

Heritage Impact Assessment



Proposed development comprising:-

Application for planning permission for redevelopment of former depot site comprising demolition of all existing buildings and structures on the site and boundary walls in Vine Street and Myrtle Street, followed by erection of two blocks of residential accommodation to construct 114 apartments for private market rent

Applicant:

Carpenter Investments (Vine Street) Ltd

Application Site:

Vine Street Depot Site

Vine Street/Myrtle Street, Liverpool L7

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1.0 Introduction and background Information

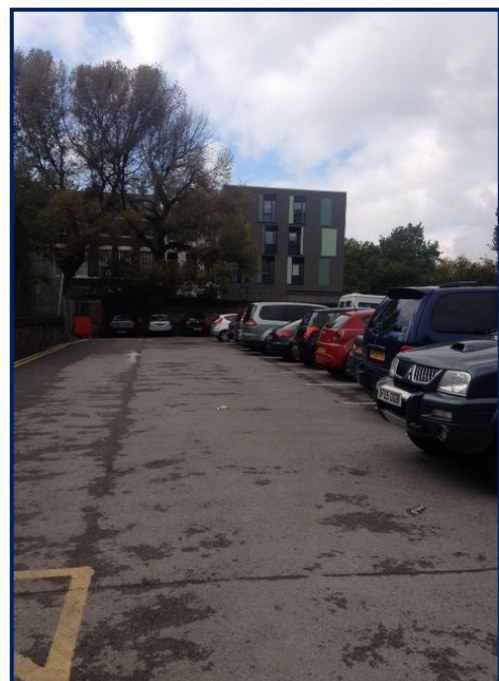
- 1.1 This report provides the Heritage Impact Assessment for to accompany the application for planning permission to enable the Vine Street car park and storage depot site to be redeveloped for housing purposes – scheme consisting of two apartment blocks.
- 1.2 The proposals will result in all existing buildings and structures within the site being demolished and majority of existing boundary walls on Vine Street and Myrtle Street being removed to clear the site for the proposed development.
- 1.3 The housing proposals are part of a suite of housing sites promoted by the applicant for development as part of the 'build for rent programme part funded through the Homes & Communities Agency (HCA).
- 1.4 The proposals are set out in more detail in this report and discussed in more general terms for planning purposes in the accompany Planning & Regeneration Statement.
- 1.5 The proposal represents an economic investment into the area which is very much supported by the recent publication of the National Planning Policy Framework (NPPF) empowering local authorities to presume in favour sustainable development that encourages growth in the economy.
- 1.6 It will be demonstrated within this statement that the proposals will provide an opportunity redevelop an under used site within a designated conservation area to be brought into full economic and beneficial land use that befits the historical and cultural significance and character of the area.
- 1.7 The proposals for the application site are the most suitable form of development for the site, bearing in mind its location, its long time being under used as a storage depot and car park and its somewhat unkempt state which is having an impact on the character and appearance of the Canning Street Conservation Area.
- 1.8 The proposal affords a sustainable opportunity for generating commercial investment into the site and delivers welcome housing on a brownfield site in the city centre, bringing with it economic, heritage, cultural and social benefits that are not outweighed by any demonstrable significant adverse impact to the heritage asset (in this case being the character and appearance of the Canning Street Conservation Area).
- 1.9 The impact of the development on the desirability to protect the character or appearance of the Conservation Area is addressed having regard to policies of the UDP and the NPPF which seek to limit the harm caused by development to heritage assets.

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2.0 Site Context and Proposal

Site & Surroundings

- 2.1 The application site measures 0.42 hectares in a rectangular shape extending south of Myrtle Street back into an area bordered by Vine Street to the east and Chatham Street to the west.
- 2.2 The site is located on the eastern fringe of Liverpool city centre, buffered between the adjacent Liverpool University campus and the Georgian housing quarter in Vine Street and Chatham Street.
- 2.3 The recently opened imposing Vine Court student accommodation development is directly opposite the Myrtle Street frontage of the site.
- 2.1 On the site at present there are a series of disused brick with pitched roof storage depot buildings and car park facility operated Liverpool University under lease from the City Council.
- 2.2 The images below show Vine Street Depot at present:



- 2.3 To the north on Myrtle Parade is a grouping of trees with a mixture of planted and self-seeded examples which separates the site from the public footpath.
- 2.4 To the East the site there is a 1960's flat roofed housing development between Vine Street and Grove Way extending into the Grovelands to the south east.

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- 2.5 The modern flat roofed housing development continues to the southern boundary where it meets the Georgian terraces of Chatham Street.
- 2.6 Part way along the Chatham Street boundary (consisting of a high brick wall with anti-vandal wire mesh on top) of the site there are mature London Plane trees that are understood to be protected by a TPO – these trees are outside of the application site but are within the ownership of the applicant as they are part of the demised site area conveyed to the applicant following purchase from Liverpool City Council.
- 2.7 The protected trees will not be affected by the development and no works are proposed to the trees as they will remain on the outside edge of the existing wall that is also to be retained (wire mesh topping to be removed).
- 2.8 To the west the site faces Myrtle parade and Chatham Lodge, a 4 storey student and retail development recently completed by Liverpool Edge.
- 2.9 The site is accessible via public transport – bus links off Myrtle Street and Grove Street providing excellent links to the city centre and nearby district and local centres in Wavertree, Smithdown Road and Park Road.
- 2.10 The site is very well situated to afford walking trips to the University and Royal Liverpool Teaching, and the Liverpool Women's Hospitals.

Planning History

04F/1162 - to continue to use the site for a further temporary period as a car park for 46 cars and storage purposes pending redevelopment of the site. Application granted 20 May 2004 for 12 months.

01F/0891- To change use of premises to create 44 no. car parking spaces and a storage facility for Liverpool University ground maintenance and gardening service, for a temporary period of up to 2 years. Granted August 2001.

Elsewhere:

09F/0253 – to erect 4 storey development with A1 and A3 uses at ground floor, 15 no. apartments above and including the erection of a screening system along the boundary wall with adjoining residential properties. Granted 30 October 2009.

09F/1546 – to erect two blocks providing 710 student bedrooms (later increased to 749), together with ground floor commercial and retail uses – Vine Court, application granted 22 July 2009 and development complete.

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The Development Proposals

- 2.11 The proposal is to redevelop the whole site comprising demolition of all existing buildings and structures within the site, including majority of the existing high brick boundary walls, save for a section of wall on Chatham Street that is to be retained adjacent to the existing mature trees to be retained.
- 2.12 The redevelopment of the site follows through the construction of two no. apartment blocks, one being part 7 storey and part 4 storey (Block A) and the other block being 4 storeys (Block b).
- 2.13 Both blocks will be of modern design and construction providing a totally new residential product offer in the locality, different from the numerous student accommodation developments that have proliferated in recent years.
- 2.14 The proposed residential accommodation will provide 114 apartments for private market rent and will be a mix of one bed, two and three bed apartments available to a whole range of the potential occupiers including single professionals, couples, elderly and young families alike.
- 2.15 Each unit will have its own self-contained facilities. Block A proposes 84 apartments over the space of 6 storeys. Block B proposes 30 apartments over the space of 4 storeys.
- 2.16 The development will be gated and there will be 44 car parking spaces provided on site set within a landscaped garden environment and courtyard which will be available to all tenants within the proposed development.
- 2.17 The layout of the development, with two separate blocks one fronting Vine Street and the other fronting Myrtle Street, is to some extent affected by the presence of a disused underground tunnel situated circa 15m below ground – the tunnel dissects the site in a diagonal axis from east to west.

3.0 Planning Legislation & Policy Position

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.1 Statutory protection for built heritage is principally provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 72 of the Act require authorities to consider the desirability of preserving or enhancing the character or appearance of a designated conservation area.
- 3.2 Relevant planning policies for the proposal are found within national planning policy (NPPF) and the statutory development plan for the area comprising the Liverpool Unitary Development Plan.

- 3.3 The draft Liverpool Local Plan is at an early stage and is of no relevance or weight to the determination of the application.

National Planning Policy Framework (NPPF):

- 3.4 The National Planning Policy Framework (NPPF) sets out the Government's commitment to a planning system that does everything it can do to support sustainable growth. Local planning authorities are expected to plan positively for new development.
- 3.5 In relation to heritage issues, paragraph 126 of the NPPF states that local authorities should ensure that heritage strategies that take into account:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - the desirability of new development making a positive contribution to local character and distinctiveness; and
 - opportunities to draw on the contribution made by the historic environment to the character of a place.
- 3.6 The NPPF defines the significance of a heritage asset as its value *'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.'*
- 3.7 The NPPF provides a unified approach to the historic environment and removes the previous distinctions between historic buildings, archaeology and designed landscapes. It defines the historic environment in terms of *"heritage assets."*
- 3.8 In determining applications, paragraph 128 of the NPPF states that 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.
- 3.9 Para. 129 of the NPPF require local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.

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- 3.10 Policy 131 states that local planning authorities should take account of the desirability of new development sustaining and enhancing the significance of heritage assets; the positive contribution that heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.11 Policy 132 sets out policy principles guiding the consideration of impact of development on the significance of a designated heritage asset. The more important the asset, the greater the weight should be given to the asset's conservation. Any harm to or loss should require clear or convincing justification.
- 3.12 Policy 133 provides a series of tests which should be applied in cases where substantial harm to or total loss of significance will be caused. In the case of development proposals which will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.13 Policy 134 states that where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.14 Policy 137 states that local authorities should look for opportunities for new development within Conservation Areas 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.
- 3.15 Policy 141 states that local planning authorities should make information about the significance of the historic environment gathered as part of the development process publicly accessible, and should require developers to record and advance understanding of the heritage asset before it is lost.

PPS5 - Historic Environment Planning Practice Guide

- 3.16 Section 5 of the Historic Environment Planning Practice Guide (remains extant as it was not withdrawn with the publication of the NPPF) provides generic guidance on decision making for changes that affect the historic environment. Paragraphs 55-57 state that understanding both the *nature of the significance* and the *level of importance* are fundamental to decision making, and set out the most common steps that a planning applicant may be expected to carry out assessing significance.
- 3.17 Paragraphs 76-78 give guidance to local authorities on weighing up proposals for development. These should take account of potential heritage benefits

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and any other material planning considerations that would arise as a result of development proceeding.

- 3.18 Paragraph 80 stresses the need to assess the extent to which the design of new development contributes positively to the character, distinctiveness and significance of the historic environment.

Conservation Principles: Policy and Guidance (English Heritage) 2008

- 3.19 The English Heritage document considers 'conservation' as managing change in ways that will sustain the significance of places; it recognises change in the historic environment is inevitable, whether caused by natural processes, through use or by people responding to social, economic and technological advances.

- 3.20 If the significance of a place is to be retained and its historic value sympathetically managed, change will inevitably be needed. Development need not devalue the significance of the place, both its tangible values, such as historic fabric, or its associational values, such as its place within the landscape, provided the work is done with understanding.

- 3.21 The English Heritage *Principles* state that retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible (paragraph 93). Where deliberate changes are made, however, the alteration should in some way be discernible. Integrity likewise depends on an understanding of the values of the heritage asset.

- 3.22 The *Principles* state that new work or alteration to a significant place should normally be acceptable if:

- There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- The proposals aspire to a quality of design and execution which may be valued now and in the future; and
- The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

- 3.23 The *Principles* state the important factor in managing change is to respect the values established through an assessment of the significance of the building and its setting.

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Liverpool Unitary Development Plan 2002

- 3.24 Policy GEN3 – Heritage and design in the built environment seeks to protect the heritage of Liverpool and ensure that new developments respect the quality of listed buildings and their setting.
- 3.25 Policy HD8 indicates 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.
- 3.26 The policy does not prevent the possible demolition of an unlisted building in a conservation area, rather it is a criteria based policy that sets out the test that the City Council will apply to 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.
- 3.27 Applications must be accompanied by all the information necessary to judge the application against the above criteria, including fully detailed plans for the redevelopment.
- 3.28 Policy HD8 indicates that 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. 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.
- 3.29 Policy HD11 relates to new development within conservation areas and it seeks to ensure that all new development proposals are properly thought through to ensure that the proposal would meet the policy requirement to preserve or enhance its character. The policy would support planning

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permission for new developments for new development, which meets the following criteria:-

- 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.

3.30 The conservation area issues and consideration of the development against the policies of HD8 and HD11 are examined in detail in the section dealing with Heritage Impact Assessment elsewhere in this supporting Statement.

3.1 Policy HD18 provides the detailed policy requirements for design. Applications for development are required to comply with specific criteria, where appropriate. In relation to the proposal the key criteria include:-

- The scale, density and massing of the proposed development relate well to its locality;
- The development includes characteristics of local distinctiveness in terms of design, layout and materials;
- The building lines and layout of the development relate to the locality;
- 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;

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- The development has regard to and does not detract from the city's skyline, roofscape and local views within the city;
- The satisfactory development or redevelopment of adjoining land is not prejudiced;
- There is no severe loss of amenity or privacy to adjacent residents; and adequate arrangements are made for pedestrian and vehicular access and car parking.

4.0 The Historical Context

- 4.1 There are few, if any, designated conservation areas in Liverpool that command such respected reputation and reverence than the Canning Street Conservation Area – first designated 1971 and extended 1976.
- 4.2 The Canning Street Area was built during the first half of the nineteenth century and comprises the most extensive terraced residential estate of this date in Liverpool.
- 4.3 The Canning Street Conservation Area is situated to the south east of Liverpool's City Centre, in close proximity to the University and the Anglican Cathedral. The area was developed between 1835 and 1845 to provide some of the first housing beyond the city centre and was laid out on an area known as Mosslake Fields.
- 4.4 Streets and squares were originally laid out to an approximate grid pattern and the blocks were developed on a speculative basis. Housing was built in Canning Street for the growing numbers of successful merchants and ship owners and these dwellings were originally designed as three to four storey five-bedroom family houses.
- 4.5 Towards the end of the Nineteenth Century Canning Street became an increasingly less fashionable area to live as wealthy residents chose to relocate to areas out of the city centre. This prompted a period of decline for Canning Street, which accelerated in the 1960s and 1970s when an increasingly poor and transient population were attracted to the area. The effect of this was significant as Canning Street experienced major social problems and environmental degradation.
- 4.6 Many buildings were poorly maintained and fell into a state of disrepair, while some properties were left vacant or derelict for a period of time. Safety and security became a major issue within the area as problems including prostitution, kerb crawling, drug abuse and car thefts were all reported in the Canning Street area.

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- 4.7 Furthermore, the area suffered from poor maintenance particularly in relation to roads, footpaths and open spaces, such as Falkner Square which was badly lit and thus underused by the local community.
- 4.8 In order to reverse the decline experienced in Canning Street, a series of Grant schemes and funding programmes were made available for the area. This commenced in 1978 with the Section 77 Grant Scheme which provided central government funding for Conservation Area improvements across the country.
- 4.9 In Liverpool, nine Conservation Areas were improved under this scheme, including Canning Street. The improvements focused on building repairs and work was undertaken in making dwellings within the area structurally sound and weather-tight.
- 4.10 However, in the 1990's and throughout the early part of the 2000's the area has become increasingly popular as an area to live with a mix of family occupiers and sub-let buildings occupied by students and professionals.
- 4.11 Canning Street is now regarded as containing some of the most extensive and finest late Georgian housing in the north of England.
- 4.12 The principal open space in the area is Falkner Square, which was laid out in 1835 and consists of formal gardens surrounded by mature trees and railings, filling an entire block in the grid of streets.
- 4.13 Canning Street Conservation Area is considered 'outstanding*' in the national context by the Historic Buildings Council.

5.0 Architectural Interest

- 5.1 The whole area was laid out to a grid-iron street pattern in 1800 by the Corporation Surveyor, John Foster, but building was slow, taking until 1835 before the plans for Canning Street and Falkner Square became a reality. However, a strong sense of visual cohesion was achieved throughout by the layout, the use of standard building materials and the unified stylistic treatment.
- 5.2 The Conservation Area is characterised by attractive broad streets containing consistent Georgian terraces with neo-classical detailing. The majority of terraces in Canning Street are of brick construction, with frontages of red or brown-brick. There are also a number of examples of stuccoed or sandstone finishes within the Conservation Area.
- 5.3 Late Georgian in style, the buildings are mostly three storey built of brick with stucco or stone mouldings, though some streets are entirely of stone, notably

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Percy Street with its delicate Grecian carved detail and cast iron balconies.

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- 5.5 Canning Street is now regarded as containing some of the most extensive and finest late Georgian housing in the north of England.

Images of Canning Conservation Area

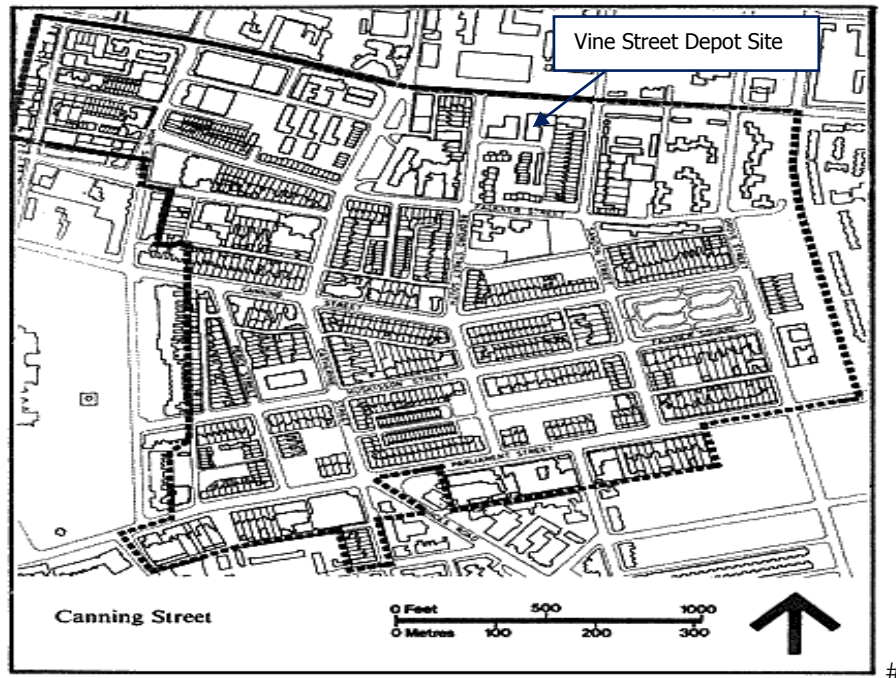


Images from Canning Street Conservation Area – top left – Canning Street looking east. Late Georgian terraces on the left, three-storey brick houses with Ionic porticoes c. 1835, and on the right a more imposing terrace in stone with fine iron balconies, on the corner of Percy Street.



6.0 The Site's Context within the Canning Street Conservation Area

- 6.1 The site is shown within context of the Canning Street Conservation Area by reference to the map below:-



- 6.2 The whole of the site falls within the Canning Street Conservation Area with the northern boundary terminating on the northern frontage of the site.
- 6.3 The site's relationship with neighbouring developments within the Conservation Area and the adjacent university campus are highlighted in the various analysis plans shown within pages 8 to 10 of the L7 Architects D&A Statement – the analysis reveals how the site is in an area where buildings are varying heights, land uses comprise typical university land uses, student developments, residential and commercial uses – the recent four storey retail and student development on the neighbouring site (junction of Chatham Street and Myrtle Street) was developed by the applicant company.
- 6.4 The character and appearance of the existing building and its neighbouring buildings within Myrtle Parade are quite different in layout and in respect of physical and visual appearance from the traditional Georgian buildings that are symbolic of the character and appearance of the Canning Street Conservation Area (in this location being properties in Chatham Street).
- 6.5 Equally speaking, developments in Vine Street down to Grovelands and Grove Way are quite different in building form to the Georgian properties that characterise the Conservation Area. In this location (see images over page) the land use is residential which is consistent with the character of uses within

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the Conservation Area; however, the buildings are typically of 3 storey, flat roofed and a lighter brick than the dark brown buff bricks that characterise the buildings the Georgian buildings in the Conservation Area.

- 6.6 Being on the site on the edge of the Canning Street Conservation Area situated with a frontage along Myrtle Street (a bury route that demarcates the boundary of Liverpool University campus) the site is affected by the nature and visual quality of Myrtle Street as it lacks any strong building line or significant built form.
- 6.7 This is in sharp contrast to the adjacent Chatham Street, which does. Chatham Street as illustrated in the photos over page has a strong architectural presence, with rhythm, proportion, materials, scale and mass worthy of contextual response from the proposed development of the Vine Street Depot site.
- 6.8 The existing buildings on the site are a range of part two storey part single storey pitched roof brick and slate buildings that are traditional in terms of materials and built form, and these could be considered as contributing to the character of the Conservation Area.
- 6.9 The site is screened from many views due to high brick walls and the boundary trees that have grown unmanaged in front of the site on Myrtle Street. The boundary wall is not unpleasant in majority of its lengths (Vine Street, Myrtle Street and Chatham Street); in Chatham Street the boundary wall is compromised by the addition of anti vandal/burglary wire meshing installed on top of the wall.
- 6.10 Mature trees in Chatham Street contribute positively to the character and appearance of the Conservation Area.

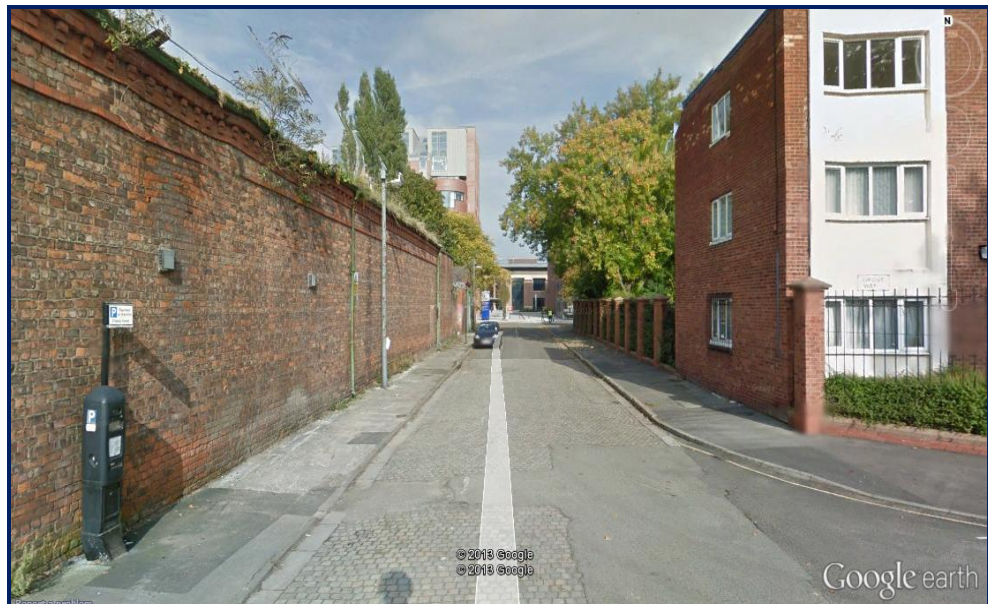
Images of the Site's Presence in the Canning Street Conservation Area

Vine Street



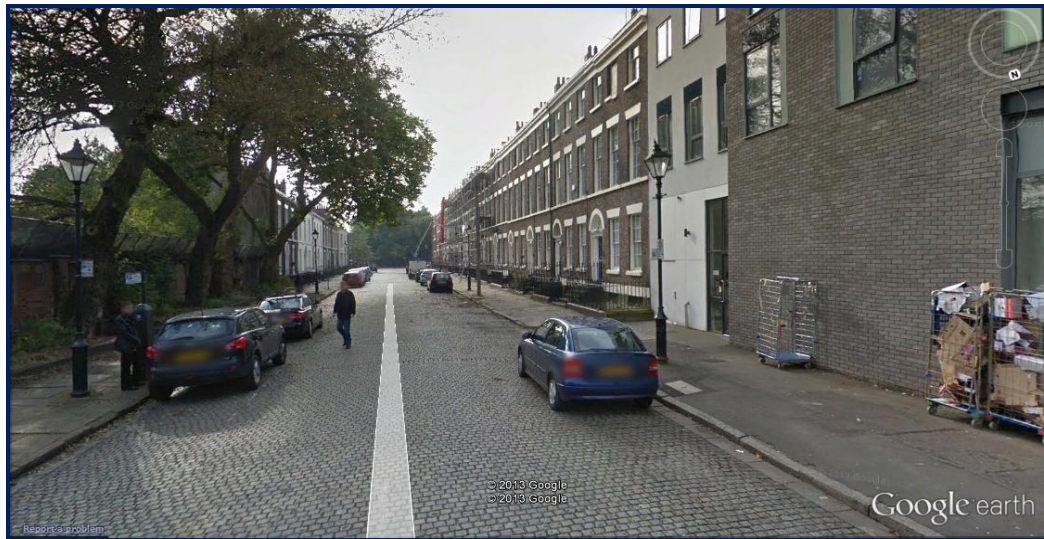
Above - Vine street viewed from Myrtle Street – site boundary is screened by the trees and wall on the right side of the image.

Below – the site is hidden behind the high brick wall on the left of the image – also shows the modern 3 storey buildings.



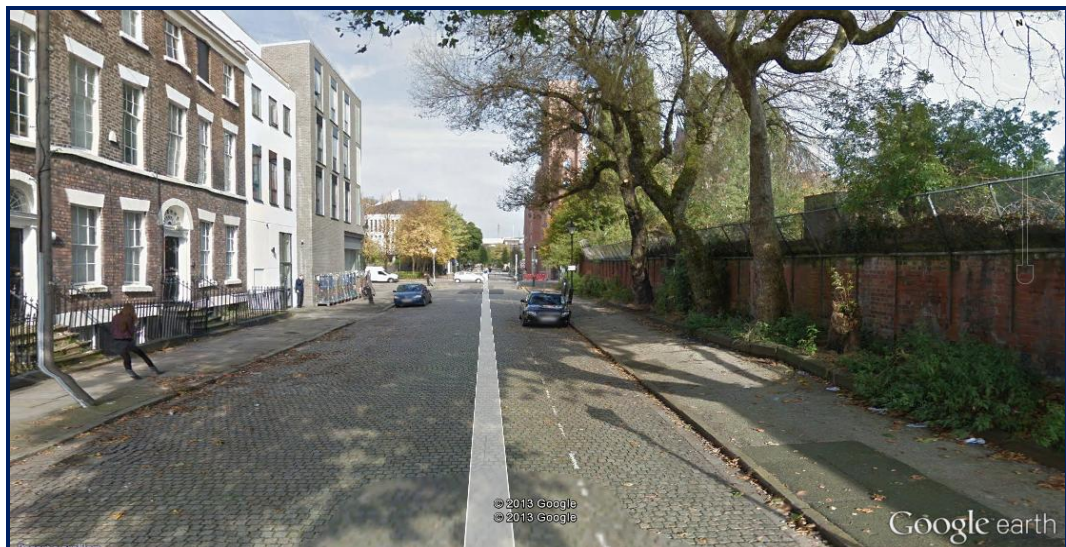
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Chatham Street



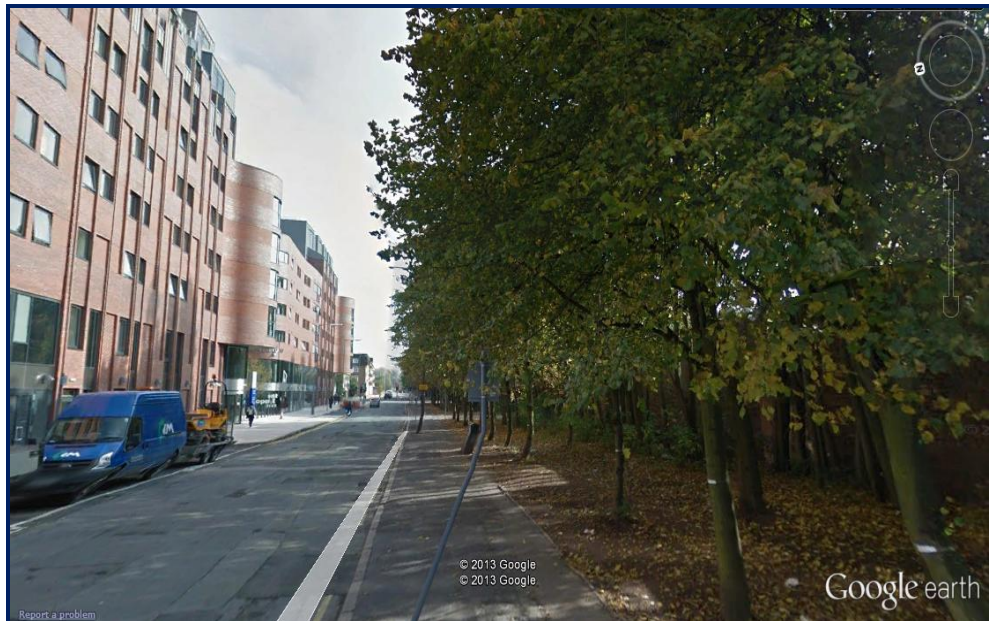
Above – character of the canning Street Conservation Area most evident in this part of the Conservation Area – Georgian terraces, street materials and furniture and grid iron street patterns impart a strong sense of identity and cohesion to the streetscape.

Below – Chatham Street looking north to Myrtle Street – the new 4 storey retail and student development appears as a bookend to the street view, the character is retained through street rhythm and forms. The wall to the Vine Street site (right of image) is compromised by the anti-vandal wire mesh topping to the wall – to be removed as part of the proposals for the site.



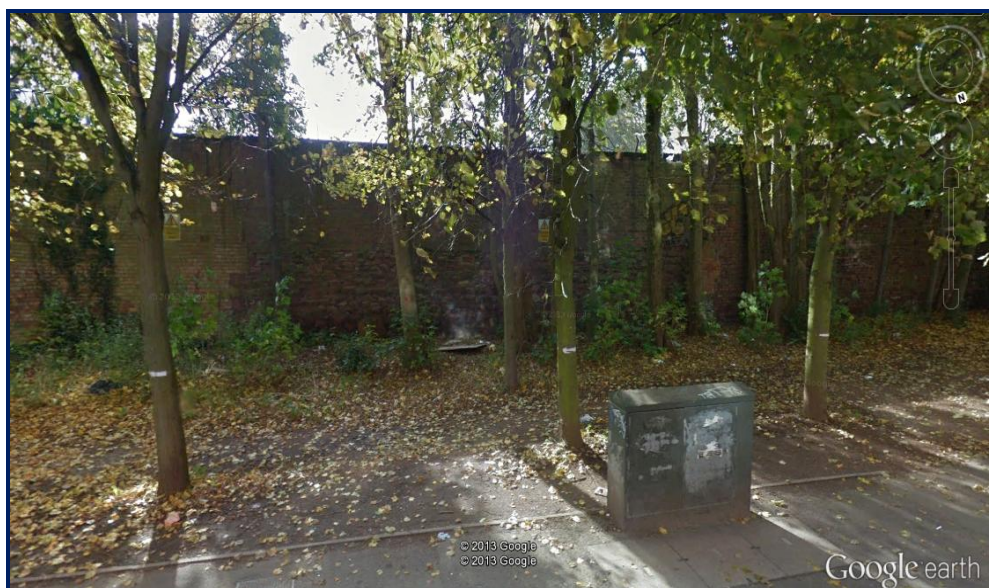
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Myrtle Street



Above – the scale of development and sense of enclosure changed dramatically with the recent construction of the Vine Street Court student development on the northern side of Myrtle Street. New development needs to respond positively and integrate in scale and design to avoid being subservient in the streetscene.

Below – the site viewed directly from the front from Myrtle Street – the unmanaged growth of trees taking over to the extent the boundary of the site is heavily screened from the street view. The new development will remove the unmanaged trees and create a single line of street trees to reinforce the green aspect of this part of the northern boundary of the Canning Street Conservation Area.



7.0 Key Conservation Area Issues for the Site

- 7.1 The site analysis and design studies shown in the L7 Architects D&A Statement indicates that in dealing with the design philosophy for the site and proposed development, the key objectives are the need to improve the visual impact of development in this part of the Conservation Area and particularly provide a development of greater massing and scale to help knit the site's future into the mix of buildings and characters so obvious in the northern edge of the Canning Street Conservation Area.
- 7.2 The new development will be of high quality in its design, relationship with landscaping and use of materials - particularly as it appears along the Vine Street frontage as this part of the Conservation Area is on any reading somewhat banal in character and appearance and currently has a detracting effect on the qualities of the Georgian parts of the Conservation Area.
- 7.3 The development of the 7 storey block facing Myrtle Street is designed to lift the visual impact of the site when viewed from Myrtle Street as this contributes to the reading of the Conservation Area when viewed from the junctions to Vine Street and Chatham Street. The objective in this location is to create a larger scale development to provide a traditional street frontage to link visually with the 4 storey development on the junction with Myrtle Street and Chatham Street and the imposing Vine Court student development on the opposite side of the road.
- 7.4 Looking in Vine Street, the objective is to lift the visual quality of the area through sensitive design and scale of buildings, introducing fresh architectural forms and design and bringing the street life back to the frontage of the street.
- 7.5 L7 Architect's design approach is very much to use the opportunity for the proposed development to prominently reinstate the general bulk and location of built form that exists at this end of the Conservation as well as respond to the contextual cues of the Myrtle Street/Vine Street/Chatham Street frontages.
- 7.6 The objective of the design to maximise the visual impact of the proposed development would likely generate a considerable measure of success as it appears conjunctively with the characteristic Georgian buildings in Chatham Street and the modern buildings that are viewed across Myrtle Street at the University campus and the recent Vine Court development.

8.0 Heritage Significance

Statutory Designations

- 8.1 The heritage asset in this appraisal is the designated Canning Street Conservation Area.
- 8.2 Policy HD18 of the UDP deals with development in Conservation Areas and includes a presumption in favour of preserving existing buildings that make a positive contribution to the character and appearance of a Conservation Area.
- 8.3 Although pre dating the NPPF, policies HD8 and HD11 of the UDP is predicated on the statutory requirement under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in so doing it is relevant and material to the consideration of the planning application for the redevelopment of the site, which includes demolition of existing storage and depot buildings on the site and existing walls to Vine Street and Myrtle Street,
- 8.4 In order to demonstrate compliance with policies HD8 and HD11 of the UDP and the NPPF guidance on development in Conservation Areas, the following considerations are most salient to the proposals:-

Historic and Architectural Value:

- 8.5 The architectural and historical value of the heritage asset in terms of one of the foremost designated Conservation Areas in the country is defined by the integrity of the area as a Georgian residential area designed on traditional architectural principles of grid iron street patterns, classical proportions in buildings and details, articulate and ornate detailing to external features of buildings and the use of simple building forms and use of materials.
- 8.6 It is recognised as a fine example of Georgian streets and buildings reflecting its growth on the merchant history of the city.
- 8.7 The Canning Street Conservation Area has a strong sense of architectural and historical value.
- 8.8 New development within the site will have to demonstrate a very strong sense of reverence to the character and appearance of the Conservation Area, using the opportunity of a 'gap site' to create a high quality architecturally robust design which links the wider area of the Canning Street Conservation Area with the modern developments to the north within the university campus and elsewhere along Myrtle Street.

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Aesthetic Value

- 8.9 The aesthetic value of the Canning Street Conservation Area is derived from the woven mix of strong sense of legibility in the area given by the Georgian terraced streets and buildings, which for the most part in the Conservation Area, have retained their original designs and aesthetic appeal.
- 8.10 There are areas within the northern edge of the Conservation area where the aesthetic value is less well defined and is uncharacteristic of the area – notably from the site boundary on Vine Street through to Grove Street to the eastern edge of the Conservation Area.
- 8.11 There is scope within the site and the vicinity of the site to enhance the aesthetic value of the Conservation Area.

Communal Value:

- 8.12 The current use of the site does not contribute to any specific communal benefits. It is a private site largely enclosed and turns itself away from the neighbouring land uses and buildings.
- 8.13 The redevelopment opportunity will provide an exciting new residential development that will bring in people into the area, night and day and not just term time, helping the area to mature as a location for urban living and imparting a stronger sense of communal value to the area.

Features of Significance

- 8.14 The chief features of significance are as follows:

Association with an important architect.

- Historic, economic and social association the development of a Georgian Quarter in Liverpool.
- Historic and cultural association with the growth of merchant wealth in the city, creating demand for larger and more ornate housing in the area established on established architectural principles.
- Rare example of a large mid 18th century 'planned' housing.
- An impressive architectural composition using design principles, materials and construction of high quality.
- Particular internal and external features of interest in many buildings in the Conservation Area still evident in the area.

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8.15 Negative features are considered to be:-

- Unsympathetic development to eastern side of the Conservation Area – form, styles and materials (eg Grovelands)
- the Myrtle Shopping Parade is uncharacteristic of the mainly Georgian buildings that characterise the Canning Street Conservation Area.
- Northern boundary of the Conservation Area affected by larger scale developments in the university campus, dominating the Myrtle Streetscape and in danger of reinforcing the changed character and appearance of the Conservation Area beyond Chatham Street.
- The development site is screened from surroundings with unkempt boundaries (in part) and buildings of general non-descript value.

9.0 Assessment of Impact on Heritage Assets

9.1 The NPPF sets down the presumption in favour of the development unless there are demonstrable and significant adverse impacts arising from the development. It also allows for support to be given to proposals that do have an impact on heritage assets so long the impacts are not considered to significantly damage the heritage asset and there are wider community benefits (policy advice in paragraph 127 and 129 of the NPPF).

9.2 The full extent of the proposed development, its scale, design, layout and relationship with surroundings is illustrated in the submitted plans and L7 Architects Design & Access Statement.

9.3 For sake of brevity, it is not intended to rehearse all the design considerations as these are best obtained from reading in full the submitted Design & Access Statement.

9.4 However, for the purposes of the assessment of the impact of the proposed development on the heritage asset, the points discussed below are considered to be the key components which demonstrate the proposed development will not harm the heritage asset comprising the Canning Street Conservation Area.

9.5 The site comprises an under used resource and contains existing buildings that will be replaced with higher quality buildings with modern design and high quality landscaping that will enhance the character and appearance of the Conservation Area.

9.6 The frontage of the site to Myrtle Street and parts of the site to Vine Street are visually poor and have a detracting influence to the character and

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appearance of the Conservation Area. The opportunity should be taken to remove the detraction and replace it with imaginative quality design that does not mimic the styles of the surrounding buildings.

- 9.7 The proposed development (as seen through the analysis and design set down in the L7 Architects plans and D&A Statement) will demonstrably result in far superior quality buildings that not only improves the visual amenity of the area in general, but which has a marked improvement in the contribution that the site and new building makes to the character and appearance of this part of the Canning Street Conservation Area.
- 9.8 Scale:- The proposed development relates to the scale of the neighbouring Georgian buildings and reflects the scale of the recently constructed Vine Court development on Myrtle Street. Although the new building will have modern elevation treatment, the overall relationship in scale terms is one that is sympathetic with the setting of the key components of the Canning Street Conservation Area particularly as exists in Chatham Street.
- 9.9 Design:- The proposed development reflects a contemporary architectural idiom designed to reflect the user function and physical constraints of the site. The new building will be built to back of pavement on Myrtle Street set behind new tree planting, which will reinforce the definition of this important street grain at the northern edge of the Canning Street Conservation Area.
- 9.10 The design has been formulated to positively enhance the appearance of the Conservation Area particularly in terms of bringing some welcome physical and visual improvement to the Myrtle Street and Vine Street frontages.
- 9.11 The new scale of building will help to add cohesion to the built form from Chatham Street to Vine Street complemented by the nature and use of chosen materials, which are considered compatible with the character of the area (using stock brick, masonry and render within an agreed palette and more expressive external facade treatment on the higher storeys fronting Myrtle Street).
- 9.12 The design has also had consideration to the vertical proportions of window openings and combining elements of both vertical and horizontal emphasis to produce a building design, which extracts cues from its contemporary context.
- 9.13 Traditional frontages:- The proposed buildings are designed expressly to recognise the elements of frontage that allows activity and vitality to the streetscape in both Myrtle Street and Vine Street.
- 9.14 The ground floor of the building Block B in particular responds to the immediate context of residential uses in Vine Street and is designed and

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located so as to achieve the maximum degree of exposure to this part of the Conservation Area.

- 9.15 Materials:- The proposed development uses a combination of materials, colours and textures in the form of an expressive exterior façade. The combination of brick, masonry, render, glass, and steel outer cladding is a modern visual expression in the area, but one which is imaginative and yet generally compatible with the appearance of the area.
- 9.16 Massing:- The massing evolves directly from the functions of plan form, response to adjoining and neighbouring properties and acknowledges the massing that results from both the taller and bulkier Vine Court development on Myrtle Street and the four storey and three storey residential buildings in Chatham Street and Vine Street. The massing is also directly related to proportionality, the perception of built form and the inter-relationships of spaces between the proposed development and adjacent properties.
- 9.17 The development takes on a different expression once above the street wall frontage, viewed from all directions as a distinct object within Myrtle Street.
- 9.18 Height:- The proposed development will be part seven storeys and part four storeys in height (Block A on Myrtle Street) and four storeys in height – block B on Vine Street frontage, which is compatible with the typical height of the surrounding buildings in Chatham Street, Myrtle Street, Vine Street and elsewhere in the Georgian residential area.
- 9.19 It is acknowledged that the existing buildings on the site are considerably lower; however, these are understated within the site and contribute very little in terms of making a building statement and contributing positively to the character or appearance of the Canning Street Conservation Area.
- 9.20 The relationship of scale between the proposed buildings and the Georgian buildings in Chatham Street and the streets to the rear is generally consistent with historic precedent as is depicted in the design appraisal forming part of the L7 Architects D&A Statement.
- 9.21 The height of the proposed building has been considered and formulated in respect of the Georgian buildings within the Canning Street Conservation Area (in the immediate context) and having regard to the historic frontages pattern reflected in Myrtle Street and Vine Street.
- 9.22 In addition, ensuring proportionality in relation to the plan form also influenced the proposed height.
- 9.23 Overall, it is considered that the various elements of the proposed development through its design, scale, siting and use of materials, together

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with the high quality landscaping and use of open space within the site will make a positive statement for the area, lifting the urban form in this area to another level.

- 9.24 The proposed development by introduction of housing and residents, living and working in the area, studying and staying in the area, allows the site to play a full and active role in the life of the area, bringing 'place' to this part of the Conservation Area (encouraged as a benefit under the NPPF).
- 9.25 The proposed development will not harm any aspects of the designated heritage asset as defined by the character or appearance of the designated Canning Street Conservation Area.

10.0 Conclusion

- 10.1 The proposed development will breathe new life into a site that has for many years been under used and has been left to decline in appearance and suffer from unmanaged growth of boundary trees.
- 10.2 On balance, it is concluded that the proposed development would remove an a number of buildings from the site, which in themselves do not detract from this part of the Canning Street Conservation Area, however, neither do they contribute positively to the Conservation Area.
- 10.3 The proposed development through its design, scale, massing and use of materials (shown in L7 Architects D&A Statement) would have a distinct positive impact that would contribute to the enhancement of the character of the Conservation Area.
- 10.4 The degree to which the proposed development would sit comfortably with the historic environment in terms of scale, relationship between buildings, design and siting, it is contended that the proposed development would leave the character of the Canning Street Conservation Area significantly enhanced.
- 10.5 The application in heritage impact terms therefore accords with policies GEN1, HD8 and HD11 of the Liverpool UDP and with the statutory requirement to preserve or enhance the character or appearance of a Conservation Area set down in the statutory designations and the 1990 Act.
- 10.6 Accordingly the proposal complies with the policy tests of 127 to 141 of the NPPF regarding protection of historical assets and preventing irreparable damage to heritage assets within the city and the presumption therefore lays in favour of the grant of planning permission for the proposed development.

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Historical Research & References:

General:

Site inspections carried out with members of the applicant team, project architects and meetings with Liverpool City Council.

Liverpool Conservation Areas, 1979 – published by Liverpool Heritage Bureau

Web Links:

English Heritage – www.english-heritage.org.uk

Walking Books Liverpool Conservation Areas –
www.walkingbooks.co.uk/liverpool.

Hidden Liverpool – www.hiddenliverpool.org.uk

Merseyside Civic Society – www.merseysidecivicsociety.org.uk