blocks to reduce the perceived mass of the proposed buildings. This does not need to replicate the chimneys, for example, of the existing tenements, however there could be opportunities to punctuate the eaves level by extending vertical bays or by interpreting the chimneys with passive ventilation structures, if appropriate.

- The triangular projections to the rear of the tenements are significant architectural elements, however it would not be necessary to replicate them to the rear of the new blocks if this assisted in scheme viability.

- The rear of the tenements is imposing and austere and careful consideration should be given to the materiality of the rear elevations of the proposed blocks in relation to maximising light while not comprising the setting of the listed tenements.

- The interface and form of enclosure created to Bond Street would need careful consideration due to the contrasting enclosure formed by the fronts of the existing properties to the east end Bond Street and the rear elevations and backyards of the properties to the west end of the street.

The siting and layout of the proposed 'L' shaped blocks would have the benefit of enabling the both the railings, and fountains / lamps to be retained in situ. However, in other respects the potential to move the fountains / lamps could provide an opportunity to develop a stronger scheme. Listed structures can be moved modest distances without the need to review the list description. Additionally, in the Eldon Grove context, the removal of all of the other features of the original recreational ground has eroded the setting and context of the existing structures. If the fountains / lamps were moved, while being retained within the scheme, there could be an opportunity to reverse the orientation of the 'L' shaped blocks to create stronger corners to the east and west ends of Bevington Street. A more simplistic form of building may result, which would be more appropriate in the context of the original Bevington Street master plan and the form of the existing tenements.

Assessment of Potential Impact and Key Considerations

The proposed 'L' shaped buildings have a deep floor plan, given the proportions or the footprint, and consideration could be given to the way in which mass of the buildings would be experienced in the context of the linear pattern of the tenements. If the lamps could be moved the opportunity may exist for the two new blocks to adopt a more linear alignment, similar to that shown in options one or two, and this could have potential to provide a more restrained form of building that is less likely to compete with the front elevations of the tenements.

Option four would adopt a relatively complex building line to Bevington Street and a simplified, more symmetrical, approach could be considered in the context of the decorative front elevations of the tenements. Perhaps a more simplified approach could be taken to the proportions of the elevations, for example with a few significant vertical elements, rather than the multiple smaller vertical bays as illustrated in the Overview document. The scale of the tenements is such that the device of using a mansard roof to the proposed 'L' shaped blocks to reduce their perceived height may not be necessary and may enable a simplified response to the form of the tenements.

The assessment of significance, above, confirms that the former recreation ground makes a positive contribution to the significance of the tenements, despite the erosion of the space caused by the removal of the pavilions and recreational equipment. The principle of developing on the recreation ground can therefore be anticipated to cause a degree of harm to the significance of the listed buildings. A formal heritage Statement would be anticipated to identify that harm, which would be 'less than substantial', however it is also anticipated that the highly significant heritage benefits gained from repairing and re-using the listed buildings would outweigh that harm.

