

**PROPOSED
RE-DEVELOPMENT,
KNOLLE PARK,
WOOLTON, LIVERPOOL**

HERITAGE STATEMENT



K N O L L E P A R K

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I.00 INTRODUCTION

- I.01 Woodhall Planning and Conservation has been commissioned to prepare this Heritage Impact Assessment in connection with the proposed re-development of Knolle Park (formerly St. Gabriel's Convent), Woolton, Liverpool, for residential purposes. The main building on the site, together with the lodge and original entrance gates are included within the List of Buildings of Special Architectural or Historic Interest as Grade II (see Appendix A). A number of other buildings around the site are also listed (see Appendix A).
- I.02 Woodhall Planning & Conservation is a professional architectural and planning consultancy operating in the specialised areas of historic building conservation, urban design and planning law. The consultancy has extensive experience of building evaluations, conservation area appraisals and management plans, historical and archaeological research, public inquiry and "expert witness" work, condition surveys, strategies for conservation and re-use, the design and management of repair and conversion projects and conservation legislation.
- I.03 This Heritage Statement is based on visits to the site in April, May, and July 2015, although access was not possible to the whole of the interior of the main historic building or to the interior of the lodge. Some preliminary historic research has also been undertaken and use has been made of information within the *Historic Building and Archaeological Assessment of St. Gabriel's Convent* prepared by L-P: Archaeology in December 2011 for a previous proposal for the re-development of the site. The room by room description of the interior of the main historic building in this document has been particularly useful as it has provided information on those spaces where access was not possible. The Merseyside Historic Environment Record identifies a large number of features within the area around the site, although (apart from the listed buildings) none are on the site itself. It is considered that the proposed re-development would not impact upon any of the non-designated heritage assets around the site.
- I.04 Sections 16(2) and 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* indicate that special regard shall be given to the desirability of preserving a listed building, including its setting. The Courts have held that this statutory duty means that decision-makers should give considerable importance and weight to the desirability of preserving listed buildings and their settings.
- I.05 Section 38 (6) of the *Planning and Compulsory Purchase Act 2004* states, that if regard is to be had to the Development Plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise. For the purposes of this proposal the Development Plan consists of the 'saved' policies of the *Liverpool UDP 2002*. Those policies that are relevant to this Heritage Statement are:
- Policy HD1, which concerned with securing the future of listed buildings;
 - Policy HD3, which is concerned with the demolition of listed buildings;
 - Policy HD4, which relates to alterations to listed buildings; and
 - Policy HD5, which relates to the setting of listed buildings.

However, it is noted that Policies HD4 and HD5 are expressed in absolute terms and do not allow for the balance between harm and benefits that is integral to Sections 16(2) and 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* (see I.04 above) and the approach set out in the National Planning Policy Framework (see I.07 to I.10 below).

- I.06 In addition, City Council has prepared a draft *Core Strategy 2012* and draft Strategic Policies 23 and 24 are relevant to this Heritage Statement. As with Policies HD4 and HD5 (see I.05 above), it is noted that these are expressed in absolute terms and do not allow for the balance between harm and benefits that is integral to the legislation and the National Planning Policy Framework.
- I.07 Central government policy on planning issues is set out in the *National Planning Policy Framework* (the 'Framework') and in the online *Planning Policy Guidance*. One of the twelve core planning principles set out in paragraph 17 of the Framework is to, 'Conserve heritage assets in a manner appropriate to their significance' Further details are provided in paragraphs 126 to 141, under the heading 'Conserving and enhancing the historic environment' and a glossary of various terms is provided in Annex 2.
- I.08 Paragraph 128 of the Framework indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting). This is one of the purposes of this Heritage Statement.
- I.09 Paragraph 132 of the Framework includes the statement that:
When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the 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 should require clear and convincing justification.
- I.10 Sections 133 and 134 of the Framework make a distinction between proposals that will lead to '... substantial harm to or total loss of significance' of a designated heritage asset (paragraph 133) and proposals which will have '... less than substantial harm' (paragraph 134). In both cases the Framework indicates that any harm should be weighed against the public benefits of the proposal. Paragraph 135 of the Framework relates to harm to non-designated heritage assets.

2.00 THE SITE AND ITS CONTEXT

- 2.01 St. Gabriel's Convent (formerly Knolle Park) is located on the south side of Beaconsfield Road, immediately to the west of its junction with Church Road and Woolton Hill Road. The original access to Knolle Park was at the junction and is marked by the lodge and entrance gates. The main access to the site is now through a recently created entrance (it is not shown on the 1993 Ordnance Survey map – Appendix B) approximately in the centre of the site's boundary along Beaconsfield Road; there are secondary accesses further west on Beaconsfield Road (created in the 1960s or 1970s) and on Church Road.

Brief history

- 2.02 Prior to the nineteenth century Much Woolton was a small village to the south-east of Liverpool and was part of the parish of Childwall. The site of Knolle Park was probably part of an area of grazing land on the slopes of Woolton Hill that is to the north of the village. Woolton Hill is the highest point of what is now the City of Liverpool (Woolton was incorporated into the city in 1913). At the beginning of the nineteenth century, as the city grew in both prosperity and size, Woolton and the adjacent area of Allerton became popular locations for the wealthy to construct country villas, away from the pollution and bustle of the city but within easy access to their businesses. The number, size and opulence of these houses led to the following comment in a BBC programme:

About the whole area it has been said that this part of South Liverpool in Victorian times was the greatest example of conspicuous wealth in Britain, if not the world, which is a great accolade. And even now you can still get a feel of the reflection of that wealth that was generated in the city.

- 2.03 Some of these villas can be seen on the 1893 Ordnance Survey map (see Appendix B), where Knolle Park (spelt Knoll Park) can be seen as one of a number of large houses: Beaconsfield and Stoneleigh are to the west, with Rosehill, Woolton Hill House and Dove Park to the east.
- 2.04 Eighteenth century maps are reported to show a house in the area of Knolle Park. Henry William Ross, an Italian merchant, is recorded as living on the site in the 1820s but it is unclear whether he occupied the existing building or the earlier house. The list descriptions for Knolle Park, its lodge and entrance gates suggest that the house was erected in c.1840 (see Appendix A). However, the date for its stables (which are in Church Road and are also listed – see Appendix A) is given as 1828. This is a strange discrepancy as it seems most likely that the house and stables would have been constructed at about the same time. Other sources suggest that the house was constructed in 1828 and this seems the most likely date. It is also suggested that it was built for Thomas Foster (who is recorded as living there in 1829), who was one member of a powerful family in Liverpool and served as its first town clerk. The house and other structures may therefore have been designed by his brother John Foster, a notable architect who was responsible for many of Liverpool's most prestigious buildings at that period. The alternative possibility is that the house was built for Henry William Ross (which might explain some its Italianate features) but was acquired by Thomas Foster during or soon after its construction; this might explain why it is not in

- the Greek Revival style favoured by John Foster. Only the lodge shows evidence of the Greek Revival style and this small structure may well be a later addition, dating from the 1840s and designed by John Foster after his brother, Thomas, had purchased the property.
- 2.05 Thomas Foster died in 1836 and in 1848 Sarah Foster is identified as the owner of Knolle Park, which is described as consisting of house, outbuildings, gardens, pleasure gardens, lawn and meadow. The maps of that period also show an octagonal summer house to the south-west of the house, presumably sited to take advantage of the views to the west.
 - 2.06 John Stock acquired the property in the mid-1850s. His eldest son, John Henry Stock, was the member of parliament for Walton between 1892 and 1906, but youngest son, John Ernest Stock (then an undergraduate at Oxford), died at of typhoid at Knolle Park in January 1881. Some of the early map evidence suggests that the north-west section of the secondary wing of the house (sometimes described as the Victorian Dining Room) was constructed in the mid-nineteenth century but it is considered that the evidence is uncertain and this section appears well-integrated with the overall design. On balance it is therefore considered that the majority of the secondary wing is part of the original design, although the south-east section of this wing does appear to be a later addition. Other minor alterations and extensions were undertaken over the years, possibly to suit the Stock family or later owners.
 - 2.07 At the end of the nineteenth century and during the early years of the twentieth century Knolle Park had a series of owners: Samuel Sanday, a W. Cunningham, and Colonel Thomas Myles Sandys.
 - 2.08 Knolle Park was acquired by Archbishop Whiteside in the first decade of the twentieth century and initially a Roman Catholic Order of German nuns operated it as a children's home. They adapted the house, creating a chapel on the ground floor, and constructed a major addition to the south-west of the main house (known as the German Wing). This addition was completed in 1910 and is shown on the 1927 Ordnance Survey map (see Appendix B). On the outbreak of war in 1914 the German sisters returned home and were replaced by The Poor Servants of the Mother of God (a Roman Catholic Order founded in 1872). In the 1960s and/or 1970s a number of other buildings were constructed, including a building to the south-east of the house (see 1965-70 Ordnance Survey plan – Appendix B) and two residential blocks, Taylor House and Nugent House, replacing the walled garden at the north-east section of the site (see 1993 Ordnance Survey map – Appendix B). During the same period various sections of the grounds of Knolle Park were sold for other developments (see 2.11 below). The Convent closed in the early 2010s and in November 2012 planning permission was granted for the creation of a care village for the elderly. This would have involved the replacement of the German Wing with a large new block and the erection of further large buildings in the western section of the site. This planning permission has not been implemented.

Context

- 2.09 Knolle Park is located in an area of predominantly residential development. As indicated in 2.02 above, at the beginning of the nineteenth century Woolton became a popular location for the wealthy to construct country villas. Some of these large houses

survive, either in institutional use (as with Knolle Park) or (more recently) sub-divided into residential apartments. Also, during the twentieth century the grounds of many of these large houses have been developed for housing or other uses, although their tall boundary walls often survive along the roads. In addition, many of the mature trees within their former grounds also survive and contribute to the character of the area.

- 2.10 On the north side of Beaconsfield Road, opposite the site, there are now the houses of Newcroft Road and Hillcroft Road built during the first half of the twentieth century in place of the house at Beaconsfield (see 2.03 above). There is also a school complex that occupies the former parkland of Beaconsfield. No. 84 Beaconsfield Road (now known as Beaconsfield House) appears to have been an ancillary building to Beaconsfield and is listed Grade II (see Appendix A). Beyond Woolton Hill Road there is an extensive area of twentieth-century housing. On the east side of Church Road, opposite the site, Woolton Hill House (see 2.03 above) has been replaced by housing erected in the second half of the twentieth century.
- 2.11 To the south of the site, there are the former stables of Knolle Park (listed Grade II – see Appendix A) that have been converted into a number of dwellings. There is also the covered reservoir on Woolton Hill, the water tower of which is listed Grade II (see Appendix A). To the west there is the housing along Baroncroft Road that was developed in the second half of the twentieth century on land that appears to have formerly been part of the grounds of Stoneleigh and Knolle Park (see 2.03 and 2.08 above). To the north-west of the site (on the south side of Beaconsfield Road) there is Cedarwood that was built on part of the grounds of Knolle Park (see 2.08 above); this is an outstanding house of the 1960s that is listed Grade II* (see Appendix A).

Description of the site

- 2.12 Knolle Park was constructed on the north side of Woolton Hill (see 2.02 above). The present site consists of two roughly level sections of land (to the east and west) with a knoll of higher ground in its centre, to the south-west of the house. The original grounds were more extensive (see historic maps in Appendix B and 2.11 above).
- 2.13 As originally laid out (see 1893 Ordnance Survey map – Appendix B) Knolle Park (shown as Knoll Park until the 1927 Ordnance Survey map) appears to have been a rectangular area of land (larger than the present site) with Beaconsfield Road to the north and Church Road to the east. To the south the land was developed by Liverpool Corporation as a reservoir and waterworks and to the west there was another large property, Stoneleigh. The boundaries to Beaconsfield Road and Church Street were (and are) generally defined by tall sandstone walls (see Photo. 24). Interestingly, an additional, taller wall was also provided a short distance inside the boundary wall for much of the length of the two roads (see Photo. 24). This was presumably to achieve greater privacy as it does not appear to have existed on either side of the original entrance at the road junction, where some views into the grounds would have been inevitable. The majority of these walls survive, although two sections of the boundary walls have been lost as a result of the creation of new accesses from Beaconsfield Road (see 2.01 above) and most of the additional wall has been lost alongside the former walled garden as a result of the construction of Taylor House and Nugent House (see 2.08 above).



Photo. 1
Entrance gates from north



Photo. 2
The lodge from north, with railings associated with the entrance gates



Photo. 3
The lodge from east



Photo. 4
Main house from north, with
German Wing to right



Photo. 5
Portico of main house, with off-
centre front door



Photo. 6
Terrace with railings in front of
north-east reception room



Photo. 7
German Wing from west, with
sheds to right



Photo. 8
Nursery building from south-west



Photo. 9
Relationship between main house,
German Wing and nursery
building from south-east

- 2.14 The original entrance gates were at the junction of Beaconsfield Road and Church Road, although this access has been closed, the gates, gatepiers and flanking sections of railings survive (see Photos. 1 and 2). These are listed Grade II (see Appendix A). There is also a small lodge building at this entrance (to the west of the gates, immediately alongside Beaconsfield Road). This has rendered walls and a shallow-pitched roof finished with slates. It was designed in the Greek Revival style and has an Doric portico at its east end (facing the gates). The external shell of the lodge remains largely intact, although there appear to have been some alterations and extensions at its west end (see Photos. 2 and 3). The original interior fittings have been almost entirely lost.
- 2.15 A service road to the house was provided from Church Road, giving access to the basement where the service accommodation appears to have been largely located. This entrance survives largely intact and consists of a gateway through the boundary wall (the original gates have been lost) and a length of road that is flanked by high walls, presumably intended to screen its use from the adjacent sections of the garden (see Photo. 14). In addition, there was a stable block in the south-east corner of the grounds, alongside Church Road. This is listed at Grade II (see Appendix A) but has been extensively altered as a result of its conversion to housing (see Photo. 30); it is now known as Knolle Park Mews does not form part of the present site.
- 2.16 The line of the original access drive survives and runs from the main entrance gates parallel to Beaconsfield Road, before turning south and rising on the north-east side of the knoll towards the main frontage of the house. There appears to have been extensive planting along both sides of this drive, until it turned south towards the house, and also along the boundary to Church Road. Much of this planting remains, including many fine mature trees. Between the planting and the house there was a largely flat lawn, which also survives. In addition, there are a number of fine mature trees on the top of the knoll, which help to frame views of the house.
- 2.17 The house was orientated diagonally within the rectangle of the grounds and is located on the north-east side of the knoll (see Photo. 4). This was presumably to take advantage of views north-west from its main frontage towards the centre of Liverpool, with the River Mersey beyond. These views have been largely lost as a result of the many mature trees that now exist to the north of Beaconsfield Road. There was a lawn, largely surrounded by trees to the north of the house. In addition, there was a garden to the south-east of the house, which was largely enclosed by the garden elevation of the house, the wall to the south-west of the service entrance (see 2.15 above), the two walls alongside Church Road (see 2.13 above), and the rising ground of the knoll. Although some elements of this garden survive (principally a low retaining wall to its east – see Photo. 27), the space has been partly lost as a result of the construction of the nursery building to the south-east of the house in the 1960s (see 2.08 above and Photos. 10 and 11). The western section of the grounds appears to have been used for ancillary functions, including the kitchen garden and paddocks.
- 2.18 The original house consisted of a main block, with a secondary wing to the north-east. There is some uncertainty regarding the original form of the secondary wing and the extent of later alterations (see 2.06 above). All the external walls of the main house are finished with render and the shallow-pitched slate roofs are generally concealed behind parapets. It was designed in a simple classical style with giant pilasters (see Photos. 4, 11

and 12). However, it has a number of unusual features. The main (north-west) elevation, has six bays (an uneven number is more usual). The central two bays break forward and at ground floor level have a projecting, five-bay porch with Corinthian columns (see Photo. 5). The two end bays of this porch are narrow and the front door is off-centre, being in the second bay from the right. Also, although the house has three storeys, plus basement, only ground and first floor windows are provided, together with a high parapet, on this main elevation. There are raised terraces, with decorative balustrades in front of the windows of the two principal reception rooms (see Photo. 6); that to the south-west of the portico has been modified to provide ramp access to the ground floor level.

- 2.19 This unusual elevation appears to have resulted from a wish to conceal the internal layout, particularly the position of the principal staircase. It has led some commentators (most notably Pollard and Pevsner – see Appendix C) to suggest that the building has been significantly altered but the integrated nature of the design suggests that the present arrangement is original. The very fine entrance hall, with four columns supporting a glazed dome over its centre, is organized symmetrically both to the axis of the front door (and thus not to the axis of the main elevation) and to the axis of the doors to a principal reception room to the south-west and the principal staircase to the north-east (see Photos. 16 and 17). The top-lit staircase (see Photo. 18) is located at the left hand end of the two central bays of the main elevation but is concealed behind a dummy first floor window.
- 2.20 The garden elevation was also designed to conceal the internal layout. This has seven bays, divided 2:1:1:1:2 by giant pilasters (see Photos. 11 and 12). The central three bays are stressed, but this does not reflect the internal room layout. In addition, the secondary top-lit staircase occupies part of the seventh (right-hand) bay, which appears to have always had dummy windows (or blank recesses). There have been a number of alterations to this elevation. The historic plans (see Appendix B) appear to show a glass-roofed verandah along the majority of this elevation but it is unclear whether this was original or an early addition; it appears to have been removed in the mid-twentieth century. A ground floor porch survives at the second bay from the left (see Photo. 12) but there is no evidence for this on the historic maps until the 1960s (see Appendix B). It may have been installed as part of the covered link to the 1960s building to the south-east, possibly making use of elements from elsewhere on the site. A bow window was added at ground floor level in the third and fourth bays (see Photos. 11 and 12), probably in the second half of the nineteenth century. The historic maps (see Appendix B) indicate that the earlier verandah was adapted to extend around this window. The small rooms at both ground and first floor levels in the angle between the garden elevation and the secondary wing appear to be later additions as they disturb the original symmetry of the elevation and mask the dummy openings of the seventh bay. However, they are shown on the 1848 Tithe map and may, therefore, be part of the original design.
- 2.21 The secondary wing at the north-east end of the main block is largely two-storeys in height, plus basement (see Photo. 13). It has a lower element at its south-east end that may be a later addition to the house (see 2.06 above and Photo. 11). This wing does not appear to have provided the service accommodation, as all the original ground floor rooms are provided with cornices and deep skirtings. This suggests that the majority of



Photo. 10
Nursery building from south-east
with main house beyond



Photo. 11
Main house from south-east



Photo. 12
Garden elevation of main house
from south, showing link to
nursery building and secondary
wing beyond



Photo. 13
Main house from south, from
service road



Photo. 14
Service entrance from Church
Road



Photo. 15
View down into grotto



Photo. 16
Entrance hall of main house



Photo. 17
Glazed dome over entrance hall of main house



Photo. 18
Principal staircase of main house



Photo. 19
Base of glasshouse/conservatory
from south, with additional wall
beyond



Photo. 20
The Hollies from north-west with
section of wall to former walled
garden to right



Photo. 21
The Hollies from south-east

- the service accommodation would have originally been located in the basement (see 2.15 above). At ground floor level this wing appears to have originally contained two large rooms, with views out to the garden to the north-east of the house. The northern corner of this wing is curved, which is not a detail found elsewhere on the exterior of the house, but does match the curved corners that link the corridors around the light-well at first floor level (see 2.25 below). The south-eastern of these two rooms appears to have been extended to the north-east, probably in the second half of the nineteenth century (possibly at the same time as the element to the south-east was added – see 2.06 above).
- 2.22 In the northern angle between the main block of the house and the secondary wing there is a grotto at basement level (see Photo. 15). This appears to be integral with the original construction of the house. It forms part of an access to the garden from the basement, via a short tunnel, to the lawn. This route appears to have been for the use of the family and their guests. The grotto and this route to the garden is probably the reason why (unusually for a house of this size with a secondary staircase) the main staircase descends to the basement.
- 2.23 The interior of the house has been extensively altered, principally during the twentieth century (see 2.08 above). The entrance hall (see 2.19 above) remains largely unaltered (see Photos. 16 and 17), although it has lost its fireplace. The same is true of the principal and secondary staircases (see Photos. 18). The entrance hall and the principal staircase are elaborately decorated, and the secondary staircase has a fine metal balustrade. The other spaces appear to have been relatively simply detailed, although they may have contained fine fireplaces, the majority of which have been removed. The two principal reception rooms were probably those at either end of the main (north-west) elevation, each of which has a terrace (with fine metal balustrades) from which the view over Liverpool and the River Mersey could be appreciated (see 2.17 above and Photo. 6). The historic maps (see Appendix B) suggest that these terraces may, at one time, have been covered by verandahs. The principal reception room to the south-west has been sub-divided, but that to the north-east appears to remain intact (access was not possible to this room). According to the *Historic Building and Archaeological Assessment of St. Gabriel's Convent* prepared by L-P: Archaeology (see 1.03 above) this room retains a fine fireplace.
- 2.24 The original layout along the garden elevation has been altered. On the ground floor, it appears to have originally included a large two-bay room behind the entrance hall, flanked by two smaller rooms on each side (there may have been a similar layout on the other floors). The large room on the ground floor was altered to provide with a bow window, probably during the second half of the nineteenth century (see 2.20 above). It has also been extended into the small room to its south-west, probably at the same time as the construction of the bow window. Subsequently this room became the main part of the chapel of the Convent (see 2.08 above). The two small rooms at the north-east (adjacent to the secondary staircase) may have been used by the butler and housekeeper and one of them contains a good set of early cupboards.
- 2.25 Extensive alterations have taken place to the majority of the rooms on the first and second floors (including extensive sub-division of the original rooms) and there is now little of special interest at these levels, with the exception of the two staircases. The

- one element of interest is the arrangement around the internal light-well above the glazed dome of the entrance hall (see 2.19 above). There are three sections of corridor, plus a small room, around the light-well. The corners linking the sections of the corridors are curved and the corridors are lit by windows into the light well that have decorative glazing bars and retain some of their (probably original) obscure glazing. There is a large external light-well at second floor level, behind the high parapet of the main (north-west) elevation (see 2.18 above) and some of the rooms at this level look out into this space.
- 2.26 The layout of the basement appears to remain largely unaltered and includes a number of features that demonstrate its original function as the service accommodation (see 2.15 and 2.21 above). The northern room within the main block has a cornice and may have been recreation room for the family and guests. This room was part of the access to the grotto (see 2.22 above) and it is provided with an ensuite toilet, which retains its early fittings. This room is at a lower level than the rest of the basement, presumably in order to provide access to the grotto.
- 2.27 The German Wing that is attached to the south-west end of the main block of the house dates from the early twentieth century (see 2.08 above). It is a two-storey structure but, as a result of its location on the knoll, its ground floor level is above that of the original house. It has external walls of brick and a utilitarian appearance (see Photo. 7). There have been various additions to this wing over the years, including a chimney on its south-west elevation and two single-storey infills on each side of the link to the main block. It is considered that, although it is part of the later history and development of the site, the German Wing detracts from the significance of Knolle Park because of its utilitarian appearance and the extent of the later alterations. The two single-storey sheds to the south of the German Wing are also considered to detract from the significance of Knolle Park (see Photo. 7).
- 2.28 To the south-east of the main block of the house there is a two-storey, flat-roofed building, erected in the 1960s (see 2.08 above and Photos. 8, 9 and 10); this is joined to the main house by a porch and covered walkway (see Photo. 12). This has most recently been used as a nursery. This building obstructs views to and from the garden elevation of the house and is, therefore, also considered to detract from the significance of Knoll Park.
- 2.29 The majority of the gardens to Knolle Park lay to the east of the knoll (see 2.17 above and the historic maps – Appendix B). Apart from the walled garden and its associated structures (see 2.31 and 2.32 below), the land to the west of the knoll appears to have been largely paddocks. In addition to the drives, lawn, mature trees, planting and grotto that have already been described (see 2.12 to 2.14 and 2.22 above), there was a glasshouse or conservatory backing onto the additional wall close to the northern boundary (see 2.13 above). This structure was in full view from the main (north-west) elevation of the house and must, therefore, have been a key feature in the design of the gardens. Only the base of this structure survives (see Photo. 19), although there is a small lean-to structure on the north side of the additional wall that may have housed ancillary functions related to the glasshouse/conservatory. There was also a small octagonal summerhouse, on the western edge of knoll, close to the southern boundary of the present site; no evidence for this structure survives above ground.

- 2.30 Two religious shrines have been added to gardens (alongside the main drive) during the twentieth century. One is to the east of the base of the glasshouse/conservatory, and the other is on the east side of the knoll (see Photo. 26), adjacent to a set of steps that give access to the top of the knoll. These steps appear to be part of the original layout of the gardens, appearing on all the historic maps (see Appendix B and Photo. 25).
- 2.31 The original layout of the grounds of Knoll Park included a walled garden and its associated structures in the north-west corner (see historic maps – Appendix B). The walled garden was located immediately to the south of the additional wall adjacent to the boundary with Beaconsfield Road (see 2.13 above) and that wall formed the north wall of the garden. There was a gardener's cottage in the north-east corner of the walled garden, and glasshouses and other ancillary structures to the west. One unusual feature of the walled garden was that the walls at four of its five corners were curved in plan, including the two junctions with the gardener's cottage (see Photo. 20). Only two sections of the brick walls around the walled garden survive: a curved section attached to the north-west corner of the gardener's cottage; and a longer L-shaped element that formed the north-east corner of the enclosure (see Photo. 22). Apart from the surviving walls and the much-altered cottage (see 2.32 below and Photos. 20 and 21), little now remains of this ancillary complex. This is because of the construction of Cedarwood, together with Taylor House and Nugent House in the 1960s and 1970s (see 2.08 and 2.11 above and Photo. 22).
- 2.32 Evidence from the gardener's cottage (now known as The Hollies) suggests that the building has more than doubled in size since it was constructed (see Photos. 20 and 21). The original cottage appears to have had an L-shaped plan but at an early date (prior to the 1893 Ordnance Survey map - see Appendix B) the space between the two wings and the curved corner of the walled garden was infilled to create an almost square footprint. Subsequently, the cottage was extended again to both the south and the east (the large eastern extension was erected in the late 1980s). The building is rendered and has a series of shallow-pitched roofs covered with slates. A gable element on the north elevation, with pilasters and a pediment, was designed to reflect the character of the main house. Nineteenth century maps show a small projection on this gable; this was probably a porch as this would have been the likely location for the front door to the cottage. However, the projection has been removed and any door has been replaced with a window. All the doors and windows of the cottage have been altered and, as a result, none of the elevations retain their original appearance. The eaves detail also appears to have been simplified, now being a crude projecting box.
- 2.33 Taylor House and Nugent House form a single L-shaped building in the north-west corner of the site. Their design is typical of the late 1960s or early 1970s, with brown-brick external walls and tiled roofs (see 2.08 above and Photo. 22). Although they are part of the later history and development of the site, it is considered that they detract from the significance of Knoll Park.

Significance

- 2.34 The site contains three listed buildings: the entrance gates; the lodge and the main house (see Appendix A). These structures have been recognised as having special architectural or historic interest and are therefore of national significance. Many of the



Photo. 22
Nugent House with section of wall
of former walled garden to right



Photo. 23
View west from knoll to houses in
Baroncroft Road



Photo. 24
Stone boundary wall along Church
Road with additional wall beyond



Photo. 25
Steps on east side of knoll



Photo. 26
Religious shrine on east side of
knoll



Photo. 27
Low retaining wall around garden
to south-east of main house



Photo. 28
Cedarwood, No. 50 Beaconsfield
Road



Photo. 29
Beaconsfield House, No. 84
Beaconsfield Road



Photo. 30
Knolle Park Mews

structures within the site are also protected as curtilage structures and contribute to the significance of the listed buildings – and of the site as a whole. In addition, the site forms part of the setting of the listed buildings and many of its elements contribute to the significance of the listed buildings.

- 2.35 However, not all elements of listed buildings, curtilage structures and setting contribute to their significance and it is useful to identify the attributes of the buildings and the site that are of particular importance. The following paragraphs consider each of the historic structures and features of the site and suggest (on the basis of current understanding) which attributes need to be carefully considered in any assessment of the impact of the proposed re-development. The more recent additions to the site tend to detract from its significance (as noted in 2.27, 2.28 and 2.33 above).

The entrance gates

- 2.36 All elements of the gates, gatepiers and flanking sections of railings contribute to the special interest of this listed structure (see Appendix A). In addition, the adjacent stone walls, the lodge and the line of the drive contribute to its significance as they are key attributes of the setting of the entrance gates.

The lodge

- 2.37 The main external walls and roof of the lodge contribute to the special interest of this listed building (see Appendix A). The west end of the building appears to have been altered and extended; this element of the building is not of special interest. Access was not possible to the interior of the lodge but it is unlikely that it contains any elements of special interest. The adjacent stone walls, entrance gates and line of the drive contribute to the significance of the lodge as they are key attributes of its setting.

The main house

- 2.38 The whole of the exterior of the original house (including its secondary wing), together with the bow window on the garden elevation, contributes to the special interest of this listed building (see Appendix A). The probable later addition at the south-east end of the secondary wing is of limited interest. The other later additions (including the German Wing and the nursery building) detract from the special interest of the house, as do later alterations such as the ramp on the front elevation (see 2.18 above).
- 2.39 The entrance hall, principal and secondary staircases, and the two reception rooms on the main (north-east) elevation are the main internal spaces that contribute to the special interest of the house, although the general layout of the original interior (where it can still be appreciated) is of some interest. In addition, the former chapel of the Convent is of some interest, despite being the result of later alterations (see 2.24 above). The internal light-well and associated corridor at first floor level are also of interest, as is the external light-well at second floor level. In addition, original or early features such as doors, architraves, skirtings, cornices, cupboards, radiator housings, wine bins, etc., make some contribution, although where they have been damaged by later alterations this interest is limited.
- 2.40 The general layout of the grounds around the house, together with the various original structures, boundary walls, historic trees and other planting, contribute to the significance of the house as they are key attributes of its setting.

The grotto

- 2.41 The grotto in the northern angle between the main block of the house and the secondary wing is of special interest in its own right and contributes to the significance of the house and grounds. The grotto's relationship with the house (particularly its relationship with the northern room in the basement – see 2.26 above) and with the lawn to the north of the house contributes to its significance as they are key attributes of its setting.

The base of the glasshouse/conservatory

- 2.42 This base is of interest as the glasshouse/conservatory was a key feature in the design of the gardens and the surviving elements therefore make some contribution to the setting of the house. The associated section of the additional wall and the lean-to structure on the north side of the wall are also of some interest.

The Hollies

- 2.43 This was formerly the gardener's cottage (see 2.31 and 2.32 above) but has been considerably altered. It is therefore considered to be of limited interest. In addition, as a result of the loss of the walled garden, its immediate setting has been largely lost.

The boundary walls

- 2.44 The stone boundary walls along Beaconsfield Road and Church Road are of special interest as they are a key feature in the setting of the three listed buildings (see 2.36, 2.37 and 2.40 above) and define the historic grounds of Knolle Park. In addition, the surviving sections of the additional walls (see 2.13 above) are of interest; they are an unusual feature and also contribute to the setting of the house. Similarly, the walls flanking the service access from Church Road (see 2.15 above) are an unusual feature and are, therefore, also of interest.

Other elements of the grounds

- 2.45 The surviving layout of the grounds of Knolle Park, together with the various individual elements, trees and other planting, is of special interest, both in its own right and as a result of its contribution to the setting of the three listed buildings (see 2.36, 2.37 and 2.40 above). The key elements (in addition to the features specifically mentioned above) are the flight of steps on the east side of the knoll (see 2.30 above), and the low retaining wall around the garden to the south-east of the house (see 2.17 above). The two religious shrines (see 2.30 above) are of some interest as part of the later development of the grounds and its use as a Convent, although their statues have been removed. However, as noted in 2.35 above, many of the more recent elements are considered to detract from the significance of Knolle Park.

3.00 IMPACT OF THE PROPOSED DEVELOPMENT

- 3.01 The proposal is for the residential development of Knolle Park. It would involve the demolition of the German Wing, two sheds, the nursery building, The Hollies, Taylor House, Nugent House, and the later extensions to the west of the lodge. The main house would be converted to provide seven apartments and a new apartment block would be constructed in place of the German Wing. The lodge would be converted and extended to form a new house and a further house would also be provided on the site of the glasshouse/conservatory. Fifteen houses would also be constructed on the western section of the site.
- 3.02 The proposed development would be served by the existing main access from Beaconsfield Road and through the former service entrance from Church Road. The original entrance at the junction of Beaconsfield Road and Church Road would remain closed and the secondary entrance on Beaconsfield Road (that served Taylor House and Nugent House) would be closed and the line of the boundary reinstated by a new section of wall. The approach to the main house would remain as existing, with visitor car parking on the forecourt, and access to the lodge would make use of the original drive. The entrance from Church Road would be used by the residents of the apartments and would provide access to car parking below a garden terrace to the south-east of the main house and below the new apartment block; this would involve the loss of the high wall to the south of the existing route (see 2.15 above). This car parking would involve the loss of a small section of the low retaining wall around the garden on this side of the main house (see 2.45 above). The proposed houses on the western section of the site would be served by a new road, part of which would make use of the present rear access road to Taylor House and Nugent House. The existing road along the top of the knoll (which dates from the twentieth century) would be removed.
- 3.03 The work to the lodge would involve the demolition of the elements at its western end that are not of special interest (see 2.37 above) and their replacement by a wing that would provide the majority of the accommodation of the proposed house. The exterior of the historic element of the lodge would be restored (including a new slate roof) and this section of the building would be used to provide some elements of accommodation; one entrance to the house would be through the portico. A small glazed link is proposed between the lodge and the new wing. The wing would abut the boundary wall along Beaconsfield Road and would be a single-storey, flat-roofed structure of contemporary design. The external walls of this wing would be finished with render and stone panels to match the materials of the original lodge. Four trees are to be removed to allow for the construction of the proposed wing. It is not proposed to provide a garage for the lodge and its curtilage would be defined (where necessary) by new estate railings. No alterations are proposed to the original entrance gates.
- 3.04 Apart from the work relating to the demolition of the German Wing and the link to the nursery building, together with the construction of the new apartment block, no alterations are proposed to the exterior of the main house. The portico and front door would be used as the principal entrance to the apartments in both the main house and

the new wing. A secondary entrance would be provided from the covered car park into the basement.

- 3.05 The interior of the main house would be altered to provide seven apartments; two on each floor of the main block and one in the secondary wing. The entrance hall would remain unaltered, apart from the opening up of sealed or dummy doors to provide access to the lift and one of the apartments. The principal reception room on the ground floor to the south-west of the entrance hall would be restored as a single space (see 2.23 above) and would form part of the circulation route to the new apartment block; the existing external ramp that opens into this room (see 2.18 above) would be retained. The two staircases and the principal reception room to the north-east of the entrance hall would remain unaltered; the later space would provide the main living space (including the kitchen) for one of the apartments. Similarly, the two small rooms on the ground floor adjacent to the secondary staircase would also remain unaltered and the set of early cupboards would be retained (see 2.24 above). The principal alterations to the ground floor relate to the former chapel of the Convent and the room to its south-west. It is proposed that these spaces be sub-divided (partly restoring the original layout – see 2.24 above) to form one of the apartments and to provide the lift that is necessary for access to the other floors. This would involve the sub-division of the original two-bay room behind the entrance hall (see 2.24 above).
- 3.06 There would be a similar level of alterations to the upper floors of the main block. In part this includes the restoration as single spaces of rooms that have been sub-divided (see 2.25 above). The corridor arrangement around the internal light-well above the glazed dome of the entrance hall, with its internal windows (see 2.25 above) would be largely retained. The apartment within the secondary wing has been designed to largely make use of the existing spaces, although some of later sub-divisions would be removed and others altered. The principal change would be the insertion of a new staircase between the ground and first floor levels. The spaces within the basement would remain largely unaltered; the only changes relating to the creation of an access from the proposed covered car parking to the south-east of the main block. Other changes to the interior of the main block and the secondary wing would be those necessary to achieve good residential accommodation, including the provision of secondary glazing to the windows. There would be minor alterations to the forecourt; the grotto adjacent to the secondary wing would remain unaltered (see 2.22 above).
- 3.07 The new block that is proposed on the site of the German Wing would provide twenty-eight apartments. It would consist of two levels of basement car parking (partly below ground); three main levels of apartments, and a smaller penthouse level. It has been designed as a contemporary, flat-roofed structure, with a rigorous 'grid' façade that reflects the vertical emphasis and proportions of the nineteenth century house. The height of the main section of the building relates to the parapet height of the main house and the penthouse level is set back so that it would appear similar to a traditional roof. A double-height, flat-roofed element would link the new block to the south-west end of the main house. The external walls of the new apartment block would be of long-format buff brickwork that would be close to the colour of the render of the main house. The religious shrine and the steps that give access to the top of the knoll (see 2.30) would be removed in order to enlarge the forecourt and to provide an

appropriate setting for the new apartment block. A new set of steps would be located adjacent to the apartment block.

- 3.08 It is proposed that a new house be constructed on and around the base of the glasshouse/conservatory (see 2.29 above). This would make use of the surviving base and the adjacent section of brick wall, both of which would be restored. The principal element of this house, which would provide the main living space (including the kitchen) has been designed as a single-storey, aluminium-framed, glass box, reflecting the form and character of the original structure. The present lean-to structures to the north of the brick wall (see 2.29 above) would be replaced with a larger, single-storey, flat-roofed element that would extend up to the boundary wall along Beaconsfield Road. This would provide the bedrooms and ancillary accommodation. A number of trees would be removed to allow for the construction of the rear section of this house and the adjacent houses (see 3.09 below). It is not proposed to provide a garage for this house and the front (south) section of its curtilage would be defined by low hedge planting. The religious shrine to the east of the base of the glasshouse/conservatory would be retained (see 2.30 above).
- 3.09 The fifteen houses that are proposed on the western section of the site have been designed as eleven two-storey, attached villas (organised in short terraces) and four three-storey, detached houses. These houses would be adjacent to the boundaries around this section of the site, with a central common green area as a focal point. It is proposed that the access road for these houses would define the edge of this green area but would be designed as a private drive. All these houses would have integral garages. The design of the houses is contemporary and each of the attached villas would have a prominent glazed element at first floor level that has been designed to reflect the proportions of the nineteenth century house. The external walls of the new houses would be of long-format buff brickwork, matching the external walls of the new apartment block (see 3.07 above), together with some use of white render and stone.
- 3.10 Each of the houses and two of the apartments in the main house would be provided with a small private garden but the majority of the grounds would be open and available for the use of all the residents of the site. Only a very limited number of the existing trees would be removed (some as a result of arboricultural advice) and new tree-planting and landscaping is proposed as part of the development, together with the restoration and management of the historic landscape. Apart from the closure of the secondary access from Beaconsfield Road and improvements to achieve the necessary visibility for the access from Church Road, the stone boundary walls would remain unaltered. The additional walls adjacent to Church Street would also remain unaltered. Although the section of the additional wall in the north-west corner of the site would remain unaltered (apart from two small openings to allow access to the private garden areas to the north), the small section adjacent to The Hollies would be lost and the section behind the base of the glasshouse/conservatory would be altered as a result of the construction of the new house in this area (see 3.08 above).

Assessment of impact on Knolle Park

- 3.11 Before considering the impact that this proposal would have on Knolle Park (the impact on other aspects of the historic environment are considered separately – see 3.24 to 3.34 below) it is necessary to have an understanding of the planning permission that was

granted for the creation of a care village for the elderly (see 2.08 above). This involved the demolition of the German Wing, the nursery building, Taylor House, and Nugent House. The main house would be altered to provide seven extra care apartments, with communal facilities on the ground floor. A new lift would be added to the south-east (garden) elevation of the building. Forty-nine apartments would be provided within a new five-storey block on the site of the German Wing. The lodge would have been restored and a new 'orangery' for communal use erected on the base of the glasshouse/conservatory. The Hollies would be reduced in size to provide one apartment and a new three-storey block would be erected in the north-west section of the site to provide a sixty-bed care house. A semi-subterranean building to the south of the care home would provide communal facilities. A sunken courtyard on the north side would allow for extensive glazing. Also, although much of this structure would have a grass roof, this would be interrupted by three upper-level elements with extensive glazing. Car parks would be constructed immediately to the south of the 'orangery' and in the north-west section of the site. Additional car parking would be provided alongside the drive between the main house and the 'orangery' and alongside the service road from Church Road. A new refuse and recycling building would be erected adjacent to the secondary access from Beaconsfield Road.

- 3.12 There are many differences between the proposed care village and this proposal for residential development but one of the key differences is that this proposal involves the construction of significantly less new building on the site, in terms of both footprint and volume.

The lodge and entrance gates

- 3.13 The elements at the western end of the lodge are not of special interest and therefore their demolition would not harm the significance of the listed building. The restoration of the exterior of the lodge and its re-use as part of a new house would be a major benefit, ensuring its long-term future. The size and scale of the new wing has been designed to be subsidiary to the historic building and to be clearly different so that it can be identified as a latter addition. As a result, it is considered that this will result in minimal harm to the significance of the listed building. No alterations are proposed to the original entrance gates and they would be restored. The immediate setting of the gates and the lodge would be altered by the removal of three trees, the construction of the new wing and the creation of a defined curtilage for the proposed house but these will have very little impact on the significance of these two listed structures. Other aspects of the proposed development would also alter the setting of these two listed buildings but, in view of the screening effect of the mature trees on the site, it is considered that this would have minimal impact upon the significance of the gates and the lodge. On balance it is considered that the proposed development would cause minimal harm to the gates and the lodge.

The main house

- 3.14 The German Wing, the two sheds and the nursery block that are to be demolished are considered to detract from the special interest of the main house and Knolle Park generally (see 2.27 and 2.28 above). As a result, this element of the work has the potential to enhance the architectural and historic interest of the site. In particular it allows for the partial restoration of the external appearance of the main house and its open setting to the south-east.

- 3.15 The proposed alterations to the interior of the main house have been designed to respect the key spaces of the original interior and, wherever possible, to make changes in areas where previous alterations have already compromised the original layout. The restoration of the principal reception room on the ground floor to the south-west of the entrance hall as a single space would enhance the significance of the listed building. The proposed alterations to the former chapel of the Convent and the room to its south-west would result in some harm to the significance of the house, as it would remove some evidence of its later development. The proposed alterations to the upper floors and the secondary wing would have a neutral impact. The proposed alterations to the basement would have a very limited impact upon the significance of the building.
- 3.16 The immediate setting of the main house would be altered by the construction of the new apartment block on the site of the German Wing and the covered car park to the south-east, although these elements of the proposed development have been carefully designed to be appropriate additions to the main house and to reflect its character (see 3.07 above). It is noted that the footprint of the proposed apartment wing is smaller than that which forms part of the care village (see 3.11 above) and, in particular, does not extend in front of the garden elevation of the main house. Other aspects of the proposed development would also alter the setting of the main house, including the minor alterations to the forecourt, the loss of the religious shrine and the steps that give access to the top of the knoll historic steps, and the construction of houses on the western section of the site. However, these houses would also be considerably smaller than the two large structures that would be constructed on this section of the site for the proposed care village.
- 3.17 On balance it is considered that, although there would be some harm to the significance of the main house, this would be limited and needs to be balanced against the benefit of achieving a long-term economic future for the listed building. It should be noted that this level of harm would be considerably less than the harm that would be caused by the proposed care village, particularly in relation to the harm to the setting of the main house. It is also considered that this harm has been minimised as a result of the careful design of the proposal, particularly the design of the new apartment block.

The grotto

- 3.18 The grotto in the northern angle between the main block of the house and the secondary wing would remain unaltered by the proposed development, as would its relationship with the house with the lawn to the north. It is proposed that the planting of the grotto and the related fernery would be restored. As a result, it is considered that there would be no harm to the grotto and its significance would be enhanced.

The base of the glasshouse/conservatory

- 3.19 A new house is proposed on and around the base of the glasshouse/conservatory (see 3.08 above) and, although of a contemporary design, this would provide a focal point in view from the front of the main house and restore a key feature in the design of the gardens (see 2.29 above). This would be a benefit to the interest and significance of the site and enhance the setting of the main house.

- 3.20 The loss of the associated lean-to structures and their replacement by a larger structure would cause some harm. The immediate setting of the base would be altered by the removal of trees and the construction of the houses to the west, together with the creation of a defined curtilage for the proposed house. Other aspects of the proposed development would also alter the setting of the base. On balance it is considered that the proposed development would cause some harm to the base. It is noted that the proposed care village involved the construction of a new structure on the base but also involved the creation of a car park immediately in front and a three-storey care home to the south-west. As a result, the harm that would be caused by this proposal is less than the harm that would be caused by the proposed care village.

The Hollies

- 3.21 The proposed development involves the demolition of The Hollies (the former gardener's cottage – see 2.31 and 2.32 above) to allow for the construction of some of the proposed houses. As a result of the considerable alterations and extensions suffered by this building, it is considered to be of limited interest. Nevertheless, its loss would result in some harm to the setting of the listed buildings and to the significance of Knolle Park as a whole. This minimal level of harm needs to be balanced against the benefit of achieving an economic development that would secure the future of the site.

The boundary walls

- 3.22 The stone boundary walls along Beaconsfield Road and Church Road would remain largely unaltered as a result of the proposed development (see 3.10 above). The closure of the secondary access from Beaconsfield Road would be a benefit as this is a late alteration, probably linked to the construction of Taylor House and Nugent House (see 2.08 above). The additional walls adjacent to Church Street and the section in the north-west corner of the site would also remain largely unaltered but other sections of these walls would be lost or altered (see 3.10 above). As a result, there would be some harm to these elements of the historic environment that needs to be balanced against the benefit of achieving an economic development that would secure the future of the site.

The grounds

- 3.23 The surviving layout of the grounds of Knolle Park, together with the various individual elements, trees and other planting, is of special interest, both in its own right and as a result of its contribution to the setting of the three listed buildings (see 2.45 above). The layout in the eastern section of the site would remain largely unaltered, apart from the construction of the apartment block to the south-west of the main house and the associated covered car parking. A number of the smaller elements of the site, such as the flight of steps on the east side of the knoll would be lost, although the remains of one of the religious shrines (see 2.45 above) would be retained. In contrast, the changes to the western section of the site would be considerable, principally as a result of the proposed construction of fifteen houses. However, the layout of these houses (around a central common green area – see 3.09 above) allows for the retention of some of the sense of openness that is characteristic of this section of the site at present. The harm that results from the construction of these houses needs to be balanced against the benefit of achieving an economic development that would secure the future of the site. It is noted that the harm to this western section of the site as a result of this proposal is considerably less than the harm that would have been caused through the

construction of the two large buildings proposed as a part of the care village (see 3.11 above). The landscape proposals associated with the proposed development include restoration of some aspects of the historic gardens thus enhancing their significance.

Assessment of impact on other listed buildings

- 3.24 In addition to the impact on Knolle Park, the proposed development has the potential to impact upon the setting of a number of other listed buildings. This is assessed using the methodology set out in the *Historic Environment Good Practice Advice in Planning – Note 3: The Setting of Heritage Assets*, published by English Heritage in March 2015 (now Historic England). However, Step 5 of that methodology (making and documenting the decision and monitoring outcomes) is omitted.

Step 1 – Identify the heritage assets

- 3.25 The listed buildings considered in this section are No. 50 Beaconsfield Road (Cedarwood); No. 84 Beaconsfield Road (Beaconsfield House); Nos. 1-3 Knolle Park Mews, Church Road; and the Water Tower, Reservoir Road. The list descriptions of all these listed building are provided in Appendix A. All these listed buildings are primarily of architectural and historic interest, with little or no artistic or archaeological interest. As a result of their inclusion on the List of Buildings of Special Architectural or Historic Interest, they are of national importance. Cedarwood, immediately adjacent to the north-west corner of the site is of particular architectural interest and, as a result, is listed Grade II*; all the other buildings are listed Grade II.

Step 2 – Assessment of setting

- 3.26 The setting of these listed buildings comprises their gardens (this does not apply to the water tower, which is not in residential use), together with the adjacent buildings and the surrounding developments (which generally consist of a variety of houses). The setting of the water tower is slightly different as it includes the covered reservoir.
- 3.27 In relation to the (non-exhaustive) checklist in paragraph 21 of *The setting of heritage assets*, it is considered that the following attributes of the settings of these heritage assets contribute positively to their significance:
- Topography – its location on Woolton Hill is an important aspect of the reservoir and, therefore, of its water tower;
 - Other historic assets – the historic relationship between Knolle Park (and its listed buildings) and Nos. 1-3 Knolle Park Mews (that have been created from its former stables – see 2.11 above) is an important aspect of this building;
 - Land use – there is a fundamental relationship between the Water Tower and the reservoir;
 - Green spaces, trees and vegetation – these are important to the significance of the listed buildings in residential use;
 - Openness, enclosure and boundaries – the stone boundary walls along Beaconsfield Road and Church Road are important to the significance of the listed buildings in residential use;
 - Functional relationships – there is a functional relationship between the Water Tower and its reservoir, and between Knolle Park and its former stables (Nos. 1-3 Knolle Park Mews);

- Visual dominance – the Water Tower is designed to be a dominant feature of the area; and
- Associative relationships between heritage assets – there is an associative relationship between Knolle Park and its former stables (Nos. 1-3 Knolle Park Mews).

3.28 As a result of the many changes that have occurred to Knolle Park and its surroundings since the mid-twentieth century the original settings of Beaconsfield House and Nos. 1-3 Knolle Park Mews have been significantly altered. This is less true of the settings of the Water Tower and Cedarwood.

Step 3 – Effect of the proposed development

3.29 As a result of the enclosed nature of the grounds of Knolle Park, the proposed development would have a limited (if any) impact upon these listed buildings.

3.30 The proposed houses in the north-west corner of the site would be close to Cedarwood but these would replace Taylor House and Nugent House and, in any event, the significance of Cedarwood does not rely upon any relationship with Knolle Park. The proposed development would not alter any of the attributes of the setting of Cedarwood that contribute positively to its significance (see 3.36 above). As a result, it is considered that the proposed development would not result in any harm to the significance of Cedarwood.

3.31 There would be some impact upon Knolle Park Mews as a result of the construction of houses on land that was formerly the paddocks associated with these former stables, together with the construction of the apartment block. It is considered that these aspects of the proposed development would result in some slight harm to the significance of Knolle Park Mews.

3.32 The proposed development would not alter any of the attributes of the settings of Beaconsfield House or the Water Tower that contribute positively to the significance of these two listed buildings (see 3.36 above). As a result, it is considered that the proposed development would not result in any harm to the significance of Beaconsfield House or the Water Tower.

Step 4 – Maximising enhancement and minimising harm

3.33 There are limited opportunities to maximise enhancement of these listed buildings, although a display of the history of Knolle Park could be provided within the common areas of the main house. Such interpretative material would enhance an understanding of the relationship between Knolle Park and Knolle Park Mews.

3.34 Harm has only been identified to the significance of Knolle Park Mews and this harm has been minimised (as far as is possible) through the careful design of the proposed development (including the landscape proposals).

4.00 CONCLUSIONS

- 4.01 As indicated in 1.01 above, this Heritage Impact Assessment has been prepared in connection with a proposed re-development of St. Gabriel's Convent (formerly Knolle Park), Woolton, Liverpool, for residential purposes. The main building on the site, together with the lodge and original entrance gates are included within the List of Buildings of Special Architectural or Historic Interest as Grade II (see Appendix A). A number of other buildings around the site are also listed (see Appendix A).
- 4.02 As a result of the assessment in Section 3.00 above, it is considered that some aspects of the proposed development would enhance the special interest of the three listed buildings. The gates, gatepiers and flanking sections of railings would be restored. The lodge would also, be restored and the proposed extension to the west has been appropriately designed so that it does not dominate the historic building and allows the extent and form of the original lodge to be clearly appreciated. The exterior and immediate setting of the main house would be partly restored as a result of the demolition of the German Wing, its associated elements, and the nursery building to the south-east. The landscape proposals associated with the proposed development include restoration of some aspects of the historic gardens thus enhancing their significance. All this would allow for greater appreciation of the original setting of the house within its garden. In addition, the principal reception room on the ground floor to the south-west of the entrance hall would be restored as a single space.
- 4.03 Other aspects of the proposed development would result in some harm, although it is considered that this would be considerably less than the harm that would be caused by the implementation of the planning permission for the care village (see 3.11 above). In relation to the approach set out in the Framework (see 1.10 above) it is considered that this harm would be 'less than substantial'.
- 4.04 In assessing the proposed development against the statutory requirements set out in Sections 16(2) and 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* (see 1.04 above) and the policies of the Development Plan (see 1.05 and 1.06 above), this harm (see 4.03 above) needs to be balanced against the enhancements that would also be achieved (see 4.02 above) and the benefit of securing the long-term economic future of Knolle Park. It also needs to be balanced against the wider public benefits of the proposed development.

APPENDIX A

List descriptions

BEACONSFIELD ROAD

Knolle Park (Saint Gabriel's Convent)

Date of listing 14.3.75

Grade II GVI

House. c.1840. Stone with slate roof. 2 storeys, 6 bays, central 2 bays break forward. Top entablature; giant pilasters. 1st floor windows have eared architraves; all windows are sashed with glazing bars. Central tetrastyle- in-antis Corinthian porch. Said to have good interior.

Listing NGR: SJ4187587568

BEACONSFIELD ROAD

Lodge to Knolle Park (Greek Lodge)

Date of listing 14.3.75

Grade II GV

Lodge. c.1840. Stone with slate roof. One storey. End has distyle-in-antis Doric portico; entrance has eared architrave and half-glazed door. Returns have sill course and entablature; windows have eared architraves and casements with margin lights. Clustered stacks to rear and rear projection.

Listing NGR: SJ4187987654

BEACONSFIELD ROAD

Entrance to Knolle Park (corner Church Road)

Date of listing 14.3.75

Grade II GV

Gate piers and flanking railings running for approximately 31.5 m. c.1840's. Stone octagonal panelled piers with caps, the 2 central ones with iron lamp standards (lanterns missing, 1984). Central paired gates and flanking single gates; similar iron railings to low curved stone wall.

Listing NGR: SJ4189487660

BEACONSFIELD ROAD

No. 50 (Cedarwood)

Date of listing 25.04.75

Grade II*

House, 1960, designed by Gerald Beech and Dewi Prys Thomas. Brick walls on ground floor supporting wooden beams holding upper floor of wood frame construction. **PLAN FORM:** ground floor occupies whole width of site, but is shallow in depth. Upper floor less wide but overhangs at front and rear. Garage to left at front, attached by side wall to kitchen. **FRONT ELEVATION:** ground floor walls in Tyrolean render, upper floor in narrow vertical planks of Canadian cedar. Ground floor extends beyond first floor to either side; first floor extends forward of ground floor. Ends of the 4 Glu-lam wooden beams visible between the floors. Single square window near centre of ground floor, projecting curved outer wall section of narrow vertical cedarwood slats, forming external part of cloakroom, front door to left in plain cedar, projecting wall dividing main frontage from narrow open courtyard between kitchen and garage. First floor has irregular window pattern, windows are single pane with white frames, largely with a horizontal axis and wrapping the corners. Roof is conical, largely invisible. Free-standing chimney stack for central heating boiler to right, of grey slate waste bricks. **REAR ELEVATION:** ground floor has 2 large patio doors in central section, single window to right and (later) wood and glass doors to conservatory area to left. First floor has windows at the corners, large picture window towards left and continuous run of smaller slit windows between. Left return has door from first floor onto roof of ground floor, with external metal stair down to garden at the rear. **INTERIOR:** Entrance door leads to hall with open tread staircase suspended on steel tubes. Tapered stair treads of Douglas fir with offset central wooden spine. Crossways spine wall, clad in horizontal cedar panelling, divides hall from the rest of the accommodation, with textured Pilkington glass and cedar wood doors. Wall is pierced by rectangles of coloured glass, with niche for a bust at the foot of the stairs. Egg-shaped cloakroom capsule, extending outwards and inwards into the hall, clad and lined in cedar, with original sanitary fittings, circular window in door, clerestory window and stiletto heel coat hooks. To right, living room occupying full depth of house, with exposed Douglas fir veneered Glu-lam beams (one a 1990's replacement with internal steel support), with clerestory windows between outer ends of beams. Feature fireplace with built-in surround incorporating long shelf for TV etc, slot for telephone, telephone book and niche for coal scuttle, built in bookcase, glass wall to garden and glass door to conservatory area. Floors of sapele wood throughout. Concertina vinyl Lionide screen to dining area, which backs onto cedar clad spine wall with slots and niches for bottles etc. Glass wall with door to back garden, built in cabinet with reeded glass serving hatch to kitchen. Kitchen has original exposed beam ceiling, 2 sinks, Jonelle kitchen units and 'Citron' Formica worktops with curved backs. Door to 'drying area' between kitchen and side of garage. Beyond living room, conservatory with access from front of house, coal chute incorporated in base of chimney stack, wooden framed glass doors to garden not original. Conservatory originally smaller, ending in line with chimney stack. First floor: walls to landing in 'etched' Douglas fir plywood panels, landing leading to 4 bedrooms, bathroom and separate toilet. Floors are Douglas fir plywood. Main bedroom has fitted wardrobes, all bedrooms with grooved wooden pelmets concealing strip lights and curtain rails. Some original Rotaflex light fittings. Bathroom with original bath, basin, pale blue Formica topped Vanitory unit and Formica panel beside bath with rose design. Rear garden is integral to design, with original landscaped paved patio area, rectangular reflecting pool, artificial mounds and tree planting.

SOURCES: Lesley Jackson 'Keeping house', Wallpaper December 2004, pp69-72 'House of the Year' Woman's Journal March 1960 pp19-37 'The House of the Year' The Guardian, February 24 1960 pp11-16 'Mass Sophistication' Architectural Review March 1960 pp153-4 Woman's Journal 'House of the Year', The Architects' Journal, March 1960 p95 Quentin Hughes, 'Liverpool: city of architecture' 1999 p111 Neil Swanson, 'Cedarwood - notes for Twentieth Century Society', 2004

SUMMARY OF IMPORTANCE: This house, designed by Thomas and Beech from Liverpool University School of Architecture, and the Women's Journal House of the Year in 1960, is of outstanding design, with excellent detailing and remarkable preservation. It demonstrates the contemporary interest in modular planning; in flexible living spaces; in modern materials and construction techniques; and in the application of a genuinely fresh style to the issue of modern house design. Its association with a national house-building competition adds further to its special interest.

BEACONSFIELD ROAD

No. 84 (Beaconsfield House)

Date of listing 14.3.75

Grade II GV

House. Mid C19. Stone with slate roof. 2 storeys, 3 bays, 2 gables. Windows of 3 lights with ovolo mullions and label moulds, that to central bay has entrance to left with ogival head, torus architrave and label continuous over window; small window over. Left return similar, with 3 gabled bays. 3 clustered stacks.

Listing NGR: SJ4171187588

CHURCH ROAD

Nos. 1 to 3 (consec) Knolle Park Mews

Date of listing 14.3.75

Grade II

Former stable block to Knolle Park now houses. Built 1828, partly restored 1968. Stone with slate roof. 2 storeys, 7 bays. Band over ground floor and top cornice with blocking course to central bays, central bays and end bays break forward; 1st floor of other bays is C20 addition. End pavilions with ground floor windows. Courtyard plan at rear. No. 2 is on south end behind no. 1; pedimented centre over a wide segmental entrance to coach-house, and another wide segmental arch to left of centre, now both filled in with door and windows and modern windows inserted in upper storey. North wing entirely rebuilt (No. 4 is behind No. 3), and No. 4 is entirely modern.

Listing NGR: SJ4196787480

RESERVOIR ROAD

Water Tower

Date of listing 19.06.85

Grade II GV

Water Tower. C.1900. Rock-faced stone with iron top. Battered base has round-headed window and architraved entrance in projecting surround with pediment to east. Paired round-headed lancets. Corbelled out cornice. Iron upper stage has flat pilasters and 4 paired round-headed recesses; top consoled cornice and hand rail.

Listing NGR: SJ4193987385

APPENDIX B

Historic maps

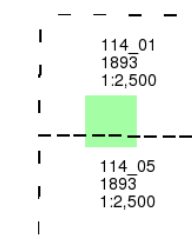
Lancashire And Furness

Published 1893

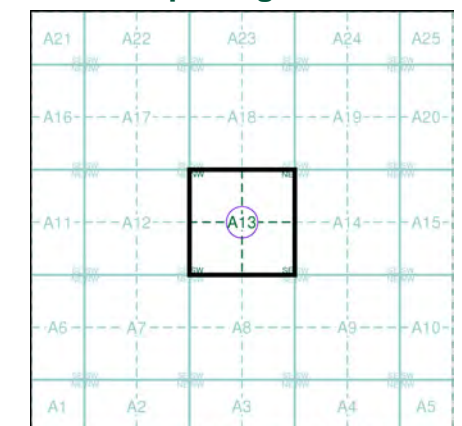
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13

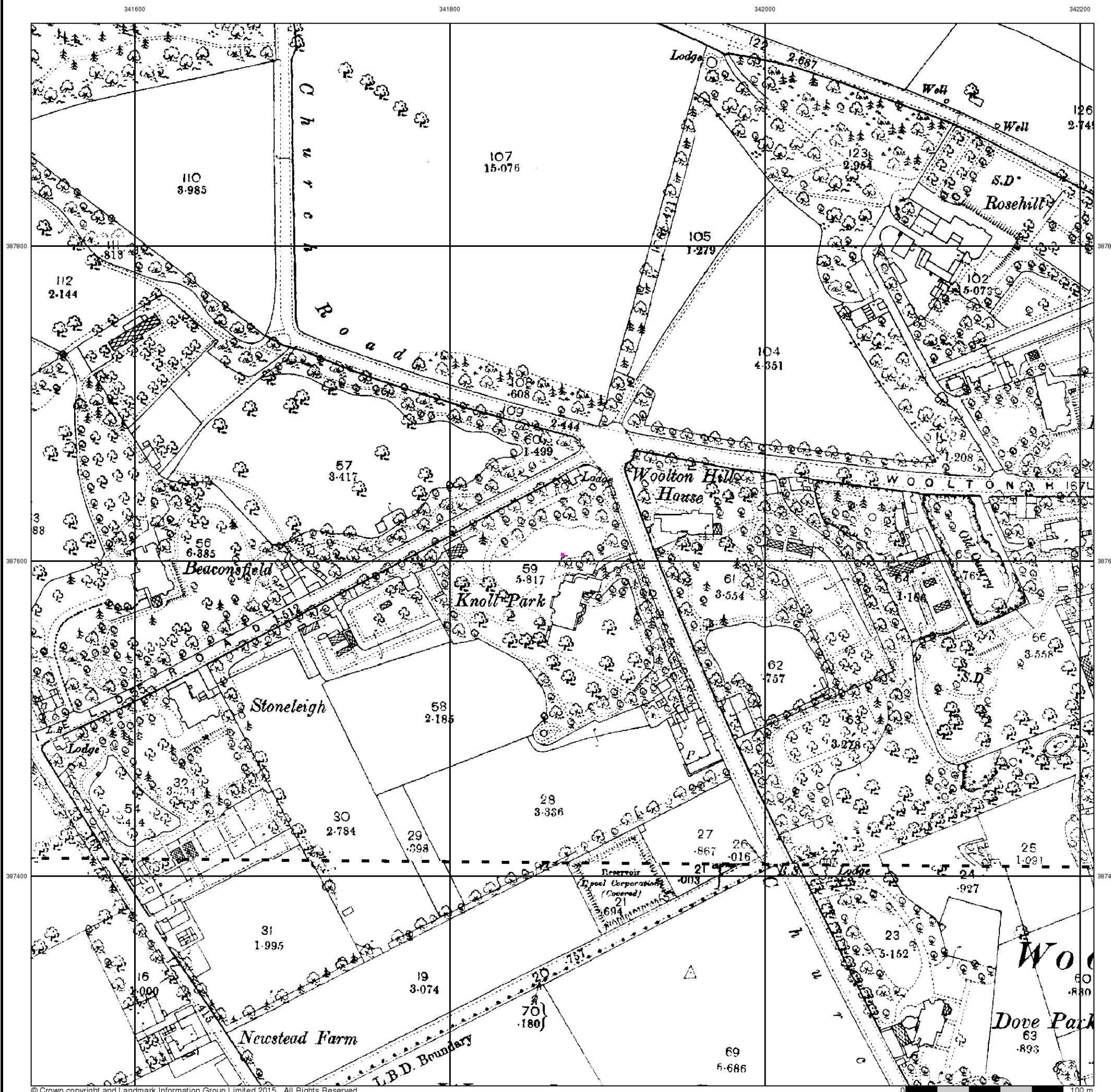


Order Details

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 Search Buffer (m): 100

Site Details

Beaconsfield Road, Woolton, LIVERPOOL, L25 6EJ



Lancashire And Furness

Published 1907

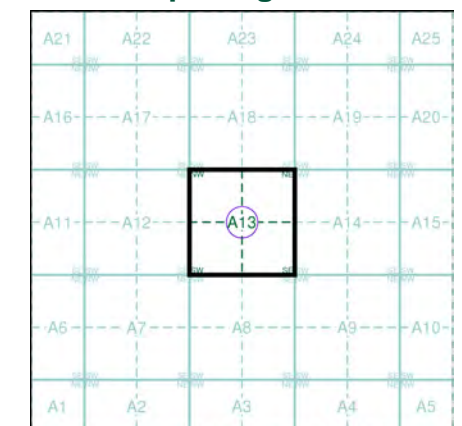
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Map Name(s) and Date(s)

114.01	1907	1:2,500
114.05	1907	1:2,500

Historical Map - Segment A13

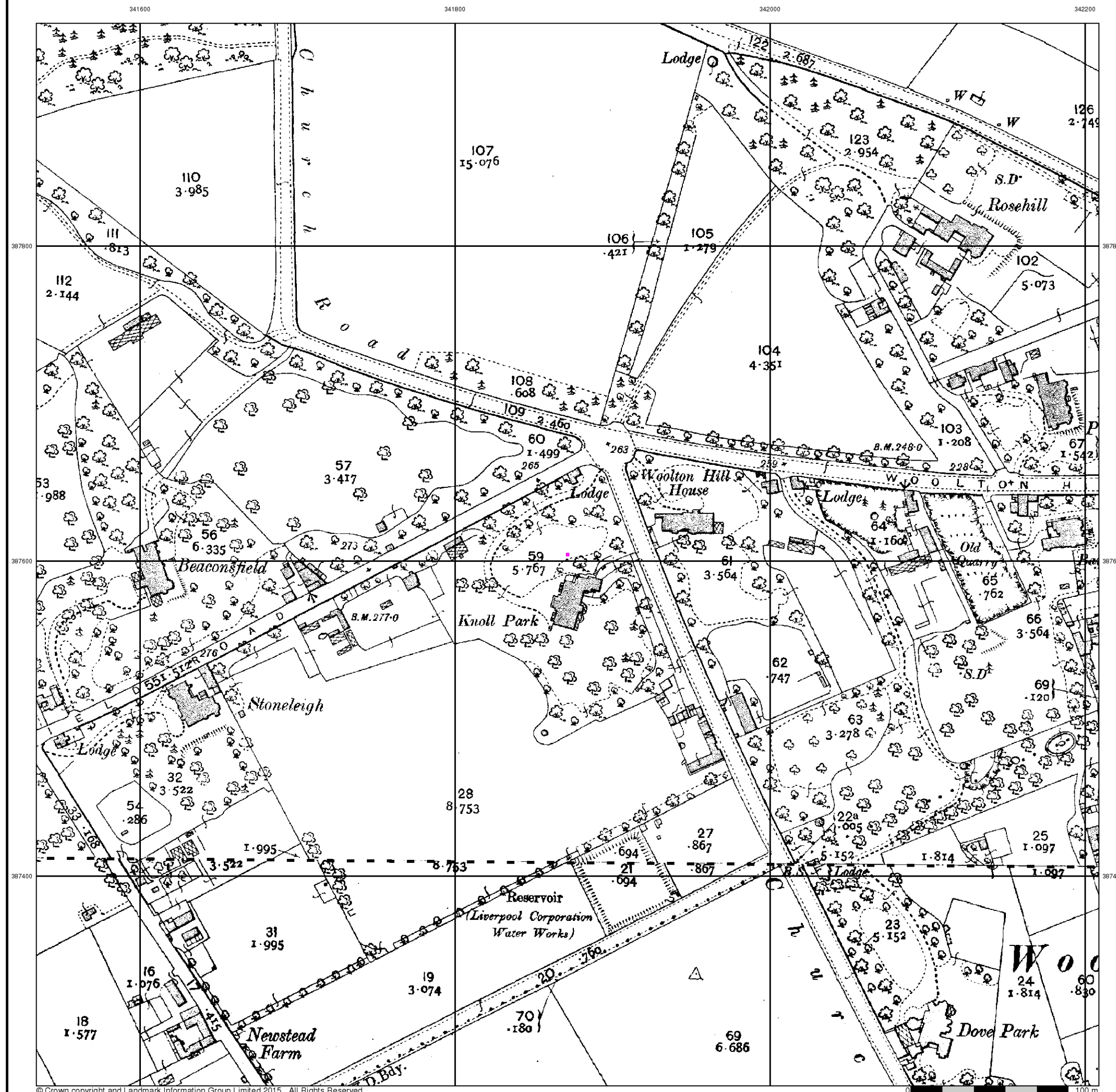


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Site Details

Beaconsfield Road, Woolton, LIVERPOOL, L25 6EJ



Lancashire And Furness

Published 1936 - 1937

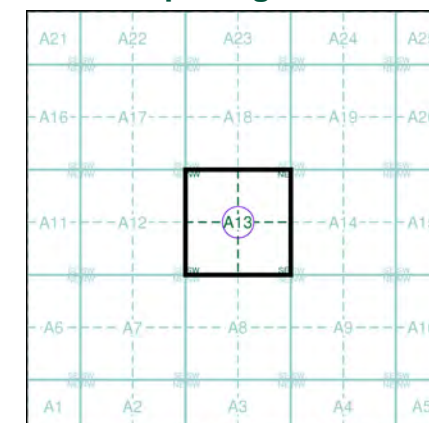
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Map Name(s) and Date(s)

114.01	1937	1:2,500
114.05	1936	1:2,500

Historical Map - Segment A13

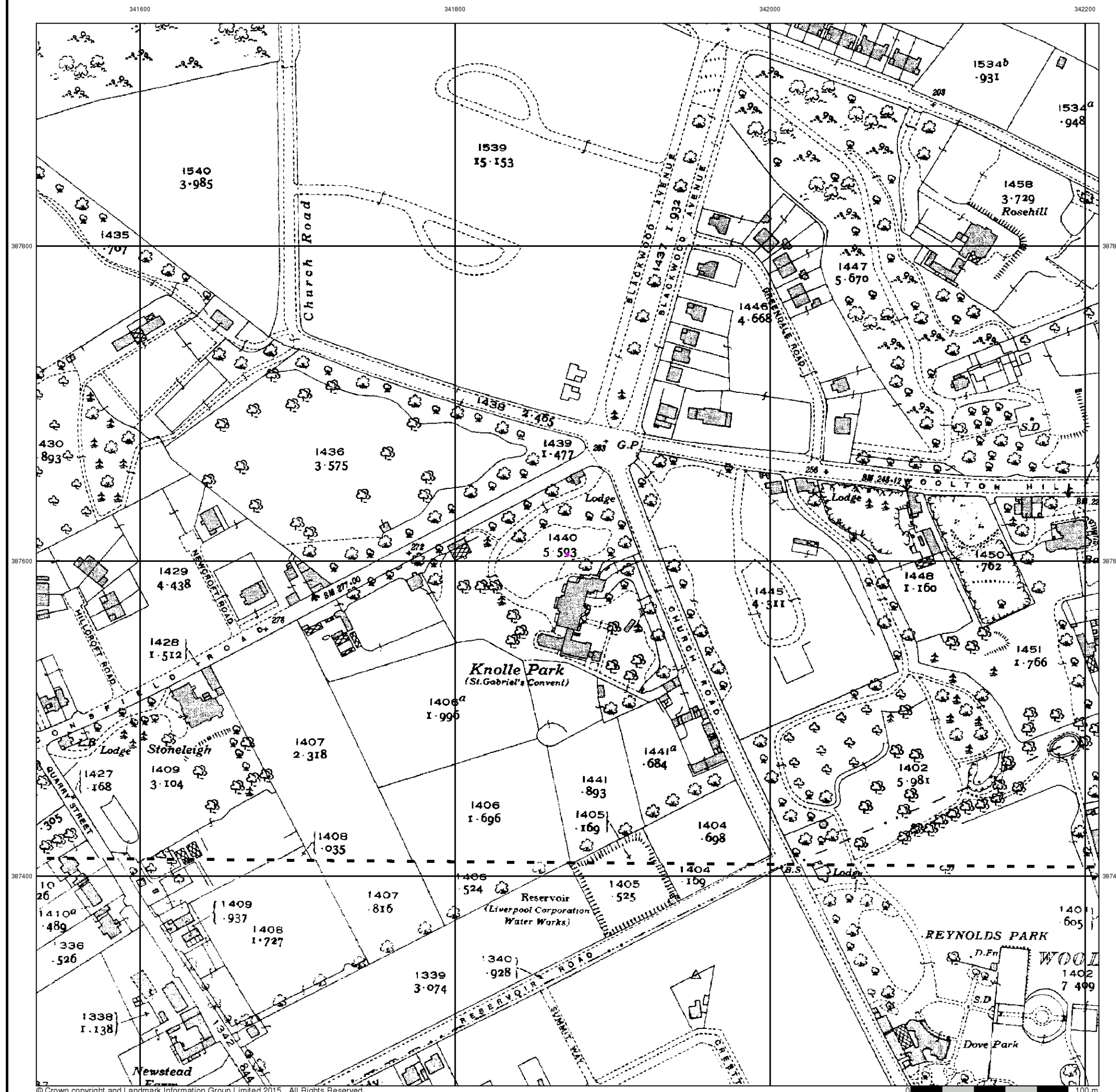


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Site Details

Beaconsfield Road, Woolton, LIVERPOOL, L25 6EJ



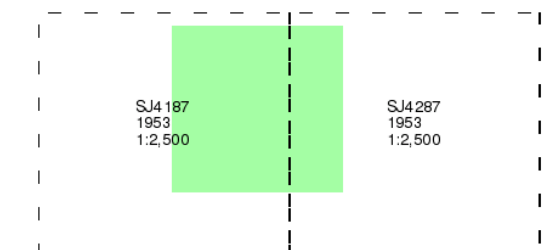
Ordnance Survey Plan

Published 1953

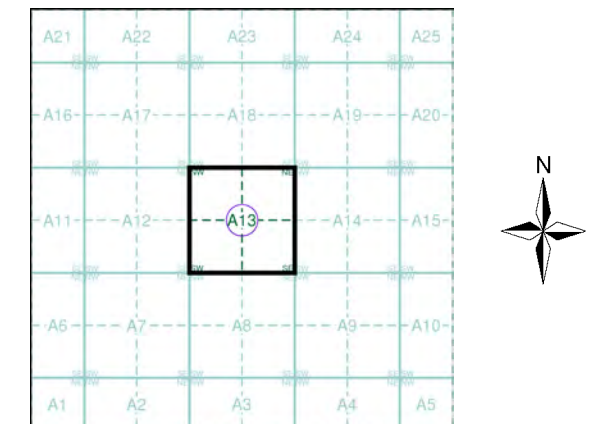
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Map Name(s) and Date(s)



Historical Map - Segment A13

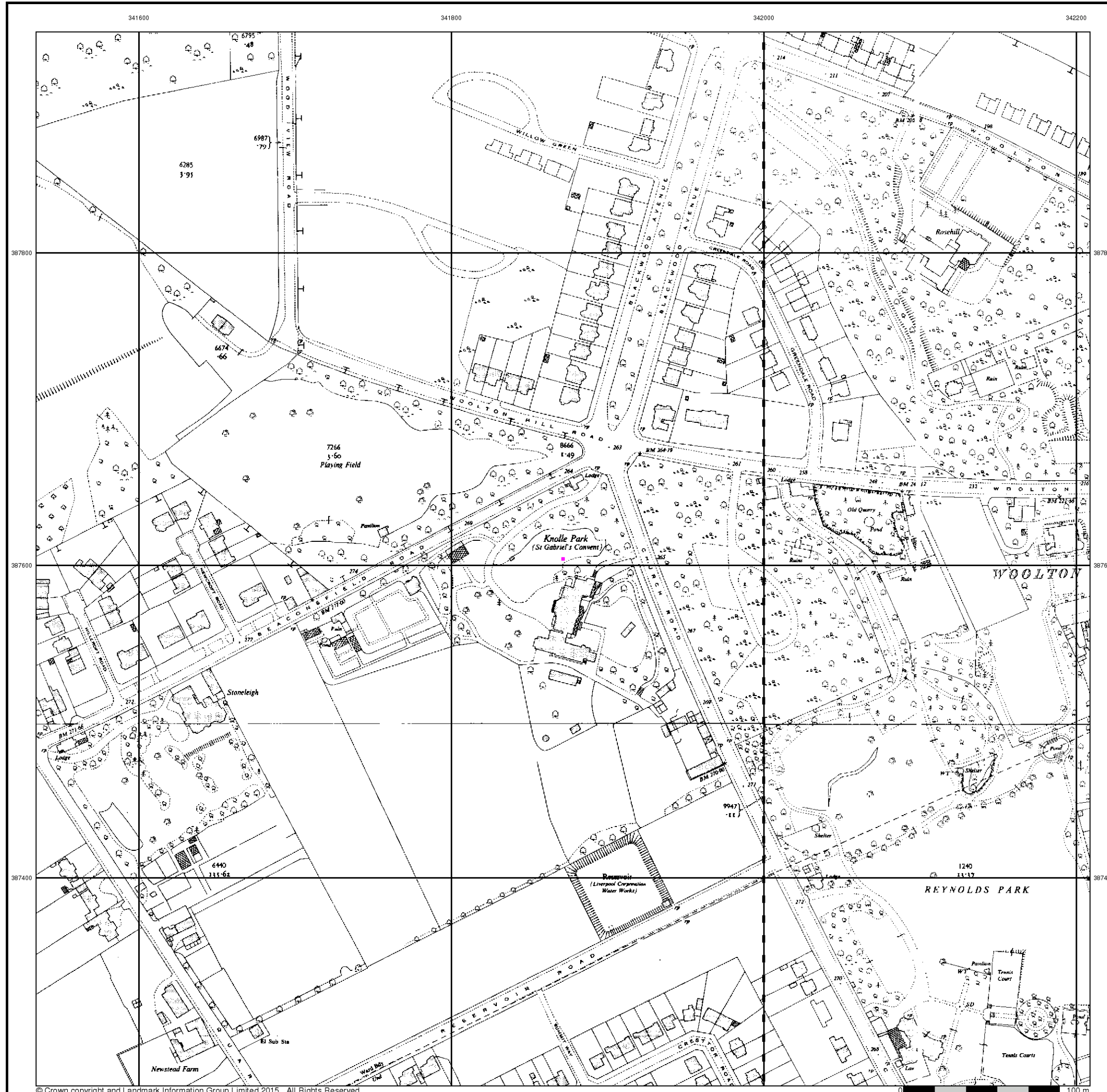


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Site Details

Beaconsfield Road, Woolton, LIVERPOOL, L25 6EJ



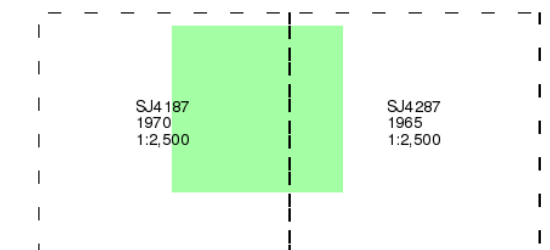
Ordnance Survey Plan

Published 1965 - 1970

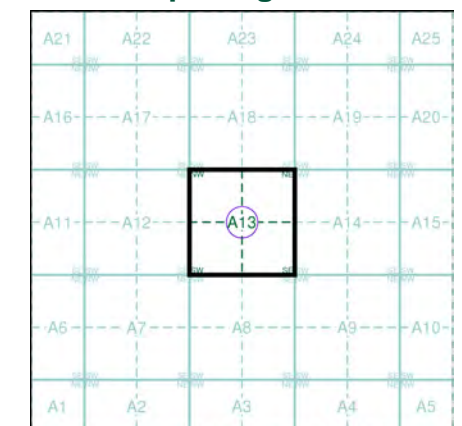
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Map Name(s) and Date(s)



Historical Map - Segment A13



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Site Details

Beaconsfield Road, Woolton, LIVERPOOL, L25 6EJ



Large-Scale National Grid Data

Published 1993

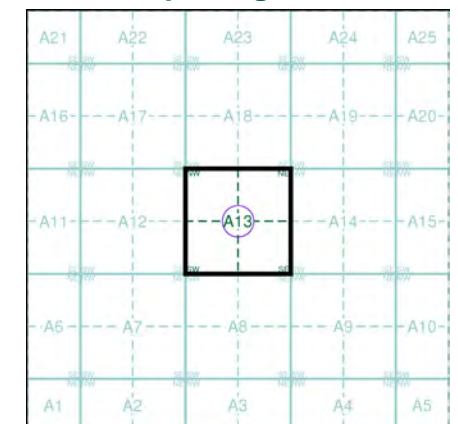
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ4187NE 1993 1:1,250	SJ4287NW 1993 1:1,250
SJ4187SE 1993 1:1,250	SJ4287SW 1993 1:1,250

Historical Map - Segment A13



Order Details

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Beaconsfield Road, Woolton, LIVERPOOL, L25 6EJ



APPENDIX C

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