

Heritage Statement

Eldon Grove, Bevington Street, Liverpool

January 2016

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Client

Stonebase Construction Limited

January 2016

1. Introduction

1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Stonebase Construction Limited in support of applications for full planning and listed building consent at Eldon Grove, Bevington Street, Liverpool (the 'Application Site'). The proposals consist of the redevelopment of the former tenement buildings at Eldon Grove and new residential development to provide 138 apartments with associated works including parking and landscaping (the 'Proposed Development').

1.2 The National Planning Policy Framework (NPPF) 2012 provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements 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

1.3 Section 2 of this statement firstly identifies the relevant heritage assets within the Application Site and its vicinity that may be affected by the Proposed Development. Section 3 provides a detailed overview of the history and development of the Application Site and the surrounding area. This is followed by Section 4 which provides an assessment of the significance, in terms of the special architectural and historic interest, of the grade II listed Eldon Grove. The overall significance of this designated heritage asset is explained, including the identification of the relative significance of the different elements of the building, as found today.

1.4 This is followed by an assessment of the significance and setting of other nearby listed buildings and structures. These assessments of significance are proportionate to both the importance of the identified heritage assets and the likely impacts of the application proposals. They are undertaken on the basis of published information, archival research and on-site visual survey.

1.5 Section 5 provides an assessment of the impact of the application proposals on the significance of the identified designated heritage assets, in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the NPPF 2012 and local planning policy for the historic environment (set out in detail at Appendix 1).

¹ DCLG (2012) National Planning Policy Framework (NPPF) – Paragraph 128

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”².

Designated Heritage Assets

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

Listed Buildings

- 2.3 The three buildings collectively known as Eldon Grove were individually included on the statutory list of buildings of special architectural or historic interest at grade II on the 24 September 1993. The list description for the central building states the following (a copy of the full list entry description for each building is included at *Appendix 2* of this report):

“Council houses. Opened in June, 1912. Brick, cement and render, with implanted timber framing. Hipped roof of blue and grey slates. Three-storey rectangular block dominated by a pair of framed and gabled canted bays. Bilaterally symmetrical about the open stair well which leads to first- and second-floor balconies spanning the elevation between the gabled bays. Railings to ground floor and balconies. Forms the centre element in a group of three blocks.”³

- 2.4 There are a number of listed buildings located within the Application Site and the surrounding area. Those which have the potential to be affected by the Proposed Development are identified below. These are listed in order of proximity to the Application Site. A copy of the full list entry description for each asset is included between *Appendix 2* and *Appendix 5* of this report.

- Eldon Grove, East, Central and West blocks (grade II listed);
- Railings and Piers (grade II listed);
- Street Lamps (grade II listed);and
- Roman Catholic Church of Our Lady of Reconciliation of De La Salette (grade II listed)

² DCLG (2012) National Planning Policy Framework (NPPF) – Annex 2: Glossary
³ Historic England (2015) List Entry Description for Eldon Grove – Middle Block

3. History and Development of the Application Site

The Application Site and the Surrounding Area

- 3.1 As aforementioned at paragraph 1.1, the Application Site consists of the grade II listed Eldon Grove complex and the land immediately surrounding it (Figure 3.1). The site is enclosed to all sides by road infrastructure; this includes Bond Street to the north, Limekiln Lane to the east, Bevington Street to the south and Titchfield Street to the west.



Figure 3.1: Satellite View of the Application Site c.2012⁴

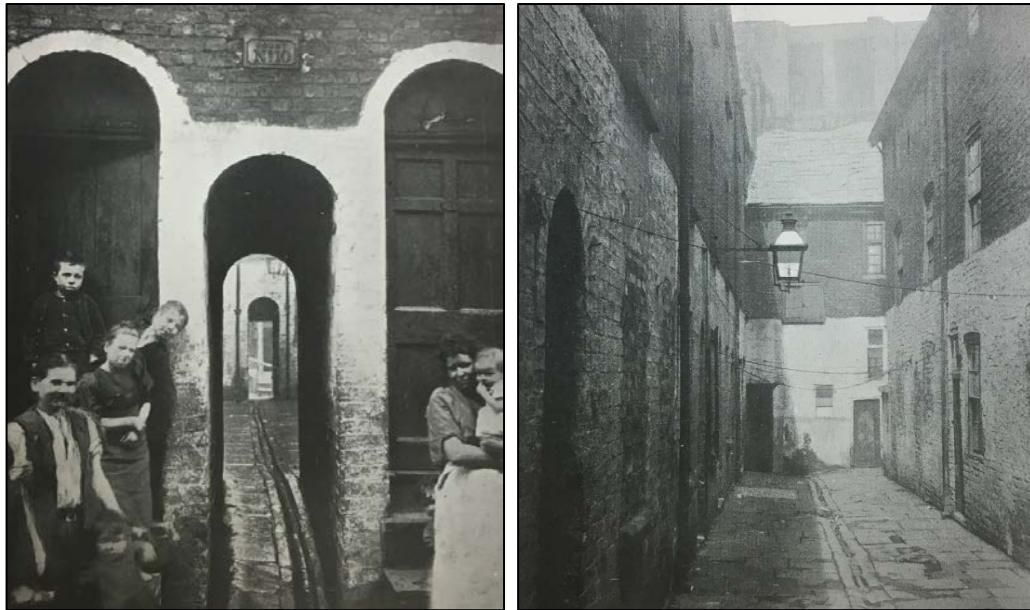
- 3.2 The area, immediately adjoining the Application Site, largely consists of modern residential development to the west, north and east. To the south are a series of terraced dwellings contemporary with Eldon Grove, dating from the early 20th century.
- 3.3 The wider area includes the Wallasey Tunnel entrance, and related infrastructure to the south, Vauxhall Road to the west, which provides an open aspect across undeveloped land towards the Application Site, immediately to the north of the tunnel and the A59 to the east.
- 3.4 The topography of the area has a significant impact on the way in which the listed tenements and neighbouring church area experienced. The landform slopes gently uphill to the east from Vauxhall Road, allowing the church to dominate the lower level, with tenements, which are broken into three separate blocks, rising up the slope to the east. The church is afforded considerable landmark status from this relationship and orientation.

⁴⁴

Google Maps (2012) Satellite View: Vauxhall, Liverpool

History and Development

- 3.5 Liverpool's growth as a port and industrial city during the 19th century resulted in the emergence of residential districts close to the new forms of employment. The high demand for housing close to the docks lining the River Mersey led to overcrowding in the districts closest to the river, in back-to-back housing arranged around courts, and in cellar dwellings, both of which were largely condemned in the 19th century⁵. By 1856, it was estimated that there was over 22,000 insanitary houses within the City of Liverpool⁶.



Figures 3.2 & 3.3: Types of Liverpool Court, similar to those originally found on the Application Site c.1880s⁷

- 3.6 This led to the passing of the Liverpool Sanitary Amendment Act in 1864 which identified that the majority of these insanitary houses were comprised in approximately 3,173 courts⁸. A typical 'Liverpool Court' (Figures 3.2 & 3.3) was described in 1864 as:

*"a strip of land with a frontage of 30 feet to a narrow street by 60 feet in depth, abutting at the far end upon the high walls of warehouses or manufactories. Fronting and opening on to the street two three-storey houses were built. Under the floor of one of the rooms of the front houses is a tunnel or passage 3 feet wide and 5 to 6 feet high to give access to the land in the rear. On this strip of back land only 30 feet wide, are placed two rows of three-storey houses facing each other with their backs against other houses, each with a frontage of 11 feet and the same in depth including the walls; thus leaving barely 9 feet from window to window. Some sixty of seventy souls are crowded into this Court, having to depend for their breath of life upon this narrow well of stagnant air."*⁹

⁵ Burnett, J (1986) A Social History of Housing 1815-1985
⁶ City of Liverpool (1910) Programme for the Bevington Street Area (Laying of Foundation Stone)
⁷ City of Liverpool (1910) Programme for the Bevington Street Area (Laying of Foundation Stone)
⁸ City of Liverpool (1910) Programme for the Bevington Street Area (Laying of Foundation Stone)
⁹ City of Liverpool (1910) Programme for the Bevington Street Area (Laying of Foundation Stone)

- 3.7 The failure of landlords to not properly maintain these properties caused severe problems with the city's overall housing stock. The City Corporation's initial tactic for ridding itself of insanitary housing was to place the onus on owners to demolish and replace these properties or improve them (through the provision of WC's and ash pits)¹⁰. Despite these efforts, the poor conditions and lack of sanitary infrastructure associated with the rapid urbanisation of the city during the early 19th century resulted in a variety of infectious diseases. To combat this, the City of Liverpool appointed its own Medical Officer of Health (Dr William Henry Duncan) in 1847 and was the country's first¹¹.
- 3.8 This eventually led to the overcrowded areas in the inner core of Liverpool being condemned as 'slums' and with the City Corporation of Liverpool acquiring the land under the Housing of the Working Classes Act 1890 and latterly redeveloping some of them with 'model dwellings'. It was specifically noted by the City Corporation of Liverpool that:

*"The great majority of these dwellings are reserved for persons dispossessed through the demolition of property by the Corporation or in respect of which Closing Orders have been made or where houses have been reported as being overcrowded."*¹²



Figure 3.4: View of the Application Site from the junction of Eldon Street and Limekiln Lane c.1910¹³

- 3.9 During the late 19th and early 20th century, the Vauxhall area consisted of a mix of residential and industrial premises. The Application Site (Figure 3.4) principally consisted of housing (back-to-back and courts) with public houses and shops to the main thoroughfares (Limekiln Lane). During this time there were few remaining open spaces, with many of these being built on as yards by businesses. Much of the surrounding area was in a stage of transition with various sites being cleared and replaced with new housing (in particular, Gildart Gardens to the south).

¹⁰ City of Liverpool (1911) Health Dept: Report on the health of the City of Liverpool during 1911
¹¹ Knowles, L (2003) Public Health: The Liverpool School of Hygiene Museum Collection
¹² City of Liverpool (1910) Programme for the Bevington Street Area (Laying of Foundation Stone)
¹³ Liverpool Record Office (1910) Eldon Street (View 3) Ref: 352/ENG/2/1808

- 3.10 The Application Site and the surrounding area were scheduled as an “unhealthy area” in 1907. During this time, the number of houses in the area consisted of 295, with 267 of those houses deemed ‘insanitary’¹⁴. Between c.1910 and 1912, the Application Site and the surrounding area to the south and west were cleared as part of the redeveloping of the ‘slums’ into model housing (Figures 3.5 & 3.6).



Figure 3.5: Plan of the Bevington Street area (prior to demolition) c.1910¹⁵

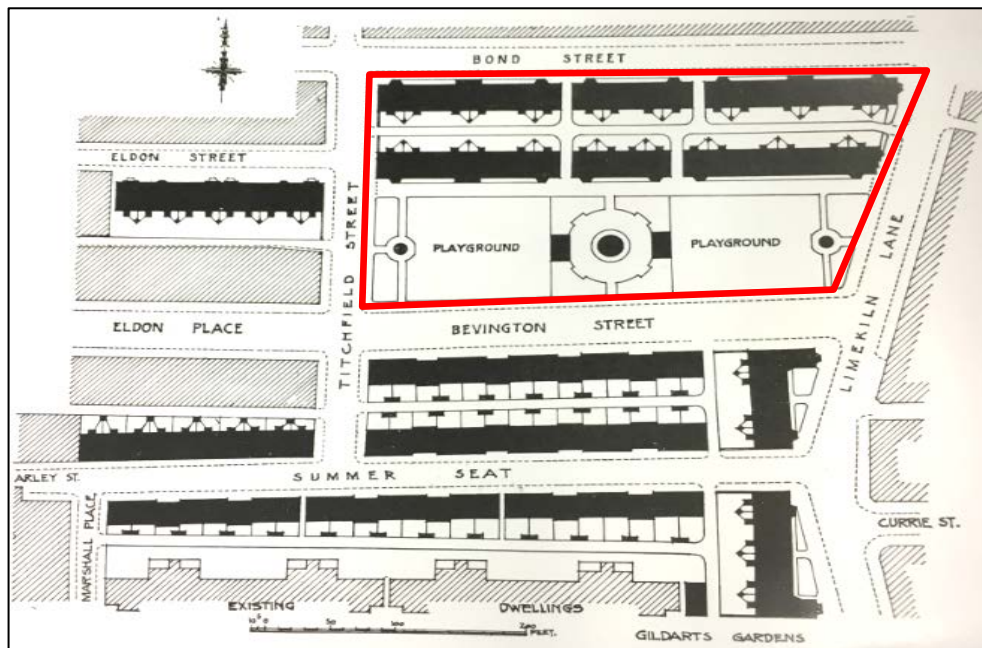


Figure 3.6: Plan of the Bevington Street area (following rebuilding) c.1912¹⁶

¹⁴

City of Liverpool (1910) Programme for the Bevington Street Area (Laying of Foundation Stone)

¹⁵

City of Liverpool (1910) Programme for the Bevington Street Area (Laying of Foundation Stone)

Bevington Street - Cottages

- 3.11 As part of this model housing, two types of housing were erected, the one being the flat or tenement type and other the self-contained cottage type. This latter type was specifically identified as a new departure in Liverpool Housing work and was *“much in the nature of an experiment”*¹⁷ with the *“desire being to enable the dispossessed to have more the idea of an Englishman’s home than sentiment can give in the large blocks of tenement dwellings”*¹⁸.
- 3.12 It was noted by the City Corporation of Liverpool in 1910 that these buildings would *‘serve a different type of tenant than has hitherto been provided for, and whom, it is believed, is requiring attention in this neighbourhood.’*



Figure 3.7: Self-contained Cottages to Summer Seat c.1912¹⁹

- 3.13 These cottages are located to the south and south west of the Application Site, and comprised 52 self-contained ‘cottages’ which are located along Bevington Street and Summer Seat (Figure 3.7). The buildings were largely constructed from red brick with Welsh slate roofs, large casement windows with brick dressings to the sills and lintels, decorative brick quoins and cement pebbledash render. Whilst ornamentation to municipal housing was rare, diamond shaped plaques alternating with ‘AD’ and ‘1911’ were introduced to the gables of the cottages. Selected elevations were also purposely set back in order to provide a degree of variation within the streetscene.
- 3.14 The cottages are reminiscent of the Garden City movement and stylistically appear similar to several of the ‘super-blocks’ found at Port Sunlight, albeit a more economical attempt situated within an urban setting²⁰.

¹⁶ City of Liverpool (1910) Programme for the Bevington Street Area (Laying of Foundation Stone)

¹⁷ City of Liverpool (1910) Programme for the Bevington Street Area (Laying of Foundation Stone)

¹⁸ City of Liverpool (1910) Programme for the Bevington Street Area (Laying of Foundation Stone)

¹⁹ City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)

- 3.15 A foundation stone was laid in Bevington Street in a ceremony on 12 November 1910, placing the dwellings in the context of the Acts of Parliament that had enabled their construction, and in the context of other workers housing constructed by the City Corporation in Liverpool. This stone officially read:

*“CITY OF LIVERPOOL
HOUSING OF THE WORKING CLASSES ACTS 1890 TO 1909
WORKERS DWELLINGS BEVINGTON STREET AREA
THIS FOUNDATION STONE WAS LAID ON THE
TWELFTH DAY OF NOVEMBER IN THE YEAR OF
OUR LORD ONE THOUSAND NINE HUNDRED AND TEN
THE RIGHT HONOURABLE JOHN BURNS
PRESIDENT OF THE LOCAL GOVERNMENT BOARD”*

Bevington Street - Tenements

- 3.16 In addition to the cottages, tenement buildings were also constructed as part of the improved model dwellings within the area. These were located along Limekiln Lane, Summer Seat, Eldon Street and those along Bevington Street, now commonly known as 'Eldon Grove'. The tenements were arranged in 3 storey blocks, all being approached by main staircases, 8 feet 4 inches wide, leading direct from the street, and serving balconies running right and left along the front of the blocks and leading to the front doors of the tenements²¹.



Figure 3.8: Tenements to Limekiln Lane c.1912²²

²⁰

Sharples, J & Pevsner, N (2004) Pevsner Architectural Guides: Liverpool

²¹

City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)

²²

City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)

- 3.17 The elevations to the tenement buildings were of two kinds, the blocks originally facing Limekiln Lane (Figure 3.8) were much designed to much plainer and simpler and were constructed from local common grey brick, relieved by light terracotta dressings and blue brick.



Figure 3.9: Eldon Grove tenements c.1912²³

- 3.18 The southern elevations of the tenement buildings to Bevington Street (Eldon Grove) were designed to be much more decorative, including features of bays and gables in half-timber work (Figure 3.9)²⁴. The ground floors are raised on a blue brick plinth with pale stone or terracotta panels and string courses. The City Corporation of Liverpool specifically noted in 1912 that the sash/casement windows and frames were painted white with two shades of olive green on the doors, gutters and downspouts²⁵. The roofs of the tenements were either covered with a blue/grey slate or a blue/red ridge tile.
- 3.19 The new model dwellings at Bevington Street also focussed on the provision of open spaces as well as the construction of new and improved buildings. Open spaces specifically incorporated into the master planning of such a this were an unusual addition to the urban landscape during this time, outside of the development of the network of parks in Liverpool, and began modestly with the provision of wide pavements. To the immediate south of Eldon Grove, there were two large playgrounds, one for boys and one for girls, with a centre portion laid out as a garden with bandstand and two shelters (Figures 3.9 & 3.10).

²³

City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)

²⁴

City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)

²⁵

City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)

- 3.20 The band garden originally covered 1,000 square yards, while the playgrounds were both 1,200 square yards, and was originally fitted with suitable gymnastic apparatus, such as swings, giant strides, and see-saws.



Figure 3.10: Eldon Grove tenements c.1912²⁶

- 3.21 The design adopted for the shelters was that '*of an open character*' with large overhanging eaves, protecting the interior from the weather (Figure 3.11)²⁷. Public lavatories were installed under the shelters which connected the boys and girls playgrounds, which were themselves lit in part by two tall electric lamp standards, one placed at each end of the playground; these featured drinking fountains in the base and the electric lights were installed in the bandstand and playground shelters²⁸. There was also a tall ornamental railing and plinth surrounding the garden and grounds, with ornamental beds or grass plots at each end, flanking the roadways²⁹.



Figure 3.11: Bandstand and playground shelters to Eldon Grove c.1912³⁰

²⁶ City of Liverpool (1910) Programme for the Bevington Street Area (Laying of Foundation Stone)
²⁷ City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)
²⁸ City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)
²⁹ City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)
³⁰ City of Liverpool (1910) Programme for the Bevington Street Area (Laying of Foundation Stone)

- 3.22 As well as the introduction of open space to Eldon Grove, the redevelopment of the area saw the introduction of trees, where there were none before. In time for the opening ceremony in June 1912, ash trees were planted in Summer Seat and Bevington Street poplars flanked the side of the playgrounds and fronted Limekiln Lane (evident at Figure 3.7 & 3.9). By this time, the entire redevelopment scheme had been completed (Figure 3.12)

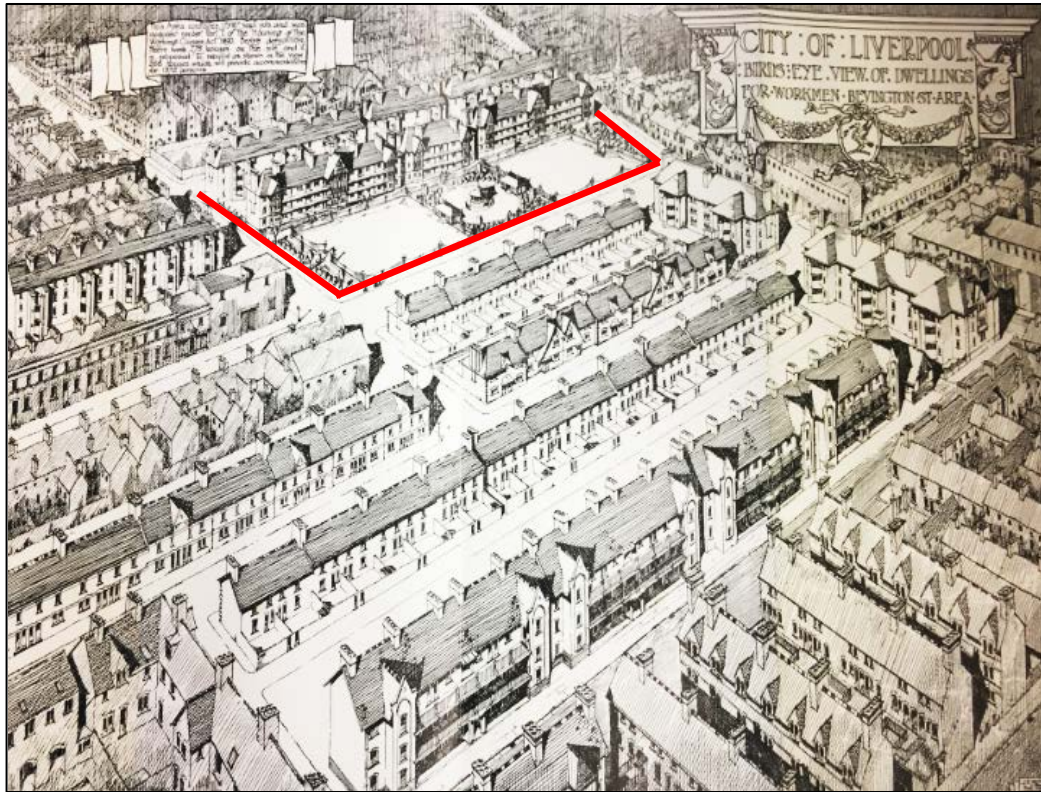
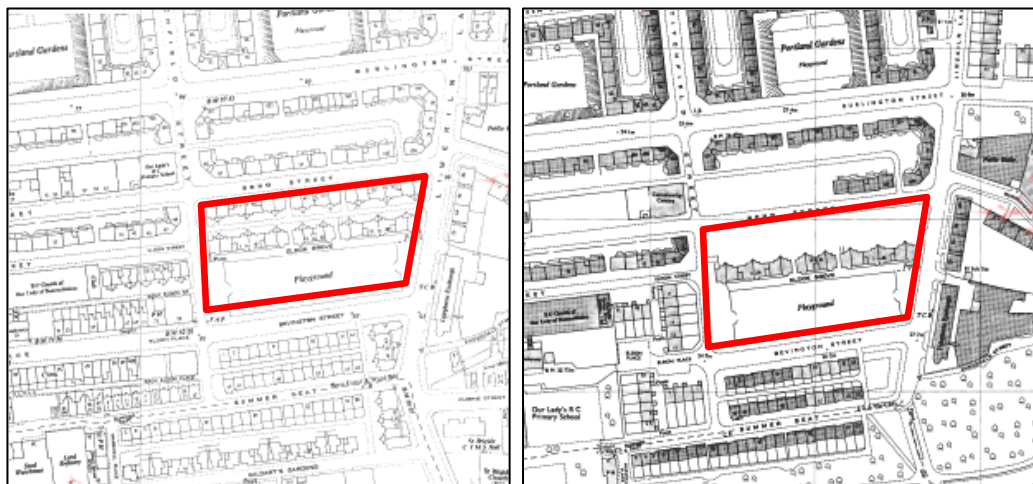


Figure 3.12: Birds Eye View of the Proposed Scheme c.1912³¹

- 3.23 After the clearance of the slums and construction of new housing within inner-city Liverpool, the City Corporation reported that not only had housing been improved but neighbourhoods too, with a reduction in the number of prosecutions for drunkenness and assaults³². With regards to the Application Site, Liverpool's Medical Officer reported that *"it was very gratifying to notice the improvements in the habits and cleanliness of the people, as indicated by the external and internal condition of the dwellings...there is a high moral tone, self-respect is more in evidenced, and a keener love of home prevails' the children also are better cared for, more suitably clothed..."*³³
- 3.24 The redevelopment of the Vauxhall area continued after World War I, with remaining slums demolished in the 1930's and further tenements constructed (such as Portland Gardens, located to the north of Eldon Grove). This formed part of a wider scheme of development of flats in Liverpool's inner city districts during the inter-war period. The population of Liverpool reached a peak of 846,000 in 1931³⁴.

³¹ City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)
³² City of Liverpool (1913) Annual report of the City of Liverpool Medical Officer
³³ City of Liverpool (1913) Annual report of the City of Liverpool Medical Officer
³⁴ Vision of Britain (2015) Liverpool Population [URL: <http://www.visionofbritain.org.uk>]

- 3.25 As with other cities across the country, Liverpool was subject to extensive aerial bombing during World War II, resulting in extensive damage to North Liverpool, including the Vauxhall area. The bombing caused damage to some of the cottages along Bevington Street and Summer Seat (6 in total) and these were subsequently reconstructed in 1950-1951 utilising the same methods of construction and retaining/reusing the original 1911 date stones.
- 3.26 The decade's after World War II saw a dramatic decrease in the population of Liverpool, as the importance of the city as a port and manufacturing centre declined. In 1951, the population of Liverpool was 790,838 and by 2011 it had fallen to 439,476³⁵.
- 3.27 A programme of improvement works was carried out at the Eldon Grove tenements and the cottages in Bevington Street and Summer Seat during the early 1970s³⁶. Many of the houses were altered to convert the existing pantries to bathrooms and bring outside WCs inside the home, and the electricity supplies were upgraded. The houses on the southern side of Summer Seat had their rear yards extended when the tenements in Gildart Gardens were demolished for the construction of the Wallasey Tunnel (Figures 3.13 & 3.14).



Figures 3.13 & 3.14: Ordnance Survey Maps of 1951-54 and 1989-91

- 3.28 In the mid to late 20th century, the decline of industrial and port related employment and development of transportation meant that there was less need to live within the inner-city of Liverpool. As residents left the city to live elsewhere, the surplus housing stock meant that the remaining residents had a wider choice of accommodation. Households were able to reject the least popular housing, such as dwellings in poor, inner city location, poor state of repair etc. This included the tenements within the Vauxhall area and so further depopulating the area. Many residents departed to new suburban estates on the outskirts of the city.
- 3.29 Following the departure of residents, the Limekiln Lane and Bond Street tenements were demolished, as the accommodation was no longer needed (Figure 3.14). During this time, many of the cottages were bought outright by their occupiers as part of the

³⁵ Vision of Britain (2015) Liverpool Population [URL: <http://www.visionofbritain.org.uk>]
³⁶ Liverpool City Council (2015) Building Control Ref: C33225 AND D38255

Conservative governments 'Right to Buy' initiative during the 1980's. This subsequently led to various alterations and extensions to the cottages, principally replacement windows and re-painting. The tenements were, however, left out of this initiative and as such, were utilised for social housing.



Figure 3.15: View of Bond Street to the rear of Eldon Grove c.1970/80s³⁷

- 3.30 Following further demolition, the last remaining tenements within the Vauxhall area consisted of the 3 blocks at Eldon Grove. These tenements suffered from a poor state of repair during the late 1970's and 1980's (Figure 3.15) and were largely encircled cleared former residential sites.



Figure 3.16: View of the Playground to Eldon Grove c.1970/80s³⁸

³⁷

Liverpool Record Office (n.d.) Lighting Installation, Eldon Street Recreation Ground Ref: 352/ENG/2/21360

- 3.31 During the late 20th century, the playing grounds and bandstands/shelters were removed and replaced with a large area of hardstanding (Figures 3.16 & 3.17). This was subsequently used as a playground/football pitch by nearby residents. Figure 3.17 also identifies that the former drinking fountain basins and spouts have been removed by this time.



Figure 3.17: View of the Playground and Lamp Standard to Titchfield Street c.1970/80s³⁹

- 3.32 Also during this time, the land between Vauxhall Road and Love Lane (to the west of Application Site) was redeveloped as the 'Eldonian Village'. This was in two phases (first in 1987-1990 and the second phase in 1995) and was one of the biggest community-architecture schemes of the 1980's⁴⁰. Housing and layout were designed with the participation of future residents, who formed a co-operative for the purpose, in conjunction with the architects Wilkinson Hindle Halsall Lloyd⁴¹. Much of the surrounding area around the Application Site was redeveloped with modern residential dwellings in the 1980's and 1990's.
- 3.33 In the late 20th century, the tenements were used by the University of Liverpool's School of Tropical Medicine as student accommodation, and altered by the local authority as short term accommodation. Since the early 1990's, the tenements have lay empty up until the present day. In the early 21st century, there were various attempts by private developers to refurbish the Eldon Grove tenements without success.
- 3.34 The buildings now remain in a very poor condition, the site is secured to prevent unauthorised access and the buildings are included on the Liverpool City Council register of grade II listed Buildings At Risk.

³⁸

Liverpool Record Office (n.d.) Municipal tenements and low-rise housing Ref: 352 PHO/32

³⁹

Liverpool Record Office (n.d.) Municipal tenements and low-rise housing Ref: 352 PHO/32

⁴⁰

Sharples, J & Pevsner, N (2004) Pevsner Architectural Guides: Liverpool

⁴¹

Sharples, J & Pevsner, N (2004) Pevsner Architectural Guides: Liverpool

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.”⁴²

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 Historic England’s Listing Selection Guides for each building type⁴³.

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 neutral⁴⁴.”

- 4.4 Historic England has published guidance⁴⁵ 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 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.
- 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.

Assessment

- 4.6 The following assessments of significance are proportionate to the importance of the identified designated heritage assets and sufficient to understand the impact of the application proposals, given their nature and extent. As aforementioned at paragraph 1.5, these have been based on existing published information, archival research and on-site visual survey.

⁴² DCLG (2012) National Planning Policy Framework (NPPF) – Annex 2: Glossary
⁴³ Historic England (2011) Listing Selection Guide: The Modern House and Housing
⁴⁴ DCLG (2012) National Planning Policy Framework (NPPF) – Annex 2: Glossary
⁴⁵ Historic England (2015) Good Practice Advice Note 3: The Setting of Heritage Assets

Eldon Grove (Grade II Listed)



Figure 4.1: Front Elevation to the West Block of Eldon Grove c.2016

Architectural Interest

External

- 4.7 The 'Eldon Grove Labourers Dwellings' (Figure 4.1) consist of three tenement buildings (commonly known as the west, central and east blocks) which were designed in 1912 by the City Corporation of Liverpool in an interpretation of the Arts and Crafts architectural style⁴⁶. The buildings were constructed by the contractors Messrs. William Hall and Son Limited⁴⁷.
- 4.8 The tenement buildings were constructed as part of the wider regeneration of the Bevington Street area during the early 20th century (previously discussed at Section 3) and front the former Bevington Street Recreation Ground to the south. The associated railings, piers and lamps are discussed separately in this section.
- 4.9 The tenement buildings are three storeys in height, partly raised above a basement to the western end of the block, and predominately rectangular in plan form, with various canted bays set within a symmetrical composition. Generally, the buildings are constructed from red brick set upon a plinth of blue brick, both with English Bond brickwork. The elevations are embellished through the use of cement render to the third floor, faience dressings to the bays and stairwell openings and implanted timber framing to the bays. Above this, the roofs are hipped and constructed from blue and grey slates with consistent arrangement of projecting red brick chimneystacks with corbelled detailing to the brickwork.

⁴⁶

City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)

⁴⁷

City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)