

Revised Heritage Statement Eldon Grove, Bevington Street, Liverpool

June 2016

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Client

Stonebase Construction Limited

June 2016

1. Introduction

- 1.1 This Revised Heritage Statement has been prepared by Turley Heritage on behalf of Stonebase Construction Limited in support of amended applications for full planning and listed building consent at Eldon Grove, Bevington Street, Liverpool (the 'Application Site'). The proposals incorporate the repair and conversion of three grade II listed tenement blocks to form 45 apartments and five new build blocks that will create a further 85 apartments, with associated landscaping and car parking (the 'Proposed Development').
- 1.2 The amended proposals are the culmination of lengthy consultations with Liverpool City Council following the submission of the original planning and listed building consent applications with a particular regard to the architectural form and the extent of the proposed new build units. As a result of those consultations significant amendments have been made to the architectural approach and materials, and the total number of apartments has been reduced from 138 to 130 units.
- 1.3 The National Planning Policy Framework (NPPF) 2012 provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements it sets out that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*¹
- 1.4 Section 2 of this Statement identifies the relevant heritage assets that may be affected by the Proposed Development and Section 3 provides a detailed overview of the history and development of the Application Site and the surrounding area.
- 1.5 Section 4 provides an assessment of the significance of the relevant heritage assets, in terms of their special architectural and historic interest and the contribution of setting to that significance.
- 1.6 Section 5 provides an assessment of the impact of the amended proposals on the significance of the identified designated heritage assets, in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the NPPF 2012 and local planning policy for the historic environment (set out in detail at *Appendix 1*).

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

2. The Heritage Assets

Introduction

- 2.1 The NPPF (2012) defines a heritage asset as:

“A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”².

Designated Heritage Assets

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

Listed Buildings

- 2.3 There are a number of listed buildings located within the Application Site and the surrounding area. Those which have the potential to be affected by the Proposed Development are identified below. These are listed in order of proximity to the Application Site. A copy of the full list entry description for each asset is included between *Appendix 2* and *Appendix 5* of this report.
- Eldon Grove, East, Central and West blocks (grade II listed);
 - Railings and Piers (grade II listed);
 - Street Lamps (grade II listed);and
 - Roman Catholic Church of Our Lady of Reconciliation of De La Salette (grade II listed)
- 2.4 The three buildings collectively known as Eldon Grove were individually included on the statutory list of buildings of special architectural or historic interest at grade II on the 24 September 1993. The list description for the central building states the following (a copy of the full list entry description for each building is included at *Appendix 2* of this report):

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

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

3. History and Development of the Application Site

The Application Site and the Surrounding Area

- 3.1 The Application Site forms frontages to Bond Street to the north, Limekiln Lane to the east, Bevington Street to the south and Titchfield Street to the west.



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

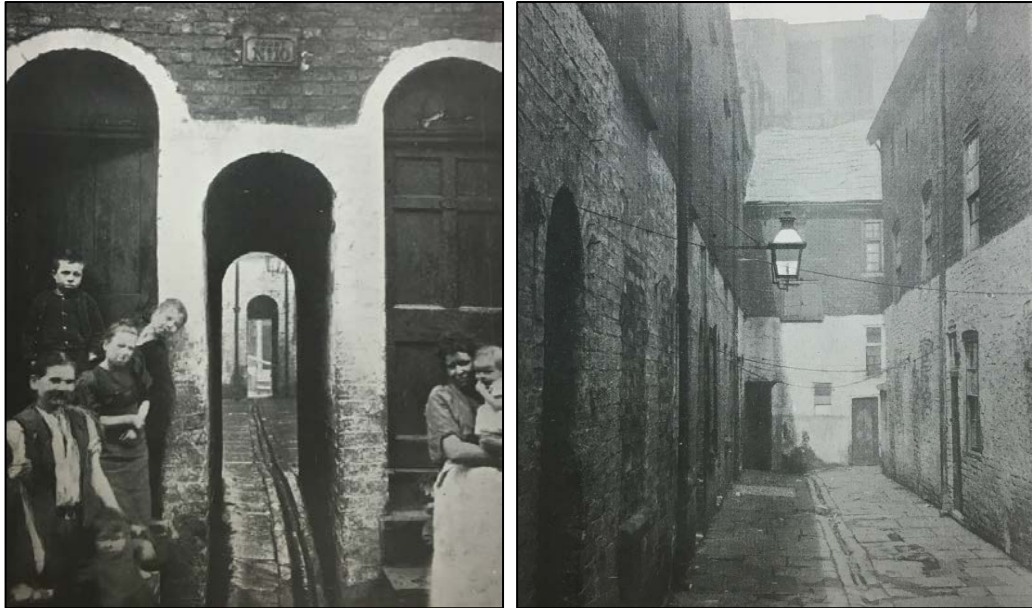
- 3.2 The area, immediately adjoining the Application Site, largely consists of modern residential development to the west, north and east. To the south are a series of terraced dwellings contemporary with Eldon Grove, dating from the early 20th century.
- 3.3 The wider area includes the Wallasey Tunnel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

⁴⁴

Google Maps (2012) Satellite View: Vauxhall, Liverpool

History and Development

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



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

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

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

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

- 3.7 The failure of landlords to properly maintain these properties caused severe problems with the city's overall housing stock. The City Corporation's initial tactic for ridding itself of insanitary housing was to place the onus on owners to demolish and replace these properties or improve them (through the provision of WC's and ash pits)¹⁰. Despite these efforts, the poor conditions and lack of sanitary infrastructure associated with the rapid urbanisation of the city during the early 19th century resulted in a variety of infectious diseases. To combat this, the City of Liverpool appointed its own Medical Officer of Health (Dr William Henry Duncan) in 1847 and was the country's first¹¹.
- 3.8 This eventually led to the overcrowded areas in the inner core of Liverpool being condemned as 'slums' and with the City Corporation of Liverpool acquiring the land under the Housing of the Working Classes Act 1890 and latterly redeveloping some of them with 'model dwellings'. It was specifically noted by the City Corporation of Liverpool that:

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



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

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

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

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



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

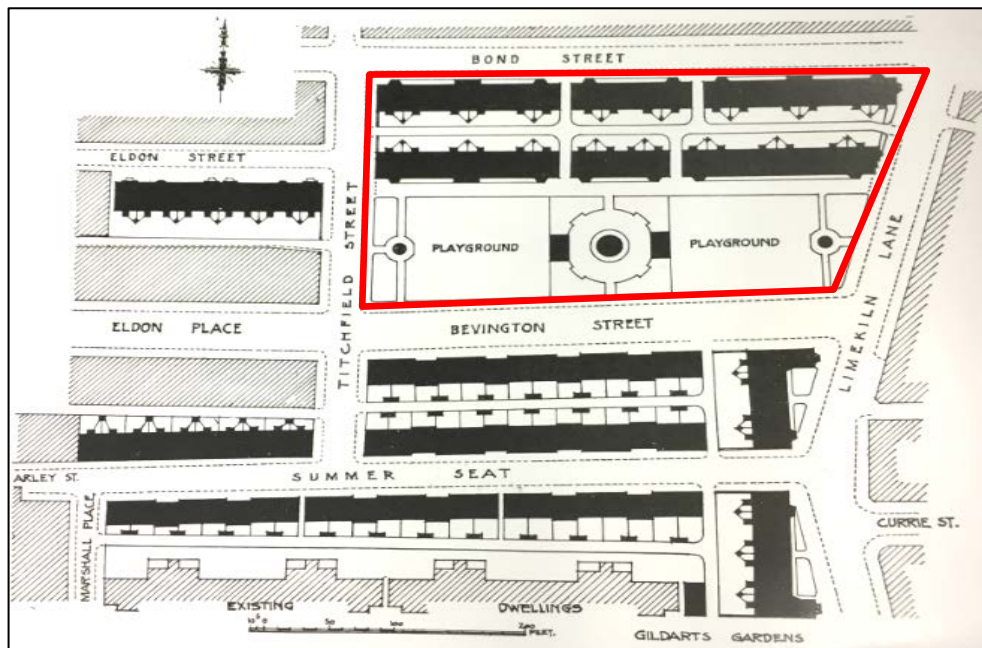


Figure 3.6: Plan of the Bevington Street area (following rebuilding) c.1912¹⁶

¹⁴ City of Liverpool (1910) Programme for the Bevington Street Area (Laying of Foundation Stone)
¹⁵ City of Liverpool (1910) Programme for the Bevington Street Area (Laying of Foundation Stone)

Bevington Street - Cottages

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



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

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

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

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

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

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

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

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

Bevington Street - Tenements

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



Figure 3.8: Tenements to Limekiln Lane c.1912²²

²⁰ Sharples, J & Pevsner, N (2004) Pevsner Architectural Guides: Liverpool
²¹ City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)
²² City of Liverpool (1912) Programme for the Bevington Street Area (Opening Ceremony)

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



Figure 3.9: Eldon Grove tenements c.1912²³

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

²³

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

²⁴

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

²⁵

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

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



Figure 3.10: Eldon Grove tenements c.1912²⁶

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



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

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

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

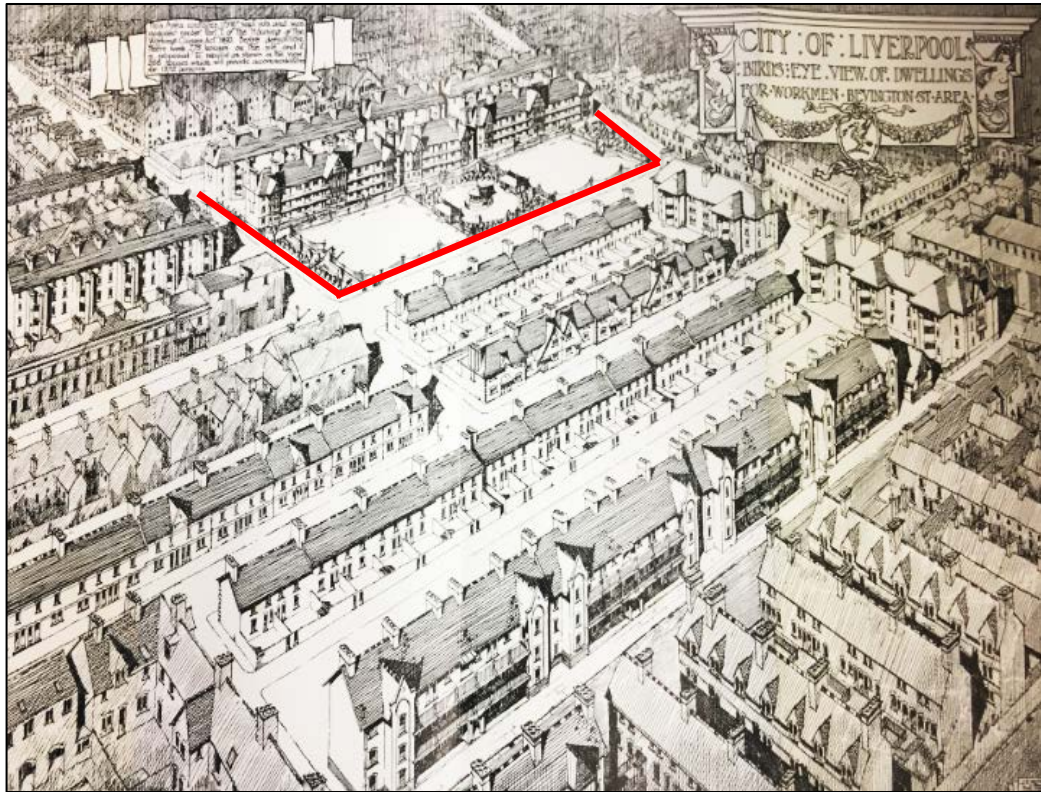


Figure 3.12: Birds Eye View of the Proposed Scheme c.1912³¹

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

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

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



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

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

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

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



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

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



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

³⁷

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

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



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

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

³⁸

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

³⁹

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

⁴⁰

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

⁴¹

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

4. Significance of the Heritage Assets

Significance and Special Interest

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

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁴²

Listed Buildings

- 4.2 Listed buildings are defined as designated heritage assets that hold architectural or historic interest. The principles of selection for listed buildings are published by the Department of Culture, Media and Sport and supported by Historic England’s Listing Selection Guides for each building type⁴³.

Setting

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

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral⁴⁴.”

- 4.4 Historic England has published guidance⁴⁵ in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.
- 4.5 Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance.

Assessment

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

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

Eldon Grove (Grade II Listed)



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

Architectural Interest

External

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

⁴⁶

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

⁴⁷

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

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



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

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



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

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

⁴⁸

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

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



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

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



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

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



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

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

⁴⁹

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

⁵⁰

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



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



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

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



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

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

⁵¹

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



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

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

Internal

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



Figure 4.12: Interior to Eldon Grove c.2011⁵²

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

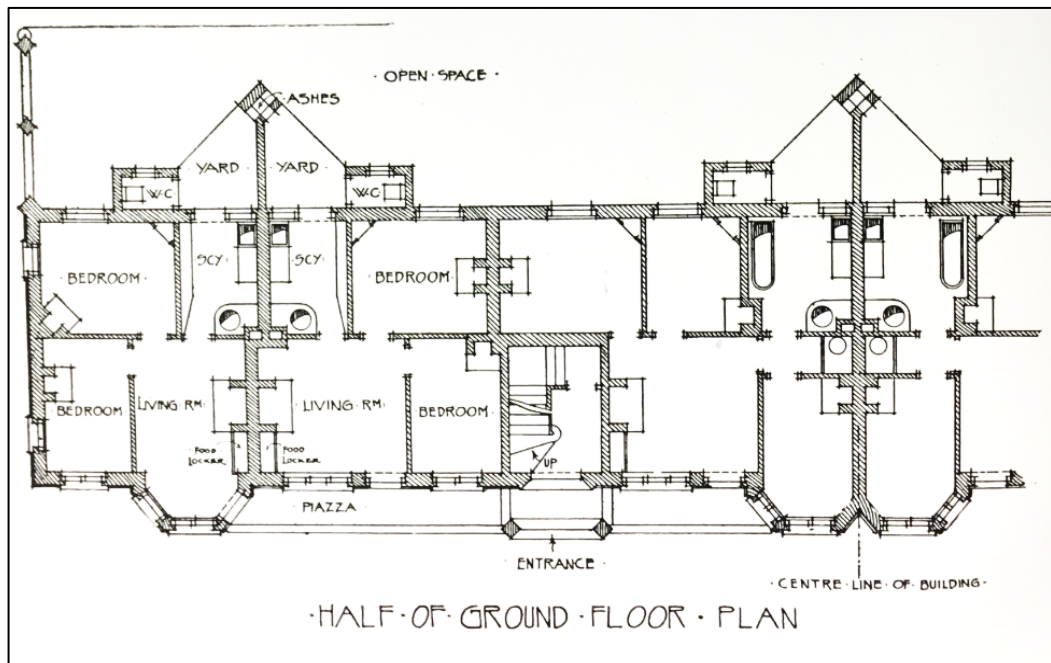


Figure 4.13: Original Plan of Eldon Grove c.1912⁵³

⁵²

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

⁵³



Figure 4.14: Stairwell to Eldon Grove c.2011⁵⁴

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

Historic Interest

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

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

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

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

Contribution made by Setting to Significance

The Asset's Physical Surroundings

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

Appreciation of the Asset

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



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

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



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

The Asset's Associative Attributes

- 4.33 The surviving elements of the Bevington Street master plan, particularly the cottages to the south of the Application Site, are associational attributes that contribute to the significance of the tenements. However, the tenements have a wider association with the historic development of Liverpool and the Corporation's response to the poor housing conditions of the early C20th.

Railings and Piers (Grade II Listed)



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

Architectural and Historic Interest

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

Contribution made by Setting to Significance

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

Street Lamps (Grade II listed)



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

Architectural and Historic Interest

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

Contribution made by Setting to Significance

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

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



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

Architectural Interest

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

⁵⁷

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

Historic Interest

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

Contribution made by Setting to Significance

Physical Surroundings

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

Experience of the Asset

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

Associative Attributes

- 4.49 The building was designed by Edward Welby Pugin and also has a close association with the community for which it was built.

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

5. Assessment of Impact

Background to Assessment

- 5.1 This assessment of impact is proportionate to both the significance of the relevant heritage asset, the nature of the Proposed Development and the likely magnitude and form of effect. In accordance with NPPF Paragraph 128 it has been informed by a thorough description of the significance of the relevant heritage assets, set out in Section 4 above.
- 5.2 The relevant heritage legislation, policy and guidance context for consideration of the Proposed Development is set out in full in Appendix 1. This includes the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act 1990, national policy set out in the NPPF, and local policy for the historic environment, as well as other national guidance and relevant material considerations.
- 5.3 Case law has confirmed that Parliament's intention in enacting Sections 16 and 66(1) of the 1990 Act was that decision-makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings, where "preserve" means "to do no harm" (after South Lakeland). This duty must be borne in mind when considering any harm that may accrue, and the balancing of such harm against public benefits as required by national planning policy. More recently case law has established that the process set out in paragraphs 131-134 of the NPPF is likely to satisfy the statutory duties of the Act.
- 5.4 Paragraph 129 of the NPPF requires that local planning authorities should identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the effect of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 5.5 Importantly, paragraph 131 of the NPPF confirms that account should be taken of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness. The requirements of paragraph 131 are particularly relevant in the case of Eldon Place, where all of the listed buildings and structures have been identified in Liverpool City Council's Buildings At Risk Strategy as being at considerable risk of being lost.
- 5.6 Paragraph 132 of the NPPF also highlights that when considering the impact of proposals on the significance of designated heritage assets great weight should be given to their conservation, and the more important the asset the greater the weight should be.
- 5.7 In this context, Annex 2 of the NPPF defines "conservation" as the process of maintaining and managing change to a heritage asset in a way that sustains and, where

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

The Proposed Development

- 5.8 The amended proposals comprise the following:

Redevelopment of the former tenement buildings at Eldon Grove and new residential development to provide 130 apartments with associated works including parking and landscaping.

- 5.9 The objective of the Proposed Development is to secure a sustainable long-term future for the three grade II listed tenement buildings that occupy the centre of the Application Site. The tenements are currently included on the Liverpool City Council Buildings At Risk Register and clearly exist in a highly precarious condition and are at risk of further decay and loss. The buildings have suffered from several fires that have caused damage to the roof structure, while significant areas of the roof covering are missing, all of the windows have been removed and the rainwater goods are also largely missing, therefore exposing the buildings to further damage from on-going water ingress.
- 5.10 The Proposed Development will also secure the repair and reinstatement of the listed railings that enclose the former playground and the restoration of the related street lamps and integrated drinking fountains.
- 5.11 The principle of the proposed residential development is consistent with the Liverpool Unitary Development Plan and therefore the amended proposals are not being presented as a formal 'enabling development' (NPPF paragraph 140). However, five new build apartment buildings are proposed to the north and south of the tenements to support their repair and conversion.
- 5.12 To the north of the tenements three proposed new build apartment blocks would be based on the footprints of previously demolished tenements, to recreate part of the original Bevington Street master plan. Each block would be four storeys in height and would 'step down' the slope of the Application Site from east to west.
- 5.13 The vertical emphasis of the elevations will be gained from the projecting triangular bays to the first and second floors, which have been inspired by the corresponding feature of the rear elevations of the tenements that were originally provided as open 'yard' space.
- 5.14 The elevations would be clad predominantly in red brickwork, with alternating projecting bays articulated with render, and the upper mansard floor with projecting dormers would be clad in grey zinc cladding.
- 5.15 The two new build blocks to the front of the tenements would adopt a more restrained orthogonal form. They would be three storeys in height, with a parapet roof, and the structural grid would be expressed with repetitive bays clad in brickwork. The entrance bays would be articulated with a slight recess in the building line. The elevations would be clad entirely in red brick to create an understated appearance in front of the more decorative and visually complex tenements.

- 5.16 The layout of the two front blocks would form an axis aligned with the central tenement that would create a public space enclosed to the north by the central tenement. A linear space would extend across the front of the three tenement blocks and a further linear landscaped courtyard would be created between the listed tenements and the three proposed rear apartment buildings.

Assessment of Direct Impact on the Listed Buildings and Structures

Eldon Grove, East, Central and West Blocks

- 5.17 The three tenements blocks have remained in a derelict condition for many years. The roofs are in a particularly poor condition, with numerous areas of missing slates that leave the buildings vulnerable to further damage from water ingress. The impact of water penetration is further increased by the extent of the missing or defective rainwater goods. The triangular upper floor 'yards' to the rear elevation have been partially rebuilt in the past, however areas of brickwork are missing or in a poor condition. All of the original window frames and doors have been lost.
- 5.18 The Proposed Development would secure a comprehensive programme of repairs to the external envelope of each of the three listed tenements. It is proposed that the detail of the repair programme is managed by conditions, post approval.
- 5.19 Internal access to the tenement blocks has not been possible during the preparation of this Heritage Statement because of the unsafe condition of the buildings. However, photographic evidence and an external site inspection indicate that the interiors of the tenements have in practical terms lost their entire internal fabric, for example the joinery, plaster, glazing, fixtures and fittings. The room illustrated in Figure 4.12 is considered to be typical of the internal condition of the buildings. Internally, only the floor plan of the tenements flats and associated circulation spaces remain intact and contribute positively to their significance.
- 5.20 The proposed conversion would largely utilise the original layout of the access and circulation spaces. The internal layout of the proposed apartments would retain the principal spaces of the original flats, with a modest level of intervention, for example creating new openings between spaces. Where rooms will be amalgamated, for example to create a kitchen / dining area, a proportion of the wall will be retained to allow the original floor plan to remain legible.
- 5.21 The missing elements of the rear 'yards' to the upper floors will be reconstructed, with the open elevations of the triangular projections enclosed to incorporate the space inside the new apartments.

Railings and Piers, and Street Lamps

- 5.22 The railings and piers and associated brick plinth wall would be repaired and reinstated as necessary and retained in situ. A new pedestrian access is proposed through the railing and plinth wall to create a permeable link between the Proposed Development and Bevington Street. However, this replicates the original arrangement, illustrated in Figure 3.10 and given the length of the boundary represents a minor intervention, the integrity of the boundary to the former recreational ground would be maintained and the proposals are not considered to harm the significance of the listed railing. Indeed, the potential to secure the repair of the railings to the north side of the space and the plinth

wall, which is suffering from the impact of tree roots, is considered to significantly outweigh the impact of the proposed entrance.

- 5.23 The two listed street lamps, with integrated fountains, will be retained in situ and will benefit from a scheme of repair that would include the installation of new light fittings.

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

Eldon Grove, East, Central and West Blocks

- 5.24 The setting of Eldon Grove has changed considerably since the original construction of the Bevington Street estate. At that time a second row of three further tenements was aligned in parallel to the northern elevation of the surviving blocks as part of a much wider area of council housing on the western side of Vauxhall Road (Figures 3.6 and 3.12). The listed tenements, playground and terrace that encloses the southern side of Bevington Street are all that remains of the wider residential master plan of houses and tenements.
- 5.25 To the south (front) elevation of the tenements the former playground area originally comprised two large turfed open play grounds, separated by a formal paved space with decorative planting beds. The central area also featured three open pavilions, constructed with brick piers that supported pitched roofs. Interestingly, the pavilions each adopted a contrasting plan form, comprising a rectangular, square and octagonal base, each enclosed with a low metal railing.
- 5.26 Photographic evidence (Fig. 3.16 and 3.17) indicates that by the 1970s / 80s all of the features of the front playground area, including the three pavilions, had been removed and the whole space had been surfaced in tarmac as a single space. The railing and low plinth wall that encloses the playground remains in situ, although most of the railings have been lost from the northern edge of the space.
- 5.27 The setting of Eldon Grove is now predominantly formed by recent housing developments, with the original Bevington Street 'cottages' still remaining to the south of the Application Site. To the immediate north of the site the housing enclosing the northern side of Bond Street has eroded the formality of the Eldon Grove master plan with a confused streetscape with the fronts of houses enclosing the upper end of the street and rear garden fences enclosing the lower part.
- 5.28 In this context the inclusion of the three linear tenement style blocks to the northern edge of the Application Site would enhance the setting of the listed buildings by reinstating part of the original Bevington Street master plan. The rear elevations of the listed blocks are utilitarian in nature, particularly in comparison with the more decorative front elevations, and were not intended to have such a prominent role in the townscape. The proposed northern blocks would largely screen the exposed rear elevations of the listed tenements and create a more active frontage to the southern side of Bond Street.
- 5.29 The two proposed new build blocks on the southern side of the listed tenements would be located within the former recreational ground. In this respect the proposals would bring forward the development of the principal open space of the original Bevington

Street master plan and would partly obscure views to the front elevations of the tenements from Bevington Street itself.

- 5.30 The two proposed blocks have been subject to considerable discussion during the post-application consultations with the City Council. The overall architectural language has been greatly simplified to create a much more restrained approach that will not visually challenge the more detailed and articulated front elevations of the listed tenement buildings. The palette of materials has been minimised and will now only include red brick to the elevations. A rational approach has been taken to expressing the structural grid frame, which will be clad in brick work, with glazed panels and small number of 'blind' recessed brick panels.
- 5.31 The building line of the southern (front) elevation has been simplified to form a consistent rational alignment that has been recessed back further from the boundary railings, in comparison with the original proposal. The amended approach gives greater prominence to the listed railings by creating a simplified back drop to the railings, creating more 'breathing space' between the railings and proposed apartments and also achieving a sense of formality that further responds to the character of the railings.
- 5.32 A generous space has been retained between the two proposed apartment blocks. The space has been aligned with the central tenement and broadly corresponds with the formal central garden that originally separated the two turfed areas of the playground. The Proposed Development will therefore incorporate a significant degree of visual permeability, allowing the principal elevation of the central tenement to be appreciated from Bevington Street in a reasonably extensive, rather than glimpsed, view.
- 5.33 The two apartment blocks would also be set back from the western and eastern ends of the three tenements, allowing significant views of the principal elevations of the tenements from the upper and lower ends of Bevington Street and an appreciation of the more animated and detailed historic elevations behind the more restrained approach to the new buildings.
- 5.34 The character of the former recreation ground is now significantly eroded in comparison with the original layout of the space, now simply comprising a large expanse of tarmac. The undeveloped areas of the space would be enhanced with a landscape scheme that would allude to the former garden area associated with the three listed tenements.
- 5.35 The proposed blocks to the north and south of the tenements would have little impact on the ability to appreciate the listed buildings from more distant viewpoints. For example, from Vauxhall Road a view is gained towards Eldon Grove across the entrance of the Wallasey Tunnel from the junction with Ford Street, to the south-west, and from the junction with Eldon Street, to the west. From the Ford Street junction the complexity and scale of the roofscape of the three tenements is clearly visible, however the perception of the overall mass of the buildings is reduced by the way in which they 'step-up' the slope to the west. The most significant landmark is the Church of Our Lady. The two proposed blocks within the recreational ground would partly obscure the front elevations of the tenements, however from this distance the impact of the roofscape would not be affected. The view eastwards from the junction of Eldon Street and Vauxhall Road is terminated by the end gable of West Block. The linear pattern of the proposed blocks to the north of the tenements would be visible in this view, however they would not obscure

or dominate the listed buildings or harm their significance and would be based on the original master plan.

Railings and Piers, and Street Lamps

- 5.36 The setting of the railings, associated structures and lamps would be changed by virtue of the two proposed apartment buildings that would be located within the recreational ground. However, the siting and alignment of the two new buildings would enable defined vistas to be maintained across the former recreation ground. The railings would provide a sense of enclosure by defining the perimeter, particularly to Bevington Street, while the lamps would be retained in their original position, which is framed by the curved plinth wall and railings.
- 5.37 Clearly, the Proposed Development would bring substantial benefits in relation to the appreciation and experience of the railings and lamp columns. The current site hoarding, immediately inside the railings, considerably detracts from their setting, while the panels or railings, between the supporting posts, are entirely missing on the north side of the space.

Roman Catholic Church of Our Lady of Reconciliation of De La Salette

- 5.38 The church is located to the west of the Application Site, and is separated from the western tenement block by an area of recent housing. The scale and form of the church, which define the landmark qualities of the building within the Vauxhall area, are such that the Proposed Development is unlikely to affect the significance of the building by causing change within its setting. Despite the scale of the existing tenements, their perceived mass is considerably reduced by the way the three separate blocks 'step-up' the slope to the east. The proposed new blocks would be seen in this context and would form part of the wider townscape setting of the church, rather than challenge or compete with its landmark status.

Overall Impact on the Listed Buildings and Structures

- 5.39 The Historic England guidance "Managing Significance in Decision - Taking in the Historic Environment (Historic Environment Good Practice Advice in Planning:2, 2015), states:
- "Development proposals that affect the historic environment are much more likely to gain the necessary planning permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect. The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. The significance of a heritage asset is the sum of its archaeological, architectural, historic and artistic interest. ... "*
- 5.40 The Historic England advice regarding setting has been summarised in Section 4, above, and confirms that setting can make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate significance or may be neutral.
- 5.41 This Heritage Statement provides a detailed assessment of the architectural and historic significance of the listed tenements, and associated railings and lamp columns, and the

contribution of setting to that significance. That assessment has been used to inform the design of the Proposed Development and subsequent amendments.

- 5.42 In summary the tenements derive architectural interest from the Arts and Crafts style, and associated detailing and materiality, and the tenement building typology, which was relatively uncommon in Liverpool. Historically, the buildings represent an important municipal response to the poor living conditions of the time by providing 'model housing' in an ambitious master plan.
- 5.43 Most of the tenements and cottages associated with the master plan have been replaced by subsequent residential developments. However the remaining tenements are significant as a fragment of that wider public housing master plan.
- 5.44 In this context, and given the precarious condition of the three tenement buildings, the Proposed Development is considered to represent a major beneficial impact on the special architectural interest of the buildings. Similarly, the Proposed Development provides an opportunity to safeguard a rare building typology in the Liverpool context that related directly to attempts to improve housing conditions. The Proposed Development provides an opportunity to safeguard that special historic interest.
- 5.45 The development of the three proposed blocks of apartments to the rear of the tenements is consistent with the original master plan, will screen the rear elevations of the tenements, which would not intended to be so prominent in the adjoining townscape, and will go some way to recreating part of the original setting.
- 5.46 The listed railings, which are partly missing, and lamp posts will be repaired and reinstated as part of the Proposed Development, this will further enhance the setting of the three tenements.
- 5.47 The two proposed apartment buildings to the front of the tenements, to be constructed within the area of the former playground will change the setting of the listed buildings and structures and will result in the development of a site that was originally planned as open space within the original master plan. However the quality of that space had been substantially eroded by the 1970s/80s with the replacement of the turfed playgrounds and associated pavilions with a sterile area of tarmac with none of the features and design quality that were originally intended.
- 5.48 The two apartment blocks will partly obscure views of the front elevations of the tenements, however a generous central space has been provided, enclosed by the front elevation of the central tenement, and the two blocks will be set back from the western and eastern ends of the row of tenements to ensure that the listed buildings remaining prominent in Bevington Street. The two proposed blocks will not affect views of the gable elevations of the tenements, the rear elevation or the ability to appreciate the roofscape in more distant views from Vauxhall Road.
- 5.49 Therefore, in the context of the eroded contribution of setting to significance the Proposed Development will result in a series of positive impacts on the setting of the tenements but also a single negative impact caused by the partial development of the former playground.

Statutory Duties, National and Local Policies

- 5.50 Given the overall beneficial affect on the special architectural and historic interest of the listed tenements and associated railings and lamps columns the Proposed Development is considered to comply with the 'statutory duties' of S.16 and S.66 of the 1990 Act as it will preserve and enhance the special interest of the listed buildings and structures.
- 5.51 The beneficial impacts on the heritage significance of the tenements is assessed to be highly beneficial with the Proposed Development representing an opportunity to sustain and enhance the significance of the relevant heritage assets in accordance with NPPF paragraph 131.
- 5.52 With reference to NPPF paragraph 132, great weight has been given to the conservation of the listed buildings and structures in designing the Proposed Development and bringing forward the amended proposals.
- 5.53 With respect to Liverpool City Council planning policies, the Proposed Development will secure the retention and repair of the listed buildings and structures, in accordance with Policy HD1, and the adaptation of the tenements will be sensitive to the significance of the buildings in respect to Policy HD4. Local Plan Policy HD11 concerns setting and as assessed, above, the Proposed Development would bring forward a combination of positive and negative impacts in this respect. However, the benefits gained from the retention, repair and re-use of the tenements far outweigh the negative impact on setting.

6. Conclusions

- 6.1 The Eldon Grove tenements, and related railings and lamp stands, survive as the most dramatic part of the Bevington Street master plan and retain considerable special architectural and historic interest.
- 6.2 However, the buildings have remained vacant for many years. Extensive fire damage to the roofs and the removal of all of the windows have left the buildings vulnerable to further deterioration and the poor condition of the buildings and structures is recognised by their inclusion on the Liverpool City Council Buildings At Risk Register.
- 6.3 The amended proposal now provides an opportunity to safeguard the listed buildings as the focus of a heritage-led regeneration scheme that would repair and re-use the existing buildings, while providing new-build apartments to the north and south of the listed tenements.
- 6.4 The two proposed new build blocks to the former playground will change the setting of the tenements and the way in which they are experienced. This will have a moderate negative impact on one aspect of setting. However in the context of the very substantial benefits for the special architectural and historic interest of the listed building and structures the overall balance of heritage impacts is considered to be highly beneficial and the potential to repair and safeguard the future of the listed assets is considered to far outweigh the change in setting caused by the two new blocks.
- 6.5 The Proposed Development is therefore considered to be consistent with the legislative requirements of the 1990 Act and also relevant national and local planning policies.

Appendix 1: Heritage Legislation, Planning Policy and Guidance

Heritage Legislation, Planning Policy and Guidance

The proposals for the site should be considered in light of policy and guidance in respect of heritage assets. The statutory duties, national policy, and regional and local plan policy and guidance relevant to the Proposed Development are summarised below:

Statutory Duties (1990 Act)

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for:

“(s.7) ... any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest...”

In determining such applications the following duty is placed upon the decision maker:

“s.16(2) In considering whether to grant listed building consent for any works 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.”

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

The concept of ‘preserve’ has been interpreted through case law to mean ‘to cause no harm’.

National Planning Policy

The National Planning Policy Framework, 2012

The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. Chapter 12 outlines the Government’s guidance regarding the conservation and enhancement of the historic environment.

Paragraph 128 of the NPPF outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 129 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal . . . They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

Paragraph 131 elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 requires when considering the impact of a proposed development on the significance of a designated heritage asset, that great weight should be given to the asset’s conservation and the more important the asset, the greater that weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification. It is noted that substantial harm to or loss of a grade II listed building should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm and or loss is necessary to achieve substantial benefits that outweigh that harm or loss, or all of the following apply:

- “the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use”

Paragraph 134 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 137 requires local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. With respect to setting, the policy notes that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. The setting of a heritage asset is defined by the NPPF as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an assets, may affect the ability to appreciate that significance or may be neutral”.⁶²

⁶² NPPF Annex 2: Glossary

Local Planning Policy

Liverpool Unitary Development Plan (November 2002)

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

Policy HD1 clearly states that the City Council will take positive action to secure the retention, repair, maintenance and continued use of listed buildings. This may include the relaxation of planning policies in order to secure the retention of a building of special architectural or historic interest. The supporting text confirms that listed buildings are vitally important to national identity and form a central part of the City's cultural heritage.

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

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

Draft Core Strategy (2012)

Strategic Policy 1 outlines the sustainable development principles against which all new development proposals will be assessed. The criteria include the need to protect and enhance environmental and heritage assets. The policy's supporting text confirms that *"Liverpool's environmental and heritage assets are an integral part of Liverpool's distinctive character and make a vital contribution to the attractiveness of the City as a place in which to live, work and invest. Their protection is therefore important"* (Paragraph 6.33).

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

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

Guidance

Good Practice Advice Note 3: The Setting of Heritage Assets, Historic England (March 2015)

The document provides Historic England's guidance on managing change within the setting of heritage assets. The guidance makes it clear at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself. The guidance sets out the need for a systematic and staged approach to assessing the impact of development proposals in the setting of a heritage asset. It confirms that such assessment should be based on an understanding of the significance of the heritage assets affected and then the contribution of setting to that significance. Guidance is provided on what potential attributes of setting may or may not make a contribution to the significance of a heritage asset, noting that in any one instance a limited selection of the attributes will be of particular relevance to an asset. These attributes can comprise:

- the asset's physical surroundings;
- appreciation of the asset;
- an asset's associative relationships with other heritage assets.

When assessing the effect of a proposed development on the significance of a heritage asset through effects on setting, matters of location and siting of development; the form and appearance of development; additional effects; and, permanence are highlighted.

National Planning Practice Guidance (2014)

Whilst not planning policy the Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

Principles of Selection for Listing Buildings, Department for Culture, Media and Sport (2011)

This guidance sets out the general principles applied when deciding whether a building is of special architectural or historic interest and provides a useful framework for assessing and understanding significance of such designated heritage assets.

Conservation Principles: Policies and Guidance, Historic England (2008)

This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values".

Appendix 2: List Entry for Eldon Grove



Historic England

ELDON GROVE LABOURERS' DWELLINGS, WEST BLOCK, AND ATTACHED RAILINGS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: ELDON GROVE LABOURERS' DWELLINGS, WEST BLOCK, AND ATTACHED RAILINGS

List entry Number: 1252983

Location

ELDON GROVE LABOURERS' DWELLINGS, WEST BLOCK, AND ATTACHED RAILINGS, BEVINGTON STREET

The building may lie within the boundary of more than one authority.

County:

District: Liverpool

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Sep-1993

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 436108

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

The following buildings shall be added:

SJ 3491 LIVERPOOL BEVINGTON STREET (north side) 392-/23/10011 (STREETS A-K) Eldon Grove Labourers' Dwellings, West Block, and attached railings

II

Council houses. Opened in June, 1912. Brick, cement and render, with implanted timber framing. Hipped roof of blue and grey slates. Three storey, rectangular block dominated by framed and gabled bays, that to the centre larger than the sides. Flats entered off railed walkway; upper-floor flats reached by segmental-arched, open stairwells giving onto first- and second-floor balconies which stretch between the gabled bays. Doors and glazing of an original design. Stacks to front and rear roof slopes, as well as returns. Western element in a group of three blocks, identical in design to the eastern block. Forms a group with the railings to the recreation ground and lamp standards.

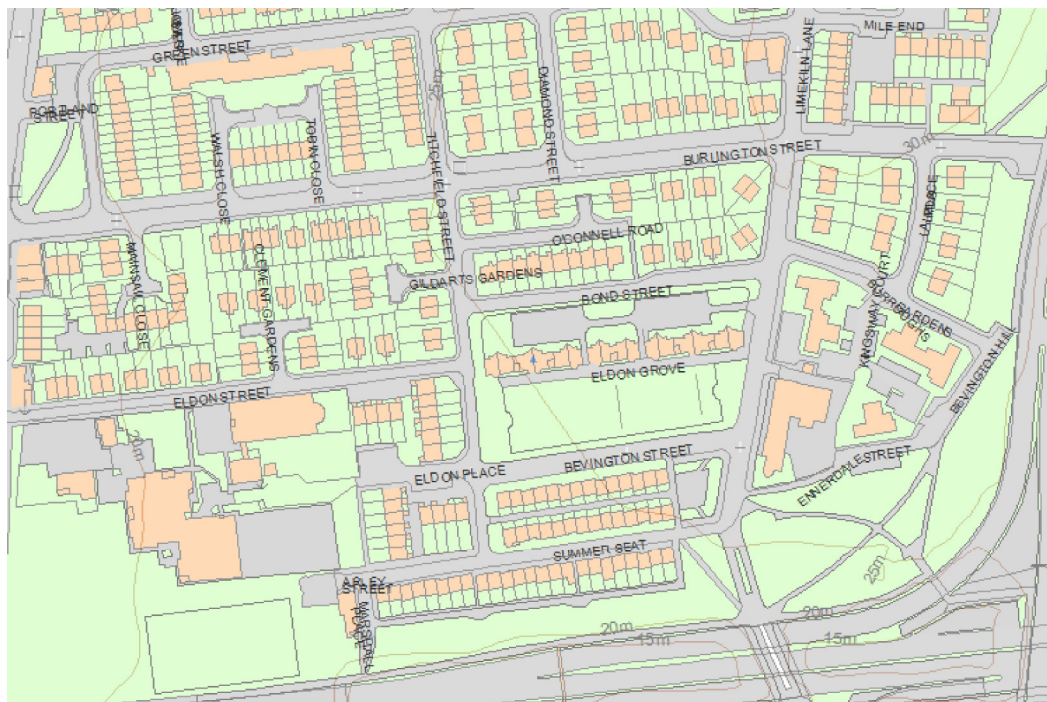
Listing NGR: SJ3456391671

Selected Sources

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

National Grid Reference: SJ 34563 91671

Map



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(http://gisservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/231758/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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ELDON GROVE LABOURERS' DWELLINGS, CENTRE BLOCK AND ATTACHED RAILINGS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: ELDON GROVE LABOURERS' DWELLINGS, CENTRE BLOCK AND ATTACHED RAILINGS

List entry Number: 1252984

Location

ELDON GROVE LABOURERS' DWELLINGS, CENTRE BLOCK AND ATTACHED RAILINGS, BEVINGTON STREET

The building may lie within the boundary of more than one authority.

County:

District: Liverpool

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Sep-1993

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 436110

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ 3491 LIVERPOOL BEVINGTON STREET (north side)

392-/23/10013 (STREETS A-K) Eldon Grove Labourers' Dwellings, Centre Block and attached railings

II

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

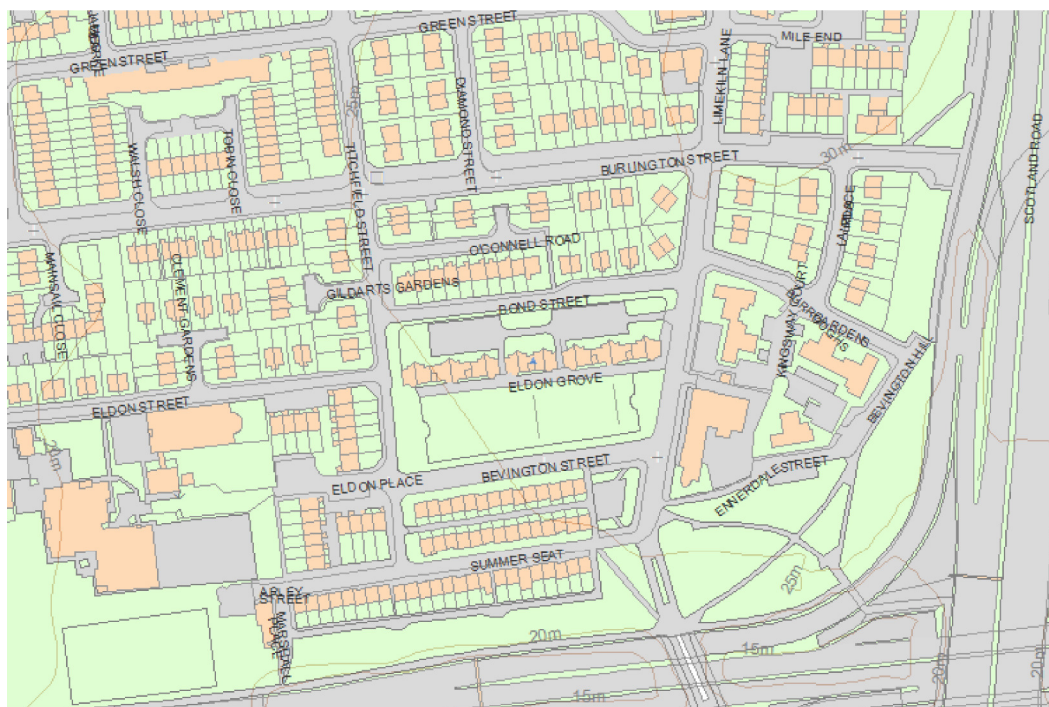
Listing NGR: SJ3460291675

Selected Sources

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

National Grid Reference: SJ 34602 91675

Map



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Historic England

ELDON GROVE LABOURERS' DWELLINGS, EASTERN BLOCK, AND ATTACHED RAILINGS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: ELDON GROVE LABOURERS' DWELLINGS, EASTERN BLOCK, AND ATTACHED RAILINGS

List entry Number: 1252997

Location

ELDON GROVE LABOURERS' DWELLINGS, EASTERN BLOCK, AND ATTACHED RAILINGS, BEVINGTON STREET

The building may lie within the boundary of more than one authority.

County:

District: Liverpool

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Sep-1993

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 436116

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ 3491 LIVERPOOL BEVINGTON STREET (north side)

392-/23/10014 (STREETS A-K) Eldon Grove Labourers' Dwellings, Eastern Block, and attached railings

II

Council houses. Opened in June, 1912. Identical in design to western block.

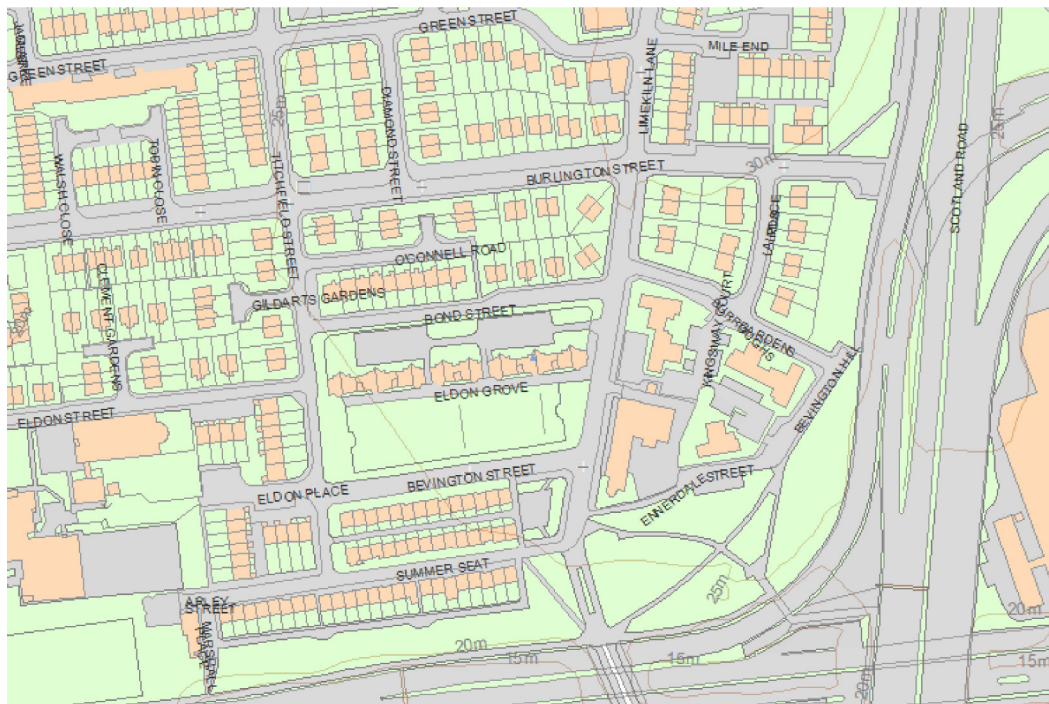
Listing NGR: SJ3463791681

Selected Sources

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

National Grid Reference: SJ 34637 91681

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Appendix 3: List Entry Description for the Railings and Piers

RAILINGS AND PIERS TO BEVINGTON STREET RECREATION GROUND

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: RAILINGS AND PIERS TO BEVINGTON STREET RECREATION GROUND

List entry Number: 1252998

Location

RAILINGS AND PIERS TO BEVINGTON STREET RECREATION GROUND,
BEVINGTON STREET

RAILINGS AND PIERS TO BEVINGTON STREET RECREATION GROUND,
LIMEKILN LANE

RAILINGS AND PIERS TO BEVINGTON STREET RECREATION GROUND,
TITCHFIELD STREET

The building may lie within the boundary of more than one authority.

County:

District: Liverpool

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Sep-1993

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 436117

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ3491 LIVERPOOL BEVINGTON STREET/ LIMEKILN LANE (North Side)

392-/23/10015 (STREET A-K) Railings and piers to Bevington Street Recreation Ground

GV II

Includes: Railings and Piers to Bevington Street Recreation Ground
TITCHFIELD STREET LIVERPOOL, CITY OF (STREETS L-Z). Piers, gates and railings to play area. c1912, to accompany the Eldon Grove Labourers' Dwellings. Brick and metal, to four sides of rectangular ground bordered by the flats to the north. Bevington Street to the south, Titchfield Street to the west and Limekiln Street to the east.

Selected Sources

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

National Grid Reference: SJ 34608 91665

Map



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Appendix 4: List Entry Description for the Street Lamps

STREET LAMP BETWEEN ELDON GROVE AND BEVINGTON STREET

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: STREET LAMP BETWEEN ELDON GROVE AND BEVINGTON STREET

List entry Number: 1063307

Location

STREET LAMP BETWEEN ELDON GROVE AND BEVINGTON STREET, TITCHFIELD STREET

The building may lie within the boundary of more than one authority.

County:

District: Liverpool

District Type: Metropolitan Authority

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Mar-1975

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 359610

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ 3491 TITCHFIELD STREET L5

23/1231 Street lamp between Eldon Grove and Bevington Street 14.3.75. - II

Cast iron lamp, probably beginning of C20. Square plinth with Greek key ornament, and formerly with drinking fountain on 2 sides. Lamp stands above this high plinth, with splayed base ornamented with foliage patterns and with corner feet: fluted high column with 2 ornamented arms holding lamp. Now in front of tarmac play area, with similar lamp at opposite side (Limekiln Lane (q.v.)). Built as part of playground in front of Eldon Grove housing, 1911-12.

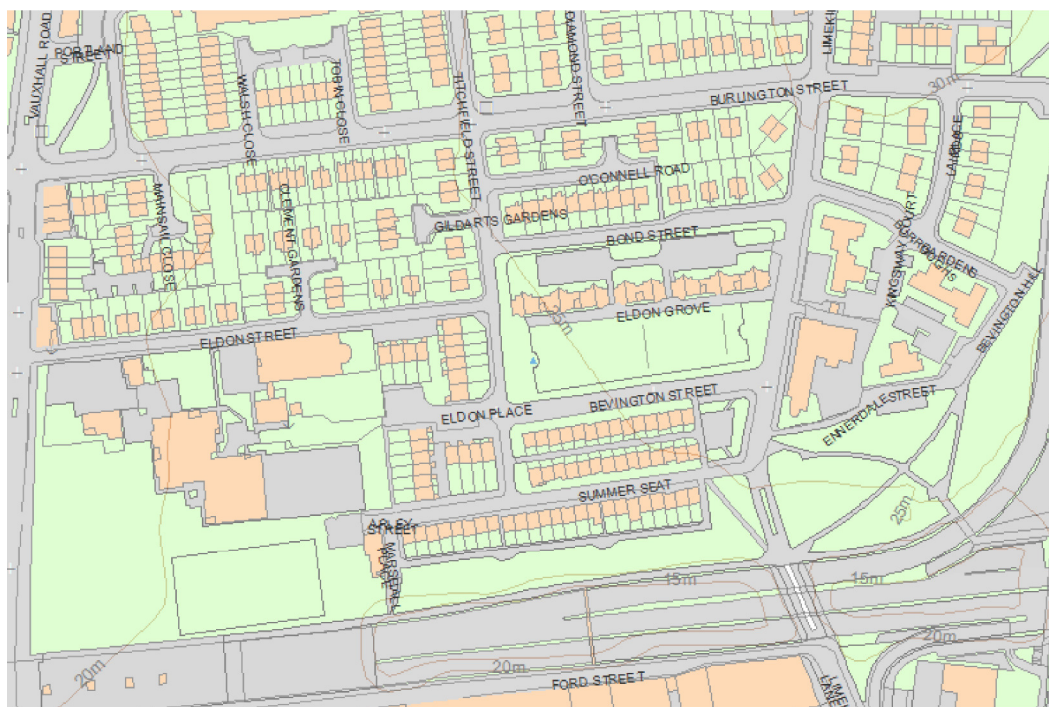
Listing NGR: SJ3455191642

Selected Sources

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

National Grid Reference: SJ3455191642

Map



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STREET LAMP BETWEEN ELDON GROVE AND BEVINGTON STREET

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: STREET LAMP BETWEEN ELDON GROVE AND BEVINGTON STREET

List entry Number: 1346277

Location

STREET LAMP BETWEEN ELDON GROVE AND BEVINGTON STREET, LIMEKILN LANE

The building may lie within the boundary of more than one authority.

County:

District: Liverpool

District Type: Metropolitan Authority

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Mar-1975

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 359019

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ 3491 LIMEKILN LANE (west side) L3

23/685 Street lamp between Eldon Grove and Bevington Street 14.3.75. - II

Street lamp. Built as part of playground in front of Eldon Grove Housing 1911/2, probably beginning of C20. Cast iron. Large and high square plinth with Greek key ornament, and formerly with drinking fountain on 2 sides. Lamp stands above this high plinth, with splayed base ornamented with foliage pattern and with corner feet: fluted high columns with two ornamented arms holding lamp. Now in front of tarmac play area, with similar lamp at opposite side (see Titchfield Street).

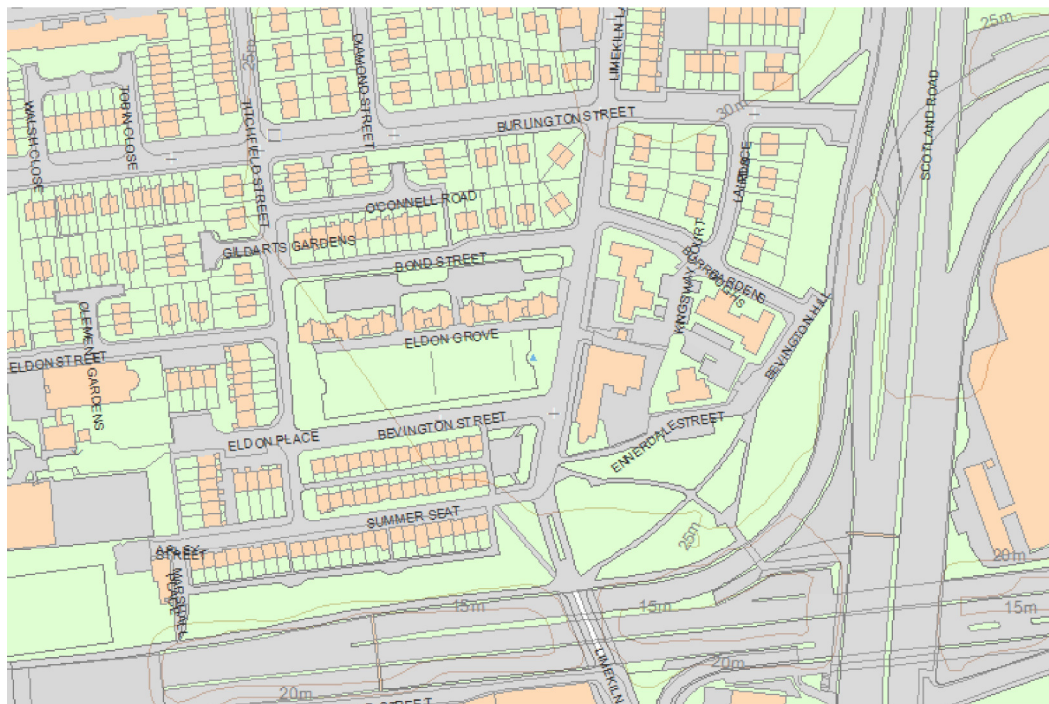
Listing NGR: SJ3465191656

Selected Sources

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

National Grid Reference: SJ3465191656

Map



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The above map is for quick reference purposes only and may not be to scale.
 For a copy of the full scale map, please see the attached PDF - [1346277 .pdf](#)
http://gisservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/313330/HLE_A4L_Grade/HLE_A3L_Grade.pdf

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 29-Jan-2016 at 09:50:43.

Appendix 5: List Entry Description for the Roman Catholic Church of Our Lady of Reconciliation of De La Salette

ROMAN CATHOLIC CHURCH OF OUR LADY OF RECONCILIATION OF LA SALETTE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: ROMAN CATHOLIC CHURCH OF OUR LADY OF RECONCILIATION OF LA SALETTE

List entry Number: 1068267

Location

ROMAN CATHOLIC CHURCH OF OUR LADY OF RECONCILIATION OF LA SALETTE, ELDON STREET

The building may lie within the boundary of more than one authority.

County:

District: Liverpool

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Mar-1975

Date of most recent amendment: 19-Jun-1985

Legacy System Information

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

Legacy System: LBS

UID: 214067

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SJ 3590 ELDON STREET L5

23/428 Roman Catholic Church of Our Lady of Reconciliation of La Salette (formerly listed 14.3.75 as Our Lady's Roman Catholic Church) - II

Catholic church. 1859-60. Edward Welby Pugin. Buff stone with red stone dressings, slate roof. Single vessel nave and chancel with rounded E end, aisles under leant-to roofs. Il-bay nave has sexfoil clerestory windows between flat buttresses. West end has shallow C20 porch with large wheel window over and canopied, louvred opening at top of gable. Octagonal bellcote has short spire and cusped lights. Aisle ends have sexfoil windows, other windows are lancets. Entrance at west end of north aisle has segmental head under pointed relieving arch; tympanum contains diocesan arms. Chancel has 9 cusped lancets and flat buttresses. Interior has pointed arcade on round stone columns; high timber roofs. Extensions to east of no interest.

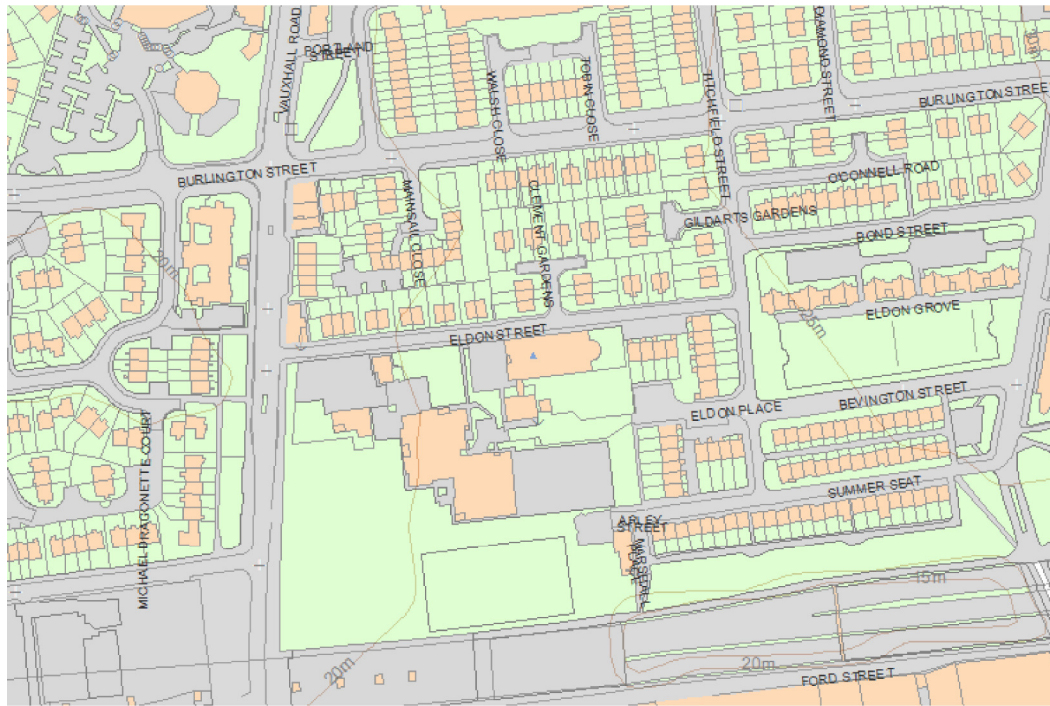
Listing NGR: SJ3443391643

Selected Sources

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

National Grid Reference: SJ 34433 91643

Map



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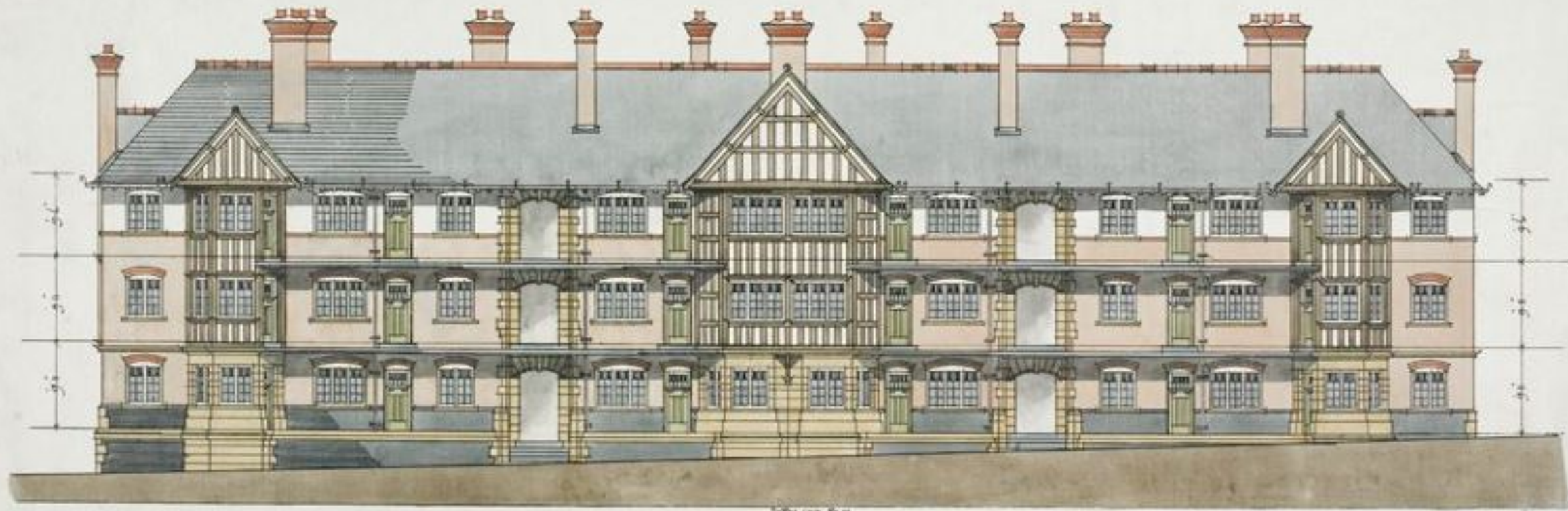
The above map is for quick reference purposes only and may not be to scale.
 For a copy of the full scale map, please see the attached PDF - [1068267 .pdf](#)
http://gisservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/406157/HLE_A4L_Grade/HLE_A3L_Grade.pdf

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Appendix 6: Original Elevations for Eldon Grove

CITY : OF : LIVERPOOL
 DWELLINGS : BEVINGTON : AREA
 BLOCKS - B · D · E & G



Before Line 30 ft

Note: The elevations to Blocks B and D are exactly similar except that the level of gateway rises in the opposite direction to the drawing shown here.

FRONT ELEVATION TO BLOCKS "E" AND "G" (See Note above)



SCALE = ONE EIGHTH INCH TO ONE FOOT



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