

PROPOSED DEVELOPMENT AT 12 CASTLE STREET, LIVERPOOL L2 0NE

HERITAGE STATEMENT OF SIGNIFICANCE AND IMPACT

August 2015

154/1982
24.08.15

GARRY MILLER
HISTORIC BUILDING CONSULTANCY

CROSBY, 412 PRESCOT ROAD, ECCLESTON HILL, ST HELENS, LANCASHIRE WA10 3BT
TELEPHONE: 01744 739675
Email: garrymillerhbc@gmail.com

1. Proposed development

This statement has been produced in support of proposed external and internal alterations at 12 Castle Street, Liverpool L2 0NE. The works are in connection with the proposed change of use of the currently-vacant retail unit to hot food take-away with cafe facility, and involve alterations to the shop front and to the interior.

2. Designations

The application building forms part of the Grade II listed 10-18 Castle Street, an office building of the 1890s first listed in 1975 (English Heritage Building ID: 213842). The site also stands within the Castle Street Conservation Area, a designated character area of the Liverpool Maritime Mercantile City World Heritage Site.

3. Purpose of this document

Paragraph 128 of the National Planning Policy Framework states local planning authorities should require an applicant to describe the significance of the heritage assets affected, including the contribution made by their setting. The scope and purpose of this document is therefore to describe the significance of the listed building and how this will be affected by the proposal. It is to be read in conjunction with other documentation supporting the application.

4. Significance of 10-18 Castle Street

The Grade II designation of 12 Castle Street denotes it is, as part of the listed 10-18, a building of high importance in the national context for its special architectural and historic interest and character. The National Heritage List description of 10-18 Castle Street reads as follows:

Office building, 1890's. Stone, slate roof. 4 storeys and attics, 5 bays. Mostly modern shop fronts on ground floor, but No 10 has original chemist's shop front. First floor has 1:3:1 windows with Corinthian attached columns, and entablature, and iron railings to balcony. 2nd floor has 1:3:1 windows with aedicules with entablature above. 3rd floor has 1:3:1 windows with pilasters, columns and dentilled cornice. Separate attic windows similar, with shell curved pediments. 3rd floor and attic continue the rhythm with aedicules which become dormers in the centre 4 panelled finials to end bays. Large axial stack. Ornate open well iron stair on cast iron columns in light well at rear.

The significance of the listed building therefore derives from its special architectural and historic interest and character as an 1890s office building, and is embodied in its original

form, appearance and features, with modern alterations being of low heritage value. The building has further significance locally for its contribution to the character and appearance of the Castle Street Conservation Area.

5. Impact of the proposal

The proposed works are of a minor nature. The existing shop front is modern and the proposal seeks the introduction of new signage, as detailed upon the application drawings, in connection with the change of use. As the only external alteration to the building, this will therefore not adversely affect its significance or character, along with its wider contribution to the Castle Street Conservation Area. Internally, number 12 is generally of modern appearance. The only alterations sought by the proposal are introduction of a counter and hatch on the ground floor. It is understood these features will be installed in a manner that involves minimum intervention to the historic fabric of the building, thus leaving its significance and character unaffected. As these works are internal, there will be no impact upon the character and appearance of the conservation area.

6. Conclusion

The proposed works will preserve the significance and character of the listed 10-18 Castle Street and the character and appearance of the Castle Street Conservation Area. It is therefore considered that consent for the works should be granted.