

Heritage Statement

Former Gateacre Comprehensive School,
Gateacre, Liverpool

February 2015

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Countryside Properties to support a full planning application for the construction of 200 residential dwellings (the 'Proposed Development') at the former Gateacre Comprehensive School site in Gateacre, Liverpool (the 'Application Site').
- 1.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building or its setting.
- 1.3 The National Planning Policy Framework (NPPF) provides the Government's 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.
- 1.4 To comply with these requirements, Section 2 of this statement firstly identifies the relevant heritage assets proximate to the Application Site that may be affected by the Proposed Development.
- 1.5 This is followed by Section 3 which provides an overview of the historic development of the Application Site and the surrounding area. Section 4 provides assessments of significance for the identified designated heritage assets that may be affected by the Proposed Development; proportionate to both the importance of the asset and the likely impacts. This assessment is undertaken on the basis of published information, archival research and on-site visual survey.
- 1.6 Section 5 provides an assessment of the impact of the Proposed Development on the significance of the identified designated heritage assets, in light of the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF, and local planning policy for the historic environment (set out in detail at *Appendix 1*).

¹ DCLG, National Planning Policy Framework (NPPF) 2012 – para. 128

2. Heritage Assets

- 2.1 The NPPF 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.”

- 2.2 There are no designated heritage assets within the boundary of the Application Site. Any effects arising from the Proposed Development on built heritage will therefore be indirect in nature having potential to affect the significance of the identified assets through change within their setting, rather any direct physical effects.

Designated Heritage Assets

- 2.3 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them.

Listed Buildings

- 2.4 The disposition of the Proposed Development, the nature of interposing urban landscape and topography, when considered together with the individual significance of approximate listed buildings, ensures that any potential effects of the Proposed Development will be limited to the effect on the significance of the following heritage assets:
- The Crying Tree (grade II listed);
 - Grange Hollies (grade II listed); and
 - Oakfield Terrace (grade II listed).
- 2.5 A copy of the full list entry description for each listed building is included at *Appendix 2*.

3. The Application Site and Surrounding Area

- 3.1 The following section provides an overview of the history and development of the Application Site and the surrounding area. The Application Site is bounded by Grange Lane to the north east, Gateacre Park Drive to the north west, Cuckoo Lane to the south west with neighbouring residential developments to the south east.

General History and Development

- 3.2 Grange Lane was originally a continuation of Childwall Lane, connecting the parish church at Childwall (All Saints Church) with the village of Gateacre at the crossroads². The lane was a public highway and a traditional funeral route to All Saints Church but has been closed to traffic twice in its history when local landowners of Childwall Hall installed gates at both ends of the route, first by Isaac Greene in the 18th century and by Lord Salisbury in the early 20th century³ (evident in Figure 3.1).



Figure 3.1 – The Lodge with gated access to Grange Lane c.1910⁴

- 3.3 Grange Lane remained a country lane until phase one of Gateacre Comprehensive School was completed in 1958 and the route was widened. Following the completion of phase two in 1962, the road was subsequently widened again. The lane has been severed by the construction of Rockbourne Avenue in the late 20th century, eroding the legibility of this former principal route from Gateacre to Childwall.

² Gateacre Society (May 2011) A Brief History of Gateacre [URL: <http://www.liverpool.ndo.co.uk/gatsoc/history>]
³ Beryl , P & Chitty, M (2009) Gateacre & Belle Valle, p. 36
⁴ Beryl , P & Chitty, M (2009) Gateacre & Belle Valle, p. 36

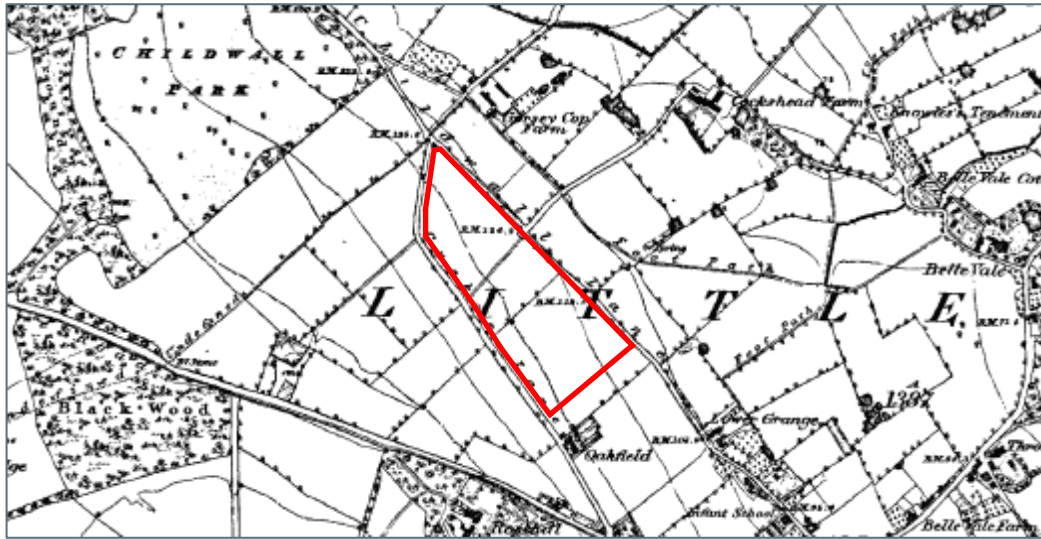


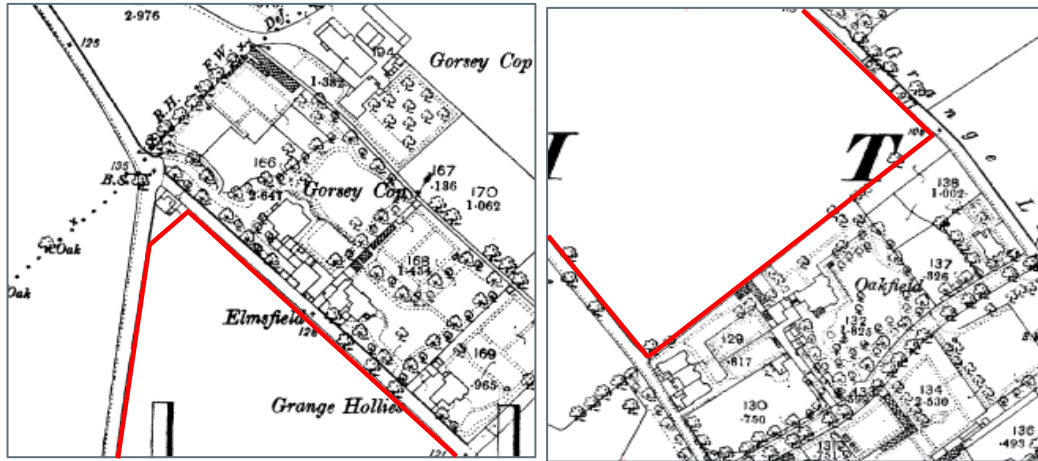
Figure 3.2 – Ordnance Survey map of 1849-1851

- 3.4 The Application Site and the surrounding area originally consisted of open agricultural fields as illustrated within the Ordnance Survey (OS) map of 1849-51 (Figure 3.2). Gorsey Cop Farm can be seen to the north of the Application Site and the parkland associated with Childwall Hall can also be seen to the north west. To the south of the Application Site is Oakfield Terrace.



Figure 3.3 – Ordnance Survey map of 1894

- 3.5 By the OS map of 1894 (Figure 3.3), the field boundaries of the Application Site have been removed and large detached villas have been constructed to the north along Grange Lane; including Gorsey Cop, Elmsfield, Grange Hollies and Rough Grange. The Cheshire Lines Railway line has also been constructed to the north east of the Application Site. To the south are various new dwellings associated with the gradual expansion of Gateacre village including Oakfield house (adjacent to Oakfield Terrace) and the Grange further south.



Figures 3.4 & 3.5 – Ordnance Survey map of 1893 to the north and south respectively

- 3.6 Due to the topography of the land and the orientation of the buildings, it is assumed that the villas along Grange Lane and Cuckoo Lane were constructed to take advantage of views to the north east. Figures 3.4 & 3.5 illustrate that the north elevations of the properties had large bay windows overlooking private gardens with terraces, thereby taking in extensive views towards Lancashire and Cheshire. Similar views are still visible from Cuckoo Lane and Gateacre Park Drive. The rear elevations of the properties and their ancillary/service buildings are located to the south, immediately to the north of Grange Lane, suggesting a more functional relationship with the route.



Figure 3.6 – Ordnance Survey map of 1928

- 3.7 There is very little change to the Application Site and the surrounding area between 1894 and 1908-9, with the exception of Rough Grange being renamed 'Manhattan'. The principal change by the OS map of 1928 (Figure 3.6) is the redevelopment of the surrounding area to the east (around Belle Vale) with residential development. Further residential development is also illustrated along Woolton Road to the south. Also by this time, it appears that Rough Grange / Manhattan House has been demolished.



Figure 3.7 – Application Site and Oakfield Terrace c.1950s

- 3.8 During the mid to late 20th century, the Application Site and the surrounding area underwent extensive change and redevelopment. A large portion of the Application Site was redeveloped to accommodate Gateacre Comprehensive School in 1962. The building was originally designed by the City Architect, Ronald Bradbury. A change in levels was created (the construction of which appears to be evident within Figure 3.7) and a terraced arrangement established with the school occupying a lower level in the eastern part of the site and the playing fields occupying higher land in the west (Figures 3.8 & 3.9). The northern part of the site remained as open space, presumably utilised for recreational facilities.



Figures 3.8 & 3.9 – Gateacre Comprehensive School c.2007

- 3.9 Also during this time, much of the area surrounding the Application Site was redeveloped with residential housing, as evident on the 1974 OS Map (Figure 3.10). This included infill development within and around the larger properties of Gorsey Cop, Grange Hollies and Oakfield Terrace. Elmsfield House and Gorsey Cop Farm have been demolished and replaced with housing. The severing of Grange Lane and Childwall Lane by the construction of Rockbourne Avenue is also evident by this time.



Figure 3.10 – Ordnance Survey map of 1974

- 3.10 In the late 20th century, Oakfield House has been demolished and replaced by housing to the east of Oakfield Terrace. Also to the south of Oakfield Terrace, its contemporary buildings have been demolished and replaced. Further properties have been constructed to the north of Grange Hollies, along Elmsfield Close.



Figures 3.11 & 3.12 – Site of Gateacre Comprehensive School c.2014

- 3.11 More recently, Gateacre Comprehensive School has been demolished (Figures 3.11 & 3.12). The foundations of the school remain in the eastern part of the Application Site, together with the former playing fields to the west and open space to the north.

4. Significance of the Heritage Assets

Significance and Special Interest

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

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁵

Listed Buildings

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

Setting

- 4.3 The NPPF defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral⁶.”

- 4.4 English Heritage has published guidance⁷ in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms that at paragraph 2.4 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.
- 4.5 Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance. In assessing the contribution of setting to the significance of the following identified assets, the role of the application site has been considered.

Assessment

- 4.6 The following assessments of significance are proportionate to both the significance of the relevant heritage asset, the nature of the proposed development and the likely magnitude and form of effect. As previously stated, any effect arising from the proposed development will be indirect in nature, arising from impact on elements of setting that may or may not contribute to the significance of the heritage assets.

⁵ DCLG, National Planning Policy Framework (NPPF) 2012 - Annex 2: Glossary
⁶ DCLG, National Planning Policy Framework (NPPF) – Annex 2: Glossary
⁷ English Heritage, The Setting of Heritage Assets, 2011

Listed Buildings

The Crying Tree (Grade II Listed)



Figure 4.1 – The Crying Tree from Grange Lane

Architectural Interest

- 4.7 The Crying Tree dates to the mid to late 19th century and consists of render under a hipped roof of slate. The building is two storeys, square in plan form, with three bays to the principal elevation (to the north west), of which the central bay is partly recessed. To this bay is a projecting stone porch with Doric columns and entablature constructed from red sandstone. The full extent of the building is also believed to have been originally constructed from red sandstone (corresponding with the porch arrangement) and later rendered at some point in the 20th century⁸.
- 4.8 The side elevation to the north east of the building consists of three bays with the central bay projecting forward and curved, and was originally the principal garden elevation to the building. The other side elevation to the south west consists of four bays with the second bay projecting forward under an open pediment. Each of the elevations to the building are broken has sill bands with a frieze and cornice to the upper floors. The roof of the building is accentuated by four projecting chimneystacks with decorative iron railings to the top of the roof. The windows to the building consist of timber sliding sash with no glazing bars. The building has been latterly altered and extended in the 20th century to form a public house.
- 4.9 The outbuildings are principally single storey and rendered with a projecting chimneystack and air ventilator to the roof. It is noted within the listing entry description that these outbuildings are of no special interest.

⁸ Pollard, R & Pevsner, N (2006) The Buildings of England, Lancashire: Liverpool and the South West

Historic Interest

- 4.10 The Crying Tree is of historic interest as a large detached Victorian villa dating from the mid-19th century, constructed for the wealthy merchants of Liverpool. The Crying Tree was originally called 'Gorsey Cop' and appears to have been named after an adjoining farm (since demolished and replaced with housing). The building is no longer in its original use and is now in use as a public house.

Contribution made by Setting to Significance

The Asset's Physical Surroundings

- 4.11 The Crying Tree is located along Grange Lane to its south west, together with its ancillary / service buildings. To its north and north west is a large area of hardstanding utilised as a car park and area of outdoor seating, beyond which is Acresgate Close. Further to the north and north east of the building are the modern properties along Acresgate Close. To its immediate east is an area of mature trees and green space with the properties of Acresfield Close beyond.

Experience of the Asset

- 4.12 The Crying Tree was originally designed to be orientated to the north east, with the principal garden elevation and large projecting bay window taking advantage of views across the private garden and beyond to the surrounding area. These views are no longer possible due to intervening development, but the design intention of the building is still legible. This elevation is partially visible in views from Acresgate Close to its north east.
- 4.13 The Crying Tree is now primarily and directly experienced from Grange Lane (Figure 4.1), providing views of the principal and side and rear elevations of the listed building. The car park to the immediate north west of the former house allows for clear and uninterrupted views of the principal elevation of the building. It is from this point that the architectural detailing of the building, including the projecting porch and chimneystacks, can be appreciated.



Figure 4.2 – The Crying Tree from Grange Lane to the south east

- 4.14 From Grange Lane, the building is experienced together with its adjoining service / ancillary buildings (Figure 4.2), which allow for an understanding of the original nature of this elevation, together with its functional association with Grange Lane. The rear elevation of the building is largely screened by the mature trees to its east and the adjoining service / ancillary buildings (Figure 4.3).



Figure 4.3 – The Crying Tree from Grange Lane to the north east

- 4.15 The Crying Tree is also experienced in views across the Application Site from Cuckoo Lane and Gateacre Park Drive, particularly across the open north western section of the site which slopes northwards (Figure 4.4). These views allow for a partial understanding of the buildings orientation and position, taking advantage of the views to the surrounding area to the east.



Figure 4.4 – The Crying Tree from across the Application Site to the north

The Asset's Associative Attributes

- 4.16 The Crying Tree has a minor association with Grange Hollies in being part of a collection of detached villas constructed along Grange Lane (of which only these two survive) which were constructed in the mid-19th century for the wealthy merchants of Liverpool moving out of the crowded city centre.

Contribution made by the Application Site to the Significance of the Crying Tree

- 4.17 Historic map regression has identified that the Application Site originally consisted of open agricultural fields which were redeveloped in-part to form the Gateacre Comprehensive School in the mid to late 20th century. At that time the remaining elements of open space were also incorporated into the wider school site and were presumably used for recreational purposes.
- 4.18 The Crying Tree is orientated to the north east and north west and this is reflected in its plan form, taking advantage of the views to the surrounding area. Whilst the building had a functional association with Grange Lane to its south west, forming its principal access and location of the service / ancillary buildings, there is no evidence to suggest an historical or functional association with the Application Site located beyond.
- 4.19 It is acknowledged that the Application Site forms a green 'backdrop' to the nearby listed building; however, this is not considered to be an element of setting which contributes to the significance of The Crying Tree.

Grange Hollies (Grade II Listed)



Figure 4.5 – Grange Hollies from its private access off Grange Lane

Architectural Interest

- 4.20 Grange Hollies dates from the mid to late 19th century and is designed in the Italianate style. The building is two storeys, roughly square in plan form, with a wing projecting out towards Grange Lane and is principally constructed from stucco under a low hipped roof of slate.
- 4.21 The elevation to the south east consists of three bays, with the end bay breaking forward and the central bay including a projecting single storey entrance. The second bay porch has a rough headed entrance in return with angle pilasters and keyed archivolt with rounded headed window to front. The other bay includes an entrance with a vermiculated rusticated surround with balustrade and segmental pediment to window. The elevation is further embellished through the use of decorative quoins, frieze and cornice.
- 4.22 The principal garden elevation to the north east has two large bays, each consisting of a large window with decorative moulded architraves with balustrade above. These windows are situated upon a rusticated base to the basement level.
- 4.23 The side elevation of the building to the south west is simpler with limited architectural detailing. This elevation does, however, include a projecting two storey element with rusticated quoins and segmental headed window to the chimneystack to Grange Lane. The rear elevation of the building has been altered and largely extended in the latter part of the 20th century to form a nursing home.

Historic Interest

- 4.24 Grange Hollies is of historic interest as a large detached Victorian villa dating from the mid-19th century. Grange Hollies was the home of the Brewer William Theodore Bent⁹ who owned the brewing company known as 'Bents Brewery', latterly known as 'The New Brewery' which eventually closed in 1975. As aforementioned, the building is no longer in its original use and is now a care home.

Contribution made by Setting to Significance.

The Asset's Physical Surroundings

- 4.25 Grange Hollies is located along Grange Lane to its west and south west, set within a tall boundary of wall of rough red sandstone which encloses the building to this road. Further west is the Application Site. To the south of the building is the principal access with an area of hardstanding utilised as a car park. To the immediate east, south east and north are the private gardens associated with the listed building. Further north and north east are the modern properties along Elmsfield Close.

Experience of the Asset

- 4.26 As with the Crying Tree, Grange Hollies was designed to be orientated to the north east with the principal garden elevation taking advantage of views across the surrounding area. These views are no longer possible due to intervening development, but the intention is still legible.
- 4.27 Grange Hollies is experienced from the entrance to the south of the building off Grange Lane (Figure 4.5). Views from this point allow for the original access / approach to the house to be fully appreciated. The extent of mature trees and landscaping to the south east of the building provides for a more secluded experience of the listed building, with the direction of view solely focussed on its principal elevation. The architectural detailing of this elevation is also appreciated from this point, including the use of a segmental pediment and a vermiculated rusticated surround.



Figure 4.6 – Grange Hollies from its private gardens to the south east

⁹

Beryl , P & Chitty, M (2009) Gateacre & Belle Valle

- 4.28 The building is also experienced from the private gardens to its south east, east and north (Figure 4.6). Views from within this space allow for clear and uninterrupted views of this principal elevation. The architectural detailing to the building including its use of moulded architraves and rusticated basement level are also appreciated within these views. Due to the extent of mature trees and landscaping, there are no views of the surrounding area to the east and south east. There are filtered views of the properties along Grange Lane to the north. The modern extension to the building is also visible within these views.



Figure 4.7 – Grange Hollies from Grange Lane to the north west

- 4.29 The building is experienced along Grange Lane, particularly its projecting wing to the west. Grange Hollies is also experienced in views across the Application Site from Cuckoo Lane and Gateacre Park Drive, particularly across the open north western section of the site which slopes northwards (Figure 4.4). As with the Crying Tree, these views allow for a partial understanding of the buildings orientation and position, taking advantage of the views to the surrounding area to the east.



Figure 4.8 – Grange Hollies from Grange Lane to the north west

The Asset's Associative Attributes

- 4.30 Grange Hollies holds a minor association with the Crying Tree in being part of a collection of detached villas constructed along Grange Lane (of which only these two survive) which were constructed in the mid-19th century for the wealthy merchants of Liverpool moving out of the crowded city centre.

Contribution made by the Application Site to the Significance of Grange Hollies

- 4.31 As aforementioned, historic map regression has identified that the Application Site originally consisted of open agricultural fields which were incorporated into the Gateacre Comprehensive School in the mid to late 20th century. Grange Hollies is orientated to the north east and was designed to take advantage of the views to the surrounding area. Whilst the building had a functional association with Grange Lane to its south west, forming its principal access, there is no evidence to suggest an historical or functional association with the Application Site located beyond.
- 4.32 As with the Crying Tree, it is acknowledged that the Application Site forms a green 'backdrop' to the nearby listed building; however, it is not considered to be an element of setting which contributes to the significance of Grange Hollies, particularly due to its north east orientation.

Oakfield Terrace (Grade II Listed)



Figure 4.9 – Part of Oakfield Terrace

Architectural Interest

- 4.33 Oakfield Terrace dates to the early 19th century and is designed in the typical Georgian / Regency style, comprising of a symmetrical terrace of three houses. The terrace is roughly rectangular in its plan form and is constructed from stucco under a gabled slate roof. The terrace is of two storeys with seven bays; the central three bays break forward under the gable with projecting bay windows. These bays are also flanked by further bay windows with recessed carved angles and cornices at either end of the terrace. The symmetrical design of the building is reinforced through the extent of corresponding windows and bays.
- 4.34 The side elevations include the principal entrances to the end terraces and consist of moulded architraves and moulded oriel windows, with those to the north west having been altered. The rear elevation of the building presents a more awkward arrangement of windows and later extensions. The boundary wall which connects to the building consists of both red sandstone and render, with associated stone gate piers. The terrace appears to retain many of their original 12 paned sash windows. The roofline is punctuated by the use of projecting chimneystacks at interval points across the terrace.

Historic Interest

- 4.35 Oakfield Terrace is of historic interest as a Regency terrace of three houses dating from the early 19th century and constructed as part of the gradual expansion of the village of Gateacre.

Contribution made by Setting to Significance

The Asset's Physical Surroundings

- 4.36 Oakfield Terrace has a relatively self-contained setting, being bounded by Cuckoo Lane to the south west and intervening residential development to its north, north east and south east. The buildings front elevations are orientated away from the street to the north east with the rear of the buildings fronting Cuckoo Lane to the south west.

Experience of the Asset

- 4.37 As aforementioned, due to the orientation and position, together with the topography of the land, Oakfield Terrace is largely concealed to all sides. Oakfield Terrace is principally experienced from its private gardens to the north east (Figure 4.9). It is from this point that the principal elevation of the whole terrace can be fully appreciated. The intended symmetry of the building's design is also clearly understood from this point.
- 4.38 In common with other villas and houses in the area, Oakfield Terrace is orientated to the north east to take advantage of the former views of the surrounding area. Whilst the building still retains the gardens to the north east, the views are no longer legible due to intervening development.



Figures 4.10 & 4.11 – Views of the side elevation of Oakfield Terrace to the north west and south east respectively

- 4.39 The side elevations of the terrace are appreciated along Cuckoo Lane from the north west (Figure 4.10) and south east (Figure 4.11), the latter of which is of more architectural interest. These elevations are largely concealed by the neighbouring properties and mature trees, however, glimpsed views of these elevations are obtained along Cuckoo Lane.



Figure 4.12 – View of the rear elevation of Oakfield Terrace from Cuckoo Lane

- 4.40 The rear of the elevation is experienced from Cuckoo Lane, allowing for an understanding of the buildings intended orientation to the north east (Figure 4.12). The lower floors of the terrace from this point are largely concealed by adjoining boundary wall to Cuckoo Lane.

The Asset's Associative Attributes

- 4.41 The building has no known associative attributes.

Contribution made by the Application Site to the Significance of Oakfield Terrace

- 4.42 From archival research and historic map regression, it has been identified that the Application Site originally enabled fortuitous views of Oakfield Terrace from the north, along Grange Lane (Figure 3.7). Through redevelopment of the immediate area around Oakfield Terrace in the mid to late 20th century, these views are no longer legible. Furthermore, the mature trees and landscaping within the private gardens of nearby properties conceal the full extent of Oakfield Terrace. No known historic or functional relationships with Oakfield Terrace and the Application Site have been found.
- 4.43 As aforementioned, the Application Site originally consisted of open agricultural fields which were redeveloped in-part to form the Gateacre Comprehensive School in the mid to late 20th century. The Application Site is not considered to contribute to the significance of Oakfield Terrace.

5. Assessment of Impact

Introduction

- 5.1 As set out at paragraph 2.2, there are no designated heritage assets located within the Application Site. Any effects arising from the Proposed Development on built heritage will therefore be indirect in nature having potential to affect the significance of the identified assets through the alteration of their setting, rather than any direct physical effects. An assessment of the significance of the heritage assets is set out in Section 4 as an appropriate baseline for assessment.
- 5.2 The relevant heritage legislation, policy and guidance context for consideration of the Proposed Development is also set out in full in Appendix 1. This includes the statutory duty of the Planning (Listed Buildings & Conservation Areas) Act 1990, national policy set out in the NPPF, and local policy for the historic environment, as well as other national guidance and relevant material considerations.

Proposed Development

- 5.3 The Proposed Development involves the construction of 200 residential dwellings, comprising of family homes (3-5 bedrooms) together with associated highway works and landscaping. The proposals have been informed by pre-application discussions with the Local Planning Authority and a Public Consultation with the local community.
- 5.4 Full details of the design of the Proposed Development and its evolution are set out in the application submission drawings, visuals and accompanying Design and Access Statement prepared by Turley Design.

Impact on Significance

- 5.5 The assessment criteria from English Heritage's best practice¹⁰ have been utilised in this section. It provides an agreed framework for articulating the impact of development upon the significance of heritage assets through change to their setting. As aforementioned within the assessment of significance at Section 4, the Application Site is considered to make no contribution to the significance of the identified heritage assets as an element of their setting.

Location and Siting of the Proposed Development

- 5.6 The layout of the Proposed Development has been developed around clear perimeter blocks whilst working with the existing landform and levels. The layout has responded to the existing urban grain of Grange Lane and Cuckoo Lane by fronting both streets along the length of the development boundaries, helping to complete the street scene. Also through the design of this layout, key corner buildings have been introduced to frame views and aid orientation within the development.

¹⁰ English Heritage (2011) The Setting of Heritage Assets

Form and Appearance of the Proposed Development

- 5.7 The scale and massing of the Proposed Development reflects those of the surrounding area, principally the houses constructed during the mid to late 20th century. The proposed houses are a mix of 2 and 2.5 storeys in height, which are to be constructed from brick, render and tile hanging, adding depth to each of the elevations. The proposed houses have also been designed to reflect the positive characteristics of the local vernacular and have been arranged to create a varied street character. The development incorporates hedgerow boundaries, traditional planting and street trees to enhance the existing verdant character of the area.

Impact: The Crying Tree Public House

- 5.8 The Crying Tree will remain dominant in views from Grange Lane where it is best appreciated, due to the character and overall form of its principal elevation. The building will continue to form the principal focus southwards along Grange Lane, ensuring that its role and function with the street remains legible. Despite its proximity, the buildings within the Proposed Development are sufficiently set back from Grange Lane and are lower in height than the Crying Tree. The Proposed Development is therefore not considered to compete or challenge the robustness and scale of the listed building.
- 5.9 The architectural interest of the Crying Tree is also directly experienced from the area of hardstanding to its north. Whilst the Proposed Development will be partially visible in this view, its architectural interest will still be appreciated. It is not considered that the Proposed Development will diminish the significance of the listed building in this view. Overall, the Proposed Development will sustain the significance of **The Crying Tree** by preserving those elements of setting that contribute to its significance.

Impact: Grange Hollies

- 5.10 As with the Crying Tree, the setting of Grange Hollies has significantly changed over time through redevelopment of the surrounding area (including the Application Site located to its south west). The Proposed Development will be situated within this context and, whilst this will result in a change within its setting, it will not detract from the special interest of the listed building, principally attributed to its architectural interest. Furthermore, views of the listed building, together with the surrounding area, will still be obtained at various points across the Proposed Development. Despite its proximity, the buildings within the Proposed Development are sufficiently set back from Grange Lane and are lower in height than Grange Hollies. The Proposed Development is therefore not considered to compete or challenge the robustness and scale of the listed building.
- 5.11 Due to the orientation of the building, together with the topography of the land, the Proposed Development will not be visible in views from the south, south east and east. It is from these areas where the principal elevations of the building are primarily and directly experienced. These aspects of setting which contribute to the significance of the listed building will remain unchanged.
- 5.12 The Proposed Development will be visible in views along Grange Lane, where the projecting wing of the building is appreciated. Whilst this will result in a change within its setting, it will not detract from the special interest of the listed building. Due to the materiality and detailing to this part of the listed building, it will remain prominent in views along Grange Lane. Overall, the Proposed Development will sustain the

significance of **Grange Hollies** by preserving those elements of setting that contribute to its significance.

Impact: Oakfield Terrace

- 5.13 Due to the orientation of the listed building, the intervening development and the topography of the land, the Proposed Development will not be visible in views from within the private gardens of the listed building, where the principal elevations of the terrace are primarily and directly experienced. These aspects of setting which contribute to the significance of the listed building will remain unchanged. Furthermore, the Proposed Development will not be visible in views towards the side and rear elevations of the building.
- 5.14 The Proposed Development will be visible in distant views along Cuckoo Lane, where the rear elevation of the building is appreciated. Whilst this will result in a change within its setting, it will not detract from the special interest of the listed building. Overall, the Proposed Development will sustain the significance of **Oakfield Terrace** by preserving those elements of setting that contribute to its significance.

Statutory Duty and NPPF Policy

- 5.15 The relevant statutory duty is to have special regard to the desirability of preserving the special interest and setting of a listed building. Recent case law has confirmed that Parliament's intention in enacting section 66(1) was that decision-makers should give "considerable importance and weight" to the desirability of preserving the special interest and setting of listed buildings, where "preserve" means to "to do no harm". The presumption is therefore that development proposals should not give rise to harm to the special interest of a listed building, but avoid it. This duty must be borne in mind strongly when considering cases where harm may be considered to accrue, and then the balancing of such harm against public benefits as required by national planning policy.
- 5.16 The NPPF requires that great weight is given to the conservation of designated heritage assets and this reflects the statutory duty of the 1990 Act with respect to listed buildings. As aforementioned, conservation is defined by the NPPF as the process of maintaining and managing change to heritage assets in ways that sustain, and where appropriate, enhance their significance.
- 5.17 In accordance with the requirements of the 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.
- 5.18 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 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.
- 5.19 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.

- 5.20 Overall, the Proposed Development will sustain the significance of **the Crying Tree Public House, Grange Hollies, and Oakfield Terrace** by preserving those elements of setting that contribute to their significance in accordance with the statutory duty and paragraphs 131 and 137 of the NPPF. The proposals will also meet the key policy objective of conserving the designated heritage assets, set out in paragraph 132 of the NPPF.

Local Planning Policy Considerations

- 5.21 The proposals fully accord with Policy GEN3 of the Liverpool Unitary Development Plan by preserving those elements of setting which contribute to the significance of the aforementioned listed buildings. The proposals do not adversely affect the architectural or historic character of the listed building and therefore accord with Policy HD4. The setting and key views of both the listed building and nearby heritage assets has been taken into consideration and will not be harmed by the proposals, thereby complying with Policy HD5.
- 5.22 The proposals will protect the character and contribution the aforementioned heritage assets make to the distinctiveness of Liverpool, thereby complying with Strategic Policy 1 of the draft Liverpool Core Strategy. Through preserving those elements of setting that contribute to the significance of the listed buildings, the proposals accord with both Strategic Policy 23 and 24.

6. Conclusion

- 6.1 Having assessed the significance of relevant designated heritage assets and the contribution that elements of setting, including the Application Site make to that significance, it is concluded that the Proposed Development will overall sustain the significance of **The Crying Tree, Grange Hollies and Oakfield Terrace**.
- 6.2 In relation to these heritage assets, the Proposed Development accords with the objectives of the statutory duty of the 1990 Act and NPPF paragraphs 131, 132 and 137. The proposals accord with saved policies GEN3, HD4 and HD5 of the Liverpool Unitary Development Plan. The proposals also comply with the draft strategic policies 1, 23 and 24 contained with the draft Liverpool Core Strategy.

Appendix 1: Heritage Legislation, Policy and Guidance

Heritage Legislation and Planning Policy Considerations

Statutory Duty

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.”

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.

Paragraph 135 confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. It also states the following:

“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.”

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”.¹¹

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.

¹¹

NPPF Annex 2: Glossary

Consideration of ‘Harm’

The statutory duty to have special regard to the desirability of preserving the special interest and setting of a listed building is a matter which should be accorded considerable importance and weight.

In the event that harm is perceived to arise from proposals, the NPPF provides a policy framework at paragraphs 133 and 134 within which such harm can then be weighed against public benefits bearing in mind the considerable weight to be attached to the statutory duty.

The National Planning Practice Guide (NPPG), published 6th March 2014, provides guidance on how to assess if there is substantial harm. This states:

“What matters in assessing if a proposal causes substantial harm is the impact on the significance of the asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.

Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be addressed. The harm may arise from works to the asset or from development within its setting.”

Local Planning Policy

Liverpool Unitary Development Plan (November 2002)

Policy GEN3 confirms the Council’s aim to protect and enhance the built environment of the City by, inter alia, preserving and enhancing historically and architecturally important buildings and areas and, where appropriate, improving them. It states that a high standard of design and landscaping will be encouraged in new development, together with improved accessibility and creating an attractive, safe and secure environment.

Policy HD4 establishes that consent will not be granted for extensions, alterations, the change of use, or any other works to a listed building that would adversely affect its architectural or historic character or where full information necessary to assess the impact of the proposals has not been provided. Any works which are not of a high standard of design in terms of form, scale, detailing and materials will not be approved, and the needs of disabled people should be provided for in a manner which preserves the special interest of the building.

Policy HD5 asserts that planning permission will only be granted for development affecting the setting and important views of a listed building where the setting and important views of the building are preserved. This will include control over the design and siting of new development and control over the use of adjacent land

Liverpool Core Strategy Draft (2012)

Strategic Policy 1 outlines the sustainable development principles against which all new development proposals will be assessed. The criteria include the need to protect and enhance

environmental and heritage assets. The policy's supporting text confirms that *"Liverpool's environmental and heritage assets are an integral part of Liverpool's distinctive character and make a vital contribution to the attractiveness of the City as a place in which to live, work and invest. Their protection is therefore important"* (Paragraph 6.33).

The requirement for new development proposals to protect and enhance the character and identity of the City's historic fabric, including the wider setting of heritage assets, is confirmed by Strategic Policy 23.

Strategic Policy 24 relates to the historic environment and confirms that heritage assets will be protected from inappropriate development by requiring development proposals within or adjacent to them to demonstrate that it will preserve and enhance them and the special features for which they are designated. These 'features' include both the buildings and landscaping that are integral to their character, important views within and to them, and their settings.

Guidance

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

English Heritage: The Setting of Heritage Assets (October 2011)

The document provides English Heritage's guidance on managing change within the setting of heritage assets.

The guidance makes it clear at paragraph 2.4 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;
- experience 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.

Appendix 2: List Entry Descriptions

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: THE CRYING TREE

List Entry Number: 1356372

Location

THE CRYING TREE, GRANGE LANE

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: 19-Jun-1985

Legacy System Information

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

Legacy System: LBS

UID: 214161

Asset Groupings

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

List Entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ 48 NW 8/511

GRANGE LANE (East side), L25 The Crying Tree

(Formerly listed as Chez Philippe.

Previously listed as Gorsey Cop Hotel)

14.3.75

G.V. II

House, now restaurant. c1840s with later alterations. Stucco with hipped slate roof, fishscale bands. 2 storeys, 3 bays, central bay recessed. Sill bands and cornice over ground floor, top frieze and cornice. Windows are sashed, no glazing bars. Entrance has Tuscan porch with paired columns, C20 door with canopy. Right return of 4 bays, 2nd bay projects under open pediment, with tripartite windows. Outbuildings of no special interest.

Listing NGR: SJ4212588468

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: GRANGE HOLLIES

List Entry Number: 1052236

Location

GRANGE HOLLIES, GRANGE LANE

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: 22-Jun-1973

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: 214162

Asset Groupings

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

List Entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ 48 NW GRANGE LANE (East side) L25

8/512 Grange Hollies

22.6.73 G.V. II

House. Mid C19. Stucco with hipped slate roof. 2 storeys, 3 bays. Rusticated base, cornice over ground floor and top frieze and cornice; quoins. End bay breaks forward. 1st bay has entrance in vermiculated rusticated surround. 2nd- bay porch has round-headed entrance in return with angle pilasters and keyed archivolt; round-headed window to front. End bay has round-headed window with archivolt. 1st floor has 1st-bay tripartite window with architrave, pierced balcony, pulvinated frieze and central consoled segmental pediment. 2nd bay has round-headed window. End bay has paired round-headed windows with pierced balcony. Left return to street has lateral stack and projecting bay also with lateral stack (pierced by round-headed window) the right return with architraved entrance and 1st floor architraved window with balcony, pulvinated frieze and cornice.

Listing NGR: SJ4221088369

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: OAKFIELD TERRACE

List Entry Number: 1068272

Location

OAKFIELD TERRACE, 1, 2 AND 3, CUCKOO LANE

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: 19-Jun-1985

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: 213982

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 4287 CUCKOO LANE L25

41/346 Oakfield Terrace - Nos. 1, 2, 3

G.V. II

Symmetrical terrace of 3 houses. Early C19. Stucco with slate roof. 2 storeys, 2 bays to Nos. 1 and 3, 3 bays to No. 2. Central 3 bays break forward under gable, as do end bays. Boxed eaves. End bays have rectangular-bay windows with recessed curved angles and cornices; 2 canted bays to centre flank entrance. Ground floor casements with margin lights; 1st floor sashes with glazing bars. Central entrance has architrave with rosettes in upper lights. 4 stucco stacks. Entrances to nos. 1 and 3 in returns. Rear of terrace faces street.

Listing NGR: SJ4230687935