

Heritage Statement Land at Harthill Road

July 2016

Turley

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Client

Redrow Homes Lancashire

Our reference

REDM3004

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Redrow Homes Limited (the 'Applicant') in support of applications for full planning consent and listed building consent for the development of 51 homes (the 'Proposed Development') on land off Harthill Road, Liverpool (the 'Application Site').

- 1.2 The description of the Proposed Development is as follows:

"Full planning application for a residential development comprising 39 no. dwellings, and full planning application and listed building application for the conversion of existing buildings into 12 homes/properties, with access from Harthill Road, parking, landscaping and amenity space."

- 1.3 The Application Site comprises several adjoining parcels of land just outside the western edge of Calderstones Park and includes Beechley House, grounds, stables, an equestrian paddock, and adjoining site occupied by Calder Kids, including, an outdoor model railway and a Parks/Council Department depot.

- 1.4 Beechley House is grade II listed and the grounds incorporate several associated listed structures, including the adjoining stables. A series of other listed buildings and non-designated heritage assets are located close to the Application Site. The Proposed Development therefore has potential to directly affect the significance of Beechley, and the stables, and indirectly affect other heritage assets by impacting on their setting.

- 1.5 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 listed buildings or their settings.

- 1.6 The National Planning Policy Framework (NPPF) provides the Governments national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

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 their significance'.

- 1.7 To comply with these requirements, Section 2 of this Statement identifies the relevant heritage assets that may be affected by the Proposed Development.

- 1.8 Section 3 describes the Application Site and the historic development of the adjoining area and Section 4 describes the significance of the relevant heritage assets.

- 1.9 Section 5 provides an assessment of the potential impacts on those heritage assets in accordance with the relevant legislation, policy and guidance.

2. The Heritage Assets

Introduction

- 2.1 The NPPF (2012) defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”¹

- 2.2 Designated heritage assets are defined by the NPPF as:

“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”

- 2.3 The Historic England “Historic Environment Good Practice Advice in Planning : 2 Managing Significance in Decision -Taking in the Historic Environment”, advises that *“Non-designated heritage assets include those that have been identified in a Historic Environment Record (HER), in a local plan, through local listing or during the process of considering the application. Archaeological potential should not be overlooked simply because it is not readily apparent.”* Liverpool City Council does not maintain a local list. However, a HER search has been commissioned with respect to the Application Site and adjoining area and the findings have informed the Proposed Development. A separate Archaeological Assessment has been undertaken, and is also submitted as part of this application.

Heritage Assets

- 2.4 The following heritage assets, identified on the plan in Appendix 1, are either located within, or close to, the Application Site:

Listed Buildings

Listed Building	Grade	Date of Designation
Beechley	II	9 January 1992
Entrance Gates to Beechley	II	9 January 1992
Ha Ha approx. 30 metres south-east of Beechley	II	9 January 1992
Beechley Stables	II	9 January 1992
Harthill Lodge (Harthill Road)	II	9 January 1992
Harthill Lodge (Calderstones Road)	II	14 March 1975
Quarry Bank House	II	14 March 1975
South Lodge to Quarry Bank House	II	14 March 1975

¹ DCMS, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary

Listed Building	Grade	Date of Designation
Calder High School	II	14 March 1975
Entrance to Calderstones Park	II	14 March 1975
Calderstones House	II	14 March 1975
Calderstones Stables	II	14 March 1975
Church of All Hallows	I	28 June 1952

- 2.5 The list descriptions are included at Appendix 2.

Scheduled Ancient Monuments

Scheduled Ancient Monuments	Grade	Date of Designation
The Calderstones, Six monoliths decorated with rock art	N/A	15 August 1994

- 2.6 The Calderstones are located on the eastern edge of the Parks Department depot, outside of the proposed development site, in a glazed pavilion structure. Scheduled Monument Consent was agreed by Historic England, on behalf of the Secretary of State for Culture Media and Sport, on 30th July 2015 (Ref. no. S00112399) for the removal of the Calderstones from their current location in the pavilion for cleaning and conservation work before reinstatement in a controlled display unit at the rear of Calderstones Mansion House. Consent was granted subject to several conditions, including the requirement for a photographic survey, prior to removal, and a method statement for the transportation of the stones.

Non-designated Heritage Assets

- 2.7 The Merseyside Historic Environment Record identifies the above Scheduled Monument (HER record no: MME 4799) and three potential heritage assets close to the area formerly occupied by Hart Hill House:

Non-designated Heritage assets:	
MME 4803	Former site of Hart Hill, Harthill Road, Allerton, a mid-C19 house.
MME 4816	Possible site of Pyckeloo or Pyckelao or Pykelaw, Allerton, a possible Bronze Age barrow.
MME 4800	Bronze Age flint scraper found in Calderstone Park.

- 2.8 The above non-designated heritage assets comprise below ground remains rather than building structures. The relevant buildings identified on the HER are designated as listed buildings and have been identified above.

- 2.9 HER asset MME 4816 is identified on the eastern edge of the area currently occupied by the model railway garden. However, the Archaeological Assessment submitted with the application considers that there is no evidence for the existence of the structure.
- 2.10 Similarly, cartographic information identifies the potential location of several other structures, such as the Roger Stone. However, again, the Archaeological Assessment has found no evidence of their existence.

3. The Application Site and Surrounding Area

Introduction

- 3.1 The Application Site is located off Harthill Road and comprises a series of ad hoc parcels of land and buildings adjoining, but outside, the north-western edge of Calderstones Park. The plots are used for a range of activities, including the park/council depot, a model railway club, Calder Kids adventure playground and associated buildings, Beechley stables and the related paddocks. Beechley House, itself, was last used as a care home and is currently vacant and in a deteriorating condition.
- 3.2 Calder Kids, the stables and model railway are to be relocated in new facilities as a result of the development opportunity presented by the Proposed Development.

Site History and Development

Introduction

- 3.3 Calderstones Park originated from the amalgamation of the grounds of two large merchant's houses, Calderstone and Hart Hill, by the City Corporation during the early C20th. The Park was not originally designed as a public park and the landscape was adapted for public use after the two estates were amalgamated. The park is not recognised, by Historic England, on the Register of Parks and Gardens. Pevsner describes it as follows:

"The combined landscape is a curious mix of Edwardian municipal – boating lakes, dells, botanic gardens, elaborate floral displays, bowling greens etc – and the mature avenues, grasslands and ha-has of the early C19th landscaped parks."²

- 3.4 The Calderstone estate was acquired by Joseph Need Walker in 1825, who constructed Calderstone Mansion to replace an early farmhouse, called Grove House. The mansion and estate were then sold to Charles McIver in 1875, who joined Samuel Cunard in establishing the British and North American Royal Steam Packet Company that became the Cunard Line. His son, Charles, took over the estate, which was sold to the Liverpool Corporation in 1902.³ Calderstones Park was formally opened three years later and was then augmented by the addition of the Harthill estate by the outbreak of WWI.⁴

Map Regression

- 3.5 During the late C18th the area now occupied by the park remained largely undeveloped. Yates Map of 1786 (Fig 3.1) identifies Allerton Hall to the south, with the associated obelisk, located as an eye-catcher in the landscape in the landscape to the north of the Hall. A building is illustrated in the area developed for Calderstones Mansion, which could be Groves Farm, which was demolished to make way for the Mansion. The

² The Buildings of England Lancashire: Liverpool and the South-West, Richard Pollard and Nikolaus Pevsner, 2006.

³ www.allertonpark.com

⁴ www.liverpoolparks.org

alignment of Hartshill Road and the street pattern currently formed by Calder Drive, Menlove Avenue and Calderstones Road was already established.

Figure 3.1: Yates Plan of 1786



Figure 3.2: Greenwoods Plan of 1818



- 3.6 The Calderstones Park area remained undeveloped in Greenwood's Plan of 1818 (Fig 3.2), a house remains in the broad location of the Calderstones Mansion, potentially Grove Farm and two buildings are identified in the area later enclosed by Beechley.

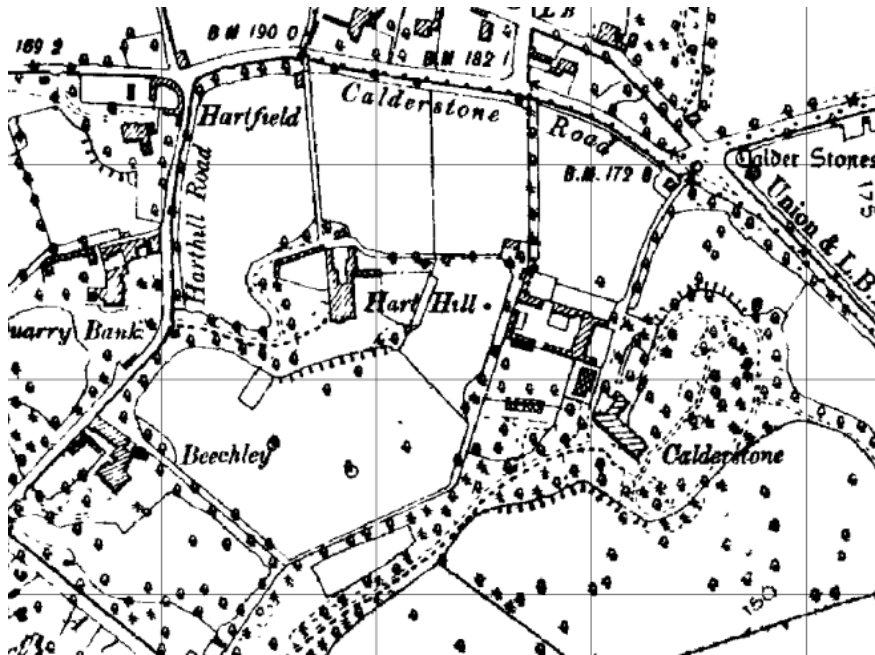
Figure 3.3: Tithe Map 1849-50



- 3.7 The 1849-50 Map (Fig 3.3) identifies both Calderstones and Hart Hill Mansions. Calderstones is accessed directly from Allerton Lane, to the north, and from an access drive, enclosed in a narrow belt of trees, to the south-west. Beechley is identified as a separately enclosed property. Outside of the grounds of the three principal residences the area remains largely undeveloped. A small quarry is located north-west of Beechley and Quarry Bank House is located to the west of the Application Site. Beech Farm and Greenhill are identified to the south of the current alignment of Allerton Road. Interestingly, the 'Calder Stones' are indicated on Allerton Lane (now Calderstones Road) outside the northern entrance to Calderstones Mansion.
- 3.8 By 1894 (Fig 3.4) the adjoining area had started to become more suburban in character. The foot print of Beechley had changed considerably from a square to a rectangular plan form that extended north-west from the original building. A service wing appears to extend from the north-east of the house towards the stables. A new access had been formed to Hart Hill, with a more formal alignment and the northern entrance lodge had also been constructed. Hartfield, facing the corner of Harthill Road and Calderstone Road had been constructed, probably during the late 1840s⁵ (Pevsner) and then extended in the 1880s and Quarry Bank had been developed with the existing house. To the west of the Application Site the quarry is no longer evident. Two fields immediately south of Hart Hill had been amalgamated by 1894 to form a single larger area of parkland and an embankment, possibly a ha ha, forms the southern edge of the enclosed gardens immediately adjoining the house. The Calder Stones remain located at the junction of Calderstones Road and Beech Lane (later to become Menlove Avenue). The Church of All Hallows (1872-6) is now identified at the junction of Allerton Road and Greenhill Road.

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

Figure 3.4: 1894 Ordnance Survey Map

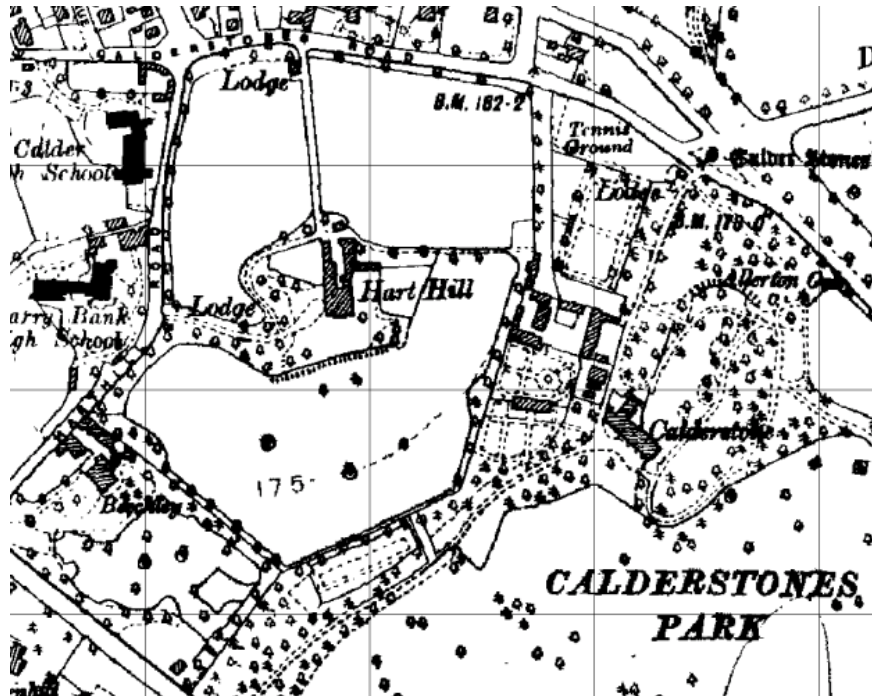


- 3.9 Beech Lane had been renamed Menlove Avenue by 1928 (fig 2.5) and the area between it and Calderstones Road was more densely developed with several streets of semi-detached and terraced properties. Calderstones was now referred to as Calderstones Park. The foot print of Hart Hill remained unchanged, although by 1913 it had also been taken over by the Corporation and amalgamated into the wider park. The field boundaries to the south of Calderstone mansion had been removed and an area of formal gardens and a tennis ground had been created to the north. The grounds associated with the stables also appear to have been formalised. The Calder Stones are still located at the wider junction on Calderstone Road, where the road to the north-east has been renamed Druids Cross Road. To the west, Quarry Bank House had been converted into a high school and Hartfield had been converted into Calder High School.
- 3.10 By 1956 (Fig 3.6) several significant changes had been made within Calderstones Park, including the construction of a large lake to the south-east of the mansion. A new tree lined avenue had been created across the open landscape of the former grounds to Calderstone Mansion. Today, this route continues in a more sinuous alignment diagonally across the grounds of Hart Hill. The avenue was constructed in 1931 through a Government unemployment support scheme. It became known as Jubilee Drive in commemoration of the Silver Jubilee of George V and Queen Mary in 1935⁶. A circular space had been formed at the north-west entrance to Jubilee Drive, creating a formal entrance into the park, notable for the re-use of the sculptures that had been removed from Brown's Buildings in the city centre prior to its demolition during the 1920s. The foot print of Hart Hill had been significantly reduced and it appears that only the north-west front had been retained at this time. The south-eastern half of the enclosed

⁶ www.allertonpark.com

grounds of Beechley were now referred to as a recreation ground. The location of the Calder Stones, at the junction on Calderstones Road, remained unchanged.

Figure 3.5: 1928 Ordnance Survey Map



- 3.11 By 1974-78 (Fig 3.7) the allotment gardens had been formed and only the northern remnants of Harthill House (no longer referred to as Hart Hill) survived, with the remainder of the site of the house occupied by glass houses used by Liverpool's third Botanic Gardens. The eastern side of the botanic gardens incorporated a small structure, projecting from the elevation, which was constructed to house the Calder Stones that are no longer identified at the junction on Calderstones Road. A new curved footpath is indicated to the south-east of the site of Harthill.
- 3.12 At Beechley an extension is identified to the north-eastern elevation and a curved line is identifiable between the house and the small cottage, which is considered to illustrate the existing single aspect pavilion structure that currently links the house and cottage. A pavilion building is also clearly identified on the north-eastern side of the recreation ground that occupied the rear garden.
- 3.13 An aerial view from 1928 (Fig 3.8) provides an impression of the three mansions, and associated grounds, prior to the demolition of Hart Hill House and the development of the allotments, equestrian centre and Calder Kids along Harthill Road.

Figure 3.6: 1956 Ordnance Survey Map



Figure 3.7: 1974-1978 Ordnance Survey Map

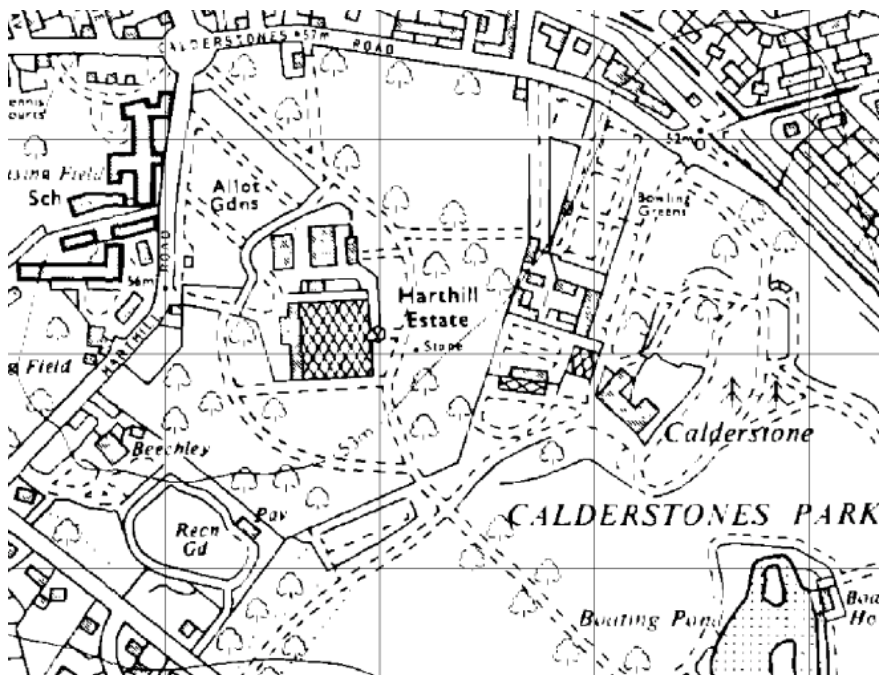


Figure 3.8: Aerial Image 1928⁷



Summary

- 3.14 The area now occupied by Calderstones Park was originally developed by two large residential estates: Calderstones and Hart Hill. During the early C20th Calderstones and Hart Hill were amalgamated and adapted to form the Park. Hart Hill House was subsequently demolished, however fragments of the residential estate still remain, including the stone boundary walls and gate lodges. The significance of the Park landscape is therefore derived from the layers of heritage assets that provide an understanding of the historic development of the area, rather than as a designed landscape.
- 3.15 During the process of creating Calderstones Park, Beechley has remained as a separate entity. It retains considerable group value in association with the listed stables, entrance gateway and ha ha and has been consistently screened from the adjoining estates, although during the latter part of the C20th the extensive grounds were adapted to form a recreational ground, including a pavilion.
- 3.16 During the late C20th the north-west edge of Calderstones Park became fragmented, with a series of ad hoc uses and associated buildings or enclosures, which have eroded the character of the former residential estates.

⁷ <http://www.britainfromabove.org.uk/download/EPW021641>

4. Assessment of Significance

Introduction

- 4.1 The development of the Application Site has potential to have direct and indirect impacts on the significance of a series of designated and non-designated heritage assets.

- 4.2 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.”⁸

- 4.3 The Historic England Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment advises that the first step for planning applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting. It further advises that:

“The Significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example, outstanding universal value for World Heritage Sites, national importance for scheduled monuments and special interest for listed buildings and conservation areas), but all of these refer to a heritage asset’s significance.”

- 4.4 The setting of a heritage asset is defined in 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 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 The methodology provided in the Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets has been used to inform this assessment of significance.

- 4.6 There are no World Heritage Sites, Registered Battlefields, Registered Parks and Gardens or conservation areas that would be affected by the Proposed Development.

Listed Buildings

- 4.7 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings are published by the Department of Culture, Media and Sport and supported by Historic England’s Listing Selection Guides for each building type.

- 4.8 The Planning (Listed Buildings and Conservation Areas) Act 1990 includes ‘statutory duties’ that require decision makers to have special regard for the desirability of

⁸ DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary

preserving or enhancing listed buildings and their settings. A review of the relevant legislation and planning policies is provided in Appendix 4.

Beechley House, Entrance Gates, Ha Ha and Stables (grade II listed)

Special Architectural Interest

- 4.9 Beechley House was constructed in 1835-6, initially with a square plan form with the principal entrance orientated to the south-west. The house is accessed through a pair of ashlar red sandstone gate piers and associated wall, which are separately listed in grade II, which lead to a carriage drive that is enclosed by mature trees, including several large yew trees.
- 4.10 The house is faced in painted, scored, stucco and is two storeys in height. The front elevation is of three bays, centred on a projecting porch, supported by Ionic columns. The window treatment is almost symmetrical. The house was extended to the north-west with a further stucco bay with matching fluted corner pilasters. The map regression, above, indicates that the extension was constructed between 1849/50 and 1894. At that time a large rear element, presumably a service wing, projected from the north-east elevation and this was subsequently replaced with the existing light yellow brick late C19th / early C20th service wing. Internally, the phasing of the building can be partly understood from the changes in level, and corresponding stairs, variations in ceiling heights and also contrasting detailing to the joinery.

Figure 4.1: Beechley Front Elevation



- 4.11 The architectural interest of Beechley has been harmed, to a degree, by the addition of two external metal fire escape stairs and the French windows to the south-east elevation facing the garden, although the impact of the fire escapes is reversible.

Figure 4.2: North East Elevation of Beechley, with Fire Escape and Link Corridor



- 4.12 A single storey curved corridor connects Beechley with the yellow brick single storey cottage, which appears to date from the same phase of development as the current service wing. The map regression indicates that the link corridor was constructed between 1956 and 1974/78. The connection between the eastern elevation and the later curved corridor is crude and offers an opportunity for enhancement.

Figure 4.3: Glazed south-eastern elevation of link corridor



Figure 4.4: Roof to link corridor



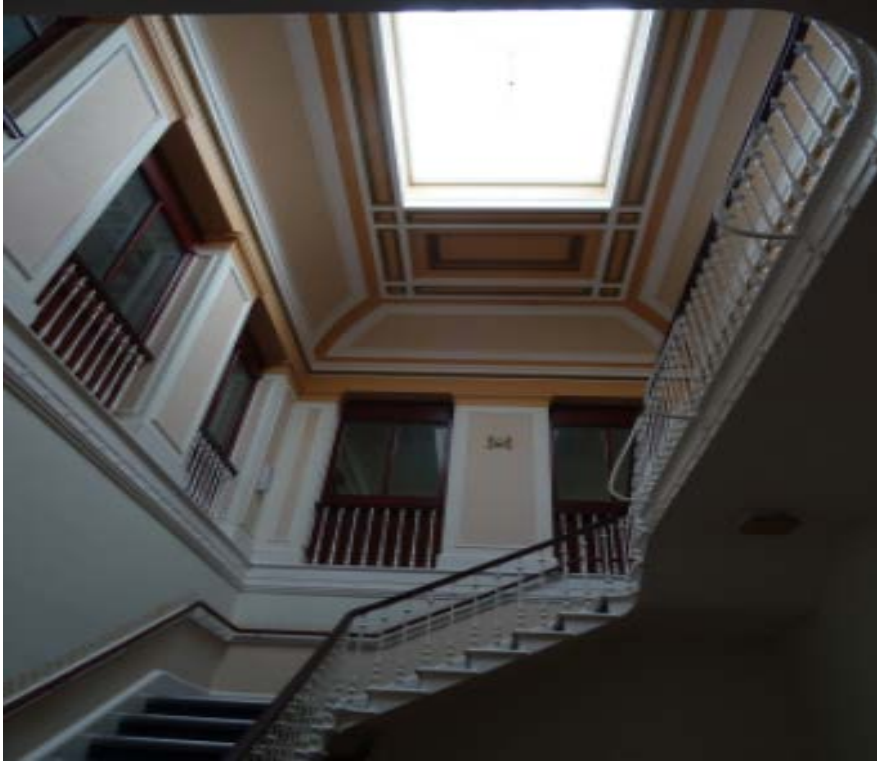
Figure 4.5: Interior of Link Corridor between Beechley and Cottage



- 4.13 The most significant parts of the interior date from the original phase of construction. The entrance porch leads into a fine rectangular double height atrium, with a roof top lantern, which has been renewed with double glazing. The atrium features a large cantilevered staircase which leads to a semi enclosed landing that provides access to the first floor rooms. The openings of the landing have been filled with modern timber and glass panels, presumably required as part of the conversion of Beechley to a care

home. However, the glazed panels would be reversible and offer a further opportunity for enhancement.

Figure 4.6: Stairs and Atrium of Original Phase of Beechley



- 4.14 The principal rooms, including the drawing room and dining room retain their moulded plaster cornices of acanthus and waterleaves, and the room to the south-east corner of the ground floor retains the original fireplace.
- 4.15 Throughout the building most of the fireplaces have been removed, however the chimney breasts remain legible.
- 4.16 The floor plan remains distinguishable in each phase of the building, allowing the contrast between the principal rooms of the first phase to be understood in contrast to the much tighter room plan and smaller spaces of the later service wing. Most of the larger rooms in the original building and the mid-late C19th extension have been modified to include en suite bathroom facilities as part of the care home conversion. The largest of the first floor rooms, with decorative mouldings and window surrounds, has been sub-divided into two rooms. However, all of those internal adaptations appear to be reversible and could offer an opportunity to enhance the architectural interest of the interior as part of a residential conversion.

Figure 4.7: Ceiling and Fire Place to Dining Room, with Later Partition



- 4.17 The joinery, including skirtings and architraves, is largely complete and adds to the legibility of the internal phasing of the building. However most of the original doors to the first phase, particularly those associated with the principal staircase, have been heavily adapted or replaced and make little contribution to the special architectural interest of the building.
- 4.18 Beechley has remained vacant for a number of years and the condition of the building has started to deteriorate. A roof defect over the third phase of the building has allowed significant water ingress and caused a small area of ceiling to collapse.

Figure 4.8: Decorative Newel Post



- 4.19 Externally, the gate posts and gates are intact, and are physically attached to the stone boundary wall, indicating that wall is also likely to be considered to be designated under Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Figure 4.9: Entrance Gateway to Beechley



- 4.20 To the south-east of the house a stone ha ha provides a physical separation between the upper terrace of the garden, immediately adjoining the house, and the wider grounds. The ha ha, which is separately listed at grade II, features a semi-circular stone bay that projects forward of the principal wall towards the wider grounds. The stone wall of the ha ha is intact, although in places large shrubs, planted too close to the structure, have become overgrown and are damaging the retaining wall.
- 4.21 The wider grounds of Beechley have previously been used as a recreation ground and are currently used as a paddock associated with the neighbouring stables. Views from the house across the grounds are framed by large deciduous trees that form a prominent screening belt around the property. Several mature individual trees located towards the centre of the existing paddock filter and partly obscure views across the grounds.

Figure 4.10: View towards Beechley House from southern end of paddock.



Figure 4.11: Grade II listed Ha Ha retaining upper terrace of Beechley Gardens



- 4.22 Beechley Stables are separately listed at grade II and are located immediately to the north of the service wing and comprise a coach-house, stable block and coachman's cottage. The list description dates them c. 1836-46. The stable is based on an asymmetrical 'F' shaped plan with two projecting bays facing the stable yard. It is

constructed from red brick, with yellow headers, in a Flemish bond, and architecturally is distinguished from the main house as a secondary service part of the estate. The building was restored during the 1980s, prior to being listed, and the exterior has lost some of its authenticity. However, inside the left-hand range the ground floor still retains four horse boxes with diamond-latticed cast-iron sliding doors and a small tack room.

Figure 4.12: Metal Lattice Stalls to the Left-Hand Side of Beechley Stables



Special Historic Interest

- 4.23 Beechley was designed for John Marriott, a Liverpool cotton broker who in 1844 was president of the Liverpool Cotton Brokers Association. In the 1870's the house was sold to Mr P Bancroft, a dry-salter, and subsequently, in 1881 to Mr P J Bleissig for £17,000.
- 4.24 The house, in combination with the high stone boundary wall, entrance gates and heavy tree planting that largely screens the residence from adjoining streets and properties, makes an important contribution to the pattern of suburban development that characterised the area to the south of the City Centre and port from the early-mid C19th.
- 4.25 PJ Bleissig was born in St Petersburg and travelled to Liverpool 1845, where he was appointed Russian Vice Consul, an appointment he held for 50 years. He was Director of the London & Lancs Insurance Co and the British & Foreign Marine Insurance Company and was also a Founder Subscriber for the Philharmonic Hall in Liverpool, which was completed in 1849, and was founder member of the Liverpool Conservative Club. His wife, Catherine Caroline, died in 1881 and memorials to her are located in Toxteth Park Cemetery and Allerton Church. It is reported that P.J Bleissig kept 5 or 6 fine black horse at the Beechley stables⁹.

⁹ http://www.decisionmodels.com/Blessigs/PDFs/PJ_Bleissig_2.pdf

- 4.26 After PJ Bleissig died in 1904 the house was sold to Mrs Emily Stewart Brown. It was converted to use as a care home in the late C20th.

Setting

Experience of the Asset

- 4.27 The setting of Beechley is largely defined by the historic boundary of the property. The south-west and northwest boundaries are formed by high red sandstone walls to Allerton Road and Harthill Road respectively. Behind the walls heavy mature tree planting screens views of the house and prevents an appreciation being gained of the extent of the grounds from adjoining streets.
- 4.28 The north-eastern and south-eastern boundaries of Beechley are formed by further belts of mature trees, a consistent feature of the map regression. The boundary wall to the north-east, between Beechley and Calder Kids, is truncated and a post and wire fence defines much of the boundary line. A stone wall remains along the south-eastern boundary and continues to the east towards Calderstones House, forming the original boundary between Calderstones House, Beechley and Hart Hill House. This wall has remained in situ throughout the historic development of the site, from the initial development of the large residential properties to their amalgamation to form the public park, and should be considered as a curtilage listed structure.
- 4.29 Glimpses into the grounds through the listed gateway are limited due to the screening effect of trees and because the house is set back to the north-east of the entrance. The indoor equestrian structure, used in association with the stables, also partly screens views to Beechley from Harthill Road, dominating the listed building from this aspect, and only glimpsed views of the house are gained from the gateway into the stables.
- 4.30 Therefore Beechley is best experienced from inside the grounds, particularly from the carriage drive which allows a full appreciation of the front elevation and porch, and from the upper garden, which provides a direct appreciation of the south-western elevation, although the quality of the house has been eroded by the alterations to form the French windows and fire escape from this aspect.

Appreciation of the Asset

- 4.31 The setting of the Ha Ha is closely associated with the south-eastern elevation of the house and the change in level between the upper garden, which provides an intimate space immediately around the southern part of the house. The overgrown and poorly managed nature of the larger shrubs interrupts views of the house, above the Ha Ha, from the lower garden area, reducing the visual impact of the horizontal line of the stone wall in views towards the house. Although the grounds are well screened by the perimeter belt of mature trees, the appearance of the southern part of the original garden area has been eroded, to an extent, by the introduction of the paddock fencing.
- 4.32 The entrance gates, associated wall, and stables can only be experienced from Harthill Road, which provides an appreciation of the group of associated heritage assets. The indoor equestrian structure projects above the high boundary wall and combines with the design of the Calder Kids building to undermine the former residential character of the Application Site. In this respect the multiple additions to the former villas that now

form the nucleus of the school site on the northern side of Harthill Road also impact on the setting of Beechley by diluting the residential character of the area.

- 4.33 The parts of the Application Site located to the north-east of Beechley, including the depot and former botanic gardens, are located within the former grounds of Harts Hill, and have not had an associative relationship with Beechley, are well screened from the house and gardens and do not contribute to the significance of Beechley, other than being within a wider area of merchants villas in southern Liverpool.
- 4.34 The stables and equestrian centre are located immediately between Beechley and the stone boundary wall to Harthill Road. The stables are contemporary with the first phase of Beechley and have a close associative relationship with the use of the house. Architecturally they are clearly part of the rear service area and contribute to the authenticity of the site as an early C19th villa. The equestrian arena comprises a large and crude structure that dominates the western side of the listed building, significantly eroding its setting and significance as a high status residence.
- 4.35 The stables face on to an enclosed courtyard that makes a positive contribution to the character of the rear service area. The south-western side of the courtyard is enclosed by a high red sandstone wall. The historic map regression identifies the alignment of the wall, which may have enclosed a former walled garden, located in the position of the current equestrian arena. However, the wall has been crudely repaired and may have been partly rebuilt. A series of recent openings have been formed to provide the access to the horse boxes and the rear part of the building is an entirely new concrete block and brick clad structure. The wall contributes to the setting of the stables by enclosing the stable yard, however is of no architectural merit in its own right. A set of gate posts and a curved stone wall to the rear, north, elevation of the house, indicate the route from the carriage drive to the stables yard.

Figure 4.13: View into Beechley Stables Yard from Harthill Road



Figure 4.14: Equestrian Centre Roof Extending above Boundary Wall of Beechley House



- 4.36 The open landscape to the south of Beechley has consistently been enclosed by a less formal belt of trees to the south-western boundary. The recently extended Beechley Cottage, outside the south-western corner of the Application Site, has been evident within the wooded area since the mid C19th.

Summary

- 4.37 Beechley has special architectural and historic interest as a high status villa that retains a series of important, internal spaces, particularly the staircase, ancillary buildings and structures that contribute to the significance of the Application Site. The house was constructed in three principal phases, with the interior of the first phase being most significant and sensitive to change.
- 4.38 Previous changes, including some sub-division and adaptation for care home use, have had a harmful impact. However, the changes are largely superficial and offer an opportunity to enhance the special architectural interest of the building. Similarly, the condition of the building is clearly deteriorating and the development of the Application Site could now offer an opportunity to secure a sustainable long term use for the building.
- 4.39 The setting of Beechley has been eroded with the construction of the large equestrian structure immediately to the west of the house. The removal of this structure and replacement with a sensitively designed development that defers to the prominence of the house could also have potential to enhance the heritage significance of the Application Site.

Harthill Lodge (Harthill Road) and Harthill Lodge (Calderstones Road)

Special Architectural Interest

- 4.40 The Harthill Road Lodge was constructed in the mid C19th. It is two storeys in height and is based on an 'L' shaped plan. It is stucco rendered with a slate roof and deep, decorative traceried barge boards.
- 4.41 The Calderstones Road Lodge is also stuccoed, however it is single storey and based on a symmetrical plan form. The front elevation comprises five bays with two projecting pedimented end bays, with deep reveals and modillioned cornices. The front elevation also features a series of round arched windows.

Special Historic Interest

- 4.42 The Harthill Road Lodge was built at the entrance to the western driveway to Hart Hill House, which originally followed a straight west-east alignment across open ground towards the hall. By 1894 the western approach had been redesigned to follow a curving alignment and was enclosed by a narrow belt of woodland, arriving at the carriage drive adjoining the principle elevation.
- 4.43 The Harthill Road Lodge predates the Calderstones Road Lodge, which was constructed at the time the northern access to Harthill House was realigned, between 1849/50 and 1894. At that time the alignment of the northern access was straightened to provide a more formal approach that can still be read in the network of footpaths within the park.
- 4.44 The Harthill Road Lodge has an historic association with the former Hart Hill House which was built in 1840 for John Bibby II (1810-1883). John Bibby II was second son of John Bibby I who founded the Bibby Shipping Line in 1805. In 1840, after John Bibby I was mysteriously murdered, John Bibby II took over the Bibby Shipping line business. The house and estate passed to his son Alfred Bibby (1847-1920) who in 1913 sold the house and most of the grounds to the Liverpool Corporation. The grounds were amalgamated into the Calderstones Park and the house was demolished in the 1930's¹⁰.

Setting

- 4.45 The Harthill Road Lodge is experienced from Harthill Road and the current entrance into Calderstones Park, which also provides the vehicular access into the part depot. The Lodge retains prominence by occupying the only significant gap in the stone boundary wall, to the Hart Hill and Beechley estates, between Allerton Road and Calderstones Road. The alignment of Harthill Road is also deflected at that point and the stucco of the Lodge, contrasting with the red sandstone of the boundary wall, lends further emphasis to the Lodge, despite the diminutive scale of the building.

¹⁰ www.allertonoak.com

Figure 4.15: View of Harthill Lodge (Harthill Road) from Harthill Road



- 4.46 The functional relationship between the Lodge and the site of the former Hart Hill House is no longer legible, with the entrance to the park simply leading to the depot site, which clearly does not convey any of the grandeur of the former house, or the original function of the site as the grounds of a private residence as opposed to that of a public park.
- 4.47 The Calderstones Road Lodge is largely screened from the park by a tall hedge, with the western, front, elevation situated behind a low metal railing and open to the park. Glimpses of the Lodge are gained under the tree canopies of the mature trees along edge of the park.

Figure 4.16: View towards Harthill Lodge (Calderstones Road) from Jubilee Drive



- 4.48 The Calderstones Road Lodge is best experienced from Calderstones Road itself and the existing pedestrian entrance to the park. The dense boundary hedge screens the rear and side elevations from the park, preventing any visual relationship between the building and the space around it.
- 4.49 The elements of the Application Site associated with Beechley and Calder Kids are well screened from both lodges. The Calderstones Road lodge is not experienced with Beechley while the Harthill Road lodge is appreciated most clearly from Harthill Road and the entrance into the Park. The model railway site is located immediately to the south and east of Harthill Road lodge and the access to the depot and former Botanic Gardens follows the alignment of the original driveway to Hart Hill House, although from the late C19th the western drive was enclosed in a small wooded area which would have screened longer views to the house, allowing it to be revealed on the final approach to the building.

Figure 4.17: View of Calder Kids building above former Boundary wall of Harthill House



Quarry Bank House, South Lodge to Quarry Bank and Calder High School

Special Architectural Interest

- 4.50 Quarry Bank House was designed with a complex asymmetrical plan form with a composition of contrasting gables to the east front, facing Harthill Road, including the main porch which is supported by two granite columns. The building is constructed from a red/brown rock-faced stone, with contrasting ashlar stone window arches and mullions and decorative tympanum panels. The slate roof features bands of contrasting fishscale slates. The eclectic roofscape includes a series of tall chimney stacks and the two storey bay windows are castellated.
- 4.51 The South Lodge is dated 1867. It is also constructed with rock-faced stone with a slate roof incorporating contrasting fishscale bands and decorative lattice work and finials to the ridge. The entrance gates and gatepiers, specifically included in the list description,

are slightly set back behind the alignment of the stone boundary wall, allowing the Lodge to project forward and gain prominence.

- 4.52 Calder High School was originally designed as a house called Hartfield during the late 1840s. It is mostly two storeys in height and is stuccoed with rusticated quoins and bracketed eaves. The ground floor windows to the front, northern, elevation are framed in a red ashlar stone. The front door is approached from a short flight of stone steps and is framed in a projecting bay of matching red ashlar stone, supported by Corinthian pilasters. Pevsner dates the stone window frames and porch to the 1880s, and a series of extensions that included the curious stone prospect tower, or belvedere.

Special Historic Interest

- 4.53 The historic significance of Hartfield and Quarry Bank is largely derived from their association with the merchants who developed their country residences in the Allerton area from the mid to late C18th. Quarry Bank was built for James Bland, a timber merchant¹¹.
- 4.54 Hartfield and Quarry Bank House were designed by Culshaw and Sumners, a noted Liverpool Architecture firm which practiced during the late C19 and early C20. They designed a series of buildings including churches, offices, shops and warehouses as well as residential buildings. Notable buildings include the West Derby Union Workhouse, the Midland Railway Goods Warehouse and Christ Church at Toxteth Park.
- 4.55 Quarry Bank was converted to the Calder High School for Boys in 1921, and Hartfield became the Calder High School for Girls during the 1920s, with both schools being merged to become Calder High School in 1967.

Setting

- 4.56 The settings of the two listed houses changed considerably during the mid to late C20th, with a series of additional school buildings constructed close to both houses, particularly around Quarry Bank, to the extent that only glimpses of the original house are gained from Harthill Road.
- 4.57 A stone boundary wall continues for the full length of the Hartshill Road frontage, broken only by the entrances to the school sites. A high brick wall, set back inside a low stone boundary wall, completely screens Hartfield from Calderstones Road. The historic boundary treatment provides a sense of the grandeur of the original merchant housing developed to the north of Calderstones during the early-mid C19th and the expansive grounds associated with the houses.
- 4.58 The Application Site makes only a moderate contribution to the setting and significance of the listed buildings within Calder High School. The boundary wall, that forms the western side of the Application Site, makes a significant contribution to the character of Hartshill Road, providing a sense of continuity and reflecting the scale of the grounds developed during the rural expansion of the merchants during the C19th. However, the north-west to south-east orientation of the component parts of the Application Site is likely to ensure that any development is effectively screened from Quarry Bank House and Hartfield House. In this respect the most open and visible elements of the

¹¹ The Buildings of England, Lancashire: Liverpool and the South-West, Richard Pollard and Nikolaus Pevsner, 2006).

Application Site is the area of allotment gardens to the east of Quarry Bank House and Hartfield.

Entrance to Calderstones Park, Calderstones House and Calderstones Stables

Special Architectural Interest

- 4.59 Calderstones Mansion was constructed c.1828 of ashlar stone, which is now painted, and a slate roof concealed behind a parapet. The house is two storeys high with ten bays to the front, south-western, elevation. The composition is asymmetrical with the five right-hand bays projecting forward and also being slightly higher than the wing to the left. The main porch projects forward of the right-hand bay, supported by four fluted Doric columns, and featuring entablature that includes triglyphs. The ground floor windows are framed with architraves, and retain the original six-over-nine sash windows.

Figure 4.18: Front Elevation of Calderstones House



- 4.60 To the rear of the building is a partly enclosed open air theatre, designed by Lancelot Keay in 1945-7.
- 4.61 The stable block is two storeys in height with nine bays to the front, southern, elevation. The central bays project slightly, defined by broad plain pilasters with a top frieze and cornice. Two of the front bays include large segmental arched openings. A series of red/brown sandstone buildings extend to the rear and enclose a large courtyard accessed by workshop and storage buildings.

- 4.62 The entrance to Calderstones Park, at the corner of Harthill Road and Calderstones Road is described by Pevsner as '*sumptuous*'. The list description dates the structures as mid C19th and Pevsner confirms that the four sculptures integrated into the boundary walls were bought from the demolished Brown's Buildings in the City Centre during the 1920s. However the curved entrance feature is first identified on the 1956 rather than 1928 OS Map.
- 4.63 The entrance comprises a low ashlar curving stone wall, with two large gatepiers supporting '*gigantic atlantes*' (Pevsner), Greek figures, with the Four Seasons figures placed on top of the wall

Special Historic Interest

- 4.64 A farmhouse named Grove House formerly stood on the site of Calderstones House until it was acquired and demolished in 1825 by Joseph Need Walker (1791-1865), a lead shot manufacturer. He built Calderstones House in its place and laid out the estate in 1828. The house and estate were subsequently acquired by Charles McIver (1813-1885) a shipping magnate, who with Samuel Cunard established the British and North American Royal Steam Packet Company, later the Cunard Line.
- 4.65 The house was sold to the Liverpool Corporation in 1904, and was used for council offices, before the Reader Organisation purchased a 125 year lease from Liverpool City Council in 2014, to restore the building and develop a heritage and cultural centre.

Setting

- 4.66 The setting of Calderstones House is fundamentally associated with the wider parkland to the south that formed the grounds of the house prior to being adapted as a public park. The building is principally experienced from the south-west, with more expansive views across open parkland towards the front elevation. To the north the house is well screened by mature tree and shrub planting and the stable complex. The stone boundary wall that separated the Calderstones estate from that of Hart Hill and Beechley remains a prominent feature within the park landscape. The Application Site has an association with Calderstones House by being located within the grounds of Hart Hill, which was demolished and amalgamated with Calderstones to form the park. However it is entirely screened from Calderstones House and Stables and makes at best a negligible contribution to the significance of the listed house and stables.

Church of All Hallows

Special Architectural Interest

- 4.67 The scale and prominence of the church is emphasised by its corner location, with the liturgical west tower orientated north-west to take advantage of the opportunity to terminate the vista south-east along Greenhill Road. The tower combines an embattled-parapet and tall pinnacles, with corner buttresses. The architectural language is Perpendicular, with decorated tracery to the windows, which were mostly design by William Morris. The tall transepts rise above the lower lean-to aisles roofs. The church is constructed with irregular red-brown stone blocks and a slate roof.

Figure 4.19: Tower of All Hallows Church



Special Historic Interest

- 4.68 All Hallows was built for John Bibby I of Hart Hill House, in memory of his first wife, the daughter of Jesse Hartley¹² the renowned dock engineer who was responsible for the design of Albert Dock and the rapid expansion of the dock estate during the 1840s.
- 4.69 The church was designed by G E Grayson, a Liverpool Architect at a cost of £20,000. Stained Glass Windows at All Hallows are of particular interest. They were designed by Edward Burne Jones and constructed by William Morris & Co. During the Second World War they were removed for safety to Slaidburn and the temporary plain glass was destroyed in an air raid before they were replaced in 1946.

Setting

- 4.70 In the approach from the north the church is experienced in a late C19th and early C20th residential setting, with large semi-detached houses creating a relatively high sense of enclosure. However the sweeping junction from Greenhill Road into Allerton Road, is enclosed by a relatively low stone boundary wall to a series of recreation fields on either side of the junction, providing a more open space from which to appreciate the tower. A degree of enclosure is maintained by the mature trees inside the boundary walls, helping to frame views of the church tower.
- 4.71 From Harthill Road the church tower is prominent in views across the open school playing field. However the southern side of the road, which forms the boundary of the Application Site is defined by a high stone wall that largely screens the Application Site from the church. The park depot and former Botanic Garden is screened from the church by the mature tree planting associated with Beechley and while the Application Site is located within the setting of the grade I listed church it makes a neutral contribution to its significance.

¹² The Buildings of England, Lancashire: Liverpool and the South-West, Richard Pollard and Nikolaus Pevsner, 2006).

Scheduled Ancient Monuments

The Calderstones: Six monoliths decorated with rock art

- 4.72 The Calderstones comprise a group of decorated sandstone monoliths thought to originally have formed part of a Neolithic chambered tomb constructed approximately 4,000 years ago. They include a series of spiral, concentric circular and cup and ring patterns that are considered to be consistent with others found in Ireland, Anglesey and west Wales.
- 4.73 The stones were first scheduled in 1994, having been moved to their current site in 1964 as the Calderstones Park was designated as a Botanic Garden. They were originally erected for display at the entrance to Calderstones House in 1845, having been discovered during the early C19th to the north of the area now occupied by the park. They remained there until 1954 and were moved for examination by Forde-Johnstone. The stones are now housed in a greenhouse/pavilion structure, which was probably erected as part of a Japanese Garden, constructed by apprentices in 1969.
- 4.74 The greenhouse structure that houses the Stones is located on the eastern edge of the depot and former Botanic Garden site, which is defined by a dense hedge of mature shrubs and trees. The Stones are accessed by a doorway in the eastern elevation of the greenhouse, approached by a path leading from the main Jubilee Drive through the park. The elements of the Application Site associated with Beechley are screened from the current location of the Stones by a belt of mature trees and the trees and shrubs that define the western edge of the park.
- 4.75 Scheduled Monument Consent has been granted for the removal of the stones and their relocation in a new controlled display unit to the rear of Calderstones Mansion House.

Figure 4.20: The Calderstones



Summary

- 4.76 The Stones have a historic association with the park in recent history. However since they were removed from their original location, approximately 200 years ago, the southern part of Liverpool has fundamentally changed from its rural origins to the densely developed suburban area of today. In this context, while the general location is important, the setting of the stones is not considered to contribute to their significance and their removal and relocation to another location in the park, associated with Calderstones Mansion, is not considered to be harmful to their significance.

5. Impact Assessment

Background to Assessment

- 5.1 The following assessment of impact is proportionate to both the significance of the relevant heritage asset, the nature of the Proposed Development and the likely magnitude and form of effect.
- 5.2 The relevant heritage legislation, policy and guidance context for consideration of the Proposed Development is set out in full in Appendix 3. This includes the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990, national policy set out in the NPPF, and local policy for the historic environment in the Liverpool Unitary Development Plan, as well as other national guidance and relevant material considerations.
- 5.3 Recent case law has confirmed that Parliament's intention in enacting Sections 16 and 66(1) was that decision-makers should give "considerable importance and weight" to the desirability of preserving listed buildings and their settings, where "preserve" means "to do no harm" (after South Lakeland). This duty must be borne in mind when considering any harm that may accrue, and the balancing of such harm against public benefits as required by national planning policy. Recently the Mordue case has established that the requirements set out in NPPF paragraphs 131-138 can provide an effective basis for discharging the above statutory duties.
- 5.4 In accordance with the requirements of NPPF paragraph 128 the significance, including the contribution made by setting to the significance, of the identified heritage assets has been described at Section 3.
- 5.5 Paragraph 129 of the NPPF requires the City Council to identify and assess the particular significance of heritage assets that may be affected by proposals. The Council should take this assessment into account when considering the effect of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 5.6 Importantly, paragraph 131 of the NPPF confirms that account should be taken of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.7 Paragraph 132 of the NPPF highlights that when considering the impact of proposals on the significance of designated heritage assets great weight should be given to their conservation, and the more important the asset the greater the weight should be.
- 5.8 Paragraph 135 of the NPPF states that in weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required, having regard to the scale of harm or loss and the significance of the heritage asset.

- 5.9 In this context, Annex 2 of the NPPF defines “conservation” as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances significance. It is not a process that should prevent change.

The Proposed Development

- 5.10 The Proposed Development comprises two small clusters of housing with associated access and landscaping within the current park depot and adjacent equestrian paddock. Three further houses will be located at the eastern-most end of the grounds of Beechley and the access to the new houses will be achieved from a single vehicular entrance on Harthill Road that forms the current access to the depot. Beechley and the associated stables will be converted to apartments, with associated parking, and the existing equestrian arena would be removed and the listed Ha Ha would be repaired. A separate Listed Building Consent Application has been submitted in relation to the proposed widening of the main entrance gateway into Beechley, which would require one of the double curved screen walls to the entrance to be dismantled and reconstructed to enable the entrance gates to be widened to provide both pedestrian and vehicular access.

Impact Assessment

Beechley, the Ha Ha and Entrance Gateway

Impact on Special Architectural Interest

- 5.11 The proposed conversion of Beechley has been informed by a detailed Initial Heritage Appraisal that included an internal inspection of the existing room plan. The listed villa will be converted into eight apartments, including two duplex units. The main entrance, vestibule, hall and staircase, which form the most significant part of the interior, will be retained in their current form and used as the principal circulation space of the proposed conversion. The special architectural interest of the first floor landing will be enhanced by the removal of the wire glazed timber panels that had previously been inserted behind the balustrade.
- 5.12 The floor plan of the less significant part of the rear phase of the building, which has previously been altered, will be adapted to accommodate a second staircase that will be accessed from an existing rear entrance. This will result in a minor alteration to the floor plan that will not affect the significance of the building.
- 5.13 All of the later partitions, installed for the care home conversion to create en-suite bathrooms will be removed, enhancing the significance of the original floor plan. The existing partition that subdivides the principal room to the first floor of the original phase of the villa will be removed to restore the original proportions of the room and allow the detailed joinery to the windows to be appreciated as a single composition. The only significant proposed subdivision relates to the dining room/kitchen to Apartment 1, in which the existing partition and staircase to the basement, which is a later adaptation, will be removed and a new partition will be formed to subdivide the space in order to create a second bedroom. However the overall impact of the proposed development, with respect to the proportions of internal spaces, will be positive.

- 5.14 Importantly, in addition to the above architectural enhancements achieved by removing the care home adaptations, the Proposed Development will have the benefit of securing a sustainable long term use for a vacant listed building and will reverse the current pattern of deterioration.
- 5.15 Very few fireplaces remain within Beechley, most having been removed during previous conversions. The principal surviving fireplace will be retained within the dining / kitchen area of Apartment 1.
- 5.16 Externally, several enhancements will be achieved by the Proposed Development. For example, the two external metal fire escape stairs will be removed, while the curved corridor that links Beechley to the summerhouse will also be removed, allowing the crude opening in the northern elevation of Beechley to be blocked and the elevation repaired.
- 5.17 Within the immediate grounds the Ha Ha will be repaired and any necessary repairs will also be undertaken to the entrance gates and associated wall and piers.

Impact on Special Historic Interest

- 5.18 The improvements gained by removing the fire escape stairs required by the care home use, the improved management of the grounds immediately around the villa, including the upper terrace and carriage drive and the removal of the equestrian centre arena will all enhance the ability to appreciate the villa typology that was an essential component of the early suburbanisation of the southern part of Liverpool.
- 5.19 The historic plot of Beechley, which was not amalgamated as part of Cornerstones Park, will remain legible, the building and grounds will remain screened from the park and adjoining streets and the modest break in the northern tree belt will not be visible from the villa or affect the significance of the relevant heritage assets.

Impact on Setting

- 5.20 The existing setting of Beechley has been compromised by the large indoor equestrian arena located immediately to the west of the villa. The scale and height of the arena is incongruous in the context of the villa and carriage drive and dominates views of the villa over the boundary wall from Harthill Road, reducing the contribution that setting makes to significance. The removal of the equestrian building and replacement with two pairs of semi-detached cottages will make a significant improvement to the setting of Beechley and the associated listed entrance gateway.
- 5.21 The proposed car parking will be discretely placed to the western side of the villa and will be screened by the existing red sandstone wall that encloses the stable yard. The modern concrete block and brick clad stable building formed behind the sandstone wall will be removed to provide part of the parking area, however the current structure is of no heritage value.
- 5.22 The spaces immediately adjoining the villa will be enhanced, the trees and shrubs that enclose the carriage drive will be managed and key structures including the entrance gates and ha ha will be repaired.

- 5.23 Within the wider grounds, to the rear of the villa, the existing paddock fencing will be removed to reopen the space. The large individual trees within the current paddocks will be retained.
- 5.24 Three detached houses are proposed at the eastern end of the grounds. The houses will be accessed from a new driveway leading from the row of new houses proposed in the adjoining paddock. Alternative access options have been assessed during the design development and pre-application consultation phases of the scheme, including an option that extended a new access drive through the grounds of Beechley from the carriage drive. However, that option would have extended activity through the entire length of the grounds and required a new access road construction very close to the wall of the ha ha. The proposed option is considered to be more consistent with the setting of the villa, the access will be discretely located and the modest gap in the tree belt on the northern edge of the grounds will not be visible from the villa or upper terrace above the ha ha.
- 5.25 The proposed houses will be separated from each other by driveways and associated garages and a low hedge will be introduced to screen the access drive. The key visual consideration is the extent to which the houses would appear in views from the villa and whether this would affect the significance of the listed building. Given the extent of tree cover, including the large individual trees in the open space of the existing paddock and the dense tree belt to the northern boundary, that projects into the grounds, the proposed houses will be largely screened from the villa, with only heavily filtered and glimpsed views gained of the proposed buildings. The visual impact of the proposed houses will therefore be negligible and the villa will still command the plot as the principal building.
- 5.26 Historically, the grounds of Beechley have been used as a recreational space and during the mid C20th incorporated a pavilion, prior to the existing use as a paddock. The negligible impact of the three houses on the setting of Beechley is proposed in the context of wider aspects of setting, including repairs to the ha ha and entrance gateway, the future management of trees, particularly those associated with the carriage drive, the removal of the equestrian arena and the removal of the curved corridor that links Beechley with the summerhouse.

Summary

- 5.27 The Proposed Development will provide a sustainable long term opportunity to secure a new use for a listed building that is currently vacant, deteriorating and vulnerable to further decay.
- 5.28 The proposed apartment layout will enable all of the partitions, installed for the previous care home use, to be removed, with key spaces such as the foyer, staircase and first floor landing retained in their original form and restored where necessary.
- 5.29 Externally, the metal fire escapes will be removed along with the curved corridor to the summerhouse, the ha ha and gateway will be repaired and the setting of the villa will be greatly enhanced with the removal of the equestrian arena.

- 5.30 The proposed houses to the eastern most end of the grounds will be largely obscured, the eastern tree belt will rise above the proposed houses and they will have a negligible impact on the setting of the listed villa.
- 5.31 In Summary, the Proposed Development will therefore sustain and enhance the significance of Beechley and the associated ha ha and entrance gateway in accordance with NPPF paragraph 131 and the special architectural and historic interest of the listed building and structures in response to the 'statutory duties' of Sections 16 and 66 of the 1990 Act.

Beechley Stables

Impact on Special Architectural and Historic Interest

- 5.32 The stable building was originally designed as two separate stables and adjoining coachman's house. Each of the three elements will be converted into a separate residential unit with living accommodation to the ground floor and bedrooms to the first floor.
- 5.33 Much of the interior has previously been altered. However, the western stable incorporates the original stalls and metal lattice sliding doors. Three of the stall partitions would be removed to enable a useable space to be created and achieve the objective of securing a sustainable active use for the building. However, a creative approach has been devised to retain and integrate the lattice doors within the residential layout, while part of one of the partitions between the stalls will be retained. The original plan form and use will therefore still be legible. The new openings proposed to the rear elevation will be screened by the boundary wall and will not affect the appreciation of the stable form and use.

Impact on Setting

- 5.34 The red sandstone wall that encloses the southern side of the stable yard will be retained and will continue to screen the stable area from the carriage drive and the principal elevation of the villa. The wall will also screen the proposed parking area from the stable complex.
- 5.35 The removal of the equestrian arena and external metal fire escape stairs to the service wing of Beechley will both enhance the setting of the stables.

Summary

- 5.36 The Proposed Development will require the removal of some historic fabric, particularly that associated with the stalls in the western stable. However, the metal lattice sliding doors, which make an important contribution to the special architectural interest of the building, will be retained to enable the original use to remain legible. The setting of the building will be enhanced and a creative approach will enable an active use to be secured for each part of the building.
- 5.37 Given the above, the Proposed Development is assessed to have a neutral impact on the significance of the building in the context of the relevant legislation and policy.

Beechley Entrance Gateway

Impact on Special Architectural and Historic Interest

- 5.38 The principal entrance gateway into the Beechley grounds from Harthill Road is extremely narrow and to achieve an appropriate vehicular and pedestrian access it is necessary to widen the gateway.
- 5.39 It is proposed to dismantle the double curved wall to the west of the gateway, remove a small panel of stone work from the external boundary wall to Harthill Road and reconstruct the double curved entrance wall slightly to the west.
- 5.40 A short section of the boundary wall would be removed, however given the form of construction and length of the boundary wall this would not harm the significance of the entrance gateway or Beechley, as the principal building on the site. The entrance would be widened however the impact would be mitigated with the reconstruction of the western double curved splayed wall to the entrance. The symmetrical pattern of gate piers would be retained.

Impact on Setting

- 5.41 The proposal would have a neutral impact on the setting of the gateway, which would still be appreciated as forming the main entrance and part of the boundary to a high status villa. The carriage drive from the gateway to the villa curves west from the entrance and the villa would remain screened from the entrance gate.

Summary

- 5.42 The character of the entrance would be retained. The entrance gateway would remain legible as the formal entrance to a high status villa. The special architectural quality of the stone piers and double curved splayed wall would be retained. The entrance would also retain its symmetrical composition. The significance of the entrance will therefore be sustained.

Impact on the Designated Heritage Assets located within Calderstones Park

Impact on Special Architectural Interest

- 5.43 The proposed conversion of Beechley and the stables, the new residential units within the grounds and the adjoining residential units in the park depot and adjacent paddock will not have a direct impact on any of the listed buildings and structures located within the park.
- 5.44 The non-designated heritage assets identified within the park are archaeological and are considered in the separate Archaeological Desk Based Assessment submitted with the application.

Impact on Special Historic Interest

- 5.45 Calderstones Park and the associated buildings and structures derive historic interest from the double layered landscape that was first established as the grounds of two large residences that were then amalgamated and adapted as a public park. In this context Beechley remained a separate entity. The conversion of Beechley and the proposed houses within its enclosed grounds will not be visible from within the park and will not

affect the historic interest of the early-mid C19th suburban context or the later development of the park.

- 5.46 The historic value of the former site of Hart Hill House has been severely eroded by the use of the site as a botanic garden and the current park depot. The house is no longer discernible and the historic significance of the former Hart Hill estate is now only legible in respect to the gate lodges and boundary wall. The use of the depot site will change again with the proposed residential development representing a further phase of change.
- 5.47 The proposed houses in the depot site and equestrian paddock will be well screened from the park by existing planting and will not affect the ability to appreciate the remaining structures associated with the suburban phase of the park, particularly Calderstones House and the surviving stone boundary walls between the adjoining estates. Equally, the Proposed Development will not affect the ability to appreciate the structures specifically constructed as part of the park, such as the curved entrance wall and gates to the corner of Harthill Road and Calderstones Road.

Impact on Setting

- 5.48 The proposed houses within the grounds of Beechley, the park depot and the equestrian centre paddocks will all be well screened by the existing mature planting. Any change within the setting of the listed buildings and structures within the park, including the entrance wall and gates to the corner of Harthill Road and Cornerstones Road and the former lodge to Harthill House on Cornerstones Road, would be negligible and would not affect the significance of those designated heritage assets. Further into the park, Calderstones House is well screened to the east of the Application Site by mature tree planting and the surviving boundary walls between the former residences and its setting will not be affected.

Impact on Designated Heritage Assets experienced from Harthill Road

Impact on Special Architectural Interest

- 5.49 Any impacts on the significance on the listed buildings experienced from Harthill Road, including Calder High School, Quarry Bank House and Lodge and the Church of All Hallows will be indirect and will not affect the special architectural interest of those designated heritage assets.

Impact on Special Historic Interest

- 5.50 The historic interest of Quarry Bank House and Calder High School is derived from their original development and use as high status residential villas within one of the early wealthy suburbs of Liverpool. The ability to appreciate that historic interest has been eroded by the extent of the later school related development, however the removal of the equestrian arena, that projects above the boundary wall of Beechley, will enhance the setting of Beechley and the wider context of the villas experienced from Harthill Road.
- 5.51 The special historic interest of the Church of All Hallows is closely associated with John Bibby, of Harthill House, who commissioned the church in memory of his wife, and the architectural associations and the Proposed Development will have a neutral impact on the special historic interest of the church.

Impact on Setting

- 5.52 The replacement of the Calder Kids building, the related outdoor activity area, adjoining paddocks and model railway with the proposed housing will impact on the setting of the listed buildings experienced from Harthill Road to varying degrees. The change to the setting of Calder High School and the Church of All Hallows, located to the north and south of Harthill Road respectively, will be negligible given the deflection in the alignment of the road and the extent of intervening tree cover and buildings.
- 5.53 The most significant impact on setting will relate to Harthill Lodge, the former lodge to Harthill House. The contribution of setting to the overall special interest of the lodge was significantly reduced with the demolition of the main house and has been further eroded by the appearance of the park depot. However, the architectural style of the lodge, in association with the boundary wall, allows its original function to be appreciated. The proposed houses will be set back behind the listed lodge, which will still be experienced as a standalone property at an entrance to the park. The setting of the lodge will also benefit from the replacement of the Calder Kids property and the equestrian arena.

Statutory Duties and NPPF Policy

- 5.54 The statutory duties to have special regard to the desirability of preserving or enhancing the special interest and setting of a listed building (s.16 and 66) is a matter that should be accorded considerable importance and weight. The presumption is that development proposals should not give rise to harm to the special interest of a listed building.
- 5.55 This Heritage Statement provides a thorough and proportionate assessment of the significance of the identified heritage assets in accordance with the requirements of NPPF Paragraph 128, the significance, including the contribution made by setting to the significance, of the identified heritage assets has been described at Section 4.
- 5.56 Paragraph 131 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 into viable uses consistent with their conservation, the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.57 Paragraph 132 of the NPPF also highlights that when considering the impact of proposals on the significance of designated heritage assets great weight should be given to their conservation, and the more important the asset the greater the weight should be.
- 5.58 Paragraph 135 confirms that in weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 5.59 The Proposed Development will preserve and enhance those aspects of Beechley that contributes to its special architectural interest, particularly through the removal of the external fire escape stairs and the removal of the adaptations implemented as part of the former care home use. The setting of Beechley will also be enhanced by the removal of the adjoining equestrian arena.

- 5.60 Some historic fabric will be removed from the stables, however the retention of the sliding metal lattice doors will allow the original function of the building to be appreciated and the setting of the building will be enhanced by the removal of the equestrian arena and external fire escape to the service wing of Beechley.
- 5.61 Overall the Proposed Development will sustain and enhance the significance of the designated heritage assets located within Calderstones Park and experienced from Harthill Road by preserving those elements of setting that contribute to their significance in accordance with the 1990 Act (S.66) and the relevant paragraphs of the NPPF

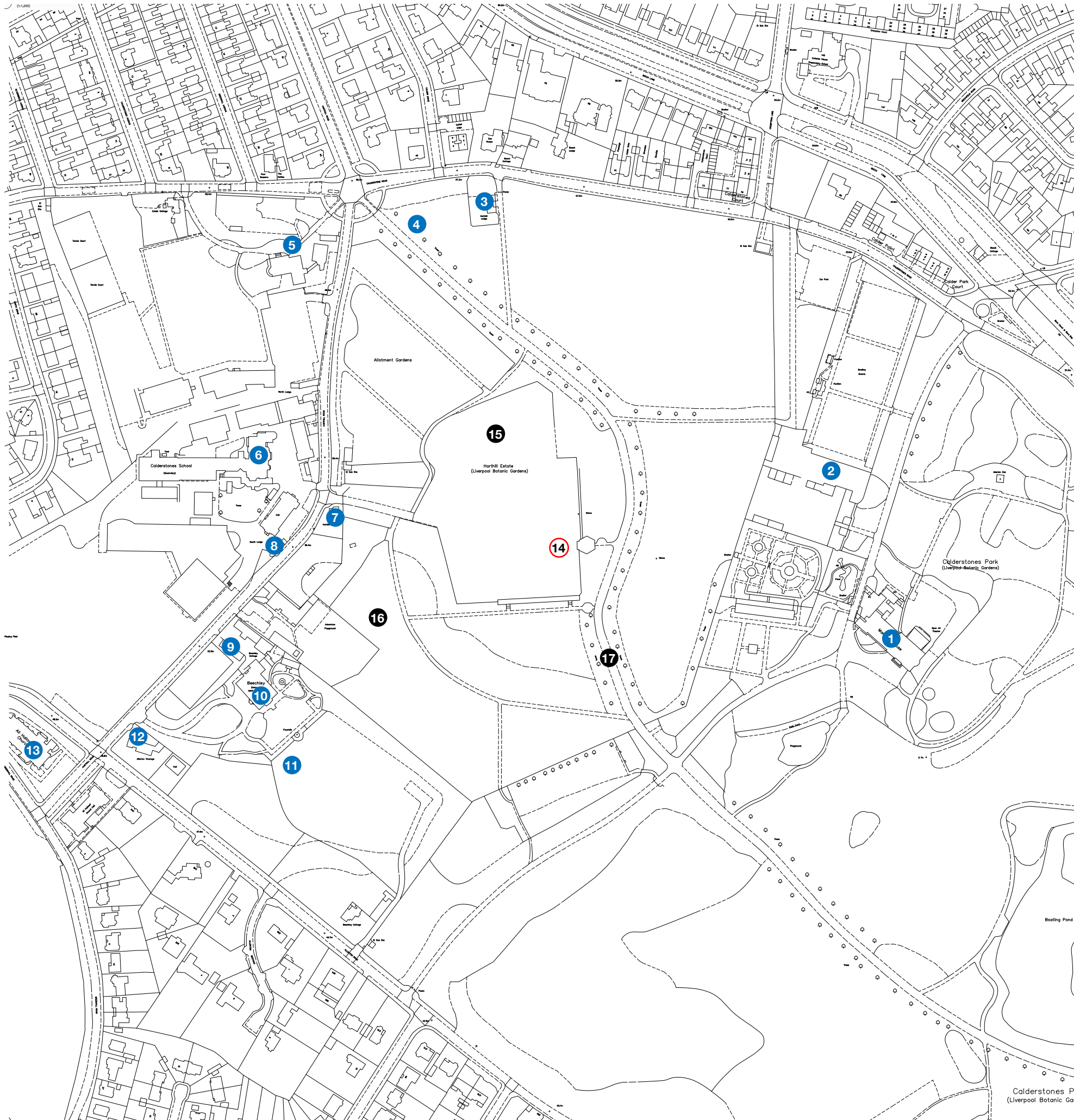
Local Planning Policy Considerations

- 5.62 The repair, adaptation and re-use of Beechley will be undertaken in accordance with policies HD1 and HD3 of the Unitary Development Plan (UDP), regarding the repair and alteration of listed buildings. The setting and key views of both the listed buildings has been taken into consideration and will be either enhanced or preserved by the proposals, thereby complying with Policy HD5 of the UDP.

6. Conclusions

- 6.1 The Proposed Development has been based upon a clear understanding and assessment of the heritage significance of the heritage assets that may be affected by the proposals in accordance with the NPPF.
- 6.2 The Proposed Development will secure the long term use of the grade II listed Beechley House, which is currently vacant and in a deteriorating condition. Later adaptations that detracted from the special architectural interest of the building will be removed and the villa will be converted back into residential use enhancing the listed building in accordance with S. 16 of the 1990 Act.
- 6.3 The setting of Beechley will be significantly enhanced by the removal of the adjoining equestrian arena and the curved corridor that connects the villa with the later brick summer house. The three proposed houses to be located at the eastern end of the Beechley grounds will be largely obscured from the rear of the villa by intervening trees, will appear diminutive against the backdrop of the large mature trees that screen the eastern boundary of the grounds from Calderstones Park and will have a neutral impact on the significance of the listed building. Overall the potential benefits of the Proposed Development for the special architectural and historic interest of Beechley are positive.
- 6.4 The impact on the setting of the other designated heritage assets, located within Calderstones Park and experienced from Harthill Road, will be neutral and will preserve their special architectural and historic interest in accordance with the statutory duty of S.66 of the 1990 Act and the requirements of national, particularly NPPF paragraphs 131 and 132, and relevant local policies.

Appendix 1: Heritage Asset Plan



Harthill, Liverpool - Heritage Assets Plan

Listed buildings:

- 1 Calderstones House
- 2 Stables to Calderstones House
- 3 Harthill Lodge (Calderstone Road)
- 4 Entrance to Calderstones Park
- 5 Calder High School
- 6 Quarry Bank House
- 7 Harthill Lodge (Harthill Road)
- 8 South Lodge to Quarry Bank
- 9 Beechley Stables
- 10 Beechley
- 11 Haha approximatley 30m south of Beechley
- 12 Entrance gateway to Beechley
- 13 Church of All Hallows

Scheduled ancient monument:

- 14 The Calderstones

Non-designated heritage assets:

- 15 Former site of Hart Hill, Harthill Road, Allerton, a mid C19 House
- 16 Possible site of Pyckeloo or Pykelao Hill, or, Pykelaw, Allerton, a possible bronze age barrow
- 17 Bronze age flint scraper found in Calderstones Park

Appendix 2: List Descriptions

BEECHLEY

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: BEECHLEY

List entry Number: 1262024

Location

BEECHLEY, HARTHILL 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: 09-Jan-1992

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: 436065

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

The following buildings shall be added:

SJ 4087 HARTHILL ROAD ALLERTON

GV II

Villa, recently old people's home but unoccupied at time of survey (December 1991). 1835-6, for John Marriott, cotton broker; enlarged at an early date, with additions of early C20, and altered. Painted scored stucco, probably on sandstone, with sandstone dressings and hipped slate roof with rendered chimneys. Irregular plan formed by a rectangular main block enclosing a central atrium, with a rear service wing, an early extension to the left side, and later additions (of yellow brick) to the rear of this (probably replacing the original service wing). Classical style. Two storeys over cellars, 3:1:1:1 windows (the 3-window portion being the extension). The original block, which is almost symmetrical with a pedimented centre breaking forwards, has a plinth, channelled corner pilasters, 1st-floor sillband, plain frieze and oversailing boarded eaves (features copied by the extension to the left). The pedimented centre has a projected porch at ground floor, with Ionic columns distyle in antis and plain entablature with moulded cornice, a concrete ramp replacing former steps up to a wide doorway which has glazed and panelled double doors, a rectangular overhead light and narrow side windows; and stepped corners to the 1st floor, which has a sashed window with a built-in retractable sunblind. Left of the porch at ground floor is a tripartite sashed window (and left of this a small inserted window); otherwise, all the windows of the original block and its extension are 4-pane sashes, those of the original block unhorned, all at ground floor have moulded architraves rising from the plinth and all at 1st floor have raised sills and plain reveals (but that in the centre of the extension has been painted over). Two ridge chimneys flanking the pedimented centre, one at the junction and another at the left end, and other chimneys to the rear ranges. The right-hand return wall (garden front), of 1:3:1 windows, almost symmetrical, has a projected 3-window segmental bow in the centre breaking the eaves: this has a 1st-floor band, sunk panels over the 1st-floor windows, a plain frieze and oversailing eaves; 3 tall French windows at ground floor (the centre with an inserted C20 door and the others with double casements which appear to have some glazing bars removed); and 3 square windows at 1st floor, the centre blind and the others sashed without glazing bars. The flanking bays have tripartite windows on both floors, those at ground floor with pilastered and corniced architraves, that to the left with C20 French windows and that to the right with only an 8-pane sash in its centre; and at 1st floor that to the right altered as a doorway to an attached fire-escape. Rear: 6 windows at 1st floor, the 1st blind and the others 4-pane sashes; at ground floor, 3 tall unhorned sashes to the left half, additions covering the right-hand half. INTERIOR: large rectangular atrium containing cantilevered stone staircase rising up left and rear walls to cantilevered landing on right-hand wall, with slender cast-iron balusters and mahogany handrail wreathed at the foot; a 3-sided pilastered 1st-floor gallery; and a coved panelled ceiling with central skylight. Mahogany doors with moulded architraves; parlour, drawing room and dining room on right-hand side with moulded plaster cornices (acanthus, waterleaf etc.). Despite some alterations, a good example of its type and date. Forms group with associated entrance gateway (q.v.), ha-ha (q.v.) and with Beechley Stables (q.v.).

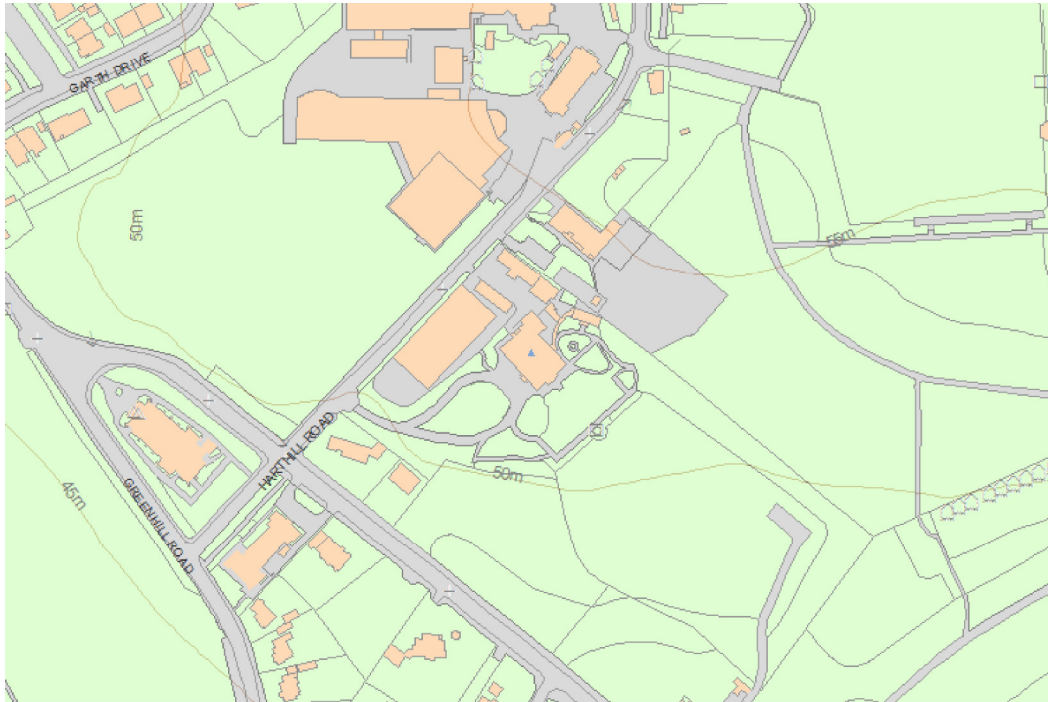
Listing NGR: SJ4015487517

Selected Sources

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

National Grid Reference: SJ 40154 87517

Map



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ENTRANCE GATEWAY TO BEECHLEY

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: ENTRANCE GATEWAY TO BEECHLEY

List entry Number: 1252943

Location

ENTRANCE GATEWAY TO BEECHLEY, HARTHILL 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: 09-Jan-1992

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: 436066

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 4087 HARTHILL ROAD ALLERTON

392-0/0/10003 Entrance gateway to Beechley

GV II

Entrance gateway to merchant's villa. c.1836. Red sandstone ashlar gate piers and walls, wrought-iron gates. An inner and an outer pair of gate piers linked by S-shaped walls; both pairs of gate piers are square in section and approx. 3 metres high, with shallow moulded pyramidal caps; the inner pair are of rusticated masonry and the outer pair are plain monoliths. The S-shaped linking walls are almost full height, with plinths and flat copings, the outer sides faced with 4 courses of large rectangular grooved blocks. The inner pair of piers carry a pair of sturdy-wrought-iron gates with plain bar railings, dog-bars which are alternately wavy and straight, and pairs of scrolled panels in the upper part. Forms group with Beechley (q.v.).

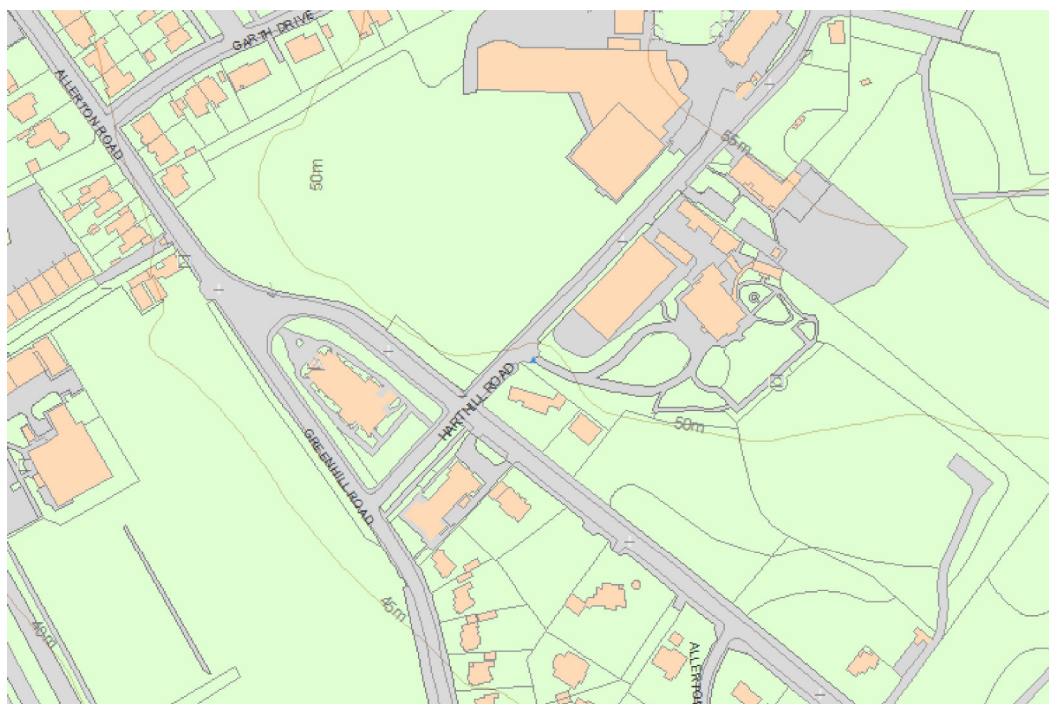
Listing NGR: SJ4007187492

Selected Sources

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

National Grid Reference: SJ 40070 87490

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(http://gisservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/231722/HLE_A4L_Grade/HLE_A3L_Grade.pdf)

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Historic England

HA HA APPROXIMATELY 30 METRES SOUTH EAST OF BEECHLEY

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: HA HA APPROXIMATELY 30 METRES SOUTH EAST OF BEECHLEY

List entry Number: 1252944

Location

HA HA APPROXIMATELY 30 METRES SOUTH EAST OF BEECHLEY, HARTHILL ROAD

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

County:

District: Liverpool

District Type: Metropolitan Authority

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 09-Jan-1992

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: 436067

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 4087 HARTHILL ROAD ALLERTON

392-0/0/10004 Ha-ha approx. 30 metres south-east of Beechley

GV II

Ha-ha to garden of merchant's villa. c.1836, slightly altered. Sandstone random rubble with flat chisel-dressed coping. 55 metres long, bounding the south-east side of the garden on a line parallel to the house, straight except for a semicircular bow aligned with the bow of the house, and a return at the south end which is approx. 8 metres long and terminates with an angled ramp dying into a pathway. Probably approx. half a metre high, but the north end and south-east corner are now buried by overgrowth, and the ditch is partly filled up, concealing the lower part of the wall. Forms group with Beechleys (q.v.).

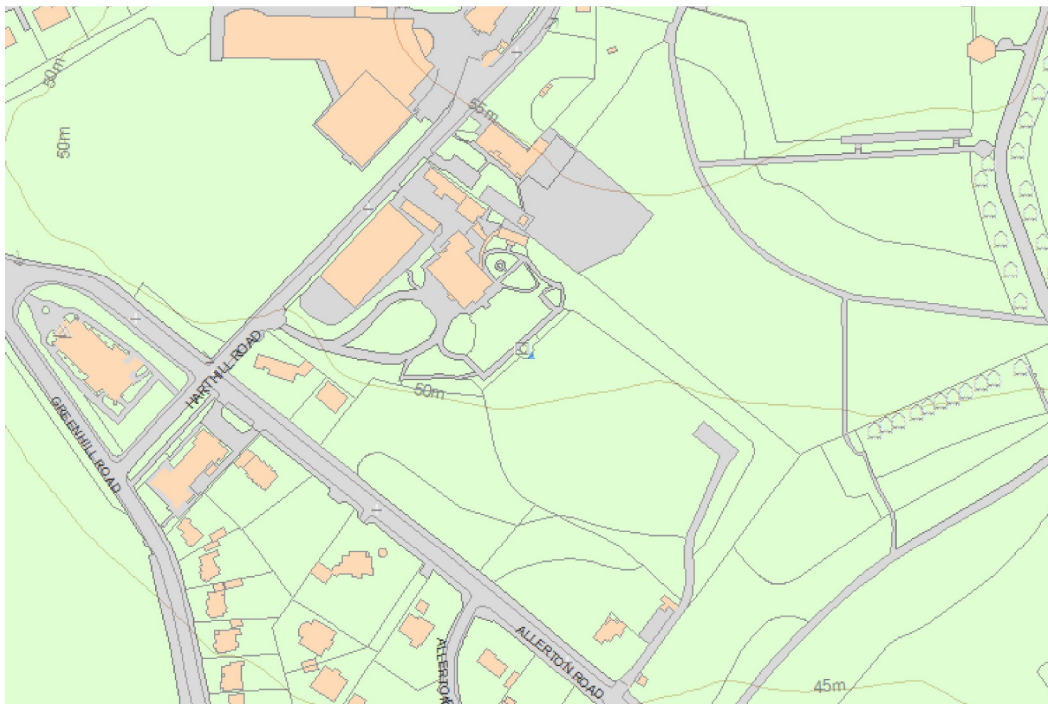
Listing NGR: SJ4018987478

Selected Sources

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

National Grid Reference: SJ4018987478

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BEECHLEY STABLES

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: BEECHLEY STABLES

List entry Number: 1252945

Location

BEECHLEY STABLES, HARTHILL 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: 09-Jan-1992

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: 436068

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 4087 HARTHILL ROAD ALLERTON

392-0/0/10005 Beechley stables

Coach-house and stable block with coachman's cottage, now-stables and office. c.1836-46, slightly altered, restored c.1980. Red brick with yellow-faced headers, in Flemish bond; with sandstone dressings and concrete tile roof (replacing stone slate). Irregular F-shaped plan formed by rectangular single-depth main range with a coach-house flanked by a short wing to the left and another coupled with the cottage at the right-hand end. Two low storeys, 2:1:3:2 first-floor windows; the 3-window centre, which has a shallow central gable, has a wide segmental-arched wagon doorway with wooden double doors flanked by tall doorways with 4-pane overlights and large rectangular lintels (the left to the loose boxes and the right to the stable), and an oblong loading door over each of these, the left with a pierced wooden shutter and the right now glazed, both with wedge lintels. The re-entrant of each wing has a square-headed doorway; the gable of the wing has a sashed window at ground floor protected by iron bars, and a loading doorway at 1st floor (like the other) with a wooden hoist jib above it. The right wing and cottage have 3 sashed windows at ground floor and 2 above (the left very shallow and the right with a gable over it). The range to the left of the left wing has a garage door at the left end, 3 sashed windows at ground floor and 2 small loading doorways above. INTERIOR: left range contains set of 4 loose boxes with cast-iron columns, diamond-latticed cast-iron walls and sliding doors, and a wall-ladder to the loft. Forms group with associated house, Beechleys (q.v.), and is included for group value.

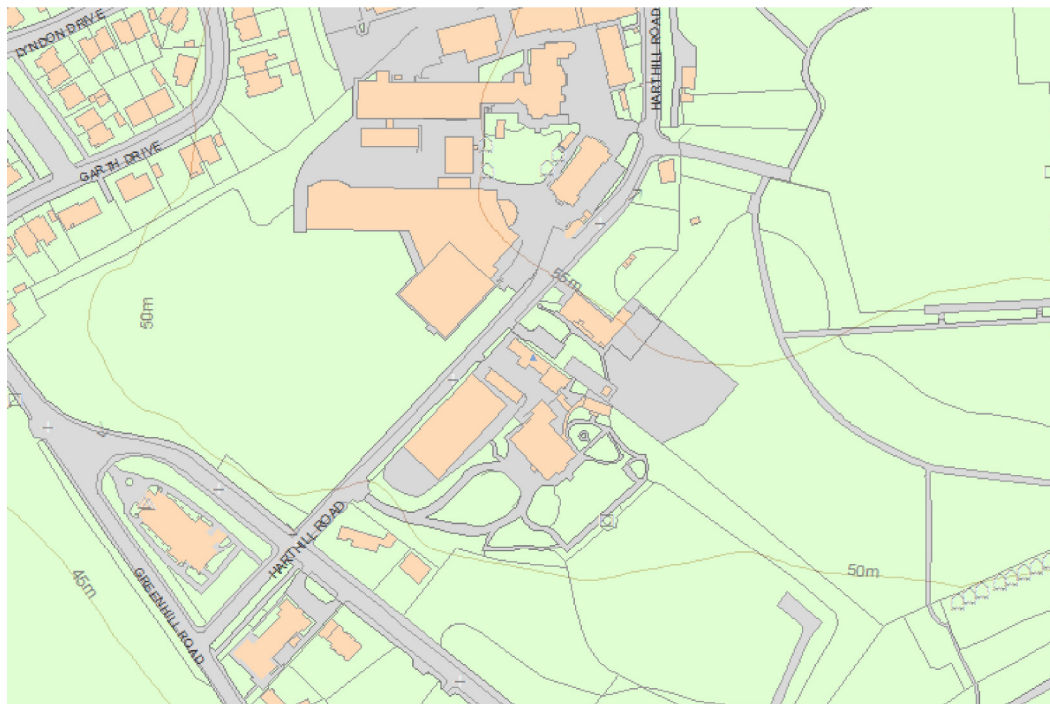
Listing NGR: SJ4015087557

Selected Sources

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

National Grid Reference: SJ 40150 87557

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Historic England

HARTHILL LODGE

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: HARTHILL LODGE

List entry Number: 1075213

Location

HARTHILL LODGE, HARTHILL 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: 214247

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 4087 HARTHILL ROAD L18

40/583 Harthill Lodge

G.V. II

Lodge. Mid C19. Stucco with slate roof, 2 storeys, L-plan. Gables have decorative traceried barge boards. Windows are narrow, with 4-centred heads. Entrance in gabled bay has glazed porch with decorative barge boards flanked by small windows, niche in 2nd bay. Left return has window in half- gable. Rear extension and stucco stack . Built as Lodge for Harthill (demolished).

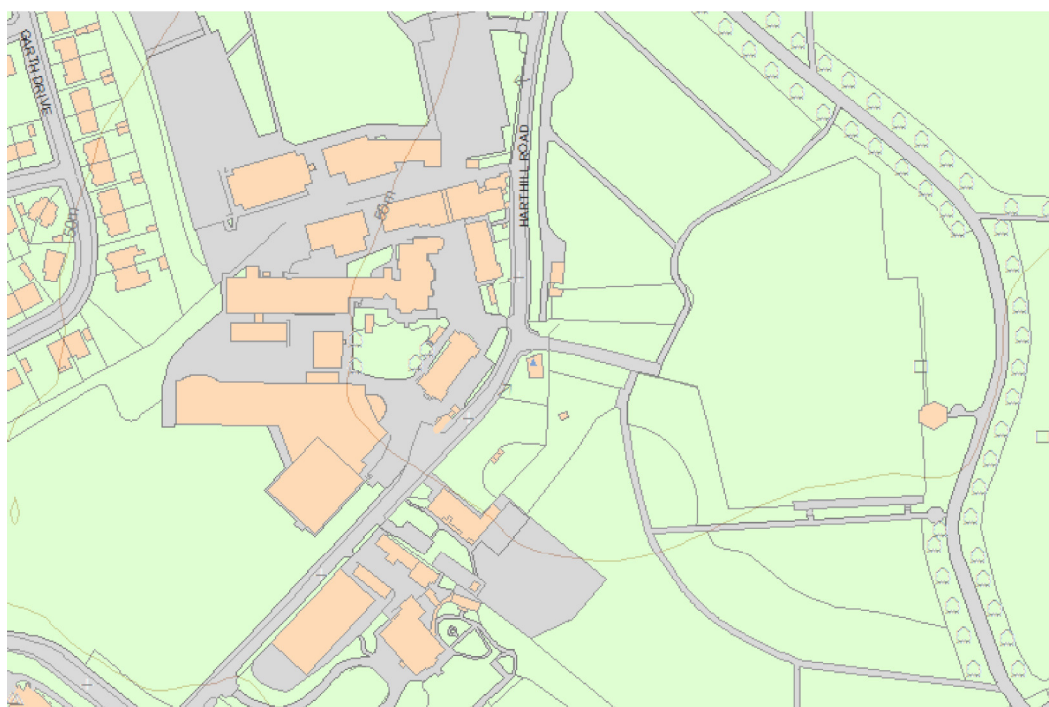
Listing NGR: SJ4021287647

Selected Sources

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

National Grid Reference: SJ 40212 87647

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(http://gisservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/76364/HLE_A4L_Grade/HLE_A3L_Grade.pdf)

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QUARRY BANK HOUSE

List Entry Summary

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

Name: QUARRY BANK HOUSE

List entry Number: 1207414

Location

QUARRY BANK HOUSE, HARTHILL 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: 214245

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 4087 HARTHILL ROAD L18

40/580 Quarry Bank House 14.3.75 G.V. II

House, now school. 1866. Rock-faced stone with ashlar dressings and slate roof with fishscale bands. Irregular plan; 2 storeys with attic, 6 bays, 1st bay recessed, 2nd and 4th project, all under gables. Windows mostly mullioned, some with segmental-pointed heads and tympana. 4th bay has projecting 3-light window with arms on parapet. 5th bay forms canted extruded corner. End bay has large projection to ground floor with canted end and parapet. 4th bay has 3- light 1st floor window with tympanum dated 1867 to central light, attic window above has balcony. End bay has corbelled half-dormer to left. Left return similar, with terrace. Rear is utilitarian. Interior has entrance hall with rich panelling to walls and doors. Timber gallery has canted inner angles and chamfered beams, similar roof with roof light. Stair has 3-light stained glass window. Room to left of hall has richly moulded plaster ceiling.

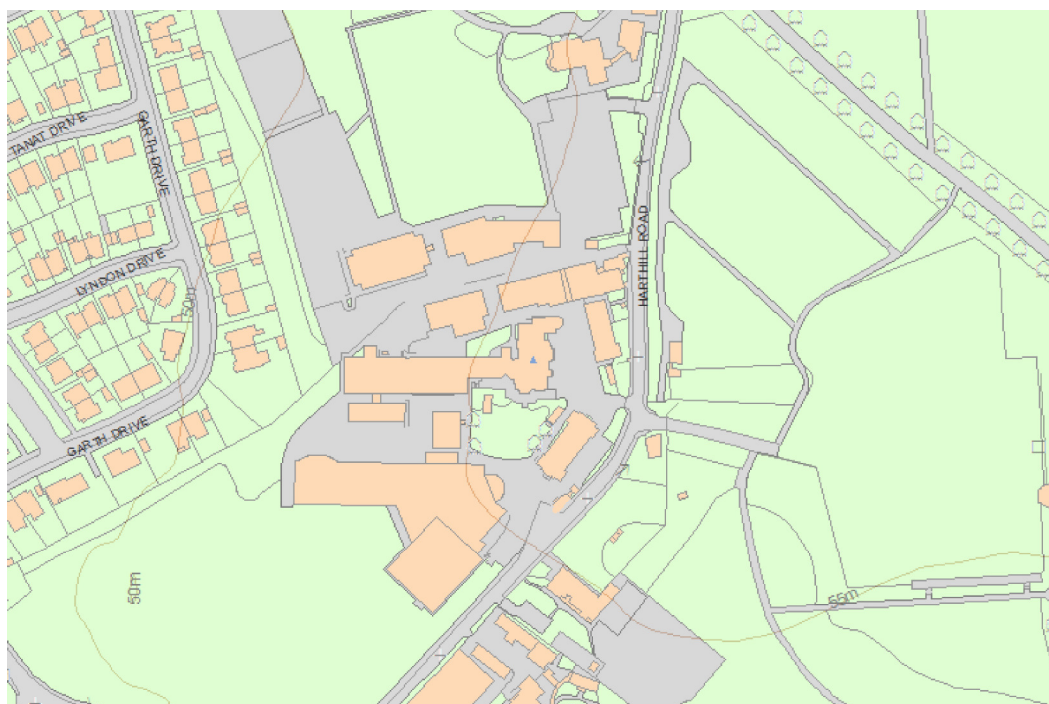
Listing NGR: SJ4015687686

Selected Sources

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

National Grid Reference: SJ 40156 87686

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Historic England

SOUTH LODGE TO QUARRY BANK

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: SOUTH LODGE TO QUARRY BANK

List entry Number: 1343618

Location

SOUTH LODGE TO QUARRY BANK, HARTHILL 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: 214246

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 4087 HARTHILL ROAD L18

40/582 South Lodge to - Quarry Bank

G.V. II

Lodge. c.1867. Rock-faced stone with ashlar dressings and hipped slate roof, with bands of fish-scale slates. One storey with attic, rectangular with canted ends. South end has ground floor bowed window, on weathered base, of 3 lights with curved plate glass casements. Triple stepped lights in half-dormer, that to centre with pointed head and sash. Left return has lean-to canopy over entrance and seat. Low extension and half-dormer to north. Iron cresting to roof and stone cross-axial stack, 2 gatepiers to left, with chamfered angles and pyramidal caps. Paired and single gates with much decoration.

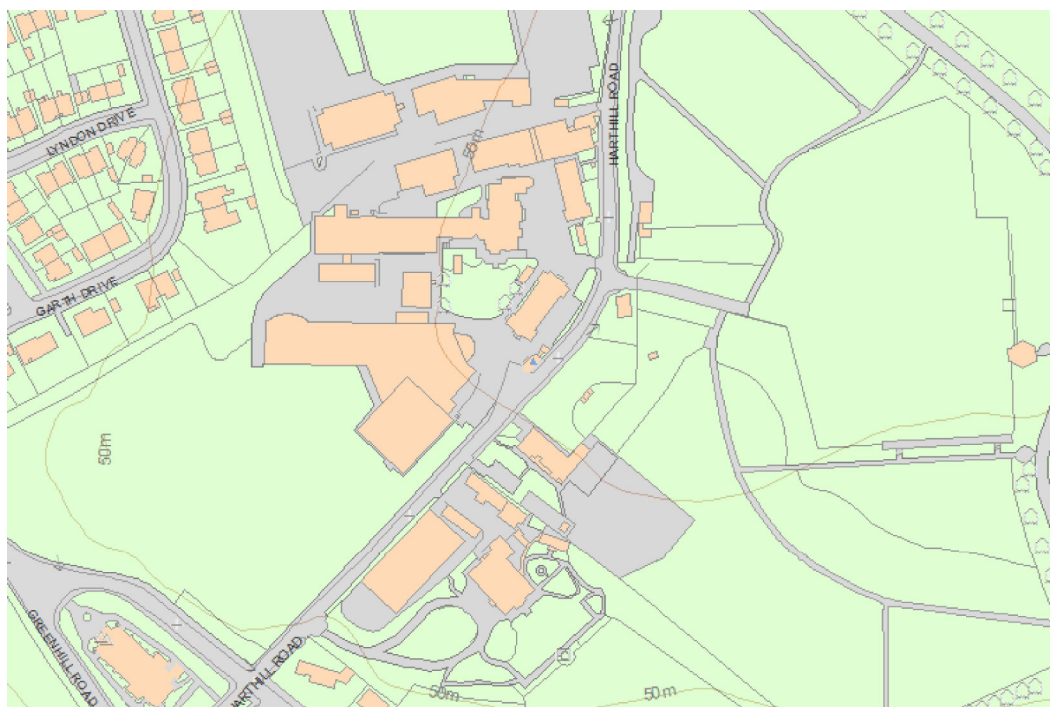
Listing NGR: SJ4017087619

Selected Sources

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

National Grid Reference: SJ 40170 87619

Map



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CALDER HIGH SCHOOL (ORIGINAL BUILDING ONLY)

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: CALDER HIGH SCHOOL (ORIGINAL BUILDING ONLY)

List entry Number: 1075212

Location

CALDER HIGH SCHOOL (ORIGINAL BUILDING ONLY), HARTHILL 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: 214244

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

SJ4087 HARTHILL ROAD L18

40/579 Calder High School 14.3.75 (original building only)

G.V. II

House, now school. Mid C19. Stucco with hipped slate roof. 2 storeys, 3 x 3 bays. Rusticated quoins and bracketed eaves. Ground floor has projecting stone windows, with consoled mullions, friezes, cornices and pierced balustrades; casements, 1st floor windows have architraves with ornament of overlapping circles, pulvinated bay-leaf friezes and consoled segmental pediments; sashed, no glazing bars. Inserted window at left hand end. Round-headed entrance has angle pilasters, archivols and half-glazed door; Corinthian porch with paired columns and pierced balcony. A lower 2-storeyed 3-bay wing on left with sash windows with glazing bars. A delicate iron verandah on right hand side with barley sugar columns, bowed out round a 2-bay bow window, with a lean-to glass roof. Tower to rear of stone, with angle pilasters, entablature and pierced parapet. Triple round-headed lights to each face.

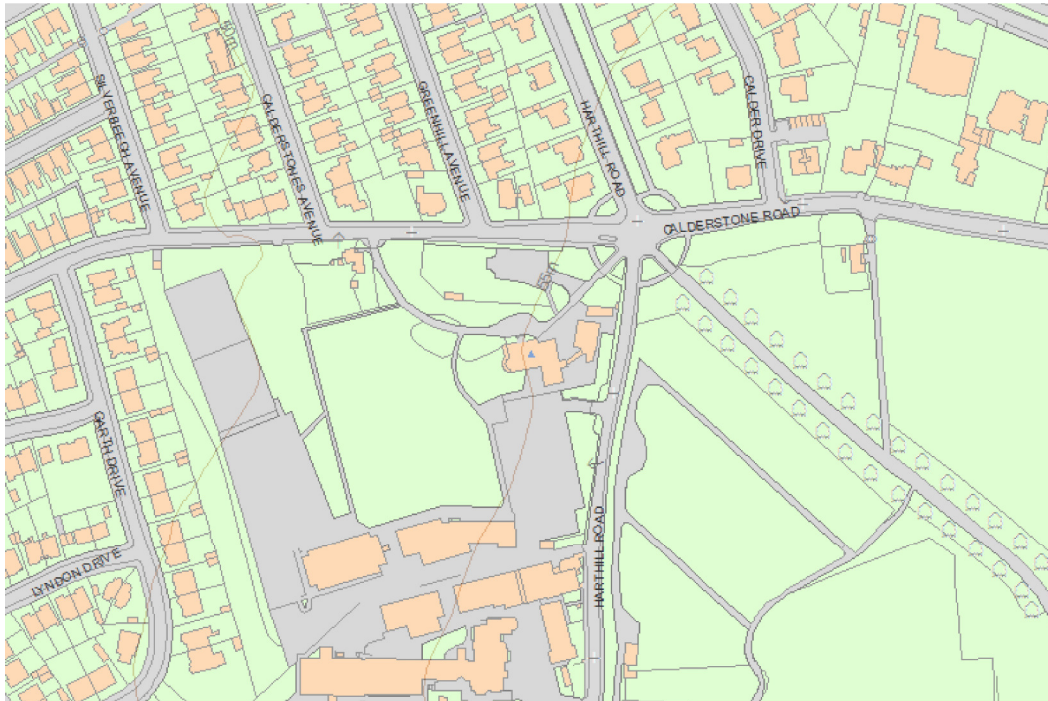
Listing NGR: SJ4017687831

Selected Sources

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

National Grid Reference: SJ 40176 87831

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ENTRANCE TO CALDERSTONES PARK

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: ENTRANCE TO CALDERSTONES PARK

List entry Number: 1356280

Location

ENTRANCE TO CALDERSTONES PARK, CALDERSTONES 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: 213797

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 4087 CALDERSTONES ROAD L18

40/184 Entrance to Calderstones Park 14.3.75 G.V. II

Entrance gates with curving wall to either side. Mid C19. Tall gate piers with herms. 4 statues on wall represent the seasons, taken from Brown's Buildings (1861-3, J.A.Picton). Paired iron gates bear Liverpool arms.

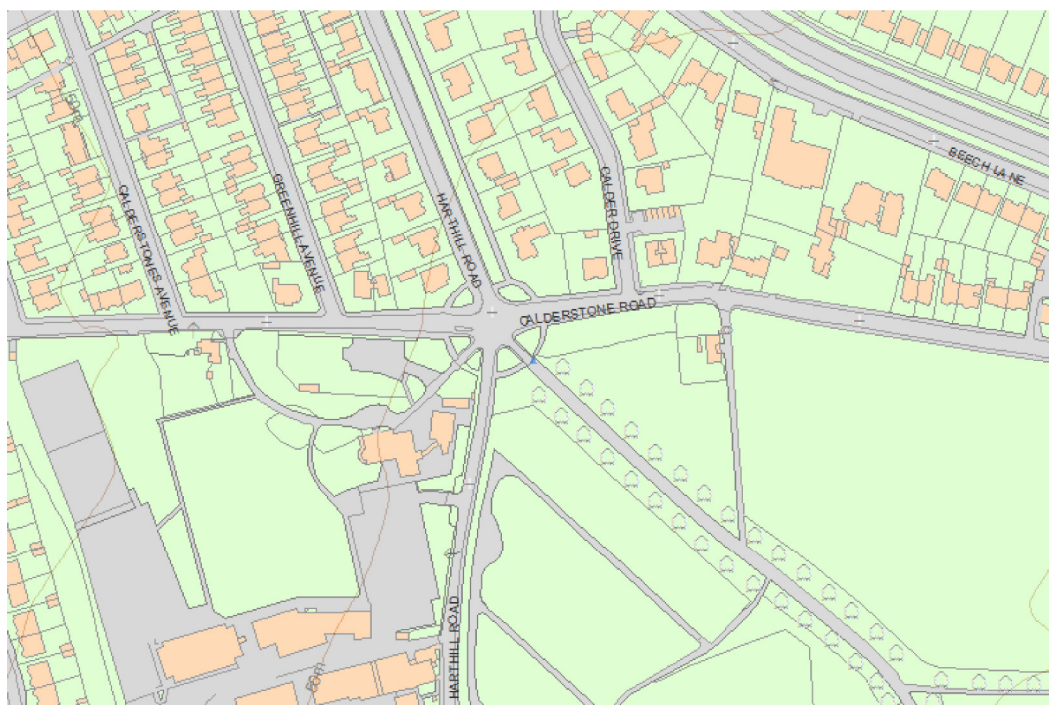
Listing NGR: SJ4024587871

Selected Sources

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

National Grid Reference: SJ 40245 87871

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CALDERSTONES HOUSE

List Entry Summary

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

Name: CALDERSTONES HOUSE

List entry Number: 1068357

Location

CALDERSTONES HOUSE, CALDERSTONES 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: 213795

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 4887 CALDERSTONES ROAD L18

40/182 Calderstones House

14.3.75 G.V. II

House. 1828. Stone with slate roof. 2 storeys, 10 bays. 1st bay projects, as do last 5 bays, which form symmetrical composition round recessed central bay. Band over ground floor; 2nd to 5th bays have 1st floor sill band; top frieze, cornice and blocking course. Windows are sashed with glazing bars, those to ground floor of symmetrical composition have architraves, friezes and cornice. Entrance has tetrastyle Doric portico, window above has architrave. Right return of 5 bays with 3-bay bow. Rear has C20 extension for stage to open-air theatre.

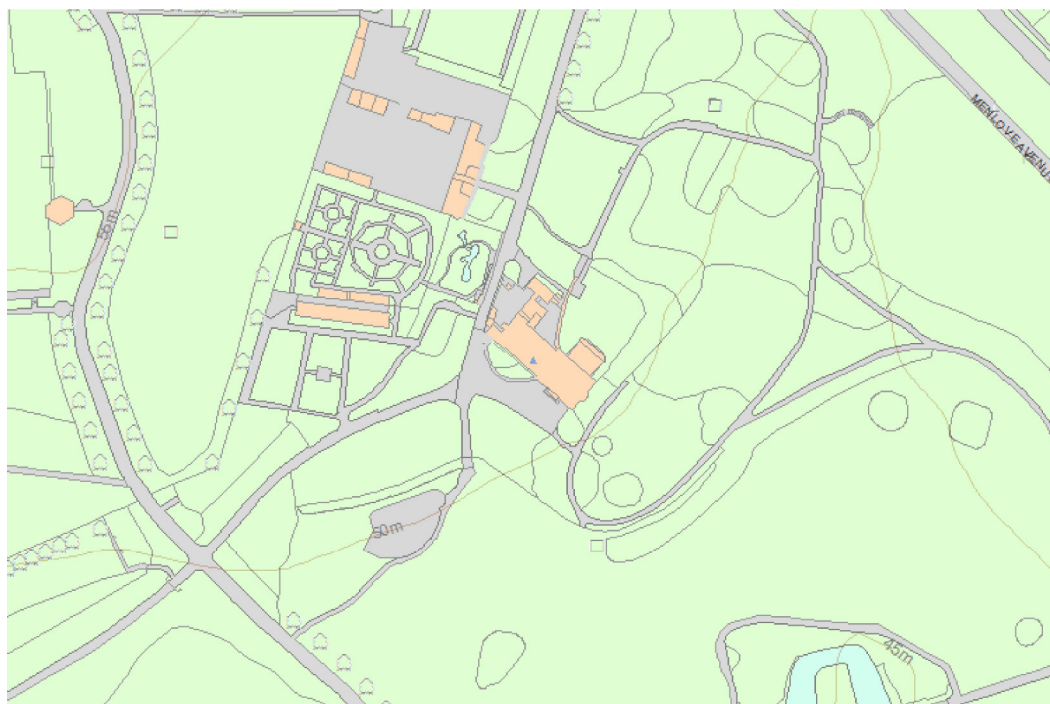
Listing NGR: SJ4062487551

Selected Sources

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

National Grid Reference: SJ 40624 87551

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STABLES TO CALDERSTONES HOUSE

List Entry Summary

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

Name: STABLES TO CALDERSTONES HOUSE

List entry Number: 1280569

Location

STABLES TO CALDERSTONES HOUSE, CALDERSTONES 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: 213796

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 4087 CALDERSTONES ROAD L18

40/183 Stables to Calderstones House 14.3.75 G.V. II

Stable block, now cottages and stores. c.1828. Stone. 2 storeys, 9 bays; central 3 bays project, with central bay and ends of flanking bays breaking forward. Top frieze, cornice and blocking courses. 1st and last 3 bays have windows flanking segmental-headed recesses, that to left with window, that to right with 2 segmental-headed entrances with overlights; 1st floor windows with central lunette. All windows are sashed with glazing bars, lunettes have small-paned casements. Central 3 bays have segmental-headed openings with impost bands. Flanking openings with C20 glazing and doors. 1st floor has sill band between ends and 2 lunettes. Former stables at rear.

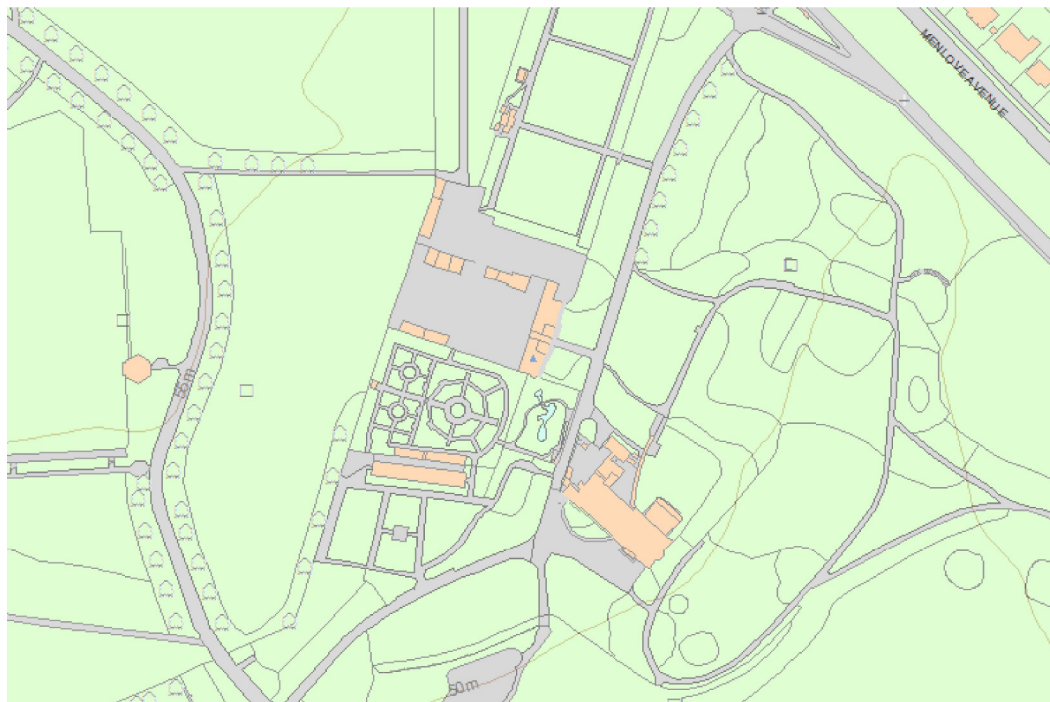
Listing NGR: SJ4058887627

Selected Sources

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

National Grid Reference: SJ 40588 87627

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Historic England

CHURCH OF ALL HALLOWS

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: CHURCH OF ALL HALLOWS

List entry Number: 1068414

Location

CHURCH OF ALL HALLOWS, 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: I

Date first listed: 28-Jun-1952

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: 213646

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 3987 ALLERTON ROAD L18

39/54 Church of All 28.6.52 Hallows

G.V. I

Church. 1872-6. G.E.Grayson. For J. Bibby in memory of his wife. Stone with slate roofs. Nave with aisles under lean-to roofs, transepts, west tower (ritual west is actual north), chancel with vestry to north and organ loft to south under lean-to roofs. South-east mausoleum to the Bibby family, Tower of Somerset type, with angle buttresses, panelled, embattled parapet with pinnacles at angles and smaller side pinnacles. West entrance and 4-light west window with late Decorated tracery. 2 windows of 2 lights, 3-face clock and 2 bell openings of 2 lights with pierced stone screens. Flanking porches with diagonal buttresses. 4-bay nave has 3- light aisle windows with reticulated tracery and 2-light clerestory windows. Transepts have 4-light windows, one north-east window. Chancel has 5-light east window and 2 north windows. Mausoleum has diagonal buttress and parapet with pinnacle, cusped arched entrance and window with railings. Interior: 5-bay nave arcade, wider arches to transepts. Chancel has lower walls faced with marble and banded upper walls; 2-bay arcade to organ chamber. Low chancel wall with corbelled pulpit; choir stalls. Marble font on octagonal base under tower. South transept has wall monument to J.Bibby (died 1840), figure of Hope with profile below. Free standing monument to Mrs. Bibby by Fabiani (taken from mausoleum). Windows by Morris and Co, designed by Burne-Jones, except North transept east window by Heaton, Butler and Bayne. West and east windows of 1875-6 (the latter the Adoration of the Lamb). South transept window of 1877, 4 Good Men; north transept window of 1880, 4 Good Women. Chancel north windows of 1881, Angels. 8 aisle windows of 1882-6, scenes from the Life of Christ. The windows show Burne-Jones' development as a stained-glass designer and constitute one of the most complete sets to be found; the cartoons were re-used at e.g. Jesus College Chapel, Cambridge. A. Charles Sewter, *The Stained Glass of William Morris and his Circle*, 1974 pp 41,52.

Listing NGR: SJ3998687471

Selected Sources

Books and journals

Sewter, A , *The Stained Glass of William Morris and his Circle*, (1975), 41, 52

National Grid Reference: SJ 39984 87473

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Appendix 3: Review of Legislation, Policy and Guidance

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)

The UDP was adopted in November 2002, and policies were saved in 2007.

Policy HD1 Listed Buildings, states that:

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

- Seek support and funding from all available sources to set up grant and repair schemes*
- 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*

Policy HD4 relates to Alterations to Listed Buildings and states that:

Consent will not be granted for

- v. *Extensions, external or internal alterations to, or the change of use of, any other works to a listed building that would adversely affect its architectural or historic character*
- vi. *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*
- vii. *Any works which are not of a high standard of design in terms of form, scale, detailing and materials.*
- viii. *Where the adaptive re-use 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:

- ix. *control over the design and siting of new development;*
- x. *control over the use of adjacent land; and*
- xi. *the preservation of trees and landscape features.*

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