



# DESIGN AND ACCESS STATEMENT

Harrison House, Liverpool Road South, Maghull, L31 8BS



## 1.0 INTRODUCTION

This statement was prepared by Clayton Architecture Limited on behalf of the Applicant to support the submission of a Full Planning and Listing Building Consent at Harrison House, Liverpool Road South, Maghull, L31 8BS. The proposal includes a Change of Use from C2 (Residential Care) to C1 (Hotel and visitors accommodation) and E (b) (Restaurant and Bar/lounge), including a single storey rear extension and internal alterations. Along with this, works also includes associated external landscaping works and proposed new car park with new vehicle access from Sefton Lane.



## 2.0 SITE APPRAISAL

### 2.1 SITE CONTEXT

The proposed site under Sefton Councils Local Plan has the following designation:

HC7 – Education and Care Institutions in the Urban area

NH2 - Protection and enhancement of nature sites, priority habitats and species

NH8 – Mineral Safeguarding area

The proposed site is on the corner of Sefton Lane and Liverpool Road South, within Maghull. Although the site is within a Mineral Safeguarding Area, it is below the size threshold to require a Mineral Statement, as confirmed in the pre-application advice.

**Paragraph 2.59 of Sefton Local Plan states:** *‘Maghull (including Lydiate) is a large town in the east of Sefton. It has mainly grown throughout the second half of the 20th century.’* This growth within Maghull Town is likely to continue to increase with land earmarked for housing and mixed-use development within Maghull. (MN3 & MN8, highlighted within Sefton’s local plan). This enabled improvement works to the local infrastructure in preparation to the developments, including the new railway station at Maghull North as well as improvement works connecting the M58 with new links. All these developments and successes have improved the site accessibility, as well as increase the demand for recreational facilities within the surrounding area.

**Objectives of Sefton Local Plan states the following:** *‘1. To support urban regeneration and priorities for investment in Sefton. 3. To promote economic growth, tourism and jobs creation and support new and existing; 9. To protect and enhance Sefton’s natural and heritage assets.’*



## 2.2 SITE PHOTOS







### 2.3 HARRISON HOUSE, BUILDING LISTING

The proposed site includes Harrison House, a Grade II Listed Building. The listing includes the following information:

*'Former epileptic home, now a nursing home, 1902, built for the Maghull Homes. Red brick with roughcast upper floors, deep pitched roof with replaced concrete roof tiles, brick chimneystacks. 2 1/2 storeys. Design influenced by Richard Norman Shaw's "Old English" styling.*

*Maghull Homes was the first of its kind in England and the founders visited Bethel Epileptic Colony, near Bielefeld, Germany for inspiration. The Bethel Colony had been established in 1867, and by the late-1880s it had grown to a community of approximately 3000 people. However, although the visitors were impressed by the social and occupational opportunities provided by the colony, Dr Alexander was concerned about the medical treatment of many of the patients, with many exhibiting signs of over-dosage. In addition, the colony was foremost a religious institution and medical care was secondary, with patients encouraged to 'look to the next world' rather than this one for a permanent cure.*

*Maghull Homes catered for three classes of patient and was run by a committee mainly comprised of Liverpool business and professional men who were associated with charitable effort in the city. Patients were self-funded, either through paying themselves, by their friends or family, or by the guardians of their home union. The much lower third-class fee only covered basic provisions so these patients, who provided the majority of residents, were expected to carry out menial tasks at the home.*

*In the years following 1888 and into the C20, neighbouring land was purchased and Maghull Homes was expanded with new purpose-built homes being constructed, including in 1902, the Harrison Home. By 1975 the Maghull Homes had 11 homes, as well as other buildings, including a farm, occupation centres and clubhouse; providing accommodation, schooling and employment on the estate. Harrison Home was named after Frederic Harrison, the President of the Homes in 1902 who operated a shipping line out of Liverpool. The home was constructed by Brown and Backhouse at a cost of £5421 and opened in June 1902. It was built for 11 first-class patients, as well as a matron, nurses, servants and a few third-class patients as attendants, and 'enabled wealthy epileptics to live in the comfort to which they were accustomed'; first-class space at the home was advertised in newspapers around the world, including The Times of India.*

*In the latter half of the C20, following changing thinking in the treatment of epilepsy and a decrease in the need for epileptic homes, Maghull Homes (now known as the Parkhaven Trust) diversified into other areas. As a result, since 1987 Harrison Home has been in use as a care home for the elderly, and most of the other homes have been demolished.*

*Harrison Home, constructed in 1902 as part of the Maghull Homes, is listed at Grade II for the following principal reasons:*



- *Architectural interest: it possesses a skilfully articulated and distinguished Norman Shaw-influenced design that is more like a country villa than a welfare institution; reflecting the first-class patients it originally catered for;*
- *Interior survival: the building's original internal arrangements and spatial planning, including the separation of the residents' spaces from the service rooms, remain clearly readable, and numerous original features survive, including doors, tiled and floorboard floors, the main stair and service stair, and fireplaces in the two principal ground-floor rooms;*
- *Planning: the provision of individual private bedrooms and separate bathrooms directly reflects the requirements of the home's first-class patients; providing a degree of privacy and comfort that they would have been used to;*
- *Historic interest: the Maghull Homes were established to enable epileptics to receive schooling and skills training, as well as accommodation and medical care that would facilitate a better quality of life, and they represent the first provision of residential care for epileptics in England. As one of best surviving buildings from this specialist institution, Harrison Home is an important physical reminder of this pioneering early provision.<sup>1</sup>*

For more information on the heritage of the building, please see the submitted Heritage Statement produced by Nexus Heritage.

## 2.4 PLANNING HISTORY

The site has the following applications that relate to the application site, these consist of the following applications:

- S/2006/0054
- S/2005/0826
- S/1998/0167
- S/15062

Please note, above applications are based on Public information supplied by Sefton's Planning application searches. No previous historic applications were noted on the pre-application advice.

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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1413194>





## 2.5 APPLICANT STATEMENT

The applicant has provided some background information on the site and their business intent.

### Grandeur

The property is truly stunning. It is no secret that the Mikhail Group has a passion for resorting or renovating buildings of significant local or historical importance. Listed status is something that we are familiar with and embrace. Properties are generally listed for good reason and all the architectural beauty of Harrison House is what attracts us to such a development. We would encourage anyone to visit The Bold Hotel or Punch Tarmey's Liverpool and just appreciate the venues. We are immensely proud of the work undertaken in such developments which we believe to be completed to the highest of standards. At the start of each project the aim is to bring the building to life, to appreciate and restore its existing features and highlight them to our benefit. We aim to restore buildings and compliment their characteristics while at the same time tastefully adding a standard of finish that would be expected of modern society when they visit a high end hospitality venue.

### Setting

One thing that the Mikhail Group do not currently have within our group and something that therefore really stands out in respect of Harrison House is the setting – it is green. The country feeling yet close to local amenities and travel links. We have used the words retreat and sanctuary when describing our vision and hopes of the location. The local precedents which we would consider similar are, Formby's Sparrow Hawk, with the added benefit of hotel rooms and also the capacity to house small events yet still attract the family Sunday Lunch trade. In addition, West Tower, Aughton – the visual impact of the turning circle, coach house, Listed Building but with improved access and the appeal that this is there for all the community at all times, not just big occasions. The outdoor area is a great asset to the venue the grounds can come to life on a summers day.

### Our Market

Throughout our portfolio of venues we always aim to appeal to all generations. If we can create a venue where three generations of the same family can all come and enjoy individually or as a family unit we have accomplished one of our core values. We anticipate Harrison House to be a food and drink lead venue a place where couples will date, friends will meet, families will reunite a place where people come together and enjoy their time and our hospitality. A relaxed environment, full or warm lighting and subtle music that we adapt as day falls to night. We would anticipate that the majority of business revenue is generated from the casual dining customers the leisure trade as opposed to corporate. With bedrooms, we can appeal to a slightly larger market geographically. We would expect a large spectrum of hotel guests whom have travelled for business in Liverpool, whom are attending an event at the venue





or are visiting family in the area. We would love to host events not limited to weddings but weddings are always top of the events list. It is a great responsibility and honour to be trusted to host a couples special day. Harrison House would have all the facilities provide many memorable days for guests.

### Investment – Our People

There will no doubt be a significant investment financially in a project of this scale but the investment in the community will continue long after the builders have left. Employment is largely dependent on trade but we do not doubt the potential of this location and the operation will need as many as 50 members to form a team and deliver a service to the Mikhail Group standard.

We will seek to learn more about local causes and charities. We have long standing ties and are loyal to our charities which we form partnerships with. In recent times we have converted function rooms into shops for NHS and Key Workers, thus enabling our suppliers to sell stock that would of gone to waste and allow NHS staff to collect basic household goods that supermarkets briefly was not stocking. We launched a #NoOneGoesHungry campaign to ensure the most vulnerable could collect or have food delivered by our volunteers. Pre Covid we have worked with food banks and housing associations to host free Christmas meal days enabling families to have a free Christmas Lunch in our venues and any children received gifts.

As a group our aim is to identify locations and special buildings within those locations that we can bring to life. We can literally save the buildings from years of neglect. We invest millions of pounds into these assets and we strive to deliver the best service we can once operational. Yes our venues generate positive cashflows but our overriding strategy is to reinvest into improving our venues or starting the process again, but we never forget our venues are nothing without customers. A large percentage of our customer base at each venue come from the local community surrounding the venue, so we do not forget this and we try to give back.

In 2020 Mikhail Hotels and Leisure Holdings was awarded Medium Business of the Year. We believe we have created an environment where people can achieve and be successful. We look to take people on through apprenticeships and invest in our people so they can reach whatever level they wish to get to. Throughout our senior management team are individuals whom have worked their way through the organisation. The employment we offer to the area comes with great opportunity for those whom are determined and want to succeed.



### 3.0 DESIGN

#### 3.1 USE & AMOUNT

The proposed application seeks a change of use for Harrison House, as mentioned previously, the current use class for the Listed Building is C2, Residential Care. The previous care providers no longer use this building due to new facilities being constructed just north of the proposed site. The existing building and its existing use, is no longer viable for modern standards and would not comply with Part M4(3) due to restricted space. Although the listed building would not be required to meet the new building regulations, any new care provider would need to meet an NHS criteria which may be of more harm to the Listed Building than other uses. As such the applicant saw the site and its opportunities and is now seeking permission for C1 - Hotel and visitors' accommodation and E(b) - Restaurant and Bar/lounge.

**Chapter 7 of Sefton Councils Local Plan States:** *'The Local Plan aims to support job creation, investment, and economic growth in Sefton. In particular it identifies key sites to facilitate major new investment (see policy MN2). Town, district and local shopping centres are vitally important to the local economy and to the identity of Sefton's different settlements... The Local Plan seeks to maintain town centres as the focus for new retail development, and also to support a wider variety of uses. This will allow town centres to develop new roles given the continuing decline in the amount of spending on the high street. In addition to this general approach, a number of centres have been particularly affected in recent years, or have specific issues that need to be addressed. These centres – Bootle, Southport, Crosby, Maghull and Sefton – are highlighted as Regeneration Areas in policy ED6.'* Due to the proposed new use class being a Hotel (C1), Hotels are defined under the National Planning Policy Framework (annex 2) as a Main Town Centre Use. As such, the applicant has instructed Turley's planning consultants to carry out a sequential test for the proposed use as per Policy ED2. *'Overall, for the reasons outlined in this report, it is considered that there are no more 'suitable' and 'available' more centrally located sites within the search area for the scale and form of development proposed. Compliance can therefore be demonstrated with the sequential test as set out in Paragraph 86 of the Framework and Policy ED2 of the Sefton Local Plan (April 2017) has been robustly met. (Turley's Sequential Test, Conclusion).'* For more details on this, see Sequential Test submitted.

The total proposed area for the Hotel (C1) is 1,470m<sup>2</sup>, this includes the proposed restaurant and bar/lounge which to also be used for function hire on the ground floor (381m<sup>2</sup>). In addition to this, the existing gatehouse will also be renovated alongside Harrison House and the additional ancillary buildings on site will be used for storage and refuse. To support the new use of the site, the applicant is also proposing to provide car park facilities on the land adjacent which will offer 100 car parking spaces, including 5% accessible parking spaces. **Policy SD2 of Sefton Local Plan states:** *'1. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved, unless material considerations indicate*



otherwise. 2. Where there are no policies relevant to the proposed development, or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether: a. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the National Planning Policy Framework taken as a whole, or b. Specific policies in the NPPF indicate that development should be restricted; c. To promote economic growth, tourism and jobs creation and support new and existing businesses; d. To meet the diverse needs for homes, jobs, services and facilities, as close to where they arise as possible' This application and change of use, will enable new local job opportunities both during construction as well as post completion. This economic benefit is also supported by the social benefits of bringing a vacant Listed Building back into public use.

### 3.2 LAYOUT & SCALE

Pre-application advice was sought for this change of use application, the comments received from Sefton Council in July 2020 were positive and open to the idea of a change of use for the existing vacant Listed Building. Further to the written advice received, the proposals were amended to suit the relevant points made on the design, including materials, scale and massing.

**Chapter 10 of Sefton Councils Local Plan States:** *'Proposals should respond positively to the character and form of their surroundings, in terms of density, size, layout, architecture, design and landscape. The context of a building may include any of the above, from the architectural detail of buildings to the general character of the area....'*

During the design development, the key factor which was of interest to the planner and conservation officer was how the new extension adjoined the Listed Building in order to preserve and enhance the asset. Harrison House currently has a large conservatory attached to the rear elevation, this is accompanied by a large timber decking and ramp, all of which are poor additions to the listed building. These will all be removed, and the areas affected by water egress will be made good to ensure no further mould or damp issues arise. The removal of these elements enables the design to make use of an existing link through one of the previously altered openings. This connection detail has been replicated on the alternate side of the rear elevation to mimic Harrison Homes symmetrical rear elevation. Both of the new connection corridors will be glazed to provide a clear and obvious break between the existing building and new extension works. By adopting the strategy above the design will physically enhance and preserve the overall appearance of the Listed Building.

Within the ground floor the two chimney stacks on both gable ends will also be reinstated, as well as some internal alterations to adapt the spaces to suit their new functions. This includes the careful introduction of new openings and removal of certain openings. Any removal of doorways will include for the retention of any existing architraves to indicate any previous existing doors. Additional toilet facilities have been provided on the ground floor to



accommodate the new use class, these will simply replace the previous toilets and large assisted bathroom. The alterations of this area are further to the toilet block extension completed in the mid-2000s for an additional assisted toilet. (S/2006/0054)

The new hotel will provide 16no. ensuite bedrooms which would look to reuse the existing internal configuration as much as possible to prevent any harm to the internal fabric of a listed building. The overall layout of the upper floors have been kept relatively similar to the pre-application layout, this was due to the minimal impact of the changes and the way the existing spaces have been utilised in the new design. In order to provide the required ensuite bathrooms to the guest rooms, some newly formed openings will be needed to provide access. To conserve the heritage of the buildings, where new openings are made, care will be taken around any existing skirting boards with new doors and architraves to match the existing installed. In addition to this, where rooms are being converted, the existing openings will be retained with the door fixed and plaster boarded will be installed on both sides, creating a recessed shadow detail of where the original door once was.

**Policy NH9, Heritage Assets of Sefton Councils Local Plan States:** *'1. Sefton's heritage assets together with its historic landscape character should continue to contribute to the Borough's sense of place, local distinctiveness and quality of life. Development proposals and other initiatives should contribute positively towards achieving this; 2. The Council will seek to protect the significance of Sefton's heritage assets and their settings. Opportunities will be pursued to enhance heritage to reinforce the identity of the distinctive towns, villages and rural landscapes within Sefton; 5. Proposals affecting Sefton's heritage assets and their settings should ensure that features which contribute to their significance are protected from losses and harmful changes. Development should therefore: a. Secure the long-term future of the heritage asset; b. Be designed to avoid harm; c. Be of a high quality design which is sympathetic to the historic context of the heritage assets affected; d. Incorporate proposals for proper repair and re-instatement of historic features and/or involve work which better reveals the significance of Sefton's heritage assets and their settings; e. Where losses are unavoidable, a thorough analysis and recording of the asset should be undertaken..'* The Listed Building has suffered a lot of water egress and poor patch repairs over the years, the building is now vacant which is only worsening the condition of the building. The new proposal will look to completely renovate the building whilst the change of use will enable the building to become accessible to the public, offering local food and drink facilities. The new extension has been carefully designed, including design features from the original building and inspiration from the original Architect whilst trying to offer something more contemporary.

Further to these works, the existing gatehouse will be included within these proposals. Although the gatehouse itself is not listed, it is within the curtilage of a Listed Building and is in fact older than Harrison House itself. (See Nexus Heritage Statement for historic maps and information). Due to the gatehouse's detached location from Harrison House, the proposal for this was to retain as much of the original fabric as possible whilst creating a group hotel room which prevents the building needing to be divided up. This will offer a three bedroom six person accommodation which can be booked through Harrison





Home. During the pre-application advice, the conservation officer requested the reinsertion of timber sash windows, where replaced with uPVC and repairs to any of the stonework. The overall scale will remain unchanged and the renovation of this gatehouse will bring it back into use once more.

### 3.3 APPEARANCE

**Paragraph 16 of the National Planning Policy Framework 2019 states:** *'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...'* Overall the proposed extension is a linear form, to overcome this linear mass the form have been broken up into smaller masses



using a palette of materials and varying roof heights. The existing building lines and openings have been used within the new extension to create a harmonious relationship between the new and the old. See rear elevation below:



The proposed material palette can be seen in the adjacent image.

The material palette looks to incorporate brickwork similar to that on the existing building, along with some feature bricks such as the brick feature band as well as the soldier course on the rear entrance. These will both be in a smooth red to offer a contrasting yet traditional material. Alongside this is also render and glazed links, the connecting glazed links will be fully glazed to offer a lightweight connection detail. Also the new windows are to be in black aluminium, this will enable the frames to be slimmer than uPVC whilst also including mullions similar to the original timber windows on Harrison House.



*PRECEDENTS*



### 3.4 ACCESS

Harrison House is accessed from Liverpool Road South via a private access road. The proposed site is 450m away from Maghull District centre, this is roughly 7 minute walk. The site appears to be well served by public transport, with bus stops located immediately adjacent to the southern boundary along Sefton Lane, providing regular services between Maghull district centre and Kirby.

The existing access of Liverpool Road South will be retained, the existing entrance point will be retained for drop off points for those who may have mobility issues. An additional site access is to be provided off Sefton Lane, this will serve the newly proposed car park adjacent to the site. This will aid accessibility to the site through the parking provisions proposed, this will enable people to access the site from further afield for weddings, events or even just family Sunday Lunches. Both these access points and on site facilities will enable a wide variety of prospective guests and visitors through design and accessibility.





#### 4.0 CONCLUSION & SUMMARY

**Paragraph 11 of the National Planning Policy Framework 2019 states:** *'a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change.'* The existing use is no longer viable for modern day standards, the re-use of this building for an alternate use would be beneficial to building as well as the local area. The Heritage Report, Sequential test and Pre Application support the new use classes being sought and support the development.

Overall the renovation and extension of Harrison House would be beneficial all round. It seeks to reuse a substantial and vacant listed building which will contribute to the local area economically, socially and environmentally. The investment in the building would see a vast improvement in the overall condition of the building as well as becoming open to the public allowing anyone to use and enjoy the asset.

