

Heritage Statement
Land at Woolton Road/Allerton Road,
Allerton, Liverpool

September 2016

Contents

1.	Introduction	1
2.	Site Description and Context	2
3.	Heritage Assets	7
4.	Assessment of Significance	8
5.	Assessment of Impacts	13
6.	Summary and Conclusions	17
Appendix 1: Legislation and Policy		
Appendix 2: Listed Building List Descriptions		

1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Redrow Homes (NW) Ltd in support of an application for listed building consent for works to a curtilage listed wall to provide three points of access, on land at Woolton Road/ Allerton Road, Liverpool (the 'Application Site').
- 1.2 An outline application for 'up to 160 dwellings and open space with all matters reserved except for access' (160/1191) at Land at Woolton Road, Woolton, Liverpool was submitted to Liverpool City Council on 16th May 2016, and is currently under consideration. The western and southern boundaries of the Application Site defined by that application are formed by a stone boundary wall along Allerton Road and Woolton Road respectively. The proposed development involves the construction of three new points of access through the wall.
- 1.3 During pre-application consultations the Local Planning Authority (LPA) stated that the wall has listed status by virtue of being within the curtilage of the grade II* listed Allerton Priory. The proposals would have a direct impact on the wall, as a designated heritage asset, and the Council therefore requested that an application for listed building consent be submitted.
- 1.4 In this context the National Planning Policy Framework (NPPF) provides the Government's national planning policy in respect to the conservation of the historic environment and sets out the information requirements for proposals that could affect the significance of heritage assets:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on that significance."
- 1.5 To comply with these requirements, Section 2 firstly describes the Application Site and the historic development of the site and the adjoining area and Section 3 identifies the relevant heritage assets located close to the Application Site that may be affected by the Proposed Development.
- 1.6 Section 4 provides an assessment of significance for the identified heritage assets that may be affected by the proposals; the assessment is proportionate to both the importance of the asset and the magnitude of the likely impacts. This assessment has been undertaken on the basis of published information, archival research and on site visual survey.
- 1.7 Section 5 provides an assessment of the impact of the application proposals on the significance of the identified designated heritage assets, in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF and local planning policy for the historic environment where due weight can be afforded to that policy having regard to consistency with the Framework (set out in detail in Appendix 1).

2. Site Description and Context

- 2.1 The Application Site is located in Allerton, to the southeast of Liverpool city centre.
- 2.2 The Application Site represents the walls to Allerton Priory which enclose the house and former grounds and extend along Allerton Road to the west and Woolton Road to the south. The eastern wall encloses a path between the eastern boundary of the Priory and the adjacent former Allerton Tower. To the north the forms the boundary with the Allerton Golf Course.

Figure 2.1: Site Location Plan



- 2.3 The walls are constructed in coursed squared stone and topped with a curved coping stone and are generally consistent in height and appearance. Some existing openings exist, the principal access to Allerton Priory on Allerton Road, and a former access to the home farm to Woolton Road. A further access exists to Woolton Road; this was constructed in November 2014 to serve for an equestrian centre. Whilst the access has been constructed no further works have been carried out.
- 2.4 The principal entrance to Allerton Priory is on Allerton Road adjacent to the Allerton Priory Lodge. Here the walls terminate at a stone pier and curve inwards to frame the road, with further identical piers forming gateposts. The curved walls are decorative, with bands of brick alternating with stone, a projecting stone string course and a chamfered coping stone. The piers are topped by a truncated pyramidal square pier

cap and have a floral motif to the front face. The decorative appearance of this section of the walls is consistent with the Allerton Priory Lodge.

Site History and Historic Development

- 2.5 Historic map regression provides an illustration of the history and development of the Application Site.
- 2.6 The Yates Plan of 1786 illustrates an avenue of trees extending north from Allerton Hall, to the south of the Application Site, across the Site towards an obelisk, located in the area currently occupied by Allerton Golf Course. The Application Site was otherwise undeveloped at that time.

Figure 2.2: Yates 1786 Map

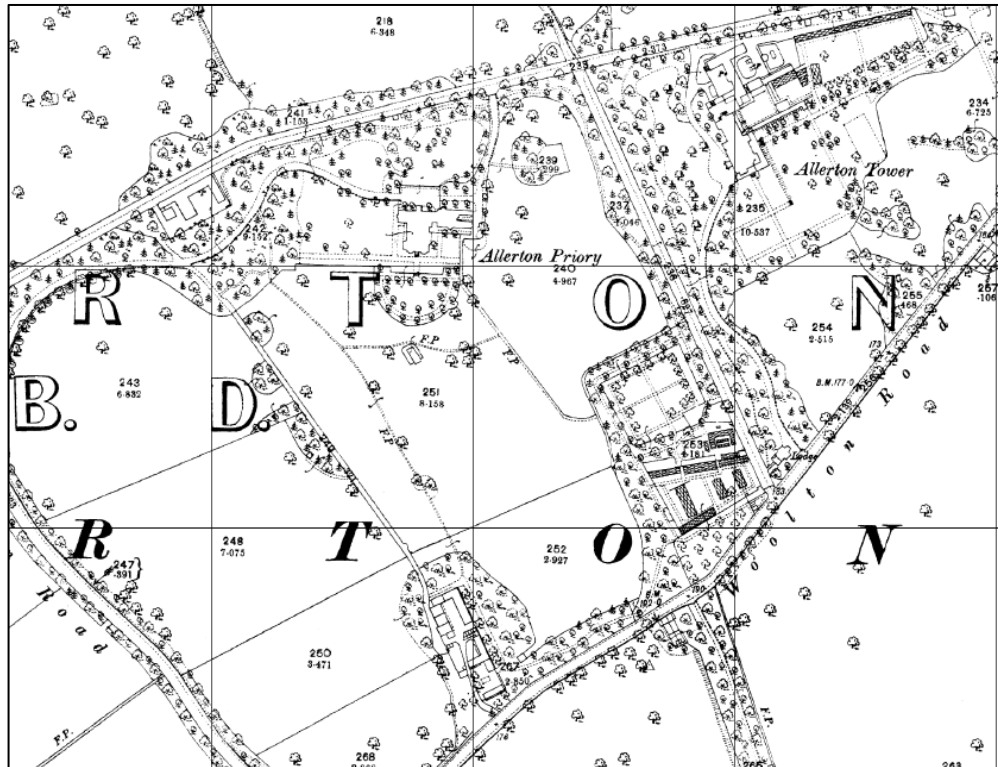


- 2.7 In 1866 the original house was acquired by John Grant Morris, a colliery proprietor, who demolished the building and built the present Allerton Priory. The alignment of the Allerton Priory walls is consistent with the original boundary.
- 2.8 The present Allerton Priory was built in 1867-70 and is visible in its new location on the 1893 Ordnance Survey map (figure 3.6). The new Priory is located a short distance to the south of the position of the previous building. It was designed by the highly prominent architect Alfred Waterhouse who also designed the present Allerton Lodge building to the west¹.
- 2.9 The enlarged gardens immediately adjoining the Priory are identifiable in the 1936 map, and include the newly laid out sweeping access drive from Allerton Road to the west. It also includes formal gardens including a semi-circular sunken garden. However, the

¹ Buildings of Liverpool, Liverpool Heritage Bureau 1978

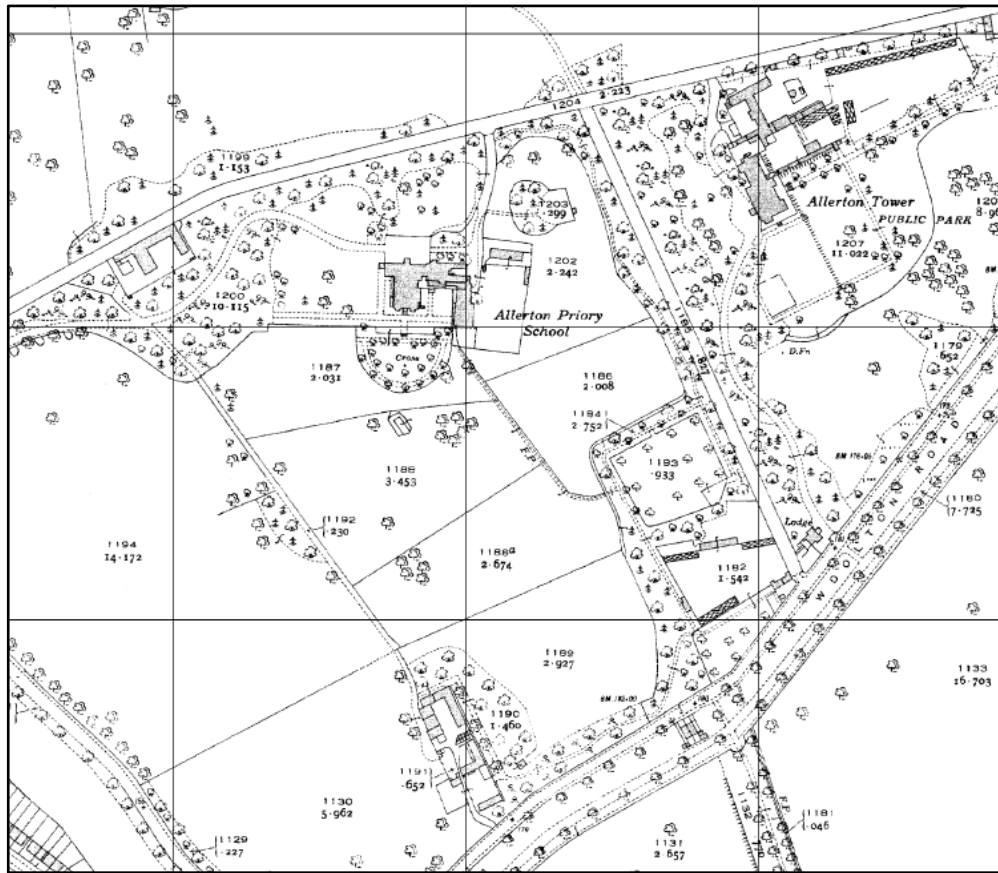
wider agricultural setting remains unchanged, indicating that the opportunity was not taken to design a parkland setting to complement the new Priory.

Figure 2.3: Ordnance Survey Map 1893



- 2.10 In 1915 a residential school for 'special educational needs' girls was established at the Priory by the House of Providence and Convent, Sisters of the Sacred Hearts of Jesus and Mary and they remained there until 1986. The use of the building for a school is identified on the 1936 map at figure 2.4. Whilst in use as a school, the field boundaries were removed and the grounds of the house were laid out for use as sports pitches, changing the character and function of the space.
- 2.11 Allerton Priory was purchased by a Danny Mulholland and run as a nursing home from 1994-5. In 2000 permission was granted for the building to be converted for residential use alongside the conversion of the coach house and construction of residential units to the northeast of the Priory.
- 2.12 The priory was redeveloped for residential use in the early C21st at which time an enabling development of residential units was built to the north east of the building and alterations were made to the C20th extension to the east.
- 2.13 The home farm remains visible on the 1936 map (fig 2.4) and so it is presumed that it was demolished during the late C20th.

Figure 2.4: 1936 Ordnance Survey Map



2.14 In 1902 the Corporation of Liverpool acquired a number of large houses in the area and their grounds. Development in the area, following acquisition, meant that during the C20th there was a substantial change to the character of the area with development eroding the former countryside character². The 1951 map (figure 2.5) indicates that there is a growth in residential development in the wider area with housing being built to the east and west of the Application Site. The 2015 aerial image at 2.6 shows the culmination of increasing urban development in the wider area, resulting in a strongly urbanised character to the wider landscape. The image also shows the growth in extensive tree cover that encloses the Priory.

2.15 The grounds to Allerton Priory are presently unused.

² Allerton Hall list entry summary, Historic England 2015.

Figure 2.5: The Ordnance Survey 1951 Map (<http://maps.nls.uk/view/91791800>)

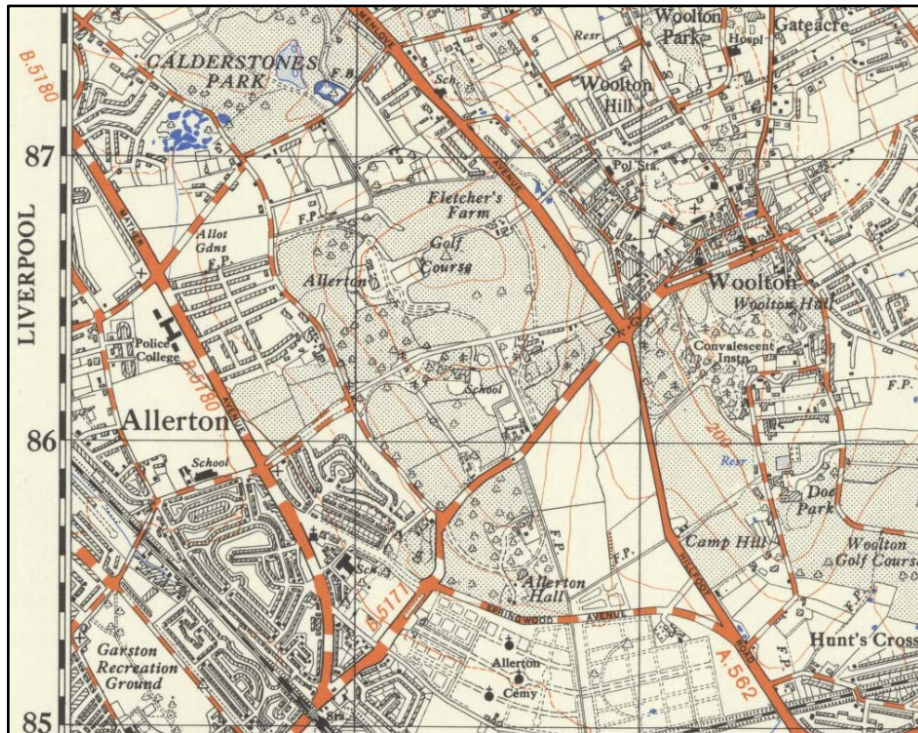


Figure 2.6: Aerial Image 2015 – Bing Maps



3. Heritage Assets

Introduction and Scope

- 3.1 The NPPF defines a heritage asset as:

“A building, monument, site, place, area of landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”³

Designated Heritage Assets

- 3.2 During pre-application consultations the Local Planning Authority (LPA) stated that the wall has listed status by virtue of being within the curtilage of the grade II* listed Allerton Priory. The proposals would have a direct impact on the wall, as part of a designated heritage asset.
- 3.3 Any other effects arising from the Proposed Development on designated built heritage would be indirect in nature, having potential to affect the significance of the identified assets though impact upon their setting, rather than having any further direct effects on fabric.
- 3.4 The following designated heritage assets have the potential to be directly or indirectly affected by the proposed development:

Listed Building	Grade	Date of designation
Allerton Priory	Grade II*	12 July 1966, amended 24 September 1998
Lodge to Allerton Priory	Grade II	14 March 1975

- 3.5 Historic England List entry descriptions of each listed building are included at Appendix 2.

³ (DCMS, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary)

4. Assessment of Significance

Introduction

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

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁴

- 4.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to have special regard to the desirability of preserving or enhancing listed buildings and their settings. A review of the relevant legislation and planning policies is provided in Appendix 1.
- 4.3 The analysis, below, of the special architectural and historic interest of the listed buildings in proximity to the Application Site, including the contribution of their setting, is considered to be proportionate to their significance and the potential impact of the Proposed Development.
- 4.4 The setting of a heritage asset is defined 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 the asset, may affect the ability to appreciate that significance or may be neutral.”

- 4.5 Guidance provided by Historic England in The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning 3 (2015) states that:

“Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset’s surroundings.”

Allerton Priory

- 4.6 The Priory was listed at Grade II on 12 July 1966 and following a review the designation was upgraded to II* in September 1998. The advice report for the amendment states that the house is ‘one of the best and most complete of the houses built for Liverpool’s industrial and commercial elite, and ... a particularly complete example of Waterhouses’ larger domestic commissions’. The report also indicates that the house includes work by notable craftsmen and contractors of the day.

4 (ref – DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary)

Figure 4.1: Allerton Priory



Figure 4.2: Allerton Priory Wall



Special Architectural Interest

- 4.7 The detailed drawings for Allerton Priory were completed in January 1867 with work on site starting that year. Pevsner describes Allerton Priory as the 'most ambitious' of the mansions which Waterhouse built in his home city of Liverpool⁵. The building is in the Victorian Gothic style.
- 4.8 The Priory is a large asymmetric house, described by Pevsner as '*rather dour in brown brick laced with blue brick bands and sandstone dressings*'. It is to two storeys with an attic and 10 bays. Windows are generally mullioned with some relieving arches. The roof is in slate with blue tile cresting. The entrance front (north front) has a vaulted porch and dominant four storey tower which is capped by a pyramidal spire. The house has an eclectic roofscape with tall gables, chimneys and finials. Chimney breasts are expressed

⁵ 'The Buildings of England Lancashire: Liverpool and the South-West', Richard Pollard and Nikolaus Pevsner (2006)

externally as features to the east and west elevation gables. To the west elevation is a first floor oriel window.

- 4.9 The plan form utilised by Waterhouse at Allerton Priory is relatively unconventional. An entrance hall leads to a long gallery which runs through the heart of the house with rooms accessible from the gallery. A service passage bisects the hall and leads to a domestic service wing to one site.
- 4.10 Allerton Priory also includes a number of architectural features which are likely to have been responses to specific requirements of the client. It is suggested that the retirement of John Grant Morris to Allerton was necessitated by the need to care for a disabled child. The house contains '*an elaborately fitted pair of rooms where the nurseries ought to be*'. Other unusual features include a smoking room within the tower which was reached over the great central lead flat⁶.
- 4.11 The Allerton Priory walls (fig 4.2) surround the building and its wider grounds, enclosing Allerton Road to the west and Woolton Road to the south. The walls are constructed in coursed squared stone and topped with a curved coping stone and are generally consistent in height and appearance. The principal access to Allerton Priory is on Allerton Road, and some ancillary entrances exist on Woolton Road.
- 4.12 The principal entrance to Allerton Priory is on Allerton Road. Here the walls terminate at a stone pier and curve inwards to frame the road, with further piers forming gateposts. The curved walls are decorative, with bands of brick alternating with stone, a projecting stone string course and a chamfered coping stone. The piers are topped by a truncated pyramidal square pier cap and have a floral motif to the front face. The decorative character of the wall at the access point denotes and emphasises the high status of the building beyond. The decorative nature of the entrance contrasts with the relatively plain character of the rest of the walls.
- 4.13 The walls contribute towards the significance of Allerton Priory by visually defining the historical boundary of the parkland when viewed from Allerton Road and Woolton Road.

Special Historic Interest

- 4.14 Allerton Priory is ascribed high value, for it exemplifies the development of high status mansions and the increasing wealth of Liverpool in the Victorian era. It is of national prominence for its association with Alfred Waterhouse who is a noted architect. Value is also ascribed for its association with John Grant Morris, a leading Liverpool industrialist and a series of other noted craftsmen and contractors including designers such as Gillow and Company.
- 4.15 There is historical interest in the Allerton Priory wall and as an example of a typical Victorian high status landscape feature; its form and nature as well as the decorative openings in connection with the Lodge building and main entrance route emphasise and signpost the high status of the principal house and grounds.

⁶ 'Alfred Waterhouse 1830-1905 Biography of a Practice', Colin Cunningham and Prudence Waterhouse (1992)

Summary of significance

- 4.16 Overall, the curtilage listed walls are considered to make a moderate contribution towards the significance of Allerton Priory through contributing towards an appreciation of the historic form, character and status of the house and grounds.

Lodge to Allerton Priory

Figure 4.3: Allerton Priory Lodge circa 1950⁷



Special Architectural Interest

- 4.17 The Allerton Lodge building was designed and built by Alfred Waterhouse in 1867-70, as a part of the designed landscape and grounds associated with Allerton Priory. It is in red brick with blue brick and stone bands and a slate roof. It extends to two bays and two storeys and is designed with gables emanating from a large cross-axial central chimney stack. An open sided porch supports a central timbered bay which faces the access to the Lodge.

Special Historic and Associative Interest

- 4.18 The Lodge was designed by Alfred Waterhouse in conjunction with his designs for Allerton Priory. The Lodge was built as part of the designed driveway and alongside the access route associated with the Priory. It forms part of a strong group with Allerton Priory and can be ascribed high associative value for this enduring relationship, as well as for its historic association with Alfred Waterhouse.
- 4.19 The Lodge can also be ascribed historic interest; the inclusion of a lodge building is evidence of a high status house. Similarly the design of the enclosed curved access that

⁷ Allerton Priory Lodge Image: Liverpool Archives

controls and reveals views of the Priory emphasises the status and is also ascribed historic interest.

Setting

Physical surroundings

- 4.20 The Lodge is located on Allerton Road, adjacent to the entrance leading to Allerton Priory (now called Ye Priory Court). To the south and east are dense trees. The principal access to Allerton Priory is immediately adjacent. The Allerton Priory walls enclose the west side of the building, dividing it from Allerton Road and curve around to the north to form the access.

Experience of the asset

- 4.21 The Lodge is primarily experienced from close proximity, from Allerton Road and Ye Priory Court, where the primary elevations are visible. Its position and the location of dense trees to the south and east form a backdrop and restrict views and experience of the property to from Allerton Road, resulting in a somewhat secluded character.
- 4.22 The Lodge is experienced as part of a group with the curved Allerton Priory access walls which are contemporary and adjacent to it, and have a consistent materiality. Together the assets contribute towards the appreciation of the high status nature of Allerton Priory itself.

Contribution made by the application site to significance of assets

- 4.23 The Allerton Priory Walls contribute to the significance of the Lodge; when viewed from Allerton Road there is a visual and functional connection between the two, and they are experienced as part of a group alongside the contemporary curved driveway and Allerton Priory itself. This group value enhances the significance of the individual assets.

5. Assessment of Impacts

Introduction

- 5.1 One of the core land-use planning principles set out in the NPPF (paragraph 17) is that planning should:

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”

- 5.2 Paragraph 131 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, as well as the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality and to local character and distinctiveness.

- 5.3 Paragraph 132 states that when considering the impact of a Proposed Development on the significance of a designated heritage asset, great weight should be given to asset's conservation. 'Conservation' is defined by the NPPF as:

“the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”.

- 5.4 A full review of the heritage legislation, national and local planning policy and guidance relevant to the determination of the planning and listed building consent applications is set out at Appendix 2.

- 5.5 Under The Planning (Listed Buildings and Conservation Areas) Act 1990 Liverpool City Council, in determining the submitted application for listed building consent, has a statutory duty to have special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess (s16(2) and s66(1)).

- 5.6 The key heritage issues to be taken into consideration are therefore the effect that the Proposed Development will have on:

- The special architectural and historic interest (significance) of the curtilage listed wall and the principal building (Allerton Priory).
- The special architectural and historic interest (significance) of Allerton Lodge, as a result of development within its setting.

The Proposed Development

- 5.7 It is proposed to create three openings into the Allerton Priory wall to allow construction of two lane vehicular accesses with pedestrian footways. Two are new accesses and one represents the widening of an existing access.

- 5.8 The first proposed access is on Allerton Road. A portion of the wall (18m wide) will be demolished and a new access with three piers and a dog-led and curved wall

constructed. The wall is proposed to have a brick band in a contrasting colour and will be similar to the existing arrangement to the principal entrance to Allerton Priory. The proposed new pillars will replicate those at the principal entrance to Allerton Priory.

- 5.9 A new access will be created to Woolton Road. A 15m portion of the wall will be demolished to create a new opening. The new wall will be curved towards the access road and will terminate with two stone piers framing the entrance. The proposed new pillars will replicate those at the principal entrance to Allerton Priory on Allerton Road.
- 5.10 An existing access on Woolton Road will be altered and widened to create a final additional access point. The wall to the left will be stepped up to match the height to the opposite side of the access point, creating a symmetrical appearance. New stone piers will frame the access. The proposed new pillars will replicate those at the principal entrance to Allerton Priory. The final opening will be 15 m wide.
- 5.11 The Method Statement included with the proposal sets out that the demolition of portions of the wall will be undertaken in a sympathetic manner, with careful demolition and stonework retained for reuse. All demolition and reconstruction works will be carried out by appropriately qualified persons and will be undertaken by hand to ensure quality control and minimal disturbance to the surrounding walling. Stone will be retained and re-used where possible to form the new walls. All openings will be made good.

Impact on significance

Allerton Priory

- 5.12 The assessment of significance within section 4 set out that the special architectural interest of Allerton Priory is fundamental to its significance, and that the house also has substantial historical interest. The curtilage listed walls are considered to make a moderate contribution towards the significance of the building through contributing to an appreciation of the historic form and character of the house and grounds, and illustrating its status.
- 5.13 The proposed works to provide access are limited in scale, and affect a limited section of the wall in three separate locations. The Allerton Road stretch of wall is approximately 515m long, and the proposed opening is 18m wide. Similarly, the Woolton Road stretch is approximately 430m long, and the proposed openings are each 15 m wide. The proportion of historic fabric affected and removed is therefore minimal when compared with the overall length and form of the wall.
- 5.14 The new openings will be clearly legible as modern interventions in the walls in association with the proposed housing development in the Allerton Priory parkland, but have been detailed to reflect the existing access, thereby ensuring that the appearance is sympathetic to the historic character and nature of the existing appearance.
- 5.15 The proposals involve the retention and reuse of stonework and brickwork in construction of the new curved elements framing the access.
- 5.16 The Method Statement submitted with this application confirms that the works will be carried out by an appropriately qualified person and by hand to ensure that there is

limited impact or disturbance to the surrounding areas of walling. Details of materials and mortar mix can be confirmed by condition.

- 5.17 The walls make a modest contribution towards the overall significance of Allerton Priory; the significance of the Priory is ascribed primarily to its architectural and historic special interest. The proposed works will not diminish this special interest. The enclosing nature and route of the wall will remain legible and the ability to appreciate the historic form and character of the estate is not affected. The specific contribution of the walls to the architectural and historical special interest of the Priory, and its contribution to the experience of it, will not be affected.

Allerton Priory Lodge

- 5.18 The assessment of significance at section 4 sets out that the Lodge was designed by Alfred Waterhouse in 1867-70 and forms part of the designed landscape associated with the access and drive to the Priory. The special architectural and historic interest of the lodge derives from its architectural style and quality and the association with Waterhouse and Morris.
- 5.19 The wall represents a part of the setting of the lodge and contributes towards an appreciation of the designed and enclosed nature of the Allerton Priory Landscape. It is appreciated as a part of a group with the Lodge and together they contribute towards an appreciation of the high status nature and character of the principal house.
- 5.20 The proposed new access point to Allerton Road is positioned over 140m to the south of the Lodge. At this point Allerton Road is broad and flanked by trees on both sides, and a raised banking is positioned to the east of the wall. Additionally, the access will be experienced at an oblique angle from the Lodge. These features, combined with the slight curvature of the road mean that views of the proposed access point from the Lodge will be limited.
- 5.21 The proposed works to provide access are limited in scale, and affect only a very limited section of the wall. The overall form and route of the wall will remain legible. The contribution of the wall to the appreciation of the historical nature of the landscape and relationship between Allerton Priory, the lodge and parkland will not therefore be diminished.
- 5.22 The appreciation of the Lodge and wall as part of a group and their historical and visual connection will not be diminished.
- 5.23 The proposals for works to the wall will not therefore affect the key areas of special interest of the lodge. They will not detract from appreciation of the architectural qualities of the building or the way in which it is primarily experienced.

Statutory Duty of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF

- 5.24 The wall is considered a listed structure by virtue of being in the curtilage of the grade II* listed Allerton Priory. Having considered the significance of Allerton Priory, and the contribution which the wall makes to that significance when compared with other

elements of the building, it is concluded that the Proposed Development will have no harmful impact.

- 5.25 Having considered the Allerton Priory Lodge and the contribution that setting makes to its significance, including the contribution of the wall as part of that significance, it is concluded that overall the Proposed Development will have no harmful impact. The Proposed Development will result in change within the setting of this asset but will not harm its significance.
- 5.26 The Proposed Development therefore addresses s66(1) and 16(2) of The Planning (Listed Building and Conservation Areas) Act 1990 and accords with Paragraphs 131, 132 and 137 of the NPPF.

Local Planning Policy Considerations

- 5.27 The Proposed Development is in accordance with the policies of the Liverpool Unitary Development Plan (saved policies 2007) and the Core Strategy Submission Draft (2012).
- 5.28 In accordance with policy HD4 of the Liverpool Unitary Development Plan Saved Policies the proposal will not adversely affect the architectural or historic character of the listed building. In keeping with Policy HD5 the proposed development preserves the setting and important views of the Allerton Priory Lodge.
- 5.29 The Liverpool Core Strategy submission draft strategic policy 24 requires that development proposal will preserve and enhance the special features for which asset are designated. The assessment above has demonstrated accordance with this policy.

6. Summary and Conclusions

- 6.1 The Proposed Development involves the partial removal of a limited portion of the Allerton Priory wall in three locations in order to create vehicular access into the residential development site known as 'Land at Woolton Road', an application for which is pending determination by Liverpool City Council (160/1191).
- 6.2 Liverpool City Council has defined the wall as a listed structure by virtue of being within the curtilage of the grade II* listed Allerton Priory, located to the north of the Application Site.
- 6.3 The proposed works to provide access are limited in scale, and affect a limited section of the wall in three separate locations. Two boundaries, the north and east are not affected. The proportion of historic fabric affected and removed is minimal when compared with the overall scale form and length of the wall. The new openings will be clearly legible as modern interventions in the walls in association with the associated housing development in the Allerton Priory parkland, but have been detailed to reflect the existing access, thereby ensuring that the appearance is sympathetic to the historic character and nature of the existing appearance. They will also utilise reclaimed materials. The enclosing nature and route of the wall will remain legible and the ability to appreciate the historic form and character of the estate is not affected.
- 6.4 This Heritage Statement has considered each of the heritage assets affected. The proposal has a direct impact upon a curtilage listed element of Allerton Priory. The walls make a moderate contribution towards the overall significance of Allerton Priory however the assessment has shown that the significance of the Priory is ascribed primarily to its architectural and historic special interest. The works will not diminish this special interest. The proposal also won't affect the contribution of those aspects of setting that make a positive contribution to the house, for example the drive, terraces, gardens or boundary trees.
- 6.5 The proposal represents change within the setting of the Allerton Priory Lodge. The wall is experienced as part of a group with the Lodge and Allerton Priory itself and makes a contribution towards the significance of the Lodge through their evident historical and functional relationship; together the buildings illustrate the high status character of Allerton Priory itself. The proposed development will not diminish this relationship or the ability to appreciate it.
- 6.6 For these reasons the Proposed Development addresses s.66 and s.16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It also addresses the requirements of Paragraphs 131, 132 and 137 of the NPPF and local planning policies.

Appendix 1: Legislation and 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 HD1 relates to listed buildings, stating:

The City Council will take positive action to secure the retention, repair, maintenance and continued use of listed buildings and will:

- i. seek support and funding from all available sources to set up grant and repair schemes;*
- ii. use its available powers to take action in the case of derelict buildings;*
- iii. relax planning and other City Council policies in order to secure the retention of a building of special architectural or historic interest, subject to reasonable standards of health and safety being ensured; and*
- iv. provide guidance and advice to owners and developers.*

HD4 relates to alterations to listed buildings, setting out that:

Consent will not be granted for:

- i. Extensions, external or internal alterations to, or the change of use of, or any other works to a listed building that would adversely affect its architectural or historic character;*
 - ii. Applications for extensions, alterations to, or the change of use of, a listed building that are not accompanied by the full information necessary to assess the impact of the proposals on the building; and*
 - iii. Any works which are not of a high standard of design in terms of form, scale, detailing and materials.*
- 2. Where the adaptive reuse of a listed building will be used by visiting members of the public, the needs of disabled people should be provided for in a manner which preserves the special architectural or historic interest of the building.*

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.*

Liverpool Core Strategy Submission Draft (2012)

Strategic Policy 24 relates to the Historic Environment, stating:

- 1. Designated and non-designated heritage assets will be protected from inappropriate development by requiring development proposals within or adjacent to them to demonstrate that it will preserve and enhance them and the special features for which they are designated. These features include both the buildings and landscaping that are integral to their character, important views within and to them, and their settings.*
- 2. Archaeological assessments will be required to accompany development applications on sites which include, or are considered to have the potential to include, heritage assets with archaeological interest. Important archaeological sites and their settings will be preserved in situ.*

Appendix 2: Listed Building List Descriptions

ALLERTON PRIORY

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 cresting. 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 cresting. 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.

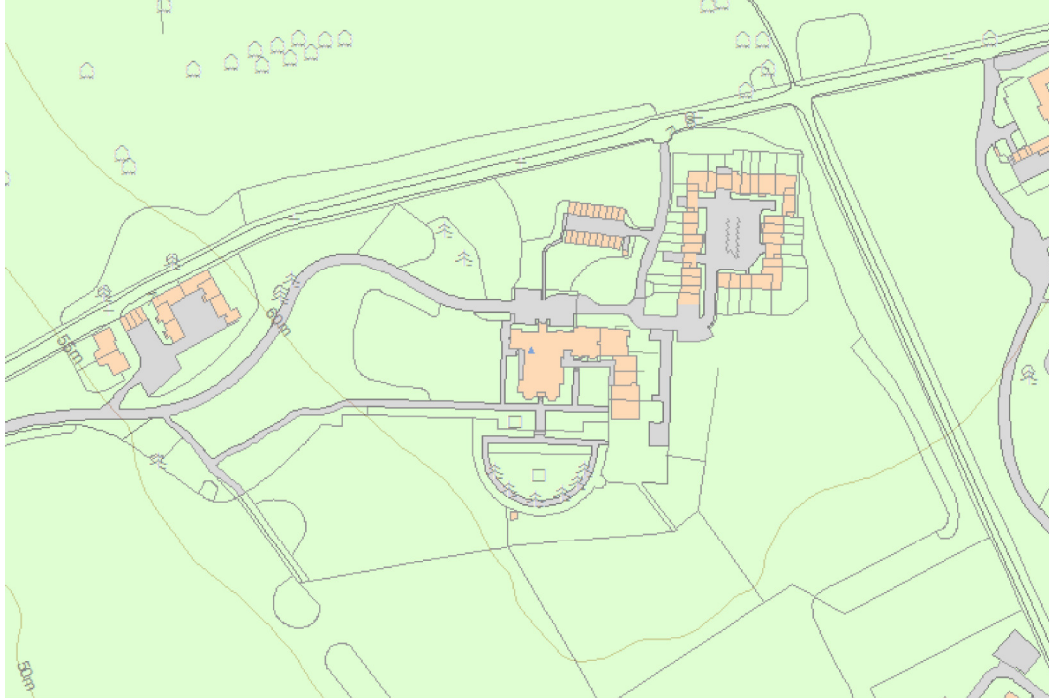
Listing NGR: SJ4234686722

Selected Sources

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

National Grid Reference: SJ 41354 86233

Map



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For a copy of the full scale map, please see the attached PDF - [1068415 .pdf](#)
(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/428433/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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End of official listing

LODGE TO ALLERTON PRIORY

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.

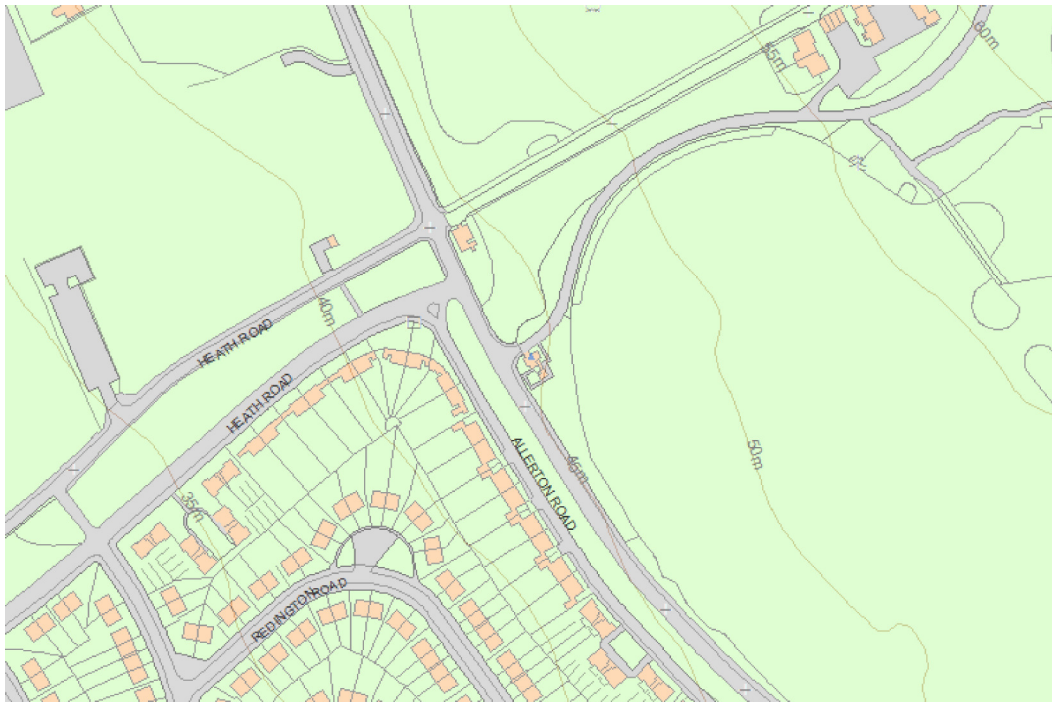
Listing NGR: SJ4102486089

Selected Sources

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

National Grid Reference: SJ 41024 86089

Map



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For a copy of the full scale map, please see the attached PDF - [1205220 .pdf](http://mapservices.HistoricEngland.org.uk/printwebserviceh1e/StatutoryPrint.svc/190115/HLE_A4L_Grade|HLE_A3L_Grade.pdf)
(http://mapservices.HistoricEngland.org.uk/printwebserviceh1e/StatutoryPrint.svc/190115/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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End of official listing

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