

**Wirral Local Plan 2021 – 2037**  
**Submission Draft**  
**HERITAGE IMPACT ASSESSMENTS**



**May 2022**  
**(Version 1)**

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## 1. Introduction

- 1.1 The Wirral Local Plan is at submission draft stage, and due to be released for representations on soundness in May 2022.
- 1.2 Strategic Objective 8 of the Plan seeks to:  
*Ensure that high quality new development integrates with and respects our peninsula's distinctive character, natural environment, valued landscapes and locally distinctive heritage to create high quality of design for vibrant, healthy places and local communities - whilst protecting and enhancing the historic character of places and buildings in the Wirral.*
- 1.3 The Plan designates 11 Regeneration Areas across the Borough, aiming to accommodate a significant proportion of planned growth, and within each area sites are identified which are potentially suitable for development, within the broad strategic context. This includes sites for housing and employment, aiming to supply a minimum of 13,360 new dwellings over the plan period, and the development of 65.60ha of employment land.
- 1.4 An initial assessment of all the residential and employment site allocations has identified those where development may have an impact of heritage assets or their settings, and where a more detailed consideration is required through a more detailed Heritage Impact Assessment (HIA), These HIA's have been undertaken primarily as a programme of desk-based assessment, and site visits over the course of 2021. The sites identified for further analysis were chosen through a 'traffic light' system of red, amber and green, with green indicating no harm to heritage assets, and red indicating higher levels of potential harm.
- 1.5 A total of 9 sites were subject to further detailed assessments, across the identified regeneration areas. These did not include those sites which have been granted planning permission, and where individual heritage impact assessments have been undertaken as part of the planning submissions.
- 1.6 The sites included in this report are:
  1. RES-RA10.3- New Palace Amusements, Marine Promenade, New Brighton;
  2. RES-RA10.1- Former Grand Hotel, Marine Promenade, New Brighton;
  3. RES-SA6.4- Land at Grange Hill Farm, Grange Old Road, West Kirby;
  4. RES-SA4.6- Former Croda, Prices Way, Bromborough Pool;
  5. RES-SA3.2- Redcourt School, 7 Devonshire Place, Oxtou;
  6. RES-SA4.16- Methodist Church, Lower Bebington;
  7. EMP-RA6.5- Former Hydraulic Tower, Tower Road, Seacombe (Maritime Knowledge Hub);
  8. EMP-SA2.2- Twelve Quays, North of Tower Wharf, Birkenhead; and
  9. EMP-RA3.1- Twelve Quays, North of Morpeth Wharf, Birkenhead.

## 2. Policies and Guidance

2.1 National Policy on the historic environment is outlined in section 16 of the National Planning Policy Framework (2021), which states that:

*190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

*195. 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

*199. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

*201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

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

*202. 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, where appropriate, securing its optimum viable use.*

*203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

- 2.2 These policies are supported by the National Planning Practice Guidance.
- 2.3 The Local Plan Submission Draft contains a number of policies, including general policies on the historic built environment, and policies for each of the 26 conservation areas. The general policies are:

***Policy WS 8 – Strategy for Sustainable Construction, Renewable and Low Carbon Energy***

***Policy WS 8.3 Improvements to Historic Buildings***

*D. Proposals to enhance the environmental performance of heritage assets will be supported where a sensitive approach to design and specification ensures that the significance of the asset is not compromised. Any works should be undertaken based on a thorough understanding of the building's historic evolution and construction (where these matters relate to the heritage significance of the asset), architectural and historic significance and demonstration of the building environmental performance. Planning applications should be accompanied by an assessment of the buildings current fabric and energy performance and that expected on completion of the works.*

## **Policy WD 2-Heritage Assets**

### **Policy WD 2.1 Protecting Heritage Assets**

- A. Development proposals which conserve and where appropriate enhance Wirral's historic environment will be supported.*
- B. Development proposals which have the potential to impact upon a heritage asset or its setting must be accompanied by proportionate evidence set out in a Heritage Impact Assessment.*
- C. Harm or loss to designated heritage assets and their settings will not be permitted unless there is clear and convincing justification in line with national policy. Proposals likely to cause substantial harm to or loss of the significance of a heritage asset or its setting will only be permitted where:*
- 1. there are exceptional circumstances to clearly justify substantial harm or loss to a grade II Listed Building or grade II Registered Park or Garden; or*
  - 2. there are wholly exceptional circumstances to clearly justify substantial harm or loss to a Scheduled Monument or equivalent archaeological asset, a grade I or grade II\* Listed Building or Registered Parks and Gardens, or World Heritage Sites; and*
  - 3. the development is necessary to achieve substantial public benefits, which would clearly outweigh the harm or loss, or all the following apply:*
    - i. the nature of the heritage asset prevents all reasonable uses of the site; and*
    - ii. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
    - iii. conservation by grant funding of some form of not for profit, charitable or public ownership is demonstrably not possible; and*
    - iv. the harm or loss is outweighed by the benefit of bringing the site back into use.*
- D. Development proposals likely to cause less than substantial harm to the significance of the heritage asset or its setting will only be supported where it is clearly demonstrated that the harm will be outweighed by the public benefits of the proposal, including where appropriate securing optimal viable use.*
- E. Development proposals will be supported where they seek to retain and enhance a non- designated heritage asset. Proposals affecting the*

*significance of a non designated heritage asset will be assessed with regard to the degree of any harm or loss and the significance of the heritage asset and the public benefit of the proposal.*

### **Policy WD 2.2 Conservation Areas**

*F. Development proposals that conserve and enhance the special character and appearance of Wirral's conservation areas will be supported. Proposals will be assessed using, where relevant, any Conservation Area appraisals, management plans and/or masterplans for the area which have been approved by the Council. Demolition will only be supported within a conservation area as part of approved plans for the redevelopment or treatment of the site, where the proposals are compatible with the wider objectives of Conservation Area designation. <sup>[L]</sup><sub>[SEP]</sub>*

*G. New proposals for development shall have integrity and authenticity, and respect the form, mass, materials and character of the existing context. If a traditional design is proposed, this should be based on a thorough understanding of the style, and fully detailed. Poorly designed pastiche will not be permitted.*

### **Policy WD 2.3 Archaeological Assets**

*H. Development proposals will be supported where they provide an opportunity to better understand and record non- designated archaeological sites of local interest. When considering development proposals that affect a non designated site of archaeological interest any of the following will be required depending upon the nature of the proposal and asset:*

- 1. a desk study,*
- 2. ground survey,*
- 3. recording of the asset,*
- 4. ongoing site monitoring during the construction period.*

## **3. Heritage Impact Assessment Methodology**

- 3.1 This assessment has been undertaken in accordance with the Guidance on heritage and Local Plan site allocation process provided in Historic England Advice Note 3, The Historic Environment and Site Allocations in Local Plans (2015).
- 3.2 Guidance from Historic England on significance, setting and heritage statements, can also be found in Historic England Advice Note 12, Statements of Heritage Significance (2019); Historic England Advice Note 2, Managing Significance in Decision-Taking in the Historic Environment (2015); Historic England Advice Note 3 (Second Edition), The Setting of Heritage Assets, 2017 and Conservation Principles (2008).



- 3.3 Assessments have been undertaken following the guidance set out in section LA106 (Cultural Heritage) of Highways England's *Design Manual for Roads and Bridges 2020*.
- 3.4 The following resources have been used to provide the evidence base for the assessments:
- Merseyside Historic Environment Record
  - Historic Mapping
  - Consultation of the Historic England National List
  - Consultation of online and published resources
  - Site visits to each location
- 3.5 The NPPF separates Heritage Assets into “Designated Heritage Assets” and “Non-Designated Heritage Assets”.
- 3.6 Designated Heritage Assets are Listed Buildings; Conservation areas; Scheduled monuments; Registered historic parks and gardens; Registered battlefields; and World Heritage Sites.
- 3.7 Non-designated Heritage Assets include: Areas of archaeological interest (including areas of archaeological potential and sites of archaeological importance); Buildings of local architectural or historic interest (local list); Locally important assets not on the local list; Locally significant historic parks and gardens; and Other locally important heritage designations.
- 3.8 Whilst there is no Local List for Wirral, this is currently being drawn up, and the structures included will then be subject to draft policy WD2.1 of the Local Plan, as undesignated heritage assets.
- 3.9 The following table has been used to identify significance:

<b>Asset</b>	<b>Significance of Assets</b>
Structures Inscribed as of universal importance as World Heritage Sites, or other buildings of international importance  (Not applicable to Wirral)	Very High
Grade I and II* listed buildings  Grade I and II* registered parks and gardens  Scheduled Monuments	High
Grade II listed buildings  Grade II registered parks and gardens  Conservation Areas  Known archaeological sites	Medium
Areas of archaeological potential  Undesignated heritage assets	Low

3.10 Potential impacts for all of the site allocations is based on the traffic light approach, and those sites identified as falling into the red category have been the subject of further detailed scrutiny:

Impact	Definition
Major Beneficial	Development of the site will have a major beneficial effect on the significance of a heritage asset/s, or its optimum viable and sustainable use.
Moderate Beneficial	Development of the site will have a moderate beneficial effect on the significance of a heritage asset/s, or its optimum viable and sustainable use.
Minor Beneficial	Development of the site will have a minor beneficial effect on the significance of a heritage asset/s, or its optimum viable and sustainable use.
Neutral	Development of this site will have no impact on the heritage asset/s or significance, or impacts which can be overcome through mitigation
Minor Adverse	Development of the site will cause less than substantial harm to a heritage asset/s, or the slight harm can mostly be overcome through mitigation.
Moderate Adverse	Development of the site will cause less than substantial harm to a heritage asset/s, and the harm is at the higher end of the spectrum. Mitigation is more difficult to achieve, or not possible.
Major Adverse	Development of the site will cause substantial harm to a heritage asset/s, and mitigation is not possible.

3.11 The resulting Heritage Impact Assessment of sites is set out in Appendix 1.

## **Appendix 1**

### **Heritage Impact Site Assessments**

**RES- RA10.3**

**NEW PALACE AMUSEMENTS**

**MARINE PROMENADE**

**NEW BRIGHTON**

**HERITAGE ASSETS POTENTIALLY EFFECTED-**

**Fort Perch Rock- Grade II\*- List Entry 1258164. High Significance**

**Fort Perch Rock Lighthouse- Grade II\*- List Entry 1258288. High Significance**

**Shelter to west of Causeway, Marine Promenade- Grade II- List Entry 1258165.**

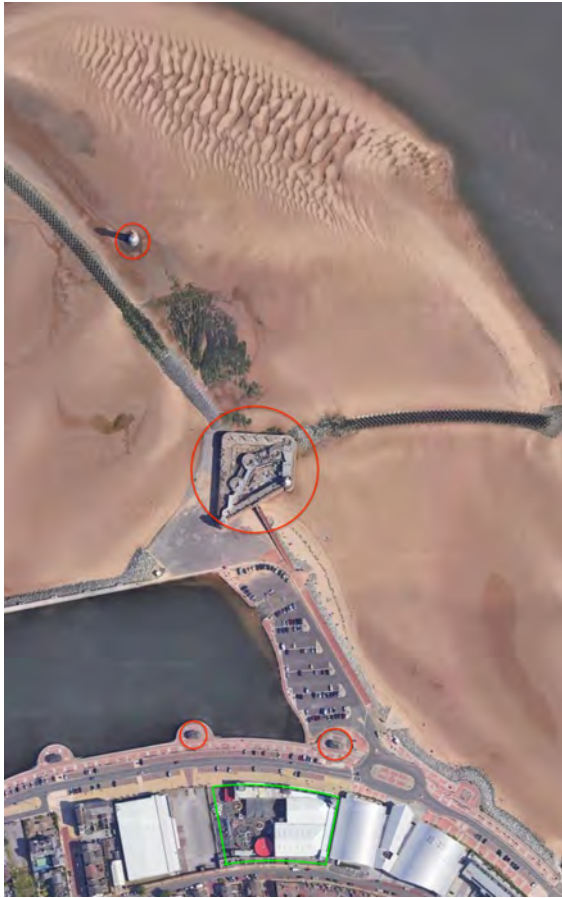
**Medium Significance**

**Shelter opposite Palace Amusements- Grade II- List Entry 1258294. Medium Significance**

The Wellington Road conservation area is some distance to the south west, raised from the site, and it is opposite the grade II listed Marine Promenade Shelter, and the later marine lake. Development will have no impact on the conservation area. Immediately adjacent to the north of the site are 2 grade II listed late 19<sup>th</sup> century shelters, and to the north of these beyond the Marine Lake and causeway lay Fort Perch Rock and Fort Perch Rock Lighthouse both grade II\*. New Palace Amusements is an Art Deco structure which has been considered for inclusion on the statutory list, but was not considered to be of sufficient historic or architectural merit to warrant the status.



## New Palace Amusements



Site shown in green, heritage assets in red circles

The New Palace Amusements arcade replaced an earlier Palace Building in 1938, and was developed as part of the resort of New Brighton. The new structure coincided with the extension of the promenade, following the design aesthetic of the now demolished lido which was constructed in 1934. The building was not completed, and the original design allowed for a much larger structure.



Architects drawing for Proposed New Palace Amusements, illustrating the intended scheme which was not fully implemented, c.1937

### **Significance of Assets**

#### **Fort Perch Rock (Grade II\*) List Entry 1258164**

Constructed between 1825 and 1829, the battery was built for coastal defence following the Napoleonic wars, to ensure that the port of Liverpool was protected in future conflicts. The asset provides evidential value of the history, and importance, of trade to Liverpool and the strategic importance of the Mersey. It is an important historic monument of the need to protect Britain's ports from the threat of invasion, and its design of battered walls and rounded corner towers illustrates the engineering requirements of constructing a defensive enclosure which also required protection from the tides and the marine environment. The later adaptations equipped the fort with new technology in later conflicts, such as radar and improved gun emplacements, and ensured that it remained fit for purpose as a defensive structure. It was decommissioned in 1957, and has been used intermittently as a tourist attraction since then. It has considerable community value as key feature of New Brighton.

#### **Fort Perch Rock lighthouse (Grade II\*) List Entry 1258288**

Fort Perch Rock was originally intended to also act as a lighthouse, but the decision was made to construct a separate structure for this function, and Fort Perch Rock lighthouse was built between 1827-30. Designed to the same construction techniques as the earlier Eddystone Lighthouse, the interlocking blocks of Anglesey



granite and the circular form have ensured that despite being decommissioned in 1973, the structure remains in good condition. The significance relates to its role as a navigational aid for ships entering the Mersey, and its contribution to ensuring that Liverpool became a port of global importance. It has a distinctive and instantly recognisable architectural appearance, and its location adds to the dramatic vertical axis of the building. Its longevity, its association with Liverpool as a trading port and its 'gateway' function all help to provide it with strong communal value.

**Shelters (Grade II) List Entry 1258165/1258294-** grade II listed and dating from the late 19<sup>th</sup> century. Part of a series of coastal shelters, provided as part of the expanded promenade as New Brighton grew into a busy and popular seaside destination for the working classes of Liverpool and the north-west. Their significance derives from their function as a defining piece of seaside infrastructure as visitor numbers increased thanks to changes in working practices which allowed for more leisure time, and the opportunities offered by public transport to escape the industrial heartlands of northern England for day trips and holidays. The shelters signify the change of character of New Brighton, from an exclusive residential suburb to a leisure destination, and the proliferation of places of entertainment and the need to provide external spaces for visitors. They represent a strong communal value as one of those features of the promenade and its association with play and leisure, and being 'at the seaside'.

**Contribution the site makes to the significance, and harm to that significance**

**Fort Perch Rock-** the site forms the backdrop to the fort, but this is only apparent when viewed from the north. Its scale and Art Deco, seaside aesthetic act as a foil to the fort, and its playful facades contrasts with the robust and utilitarian fort.

Development of the site would not cause harm to the significance of the asset.

**Fort Perch Rock lighthouse-** Whilst this structure is located to the north of the fort, its presence as an isolated and tall, vertical structure provides it with a visual significance greater than that of the fort. Redevelopment of New Palace Amusements has the potential to compete with this status as the dominant structure, and a tall structure could harm its setting.

**Shelters**- the shelters read alongside the Marine Lake to the north, and the linear promenade. The site forms part of the backdrop to the shelters in distant views across the Marine Lake. There would be no harm to the significance of the shelters.

### **Mitigation**

Consideration of the importance of Fort Perch Rock lighthouse as a dominant presence along the shoreline in any redevelopment proposals will be required, to ensure that the asset remains the most prominent structure marking the entry to the Mersey.

A development which competes with the scale of the lighthouse, or has a substantial mass and volume has the potential to result in a **minor adverse** impact to the setting of the asset.

**RES- RA10.1**

**FORMER GRAND HOTEL ,  
MARINE PROMENADE**

**HERITAGE ASSETS POTENTIALLY EFFECTED-**

**Grade II listed Shelter, Marine Promenade- Medium Significance**

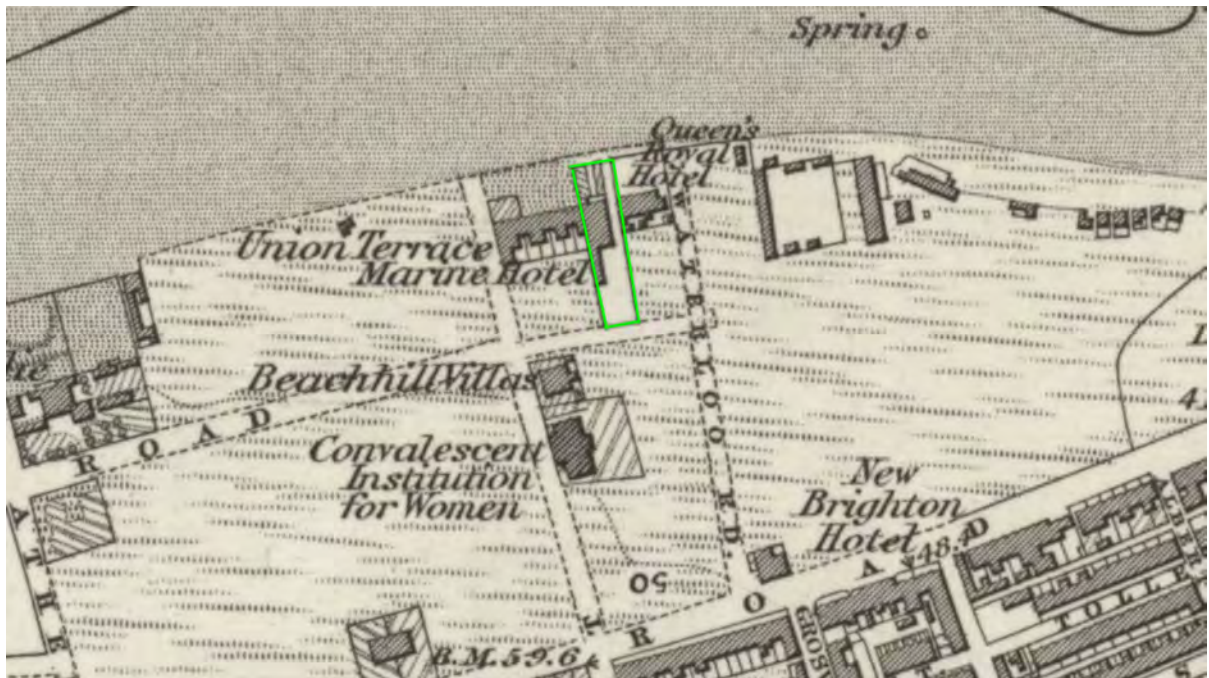
**Wellington Road conservation area- Medium Significance**

**Undesignated heritage asset- Queens Hotel- Low Significance**

The Wellington Road conservation area is some distance to the south west, raised from the site, and it is opposite the grade II listed Marine Promenade Shelter, and the later marine lake. Immediately adjacent to the east of the site is the Queens Hotel, an undesignated heritage asset which relates to Atherton's original plan for the resort in the late 1830's. The site forms part of a series of structures of an eclectic mix, known as Marine Terrace, and is a void in the townscape, with the former Grand Hotel demolished and the site empty.



Existing Site



1840's map, before the construction of the Marine Promenade, showing the site



Grand Hotel- late 19<sup>th</sup> century.

The site was developed as part of the new resort of New Brighton, and appears to have been designed as a hotel rather than a private house. Initially named the Marine Hotel, it became the Royal Marine by 1864, but changed its name again in 1930 to the Grand Hotel.



Early 1990's

### **Significance of Assets**

**Wellington Road Conservation Area-** the conservation area represents the development of New Brighton by James Atherton, as a resort designed to attract the merchant classes. Its core is limited in its extent, focussed on a single street, but contains a number of seaside villas developed from the 1830's onwards. Whilst the development enjoyed only limited success, the individual villas form a group of eclectic houses ranging from classically inspired designs to new-Gothic styles, and 8 of the structures are grade II listed, alongside their boundary walls and gate piers.

They provide evidential value of the historic evolution of the area, with the architecture demonstrating the varied aesthetic ideas of the 19<sup>th</sup> century. The quality of the villa housing demonstrates the particular demographic Atherton was hoping to attract as the resort expanded, and the ambitions inherent in his plan to change the character of the area from a rural and isolated part of the Wirral peninsula to an exclusive area which would appeal to the growing merchant class of Liverpool and Birkenhead. The location of the conservation area rising above the promenade

provides a prominence and identity to the conservation area, which differentiates it from the remainder of the resort, and which has high communal value. The east-west linear axis, with large gardens which drop away to the north are part of the series of green spaces which collectively provide an attractive landscaped setting when viewed from the promenade.

**Shelter Opposite End of Waterloo Road (Grade II) List Entry 1273541-** grade II listed and dating from the late 19<sup>th</sup> century. One of a series of coastal shelters, provided as part of the expanded promenade as New Brighton grew into a busy and popular seaside destination for the working classes of Liverpool and the north-west. Its significance derives from its function as a defining piece of seaside infrastructure as visitor numbers increased thanks to changes in working practices which allowed for more leisure time, and the opportunities offered by public transport to escape the industrial heartlands of northern England for day trips and holidays. The shelter signifies the change of character of New Brighton, from an exclusive residential suburb to a leisure destination, and the proliferation of places of entertainment and the need to provide external spaces for visitors. It represents a strong communal value as one of those features of the promenade and its association with play and leisure, and being 'at the seaside'.

**Queens Hotel- undesignated heritage asset-** date unknown but shown on maps from the 1840's and contemporary with Atherton's villas developments within the conservation area to the south west. Classically inspired with rendered elevations, the site has been in use as a hotel since its construction, although is now redundant. Forms part of the Marine Terrace sequence of buildings, and appears to be the earliest of these. Its significance relies on its contribution to the group value of the Terrace, and its architectural aesthetic, as well as the association with the early development of New Brighton as a resort. It has strong communal value as a once popular hotel, public house and restaurant, and its prominence on the promenade.

**Contribution the site makes to the significance, and harm to that significance**

**Wellington Road conservation area-** The site is not within the conservation area, and is identified as part of the Marine Terrace, relating more to the promenade than the conservation area. However, the nature of the topography, with Wellington Road raised above the promenade, means that the site forms part of the wider setting.

Whilst a development which follows the established building envelopes of Marine Terrace would cause no harm to the conservation area, a significantly taller structure has the potential to act as a distracting visual feature, which would cause less than substantial impact to significance.

**Shelter-** the shelter reads alongside the Marine Lake to the north, and the linear promenade. The site forms part of the backdrop to the shelter in distant views across the Marine Lake. The site is a negative factor in the townscape, and the loss of the building diminishes the terrace, and the setting of the shelter. There would be no harm to the significance of the asset, and development would potentially enhance the setting of the listed shelter on Marine Promenade.

**Queens Hotel-** the site adjoins the Queens Hotel, and the loss of the building has fragmented the relationship of the Queens to the remainder of the terrace. Development has the potential to enhance the setting of the Queens.

### **Mitigation**

Development should take the form of a structure to re-create the strong building line to Marine Promenade, and also to enclose the site to the rear off Wellington Road, with two storey structures in terrace form to provide for continuity.

Whilst there is not a horizontal datum for Marine Terrace, a development of three to four modern storeys would provide a structure which responds to the existing overall scale and mass, with two storeys fronting Wellington Road. This would provide a minor beneficial impact. A development of more than five modern storeys, or a development which uses the whole site and does not conform to the established strong building line to Marine Promenade has the potential to result in a minor adverse impact to the setting of the Wellington Road conservation area.

**RES- SA6.4**

**LAND AT GRANGE HILL FARM**

**GRANGE OLD ROAD**

**WEST KIRBY**

**HERITAGE ASSETS POTENTIALLY EFFECTED-**

**Grade II\* Hoylake and West Kirby War Memorial List Entry 1116883- High Significance**

The site is located to the south east of the grade II\* listed war memorial. The monument sits at the crown of Grange Hill, with extensive views over West Kirby to the west, Liverpool Bay to the north and Liverpool to the east, and the topography falls away to the south where the development site is located. The open area of heathland forms the setting for the structure, and it is a local landmark.



Site in green, with asset in red.

### **Significance of Assets**

#### **Hoylake and West Kirby War Memorial- List Entry 1116883**

The asset has grade II\* status in part due to the fact that it was a collaboration between the architects Hall and Glover, and the sculptor Charles Sargeant Jagger who later worked on other memorials including the Royal Artillery Memorial in



London. As a war memorial it has substantial communal value, and its artistic merit is also high due to the craftsmanship of the life-size bronze figures designed by Jagger. Designed in 1922, the location provides a dramatic setting for the monument, and this was a conscious decision to increase its visibility and prominence in the area.

**Contribution the site makes to the significance, and harm to that significance**

**Hoylake and West Kirby War Memorial-** the site forms part of the extensive setting of the monument, although it is at a lower level due to the topography. The naturalistic setting comprising gorse heathland, and scrubland is an integral part of the design intent and a crucial element which helps define its character.

Development of the site has the potential to compromise the setting of the monument through encroaching on the hill. A development which challenges the prominence of the asset, has the potential to result in a **minor adverse** impact to the setting of the asset.

**Mitigation**

To mitigate this harm consideration should be given to the density, scale, layout, materiality and form of any houses, which would help to reduce the impacts.

**RES- SA4.6**

**FORMER CRODA**

**PRICES WAY**

**BROMBOROUGH POOL**

**HERITAGE ASSETS POTENTIALLY EFFECTED-**

**Scheduled Monument Bromborough Court House Moated Site and Fishponds**

**List Entry 1012503- High Significance**

**Grade II Unichema Office Building List Entry 1185330- Medium Significance**

The site is located to the north of Bromborough Pool Village conservation area, although there are no impacts on that particular asset. Within the site in the grade II Unichema Office Building, which formed part of the original Price's Patent Candle Factory. In brick with stone dressings and a central tower, the building formed the administrative centre for the candle works, which was associated with the model industrial village to the south, and represents one of the earliest of such developments. The remainder of the factory has been demolished and replaced with a chemical works, which is now divorced entirely from the village.

To the south west of the site is the Bromborough Court House scheduled monument, a moated site with an extensive earthwork which surrounded the 11<sup>th</sup> century manor and court of St Werburgh's Abbey. The mediaeval buildings were replaced in the 17<sup>th</sup> century, and there are no extant buildings located on the central island, although three fishponds remain.



Site in green, with assets in red.

## **Significance of Assets**

### **Bromborough Court House Moated Site- List Entry 1012503**

The asset provides historic value of the early settlement of Wirral, and the influence of religious orders within the peninsula. Whilst moated sites are not uncommon, the Bromborough example is extensive, with an impressive earthwork, and also occupies a position on a tidal inlet from the Mersey. It is a particularly good example of the monument type.

### **Unichema Office- List Entry 1185330**

This is the only remaining feature of the extensive works of Prices Patent Candle Factory, and has been adapted since it was first constructed. It has lost its associated buildings and context, and is now physically divorced from the industrial model village to the south, which housed the factory workers. Nevertheless, the building does illustrate the recognition of the growth of industries along the Mersey during the 19<sup>th</sup> century as Liverpool evolved into a global trading port, and the relocation of Price's from its original factory in London to the Wirral foreshore is evidence of the growing influence of the area.

**Contribution the site makes to the significance, and harm to that significance**

**Bromborough Court House-** the site is located to the north east of the scheduled monument, and has limited influence on the significance of the asset. The industrial buildings which once occupied the site had earlier established a more constrained setting to the monument, and proposal emerging in the future will not add to that. There is no further harm to the fabric or setting from housing development.

**Unichema Office-** as the only remaining feature of the earlier factory buildings, the office is now an isolated and residual element of a much larger industrial complex. It sits within the development site, and there is potential for harm if the building is not considered as part of any emerging scheme, or if it is subject to a poor re-purposing.

**Mitigation**

Re-purposing of the asset would return the building to a new use and provide long term security. Proposals should retain the listed office through conversion to a new use, and any proposals within the development should ensure that the asset remains the dominant structure within the townscape.

A development which challenges the scale of the asset, or is located in close proximity so that its setting is substantially reduced has the potential to result in a **minor adverse** impact to the setting of the asset.

**RES- SA3.2**

**REDCOURT SCHOOL**

**7 DEVONSHIRE PLACE**

**OXTON HERITAGE ASSETS POTENTIALLY EFFECTED-**

**Grade II St Anselms Junior School (Redcourt), 7 Devonshire Place- List Entry 1202567. Medium Significance**

The site is located in Oxtan, Birkenhead, and the plot is partially occupied by Redcourt, a grade II listed house designed by Edmund Kirby, for George Rae. Constructed in 1876, the design bears the signature of Kirby's approach to architecture. In a simplified Tudor style, the house is in red pressed brick with sandstone dressings. Mullioned and transomed windows and gable and axial chimney stacks provide a highly animated and organic facades. The client was George Rae, a banker and stockbroker who was also a patron of the Pre-Raphaelite Brotherhood, and who commissioned works by Ford Madox Brown, Arthur Hughes and Dante Gabriel Rossetti. The house was sold in 1946 and became a school, and this use continued until 2019, with the building becoming redundant. A later extension to the building has compromised its original setting.



Redcourt



Site shown in green, heritage assets in red

## **significance of Assets**

### **St Anselms Junior School (Redcourt) List Entry 02567**

The asset provides evidential value of the expansion of Birkenhead and the role of Liverpool based merchants who made the suburb their homes as the city became a globally important trade and financial centre. It is also significant for the association of the art patron, George Rae, a leading and influential figure as a patron of the Pre-Raphaelite Brotherhood. The house is a good example of the stylistic approach taken by Edmund Kirby as a prolific architect responsible for a number of important houses in Birkenhead and beyond, and its later history as a school provides the asset with communal value.

### **Contribution the site makes to the significance, and harm to that significance**

**St Anselms Junior School (Redcourt)**- the plot contains the grade II listed asset, which is currently redundant. The remainder of the plot comprises the curtilage of the original house, and whilst this has been re-purposed from its original use as a landscaped garden, it does provide for a wider setting for the house. Development has the potential to impact directly on the fabric and setting of the asset.

### **Mitigation**

Re-purposing of the asset would return the building to a new use and provide long term security. Development within the curtilage has the potential to impact detrimentally on the setting. Proposals should retain the house through conversion to a new use, and any proposals within the curtilage should ensure that the asset remains the dominant structure within the townscape. Consideration should be given to the removal of the later extension.

A development which challenges the scale of the asset, or is located in close proximity so that its setting is substantially reduced has the potential to result in a **minor adverse** impact to the setting of the asset.

**RES- SA4.16**

**METHODIST CHURCH**

**LOWER BEBINGTON**

**HERITAGE ASSETS POTENTIALLY EFFECTED-**

**Lower Bebington Conservation Area- Medium Significance**

**Potential Undesignated Heritage- Asset of Methodist Church Hall- Low Significance**

The site sits within the Lower Bebington conservation area, which has a village character and appearance, and a landscaped setting within an urban area due to Mayer Park, which is a component part of the conservation area. The development site abuts this park, but fronts the main road which runs through the village. The site comprises the church hall adjoining the Methodist Church, with the hall originally forming the Methodist Chapel and dating from the 1880's, before the church was extended in 1928 and the original chapel re-purposed as a hall. The hall and the church are effectively a single structure which together form a U-shaped block. Whilst Wirral does not have a local list, one is now being established, and the church and hall should be considered for inclusion on the list. To the west of the site, but separated and heavily screened, is the Bebington Library complex, which is grade II listed, and an essay in 1960's modernism. There is no impact on this asset.



Site in green





Lower Bebington Church and Hall

## Significance of Assets

**Lower Bebington conservation area-** the village has an organic and pre-industrial core, which contrasts with the modernism of the civic buildings. It has a landscaped setting, and despite the village character, has a diverse range of buildings from thatched cottages to contemporary styles. Mayer Park, a gift from the philanthropist Joseph Mayer, softens the urban location of the conservation area, and this landscaped character is also present in the extensive open spaces around the modern civic buildings. The conservation area is a remnant of the earlier farming settlement which pre-dates industrialised east Wirral, but also displays the expansion of the area from the 19<sup>th</sup> century onwards.

**Methodist Church-** as a place of worship this has communal value, and its location on one of the main thoroughfares in the conservation area ensures it has a notable presence, although it is not identified as a key building within the conservation area appraisal. Nevertheless, the complex has some architectural value, and sits lightly within the conservation area. It does not have the same dominance as the grade I Church of St Andrews within the conservation area, but has some value as an established religious building and community centre.

### **Contribution the site makes to the significance, and harm to that significance**

**Lower Bebington conservation area-** the site forms part of the Methodist Church complex, located just outside the village core, and its low scale, red brick and stone facades, and architectural detailing ensures it nestles easily into the village form. It sits alongside a row of shops and houses of different periods, and helps to draw these disparate typologies together. Fronted by a sandstone boundary wall, this provides a degree of continuity with this iterative feature of the conservation area. Whilst the site covers only part of the Methodist Church complex, and would leave the later church remaining, the formal layout with its twin decorative gables would reduce the positive contribution the church makes to the conservation area. A development which does not conform to the layout, and which does not have the same paired scale would result in a **minor adverse** impact to the conservation area.

**Methodist Church-** the twin gables of the church complex are iterative features which denote the ecclesiastical use of the buildings, and are an attractive feature of this part of the conservation area. The spatial and visual association with the nearby housing demonstrates the importance of the church to the community, and its integration. The loss of part of the complex would dilute the positive contribution the church complex makes to the townscape, and also lose the legibility of the evolution of the church and its attractive double gables, leading to a **minor adverse** impact.

### **Mitigation**

To mitigate this harm consideration should be given to the retention of the hall and its conversion to a new use, or a development which continues the formal arrangement of the complex, and matches the existing scale.

**EMP- RA6.5**

**FORMER HYDRAULIC TOWER**

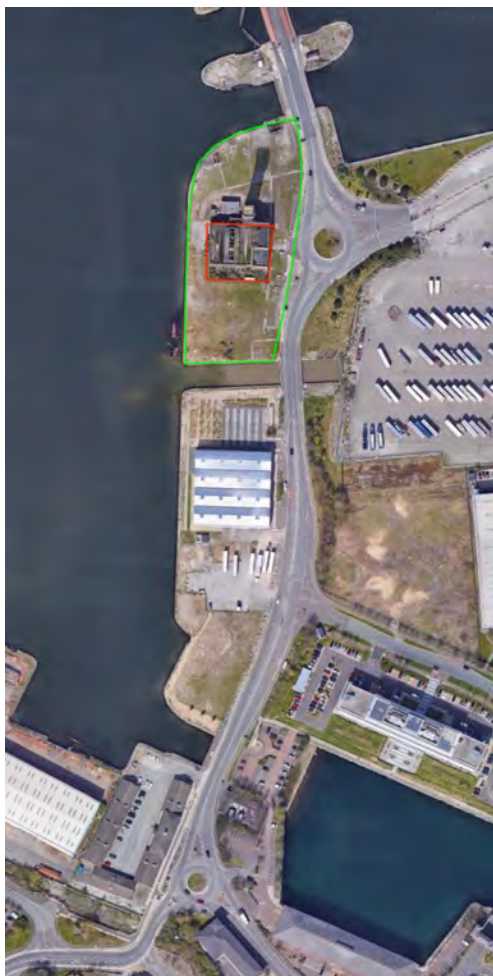
**TOWER ROAD**

**SEACOMBE**

**HERITAGE ASSETS POTENTIALLY EFFECTED-**

**Grade II Former Hydraulic Tower List Entry 1258186- Medium Significance**

The site is located to the east of the Great Float, and west of Alfred Dock, and contains the redundant former Hydraulic Tower. It is located on Tower Road, one of the key north-south routes which connect Birkenhead with Wallasey, and adjacent to the Liverpool- Belfast ferry terminal. It is a prominent site, and made even more so due to the large expanse of dock water which forms its setting.



Site in green, with asset in red.



Hydraulic Tower

## Significance of Assets

### Hydraulic Generating Station - List Entry 1258186

The asset has grade II status and sits in isolation on Tower Road. Designed by the dock engineer, JB Hartley, the structure is marked by a 'campanile' type tower with machicolated embattled parapets, and lancet windows. War damage led to the loss of the upper parts of the tower, and rebuilding in different brickwork to the south east corner of the engine house. Its significance relates to its role as the provider of power for the movement of locks and gates within the Birkenhead dock, and the quality and ambition of the design which reflected the Palazzo Vecchio in Florence. Completed in 1863, the tower was an integral part of the success of the docks until it fell into disrepair in the post-war years. Nevertheless it remains a distinctive and prominent industrial building which has landmark status, and a strong communal value.

**Contribution the site makes to the significance, and harm to that significance**  
**Hydraulic Generating Station-** the site forms the immediate setting for the heritage asset, although its wider setting is more substantial than this. Whilst the asset is in disrepair and out of use, it still retains a landmark status, and its repair and re-purposing would constitute a **major beneficial** impact. If further development is considered within the site, this would compromise the extensive setting of the asset, and lead to a **major adverse** impact.

### **Mitigation**

Repair and re-use of the asset, with limited, low scale or ancillary development associated with the re-use would be beneficial.

## **EMP-SA2.2**

### **TWELVE QUAYS**

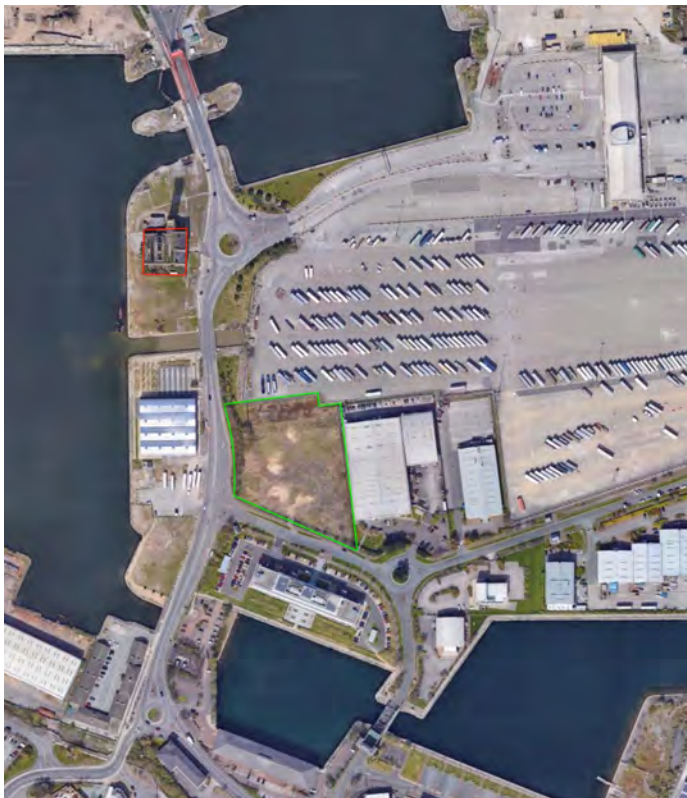
#### **NORTH OF TOWER WHARF**

#### **BIRKENHEAD**

#### **HERITAGE ASSETS POTENTIALLY EFFECTED-**

#### **Grade II Hydraulic Generating Station, Tower Road, List Entry 1258186- Medium Significance**

The site is located to the south east of the grade II listed Hydraulic Generating Station, which is a local landmark within the docklands area. The site is currently vacant and redundant, but was formerly occupied by the Egerton Dock goods line marshalling yards, and adjacent to single storey transit sheds to the south. To the south and east of the site are new office and industrial buildings, and to the north the parking area serving the Birkenhead-Belfast Ferry service.



Site in green, heritage asset marked in red

## significance of Assets

### **Hydraulic Generating Station - List Entry 1258186**

The asset has grade II status and sits in isolation on Tower Road. Designed by the dock engineer, JB Hartley, the structure is marked by a 'campanile' type tower with machicolated embattled parapets, and lancet windows. War damage led to the loss of the upper parts of the tower, and rebuilding in different brickwork to the south east corner of the engine house. Its significance relates to its role as the provider of power for the movement of locks and gates within the Birkenhead dock, and the quality and ambition of the design which reflected the Palazzo Vecchio in Florence. Completed in 1863, the tower was an integral part of the success of the docks until it fell into disrepair in the post-war years. Nevertheless it remains a distinctive and prominent industrial building which has landmark status, and a strong communal value.

### **Contribution the site makes to the significance, and harm to that significance**

**Hydraulic Generating Station-** the site forms part of the setting of the asset, with the tower visible across the site from the south. This is given further emphasis due to the scale of the buildings along Tower Road and Tower Wharf, which allow the tower to dominate the area. A development which challenges the prominence of the asset, has the potential to result in a **minor adverse** impact to the setting of the asset.

### **Mitigation**

To mitigate this harm consideration should be given to the scale, materiality and form of any development, which would help to reduce the impacts.

**EMP- RA3.1**

**TWELVE QUAYS NORTH OF MORPETH WHARF**

**BIRKENHEAD**

**HERITAGE ASSETS POTENTIALLY EFFECTED-**

**Grade II Pumping Station to east of Wallasey Dock List Entry 1258168- Medium Significance**

**Grade II Morpeth Dock List Entry 1218312**

The site is located to the north of Morpeth Dock, and to the south of the Pumping Station, and once formed part of the working docks infrastructure but is now redundant and abandoned. To the west of the site are a series of industrial units, and directly to the east is the river Mersey.



Site in green, with assets in red.





Pumping Station



Morpeth Dock

## Significance of Assets

### **Pumping Station - List Entry 1258168**

The asset provides historic value as part of the former working docks, and was constructed in 1886, and extended in 1908. Designed to pump water from the river into the Birkenhead Docks to ensure the correct depth was achieved for ships when moored to the wharves, the building was made redundant in 1955 when it was replaced by an electric pumping station, and the machinery was stripped out in the 1970's. Due to its isolated location, with no other structures of scale nearby, the tower of the building is a local landmark, and is particularly conspicuous in cross river views, and when travelling along Tower Road to the east. It was an integral part of the dock system and has a strong industrial aesthetic with little architectural embellishments. Its association with the port operations, and its continued usage as a re-purposed structure for the Birkenhead- Belfast Ferry service has ensured that it remains synonymous with Wirral's docklands.

### **Morpeth Dock- List Entry 1218312**

Dating from 1847 (JB Hartley), and reconstructed and enlarged in 1868 (GF Lyster), the dock is in granite with some cast iron dock furniture. It has historic value in the way it reflects the evolution of the Mersey docks and the main campaigns of establishing them in the first phase of the 1840's, and later campaigns of improving

them to ensure that they were capable of accepting the deeper keels of improved, and larger, ships. The construction is of utilitarian design, and typical of Hartley's and Lyster's improved designs of the docks in the port of Liverpool.

### **Contribution the site makes to the significance, and harm to that significance**

**Pumping Station-** the site is located to the south of the Pumping Station, and located on the waterfront at the interface with the river. Its current lack of any structures ensures that the Pumping Station remains the most prominent building along this stretch of the former docks, and it remains highly visible across the docks from the south and also in cross river views. Construction of new buildings on the site could compromise this extensive setting, and lead to a detractor structure which would have a **minor adverse** impact on the setting of the Pumping Station.

**Morpeth Dock-** one of a series of water bodies, this leads directly into Egerton Dock to the west which in turn links to the Great Float, and illustrates the linkages within the enclosed dock system. The site forms the immediate interface between the dock water space and the wider dockland landscape, and the huge expanse of water, uninterrupted by any buildings of scale is crucial to the special qualities of the asset. A development which dominated the water space in this location would compromise the setting, and has the potential to lead to **minor adverse** harm to the asset.

### **Mitigation**

Low lying structures of industrial character would help to give enclosure to the dock water space without dominating, and resonate with the original dockland character of transit sheds adjacent to the dock, removing the potential harm.