

- 4.10 The blocks are currently vacant and have severely deteriorated over the years and are now in a poor state of repair. The roofs to the central and western block have suffered from extensive fire damage and several window openings show signs of structural movement.



Figure 4.2: Front Elevation to the Central Block of Eldon Grove c.2016

- 4.11 The central block to the Eldon Grove Complex (Figure 4.2) consists of a non-enclosed communal entrance to the centre leading to the internal stairwell (providing access to all floors). This is constructed from stone with keystone and quoining detailing (Figure 4.3). The entrance is flanked to each floor by former doors and windows, accessed via a projecting balcony constructed from decorative cast or wrought iron balustrading (Figure 4.4). Beyond this are canted bays with a projecting gable, with stone to the ground floor and implanted timber framing and barge boarding to the upper floors. The rainwater goods are partially missing, particularly the heads, and appear to be modern in date.



Figures 4.3 & 4.4: Detailing to Eldon Grove c.2011⁴⁸

- 4.12 The building is symmetrically executed in its design which is accentuated through the division of the elevation and the insertion of corresponding window arrangements. The lintels to the windows and doors are constructed from brick with the window sills of stone. There appears to be no surviving original casement windows or doors.

⁴⁸

UK Urbex Member TCC1 (2011) Eldon Grove, February 2011 [URL: <http://www.ukurbex.com>]

- 4.13 The fire damage to the roofs has resulted in the loss of large areas of the roof covering, as well as damage to the timber roof structure. This has also exposed the timber roof structure and central chimneystack and is currently open to the elements. The roof is notable for the multiple large scale chimney corbelled brick stacks that animate the roofscape. However, the roofs of each of the three blocks appear to have been re-clad in the past with a uniform rather than graduated coursing.



Figure 4.5: Front Elevation to the West Block of Eldon Grove c.2016

- 4.14 The western block is also symmetrically designed (Figures 4.1 & 4.5) and includes a large canted bay with a projecting gable, with stone to the ground floor and implanted timber framing and barge boarding to the upper floors. This is flanked by non-enclosed communal entrances (as per the central block) of stone and further door and window openings which are again accessed via a projecting balcony constructed from decorative cast or wrought iron balustrading. To either side of the block are smaller canted bays of the same construction. The lintels to the windows and doors are constructed from brick with the window sills of stone. Whilst some casement windows survive, these appear to be modern replicas which were installed in the 21st century. Their design is, however, consistent with the original.
- 4.15 As with the central block, the hipped roof was severely damaged by fire in the early 21st century, resulting in the loss of roofing materials across the entire block. This has exposed the timber roof structure, particularly to each of the projecting gables and is currently open to the elements.



Figure 4.6: Side Elevation to the West Block of Eldon Grove c.2016

- 4.16 The side elevation fronting Titchfield Street (Figure 4.6) is simpler in its design and is largely symmetrical in its arrangement, with corresponding windows set around a partially projecting central chimneystack. However, still demonstrates a considered design approach, with the chimney breast expressed externally and the render to the upper floor returning from the front and rear elevations.



Figure 4.7: Side and Rear Elevation to the West Block of Eldon Grove c.2016

- 4.17 The rear elevations of Eldon Grove are simpler in their design, presenting an austere character in comparison with the other elevations (Figures 4.7) and are principally constructed from red brick. The lintels and sills to the window openings are also of brick. To this elevation are the former yards and WC's set within a triangular projecting bay. This bay originally incorporated the WC and the triangular balcony was utilised as a private yard and is an unusual and significant element of the rear elevation.
- 4.18 The brick 'pillar' which is 3 ft. by 3 ft. to the centre of the yards was originally constructed as a 'dust shoot'⁴⁹ and is visible at Figure 4.8. This was set at an angle at 45 degrees to the main and detached 6 ft. and 6 inches away from the main tenement building. It was purposely constructed for the disposal of refuse and ashes and originally included 'patented hoppers'. These would *'discharge the refuse down into galvanised removable dust bins, which would be cleaned out at regular intervals by the Corporation workmen'*⁵⁰.

⁴⁹

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

⁵⁰

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



Figure 4.8: Rear Elevation to the West Block of Eldon Grove c.2016



Figure 4.9: Rear Elevation to the East Block of Eldon Grove c.2016

- 4.19 As evidenced at Figure 4.8 and Figure 4.9 (below), the roof structure has been altered through the introduction of modern rooflights to the rear elevations. It is believed that these were installed during the previous attempt of refurbishing and converting the building in the early 21st century.



Figure 4.10: Front Elevation to the East Block to Eldon Grove c.2016

- 4.20 The eastern block (Figure 4.10) is largely symmetrical in its design and appears to be a repeat of the western block. It is noted within the list entry description⁵¹ that the east block is identical to the west, however the side elevation to Limekiln Lane (Figure 4.11) includes a large canted bay with a projecting gable, with stone to the ground floor and implanted timber framing and barge boarding to the upper floors. This elevation also includes a stepped projecting chimneystack with stone detailing.

⁵¹

Historic England (1993) List Entry Description for Eldon Grove – East Block



Figure 4.11: Side Elevation to the East Block to Eldon Grove c.2016

- 4.21 The eastern block is more intact than the central and western blocks (damaged by fire), but the vacant nature of the building and gradual deterioration has resulted in the loss and displacement of roofing materials.

Internal

- 4.22 Due to the dangerous condition of the buildings forming Eldon Grove, it has not been practically possible to achieve safe access to the interior of the building. The assessment, below, has therefore been informed by secondary sources and on-site visual investigation where possible.
- 4.23 As identified previously, the buildings have been subject to various alterations to meet the changing requirements of its occupiers. The most recent of these have been linked to the refurbishment and conversion of the listed buildings in the early 21st century. This appears to have involved the removal of any original fixtures or fittings to these spaces and the building is largely a 'shell' (Figure 4.12).



Figure 4.12: Interior to Eldon Grove c.2011⁵²

- 4.24 The original plan form of Eldon Grove (Figure 4.13) identifies that each of the tenements included two bedrooms, a living room and a separate scullery which led to a private yard with WC to the rear. From the available information it is anticipated that the original floor plan of principal rooms and circulation spaces remains largely as originally designed.

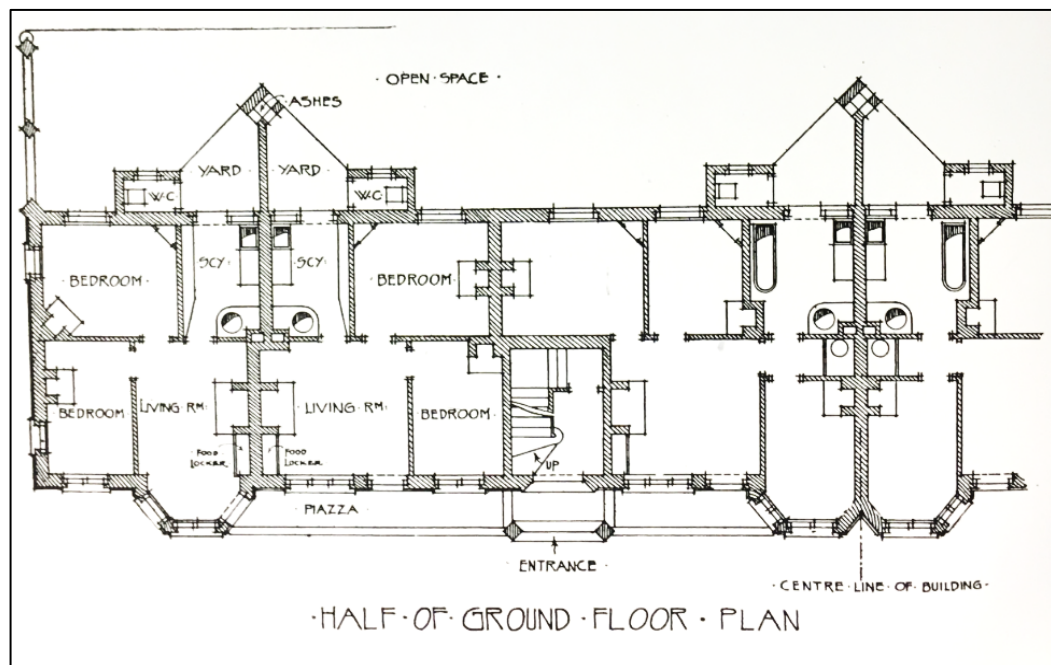


Figure 4.13: Original Plan of Eldon Grove c.1912⁵³

⁵²

UK Urbex Member TCC1 (2011) Eldon Grove, February 2011 [URL: <http://www.ukurbex.com>]
City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)

⁵³



Figure 4.14: Stairwell to Eldon Grove c.2011⁵⁴

- 4.25 There are internal communal stairwells which remain in-situ, with staircases (potentially of concrete) with a wrought iron balustrading and slightly ornamented newel posts (Figure 4.14). The walls to the stairwells appear to be constructed from blue brick and red brick, which have been painted white.

Historic Interest

- 4.26 The Eldon Grove Labourers Cottages are of historic interest as an example of municipal housing constructed in the early 21st century, constructed as part of the renewal of the Bevington Street area and the wider inner city of Liverpool. The buildings were officially opened by the Countess of Derby in 1912⁵⁵.
- 4.27 As detailed further at Section 3, the buildings were constructed on former 'slums' and were considered to be model housing for this time⁵⁶. From the buildings which were constructed, Eldon Grove was considered to be the 'centrepiece' through being more ornamentally decorated and by its position in front of the former Bevington Street Recreation Ground. The buildings are also of interest as being purposely designed by the City Corporation of Liverpool and for being the surviving fragment of a much wider planned development of public housing.

⁵⁴ 28 Days Later Member: Kevsy21 (2011) Eldon Grove, Historic Tenements, January 2011 [URL: <http://www.28dayslater.co.uk>]

⁵⁵ City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)

⁵⁶ City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)

Contribution made by Setting to Significance

The Asset's Physical Surroundings

- 4.28 Eldon Place is located on the rising ground above Vauxhall Road. By 'stepping' up the slope in three separate blocks the perceived mass and scale of the tenements is reduced. However, the tenements are of a significantly greater scale than the adjoining modern housing to the north, ensuring that the grain of the listed buildings contrasts sharply with that of the more recent residential developments. The recreational ground to the front elevation of the tenements provides a sense of space and relief from the adjoining built-up residential developments and provides a degree of separation from the original Bevington Cottages to the south.
- 4.29 From the east of the site the scale of the tenements in comparison with the listed Church of Our Lady of Reconciliation can be better appreciated, as the tenements follow the slope down towards the church. East-west views that following the linear arrangement of the tenements suggest a formal relationship with the church, however this is as a result of the demolition of much of the Bevington Street planned development, and is very much the result of the remaining tenements now being experienced in a more open context of recent residential developments.

Appreciation of the Asset

- 4.30 The relationship with the topography and separation of the three blocks reduces the visual prominence of the tenements from Vauxhall Road, to the west of the Application Site. The complexity of the roofscape is appreciated from the more distant views, however the scale of the Church of Our Lady forms the most dominant landmark in views from the west.



Figure 4.15: View Towards the Recreational Ground from the northern end of Bevington Street.

- 4.31 The scale of the buildings, key features, such as the open access landings and stairwells are best appreciated from the streets that immediately adjoin the Application Site. The contribution of the recreational ground is currently reduced by the solid metal hoarding that screens the site inside the listed railings. This also impacts on the visual relationship between the tenements and cottages.



Figure 4.16: The rear elevation of the tenements from the northern end of Bond Street.

The Asset's Associative Attributes

- 4.32 Several associational attributes contribute to the significance of the tenements. The listed railings and fountains / lamps have a clear and immediate association as part of the landscape and functional space that was designed as part of the Bevington housing scheme. Similarly, the cottages to the south are an important part of the setting of the tenements and have a close association with the architectural and historic interest of the site. However, the tenements have a wider association with the historic development of Liverpool and the Corporation's response to the poor housing conditions of the early C20th.

Railings and Piers (Grade II Listed)



Figures 4.17 & 4.18: Railings and Piers to Bevington Street c.2016

Architectural and Historic Interest

- 4.33 The railings and piers to Bevington Street Recreation Ground (Figures 4.17 & 4.18) date to the early 21st century and are contemporary with the nearby Eldon Grove, being installed at the same time. The piers are constructed from red brick with stone dressings and originally incorporated decorative stone capitals (since lost). In-between these piers are a series of decorative cast iron railings and gates with intermittent decorative finials. The railings and gates to the north of the former recreation ground have largely been removed/stolen.
- 4.34 The structures are of historic interest as forming part of the former Bevington Street Recreation Ground which was constructed as part of the nearby Eldon Grove Labourers Dwellings. Their significance has been weakened by the loss of railings, removal of decorative caps and their overall poor condition.

Contribution made by Setting to Significance

- 4.35 The setting of the railings, particularly in relation to the tenements, makes an important contribution to their significance. The function of the railings in enclosing the space to the south of the tenements is clearly evident, despite the visual impact of the solid metal site hoarding around the perimeter of the recreational ground.

Street Lamps (Grade II listed)



Figures 4.19 & 4.20: Street Lamps to Titchfield Street and Limekiln Lane c.2016

Architectural and Historic Interest

- 4.36 There are two lamp standards (Figures 4.19 & 4.20) located at the former Bevington Street Recreation Ground associated with the Eldon Grove Labourers Dwellings. They are of architectural interest for its combined use as electric lighting and a drinking fountain. They are constructed from cast iron and are situated upon square plinths with Greek key ornamental detailing. The original water spouts and basins to the fountain have since been lost.
- 4.37 Above are lamp stands with a splayed base and decorative foliage patterns, incorporating corner feet. This leads to fluted high columns terminating with two decorated arms intended to hold the lamps (since lost). Both have been damaged and are now in poor condition. Their significance has been lessened by the loss of the drinking fountain, the glass lamp and their overall poor condition.
- 4.38 The structures are of historic interest as combined lamp standards and drinking fountains from the early 20th century. They are also of interest as forming part of the former Bevington Street Recreation Ground.

Contribution made by Setting to Significance

- 4.39 The setting of the street lamps/fountains makes an important contribution to their significance and the ability to understand their context as part of the wider Bevington Street housing master plan. Although the quality of the recreational space and the ability to understand its original function has been eroded by the removal of the pavilions and equipment, the lamps provide an indication of the intention to provide a high quality environment within the wider master plan.

Roman Catholic Church of Our Lady of Reconciliation of De La Salette (Grade II listed)



Figure 4.21: Roman Catholic Church of Our Lady of Reconciliation of De La Salette c.2016

Architectural Interest

- 4.40 The Roman Catholic Church of Our Lady of Reconciliation of De La Salette (Figure 4.21) dates to the mid to late 19th century (c.1859-60) and was designed by the well-known architect Edward Welby Pugin. The building is constructed from rock faced sandstone with red stone dressings under a steeply pitched slate roof. The plan form of the church consists of a nave and chancel in one vessel, with narrow aisles. It has a clerestory with sexfoil windows (with six heads) between buttresses, and an apsidal east end. There are also sexfoil windows along the side of the aisles. Around the chancel apse are lancet windows.
- 4.41 At the west end of the church is a 20th-century porch, above which is a rose window, and a canopied louvred opening in the gable. On the west gable is an octagonal bellcote with a short spire. The entrance is at the west end of the north side, and includes the arms of the diocese in its tympanum. The interior of the building is noted within its list entry description has a pointed arcade on round stone columns with high timber roof structure above⁵⁷. The east elevation has been partially altered by modern extensions which have since demolished.

⁵⁷

Historic England (1985) List Entry Description for the Roman Catholic Church of Our Lady of Reconciliation of La Salette

Historic Interest

- 4.42 The building is of historic interest as an urban church designed by the architect Edward Welby Pugin in the mid to late 19th century. Pugin purposely designed the church to be large but economical; it provides seating for 1,800 people⁵⁸.
- 4.43 The parish of Our Lady of Reconciliation de la Salette was originally established in 1854, with the first church being a converted warehouse in Blackstock Street⁵⁹. The parish was established to cater for the large numbers of Irish people coming to Liverpool following the famine⁶⁰. A number of Lithuanians also came from 1870 onwards. It is a daughter parish of St Anthony's, Scotland Road, and was originally dedicated to St Helen, mother of Constantine and discoverer of the true cross⁶¹.

Contribution made by Setting to Significance

Physical Surroundings

- 4.44 The Roman Catholic Church of Our Lady of Reconciliation of De La Salette is located within the Vauxhall area to the north of Liverpool City Centre. Historically, the building was situated within a tighter urban grain and consistent building height, largely derived from various rows of terraced properties and shops along Eldon Street, Titchfield Street and Limekiln Lane. These were replaced in the early 20th century with tenement buildings which were subsequently replaced with modern housing estates in the late 20th and early 21st century.
- 4.45 Today, the building immediately fronts Eldon Street to the north, beyond which are modern residential dwellings from the 21st century. To the west, south and east are the private grounds of the church. To the south west is the modern Our Lady of Reconciliation of De La Salette Primary School and to the south east are further modern residential properties.

Experience of the Asset

- 4.46 The building is principally experienced along Eldon Street, allowing for its principal (west) and side (north) elevation to be appreciated. It is from this point that the sheer scale and height of the church can be understood, together with an appreciation of its architectural detailing. The side (south) elevation and the adjoining vicarage are largely concealed from Eldon Street but can be experienced in more distant views to the south, particularly along Ford Street and Vauxhall Road.
- 4.47 Due to the height of the building and the rising topography of the land (rising from west to east), the upper storeys of the building are experienced from the east along Bevington Street and Bond Street. The building is also appreciated in intermittent views to the north along Vauxhall Road and Burlington Street.

Associative Attributes

- 4.48 The building has no known associative attributes.

⁵⁸ Sharples, J & Pevsner, N (2004) Pevsner Architectural Guides: Liverpool
⁵⁹ Scottie Press (2015) Our Lady's Eldon Street [URL: <http://www.scottiepress.org>]
⁶⁰ Scottie Press (2015) Our Lady's Eldon Street [URL: <http://www.scottiepress.org>]
⁶¹ Scottie Press (2015) Our Lady's Eldon Street [URL: <http://www.scottiepress.org>]

5. Assessment of Impact

Background to Assessment

- 5.1 This assessment of impact is proportionate to both the significance of the relevant heritage asset, the nature of the Proposed Development and the likely magnitude and form of effect. In accordance with NPPF Paragraph 128 it has been informed by a thorough description of the significance of the relevant heritage assets, set out in Section 4 above.
- 5.2 The relevant heritage legislation, policy and guidance context for consideration of the Proposed Development is set out in full in Appendix 1. This includes the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990, national policy set out in the NPPF, and local policy for the historic environment, as well as other national guidance and relevant material considerations.
- 5.3 Case law has confirmed that Parliament's intention in enacting Section 66(1) of the 1990 Act was that decision-makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings, where "preserve" means "to do no harm" (after South Lakeland). This duty must be borne in mind when considering any harm that may accrue, and the balancing of such harm against public benefits as required by national planning policy. More recently case law has established that the process set out in paragraphs 131-134 of the NPPF is likely to satisfy the statutory duties of the Act.
- 5.4 Paragraph 129 of the NPPF requires that local planning authorities should identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the effect of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 5.5 Importantly, paragraph 131 of the NPPF confirms that account should be taken of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness. The requirements of paragraph 131 are particularly relevant in the case of Eldon Place, where all of the listed buildings and structures have been identified in Liverpool City Council's Buildings At Risk Strategy as being at considerable risk of being lost.
- 5.6 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.
- 5.7 In this context, Annex 2 of the NPPF defines "conservation" as the process of maintaining and managing change to a heritage asset in a way that sustains and, where

appropriate, enhances significance. Conservation is not a process that should prevent change, indeed aspects of change can contribute to the significance of a heritage asset.

The Proposed Development

- 5.8 The Proposed Development comprises the following:

Redevelopment of the former tenement buildings at Eldon Grove and new residential development to provide 138 apartments with associated works including parking and landscaping.

- 5.9 The objective of the Proposed Development is to safeguard the future of the three listed tenement blocks that occupy the centre of the Application Site. Although the application is not presented as a formal 'enabling development' (NPPF paragraph 140), new build apartment blocks are proposed to the north and south of the tenements in order to achieve an appropriate critical mass of development.

- 5.10 To the north of the tenements three proposed new build apartment blocks would be based on the footprints of previously demolished tenements, to recreate part of the original Bevington Street master plan. Each block would be four storeys in height and would 'step down' the slope of the Application Site from east to west. A linear landscaped courtyard would be created between the listed tenements and the proposed apartment blocks. The scale and repetitive rhythm of the elevations has been informed by the more austere rear elevation of the listed tenements.

- 5.11 Two new build apartment blocks would be located to the south of the listed tenements within the former recreational ground. The layout of the two blocks would form an axis aligned with the central tenement. The new blocks would adopt an almost symmetrical plan form, adapted to take account of the alignment of the southern boundary of the site, formed by the listed railings. Each block would be four storeys in height, with the upper floor incorporated into the roof structure to reduce the perceived mass of the buildings. The architectural language has been informed by the more decorative and articulated front elevations of the listed tenements. The proposed materials, described in the Design and Access Statement, have also been selected as a contextual response to the tenements.

- 5.12 All of the associated listed structures, comprising the southern boundary railings, and brick plinth wall, and the combined lantern and drinking fountains would also be repaired and retained in situ. The remaining spaces within the former recreational ground would comprise areas of parking and landscaped spaces.

Assessment of Direct Impact on the Listed Buildings and Structures

Eldon Grove, East, Central and West Blocks

- 5.13 The three tenements blocks have remained in a derelict condition for many years. The roofs are in a particularly poor condition, with numerous areas of missing slates that leave the buildings vulnerable to further damage from water ingress. The impact of water penetration is further increased by the extent of the missing or defective rainwater goods. The triangular upper floor 'yards' to the rear elevation have been partially rebuilt

in the past, however areas of brickwork are missing or in a poor condition. All of the original window frames and doors have been lost.

- 5.14 The Proposed Development would secure a comprehensive programme of repairs to the external envelope of each of the three listed tenements. It is proposed that the detail of the repair programme is managed by conditions, post approval.
- 5.15 Internal access to the tenement blocks has not been possible during the preparation of this Heritage Statement because of the unsafe condition of the buildings. However, photographic evidence and an external site inspection indicate that the interiors of the tenements have in practical terms lost their entire internal fabric, for example the joinery, plaster, glazing, fixtures and fittings. The room illustrated in Figure 4.12 is considered to be typical of the internal condition of the buildings.
- 5.16 Internally, only the floor plan of the tenements flats and associated circulation spaces remain intact and contribute positively to their significance.
- 5.17 The proposed conversion would utilise the original layout of the access and circulation spaces. The internal layout of the proposed apartments would retain the principal spaces of the original flats, with a modest level of intervention.

Railings and Piers, and Street Lamps

- 5.18 The railings and piers and associated brick plinth wall would be repaired as necessary and retained in situ. A new pedestrian access is proposed through the railing and plinth wall to create a permeable link between the Proposed Development and Bevington Street. However, this replicates the original arrangement, illustrated in Figure 3.10 and given the length of the boundary represents a minor intervention, the integrity of the boundary to the former recreational ground would be maintained and the proposals are not considered to harm the significance of the listed railing. Indeed, the potential to secure the repair of the railings to the north side of the space and the plinth wall, which is suffering from the impact of tree roots, is considered to significantly outweigh the impact of the proposed entrance.
- 5.19 The two listed street lamps, with integrated fountains, will be retained in situ and will benefit from a scheme of repair comprising, which would include installing new light fittings.

Assessment of Impact on the Setting of the Listed Buildings and Structures

Eldon Grove, East, Central and West Blocks

- 5.20 The setting of Eldon Grove has changed considerably since the original construction of the Bevington Street estate. At that time a second row of three further tenements was aligned in parallel to the northern elevation of the surviving blocks as part of a much wider area of council housing on the western side of Vauxhall Road (Figures 3.6 and 3.12). To the south (front) elevation the former playground area comprises large turfed areas and a series of pavilions.
- 5.21 The setting of Eldon Grove is now predominantly formed by recent housing developments, with the original Bevington Street 'cottages' still remaining to the south of

the Application Site. To the immediate north of the site the housing enclosing the northern side of Bond Street has eroded the formality of the Eldon Grove master plan with a confused streetscape with the fronts of houses enclosing the upper end of the street and rear garden fences enclosing the lower part.

- 5.22 In this context the inclusion of the three linear tenement style blocks to the northern edge of the Application Site would enhance the setting of the listed buildings by reinstating part of the original Bevington Street master plan. The rear elevations of the listed blocks are utilitarian in nature, particularly in comparison with the more decorative front elevations, and were not intended to have such a prominent role in the townscape. The proposed northern blocks would largely screen the exposed rear elevations of the listed tenements and create a more active frontage to the southern side of Bond Street.
- 5.23 The two proposed new build blocks on the southern side of the listed tenements would be located within the former recreational ground. In this respect the proposals would bring forward the development of the principal open space of the original Bevington Street master plan and would partly obscure views to the front elevations of the tenements from Bevington Street itself.
- 5.24 In mitigation the orientation of the two new blocks has been designed to create a symmetrical relationship with the listed Central Block, framing the view of the listed building, which would enclose the northern edge of a new public space.
- 5.25 The character of the former recreation ground is now significantly eroded in comparison with the original layout of the space, now simply comprising a large expanse of tarmac. The undeveloped areas of the space would be enhanced with a landscape scheme that would allude to the former garden area associated with the three listed tenements.
- 5.26 The proposed blocks to the north and south of the tenements would have little impact on the ability to appreciate the listed buildings from more distant viewpoints. For example, from Vauxhall Road a view is gained towards Eldon Grove across the entrance of the Wallasey Tunnel from the junction with Ford Street, to the south-west, and from the junction with Eldon Street, to the west. From the Ford Street junction the complexity and scale of the roofscape of the three tenements is clearly visible, however the perception of the overall mass of the buildings is reduced by the way in which they 'step-up' the slope to the west. The most significant landmark is the Church of Our Lady. The two proposed blocks within the recreational ground would partly obscure the front elevations of the tenements, however from this distance the impact of the roofscape would not be affected. The view eastwards from the junction of Eldon Street and Vauxhall Road is terminated by the end gable of West Block. The linear pattern of the proposed blocks to the north of the tenements would be visible in this view, however they would not obscure or dominate the listed buildings or harm their significance and would be based on the original master plan.

Railings and Piers, and Street Lamps

- 5.27 The setting of the railings, associated structures and lamps would be changed by virtue of the two proposed apartment buildings that would be located within the recreational ground. However, the siting and alignment of the two new buildings would enable defined vistas to be maintained across the former recreation ground. The railings would provide a sense of enclosure by defining the perimeter, particularly to Bevington Street,