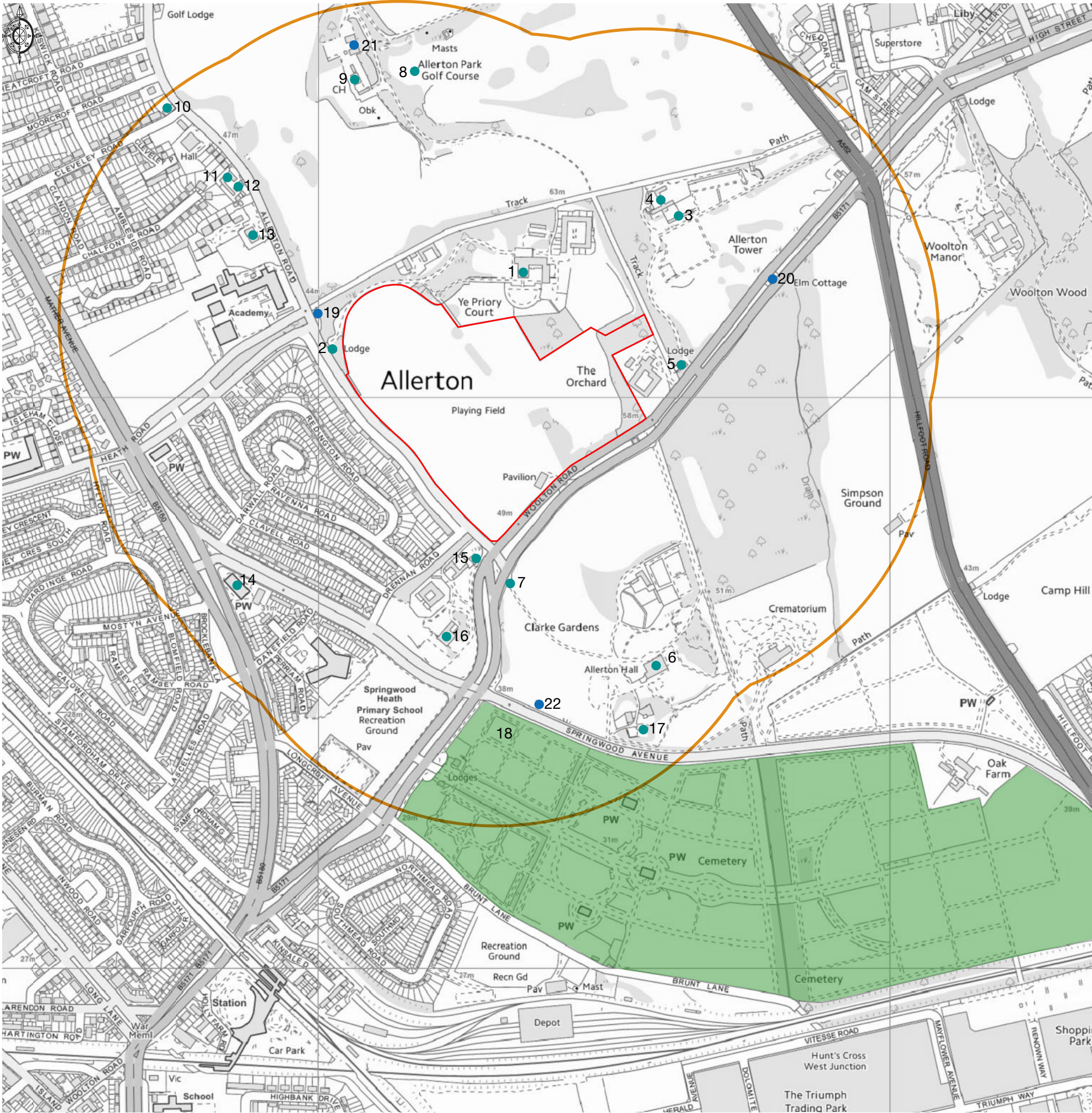


Appendix 1: List Entry Summaries and Heritage Asset Plan



Site boundary

Study Area (500m)

Listed Buildings:

- Allerton Priory (Grade II*)
- Lodge to Allerton Priory (Grade II)
- Allerton Tower Orangery (Grade II)
- Laundry and Stables at Allerton Tower (Grade II)
- Lodge to Allerton Tower, with adjoining gate piers (Grade II)
- Allerton Hall (Grade II*)

- North Gate Piers to Allerton Hall with connecting walls and railings (Grade II)
- Obelisk on lawn to south east of Allerton Golf Club (Grade II)
- Allerton Golf Club House (Grade II)
- Hoarwithy Lodge (Grade II)
- Former Stable Block to Cleveleys (Grade II)
- Cleveley Cottage (Grade II)
- New Heys (Grade II)
- Church of All Souls, including church hall, boundary wall and gates (Grade II)
- Springwood Lodge (Grade II)
- St Michaels Manor (Grade II)
- The Cottage, Clarke Gardens (Grade II)

Registered Park and Garden:

- Allerton Cemetery Registered Park and Garden (Grade II) (I've attached a wider plan of this area in case you wanted to show more)

Non designated heritage asset:

- Priory Bungalow
- Elm Cottage
- Former Coach House and Stables to Allerton
- Second World War Pillbox

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Client:
Redrow Homes Limited

Project:
Allerton Priory, Liverpool

Drawing:
Heritage Asset Plan

Project Number:
REDM2039

Drawing Number:
1001

Revision:
00

Status:
Final

Scale:
1:7,500@A3

Date:
May 2016



Turley

List Entry Summary

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

Name: ALLERTON PRIORY

List Entry Number: 1068415

Location

ALLERTON PRIORY, ALLERTON ROAD

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

County:

District: Liverpool

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 12-Jul-1966

Date of most recent amendment: 24-Sep-1998

Legacy System Information

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

Legacy System: LBS

UID: 213650

Asset Groupings

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

List Entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ 4186 LIVERPOOL ALLERTON ROAD

392/43/58 Allerton Priory

12.07.66

GV II*

House, now a school. 1867-70. A. Waterhouse, for Grant Morris. Brick with blue brick and stone banding and dressings, slate roof with blue tile crestring. Irregular plan and fenestration, mostly mullioned windows, some with relieving arches. 2 storeys with attic, 10 bays. 1st and 2nd bays project, the 2nd breaking forward under gable. 4th bay breaks forward under gable; 7th bay projects, forming base of tower which has cusped pointed entrance of 2 orders between angle buttresses; 2 and 3-light windows; corbelled pinnacles, arcaded parapet and pavilion roof with hipped dormers and iron crestring. Porch has rib vault. Entrance hall has large stone, canopied fire place; stair to side has arcading to ground and 1st floors and stained glass stair window.

Listing NGR: SJ4234686722

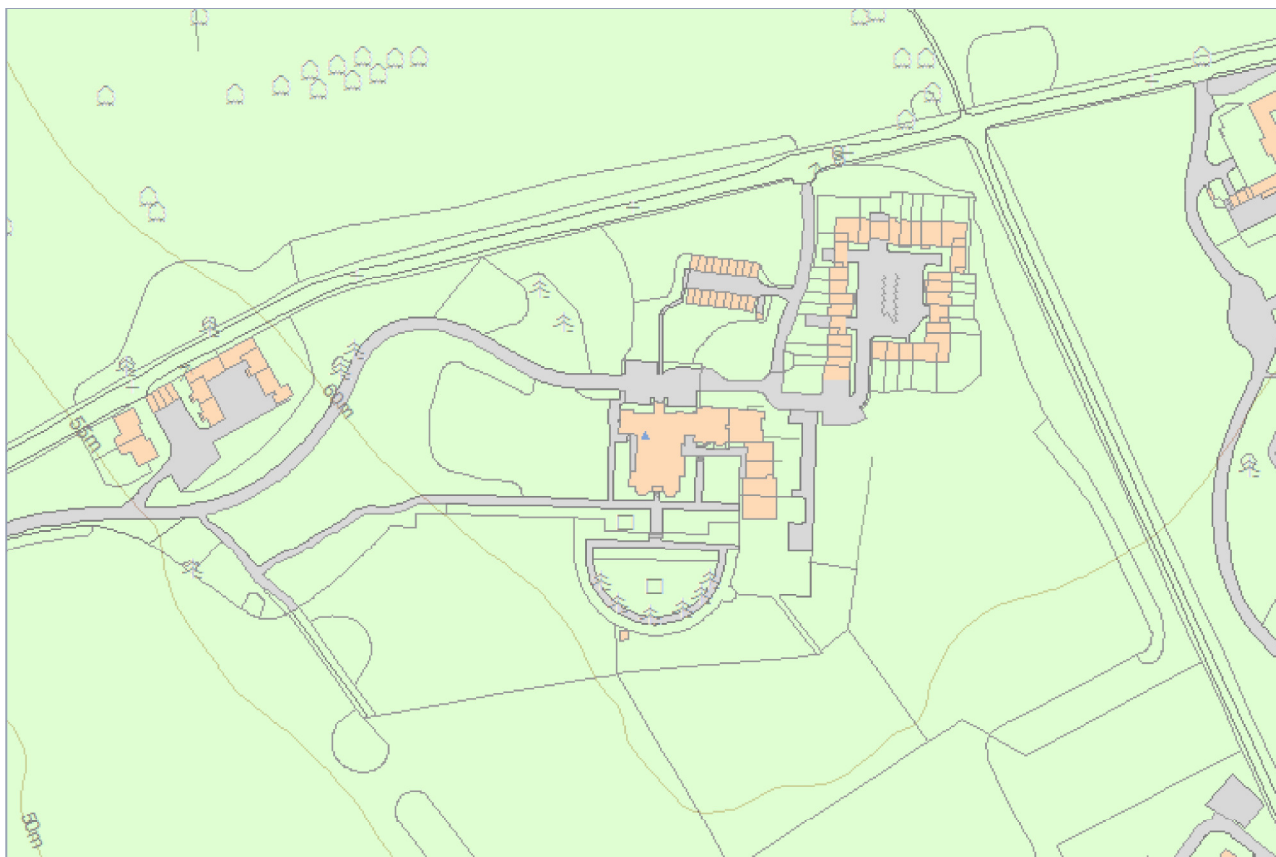
Selected Sources

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

Map

National Grid Reference: SJ 41354 86233

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List Entry Summary

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

Name: LODGE TO ALLERTON PRIORY

List Entry Number: 1205220

Location

LODGE TO ALLERTON PRIORY, ALLERTON ROAD

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

County:

District: Liverpool

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Mar-1975

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

Legacy System Information

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

Legacy System: LBS

UID: 213651

Asset Groupings

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

List Entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ 4186 ALLERTON ROAD L25

43/59 Lodge to Allerton Priory 14.3.75 G.V. II

Lodge. 1867-70. A. Waterhouse. Brick with blue and stone bands, slate roof. 2 storeys, 2 bays. Corbelled eaves. Ground floor windows and central timbered bay jettied out over timber supports on low brick walls forming porch; gable projects over window. Returns have paired windows under slate canopies, deep verges to gables. Tall brick cross-axial stack.

Listing NGR: SJ4102486089

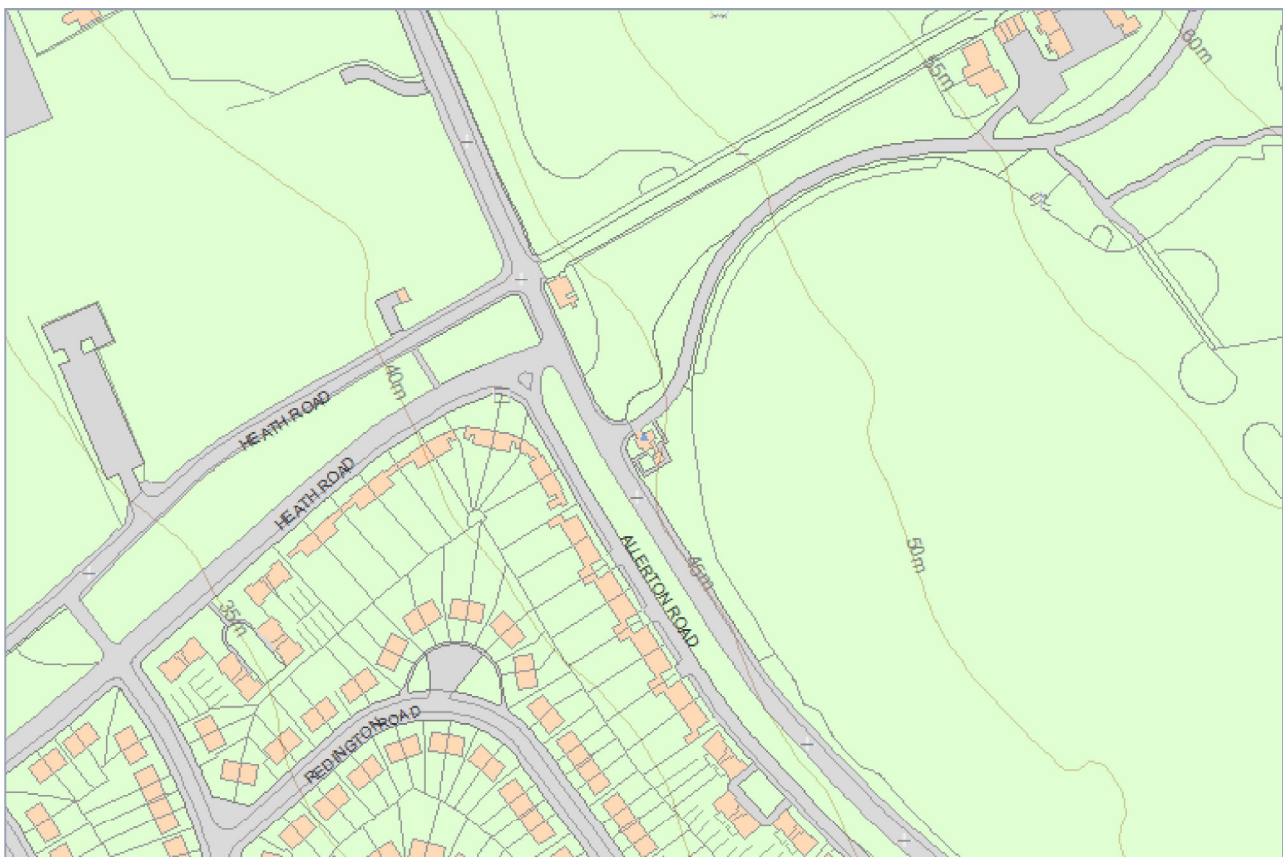
Selected Sources

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

Map

National Grid Reference: SJ 41024 86089

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Historic England

ALLERTON TOWER ORANGERY

List Entry Summary

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

Name: ALLERTON TOWER ORANGERY

List entry Number: 1218738

Location

ALLERTON TOWER ORANGERY, WOOLTON ROAD

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

County:

District: Liverpool

District Type: Metropolitan Authority

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Mar-1975

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

Legacy System Information

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

Legacy System: LBS

UID: 359774

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ 48 NW WOOLTON ROAD L25 8/1393 Allerton Tower Orangery 14.3.75. G.V. II

Orangery. 1847. H.L. Elmes. 14-bay Tuscan colonnade, originally open but

since glazed. End pavilions, the one to right with Tuscan porches to north and east. Interior of pavilions have niches with shell moulded heads.

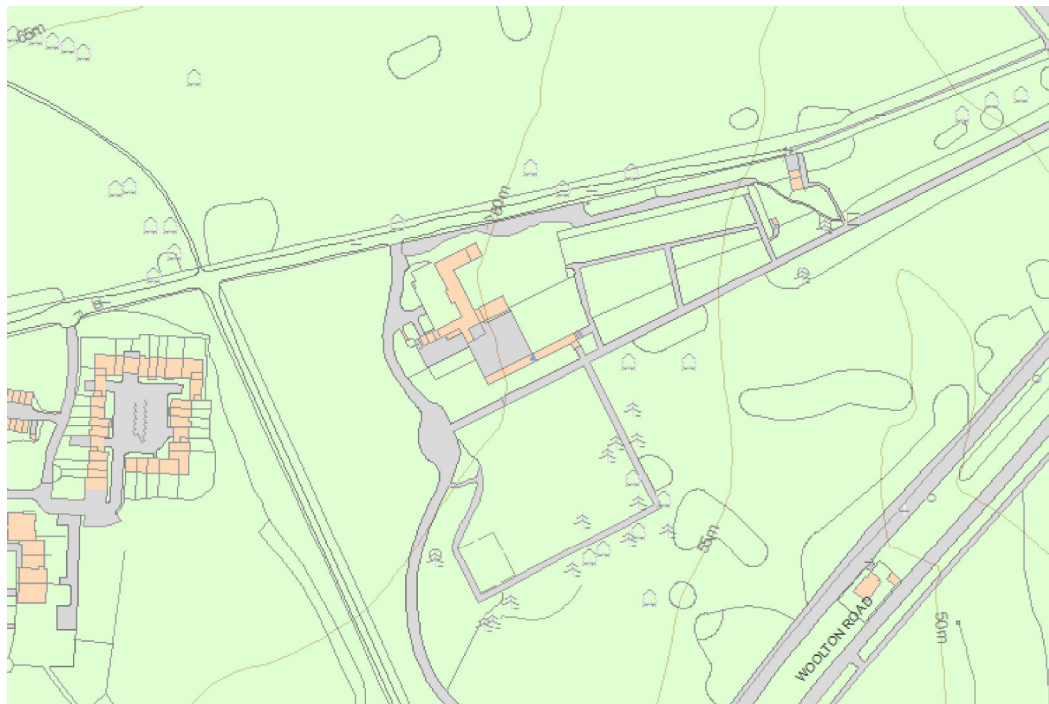
Listing NGR: SJ4163486317

Selected Sources

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

National Grid Reference: SJ4163486317

Map



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(http://gisservices.english-heritage.org.uk/printwebservicehle/StatutoryPrint.svc/201914/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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LAUNDRY AND STABLES AT ALLERTON TOWER

List Entry Summary

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

Name: LAUNDRY AND STABLES AT ALLERTON TOWER

List entry Number: 1359651

Location

LAUNDRY AND STABLES AT ALLERTON TOWER, WOOLTON ROAD

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

County:

District: Liverpool

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Mar-1975

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

Legacy System Information

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

Legacy System: LBS

UID: 359773

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ 48 NW WOOLTON ROAD

L25 8/1392 Laundry and stables at Allerton Tower 14.3.75. G.V. II

Out buildings.1847.H.L. Elmes. Brick with stone dressings, slate roof. H-plan, 2 storeys. Left wing now gone (was Coach House). Ground floor lintel band. Sashed windows, some now boarded (1984). 1st floor lunettes. Central entrance in coved surround with roundel in gable above, leading to entrances to stables and tack room. Wing to right was dairy, laundry and bake house; right return has 3-bay arcade. Rear facade has wings containing cow houses, original stone partitions.

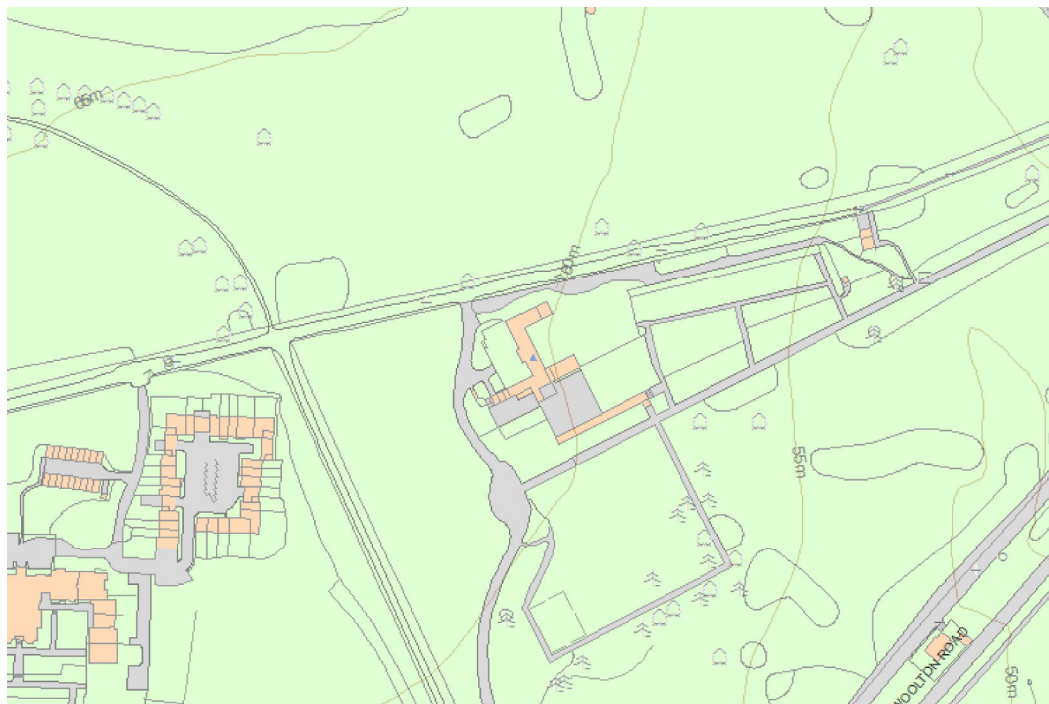
Listing NGR: SJ4160186344

Selected Sources

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

National Grid Reference: SJ 41601 86344

Map



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(http://gisservices.english-heritage.org.uk/printwebservicehle/StatutoryPrint.svc/325018/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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LODGE TO ALLERTON TOWER, WITH ADJOINING GATE PIERS

List Entry Summary

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

Name: LODGE TO ALLERTON TOWER, WITH ADJOINING GATE PIERS

List entry Number: 1291836

Location

LODGE TO ALLERTON TOWER, WITH ADJOINING GATE PIERS, WOOLTON ROAD

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

County:

District: Liverpool

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 12-Jul-1966

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

Legacy System Information

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

Legacy System: LBS

UID: 359772

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ 4186 WOOLTON ROAD L25

43/1 Lodge to Allerton Tower, with adjoining 12.7.66 gate piers

G.V. II

Lodge. 1847. H.L. Elmes. Stucco with slate roof. One storey, 2 bays. Sill course with rustication above, top cornice and blocking course. Round-headed windows in square-headed architraves are sashed, no glazing bars. Central concave entrance bay, entrance has architrave, frieze and cornice. Round porch with distyle Doric colonnade and banded antae, architrave has festoon frieze; cupola. Left return to street has windows with keys and segmental pediments. Entrance gate piers have channelled rustication and cornices, centres break forward with round headed opening with bars, bracketed frieze to cap, that to left has flanking ball finials.

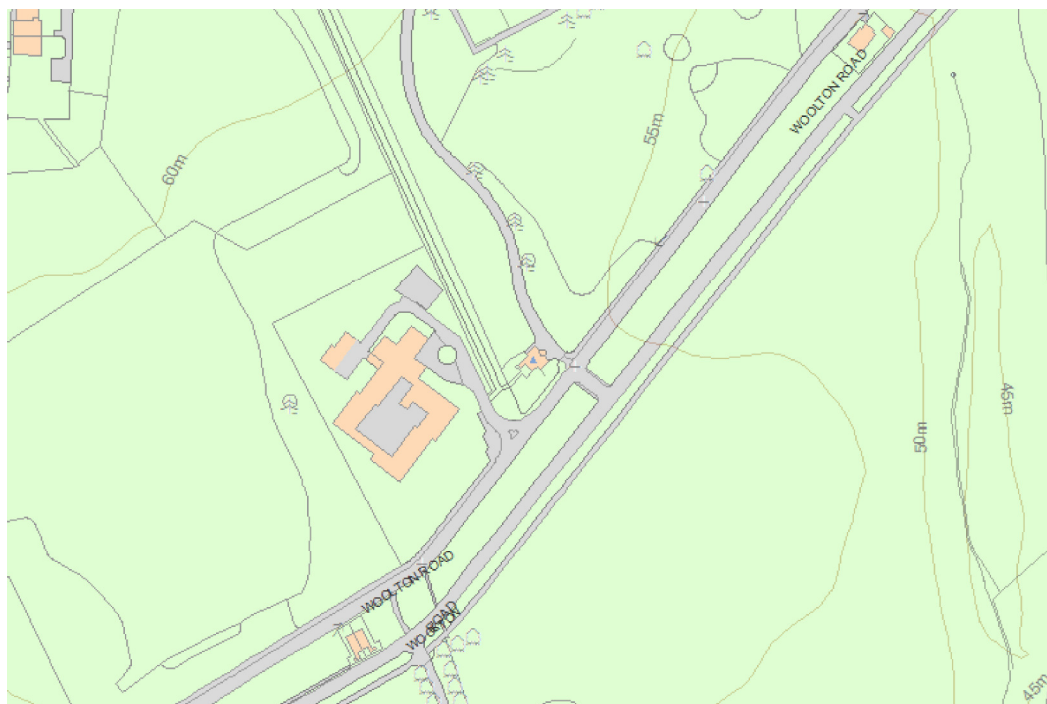
Listing NGR: SJ4163786056

Selected Sources

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

National Grid Reference: SJ 41637 86056

Map



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(http://gisservices.english-heritage.org.uk/printwebservicehle/StatutoryPrint.svc/265662/HLE_A4L_Grade/HLE_A3L_Grade.pdf)

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ALLERTON HALL

List Entry Summary

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

Name: ALLERTON HALL

List entry Number: 1063751

Location

ALLERTON HALL, SPRINGWOOD AVENUE

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

County:

District: Liverpool

District Type: Metropolitan Authority

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 14-Mar-1975

Date of most recent amendment: 12-Jun-2009

Legacy System Information

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

Legacy System: LBS

UID: 359777

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

listed as: WOOLTON ROAD ALLERTON HALL)

II* This list entry has been amended as part of the Bicentenary commemorations of the 1807 Abolition Act.

Mansion, the central portion and west wing built after 1736, probably for John Hardman; extended and completed to east c1810-12 for William Roscoe. C19 alterations, and late C20 alterations which converted the house to a pub.

EXTERIOR: Red sandstone with hipped roof. Three storeys, eleven bays, with central three bays breaking forward, and two projecting bays at each end. Three-bay returns. Rusticated ground floor, with heavy string course, quoins to first and second floors, and balustraded parapet. On the front (north) elevation, the central three bays form an applied tetrastyle Ionic portico with giant unfluted columns rising from first floor to support an architrave and pulvinated frieze, surmounted by a pediment. Above the front door is a lion's head. Windows to the first and second storeys have architraves. All windows are sashed with glazing bars. The first-floor windows are surmounted by mouldings: the central window within the portico has a pediment, those to either side have hood moulds; windows to bays 3,4, 8 and 9 have pulvinated frieze and cornice - there is no architrave, only the moulding surrounding the window; windows to outer projecting bays have pediments. The second-floor windows have keystones and aprons. On the west return, the first-floor windows are surrounded by stones of alternating size; the second-floor windows are like those on the north facade. An iron balcony stretches the length of the three first-floor windows. The east return windows are unadorned; there is a canted bay at ground floor level. At the back of the house are a number of C19 additions. To the east, is a masonry-walled hot house, now used as a dining room.

INTERIOR: Much of the ground floor has been radically altered to create an open-plan space for the pub which currently occupies the building. The cornices etc which remain are mainly Victorian. However, the western room retains its early C19 decoration: fine panelling with architraves to panels, and eared architraves to doors which are surmounted by friezes, with medallion busts and swags, and pediments. Eared fireplace surround with pulvinated frieze and cornice. Overmantel with rococo scroll and pediment. Ceiling with fretwork border and rococo embellishment. In 1824 this was called the Breakfast Room. At the east end, parts of Roscoe's grand library remain, with a back screen of Ionic columns. A large first-floor room at the west end of the building has a triglyph frieze and two fluted Doric columns with full entablature framing the fireplace; this room is currently subdivided (2007).

SUBSIDIARY FEATURES: Gate piers with connecting walls and railings frame the entrance to the north drive on Woolton Road; these are listed separately.

HISTORY: The district of Allerton, five miles to the south east of Liverpool, was chosen by some of the city's most successful merchants for their mansions from the C18 onwards. The earliest of those that remain is Allerton Hall. From 1902 the Corporation of Liverpool acquired a number of large houses in the area, and the grounds associated with them, including Allerton Hall; as a result Allerton is a remarkably green suburb, though no longer countryside as when the houses were built.

Between the C15 and C17 the manor of Allerton was held by the Lathoms, a prominent South Lancashire family, who built a house on the site during the

reign of the James I. The Lathom lands were forfeited during the civil war. The estate was bought in 1670 by Richard Percival, a Liverpool man of business (and mayor in 1658), in whose family it remained for some time; financial difficulties led to the sale of the estate to the brothers John and James Hardman, merchants of Rochdale, in 1736. The principal part of the existing house was almost certainly built for John Hardman. A print of 1807 (in John Britton, *The Beauties of England and Wales*, IX) shows a curiously unbalanced edifice: the new central portico, with four additional bays to west, which had introduced Palladianism to Liverpool, is attached to the remaining part of the C17 building to east, whilst a C17 tower rises behind the building to south. John Hardman had married the daughter of Alderman Cockshutt, a former mayor of Liverpool, and he himself became prominent in the town; in 1754 Hardman was elected MP for Liverpool, but he died shortly afterwards. James Hardman, who had also married a local woman, Jane Leigh, moved to Allerton Hall. James died in 1759, but Jane stayed till her death in 1799. Jane Hardman was a close friend of William Roscoe (1753-1831), the celebrated lawyer, politician, historian and philanthropist. At her death, Roscoe bought part of the Allerton estate, including Allerton Hall.

William Roscoe's father is said to have been butler for John Hardman at Allerton Hall; his mother came from Allerton. When Roscoe was growing up his father kept an inn at Mount Pleasant. At 15, he began a legal training, and in 1774 he became an attorney of the king's bench. Roscoe spent the following 20 years immersed in work he found laborious and distasteful; outside the office he was a devout Unitarian and a distinguished scholar, particularly of Italian literature, history and art. Roscoe married Jane Griffies c1777; the couple had ten children, most of whom shared their parents' literary inclinations. In 1796 Roscoe retired from the law, concentrating instead on land speculation and property development, and later, banking.

In 1799 Roscoe moved with his family to Allerton Hall. His alterations to the house, made in 1811-12, involved pulling down the remaining C17 parts, now thought to be dangerous as a result of decaying timbers, and rebuilding to balance the Palladian work of the previous century. These alterations provided a grand library and hothouses, as well as hanging space for his large collection of paintings. Here he had time for poetry and botany, as well as the historical work for which he was renowned - his 'Life of Lorenzo de' Medici' had been published in 1796 to great acclaim, Horace Walpole writing that 'Mr Roscoe is by far the best of our historians, both for beauty, style and deep reflexions.' During this time, Roscoe was increasingly involved in politics, and in 1806 became MP for Liverpool, as an independent. In the House of Commons he supported the abolitionist cause to which he had long been devoted (in 1787-8 he published pamphlets attacking slavery, and an eloquent poem entitled 'The Wrongs of Africa'). His short career as an MP coincided with the passage of the Abolition Bill; Roscoe brought an unusual slant to the debate in the House, speaking as a native and champion of Liverpool - all the town's other representatives during the late eighteenth and early nineteenth centuries had been opposed to abolition - declaring that, 'I have long resided in Liverpool: for thirty years I have never ceased to condemn this inhuman traffic: and I consider it the greatest happiness of my life to lift up my voice on this occasion against it, with the friends of justice and humanity.' Roscoe was a founder member of the African Institution, established in the wake of the 1807 Act, to ensure that its terms were adhered to. His associate, William Wilberforce, said of him, 'Here is a man who by strength of character has risen above the deep-seated prejudices of his townspeople and eventually won their respect.' Nonetheless, Roscoe's efforts against the slave trade had also made him enemies in Liverpool, and on his

return from London he was greeted by a riot, orchestrated by local slave traders. His parliamentary career was over, but he continued his anti-slavery work in Liverpool, arguing strongly that Liverpool's future prosperity did not depend on slavery. He exerted himself to procure evidence against those who broke the new law, on one occasion intervening to secure the release of slaves brought to Liverpool on a Brazilian ship.

The Roscoe family's tenure of Allerton Hall ended in 1816, or perhaps earlier, the bank in which Roscoe was a partner having collapsed. Thereafter, the Roscoes moved several times before settling at Lodge Lane, Liverpool. William Roscoe's collection of books, manuscripts and art treasures was sold, many works of art being secured for the recently founded Royal Institution, in which Roscoe was a leading light; in 1948 the Institution's enlarged collection was given to Liverpool's Walker Art Gallery. Roscoe died in 1831, not long before the Slavery Abolition Act of 1833 achieved many of the aims for which he had fought.

Roscoe's share of Allerton Hall passed in 1824 to Pattison Ellames, nephew of Peter Ellames, the eminent Liverpool attorney with whom Roscoe had served his clerkship, and who had been a valuable supporter of Roscoe's early literary work. Pattison Ellames lived at Allerton Hall till his death.

During the 1860s Allerton Hall was rented by Richard Wright, a cotton merchant and ship owner. Wright's son-in-law was Charles Prioleau, a native of South Carolina and manager of the Liverpool branch of Fraser, Trenholm & Co., cotton merchants of South Carolina. During the American Civil War of 1861-5, the swell of feeling in Liverpool was for the South; much of Liverpool's wealth during the C19 depended on importing cotton for the mills of Lancashire, and most of this was produced by slaves on plantations in the American South. The blockade by the North, which stopped the supply of cotton, had a very damaging effect on Liverpool's economy. Liverpool's Fraser, Trenholm made a huge contribution to the war effort of the South, acting as banker to the Confederate government, and financing the supply of armaments in return for cotton; the firm also participated in blockade running, and financed the building of vessels for the Confederate navy in Liverpool. At least one ship was supplied by Richard Wright. As a result, numerous American naval personnel spent time in Liverpool, and many of these were entertained by Prioleau at Allerton Hall, out of sight of the US consul. Amongst these was Raphael Semmes, captain of the 'Alabama', the infamous Confederate ship built at the behest of Fraser, Trenholm in 1861-2. A 16-year-old midshipman was invited to spend Christmas of 1862 at Allerton Hall; he was particularly struck by the flowers and fruit produced by William Roscoe's hothouses, after spending the winter in a Liverpool boarding house. Following the First Battle of Bull Run (otherwise known as the First Battle of Manassas) in July 1861, the Confederate flag was raised at Allerton Hall.

Allerton Hall was later owned by Lawrence Richardson Baily of Liverpool, and after his death in 1886 by Thomas Clarke, of Liverpool and Cork, whose widow gave the house and surrounding land to the city in 1926; the park in which the house stands is known as Clarke Gardens. During the Second World War, Allerton Hall became the regional headquarters of the National Fire Service; a blockhouse in the grounds is a reminder of this period in the Hall's history. Allerton Hall was later used as a banqueting suite, providing the setting for numerous wedding receptions and other events. The interior was severely damaged by fires in 1994 and 1995; after renovation Allerton Hall opened as 'The Pub in the Park'.

SOURCES: R. Pollard and N. Pevsner, 'Lancashire: Liverpool and the South-West' (2006) Dictionary of National Biography Victoria County History, 'Lancaster: 3' (1907) S. Lewis, ed., 'A Topographical Dictionary of England' (1848) Liverpool museums website R. Anstey and P.E.H. Hair eds, 'Liverpool, the African Slave Trade, and Abolition' (1976, 1989); <http://www.liverpoolmuseums.org.uk/> accessed on 4 January 2008 J. Baldwin and R. Powers, 'Last Flag Down: The Epic Journey of the Last Confederate Warship' (2007) <http://www.redstarline.org.uk/> accessed on 27 December 2007 G. Cameron and S. Crooke, 'Liverpool, Capital of the Slave Trade' [1993]

REASONS FOR DESIGNATION Allerton Hall is designated at Grade II* for the following principal reasons: * A fine merchant's house, it was built as a country residence, which introduced Palladianism to Liverpool * It contains an elegant and complete early C19 panelled room * The historical interest of the building is enhanced by its connections with a number of prominent Liverpool figures, the most notable being the scholar and abolitionist William Roscoe.

Selected Sources

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National Grid Reference: SJ4159085533

Map



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(http://gisservices.english-heritage.org.uk/printwebservicehle/StatutoryPrint.svc/442680/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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Historic England

NORTH GATE PIERS TO ALLERTON HALL WITH CONNECTING WALLS AND RAILINGS

List Entry Summary

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

Name: NORTH GATE PIERS TO ALLERTON HALL WITH CONNECTING WALLS AND RAILINGS

List entry Number: 1218747

Location

NORTH GATE PIERS TO ALLERTON HALL WITH CONNECTING WALLS AND RAILINGS, WOOLTON ROAD

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

County:

District: Liverpool

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Mar-1975

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

Legacy System Information

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

Legacy System: LBS

UID: 359778

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ 48 NW 8/1397

WOOLTON ROAD, L25 North gate piers to Allerton Hall with connecting walls and railings

14.3.75.

G.V. II

4 piers, gates and railings. Mid C19. 2 gate piers and paired plain iron gates. Low connecting walls, concave to left, convex to right, with railings with decorative heads, end in piers. All piers are rusticated and with entablatures.

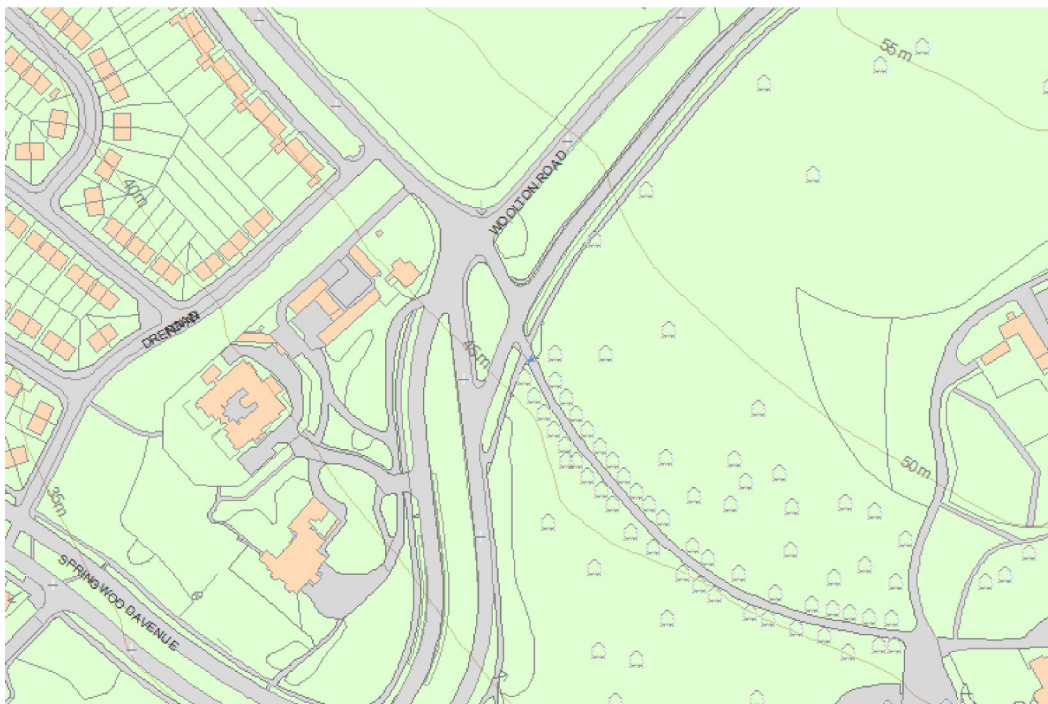
Listing NGR: SJ4133485675

Selected Sources

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

National Grid Reference: SJ 41334 85675

Map



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OBELISK ON LAWN TO SOUTH EAST OF ALLERTON GOLF CLUB HOUSE

List Entry Summary

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

Name: OBELISK ON LAWN TO SOUTH EAST OF ALLERTON GOLF CLUB HOUSE

List entry Number: 1356268

Location

OBELISK ON LAWN TO SOUTH EAST OF ALLERTON GOLF CLUB HOUSE,
ALLERTON ROAD

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

County:

District: Liverpool

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Mar-1975

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

Legacy System Information

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

Legacy System: LBS

UID: 213648

Asset Groupings

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List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ 4186 ALLERTON ROAD L25

43/56 Obelisk on lawn to south east of Allerton Golf Club House 14.3.75 G.V. II

Obelisk. C18. Red sandstone ashlar, square plan, plinth with moulded base and cornice supports obelisk on balls at angles.

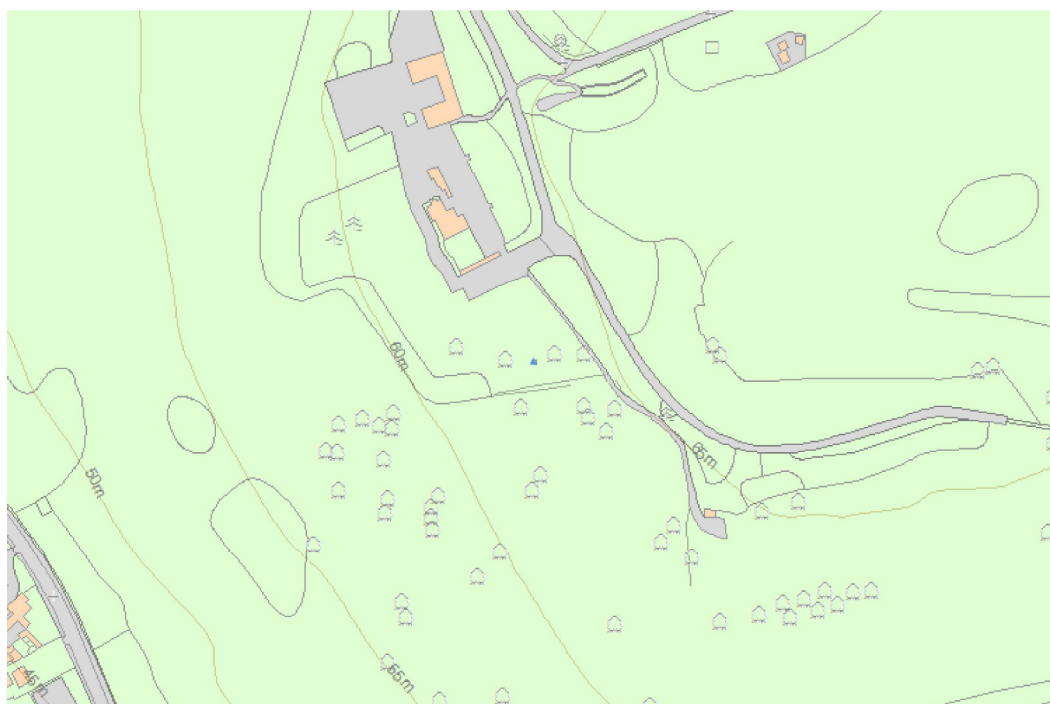
Listing NGR: SJ4110686488

Selected Sources

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

National Grid Reference: SJ 41106 86488

Map



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Appendix 2: Legislation and Policy

Policy

Legislation: Statutory Duty (1990 Act)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

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

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

National Planning Policy: The National Planning Policy Framework, 2012

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

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

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

‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal . . . They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’

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

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

should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Paragraph 133 states that where a Proposed Development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm and or loss is necessary to achieve substantial benefits that outweigh that harm or loss, or all of the following apply:

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

Paragraph 134 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Setting

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

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.¹

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

Guidance

Good Practice Advice Note 3: The Setting of Heritage Assets, Historic England (March 2015)

The document provides Historic England's guidance on managing change within the setting of heritage assets. The guidance makes it clear 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. The guidance sets out the need for a systematic and staged approach to assessing the impact of development proposals in the setting of a heritage asset. It confirms that such assessment should be based on an understanding of the significance of the heritage assets affected and then the contribution of setting to that significance. Guidance is provided on what potential attributes of setting may or may not make a contribution to the

significance of a heritage asset, noting that in any one instance a limited selection of the attributes will be of particular relevance to an asset. These attributes can comprise:

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

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

National Planning Practice Guidance (2014)

Whilst not planning policy the Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

Seeing the History in the View, Historic England (2011)

This guidance was issued in May 2011 and explains how Historic England intends to systematically and consistently assess the historical significance of views. It is the most recent Historic England guidance to include advice and details on a methodology for assessing significance and impact within views analysis. A series of tables or matrices are set out in Section Phase B of the document to assist in; the identification of the importance of the assets and the view; assessing the magnitude of the impact on the assets; and, determining the overall impact.

Conservation Principles: Policies and Guidance, Historic England (2008)

This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values".

Local Planning Policy

Liverpool Unitary Development Plan (UDP) Saved Policies (2007)

Policy HD5 relates to development in the setting of Listed Buildings and states:

Planning permission will only be granted for development affecting the setting of a listed building, which preserves the setting and important views of the building. This will include, where appropriate:

- i. control over the design and siting of new development;
- ii. control over the use of adjacent land; and
- iii. the preservation of trees and landscape features.

Appendix 3: Historic England Pre-application Advice



Historic England

NORTH WEST OFFICE

Mr Graeme Ives
Turley
10th Floor
1 New York Street
Manchester
M1 4HD

Direct Dial: 0161 242 1416

Our ref: PA00419213

9 March 2016

Dear Mr Ives

Pre-application Advice

LAND OFF WOOLTON ROAD, LIVERPOOL

Thank you for your request, made on the 15th February 2016, requesting Historic England's view on the pre application proposals.

Summary

The current proposal submitted to ourselves for pre application discussion, is for proposed development of land adjacent to the grade II* listed Allerton Priory. The scheme falls within our remit for consideration due to the potential for the development to affect the setting of a grade II* listed building. Having considered the proposals, we have concluded that harm to the significance of the designated heritage asset would be limited.

Advice

Significance

The land currently under consideration for development formed part of the estate of Allerton Priory until comparatively recently. The house was built in the 1860's when John Grant Morris, a local industrialist bought and demolished the existing building on the site, Allerton Lodge. Morris commissioned Alfred Waterhouse, one of the most notable Victorian architects, to design and construct a new dwelling in the gothic style. Morris renamed the dwelling Allerton Priory and the completed building is recognised as being one of the best remaining examples of Waterhouse's domestic works for the industrial elite. The interior is of further interest as it has been fitted out by prominent craftsmen of their time, such as Gillow and Company. The exceptional importance of the building is recognised in its designation as a grade II* listed building.

Map regression indicates that Allerton Priory is positioned in a different location to the



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NORTH WEST OFFICE

earlier Allerton Lodge, being situated more deeply in the grounds. It appears that the Priory was inserted into a pre-existing landscape and that works to the grounds associated with the Waterhousedwelling were largely restricted to a new driveway and a formal garden, located in close proximity to the house and consisting of a sunken parterre. The 1st edition Ordnance Survey maps show that additional tree planting had occurred in the wider grounds particularly to the southern and western boundaries, indicating that although the general form of the landscaping had previously been established, the land to the south of the Priory was still being shaped by its association with the dwelling. However, it is not our view that the parcel of land in consideration could be classed as a 'designed landscape'.

The demographics and use of Allerton Priory has altered over the years; in 1905 the house was sold to an order of Nuns and was converted to a school. It remained in this use until the 1980's, with the proposed development site being utilised as playing fields. The building then became a nursing home and has latterly been converted to apartments. The surrounding landscape to the hall appears to have been largely untended for a notable period of time and that in recent years, the level of tree cover between the Priory and the adjacent land has noticeably increased, forming a planted division between the two.

Impact

A master plan for residential development on the site has been provided to ourselves for comment. It is evident that the proposed layout has been heavily influenced by the historic landscape features which remain on the site; this approach is welcomed and felt to be appropriate. For example the shelter belt of trees to the boundary would remain intact, as would the existing landscaping around the site of the former home farm and the tree belt which marks the route that linked the farm to the Priory. This approach allows the mature nature of the landscaping to be read and appreciated, whilst forming three distinct areas of development, which in turn breaks down the perceived density of the dwellings.

It is also proposed to retain a substantial area of open ground undeveloped to the south of Allerton Priory, which the garden elevation of the Grade II* building would overlook. This feature provides a buffer zone between the house and new development and retains the relationship between the formal grounds of the hall and the wider landscape, which formally formed part of the estate and is again felt to be an appropriate approach to integrating development on the site. The retention of the tree strip which runs diagonally across the site will also screen a percentage of dwellings from view from the Priory, were any views remaining, and is therefore responsive to the identified significance of house. A number of vista lines from the periphery of the site through to the Priory have also been identified and retained as



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part of the scheme. This will allow glimpses of the building to be appreciated from the boundary of the site and provide a context for the mature landscaping which will remain.

Historic England's guidance document 'The Setting of Heritage Assets, Historic Environment Good Practise Advice in Planning 3' states that the importance of setting lies in what it contributes to the significance of the heritage asset, in this case Allerton Priory. It is clear that the land in question formed part of the estate of Allerton Priory for a significant part of its history, only recently being divided from the same ownership. The land forms part of the context in which the building sits and despite part of its form being recycled from an earlier hall on the site, it has been shaped through its association and close proximity to the Priory building. The more complete severing of the relationship between the formal grounds and the wider site is a relatively recent occurrence, with aerials from 2000 indicating a much lesser planted strip between the two and presumably a greater level of visual connection. We therefore consider the site to form part of the setting of the Priory.

It is then necessary to define how important this land is to the significance of Allerton Priory as a whole. Having reviewed the supporting information in detail, we have concluded that the land in question does add to the significance through virtue of being a landscape shaped through its association with a high status dwelling and as forming part of the quantity of land associated with such a building. However, the contribution is not so significant as to be intrinsic to Allerton Priory's importance as an example of Waterhouse's work and we would therefore place the land as being of low to medium interest. As such, we believe that if sensitively designed, the land could accommodate a level of redevelopment.

Having reviewed the submitted masterplan, we believe that the proposed layout has responded sensitively to the constraints of the site and has minimised the potential impacts of the development on the setting of the Grade II* Allerton Priory and as a consequence any harm to the significance would be limited.

Position

In conclusion we consider that the proposal of developing the area for residential dwellings is appropriate, however, we can advise, that given the nature of the site, were an application to be forthcoming, that an outline application with all matters reserved would not be considered appropriate. We would wish to see as much detail provided as part of the application as possible.



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Next Steps

Thank you for involving us at the pre-application stage. We consider your proposals have now reached a stage where they address any heritage considerations we may have.

Yours sincerely

Marie Smallwood

Inspector of Historic Buildings and Areas

E-mail: marie.smallwood@HistoricEngland.org.uk



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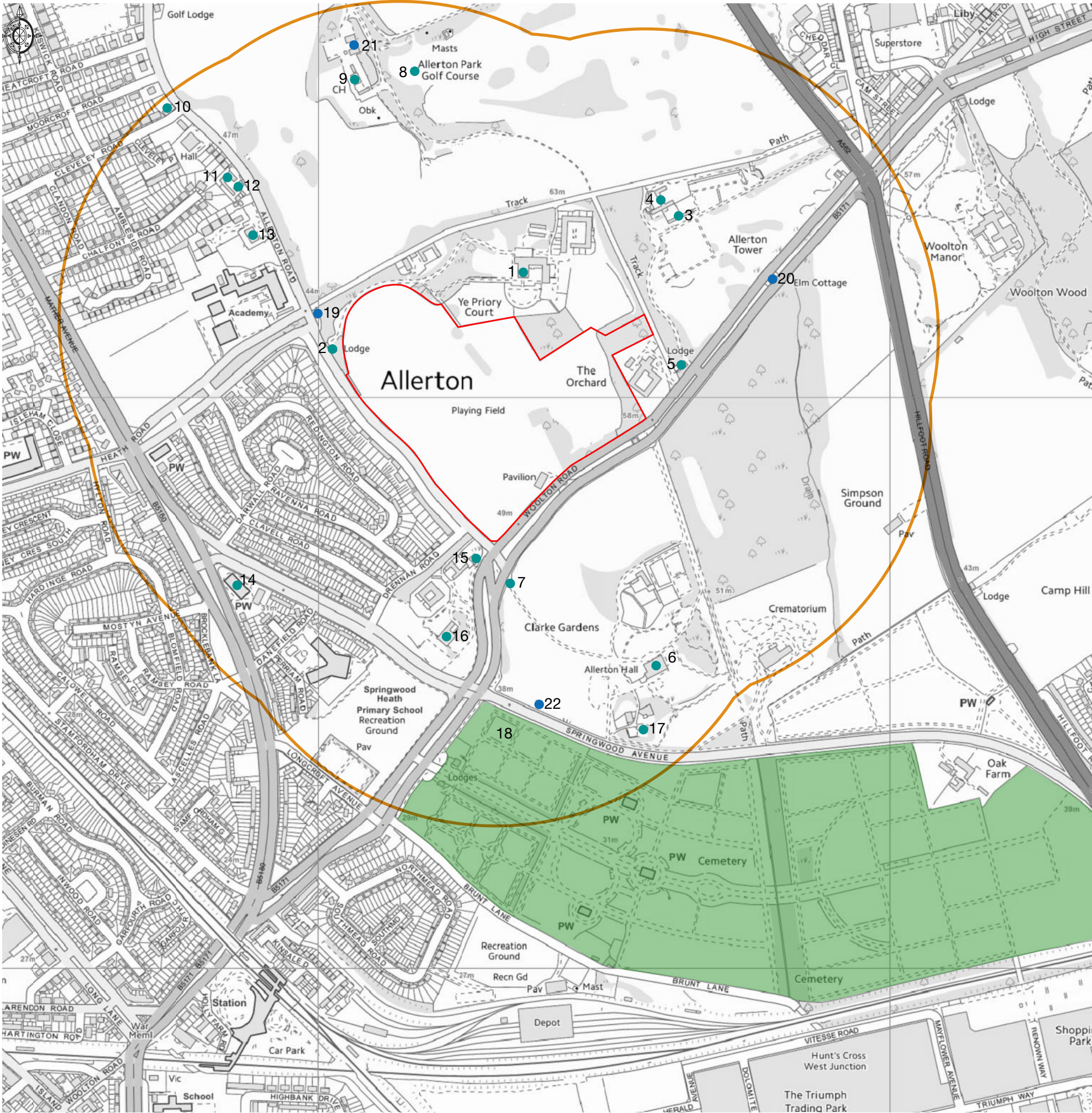
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Appendix 7.2: Heritage Asset Plan



Site boundary

Study Area (500m)

Listed Buildings:

- Allerton Priory (Grade II*)
- Lodge to Allerton Priory (Grade II)
- Allerton Tower Orangery (Grade II)
- Laundry and Stables at Allerton Tower (Grade II)
- Lodge to Allerton Tower, with adjoining gate piers (Grade II)
- Allerton Hall (Grade II*)
- North Gate Piers to Allerton Hall with connecting walls and railings (Grade II)
- Obelisk on lawn to south east of Allerton Golf Club (Grade II)
- Allerton Golf Club House (Grade II)
- Hoarwithy Lodge (Grade II)
- Former Stable Block to Cleveleys (Grade II)
- Cleveley Cottage (Grade II)
- New Heys (Grade II)
- Church of All Souls, including church hall, boundary wall and gates (Grade II)
- Springwood Lodge (Grade II)
- St Michaels Manor (Grade II)
- The Cottage, Clarke Gardens (Grade II)

Registered Park and Garden:

- Allerton Cemetery Registered Park and Garden (Grade II) (I've attached a wider plan of this area in case you wanted to show more)

Non designated heritage asset:

- Priory Bungalow
- Elm Cottage
- Former Coach House and Stables to Allerton
- Second World War Pillbox

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Client:
Redrow Homes Limited

Project:
Allerton Priory, Liverpool

Drawing:
Heritage Asset Plan

Project Number:
REDM2039

Drawing Number:
1001

Revision:
00

Status:
Final

Scale:
1:7,500@A3

Date:
May 2016



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