

# Heritage Statement for St Julie's School Proposal, Woolton



Hinchliffe Heritage for Ryder Architecture  
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## 1. Introduction

1.1 This heritage statement has been prepared to inform the proposal for the redevelopment of St Julie's School, Woolton. It will briefly: set out the history of the village, Woolton Hall and the school; describe the heritage assets of the village and the site; clarify the heritage designations; set out the relevant heritage policies; assess the heritage significance of the Woolton Village Conservation Area and; assess the impact of the proposals on the significance of the heritage assets. The heritage statement is necessary as the site is wholly within the Woolton Village Conservation Area and within the setting of Woolton Hall, a Grade I listed building.

1.2 The proposal is for the redevelopment of part of the site of St Julie's School and a thin wedge of the fields at Woolton Woods to build a new high school building together with associated landscaping, MUGA sports pitches, parking and ancillary buildings. The statement forms part of a pre-application process and feasibility study to consider options.

1.3 The proposal is part of a wider Liverpool Schools Investment Program (LSIP) which aims to provide high quality school environments across the city which will improve Liverpool's educational, regeneration and economic objectives, stimulate stronger communities focused on delivering local economic regeneration and address the needs of schools and their pupils.

1.4 The current St Julie's School is in out-dated premises. The condition of the current stock of buildings is deteriorating and they not fit for purpose for a modern curriculum. There is not sufficient space on the current site to construct new buildings whilst maintaining the current operation of the school. As a result Liverpool City Council has been exploring other options for the school. Proposals to rebuild St Julie's on Beaconsfield Road were explored, extensive public consultation was undertaken but that proposal has been abandoned and it is now proposed to redevelop the school predominantly on its existing site. The current site is however very constrained by existing buildings. It is therefore proposed to incorporate a small area of land from the adjoining open space which is part of the wider Woolton Woods parkland to facilitate the development.

1.5 English Heritage advises that local authorities should define the special interest that justifies designation of conservation areas through the preparation of a detailed character appraisal, involving the local community in the process. Liverpool City Council has commenced the preparation of appraisals for its conservation areas but has not yet prepared one for Woolton Village Conservation Area. This Heritage Statement Appraisal has been prepared to provide a definition of the special interest of Woolton Village Conservation Area and the contribution of the application site to that special interest or significance.

1.6 This heritage statement has been based upon a desk-based study and a site visit to the Woolton Village Conservation Area, outside of the St Julie's site and Woolton Hall on 7th December 2014.

## **2. Brief History of Woolton and the Site**

### *2.1 Woolton*

2.1.1 The earliest known settlement in Much Woolton is the Iron Age encampment, which was occupied from 150 BC on the crest of Camp Hill to the South of the village of Woolton.

2.1.2 The name of Woolton has Anglo Saxon origins, deriving from "Uluentune", translating as "farm of Wulfa" and indicating a long-standing practice of agriculture in the area.

2.1.3 Much Woolton was historically part of the ancient Parish of Childwall and was one of the ten parish divisions mentioned in the Domesday Book survey of 1085-86: Allerton, Childwall, Garston, Hale, Halewood, Little Woolton, Much Woolton, Speke, Thingwall and Wavertree. It only became part of the city of Liverpool in 1913.

2.1.4 Shortly after the Domesday survey, Woolton became part of the Barony of Halton and Widnes. In 1189, a charge was granted by John, Constable of Chester, to the order of Knights of St. John of Jerusalem, a religious order who protected the routes for Christians who were on a pilgrimage to The Holy Land. These Knights Hospitallers held land in Woolton for over 350 years, until it was confiscated from them in 1559 by Queen Elizabeth I. The manorial rights to Woolton passed from Queen Elizabeth to James I who sold them to William Stanley, 6th Earl of Derby. Woolton then passed to Isaac Green, and through his daughter to her son Bamber Gascoyne of Childwall (MP for Liverpool 1780-96) and are now owned by the Marquis of Salisbury.

2.1.5 The centre of the medieval village was along Woolton Street, around the current junction of Woolton Street and High Street where the (relocated and restored) medieval village cross and a terrace of early Georgian houses remain, just outside the boundary wall of Woolton Hall.

2.1.6 Agriculture was Woolton's mainstay throughout its early history. It was famous for pig-breeding and had windmills on higher ground as evidence of this primary occupation, including one on the site of Beechwood, Church Lane until the early 20th century. However, as Woolton sits on the southern slopes of a sandstone ridge, which runs North-West to South-East across the district, during the 18th and 19th century the village grew considerably as result of the extraction of sandstone for building much of the nearby city of Liverpool from the quarry in Quarry Street. Quarry workers established a settlement of modest terraced houses around the quarry and the settlement expanded to the west.

2.1.7 During the 18th and 19th centuries Liverpool became a busy port and the "second city of the British Empire" and some of the successful merchants of Liverpool sought more peaceful, quieter and less polluted surroundings in and around Woolton in which to live. The village became a fashionable place of residence and the new gentry and merchants purchased parcels of land in and around Woolton, on which to build their houses, which ranged from elegant town houses in the village to mansion houses in extensive grounds, especially following the sale of the Allerton Hall estate, and institutions such as the Liverpool Convalescent Institution, now Woolton Manor Care Home. The settlement changed from a small rural village to a self-sustaining sizeable village as the population of Woolton grew tenfold in the 19th century from 439 in 1801 to 4,750 at the end of the century. The vast majority of the buildings in Woolton Conservation Area are from that period.

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Woolton Windmill c.1900



Woolton Quarry in operation



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### *2.2 Woolton Hall*

2.2.1 There is documentary evidence that a house has been on this site since the 12th century and that at one time it served as the local headquarters of the Knights of St. John. The original part of the present Woolton Hall was built in 1704 for the Molyneux family, which has been one of the most important families in Liverpool's history from 1100 onwards, with their main residence at Croxteth Hall. The Molyneux's powerful allegiances led to an acquisition of lands and wealth throughout the period 1100–1700, when the family were Lords of the Manor at Sefton. Woolton Hall was built in an estate of 400 acres that Richard Molyneux had purchased in 1700. After the death of Richard Molyneux in 1738 and his widow in 1766, Woolton Hall was acquired by Nicholas Ashton, High Sheriff of Lancashire, whose father was one of the original undertakers and the principal financier of the Sankey Canal, the first canal of the British industrial revolution. In 1772, the renowned architect Robert Adam was employed to design a new frontage and redesign the interior. Around the same time, the grounds were laid out, so as to take advantage of the extensive prospects, especially towards the River Mersey and North Wales beyond. Woolton Woods were part of these grounds.



Woolton Hall c.1900

2.2.2 Woolton Hall remained in the Ashton family until the mid 19th century when, following his death the Estate passed to William Shand, a merchant and broker who married Elizabeth Ashton around 1850. Shand was Mayor of Liverpool (1856-7) when his duties included a meeting addressed by Dr David Livingstone. It was subsequently acquired by J. R. Jeffrey, the proprietor of Compton House in Church Street, Liverpool (now Marks and Spencers) who carried out further alterations, including the apsidal end of c.1865.

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2.2.3 Around 1898, the house was bought by the McGuffie family and was used as a hydropathic hotel. Following wartime use as a military hospital and it was used as a school by the Notre Dame religious order. When, in 1973, the school expanded into the present buildings immediately to the north, the hall was declared redundant. The cost of the upkeep and repair of the house was considerable, it was said to be incapable of use and it was proposed for demolition. It was saved in 1980 following resistance from the newly formed Woolton Society and John Hibbert, a local resident, who bought Woolton Hall and spent £100,000 renovating it. It opened for a short while as a public house and restaurant but is currently disused. In 2005, there were plans to convert the estate and house into retirement care flats which never materialised.

### *2.3 Woolton Woods*

2.3.1 Woolton Woods were originally part of the extensive grounds of Woolton Hall. From 1871, part of the Woolton Hall estate was owned by Holbrook Gaskell of the large chemical firm Gaskell-Deacon, which produced caustic soda in Widnes. Gaskell lived in a large house called Woolton Woods off School Lane (now demolished). He indulged in horticulture and was a keen orchid grower. He developed the walled garden to the South of the hall, jet off School Lane and included a fernery. From 1888 he was supported in this work by head gardener Harry Corlett, who continued to develop the garden which opened to the public in July 1921 to the claim of 'the finest garden in the city'.

2.3.2 Around 1920, the current 22 hectare site of Woolton Woods was acquired for £12,000 by Col James P Reynolds of Dove Park (later Reynolds Park) from the Gaskell family. Most of the estate subsequently passed to Liverpool Corporation. In 1927 Col Reynolds inaugurated the famous Floral Cuckoo Clock presented to the public by the family of James Bellhouse Gaskell in memory of his long connection with Woolton Woods, and for many years Mr Corlett provided rhyming floral quotations which adorned the feature in bedding plants.

### *2.4 St Julie's School*

2.4.1 St Julie's School is the amalgamation of several different institutions, most established by the Congregation of the Sisters of Notre Dame de Namur, founded by Saint Julie Billiart. The sisters were called to Liverpool in 1851 by Fr. James Nugent to help educate the poor families in the area. The sisters began teaching in Liverpool City Centre but by the end of the Second World War were also operating from the school at Woolton Hall.

2.4.2 In the 1970s, the school merged with Notre Dame Mount Pleasant High School to form Notre Dame School Woolton. In 1983, Notre Dame Woolton merged with La Sagesse, a school of the Daughters of Wisdom, and adopted its current name, St Julie's Catholic High School and developed in a series of new buildings immediately to the North of Woolton Hall.

### *2.5 Historic Maps*

A study of the historic maps below illustrates how Woolton, the estate of Woolton Hall and Woolton Woods have changed over the centuries.

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## Sheriff's Map of 1816



OS Map 1846



## Heritage Statement for St Julie's School, Woolton



### Philips Map of 1881



1893 OS Map

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1904 OS Map



### 3. Brief Description of Woolton Conservation Area and the Site

#### 3.1 Woolton Village Conservation Area

##### 3.1.1 Introduction

Woolton is a popular residential area approximately 8 miles south of Liverpool City Centre. It has a dense historic core of buildings of the 18th and 19th century, a suburban expansion of the 19th and 20th centuries to the North and East and vast areas of open space, in the form of public recreational parks, woodland, golf courses, private estates and a cemetery to the South and West.

##### 3.1.2 Woolton High Street

The Conservation Area is effectively divided by Woolton High Street into a northern half of developed land and a southern half of mostly open parkland and woodland, with a few large historic mansions and a few groups of small historic dwellings. Woolton High Street itself was created in the mid-19th century. The 1845 OS map shows that at that time it was only a short loop road off Woolton High Street and that Woodleigh Lodge, which is now in the middle of the dual carriageway, was at that time within the grounds of Woolton Hall. The 1881 map shows that by then, the full length of the road had been constructed but it was a single carriageway and that Woodleigh Lodge still marked an entrance to the grounds of Woolton Hall.



Terrace on Woolton High Street facing towards Woolton Woods



Lodge in Woolton High Street

### *3.1.3 The Northern Half of the Conservation Area*

The mostly 18th and 19th century development which forms the main body of the built-up northern half itself falls into three distinctive but over-lapping character areas. To the north, on the higher ground of Woolton Mount and Church Road are several detached 19th villas, mostly in the Italianate style, within generous landscaped gardens and stone boundary walls. To the south and west along Allerton Road, Quarry Street and the south end of Church Road are groups of smaller dwellings, mostly in the form of short terraces, many stepped to cope with the sloping ground. Some have short front gardens but many are tightly built at the back of the footpaths. The focal point of the village is the (former) Lode's Pond, around which are centred most of the commercial, community and retail uses, many in grander, showpiece buildings. The village has a wide range of facilities, including a village hall, schools, churches, restaurants public houses, a Victorian swimming baths, a public library (converted from a Methodist chapel) and a cinema. The former quarry is visually and historically important feature of this part of the conservation area.



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Quarry



Short Terrace on Quarry Street

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Terrace on rising ground in Church Road



Village Club in village centre



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### 3.1.4 *The Southern Half of the Conservation Area*

The southern half of the conservation area is predominantly parkland which is partly open and partly wooded and partly publicly accessible and partly private. At the outside bend of School Lane, within the former grounds of Woolton Hall is the now publicly owned ornamental walled garden. Around the east edge of the open land are a few groups of small historic dwellings mostly in the form of short terraces. Two large historic houses dominate the northern half of the open land: Woolton Hall and Woolton Manor Care Home. These both have lodges and imposing gateways at their entrances, extensive wooded grounds which screen them from full view and they are delineated by various boundaries of sandstone walls 2-4 metres high and railings.

The central portion of the southern half, immediately south of Woolton High Street, is separated from the street by a low sandstone wall topped by iron railings beyond which is a large grassed area, partly surrounded by mature trees and crossed by footpaths which lead to a large area of woodland beyond.



Woolton Woods



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Lodge and entrance to Woolton Manor Care Home



Wall and Railings boundary of Woolton Woods to Woolton High Street, with St Julie's beyond



### *3.1.5 Materials*

The conservation area is characterised by the predominant use of local red sandstone, red common brick and natural blue Welsh slate for the construction of the buildings, although there are a few exceptions.

### *3.1.6 Topography of the Conservation Area*

The topography of the land contributes significantly to the character of the Conservation area, creating a dynamic skyline and extensive views. Woolton High Street effectively follows the line of a shallow depression, with land rising up gently to higher ground to the north and south. As a result, long-range views can be gained from the top of Church Road towards St Julie's and vice versa.

### *3.1.7 Other characteristics of the Conservation Area*

The conservation area is characterised by:

- predominant use of local red sandstone walls for boundaries
- extensive use of iron railings for boundaries
- entrances to large grounds marked by lodges and ornamental gate piers and gates
- a rich skyline punctuated by spires, towers, pediments
- extensive tree cover



View of youth centre and St Julie's beyond from Woolton High Street



View of St Julie's from top of Church Road

### *3.2 St Julie's School*

3.2.1 St Julie's School is another dominant element in the southern half of the conservation area and is within the original grounds of Woolton Hall, immediately to the north of the hall. It is an accumulation of buildings up to four storeys high, built in piecemeal fashion in a variety of materials during the late 20th century. The buildings are partially screened from view from Speke Road to the east and Woolton Woods to the west by sandstone walls, trees and other vegetation. It is screened from view from the south by Woolton Hall and its grounds. It stands at the top of the rising ground and extensive views of the school can thus be gained from Woolton High Street to the north through the railings and across the open land and longer range views can be achieved from Church Lane.

3.2.2 The school has a vehicular access to the north of its boundary with Speke Road and a pedestrian access further south which were both inserted in the sandstone boundary wall.

3.2.3 St Julie's School is separated from the open ground immediately to the north and from the publicly accessible part of Woolton Woods to the west by a red sandstone wall which varies in height from 2-4 metres. The wall is mostly of rubble construction in random coursing, although small areas have been built in coursed rubble stone. It mostly has a ridged stone coping. The wall is not shown on the OS Map of 1893 but it is shown on the



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OS Map of 1904 and so it can be assumed that it was built at some point between those dates.



Entrances to St Julie's



Grounds of St Julie's with Woolton Hall beyond

## 4. Heritage Designations

### 4.1 Woolton Village Conservation Area

Woolton Village Conservation Area was first designated by Liverpool City Council in 1969 and the boundary has subsequently been extended in 1982, 1988, and 1996.

### 4.2 Listed Buildings

4.2.1 Woolton Hall is a Grade I Listed Building, which has group value with other listed buildings. It was listed in 1982 and has the following listing description:

*House, 1704, enlarged and re-fronted by Robert Adam 1774-80. Porte cochere of c.1865. Stone with slate roof. 2 storeys, 7 bays, 2 bays at each break forward under pediments. Sill bands and top friezes, cornice and blocking course. Windows have architraves and are sashed with glazing bars. Porte cochere has 4 paired Doric columns between rusticated antae, entablature and balustrade. Door has ormolu mounts. Ends have medallions between floors, central frieze has roundels, all are painted to resemble Jasper ware. Right return of 8 bays, 2 central bays break forward under pediment with trophies, sill bands and top frieze and cornice, quoins with triglyphs over central shield in frieze, flanked by triglyphs. Rear has bow with applied distyle Doric colonnade. 3 entrances in eared architraves with panels above with swags. Interior has 2 early C18 rooms with panelling and fluted pilasters, gilded details. Late C18 octagon room has rich plaster decoration to entrances, frieze and ceilings; segmental-headed recesses and fireplace. Some original details to doorcases, stair and 2 ceilings.*

4.2.2 Other listed buildings which are associated with Woolton Hall are:

Gateway to Woolton Hall Park, Woolton High Street

Grade II GV Listed 1975

Description:

*Gatepiers and gate. C18. 2 square banded stone piers with frieze of triglyphs, dentilled cornice and ball finials. 2 iron gates with delicate scrolled ornament.*

Woodleigh (Former lodge to Woolton Hall), Woolton High Street

Grade II GV Listed 1975

Description:

*Lodge. Mid C19. Stone with tile roof. One storey with attic, 2 bays, 2nd bay breaks forward. Frieze and cornice over ground floor. Attic has panels to 1st bay with festoon and panel to 2nd bay with urn flanked by festoons. 3-light small-paned casement to ground floor. Entrance has distyle- in-antis Doric portico with Ionic entablature; recesses glazed, half-glazed door. Central cross-axial stack. Returns have coped gables.*

Woolton Wood Lodge, Woolton High Street

Grade II GV Listed 1975

Description:

*Lodge. Mid C19. Brick with stone dressings slate roof. 2 storeys, T-plan. Ground floor canted stone bay window with hipped slate roof. 1st floor 2-light mullioned window with floating cornice. Shaped gable has lozenge with crest. Glazed timber porch with hipped slate roof in angle to right. Ground floor of right hand angle is chamfered, with 3-light window. Windows are sashed, no glazing bars. Right return is gabled, similar to front, with initials in lozenge. Extruded corner and stack to rear.*



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Woolton Hall Lodge, Ashton Square,

Grade II GV Listed 1975

Description:

*Lodge, C19. Stone slate roof. 2 storeys, 3 bays, quoins. Ground floor has 2 segmental-headed windows with casements, other windows have wedge lintels and are sashed with glazing bars. Plain entrance. Returns have stone-coped gables and small lean-to extensions; that to right is C20.*

1-6 Ashton Square,

Grade II GV Listed 1975

Description:

*Terrace of 6 houses. Late C18, altered late C19. Brick with slate roof. 2 storeys, one bay to each house, end bays originally of one storey but later raised. Windows have pointed heads, small-paned casements and Y-tracery heads with subsidiary glazing bars, some now have plain Y-tracery heads. End bay 1st floor casement windows with lintels. Entrances are pointed, those to end house on returns. No. 1 is rendered, with C20 porch.*

No. 7 Ashton Square

Grade II G.V. II Listed 1975

Description:

*House. Late C18. Stone with slate roof. 2 storeys, 2 bays. 2-light mullioned windows and central entrance with consoled segmental head.*

4.2.3 Woolton has a further 69 entries on the list of buildings of architectural or historic interest which identifies the special interest of around 150 buildings, including those within the immediate vicinity of the site:

*2, 2A, 4 & 6 Woolton High Street*

*8, 10 & 12 Woolton High Street*

*14 & 16 Woolton High Street*

*20-28 Woolton High Street*

*2, 4 & 6 Woolton Street*

*Village Cross at Woolton St/Speke Road*

*35, 35a, 37, 39, 41 & 43 Woolton Street*

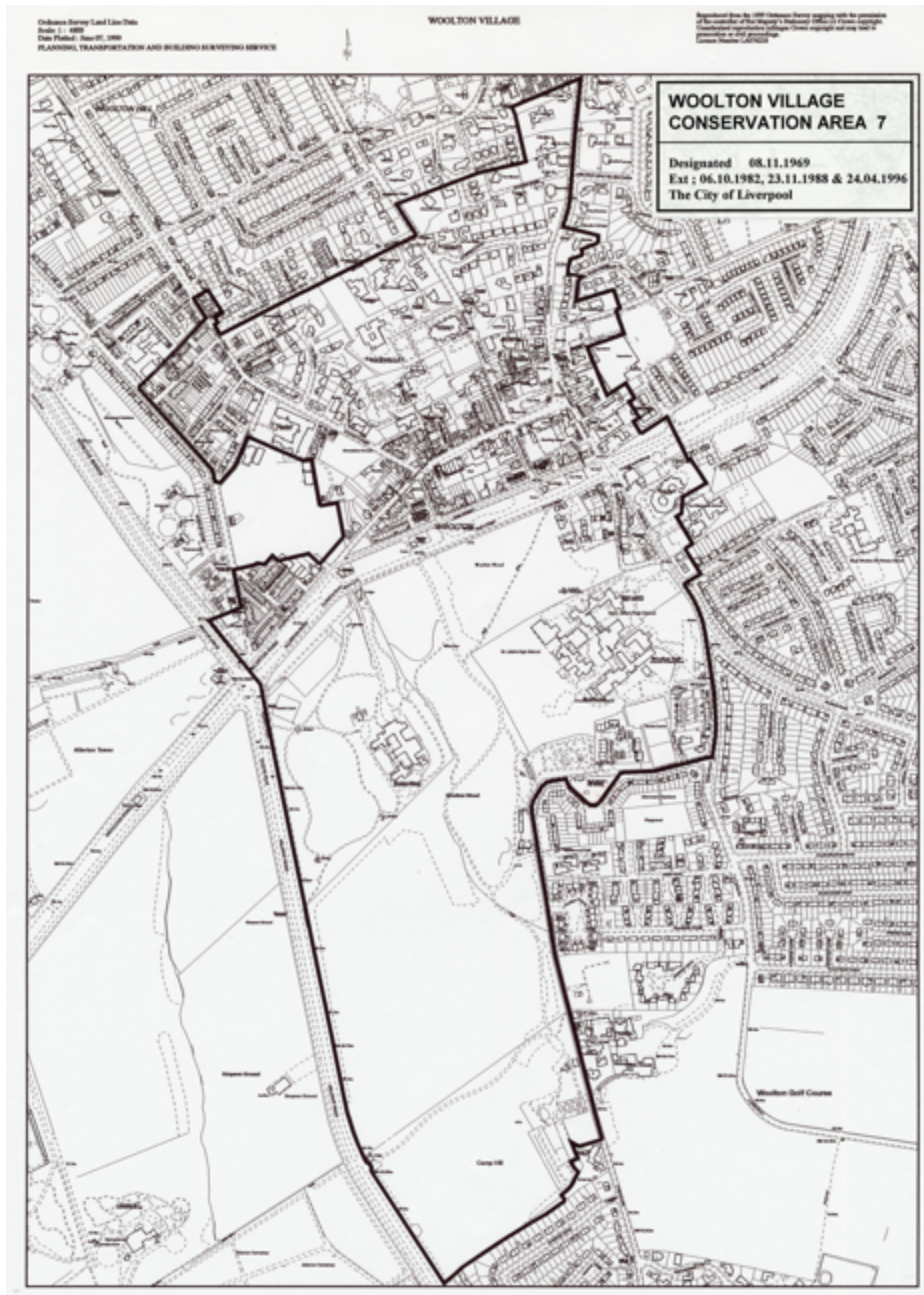
*45, 47, 49 & 51 Woolton Street*

*Woolton Manor Nurses Home, Woolton High Street*

### 4.3 Tree Preservation Order

Liverpool City Council placed Tree Preservation Order 182 on a large group of trees at Woolton Hall/St Julie's in recognition of their amenity value.

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Woolton Village Conservation Area

## 5 Relevant Heritage Policy Background

### 5.1 Liverpool City Council Heritage and Design Policies

5.1.1 The preparation of the Liverpool Local Plan is currently in progress. It will set out an overarching strategy and development principles for Liverpool to guide development until at least 2028. The initial public consultation on the Liverpool Local Plan took place between December 2013 and 30th April 2014 and results of consultations are still being considered.

5.1.2 At present, planning applications in Liverpool are still decided upon primarily by using a) the saved policies of the Unitary Development Plan (UDP), a statutory document which is one of the documents that sits within the emerging Local Plan and b) relevant Supplementary Planning Documents. The UDP will gradually be replaced when the Liverpool Local Plan is adopted but until this time the UDP policies and SPDs will still be used to determine planning applications.

#### 5.1.3 UDP Policies

The policies on "Heritage and Design" are set out in Section 7 of the UDP. The relevant policies are:

#### HD1 LISTED BUILDINGS

*The City Council will take positive action to secure the retention, repair, maintenance and continued use of listed buildings and will:*

- i. seek support and funding from all available sources to set up grant and repair schemes;*
- ii. use its available powers to take action in the case of derelict buildings;*
- iii. relax planning and other City Council policies in order to secure the retention of a building of special architectural or historic interest, subject to reasonable standards of health and safety being ensured; and*
- iv. provide guidance and advice to owners and developers.*

#### HD3 DEMOLITION OF LISTED BUILDINGS

*1. There will be a presumption in favour of the preservation of listed buildings. Consent for demolition will not be granted other than in the most exceptional circumstances, and in any case, not unless the Council is satisfied that every possible effort has been made to continue the present use or find a suitable alternative use.*

*2. Applications for demolition must contain full justification for their proposals and provide all the information necessary to judge the application against the following criteria; including fully detailed plans for any redevelopment. Applications for demolition will be assessed against the following criteria:*

- 1. the importance of the building, its intrinsic architectural and historic interest and its contribution to the local scene;*
- ii. the condition of the building and the cost of repairing and maintaining it in relation to its importance;*
- iii. the adequacy of efforts made to retain the building in use; and*
- iv. the merits of alternative proposals for the site.*

*3. Any consent granted for demolition will, where appropriate, be conditional that demolition must not start until;*

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- i. planning permission has been granted and there is evidence that a contract has been let for the full implementation of the redevelopment proposals submitted in support of the application for demolition; and*
- ii. provision is made for English Heritage to record the building.*

### HD5 DEVELOPMENT AFFECTING THE SETTING OF A LISTED BUILDING

*Planning permission will only be granted for development affecting the setting of a listed building, which preserves the setting and important views of the building. This will include, where appropriate:*

- i. control over the design and siting of new development;*
- ii. control over the use of adjacent land; and*
- iii. the preservation of trees and landscape features.*

### HD9 DEMOLITION OF BUILDINGS IN CONSERVATION AREAS

- 1. There will be a presumption in favour of the preservation of any building, part of a building or structure in a conservation area which makes a positive contribution to the character or appearance of the conservation area.*
- 2. The City Council will consider proposals for the demolition of any building or structure which makes a positive contribution to the character or appearance of the conservation area against the following criteria:*
  - i. the importance of the building, its intrinsic architectural and historic interest and its contribution to the character or appearance of the conservation area;*
  - ii. the condition of the building and the cost of repairing or maintaining it;*
  - iii. the adequacy of the efforts made to retain the building in use; and*
  - iv. the contribution of any new proposal to the character and appearance of the conservation area.*
- 3. Applications must be accompanied by all the information necessary to judge the application against the above criteria, including fully detailed plans for the redevelopment.*
- 4. Where a building makes little or no contribution to the character of the conservation area, proposals for demolition will be considered in the light of the alternative proposals for the site and the contribution made to preserving or enhancing the character of the conservation area.*
- 5. Where appropriate, the City Council will not grant consent for demolition unless there are approved detailed plans and evidence that a contract has been let for the full implementation of the development scheme.*

### HD11 NEW DEVELOPMENT IN CONSERVATION AREAS

- 1. Planning permission will not be granted for:*
  - i. development in a conservation area which fails to preserve or enhance its character; and*
  - ii. applications which are not accompanied by the full information necessary to assess the impact of the proposals on the area, including all details of design, materials and landscaping.*
- 2. Proposals for new development will be permitted having regard to the following criteria:*



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- i. the development is of a high standard of design and materials, appropriate to their setting and context, which respect the character and appearance of the conservation area;*
- ii. the development pays special attention to conserving the essential elements which combine to give the area its special character and does not introduce changes which would detract from the character or appearance of the area;*
- iii. the proposal protects important views and vistas within, into and out of the conservation area;*
- iv. the proposal does not lead to the loss of open space or landscape features (trees and hedges) important to the character or appearance of the area;*
- v. the development does not generate levels of traffic, parking, noise or environmental problems which would be detrimental to the character or appearance of the area; and*
- vi. the proposal has a satisfactory means of access and provides for car parking in a way which is sympathetic to the appearance of the conservation area.*

## HD18 GENERAL DESIGN REQUIREMENTS

*When assessing proposals for new development, the City Council will require applications to comply with the following criteria, where appropriate, to ensure a high quality of design:*

- i. the scale, density and massing of the proposed development relate well to its locality;*
- ii. the development includes characteristics of local distinctiveness in terms of design, layout and materials;*
- iii. the building lines and layout of the development relate to those of the locality;*
- iv. external boundary and surface treatment is included as part of the development and is of a design and materials which relate well to its surroundings;*
- v. all plant machinery and equipment are provided within the building envelope or at roof level as an integral part of the design;*
- vi. the development pays special attention to views into and out of any adjoining green space, or area of Green Belt;*
- vii. the development has regard to and does not detract from the city's skyline, roofscape and local views within the city;*
- viii. the satisfactory development or redevelopment of adjoining land is not prejudiced;*
- ix. there is no severe loss of amenity or privacy to adjacent residents;*
- x. in the case of temporary buildings, the development is of a suitable design and not in a prominent location;*
- xi. adequate arrangements are made for the storage and collection of refuse within the curtilage of the site and the provision of litter bins where appropriate;*
- xii. the exterior of the development incorporates materials to discourage graffiti; and*
- xiii. adequate arrangements are made for pedestrian and vehicular access and for car parking.*

### 5.2 National Planning Policy Framework.

The NPPF (March 2012) sets out the government's overarching objectives for the planning system, including at Section 12 its policies for *Conserving and Enhancing the Historic Environment*.

Relevant sections of the NPPF are:

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*128. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.*

*129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. 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.*

*131. In determining planning applications, local planning authorities should take account 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.*

*132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the 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 should require clear and convincing justification.*

*134. 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.*

*136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*

*137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

*138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation*

*Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

## **6. Assessment of Significance of Woolton and the Site**

6.1 The NPPF expects that major development proposals which affect heritage assets should be accompanied by an assessment of the heritage significance of those heritage assets and an assessment of the impact of the development on that significance. The Glossary of the NPPG defines significance (for heritage policy) 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.*

6.2 English Heritage provides some guidance on understanding heritage interest and heritage values in its *Conservation Principles* (2008). It advises that heritage values can be in one of four categories:

*Evidential value - Evidential value derives from the potential of a place to yield evidence about past human activity.*

*Historical value - Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*

*Aesthetic value - Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.*

*Communal value - Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

6.3 Arising from the brief history and description of the affected heritage assets above and an understanding of them in local and national terms, the heritage significance of those heritage assets can be assessed as set out below.

### **6.4 Woolton Village Conservation Area**

6.4.1 Woolton Village Conservation Area is a designated heritage asset which has significance as a settlement of archaeological, architectural, landscape and historic interest. It demonstrates:

a) the evolution of a medieval agricultural village into a settlement of the 18th and 19th centuries which has been strongly influenced by the quarrying of local sandstone and the growth of the nearby city of Liverpool.



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b) the historic influence of landed gentry and subsequently the influence of successful merchants and industrialists and their tradition of philanthropy.

6.4.2 The northern half of Woolton Village Conservation Area has a dense core of buildings of architectural and historic interest which create an attractive urban character and appearance due to their design, layout and materials. They display a high degree of authenticity and integrity.

6.4.3 The southern half of Woolton Conservation Area is predominantly open parkland and woodland of landscape, architectural and historic interest. The parkland and woodland were originally the grounds of large private estates of large mansions and institutions but are now mostly open to the public. The grounds with their boundaries and lodges are of significance as they display the wealth and aspirations of their original owners and the changing fashions in landscape architecture. The surviving mansions are of architectural and historic significance as they display the prevailing architectural fashions of the time.

6.4.4 In terms of the heritage values set out in English Heritage's *Conservation Principles*, Woolton Village Conservation Area displays:

### A. Evidential Values:

- an ancient agricultural village of strong medieval origins which has evolved mostly in the 19th century, with an economy based on quarrying sandstone and agriculture
- a village which benefited from the growth and commercial success of the nearby port city of Liverpool
- a settlement with a dense urban grain in the northern half and a predominantly open landscape of parkland and trees around mansion houses in the southern half, reflecting the different resources and needs of their occupiers

### B. Historical values

- a village associated with influential figures in local politics and international culture
- a village built primarily of local red sandstone, local red common brick and natural blue Welsh slate.
- strong boundaries and several lodges which illustrate the extent and evolution

### C. Aesthetic Value

- an attractive townscape of i) historic buildings of considerable authenticity and integrity, ii) open spaces which provide visual and leisure amenities and iii) woodlands which provide visual and leisure amenities
- a distinctive topography which creates long-range views
- a rich skyline punctuated by spires, towers and pediments
- extensive tree cover

### D. Communal Value

- A townscape, architectural heritage and range of facilities provided by municipalities and/or by the benevolence of successful businessmen which are highly valued by the local community

## 6.5 Woolton Hall

6.5.1 Woolton Hall is a Grade I Listed Building within the Woolton Village Conservation Area. It is therefore within the top 2.5% most important historic buildings in the country and is classified as being "...of exceptional interest, sometimes considered to be internationally important..."

### *Architectural Significance*

6.5.2 Woolton Hall has architectural significance as an early 18th century mansion by an unattributed architect, which has been altered by subsequent owners. Its primary significance is that between 1774 and 1780 it was substantially remodelled by Robert Adam (1728-1792), one of the most renowned architects of the 18th century, as a leader of the first phase of the classical revival in England and Scotland from around 1760 until his death. Whilst the hall has great architectural value because of the national importance of Adam and because much of his work survives at the hall, it is not considered to be his finest work. The listing description (above) is a perfunctory list of architectural details but its purpose is for identification only and is not an analytical architectural assessment. In *The Buildings of England - Lancashire: Liverpool and the South West* (2006), the authors include the comments:

"...may seem at first sight a disappointment..."

Molyneux's North Wing - "This wing is an oddity." and "The fenestration is very awkward."

The E front - "...did not manage it with the élan associated with his normally ingenious remodellings."

Ground Floor Rooms - "They have characteristic but not outstanding stucco ceilings" and "There is none of the virtuoso planning for which Adam is celebrated."

Woolton Hall is a rare example of the work of Robert Adam in the North West but it is categorised by David King in *The Complete Works of Robert & James Adam* (1991) as a pre-existing "country house with minor contributions" by Robert Adam.

The original building has also been altered by the addition of an early 18th century single storey two-bay extensional the rear and an apsidal end around 1865. Even so, as a building with work by Adam, Woolton Hall is a Grade I listed building and must be treated as such.

### *Historic Significance*

6.5.3 Woolton Hall has historic significance as the site of previous buildings which were reputedly the local headquarters of the Knights of St. John. The current building has significance in that it was commissioned by a prominent member of the regionally important Molyneux family and was their home for over 50 years. The ownership of the building changed subsequently several times and each new owner brings a new element of significance to the building, as they bear witness to the roles in society.

### The Grounds of Woolton Hall

6.5.4 The original grounds of Woolton Hall from the construction of the current building have heritage significance in providing an appropriately extensive and grand setting for the hall. The grounds include woodland, parkland, agricultural land and a walled garden which are all components of an early 18th century country house estate. The grounds also contain built landscape features which have significance as components of the country estate and have architectural importance in their own right. Those features include lodges, estate workers cottages, boundaries of red sandstone walls and railings and gateways. However, much of the land and many of the structures which were within the historic estate and formed its historic curtilage have been sold off at various points in the past, are now in different ownership and in some cases have been much altered thereby reducing their significance.

6.5.5 Two principal driveways to Woolton Hall ran from Woolton High Street from the mid-19th century with entrances marked by the lodges which are now in the middle of the carriageways but even by 1904, they had been severed from the Hall and no longer served it. The fields between St Julie's School and Woolton High Street had been

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landscaped grounds of Woolton Hall but they have become playing fields of mown grass, with a few mature trees around the edges. With the construction of the south carriage way of Woolton High Street, north boundary of the fields was shifted further south and so even though the listing description describes the gateways as *Gatepiers and gate C18*, they have been relocated and their significance as authentic landscape structures has been reduced. Furthermore, the gates themselves were accidentally removed and destroyed a few years ago and subsequently replaced and so the relocated gateways with replacement gates have even less authenticity. The fields have some heritage significance as an area of open land for its recreational use. They are for recreational purposes rather than to provide visually attractive features or to protect views of the hall.

6.5.5 Additionally, the immediate setting of the Hall has been severely damaged by the construction of the 20th century buildings and structures of St Julie's School.

The area to the east of Woolton Hall where the current entrance driveway from Speke Road approaches the Hall is the least developed and still presents an open garden of mature trees. However, the setting of the building in all other directions has been severely compromised and the significance of its setting has been dramatically reduced. To the south of Woolton Hall, which was originally its front garden still provides a partial open setting for the principal elevation of the building but even that has been considerably altered by the construction of hard-surfaced tennis courts and fencing. The area to the rear (north) of Woolton Hall, has been developed with a variety of school buildings which are just a few metres from the listed building. They severely restrict views of the Hall from outside the site and even from most locations within the site and have massively damaged its setting.

6.5.6 The north and south boundaries of St Julie's School are a 2-4 metre high red sandstone boundary wall with a ridges coping. Although this wall is built from traditional natural materials and formed the curtilage for Woolton Hall for a period, it was built between 1893 and 1904, is not contemporary with any of the building phases of the hall and so it has limited landscape significance.

6.5.7 In terms of the heritage values set out in English Heritage's *Conservation Principles*, Woolton Hall and its grounds display:

### A. Evidential Values

- Woolton Hall and its estate provides limited evidence of an early 18th century country house and the impact on the surrounding landscape

### B. Historical Value

- Woolton Hall displays evidence of the changing use of an early 18th century mansion house from the home of a leading local family (the Molyneux) through successful local industrialists to leisure uses, medical uses and educational uses.

### C. Aesthetic Value

- Woolton Hall is an example of an evolved country house, with evidence of the work of Robert Adam
- Woolton Woods provides evidence of the attractive grounds of a country house, with some surviving historic landscape features which have been adapted for municipal and educational use

### D. Communal Value

- the former grounds of Woolton Hall which are now open to the public and known as Woolton Woods.



## 7. Initial Assessment of Proposal on Significance of Woolton and the Site

7.1 The proposal for the redevelopment of St Julie's School on the current site comprises several elements which will have varying impacts, both adverse and beneficial on the heritage significance of the heritage assets. The components of the development can be divided (not necessarily in order of implementation) into: 1) demolition of all existing school buildings; 2) partial demolition of the boundary wall between St Julie's and Woolton Fields and; 3) construction of replacement school buildings.

### 7.2 Demolition of most of existing school buildings

7.2.1 The existing school buildings are within the curtilage of a listed building and within the Woolton Village Conservation Area but as they have all been built since 1948, under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990, their demolition does not require Listed Building Consent.

7.2.2 The school buildings have provided useful educational facilities for a few years but their design, form, mass, materials and siting do not respect the character of the adjacent listed building or the character and appearance of the conservation area. Indeed, they massively harm the setting of the Grade 1 Listed Building and views of it. Their demolition will provide a larger open space around the building and enhance its setting, views and significance. It is proposed that a multipurpose recreational area (without floodlighting and with a low ball stop fence) will be created adjacent to the hall. This will allow more viewing opportunities. An open wire fence will form the boundary between the school and hall to allow greater visibility of the hall from the school. Altogether, this more open aspect around the hall will facilitate improved appreciation of the proportions and architecture of the hall. A further floodlit multi-purpose games area is situated further away from the Grade 1 Listed Building with a high fence that can be used for community use. Lighting calculations have been provided to demonstrate that light pollution does not detrimentally affect Woolton Hall.

The proposal also involves the creation of a more formal tree-lined service road to the school adjacent to the hall and this is a suitable response to the classical architecture of the hall.

Section 137 of the NPPF advises:

*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

The proposal to demolish the school buildings will enhance and better reveal the significance of the heritage assets and the proposed the demolition will comply with this advice.

7.2.3 English Heritage's *The Setting of Heritage Assets (2011)* confirms the definition of the setting of a heritage asset:

*...as 'the surroundings in which [the asset] is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make*

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*a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.*

The existing buildings make a negative contribution to the setting of Woolton Hall and affect the ability of the public to appreciate its significance.



Proposed site plan showing tree-lined drive and open sports pitches adjacent to Woolton Hall

### 7.2.4 Section 138 of the NPPF states

*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*

The existing school buildings do not contribute to the significance of the conservation area.

### 7.2.5 Policy HD9 of Liverpool City Council's UDP states that:

*There will be a presumption in favour of the preservation of any building, part of a building or structure in a conservation area which makes a positive contribution to the character or appearance of the conservation area.*

The existing school buildings do not make a positive contribution to the character or appearance of the conservation area and so the proposal is not in conflict with Policy HD9.

7.2.6 In summary, the proposed demolition of the school buildings is not in conflict with any national or local heritage policy or guidance and should be welcomed for enhancing the setting of Woolton Hall and the character, appearance and significance of the conservation area.

**Overall Impact - Large Beneficial**

### 7.3 Partial demolition of the boundary wall between St Julie's and Woolton Fields

7.3.1 A number of options for the site of replacement school buildings have been considered but all options which involve the extension of the grounds of the school into the green space to the north require the demolition of most of the north boundary wall which currently separates the school from the green space. The wall is not listed in its own right and is not referred to in the listing description. However, the wall formed part of the curtilage of Woolton Hall from the date of its construction (between 1893 and 1904) and its partial demolition is likely to require Listed Building Consent. The heritage key issue in considering a proposal to demolish part of the wall is the significance of the wall.

7.3.2 The wall is 2-4 metres high, is built of red sandstone, mostly in rubble with random coursing, and has a ridged stone coping. It is therefore built in local traditional materials and form, has the appearance of being an historic wall, is over 100 years old and is one of a type which forms a characteristic of the conservation area. It is not part of the original curtilage of Woolton Hall but it demonstrates a stage in the evolution of the hall's grounds. On the basis that the wall is not contemporary with the hall or any phase of it, the wall proposed for partial demolition is considered to be a part of a heritage asset of low-medium significance.

7.3.3 The NPPF advises:

*132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the 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 should require clear and convincing justification.*

Similarly, Policy HD9 of the UDP is:

- 1. There will be a presumption in favour of the preservation of any building, part of a building or structure in a conservation area which makes a positive contribution to the character or appearance of the conservation area.*
- 2. The City Council will consider proposals for the demolition of any building or structure which makes a positive contribution to the character or appearance of the conservation area against the following criteria:*
  - i. the importance of the building, its intrinsic architectural and historic interest and its contribution to the character or appearance of the conservation area;*
  - ii. the condition of the building and the cost of repairing or maintaining it;*
  - iii. the adequacy of the efforts made to retain the building in use; and*
  - iv. the contribution of any new proposal to the character and appearance of the conservation area.*
- 3. Applications must be accompanied by all the information necessary to judge the application against the above criteria, including fully detailed plans for the redevelopment.*

The presumption is that the wall should ideally be retained, unless there is clear and convincing justification.



7.3.4 The NPPF advises:

*134. 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.*



Wall on north boundary of St Julie's proposed for partial demolition

The proposal does not involve the loss of the whole of the wall and, considering the level of significance of the wall, the partial demolition of a heritage asset of limited significance, represents "less than substantial harm" to the wider significance of the conservation area and the listed building. The location of the wall is already recorded on OS Maps and, as the majority of the wall will remain in situ (NB the wall on the west boundary is part of the same structure), physical evidence of its form of construction and materials will still be there on site. The proposal as a whole will also deliver major heritage benefits (as discussed above) in enhancing the immediate setting of Woolton Hall, and this will enhance the opportunity of finding a new optimum viable use for the hall. The proposal will also bring wider public benefits, as set out in the Planning Statement.

7.3.5 The partial demolition of the wall can be mitigated by retaining the stone from the wall on site and reusing it in new landscape features. The details of how this mitigation can be achieved are being considered.

7.3.6 In summary, the proposed demolition of part of the north boundary wall of St Julie's will cause some harm to the significance of the conservation area and the listed building but it will be "less than substantial harm" and that harm is outweighed by wider heritage and public benefits.

**Overall Impact - "Less than substantial" harm and outweighed by wider benefits**

7.4 Construction of Replacement School Buildings

7.4.1 A number of options for the design replacement school buildings have been considered but all design options will need to be considered for their impact on the conservation area, the setting of Woolton Hall and in the context of the current situation. The current school buildings on the site are largely screened from public view from the west, south and east but are clearly visible from the south and are an unsightly mix of materials and building form and height which have been built in an ad hoc manner with little consideration given to either consistency within the site or their impact on their surroundings.

7.4.2 In considering the impact, regard should also be had to national and local policies and guidance:

A) The NPPF states

*131. In determining planning applications, local planning authorities should take account 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.*

B) English Heritage's *Guidance on the Management of Conservation Areas* (2006) advises on the issue of "New Buildings in Conservation Areas":

*7.6 New development in Conservation Areas should aspire to a quality of design and execution, related to its context, which may be valued in the future. This neither implies nor precludes working in traditional or new ways, but will normally involve respecting values established through assessment of the significance of the area.*

*7.7 One of the most common problems in conservation areas is the lack of understanding by many developers and/or their designers of the urban context, resulting in crude or debased imitations of adjoining buildings, or token gestures towards the local architectural style. Where the character of the area derives from its diversity, the imposition of an imitative or "in keeping with the existing styles" runs counter to the way in which the area has traditionally evolved...*

C) Policy HD11 of the UDP2.

*Proposals for new development will be permitted having regard to the following criteria:*

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- i. the development is of a high standard of design and materials, appropriate to their setting and context, which respect the character and appearance of the conservation area;*
- ii. the development pays special attention to conserving the essential elements which combine to give the area its special character and does not introduce changes which would detract from the character or appearance of the area;*
- iii. the proposal protects important views and vistas within, into and out of the conservation area;*
- iv. the proposal does not lead to the loss of open space or landscape features (trees and hedges) important to the character or appearance of the area;*

7.4.3 The preferred design option is for the new school to be in the form of three orthogonal buildings: two brick-clad four storeys high; one tall brick and metal cladding two storey high building containing the sports hall; all connected by glazed linked buildings. The proposal will be much simpler, more compact and neater than the current arrangement.

The new development will reflect the orthogonal nature of Woolton Hall and make a positive contribution to the local character and distinctiveness of the area. The use of brick as a principal facing material for the proposed school is in principle entirely appropriate, given the character of the conservation area and setting of the hall and will enhance the setting of the school, compared to the existing school buildings. The preferred design option of the client is to utilise a buff coloured brick for the facades

The new development will aspire to the quality of design and execution of its context in a contemporary ways and will respecting most of the values established through the assessment of the significance of the area.

The new development will involve the loss of a small area of the open green space to the north of the boundary wall but it is only approximately 5% of that space and it is land which has no significant landscape features (other than the wall, discussed above). It has historic significance as recreational land, the vast majority of the land will remain in that use and so the impact on this historic significance is minimal.

The open character of the land which is proposed to be developed does at present allow views over it from the north but the current views are towards the current unsightly buildings of St Julie's School and their replacement with a co-ordinated design for the new school buildings will be an enhancement on that view.

7.4.4 The proposed new buildings require the removal of a number of trees which are protected by Tree Preservation Order 182. The loss of these trees as as individual specimens is addressed in the Tree Survey and Implications Assessment. From a heritage aspect, the loss of high quality trees in good condition which are part of the setting of a country house or a conservation area is generally harmful to their character and appearance. In this case, whilst the loss of the trees the harm will have a slight adverse impact on the heritage assets, the loss is mitigated as: they are currently divorced from Woolton Hall by the current school buildings; they make minimal contribution to the public views of the conservation area as they are mostly within the site and not visible from public viewpoints and; the removal will enable the construction of the new school buildings which are themselves an enhancement on the current school buildings.



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7.4.5 In summary, the new holistically designed school buildings will be a considerable improvement on the existing agglomeration, will enhance the character and appearance of the conservation area and the setting of the listed building and the minimal loss of open green space of minimal heritage significance is a small price to pay for that wider benefit. In any event, options are being explored for transferring a plot of land elsewhere in the estate from the school to the City Council to compensate for loss of public open space.

Overall impact - Large Beneficial



Proposed appearance of new school buildings

### 7.5 Provision of Vehicular Access to the Site for Construction Traffic

7.5.1 Two existing “historic” entrances to Woolton Hall and Woolton Woods exist on the boundary between the fields and the Woolton High Street but are inadequate for the size of modern construction and delivery vehicles. It is not proposed that these are used for construction traffic.

7.5.2 The main existing vehicular entrance to St Julie's School is through an opening in the stone boundary wall on Speke Road which continues along Speke Road as the curtilage of Woolton Hall. The wall is approximately 1.8m high and is constructed of coursed rock-faced red sandstone with shallow rounded and moulded coping on the LH side of the entrance and rectangular copings on the RH side. The entrance has short return walls into the site at approximately 45 degrees to the road and which reduce in height into the site, as the ground rises. The entrance was created between 1894 and 1904. It is not marked by stone piers but simply has a pair of modern steel gates hung on modern steel posts, set in approximately 1.5m from the ends of the walls.

7.5.3 It is proposed that the existing wall and entrance off Speke Road, which is the current main access to the school, will be slightly reconfigured to serve as the vehicular entrance for the school and the construction traffic. It is proposed that the lower ends of the return walls in the site beyond the existing gates are carefully taken down and rebuilt to a similar height and form as existing but at the same width as the width of the gates, rather than tapering further inwards as at present. The proposals involve altering an entrance which is approximately 110 years old and which is not part of any of the principal phases of Woolton Hall. The proposals have been sensitively designed to minimise impact on the wall and trees. They will involve some minor adjustment to the wall which forms the curtilage of the listed building but the heritage impact will be minimal.

Overall impact - Minimal



Existing vehicular entrance on Speke Road to be widened beyond gates

## 8. Conclusion

8.1 This heritage statement has established an understanding of the heritage significance of Woolton Conservation Area generally and Woolton Hall and St Julie's School in particular, following brief accounts of their history and descriptions of them. It briefly assessed the proposed development and the impact of the development on the heritage significance. It concludes that:

- the development will deliver some very large beneficial impacts for the heritage assets in enhancing the setting of Woolton Hall and the visual amenity of the conservation area
- the development will cause "less than substantial" harm to the north boundary wall of St Julie's and this is a heritage asset of limited historic significance

Overall, the statement demonstrates that there is no justifiable reason why the proposed development should be refused for reasons of impact on the heritage assets.

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