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CHINA TOWN DEVELOPMENT COMPANY LIMITED

New Chinatown, Liverpool

Heritage Impact Assessment

July 2015

your earth our world



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CONTENTS

1	INTRODUCTION	1
2	DEFINITION OF TERMS	4
3	LEGISLATIVE AND PLANNING POLICY CONTEXT	5
4	ASSESSMENT METHODOLOGY	11
5	BASELINE ASSESSMENT	13
6	HISTORIC CONTEXT	16
7	SITE INSPECTION	20
8	DESCRIPTION OF HERITAGE ASSETS, SIGNIFICANCE, SETTING AND ASSESSMENT OF IMPACT....	21
9	ASSESSMENT OF HERITAGE VIEWS	42
10	DISCUSSION	50
11	CONCLUSION	53

PLATES

APPENDIX A

Visualisations

APPENDIX B

Drawings

1 INTRODUCTION

- 1.1 Wardell Armstrong LLP was instructed by China Town Development Company Limited to undertake a Heritage Impact Assessment for a 1.84 hectare area of land on the west side of Great George Street, Liverpool (centred on NGR SJ 3514 8940).
- 1.2 The proposals entail the submission of a hybrid planning application of three phases:
- **Phase 1** is subject to a detailed application and promotes the erection of a 6 storey mixed use building comprising 6 townhouses (Class C3), 117 apartments (Class C3), private gardens/terraces, Class D2 public 'event lab' (157 sqm GEA), 259 sqm of mixed commercial space in 7 units within any combination of Use Class A1, A2, A3, A4, A5, B1, D1 or D2, 72 car parking spaces at lower ground level accessed via Hardy Street, cycle parking, plant and bin stores, means of enclosure, and hard and soft landscaping.
 - **Phases 2 and 3** are subject to an outline application, with all matters reserved with the exceptions of landscaping and access. These two phases promote the erection of 9 buildings (siting, massing and height fixed) comprising 675 apartments, and 10,361 sqm (111,528 sqft) of mixed commercial space within any combination of Use Class A1, A2, A3, A4, A5, B1, C1 (132 bedroom hotel with ancillary restaurant and gymnasium), D1 or D2, alterations to railway ventilation shaft (involving reduction in walls and re-capping), private open space/public realm/gardens/terraces, 891 subterranean car parking spaces accessed via both St. James Street and Upper Pitt Street, cycle parking, plant and bin stores, means of enclosure, and hard and soft landscaping.
- 1.3 The site has been the subject of a previous major planning permission (Ref: 07F/1680) obtained by Urban Splash; this was approved in 2010 but has since lapsed. In that case, a hybrid planning permission was granted for mixed use redevelopment of the area comprising three phases of commercial/residential mix, rising to 15 storeys in the south, broadly comparable to that promoted by this application. The application was supported by the City Council (and others, including Liverpool Vision and English Heritage), who recognised the significant regeneration benefits that would have arisen in that case, but which was not ultimately delivered.
- 1.4 The proposed development site is located within the buffer zone of the Liverpool Maritime Mercantile City World Heritage Site, and therefore the site is situated in a

highly sensitive historic environment. This Heritage Impact Assessment considers the impact the proposed development may have on the historic environment and on the Outstanding Universal Value of the World Heritage Site.

- 1.5 This Heritage Impact Assessment includes the assessment of impacts on views from agreed locations. Computer generated images of the proposed development produced as visualisations are presented which have been agreed through consultation with the local authority and Historic England.
- 1.6 The design principles are detailed within the Design and Access Statement prepared for the application by the scheme architects Blok Architecture.

Scope of Assessment

- 1.7 This assessment identifies the heritage assets within the vicinity of the site and the statutory duties, national heritage policy and guidance, local policy and supplementary planning guidance relevant to the proposed application. This provides a sound basis for an assessment of the development proposals.
- 1.8 This document provides an assessment of the built heritage, its significance and the setting of the identified heritage assets including both nationally designated, locally significant buildings and undesignated heritage assets in the vicinity of the application site.
- 1.9 The report will comprise an assessment of the following:
- The indirect (setting) impacts of the proposed application on heritage assets, including key landmark buildings which have been selected following a site inspection.
 - The impact upon views and vistas which contain key landmark buildings and which are identified within the World Heritage Supplementary Planning Document; these comprise:-
 - Distant Views
 - Key Local Views
 - Defined Views
 - General Panoramas
 - General views from a Focal Point

- The impact upon identified WHS Character Areas (these effectively constitute Conservation Areas)
- The impact upon views identified through discussions and subsequent comments from English Heritage.
- The overall impact upon the Outstanding Universal Value of the World Heritage Site.

2 DEFINITION OF TERMS

- 2.1 A Heritage Asset is defined in the NPPF as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)’ (DCLG 2012, 52).
- 2.2 In defining heritage significance the NPPF states that it relates to ‘the value of a heritage asset to this and future generations because of its heritage interest and 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’ (DCLG 2012, 56).
- 2.13 In relation to defining what constitutes the setting of a heritage asset, the NPPF states that setting comprises ‘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 neutral’ (DCLG 2012, 56).
- 2.14 Historic England have produced specific guidance on the assessment of the setting of heritage assets (Historic England 2015b).

3 LEGISLATIVE AND PLANNING POLICY CONTEXT

Heritage Legislation

- 3.1 Heritage Assets protected by statutory legislation comprise scheduled monuments, protected wrecks, listed buildings and conservation areas. Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979) which prohibits any unconsented works to the monuments which appear on the schedule.
- 3.2 The Planning (Listed Building and Conservation Areas) Act (1990) protects buildings considered to be of national significance for their architectural and/or historic interest. This serves to protect from unconsented works, buildings which are entered onto the statutory list. In relation to development proposals, the *P(LBCA)A* 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’ *P(LB&CA)A* s66
- 3.3 In relation to Conservation Areas s72(1) of the *P(LB&CA)A* also requires, in the exercise of any powers of the Act special attention shall be paid to ‘the desirability of preserving or enhancing the character or appearance of that [the Conservation Area] area’.
- 3.4 Non-statutory designations, comprising registered parks and gardens and registered battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource. These are non-statutory designations and comprise entries onto a Historic Environment or Sites and Monument Record as well as previously unknown features which may be recorded as part of a desk based assessment or environmental impact assessment.

National Planning Policy

- 3.5 The National Planning Policy Framework (NPPF) defines the role of the planning system as to promote and achieve sustainable development and involves ‘seeking positive improvements in the quality of the built, natural and historic environment’ (DCLG 2012 para. 9).

- 3.6 Under the NPPF plan making and decision taking is informed by 12 core planning principles including the requirement for the planning system to conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life for this and future generations (para. 17).
- 3.7 Where heritage assets are to be affected by development, local authorities should require the applicant to describe the significance of the assets affected (including the contribution made to the significance of the asset by its 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. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para.128).
- 3.8 In determining applications, the NPPF stipulates that 'great weight' should be given to the assets conservation and that substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, whilst substantial harm to or loss of assets of highest significance most notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings and Grade I and II* Parks and Gardens should be wholly exceptional (para. 132).
- 3.9 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (para. 133). Less than substantial harm to a designated asset require public benefits including the securement of an optimum viable use (para. 134). Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (para. 135), although non-designated assets which are of equivalent significance to designated assets will be considered as such (para. 139).
- 3.10 The NPPF requires local planning authorities 'to look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance' (para.137); however it recognises that not all elements of a World Heritage Site...will necessarily contribute to its significance and that 'the loss of a building (or other element) which makes a positive contribution to the significance of the World Heritage Site should be treated as either substantial harm...or less than substantial harm.., as

appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the...World Heritage Site' (para.138).

National Planning Practice Guidance (2014)

- 3.11 Further guidance in relation to World Heritage Sites is presented within the National Planning Practice Guidance which accompanies the NPPF. This contains a specific section relating to World Heritage Sites and proffers advice in relation to the management of World Heritage Sites and the assessment of development within the World Heritage Site and its buffer zone.
- 3.12 This document codifies guidance from a number of sources, principally from UNESCO and Historic England. In essence, it states that World Heritage Sites are inscribed because of their Outstanding Universal Value (OUV), being 'cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. Each World Heritage Site is accompanied by a Statement of Outstanding Universal Value which distils the values of the site and is based on the Heritage/Cultural/Natural Significance of the site, its Integrity, Authenticity and Protection and Management Requirements.
- 3.13 The NPPG states that The Statement of OUV provides the central values against which a Management Plan is developed and to which policies are developed to sustain and conserve the World Heritage Site and its buffer zone.

Liverpool City Council Unitary Development Plan 2002

- 3.14 The following relevant policies are contained within the Unitary Development Plan:
- *Policy HD5 Development affecting the Setting of a Listed Building:* Planning permission will only be granted for development affecting the setting of a listed building, which preserves the setting and important views of the building. This will include, where appropriate: i) control over the design and siting of new development; ii) control over the use of adjacent land; and iii) the preservation of trees and landscape features.
 - *Policy HD8 Preservation and Enhancement of Conservation Areas:* The City Council will take positive action to secure the preservation or enhancement of conservation area and will: i) seek support and funding from all available sources for the repair of buildings and environmental improvements; ii)

prepare action plans for priority areas; iii) use its available powers to secure the removal of features which significantly detract from the character of the area; and iv) provide planning guidance and advice to owners and developers.

- *Policy HD12 New Development adjacent to Conservation Areas:* Development on land adjacent to a conservation area will only be permitted if it protects the setting of the conservation area and important views into and out of it.
- *Policy HD15 Historic Parks, Gardens and Cemeteries:* 1) The City Council will take positive action to protect and enhance the character and setting of Historic Parks, Gardens and Cemeteries; 2) The City Council will not grant planning permission for development in or adjacent to a Historic Park, Garden or Cemetery which would adversely affect their character and setting.

Policies specific to the Liverpool Maritime and Mercantile World Heritage Site

3.15 The inscription of Liverpool on the World Heritage List was accompanied by a Management Plan, produced in 2003. A Statement of Outstanding Universal Value (OUV) was completed in 2009 which states that the OUV of the WHS is derived from the following attributes:

- Liverpool was a major centre generating innovative technologies and methods in dock construction and port management in the 18th, 19th and 20th century. It thus contributed to the building up of the international mercantile systems throughout the British Empire.
- The city and port of Liverpool are an exceptional testimony to the development of maritime mercantile culture in the 18th, 19th and 20th centuries, contributing to the building up of the British Empire. It was a centre for the slave trade, until its abolition in 1807, and for emigration from Northern Europe to America.
- Liverpool is an outstanding example of a world mercantile port city, which represents the early development of global trading and cultural connections.

3.16 The Statement of OUV was supported with statements of the Integrity and Authenticity of the WHS and a review of the Management and Protection regimes in place and states that development and conservation in and around the WHS is the

subject of an overarching Supplementary Planning Document (SPD) (Liverpool City Council 2009). The SPD collates and expands upon all the relevant international, national and local policies relating to the management and conservation of the World Heritage Site and was supported by a detailed Evidential Report which provided base evidence (Atkins 2009).

3.17 The SPD provides general and specific guidance in relation to development within the WHS and its Buffer Zone. General advice covers general design guidance and, of most relevance to the current application, relates to development within the buffer zone and to views to, from and within the WHS.

3.18 The SPD states at 4.2.8 and 4.2.9 that

‘4.2.8 All developments in the Buffer Zone, whether in an area of surviving historic character or not, will, in accordance with HD18, need to respond to and reflect the characteristics of the area around them. The design and scale of developments will need to respond to, and respect, their context proportionately to their potential impact on the setting of a conservation area and the WHS. Major schemes adjacent to conservation areas and the WHS will be considered more carefully for their impact on the OUV of the WHS and character of the conservation area.

4.2.9 Where a proposal in the Buffer Zone is for:

- 1) a tall building,
- 2) a building with a mass that significantly exceeds that of the surrounding buildings,
- 3) a development that is immediately adjacent to the WHS,
- 4) a building which has a significant impact upon key views or key landmark buildings,
- 5) a building of architectural interest or historic interest (whether listed or not), or
- 6) a development site that affects a site of archaeological interest:

Special consideration should be given to the relationship between the development and the WHS and the impact of the development on the historic character of its locality and any buildings that contribute to that character.’

Relevant Heritage Guidance

- 3.19 Specific heritage guidance employed in this assessment comprises *Seeing the History in the View* (English Heritage 2011) and *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3* (Historic England 2015b), which present methodologies for the assessment of visual affects upon historic views and for the identification and assessment of the extent and significance of the setting of heritage assets.
- 1.31 The *Setting of Heritage Assets* provides Historic England's guidance on the identification and assessment of the setting of heritage assets. It builds on the definition of the setting as presented within the NPPF but also stresses that 'Setting is not a heritage asset nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset'. The contribution that setting makes to the significance of a heritage asset is achieved via a staged approach to the consideration of the heritage asset and its surroundings against the following, non-exhaustive checklist to consider when determining what attributes of the setting of a heritage asset contribute to its significance (Historic England 2015).

4 ASSESSMENT METHODOLOGY

4.1 The scope of the Heritage Impact Assessment has been developed through reference to the following documents:

- Chartered Institute for Archaeologists (2014) *Standard and Guidance: Historic Environment Desk Based Assessments*
- DCLG (2012) *National Planning Policy Framework (NPPF)*
- Historic England (2015a) *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice in Planning: 2*
- Historic England (2015b) *The Setting of Heritage Assets: Historic Environment Good Practice in Planning: 3*
- Liverpool City Council (2009) *Liverpool Maritime Mercantile City World Heritage Site Supplementary Planning Document*

4.2 Historic England's (formerly England Heritage) guidance on identifying heritage interests and values are presented in *Conservation Principles, Policies and Guidance* (2008), provides a useful methodology for assessing the significance of the heritage assets. Four principle values contribute to overall significance:

- *Evidential Value*: Evidential value derives from the potential of a place to yield evidence about past human activity;
- *Historical Value*: Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present;
- *Aesthetic Value*: Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place;
- *Communal Value*: Communal value derives from the meanings of a place for the people who relate to it, or from whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

The values presented within the Conservation Principles, and the heritage interests presented in the NPPF, are broadly similar.

2.3 Further guidance on the determination of the importance of a heritage asset can be

found in the following and have been considered, where necessary, as part of this assessment:

- Historic England Listing Selection Guides;
- Regional Archaeological Research Frameworks;
- Professional judgement.

4.3 A site visit was undertaken to assess the current built form and environment, and to assess and analyse views of heritage assets from various locations. In order to assess the effect of the development on key views of historic landmarks, visualisations have been used. These are presented in Appendix A.

4.4 The magnitude of the overall impact of the proposed development on the significance and setting of the heritage assets is evaluated within this report using the terms below. Impacts can have a beneficial or an adverse effect.

- No Change
- Negligible: Slight changes to historic buildings elements or setting that hardly affect it; slight visual changes to aspects of historic landscape;
- Minor: Change to key historic building elements such that the asset is slightly different; changes to setting of an historic building such that it is noticeably changes; slight visual changes to few key aspects of the historic landscape;
- Moderate: Changes to many key historic building elements such that the resource is significantly modified; changes to setting of an historic building such that is it significantly modified; visual change to many key aspects of the historic landscape;
- Substantial: There would be fundamental changes to the significance or setting of a heritage asset, either adverse or beneficial.

4.5 The locations of designated heritage assets within a 500m radius of the proposed development site are shown on Drawing No. ST14813-001 which accompanies this report.

5 BASELINE ASSESSMENT

- 5.1 The selection of heritage assets has been determined through both reference to the Evidential Report; the Supplementary Planning Document; through consultation with Historic England databases and through a comprehensive site inspection which included visits to locations at some distance from the proposed development site in order to test views.

Designated Heritage Assets

World Heritage Site

- 5.2 The application site is not located within the World Heritage Site boundary but is located within the World Heritage Site Buffer Zone. A Buffer Zone was identified around the WHS to ensure that development proposals within it, that might adversely affect the setting of the WHS, can also be carefully considered (Liverpool City Council 2009, 2).

Scheduled Ancient Monuments

- 5.3 There are no Scheduled Ancient Monuments in the application site or within the immediate vicinity.

Listed Buildings

- 5.4 There are no listed buildings within the application area; however the following assets were identified following a documentary review and site inspection, which were considered to have the potential to experience effects to their setting. These comprise:

- Anglican Cathedral (Grade I)
- Metropolitan Cathedral (Grade II*)
- Church of St James (Grade II*)/Wall, Railings and Gates to St James' Churchyard (Grade II)
- Roman Catholic Church of Saint Vincent de Paul (Grade II*)/Saint Vincent de Paul Presbytery (Grade II)
- Church of St Luke, Berry Street (Grade II*)
- 3-4 Great George Place (The Wedding House) (Grade II)
- 18-21 Great George Square/30-33 Great George Square (Grade II)
- Former Congregational Church, Great George Street (Grade II)

- 10-12 Nelson Street/14-16 Nelson Street/18 Nelson Street/20 Nelson Street/22-26 Nelson Street/44 Nelson Street (Grade II)

Conservation Areas

- 5.5 The application area is not located within a Conservation Area (referred to as Character Areas in the SPD); however the Lower Duke Street Conservation Area is in relatively close proximity and therefore there is the potential for its setting and views to be affected by the development proposals.

Registered Historic Park and Garden

- 5.6 The application area is not located within a Registered Historic Park and Garden, however St James's Cemetery is in relatively close proximity (to the immediate east of the Anglican Cathedral) and therefore there is the potential for its setting and views to be affected by the development proposals.

Non-Designated Heritage Assets

- 5.7 The site inspection has identified one non-designated heritage asset, No.121 St James Street, within the site boundary.

Views

- 5.8 The SPD document identifies a number of views, to, from and within the World Heritage Site and which were identified within the Evidential Report (Atkins 2009). The views are an important aspect of the visual character of the WHS and 'directly contribute to its outstanding universal value' (para. 4.4.5 of the SPD). The views comprise the following categories:-

Key Visual Landmarks of which the following have been considered:

- Pier Head Complex
- Albert Dock Complex
- Wapping Warehouse
- Metropolitan Cathedral
- Anglican Cathedral

- St Luke's Church

Distant Views to the WHS:

- From Wallasey Town Hall
- From Woodside Ferry Terminal
- From the Anglican Cathedral

Key Local Views

These have been defined as 'significant local views' as they aid the legibility and understanding of the City and aid 'in the understanding of the outstanding universal value of the WHS and the character of the Conservation Areas' (para. 4.4.9). These are categorised as:

General Views/ Panoramas – broad views taking in a number of landmarks:

V Anglican Cathedral

General views with a focal point – a wide variety but contain a focal point, often a landmark building:

J West Quay of Wapping to Anglican Cathedral

5.9 Through consultation with Historic England, one further view has been considered, although this is not included within the SPD:

- View from St James' Mount

6 HISTORIC CONTEXT

Historical Context

- 6.1 Before the late 17th century, Liverpool was a modest settlement. The town grew on the peninsula between the river and the tidal creek known as the 'Pool', which is not obliterated but its course can still be traced by the present thoroughfares of Canning Place, Paradise Street, Whitechapel and Old Haymarket (Sharples 2004, 5).
- 6.2 The development of Liverpool as a great commercial port began properly in the mid 17th century when trade with the colonies in America and the West Indies was added to established European, Irish and coastal trade. The Civil War was a setback to growth, but after the Restoration economic progress was rapid. Liverpool's position was ideal for transatlantic trade, importing tobacco and sugar from the New World and exporting goods from the nascent industries of the Midlands and the North. It was the 18th century which saw spectacular growth. In 1715 Liverpool opened the first commercial enclosed wet dock in the world, constructed within the wide mouth of the Pool. The Old Dock, as it came to be known, was the focus for rapid development east of the historic centre, with new streets radiating out from it, including Duke Street and Hanover Street, containing merchants' dwellings and associated warehouses and counting houses (Sharples 2004, 5-7).
- 6.3 In 1765, when John Eyes produced his map of Liverpool, the area of the proposed development site was shown as fields, although Park Lane had been laid out, annotated as 'Road to Toxteth Park'. By the end of the 18th century considerable development had taken place between Wapping Quay and Park Lane/St James's Street, and between Park Lane and Duke Street. Great George Street had been laid out, with streets to its east side such as Rathbone Street, and a large stone quarry was in existence further east, now the site of St James's Cemetery adjacent to the Anglican Cathedral. In c.1795, the proposed development site is shown as an area of undeveloped land (Plate 1).
- 6.4 Great George Street was not built upon until after 1803; Great George Square and the streets intersecting it, were laid out in 1802 but there were no houses erected on or in its vicinity. The statue of George III, now located in London Road, was intended to have been set up in the garden at the centre of Great George Square. Also in 1802, Washington Street, Alfred Street and Nile Street, located to the east of Great George Street, were laid out but no houses were built on them at that date. During

this period there was an extensive stone quarry in Rathbone Street, at the corner of which were windmills. St James's Mount, located to the south of the quarry, was seemingly constructed in 1768 and 1769 when the then mayor, Mr Thomas Johnson, *'taking pity on the poor out of work, set gangs of people to form the artificial hill..it was originally called 'Mount Zion', and a public house was built upon it'* (Stonehouse 1869, 180-181).

- 6.5 By the first decade of the 19th century the area of previously undeveloped land which was bounded by Great George Street to the east, Duke Street to the north and St James Street to the south, had been laid out with regularly-spaced streets, including an area labelled 'George Square'. The proposed application site formed part of this area of apparent residential development, with streets such as Duncan Street, Upper Pitt Street and Grenville Street labelled, although at this date Hardy Street was known as St Vincent Street (Plate 2).
- 6.6 Many of the new streets within the proposed development site boundary were named after eminent men; for example, Hardy Street was named after Thomas Masterman Hardy (1769-1839), Nelson's flag captain, who was with him at Trafalgar when Nelson was killed. Duncan Street, which was originally Hotham Street, was named after Admiral Adam Viscount Duncan (1731-1804), best remembered for his victory over the Dutch Admiral de Winter. He was conferred with the freedom of the Borough as a token of the council's respect. Frederick Street was named after Frederick Louis, Duke of Edinburgh (father of George III), and Pitt Street was named after William Pitt the Elder, Prime Minister (Lloyd-Jones 1992).
- 6.7 The Ordnance Survey map of 1849 clearly shows the buildings which occupied the proposed development site in the mid-19th century. The majority of these properties appear to have been terraced houses with small gardens to the rear, but the existence of courts, such as St James' Court and Sidney Court, located in the block bounded by Upper Pitt Street, Cookson Street and Duncan Street, may suggest that poorer quality housing was present behind the main street frontages. Outside the site boundary, on the east side of Great George Street, was larger properties with gardens, as well as St James' Market located to the south of Nile Street (Plate 3).
- 6.8 The character of the proposed development site remained relatively unchanged throughout the late 19th and early 20th centuries, as shown by historical mapping (Plates 4-6). The area, however, suffered air raids in 1940-41, for example high explosives were dropped in the Great George Street district on the 22nd and 23rd

November 1940 which caused slight damage to houses, shops and other business premises. On the 4/5th May 1941 the Belgian Seaman's Hotel on Great George Street was hit by a high explosive, and the following day serious damage was caused by a high explosive, again in the Great George Street area, including the Congregational Church (Anon 1940-41). Plate 7 shows some of the damage caused to properties on Hardy Street/Grenville Street by German air raids in 1941, as well as providing information on the form of the housing that existed within the site boundary at that date.

- 6.9 Cartographic evidence from the 1950s suggests that there had been some clearance of the historic properties within the site boundary by this date, although new housing in the form of three storey flats appears to have constructed in their place. A view of Great George Street, looking north from the tower of the David Lewis Hotel and Club, shows the proposed development site to the left with 1960s/70s flats within the site boundary, and the concrete walls of the ventilation shafts (Plate 8).
- 6.10 As noted in 1.3 above, the proposed development site has been the subject of a previous major planning permission (Ref: 07F/1680) which was approved in 2010 but has since lapsed.

Chinatown (Extracts from www.lcba.net)

- 6.11 Liverpool has one of the oldest established Chinese communities in Europe. The trade links between China and Britain via the ports of Shanghai and Liverpool were instrumental in the establishment of a Chinese community within the city. The main trading goods were silk and cotton wool.
- 6.12 The first wave of Chinese immigrants arrived in 1866 with the establishment of the Blue Funnel Shipping Line, which ran a line of steamers directly from Liverpool to China. Chinese sailors who decided to stay in Liverpool and work from the city settled in an area close to the docks in Cleveland Square. Boarding houses were first opened by the Holt Shipping Company to accommodate their workers. It was here and in the surrounding streets that the first Chinese settlers started their own businesses supplying services to their countrymen.
- 6.13 In 1906, Liverpool City Council commissioned a report to inquire into Chinese settlements. At this date there were 49 laundries, 13 boarding houses and seven shops kept by members of the Chinese community.

- 6.14 When World War One started, there were up to 6000 Chinese seaman in the British Merchant Navy and around 1500 of them were based in Liverpool. After the war, the settlement spread slowly inland into the side streets such as Cornwallis Street, Dickenson Street, Kent Street and Greetham Street.
- 6.15 The demolition of the area known as Chinatown began as part of the 1930s council scheme to replace the old insanitary courts and warehouses with modern buildings. It was at this time, due to the general economic depression and immigration restrictions, that the Chinese community in Liverpool saw a reduction in its population size. The bombing in the 1940s destroyed much of Pitt Street and Cleveland Square and hastened the demolition of old Chinatown.
- 6.16 After years of warfare and lost ships and crews, the British Merchant Navy started recruiting sailors from its allies across the world, and Liverpool became a reserve pool for Chinese merchant sailors; there were up to 20, 000 registered sailors at one point.
- 6.17 Thousands of the Chinese sailors lost their lives in the Atlantic during attacks from German submarines, and as part of the British fleet; the Chinese sailors played an important role to Britain's victory in the war.
- 6.18 Members of the community were moved into new tenements in Kent Street, Pitt Street and Upper Frederick Street; the first China bank was opened in 1944, and the Chinese Gospel Mission was set up in 1956.
- 6.19 The Chinese community no longer restricted their business interests to Chinatown and spread throughout the Merseyside area. Some shops and clubs were opened in Nelson Street and Great George Square. During the 1970s, Nelson Street became the hub of Chinatown and the business area extended into Berry Street, Duke Street and Upper Pitt Street.
- 6.20 The Chinese Arch, located at the north end of Nelson Street, is the largest outside mainland China, standing approximately 13.5m high. It was shipped piece-by-piece in five 40ft containers from Shanghai, Liverpool's twin city, and erected in January 2000. The Arch symbolises the friendship between the two great seafaring cities; it is a focal point for Liverpool's annual Chinese New Year festivities and has become a distinctive Liverpool landmark.

7 SITE INSPECTION

- 7.1 The proposed development site currently consists largely of cleared ground, formerly occupied by 19th century housing and more latterly by mid-late 20th century residential properties (Plates 9 and 10).
- 7.2 There are extant buildings within the site boundary; an L-shaped block of flats exists along the Upper Pitt Street section, an early 20th century property, currently in use as a lighting shop, is present on St James Street, and a modern industrial unit is located on the corner of St James Street and Duncan Street (Plates 11 to 13). A row of housing is currently under construction along the south side of Duncan Street, although these are located outside the site boundary.
- 7.3 At the south end of the site, at the junction of St James Street and Great George Street, is the Grade II listed 'Wedding House' (ID No.1356359), now standing isolated following the demolition of adjacent properties (Plate 14).

8 DESCRIPTION OF HERITAGE ASSETS, SIGNIFICANCE, SETTING AND ASSESSMENT OF IMPACT

- 8.1 The impact assessment has been undertaken following the methodology presented above. In terms of establishing the value/importance of individual assets identified within a view, and the impacts to views, the methodology presented within *Seeing the History in the View* has been applied. The assessment is supported by a series of visualisations presented within Appendix A.

Designated Heritage Assets

- 8.2 **Anglican Cathedral, Upper Duke Street (ID No.1361681):** The Anglican Cathedral is a Grade I Listed Building and is situated within the World Heritage Site Buffer Zone. It has been identified as a Key Landmark Building in the Supplementary Planning Document for the WHS.

The Anglican Cathedral by Sir Giles Gilbert Scott represents the final flowering of the Gothic Revival as a vital, creative movement, and is one of the great buildings of the 20th century. Construction began in 1904 at the height of the city's prosperity, and finished in 1978 as Liverpool's long economic decline reached its lowest point. Funded to a large extent by the city's merchant class, it marks the climax of the private patronage of public architecture that flourished in 19th century Liverpool (Sharples 2004, 73).

Significance and Values

Evidential Value:

The physical fabric of the Cathedral provides evidential value.

Historical Value:

The historical value of the Cathedral relates to its age (constructed from 1904) and through the fact that it was funded largely by the city's merchant class, marking the climax of the private patronage of public architecture that flourished in 19th century Liverpool. Its value also derives from it being the life's work of Sir Giles Gilbert Scott.

Aesthetic Value:

The aesthetic value of the Cathedral derives from the way people draw sensory and intellectual stimulation from it. Its architectural qualities are also an important part of its aesthetic value.

Communal Value:

Communal value derives from its function as a place of worship, and as a popular tourist attraction.

Setting

The Anglican Cathedral is located on high ground and due to its elevated position and scale, it is visible from a wide area. Its visual influence on the skyline of Liverpool is considerable. The immediate setting of the Cathedral, particularly the cemetery set in a former quarry to the east, contributes to its significance as they provide historic context and emphasise the scale and monumentality of the building.

It is recognised that the proposed development will be visible in kinetic views from the western side of the Cathedral, however it will not compete with the dominance of the Cathedral.

The essential characteristics of the setting of the Anglican Cathedral, and the values which contribute to its significance, will remain unaffected by the proposed development.

Summary of Significance of Heritage Asset: High

Impact: The Anglican Cathedral is located on high ground; its elevated position allows it to be viewed from a wide area. Whilst the development would be visible in kinetic views, the impact of the proposals would be negligible.

- 8.3 ***Metropolitan Cathedral (Roman Catholic), Mount Pleasant:*** The Metropolitan Cathedral is Grade II* listed, and is situated within the World Heritage Site buffer zone. It has been identified as a Key Landmark Building in the Supplementary Planning Document for the WHS.

Liverpool's Metropolitan Cathedral, designed by Frederick Gibberd and built 1962-67 was the greatest Roman Catholic post-war architectural commission in Britain. It was

also the first cathedral to break with longitudinal planning in favour of a centralised arrangement. Gibberd's revolutionary plan was realised with modern materials; the building belongs in the mainstream of 1960s monumental concrete design, and was complemented by mainly abstract furnishings. It stands on top of the beginnings of an earlier, profoundly different, and hugely ambitious cathedral designed by Edwin Lutyens (Sharples 2004, 84).

Significance and Values

Evidential Value:

This derives from its physical fabric, and as an example of post war architecture and a prominent landmark on the skyline.

Historical Value:

Although of modern construction, the historical value derives from it representing Liverpool's long standing Catholic population.

Aesthetic Value:

This value derives from its architectural form; it was the first cathedral to break with longitudinal planning in favour of a centralised arrangement.

Communal Value:

Communal value derives from its function as a place of worship and as a popular tourist attraction.

Setting

The cathedral is situated on high ground to the east of the city centre and approximately 850m to the north of the proposed development site. It is a prominent building on the skyline, particularly when viewed from the waterfront to the west. The significance of the setting of this building is due partly to its visual prominence. Distant views of the WHS from Woodside Ferry Terminal show that the Metropolitan Cathedral is a prominent building on the skyline (see Visualisation 2); the proposed development would be located further south, and would not impact on the setting of this heritage asset.

Summary of Significance of Heritage Asset: High

Impact: The Metropolitan Cathedral is situated c.850m to the north of the site, and is a prominent building on the skyline; the proposed development would not impact on views or on the setting of this heritage asset. The impact of the development would be neutral.

- 8.4 ***Pier Head Complex:*** the Pier Head Complex has been identified as a Key Visual Landmark within the WHS and buffer zone. The Cunard Building and the Port of Liverpool Building are Grade II* listed, and the Royal Liver Building is Grade I listed. Also located at Pier Head is the later George's Dock Ventilation and Central Control Station of the Mersey Road Tunnel (built 1925-34) situated immediately to the east of the Port of Liverpool building. This is a Grade II listed building.

The buildings at the Pier Head occupy the site of St George's Dock, opened in 1771 and obsolete by the end of the 19th century. In 1899 the Corporation drained it, and extended Water Street and Brunswick Street across it in the form of viaducts, creating three prominent sites for new buildings fronting the river. Because the dock was not quite a rectangle and the streets were not parallel, the sites varied in shape and this militated against a unified, symmetrical development (Sharples 2004, 67). The result was the construction of three separate landmark buildings erected in the first two decades of the 20th century known as the 'Three Graces' consisting of the Cunard Building, the Royal Liver Building and the Port of Liverpool building. These are all located to the north-west of the proposed development site, and on the west side of Strand Street. These buildings represent the mercantile wealth of the city in the early 20th century, and were designed as the centrepiece of the river frontage when Liverpool was the second city of empire. The Pier Head is now the iconic international image of Liverpool and the World Heritage Site (Liverpool City Council 2009, 86), and make a significant contribution to the Outstanding Universal Value of the WHS.

Significance and Values

Evidential Value:

The evidential value of the Pier Head Complex derives from the physical fabric of the three buildings; the Royal Liver Building, the Cunard Building and the Port of Liverpool building. They form an impressive group and are important landmarks.

Historical Value:

They are a symbol of maritime Liverpool at the height of its prosperity and self-confidence.

Aesthetic Value:

Aesthetic value of the group relates to their architectural qualities, and their association with each other and the waterfront.

Communal Value:

Communal value relates to their iconic status and representing pride for the city of Liverpool. They are also important tourist attractions.

Setting

The complex of buildings at the Pier Head is situated at the heart of the commercial district of the early 20th century city, and as part of a formal planned townscape. They represent a set piece on the river frontage, and it is from the commercial area, the river and river frontage that the setting of this complex can be appreciated.

Summary of Significance of Heritage Asset: High

Impact: The Pier Head Complex is located on the waterfront and is best viewed from the river itself or from the Wirral side of the river. The proposed development would not impact on the significance or setting of this group. The impact would be neutral.

- 8.5 ***Albert Dock Complex:*** this group of buildings includes warehouses (A, B and C, D and E), Dock Traffic Office, Dock Master's office, Hydraulic Pumping House, swing bridges and gate piers. Albert Dock is one of the earliest enclosed docks in the world and is a complete example of the type.

The Dock Traffic Office is a Grade I Listed Building indicating that it is of exceptional interest. It is located within the World Heritage Site boundary, and as it forms part of the Albert Dock Complex, it regarded as part of a Key Landmark Building within the WHS and Buffer Zone. The Dock Traffic Office was constructed in 1846-47 to the designs of Philip Hardwick, with the top storey added by Jesse Hartley in 1848. It is constructed of brick with stone dressings, and has a Tetrastyle Tuscan portico with frieze, entablature and pediment.

The warehouses at Albert Dock were constructed between 1841-45 to the designs of Jesse Hartley. They were constructed using an iron frame infilled with brick, with stone dressings. The five warehouses surround Albert Dock with their facades to the dock having recessed ground floor with Doric colonnade of iron columns above the rubble granite dock walls.

All five warehouses and the Dock Traffic Office are Grade I listed indicating that they are of exceptional archaeological and historical interest. They are located within the World Heritage Site boundary, and the complex as a whole has been identified as being a Key Landmark Building within the WHS and Buffer Zone.

Hydraulic Pumping Station, to the east of Canning Half Tide Dock, Albert Dock: This building has been designated as a Grade II listed building and is situated within the World Heritage site boundary. The Hydraulic Engine house, accumulator tower and chimney were constructed in the 1870s from brick with stone dressings. This building is now in use as a public house.

Significance and Values

Evidential Value:

The evidential value of the Pier Head Complex derives from the physical fabric of the buildings, the associated docks and waterfront location.

Historical Value:

The complex is one of the great monuments of 19th century engineering, representing early commercial architecture.

Aesthetic Value:

The aesthetic value of the complex relates to the symmetrical elevations of the buildings and the arrangements around the docks, despite being largely functional.

Communal Value:

The Albert Dock complex has high communal value as it represents part of the iconic buildings and docks on the waterfront. The complex is an important tourist attraction for the city.

Setting

The warehouses, Dock Traffic Office, Hydraulic Pumping Station and associated infrastructure at Albert Dock are located c.900m to the west of the proposed development site, on the opposite of Strand Street/Wapping. They are monumental in scale, uniform in design and industrial in character, reflective of dock expansion in the 19th century. This complex has a close relationship with enclosed water spaces and the river, with the waterfront/dock system extending to Strand Street.

Summary of Significance of Heritage Asset: High

Impact: The Albert Dock Complex is located on the waterfront, and forms an important tourist attraction. The proposed development is located at such a distance to this complex that it would not impact on the significance or setting. The impact would be neutral.

- 8.6 ***Wapping Warehouse Group:*** this group consists of three separate buildings located on the west side of Wapping which for the purposes of this report will be considered together as a group. These comprise the Warehouse at Wapping Dock, Gatekeeper's Lodge at entrance to Wapping Dock and Hydraulic Tower at Wapping Dock. This group of heritage assets is located within the World Heritage Site.

Warehouse at Wapping Dock (Grade II*): this warehouse is aligned roughly north to south along the west side of Wapping. This warehouse dates to 1856 and was designed by Jesse Hartley. The warehouse is constructed of brick with an iron frame, is of five storeys and 40 bays. There is an open colonnade of iron columns to the dock side.

Gatekeeper's Lodge at entrance to Wapping Dock (Grade II): this Gatekeeper's Lodge also dates to 1856. It is constructed of granite rubble, is oval in form with battered sides, and has a chamfered plinth and corbelled cornice. Originally it had flanking gate piers.

Hydraulic Tower at Wapping Dock (Grade II): the Hydraulic Tower also dates to 1856 by Jesse Hartley. It has a battered granite rubble base with Tudor-arched opening. The upper part is octagonal, constructed in brick with rusticated stone quoins. The date '1856' is incised at the top of the east face.

Significance and Values

Evidential Value:

The evidential value of the Wapping Warehouse Group relates to its physical fabric and the dock which it surrounds.

Historical Value:

The historical value relates to the age (being of mid-19th century date), and their function as commercial structures for the port of Liverpool. As with Albert Dock, they were constructed to the design of Jesse Hartley.

Aesthetic Value:

Despite the original utilitarian function, the complex has aesthetic value through the symmetrical elevations of the warehouse and the use of brick and stone. The close relationship with the dock and the River Mersey is an important factor.

Communal Value:

The Wapping Warehouse Complex forms an important landmark on the Strand, and part of the tourist destination on the waterfront.

Setting

This group of buildings is situated to the west of the proposed development site. The warehouse in particular is a landmark building on the approach from the south of the city, being parallel to Wapping, and is clearly industrial in character with its repetitive

fenestration which can be best appreciated from the west when viewed in relation to Wapping Dock.

The significance of the setting of this group is its association with the enclosed dock and infrastructure, rather than with the built form on the east side of Wapping.

Summary of Significance of Heritage Asset: High

Impact: The Wapping Warehouse Group is located on the waterfront; the proposed development would not impact on the setting or significance of this group. The impact would be neutral.

- 8.7 ***St James's Cemetery:*** St James's Cemetery is a Grade I Historic Park and Garden and is situated within the World Heritage Site Buffer Zone.

St James's Cemetery was laid out in 1827-29 to the designs of John Foster Junior. Overcrowded burial-grounds attached to town churches were a major public health problem by the early 19th century, and St James's Cemetery is an exceptionally ambitious attempt at a sanitary alternative. For sheer drama its only rival is the Glasgow Necropolis but whereas the Necropolis climbs a hill, the Liverpool cemetery lies in the sombre depths of a rocky hollow, a former quarry, from which stone for the docks and other 18th century buildings had been obtained (Sharples 2004, 242-243).

Significance and Values

Evidential Value:

The evidential value of this registered historic park and garden relates to the buildings within it, its topographic characteristics, and the presence of gravestones, particularly along the path down to it from the Anglican Cathedral.

Historical Value:

Its historical value relates to its former use as a stone quarry and then as a cemetery, in existence prior to the construction of the Anglican Cathedral.

Aesthetic Value:

This is an important green space within Liverpool, with mature trees, pathways and carriageways at its east side. The site is bounded to the north, east and south by a wall with railings.

Communal Value:

The site has communal value as an area of public green space and as a former burial ground.

Setting

St James's Cemetery is located immediately to the east of the Anglican Cathedral, and forms an important setting element to the Cathedral. As the cemetery was established in a former stone quarry, the site is set at a lower level to the surrounding streets. The cemetery is best appreciated from within its confines, where its tranquil atmosphere can be experienced. The setting of the cemetery relates to the steep sided quarry in which it is located, the vegetation within it, the mass of the Anglican Cathedral to the west, and the historic properties which overlook it on Hope Street.

Summary of Significance of Heritage Asset: High

Impact: The proposed development would not be visible from within the cemetery. The impact would be neutral.

- 8.8 ***Church of St James/Wall, Railings and Gates to St James' Churchyard (ID No's 1209882 and 1073465):*** the Church of St James is Grade II* listed, and the walls and railings are Grade II listed. The site is located just outside the World Heritage Site Buffer Zone.

The redundant Church of St James is located on the east side of St James's Place. It was constructed in 1774-75, possibly to the designs of Bisbrown. The church is constructed of red brick with stone dressings (Sharples 2004, 270). The wall and railings to four sides of the church date to the late 18th century. There is a terrace with steps to the west of the church.

Significance and Values

Evidential Value:

Evidential value of the church and its surrounding wall is derived from the physical fabric and its elevated position at the junction of Upper Parliament Street and St James Place.

Historical Value:

Historical value derives from its age (18th century) and its association with contemporary and subsequent development in the area.

Aesthetic Value:

Aesthetic value is derived from its symmetrical elevations, and the enclosure in which it is set. The gate posts at the south end have architectural detailing.

Communal Value:

Communal value is derived from its former function as a place of worship.

Setting

The redundant Church of St James is located at the west end of Upper Parliament Street, at the junction with St James Place. It is situated on an elevated position, accessed up steps from the west. The church is now surrounded by a roughly square enclosure which is defined by a brick boundary wall with railings.

The setting of the church relates to its enclosure and to the urban landscape in which it is set, with busy main roads to the north and west. When first constructed the church was seemingly located on the periphery of 18th century Liverpool, with Toxteth Park situated immediately to the west. Throughout the late 18th and 19th century, however, the landscape around the church became increasingly urbanised, including the proposed development site.

The proposed development would entail the reintroduction of built form onto a largely cleared area of land on the west side of Great George Street. Whilst the development would be visible from the west side of the church, it would not impact on the setting and significance of the church and its surrounding wall and railings.

Summary of Significance of Heritage Asset: High (Grade I), Medium (Grade II)

Impact: Whilst the development would be visible in views from the enclosure which surrounds the Church of St James, the impact of the development on these heritage assets would be negligible.

- 8.9 ***Church of St Luke, Berry Street (ID No.1280622):*** the Church of St James is Grade II* listed, and the walls and railings are Grade II listed. The site is located in the World Heritage Site Buffer Zone. It has been identified as a Key Landmark Building in the SPD (No.11).

The Church of St Luke, is a former Anglican church, now deconsecrated. It was constructed 1811-32 to the designs of the architect John Foster, on a site which was purchased by the Corporation of Liverpool in 1791, and was planned to serve the new suburbs being developed for the prosperous on the Corporation' Estate. After the commencement of works in 1805, the brief was changed to allow the new building to provide the functions of ceremonial place of worship for the Corporation, and as a fee pay concert hall. The concert hall function was maintained until the construction of the Philharmonic Hall in Hope Street in the mid-19th century. The church was damaged during bombing in May 1941.

Significance and Values

Evidential Value:

The evidential value of the church is within its fabric and the landscaped area in which it is set.

Historical Value:

The church dates to the early 19th century and forms part of the spread of development of from the 18th century. It was constructed to serve the new suburbs of the city.

Aesthetic Value:

The aesthetic value derives from its architectural qualities, and from its prominent location at the south-east end of Bold Street. It is an example of early 19th century ecclesiastical Perpendicular Gothic architecture.

Communal Value:

Communal value is derived from its former function as a place of worship, and as a landmark building at the junction of Berry Street and Leece Street.

Setting

The Church of St Luke is located c.350m to the north of the proposed development site, on the east side of Berry Street.

It is situated on an elevated position, and forms a landmark building when heading south along Renshaw Street. Its current setting relates to an urban environment comprising busy roads, particularly to the north and west, and built form along Berry Street, Leece Street, Bold Place and Roscoe Street.

Summary of Significance of Heritage Asset: High

Impact: The proposed development site would not be visible from the Church of St Luke. The proposed development would not impact on the setting or significance of the Church of St Luke, and defined vistas identified within the SPD from this building would not be impacted. The impact would be neutral.

- 8.10 ***Roman Catholic Church of Saint Vincent de Paul/Saint Vincent de Paul Presbytery (ID No's 1361682/1209907):*** the Roman Catholic Church of Saint Vincent de Paul is Grade II* listed, and the Presbytery is Grade II listed. Both are located within the World Heritage Site Buffer Zone.

The Church of St Vincent de Paul, located at the junction of St James Street and Hardy Street, was constructed in 1856-57, to the designs of Edward Welby Pugin. It is in the Gothic style with geometric tracery. The most striking feature outside is the high, delicate timber bellcote on the west gable. The Presbytery, also by Pugin and contemporary with the church, adjoins on the north (Sharples 2004, 208).

Significance and Values

Evidential Value:

The physical fabric of the church and its associated presbytery provides evidential value, as well as its association with surviving historic residential properties.

Historical Value:

The historical value relates to the age of the church (built 1856-57) and the presbytery (c.1856) to the designs of Edward Welby Pugin.

Aesthetic Value:

Aesthetic value is provided by the architectural detailing of both of the buildings.

Communal Value:

The communal value derives from its function as a Catholic place of worship and meeting place.

Setting

These heritage assets are located on the corner of St James Street and Hardy Street, approximately 75m to the west of the site. The main elevation of the church faces onto St James Street, whilst the main elevation of the Presbytery faces onto Hardy Street. Both buildings have largely lost their historic context through damage during air raids in the Second World War, clearance and construction of modern residential properties and modern redevelopment.

The buildings currently are visually prominent when viewed from St James Street and Hardy Street. The proposed development would reintroduce built form into an area which is currently of poor quality.

Summary of Significance of Heritage Asset: High (Grade I), Medium (Grade II)

Impact: Whilst the development would be visible in the background of these heritage assets in kinetic views of these buildings, the setting and significance of them, however, would not be impacted. The impact would be negligible.

- 8.11 ***3-4 Great George Place (ID No.1356359):*** 3-4 Great George Place is a Grade II listed building, and is located within the World Heritage Site Buffer Zone.

This building, which is currently in use as The Wedding Shop, was constructed in the 1860s as the North and South Wales Bank. It now stands isolated at the junction of St James Street and Great George Street, but historically would have formed part of a terrace of properties facing onto Great George Place.

Significance and Values

Evidential Value:

Evidential value is derived from its physical fabric, as a surviving property of a former terrace.

Historical Value:

The building has historical value as it is a survivor of 19th century development, and represents an example of commercial architecture.

Aesthetic Value:

The property has now lost its historical context, however as a building in its own right it has architectural qualities in its main south facing elevation.

Communal Value:

The building has communal value as a reminder of the historic streetscape of this part of Liverpool. The building continues to operate as a commercial premises providing bridal services.

Setting

This former bank is located to the south end of the proposed development site, although it is just outside the site boundary. The current setting of the building is as a result of 20th century clearance and it now stands in isolation with its main elevation facing to the south (Plate 14) (Visualisation 5).

The proposed development entails the construction of new buildings, of up to 21 storeys in height, immediately adjacent to this property. The current setting will be considerably altered by the introduction of two tall buildings, the scale and massing of which will be larger than the historic streetscape and would visually dominate the historic structure.

Summary of Significance of Heritage Asset: Medium

Impact: The degree of change to both the historic and current setting would be considerable, however the significance of the building as a late 19th century commercial property would be maintained following the development. The impact would be moderate.

- 8.12 ***18-21 Great George Square/30-33 Great George Square:*** These properties on Great George Square are Grade II listed and are located within the World Heritage Site Buffer Zone.

These properties date to the early 19th century and are all that survive of similar properties which once surrounded Great George Square which was bombed during the Second World War. In Liverpool, most of the late Georgian and early Victorian housing was developed speculatively with large plots leased from the Corporation by financiers, who divided them into parcels for builders. This system did not favour consistency of architectural treatment, so for two prestigious early 19th century developments, Great George Square and Abercromby Square, the Corporation required developers to conform to designs for symmetrical elevations, agreed in advance (Sharples 2004, 243).

Significance and Values

Evidential Value:

Evidential value of the properties is derived from the information within the physical fabric and their association with Great George Square.

Historical Value:

Historical value is derived from the age of the buildings (early 19th century).

Aesthetic Value:

Aesthetic value is derived from their architectural qualities and symmetrical elevations.

Communal Value:

Communal value is derived from their continued use as residential properties.

Setting

These represent two surviving sections of early 19th century terraced housing which surrounded Great George Square, located c.100m to the west. The terraces are now surrounded by modern residential properties in the form of bungalows to the west, a modern Health Centre on Nelson Street, and modern residential on Grenville Street South and Hardy Street, therefore the historic context has largely been lost, although Great George Square remains albeit in a modernised form.

Summary of Significance of Heritage Asset: Medium

Impact: Whilst the development would be visible in the background of views, particularly of No's 18-21, the setting and significance of these two terraces would not be impacted by the proposals. The impact would be negligible.

- 8.13 ***Former Congregational Church (ID No.1068202):*** the former Congregational Chapel, known locally as the 'Blackie', is a Grade II listed building, located in the World Heritage Site Buffer Zone.

The former Great George Street Congregational Chapel was constructed in 1840-41, an 'outstanding good building' by Joseph Franklin replacing a chapel of 1811-12 which burned down. Oblong in plan, it turns the sharp corner of Nelson Street and Great George Street with a semi-circular portico of fluted Corinthian columns enclosing a round inset tower. In 1975 work began on conversion to an arts centre, resulting in horizontal subdivision of the galleried interior and the loss of all its fittings.

Significance and Values

Evidential Value:

Evidential value relates to the physical fabric of the former chapel.

Historical Value:

The historical value relates to its age (constructed 1840-41) and its association with contemporary properties which surrounded it.

Aesthetic Value:

The building's aesthetic value relates to its architectural detailing particularly the semi-circular portico at its north end.

Communal Value:

Communal value is derived from its original function as a place of worship, and more latterly as an arts centre.

Setting

The Former Congregational Church is located at the north end of Nelson Street, at its junction with Great George Street (Visualisation 4). The main elevation of this building faces onto this junction, and it is from this area that the building is best appreciated, particularly its semi-circular portico of fluted Corinthian columns.

The church is located immediately adjacent to the Chinese Arch, which provides an interesting juxtaposition. A modern building currently exists immediately to the south of the church, and the proposed development entails the construction of further new buildings along Great George Street, reintroducing built form along its length.

Summary of Significance of Heritage Asset: Medium

Impact: The proposals would not impact on the setting or significance of the former Congregational Chapel, although the new development would be visible in views of the chapel particularly from the junction of Upper Duke Street and Great George Street. As the proposed development would reintroduce built form along the west side of Great George Street, the impact of the proposals is considered to be minor (beneficial).

- 8.14 **10-12, 14-16, 18, 20, 22-26 and 44 Nelson Street (ID No's 1293145/1363065/1070617/1293107/1363066/1208493):** these properties are Grade II listed and are located within the World Heritage Site Buffer Zone.

They are surviving examples of early 19th century terraced houses along Nelson Street, all constructed of brick with stone dressings. No.20 is a former Mission Building.

Significance and Values

Evidential Value:

The physical fabric of these properties along Nelson Street provide evidential value.

Historical Value:

Historical value is derived from their age (early 19th century).

Aesthetic Value:

Despite some of the properties serving as commercial properties, with modern ground floor shopfronts, they still have architectural qualities as shown by the regularly-spaced fenestration, string courses and sash windows.

Communal Value:

Many of the buildings are in commercial use as part of Chinatown and therefore have communal value for the residents of the area and the Chinese community.

Setting

These properties all date to the early 19th century, although No. 20 is listed as a former mission, and represent surviving residential buildings along the north side of Nelson Street which forms part of Chinatown.

The setting of these properties relates to Nelson Street itself, accessed from the north through the Chinese Arch. Many of the properties are have commercial concerns at ground floor level, and therefore the current setting relates to this commercial/retail activity with Chinese inspired street furniture. The buildings are best appreciated when viewed from the Chinese Arch looking south-westwards down Nelson Street.

Summary of Significance of Heritage Asset: Medium

Impact: The proposals would not impact on the setting and significance of these heritage assets. The impact would be negligible.

Character/Conservation Areas

- 8.15 As Conservation Areas are coincidental with the Character Areas of the World Heritage Site, these were inspected and the potential for effects to the character and

appearance of the Conservation Area and the Outstanding Universal Value of the World Heritage Site were also assessed.

- 8.16 **Lower Duke Street Character Area (Character Area 6):** the Lower Duke Street Character Area of the WHS is within the Ropewalks Area. It comprises the long straight corridor of Duke Street and a fine grained, organic network of streets on either side. The straight character of Lower Duke Street creates a clearly defined view, channelled by the built form to each side.

The linear form of this Character Area creates defined views up and down Lower Duke Street, framed by the built form to each side. This instinctively draws the viewer's eye along the street and down the side roads rather than to look upwards.

Due to the linear form of Lower Duke Street, the proposed development would not be visible from within this Character Area.

Summary of Significance of Heritage Asset: Medium

Impact: Neutral

Non-Designated Heritage Assets

- 8.17 **No.121 St James Street:** As noted in 5.2 above, an early 20th century property (built after 1927) is located within the site boundary (Plate 12). This building is not listed but is located within the World Heritage Site Buffer Zone. The proposals would entail the removal of this building as part of the development.

Significance and Values

Evidential Value:

The physical fabric of this property provides evidential value.

Historical Value:

Although this property dates to the early 20th century, it stands as a reminder of the former built form of the area prior to clearance in the second half of that century.

Aesthetic Value:

The symmetrical façade of this property, which faces onto St James Street, has architectural quality in its Art Deco styling.

Communal Value:

The property is currently in operation as a lighting shop and therefore have communal value as a retail outlet.

Setting

The current setting of No.121 St James Street is one of 20th century site clearance, with the property standing in relative isolation. Its historic context, one of residential and commercial properties, has been lost. It is surrounded to its south-east, north-east and north-west sides by rough ground. The proposals would reintroduce built form along St James Street.

Summary of Significance of Heritage Asset: Low

Impact: The proposed development would include the removal of this building. The impact would be substantial.

9 ASSESSMENT OF HERITAGE VIEWS

Vicinity and Views

- 9.1 All views identified within the SPD which were considered to have the potential to be affected were subject to inspection. The descriptions of these views are presented below, and on the Visualisations in Appendix A. Where no generated view has been presented, the asset is discussed in Table 1, and shown on Plates 15 and 16.
- 9.2 The visualisations include consented developments in order for the cumulative impact on the views to be assessed. The following schemes have been represented: Park Lane (blue); Heaps Mill (lilac); Neptune Hurst Street (Baltic Village) (turquoise); Norfolk Street (Pinnacle/Blok) (burgundy); Norfolk Street (Falconer Chester Hall) (lime green); Norfolk Street/Watkinson Street (Falconer Chester Hall) (purple) and Central Village (brown). The New Chinatown development is shown in green.

Distant Views to the World Heritage Site

- 9.3 The distant views provide broad-ranging panoramas of the city centre, including the WHS, and defined lines of sight to key landmark buildings within and around the WHS. These views place the key landmarks in their wider urban context and support the identification of areas where new development could either obscure a view to a landmark or affect its visual prominence by altering its foreground, backdrop or the edge of the view (Liverpool County Council 2009, 50).
- 9.4 *From Wallasey Town Hall (SPD **View 2**, Figure 4.2) (**Visualisation No. 1**):* This provides a long, oblique view of the Liverpool Waterfront, with important views of Stanley Dock and the Tobacco Warehouse, as well as the Pier Head and Albert Dock complexes and overall cityscape.
- 9.5 This view shows the river and tidal margins in the foreground; in the middle ground there is the river wall, Waterloo Warehouse, Stanley Dock Warehouses, Victoria Clock Tower, Pier Head Group, Kingsway Tunnel Ventilation Shaft, operational docks and wind turbines. In the background/skyline is the Everton Ridge, Museum of Liverpool, St John's Beacon, overall cityscape, operational docks, Albert Dock Warehouses, Echo Arena and St George's Church.
- 9.6 *From Woodside Ferry Terminal (SPD **View 3**, Figure 4.2) (**Visualisation No.2**):* This is an important view of the Liverpool waterfront, particularly of the Three Graces, which represent a highly prominent statement of mercantile wealth, and the Albert Dock complex representing an innovative single dock system. An overall historic

cityscape can be viewed from this location including the Anglican Cathedral and the Metropolitan Cathedral.

- 9.7 This view shows the river in the foreground, the river wall, Echo Arena, Albert Dock Warehouses (Grade I Listed), Museum of Liverpool and the Pier Head group (Grades I, II* and II) in the middle ground, and Hope Street Ridge, Anglican Cathedral (Grade I), Metropolitan Cathedral (Grade II*), St John's Beacon, overall cityscape, Waterloo Warehouse and Stanley Dock Warehouses in the background/skyline.

Key Local Views

- 9.8 Numerous significant local views have been identified and are shown on Figure 4.1 in the Supplementary Planning Document. These views are important as they aid the legibility and understanding of the City and are also significant to the outstanding universal value of the WHS, the character of conservation areas and the wider city centre. These have been separated into three broad groups: Defined Vistas, General Views/Panoramas and General Views with focal point.

General View/Panorama to the World Heritage Site

- 9.9 A general view/panorama forms part of the Distant Views to the WHS identified in the Supplementary Planning Document. These are long distance views over the city centre from high viewpoints.
- 9.10 *From the Anglican Cathedral (SPD **View V**, Figure 4.1) (**Plate 15**):* this viewpoint from the Anglican Cathedral looking north-west across the city has been identified in the Supplementary Planning Document for the WHS. The site was visited in order assess the general view/panorama, and to note the point at which the WHS could be observed.

General Views from a Focal Point

- 9.11 General views to a focal point are views which vary considerably in terms of their scope but will have at least one focal point which is often a key landmark building. For the purposes of the present assessment, only one view of this type has been identified in close proximity to the proposed development site, and it has been considered to assess if the proposed scheme would have an impact on this general view.
- 9.12 *From West Quay of Wapping to Anglican Cathedral (SPD **View J**, Figure 4.2):* this view from West Quay to Wapping Dock to the Anglican Cathedral incorporates the

historic dockland scene of Wapping Dock including the warehouse, colonnade, Hydraulic Tower, water and retaining walls. The focal point in this view is the tower of the Anglican Cathedral.

Table 1: Assessment of Impact on Identified Views

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
From Wallasey Town Hall (SPD View 2) Visualisation No.1	High	<p>This is a distant and oblique view of the Liverpool Waterfront and the application area. Important views of Stanley Dock and the Tobacco Warehouse are closer and allow more appreciation of architectural detail. The majority of the Pier Head buildings appear as silhouettes with the Albert Dock relatively unobtrusive as a low lying block of buildings. The view contains both historic and modern components reflecting the overall dynamic cityscape.</p> <p>The proposed development would be partially visible in this view to the right of the Port of Liverpool Building. The tallest elements of the development would add to the skyline, however it would not obscure or impinge on any of the historic elements seen in this view.</p> <p>Overall the level of change is almost imperceptible from distance and does not lead to</p>	None	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		an erosion of the heritage values represented within the view. This impact is considered to be negligible		
From Woodside Ferry Terminal (SPD View 3) Visualisation No.2	High	<p>From this location, the Central Dock system and the Pier Head complex are clearly visible. The architectural centre piece of the Pier Head complex, whilst noticeable, is not visually dominant as a result of tall development to the north. The mass and uniformity of the Albert Dock and its relationship with the river are clearly discernable. The scale and visual dominance of the Anglican Cathedral is evident in this view. This view also contains a wide range of differing building types both historic and modern.</p> <p>This view demonstrates the unique maritime and mercantile characteristics of the Liverpool waterfront and is important in demonstrating the OUV of the World Heritage Site.</p> <p>The proposed scheme would be visible behind Echo Area and the Exhibition Centre, and to the right of the Anglican Cathedral. The proposed scheme would not obscure this</p>	None	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		defined line of sight of key landmark buildings, and would not affect their visual prominence. Overall, whilst noticeable within the view the development does not erode or change any of the heritage values within the view.		
View North-West from the Anglican Cathedral (SPD View V) Plate 15	High	<p>The view from the cathedral steps encompasses a variety of elements.</p> <p>Two heritage assets, which are situated within the WHS, were visible from this viewpoint: the top of the two clock towers of the Grade I listed Royal Liver Building in the far distance, The Liver Building is visually dominated by the gable end of the residential properties to its immediate right. The top of the Grade II listed George's Dock Ventilation and Central Control Station for the Mersey Road Tunnel visible immediately to the left. One heritage asset located within the WHS Buffer Zone could be observed from this viewpoint, the dome of the Former Congregational Chapel ('The Blackie') situated on Great George Street, a Grade II Listed Building. The foreground is taken up by relatively modern</p>	None	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		<p>residential accommodation.</p> <p>The proposed development would be visible towards the western (left hand) side of this view, with the northern part of the development potentially just visible above the rooftops of the modern housing on Cathedral Gate.</p> <p>The tallest element of the proposal would be further to the west in kinetic views heading southwards along the west side of the Cathedral Overall the proposals would be noticeable within the view however the heritage values of the Pier Head Complex would not be affected by the ability to view the new development in conjunction. No change to heritage values</p>		
<p>From West Quay of Wapping to Anglican Cathedral (SPD View J)</p> <p>Visualisation No.3</p> <p>Plate 17</p>	High	<p>This viewpoint from West Quay at Wapping Dock, facing east towards the Anglican Cathedral, is located to the west of the proposed development site.</p> <p>Visualisation 3 shows the view from the point shown in the SPD. Whilst visible in the view, there would be no impact on this direct line of sight to the Cathedral by the tallest elements of the scheme. Overall, there will no impact to heritage values within</p>	None	None

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		<p>this view.</p> <p>In consultation with Liverpool City Council, a view from the south end Wapping Dock (at the junction of Keel Wharf and Queens Wharf) was also taken, although this is not the location identified within the SPD. From this point, and using the roof of The Wedding Shop as a point of reference, the proposed development site would still be visible, however the tallest elements would be south of the Anglican Cathedral, and would not compete with or dominate the tower of the Cathedral or the Hydraulic Tower at Wapping Dock (Plate 17)</p>		
<p>From St James' Mount</p> <p>Plate 16</p> <p>Visualisation No.6</p> <p>(Historic England requested view)</p>	Low	<p>This viewpoint was identified by Historic England.</p> <p>St James' Mount is located immediately to the south of the Anglican Cathedral. Access to the area is by St James Road which leads off from Upper Parliament Street.</p> <p>The setting of this area relates to its proximity to the Anglican Cathedral and to St James Cemetery which is situated immediately to the east.</p> <p>The view looking west from this elevated strip of landscaped land</p>	Low Adverse	Low Adverse

View and Visualisation Number	Significance as defined within <i>Seeing the History in the View</i>	Summary and Assessment of View	Magnitude of Impact	Cumulative Impact
		<p>contains a wide and varied landscape which includes the River Mersey and across to Birkenhead. There are some historic warehouses visible in this view, but these are seen in the context of a variety of built form. No's 3-4 Great George Place is visible in the middle ground.</p> <p>The proposed development will be prominent in this view, blocking out much of the vista that is currently seen</p>		

10 DISCUSSION

- 10.1 The proposed development site lies within the buffer zone of the World Heritage Site and is in close proximity to a number of heritage assets, or due to its size has the potential to affect how a number of more distant heritage assets are experienced. In line with the specific requirements of the Supplementary Planning Document, key views presented within the SPD have been assessed for visual effects and the relevant ones have been presented as Visualisations within Appendix A.
- 10.2 The assessment has considered the indirect effects of the proposal development on designated heritage assets ranging from the highly graded Albert Dock and Pier Head groups to Grade II listed houses. The overall effects of the proposals upon these heritage assets is neutral or negligible, with the majority of the structures not experiencing effects to their significance as a result of changes to their settings.
- 10.3 In the case of 3-4 Great George Place, the property currently stands in isolation, although historically it formed part of a terrace of properties fronting onto Great George Place. Its current setting is as a result of clearance undertaken in the second half of the 20th century. The proposed development will introduce new buildings including tall elements in close proximity to the heritage asset. The scale of the new development would have an indirect impact upon the setting of the Grade II listed building and the effect of this is considered to represent a moderate adverse impact which is less than substantial in scale. Despite the visual dominance of the new development the significance of the building, in particular its architectural values would be maintained. Whilst the new development is undoubtedly of a greater scale than the heritage asset it is considered that the reintroduction of built form to the area, considerable public realm improvements and vibrancy through increased footfall to the setting of the Wedding Shop would have, over time, a beneficial effect to how the building is perceived, located as it is at the centre of the key gateway site.
- 10.4 The proposals would result in the removal of No.121 St James Street, an early 20th century shop which historically would have stood amongst residential and commercial properties. This is considered to represent substantial harm to a non-designated heritage asset of local value. Whilst there would be loss of this building, the proposed development will reintroduce residential and commercial properties into an area of undeveloped derelict land which currently visually detracts from this key gateway area and has no public realm benefits. The substantial public benefits gained through the redevelopment of the site and the introduction of new

residential, commercial properties and associated public realm should be taken into account when considering the loss of this non-designated, locally important building.

- 10.5 The character and appearance of the identified Conservation Area (Lower Duke Street) would be unaffected. The proposals would not physically impact on this Conservation Area, and views along Duke Street towards the Pier Head Complex would not be impacted.
- 10.6 The identified views within the SPD have been assessed as part of a site inspection and selected views have been subject to further analysis through the production of visualisations (See Appendix A). This has established that whilst the proposed development will be visible in a number of views, including long views from the river and from the Anglican Cathedral, there will be no overall impact to the heritage significance of the views. There would be a low adverse impact on the view looking west from St James' Mount, although this is not a view that has been identified in the SPD.

Outstanding Universal Value

- 10.7 The application site lies within the Buffer Zone of the Liverpool Mercantile and Maritime World Heritage Site and as such has the potential to affect its Outstanding Universal Value. The Statement of Outstanding Universal Value identified that the innovation displayed in the development to the dock construction and port management was felt internationally, as was the maritime culture which developed as a result of the port, which served and contributed to the expansion of the British Empire through trade and cultural connections.
- 10.8 The OUV of the WHS is experienced through the tangible links to the past provided by the historic environment and in particularly monuments and buildings associated with trade, shipping and storage but also through intangible links to the past such as sense of place, civic pride and others.
- 10.9 The development, whilst not within the WHS, has the potential to affect the OUV by being visually dominant or intrusive within the setting or views of the key landmark buildings and heritage assets identified within the WHS; by severing visual and physical linkages between key elements of the WHS; through the effects of being inconsiderately sited within the setting of a heritage asset so as to obscure or to confuse the original use or purpose of the space or area or potentially draw away

investment or visitors from the WHS by introducing competition in an alternative location for business, leisure and housing and other investment.

- 10.10 In these terms the proposed development will not affect the OUV of the WHS as the key attributes of the OUV, that of innovative design, the strong maritime culture and the international influence and prestige of Liverpool and how these are manifested through heritage assets will not be altered to a degree as to have a significant effect or result in substantial harm to the OUV of the WHS. One of the key aims of the proposed development is to strengthen the cultural connections with the long established Chinese community which would continue to maintain one of the Outstanding Universal Values of the WHS: Liverpool as an outstanding example of a world mercantile port city, which represents the early development of global trading and cultural connections.
- 10.11 Assessment of the views highlighted within the SPD, which have the potential to be affected by the proposed development, will not result in any erosion of heritage significance of the heritage assets within them; therefore the essential values which contribute to the OUV of the WHS will remain intact.
- 10.12 In terms of the character of the individual character areas, again the proposed development, situated outwith the WHS within the Buffer Zone will not affect the essential qualities of these areas. Lower Duke Street will not experience changes to its tight urban grain as a result of the development.

Cumulative Effects

- 10.13 The proposed development is located in an area of Liverpool where there are several consented schemes: Neptune Hurst Street (Baltic Village); Park Lane and Carpenters Row (Heaps Mill); Park Lane; Norfolk Street (Pinnacle/Blok); Norfolk Street (Falconer Chester Hall); Norfolk/Watkinson Street (Falconer Chester Hall) and Central Village.
- 10.14 Whilst the quantum of development is noticeable within the views, these do not coalesce to form a visual barrier, blocking views of heritage assets from any distant or key local views identified in the SPD.

11 CONCLUSION

- 11.1 The proposed development site is located within the Buffer Zone of the Liverpool Maritime and Mercantile World Heritage Site. It also lies in relative close proximity to a number of heritage assets and due to its height (maximum 21 storeys) it has the potential to affect the setting or the heritage significance of heritage assets at a distance.
- 11.2 The assessment has assessed the setting of heritage assets which have the potential to be affected by the development proposals; the effect of the development upon a number of views identified with the Supplementary Planning Document and also assessed the impact of the development upon the Outstanding Universal Value of the Liverpool Maritime and Mercantile World Heritage Site.
- 11.3 The assessment concluded that there would be moderate impact to the setting of the Grade II Nos 3-4 Great George Place, through the introduction of new development in close proximity, including tall elements, which would visually and physically dominate the heritage asset. Whilst the building will be dominated, the new development provides an opportunity to create a juxtaposition between old and new, and there is the potential that 3-4 Great George Street could form part of landmark buildings at one of the main routes into Liverpool.
- 11.4 In terms of visual effects upon views identified within the SPD, the development proposals do not have a demonstrably significant adverse impact upon any of the key views. The scheme would be visible within the views, however the heritage significance and values of the heritage assets within the view would be sustained.
- 11.5 Taking this into account, the relatively low level of impact to the individual assets and views would result in no erosion of the Outstanding Universal Value of the World Heritage Site and would, through the strengthening of cultural connections with the long established Chinese community, sustains one of the key intangible values of the Liverpool Mercantile and Maritime World Heritage Site.

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PLATES

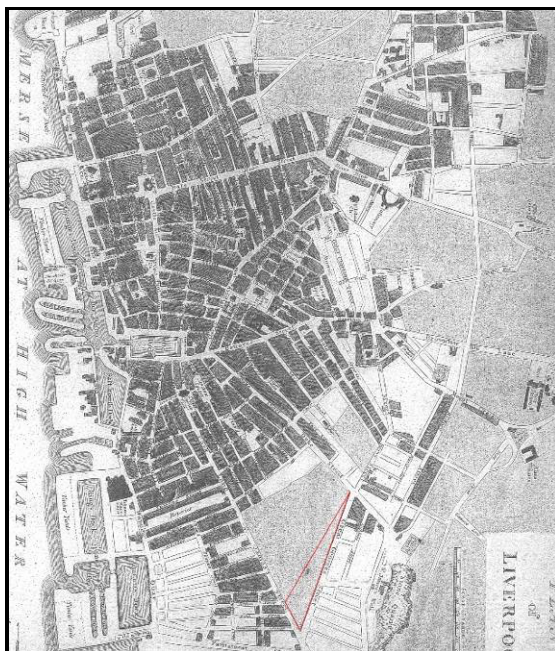


Plate 1: Extract from John Eyes Plan of Liverpool c.1795 (the location of the proposed development site is outlined red for illustrative purposes only)

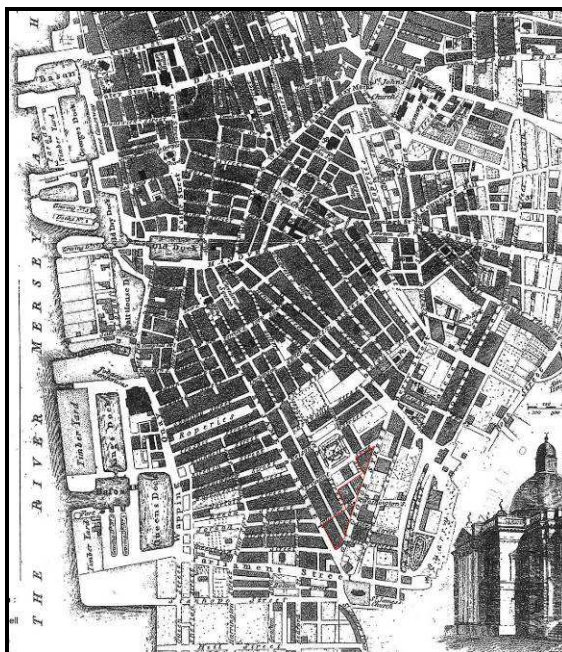


Plate 2: Extract from Roper's map of Liverpool 1807 (the location of the proposed development site is outlined red for illustrative purposes only)

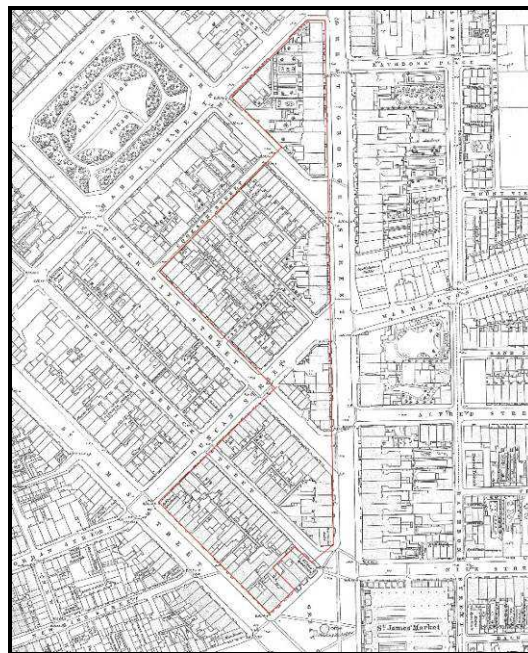


Plate 3: Extract from the Ordnance Survey map of 1849 (the location of the proposed development site is outlined red for illustrative purposes only)

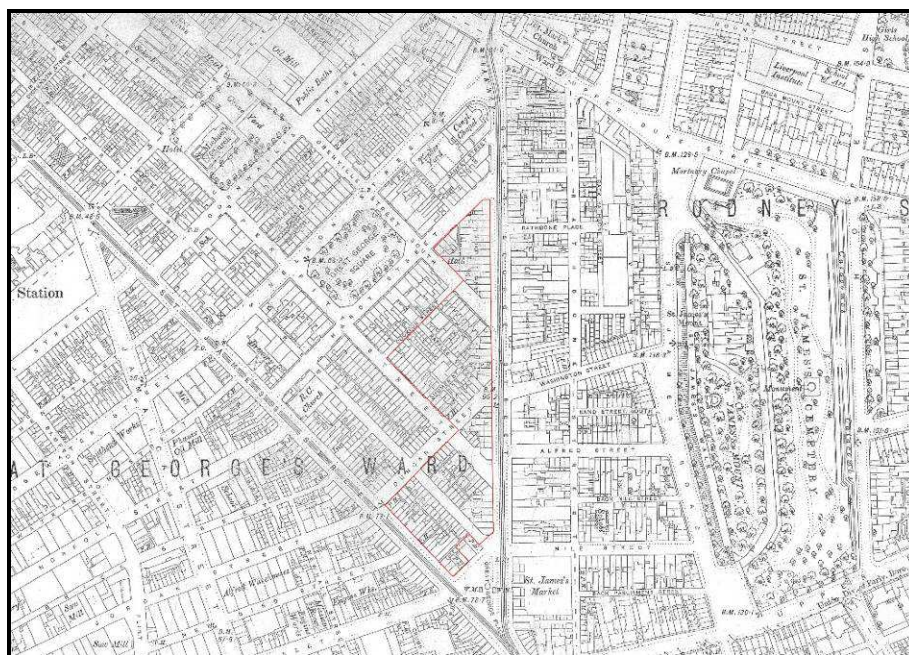


Plate 4: Extract from the Ordnance Survey map of 1893 (the location of the proposed development site is outlined red for illustrative purposes only)



Plate 5: Extract from the Ordnance Survey map of 1908 (the location of the proposed development site is outlined red for illustrative purposes only)

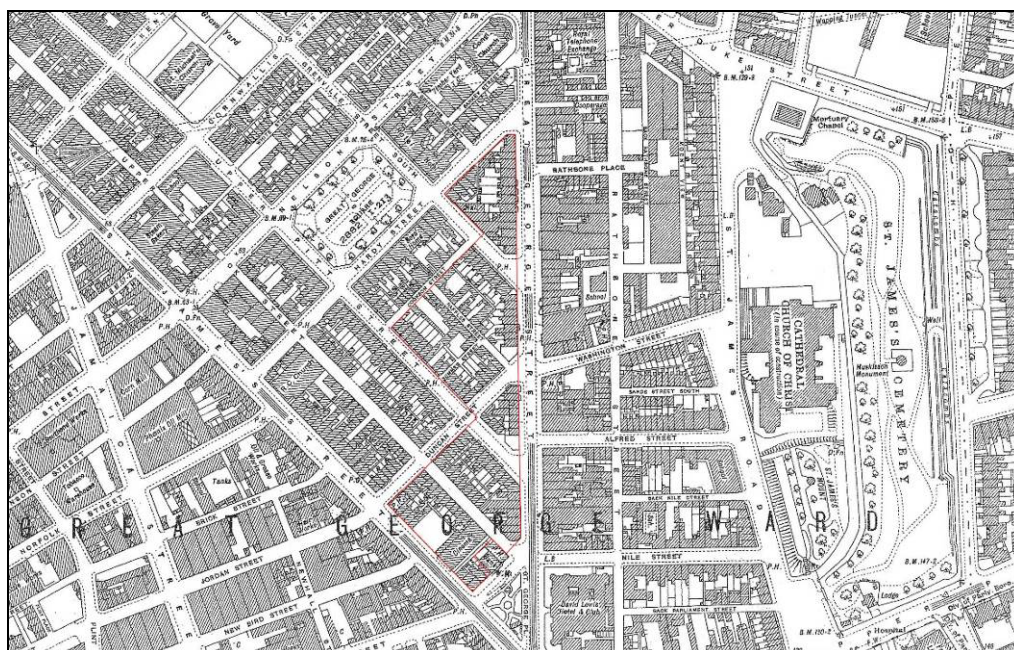


Plate 6: Extract from the Ordnance Survey map of 1927 (the location of the proposed development site is outlined red for illustrative purposes only)



Plate 7: Damage done to Hardy Street/Grenville Street 1941



Plate 8: View looking north up Great George Street from the top of the David Lewis Hotel and Club, showing the proposed development site to left of photograph



Plate 9: View looking south along Great George Street showing the proposed development site to right of photograph

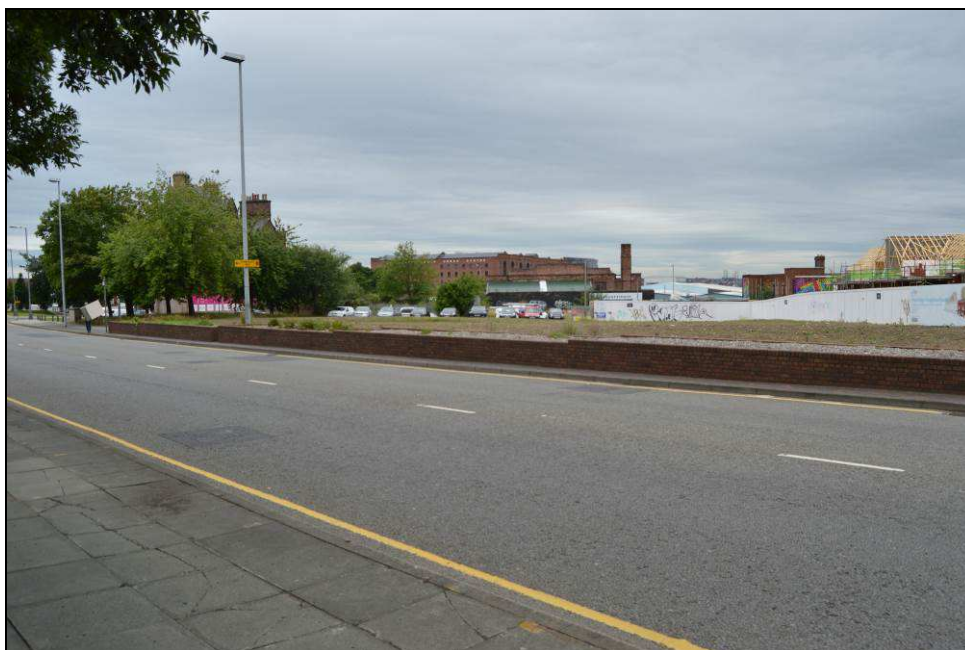


Plate 10: View looking south from Great George Street showing the south end of the proposed development site



Plate 11: Existing L-shaped block of flats along Upper Pitt Street, as seen from Great George Street



Plate 12: The early 20th century shop on St James Street (No.121), located within the site boundary



Plate 13: Modern industrial unit at the junction of St James Street and Duncan Street, located within the site boundary



Plate 14: The Wedding Shop located at the south end of the site, but outside the site boundary



Plate 15: View looking north-west from the base of the steps to the Anglican Cathedral
(north end)



Plate 16: View looking west from St James' Mount



Plate 17: View looking east towards the Anglican Cathedral from the south end of Keel Wharf. The tallest element of the proposed development would be to the right of the Hydraulic Tower (visible in centre of photograph)

Listed Buildings within a 500m radius of the site:

ID No.	Site Name	Description	Grid Ref.	Grade
1361681	Anglican Cathedral Church of Christ	Cathedral, begun 1904, Sir Giles Gilbert Scott	SJ 35382 89397	I
1063282	The Oratory, St James' Cemetery	Former mortuary chapel, 1829	SJ 35386 89543	I
1209882	Church of St James' Place, Toxteth Park	Church, built 1774-75	SJ 35277 89049	II*
1206596	159-163 Duke Street	Three houses, 1765	SJ 35076 89763	II*
1068256	173-175 Duke Street	Former site of three houses, 1765	SJ 3511 8974	II*
1280622	Church of St Luke	Former Anglican church, approach steps and raised flagged forecourt, now deconsecrated shell 1811-32	SJ 35264 89871	II*
1072958	Gladstone House, 62 Rodney Street	House, 1792-3 for John Gladstone	SJ 35344 89755	II*
1068213	2 Canning Street, 1-10 Gambier Terrace	Terrace of 11 houses, c.1836	SJ 35550 89448	II*
1292991	Scandinavian Seaman's Church (Gustave Adolphs Kyrka), Park Lane	Built in 1883-84	SJ 34640 89650	II*
1361682	Roman Catholic Church of Saint Vincent de Paul	1856-57, Edward Welby Pugin	SJ 35004 89347	II*
1068260	1-9 Dukes Terrace	Terrace of small houses, 1843	SJ 3513 8976	II
1209899	St James' Cemetery Lodge next to gateway	Lodge 1827, J Foster	SJ 35441 89166	II
1209902	Huskisson Monument in St James' Cemetery	Monument, 1836, J Foster	SJ 35469 89353	II
1206238	The Royal Institution	House, now Royal Institution, c.1799	SJ 35080 89813	II
1073449	St Peter's Roman Catholic Church	Roman Catholic Church	SJ 3501 8988	II
1292337	64-72 Seel Street	Terrace of five houses, late 18 th century	SJ 3498 8990	II
1361675	76 Seel Street	House, early 19 th century	SJ 3502 8983	II
1063327	Grapes Public House and Higson's Brewery, Stanhope Street	Brewery and public house, 1896-1902	SJ 35008 88961	II
1070613	7 Mount Street	House, early 19 th century	SJ 35428 89699	II
1070614	2 Mount Street	House, early 19 th century	SJ 35375 89690	II

1070615	4-6 Mount Street	House, early 19 th century	SJ 35395 89687	II
1070617	18 Nelson Street	House, early 19 th century	SJ 35117 89624	II
1072949	35 Rodney Street	House, c.1783-84	SJ 35388 89800	II
1072950	43 Rodney Street	House, early 19 th century	SJ 35385 89756	II
1072951	49A Rodney Street	House, early 19 th century	SJ 35373 89712	II
1072957	56-58 Rodney Street	Pair of houses, early 19 th century	SJ 35348 89782	II
1072959	72A Rodney Street	House, early 19 th century	SJ 35331 89700	II
1072960	74-76 Rodney Street	Two houses, late 18 th century	SJ 35333 89693	II
1073000	36-38 Pilgrim Street	Shop and house, early 19 th century	SJ 35409 89707	II
1073450	94-104 Seel Street	Terrace of six houses, built c.1800	SJ 35158 89798	II
1073448	Pogue Mahone Public House	Public House, early 19 th century	SJ 35165 89824	II
1073465	Wall, railings and gates to St James' Churchyard	Late 18 th century	SJ 35261 89086	II
1073466	St James' Cemetery Gateway to south end of Saint James' Road	Gateway, 1827, J Foster	SJ 35407 89172	II
1073467	Carriage Ramps and Catacombs, St James' Cemetery	Intersecting sloping carriageways with battered rusticated retaining walls containing catacombs	SJ 35493 89517	II
1073488	80 Rodney Street	House, early 19 th century	SJ 35327 89669	II
1073489	82 Rodney Street	House, early 19 th century	SJ 35326 89662	II
1073490	86-88 Rodney Street	Two houses, early 19 th century	SJ 35320 89635	II
1063285	24-26 Upper Parliament Street	Two houses, 1820s	SJ 35436 89110	II
1063286	28-34 Upper Parliament Street	Terrace of four houses, 1820s	SJ 35456 89117	II
1068201	48a, 48b, 48c and 48d Nelson Street	Terrace of houses, early 19 th century	SJ 35023 89531	II
1068202	Former Congregational Chapel, 1 Great George Street	Chapel, 1841-41	SJ 35151 89601	II
1068205	45-51 Greenland Street	Warehouses, late 19 th century	SJ 34976 89077	II
1068214	Gatepiers and Gates, Gambier Terrace	Gatepiers and gates, c.1836	SJ 35520 89515	II
1068257	The Monro Public House, 92-94 Duke Street	Public house, late 18 th century	SJ 34895 89831	II
1068258	116 Duke Street	House, late 18 th century	SJ 34958 89784	II

1068259	120-124 Duke Street	Terrace of three houses, late 18 th century	SJ 34984 89759	II
1068297	14 Colquitt Street	House, late 18 th century	SJ 35112 89870	II
1075169	2-12 Huskisson Street	Includes 51 Hope Street, terrace of seven houses, 1830s	SJ 35527 89296	II
1075180	39, 41 and 43 Knight Street	Terrace of three houses, early 19 th century	SJ 35308 89729	II
1075194	41, 43 and 45 Hope Street	Terrace of three houses, early 19 th century	SJ 35533 89599	II
1075195	49 and 49A Hope Street	House, 19 th century	SJ 35523 89547	II
1075196	65 Hope Street	House, early 19 th century	SJ 35539 89234	II
1206611	98 Duke Street	House, now office, c.1770s	SJ 34909 89819	II
1206623	118 Duke Street	House, late 18 th century	SJ 34969 87986	II
1207612	37-39 Hope Street	Terrace of three houses, early 19 th century	SJ 35535 89604	II
1207618	47 Hope Street	House, early 19 th century	SJ 35530 89583	II
1207626	67-71 Hope Street	Three houses, 1820s	SJ 35538 89227	II
1208433	5 Mount Street	House, early 19 th century	SJ 35402 89702	II
1208437	9-25 Mount Street	Terrace of early 19 th century houses	SJ 35457 89695	II
1208442	35 Mount Street	House, early 19 th century	SJ 35494 89682	II
1208457	8 Mount Street	House, early 19 th century	SJ 35399 89685	II
1208493	44 Nelson Street	House, early 19 th century	SJ 35060 89571	II
1209599	41 Rodney Street	House, early 19 th century	SJ 35388 89769	II
1209603	47-49 Rodney Street	Two houses, late 18 th century	SJ 35382 89724	II
1209620	51-75 Rodney Street	Terrace of 13 houses, late 18 th century	SJ 35358 89646	II
1209686	42-46 Rodney Street	Three houses, late 18 th century	SJ 35357 89829	II
1209691	64-72 Rodney Street	Terrace of five houses, early 19 th century	SJ 35345 89742	II
1209905	Rock Cut Arch in St James' Cemetery	Arch cut out of natural rock of cemetery wall, 1824	SJ 35391 89502	II
1209907	Saint Vincent De Paul Presbytery, Hardy Street	Presbytery, to north of church, possibly same date, i.e. 1856	SJ 34999 89367	II
1210096	78 Seel Street	Warehouse, probably once a school, 1930s	SJ 35034 89874	II
1218340	36 Upper Parliament Street	Early 19 th century house	SJ 35474 89124	II
1292040	Morning Terrace, Upper Duke Street	Terrace of five houses	SJ 35365 89600	II
1292335	79-83 Seel Street	Three houses, early 19 th century	SJ 35173 89818	II
1292527	50-54 Rodney Street	Terrace of three houses. Early	SJ 35349 89801	II

		19 th century		
1292528	60 Rodney Street	House, early 19 th century	SJ 35344 89767	II
1292555	37 Rodney Street	House, late 18 th century	SJ 35396 89791	II
1292976	57 Parr Street	Warehouse, c.1799	SJ 35060 89820	II
1293107	20 Nelson Street	House, former Mission building, early 19 th century	SJ 35112 89616	II
1293145	10-12 Nelson Street	Two houses, early 19 th century	SJ 35124 89639	II
1279638	53-59 Hope Street	Terrace of four houses, early 19 th century	SJ 35539 89275	II
1279685	2-6 Hope Place	Terrace of three houses, early 19 th century	SJ 35438 89767	II
1280635	6-15 Bold Place and 26 Roscoe Street	Row of 10 houses, early 19 th century	SJ 35284 89824	II
1298827	15-21 Great George Square	Terrace of four houses, early 19 th century	SJ 35000 89435	II
1343610	61-63 Hope Street	Two houses, early 19 th century	SJ 35538 89250	II
1356349	105 Duke Street	Originally the Union Newsroom, then from 1852-60 Liverpool's first public library, now offices, 1800	SJ 34889 89882	II
1356359	3-4 Great George Place	Former North and South Wales Bank 1860s	SJ 35147 89202	II
1359856	Railings and Piers to entrance to Oratory, 29 Upper Duke Street	Railings and gatepiers 1829	SJ 35366 89551	II
1361651	78 Rodney Street	House, early 19 th century	SJ 35328 89675	II
1361652	84 Rodney Street	House, early 19 th century	SJ 35323 89653	II
1361675	76 Seel Street	House, early 19 th century	SJ 35021 89882	II
1361916	39 Rodney Street	House, late 18 th century	SJ 35388 89782	II
1361917	45 Rodney Street	House, early 19 th century	SJ 35383 89748	II
1361921	48 Rodney Street	House, early 19 th century	SJ 35355 89815	II
1363062	3 Mount Street	House, early 19 th century	SJ 35389 89706	II
1363063	27-33 Mount Street	Terrace of four houses, early 19 th century	SJ 35474 89691	II
1363064	Liverpool Institute for the Performing Arts, Mount Street	School, 1835	SJ 35451 89644	II
1363065	14-16 Nelson Street	Two houses, early 19 th century	SJ 35122 89635	II
1363066	22-26 Nelson Street	Three houses, early 19 th century	SJ 35103 89611	II
1365838	25 Pilgrim Street	House, early 19 th century	SJ 35426 89704	II
1366066	College of Art, 68 Hope	Art school, Hope Street front	SJ 35497 89639	II

	Street	'1910'		
1390945	183-185 Duke Street	Pair of former dwellings c.1800	SJ 35166 89706	II
1391054	135-147 Duke Street	Terrace of houses, late 18 th century	SJ 34995 89812	II
1391231	96 Duke Street	Former townhouse, late 18 th century	SJ 34903 89825	II