



NEXUS
HERITAGE

Harrison Home, Liverpool Road South, Maghull



Heritage Impact Assessment (Heritage Statement)

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Note on Transcriptions of Historic Maps

Historical mapping, both Ordnance Survey (OS) and individual cartographer's work relies on the accuracy of the data input into it and the projection used to produce a two dimensional image from three dimensional data. Techniques of survey have evolved and improved over the centuries but pre-OS maps are of widely varying quality and their accuracy is limited by the technology used to create them.

Creating an overlay of historic mapping (including 1st and 2nd edition OS Maps) and modern OS data can never be completely accurate. Creating a good approximation relies on using digital technologies to estimate and extrapolate the projection, orientation and scale of original maps by correlating known points on the modern OS grid with the historic mapping. This georeferencing 'distorts' the historic mapping to fit the modern grid using a set of known points chosen by the cartographer/illustrator.

Modern digitally produced OS mapping has a stated accuracy tolerance. The most detailed mapping at 1:1,250 (urban) will have a relative error of $\pm 0.5\text{m}$ up to 60m. On the ground that equates to an error between two points which are 60m apart on the ground. 95% of the time the scaled measurement would be between 59.1m and 60.9m (paraphrased from <https://www.gov.uk/government/publications/land-registry-plans-the-basis-of-land-registryapplications/land-registry-plans-the-basis-of-land-registry-plans-practice-guide-40-supplement-1>.)

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APPENDICES

APPENDIX A - Historic England National Heritage List Entry – Harrison Home

1. INTRODUCTION

Clayton Architecture, on behalf of Mikhail Hotels & Leisure Holdings Ltd. (hereafter the Client) has commissioned Nexus Heritage to prepare a Heritage Impact Assessment (hereafter the Assessment) relative to Harrison Home for which planning permission and listed building consent are being sought for change of use from Residential Care Home (C2) to a 16 bedroom Hotel with bar and restaurant (C1/A3/A4) including a rear single storey extension and car parking facilities.

It is understood that the Council requires a Heritage Impact Assessment of Harrison Home and the Gatehouse in order to inform determination of the applications. In order to comply with the Council's expectations, national and local planning policies the Client wishes to ensure that an adequate Assessment is prepared.

The Client is aware that Harrison Home is a designated heritage asset, a Grade II Listed Building, (NHL ref. 1413194) and is located within the Liverpool Road South Area of Local Distinctiveness. In line with the precautionary principle the Client acknowledges that the Gatehouse, given its location within the curtilage of Harrison Home may be considered to be 'curtilage listed'.

There are no other designated heritage assets within a 325m radius of Harrison Home, the nearest such asset being the Scheduled Monument of Maghull Manor moated site (NHL ref, 1009338) to the west of Harrison Home.

Harrison Home and the Gatehouse are not within a Conservation Area. The nearest Conservation Area is Damfield Lane c. 460m to the east of the Building.

It is to be noted that the assessment was undertaken without any breaking out or exploratory opening up.

2. LOCATION AND TOPOGRAPHIC BACKGROUND

Harrison Home and the Gatehouse are to be found in landscaped grounds at Liverpool Road South, Maghull, L31 8BS (hereafter the Site). Harrison Home is at Ordnance Survey (OS) grid reference SD 37033 01992 and the Gatehouse is at OS grid reference SD 37066 02014 (Fig. 1).

The spatial attribute information for the Site is provided in the table below and relates to the spatial data as illustrated in Fig. 2 below.

Field Name	Data
Project No.	3518
Project Name	Harrison Home – Heritage Impact Assessment
Organisation	Nexus Heritage
Date	January 2021
Digitisation Source	Location Plan (Drawing No. 272-01 courtesy of Clayton Architecture)
Digitisation Scale	As shown at A3
Description of Digitised Data	Location Plan

Harrison Home is an approximate L-shape with one limb aligned approximately north-south and one limb east-west. Access to Harrison Home from the communication route of Liverpool Road South is provided by a short carriage drive which bears to the south upon passing through the entrance gate and terminates in a large area of hardstanding to the east of the principal, east-facing façade. This area of hardstanding is broken up by a circular raised bed. Hardstanding continues past the east-facing elevation of the east-west limb to a service yard. The grounds are, by and large laid to lawn with some ornamental boundary planting to provide a visually impermeable sylvan edge to the west, separating the grounds from an open, uncultivated area laid to rough scrub and grass utilised as an informal recreation area. This area was historically the parkland to the Manor House, built in the 18th century. A band of mature trees form a landscape margin along the southern boundary of the Harrison Home's grounds to Sefton Lane. The boundary is formed by wooden fencing.

Within the curtilage there are two other structures. What appears to be a Gatehouse (and which is named as the Gatehouse for the purposes of reporting) , which actually pre-dates the construction of Harrison Home, is aligned parallel with Liverpool Road South and is provided with own enclosed yard/garden. The west-facing elevation of this Gatehouse effectively forms part of the boundary wall. This wall, separating the grounds from Liverpool Road South, is built from sandstone ashlar with dressed coping. The Gatehouse may have served the Manor House (formally Maghull Hall) to the west which was accessed by a carriage drive extending in a westerly direction from the bend in Liverpool Road South. This does, however, seem unlikely given that it is c. 40m to the south of the point at which the carriage drive branches off from Liverpool Road South. A late 20th century utility building, probably a garage, on a rectangular footprint, is located to the south of the Gatehouse.

The Merseyside Historic Landscape Characterisation Project divided the landscape into Broad Types and Sub Types. It identified Harrison Home within the Broad Type *Civil*. Sub Types within the Civil Broad Type include *Hospitals* (defined as hospital buildings and their associated grounds including sheltered housing – a category to which Harrison Home is allocated (Museum of Liverpool 2011)).



Figure 1: Location Plan

3518: Harrison Home, Maghull
March 2021

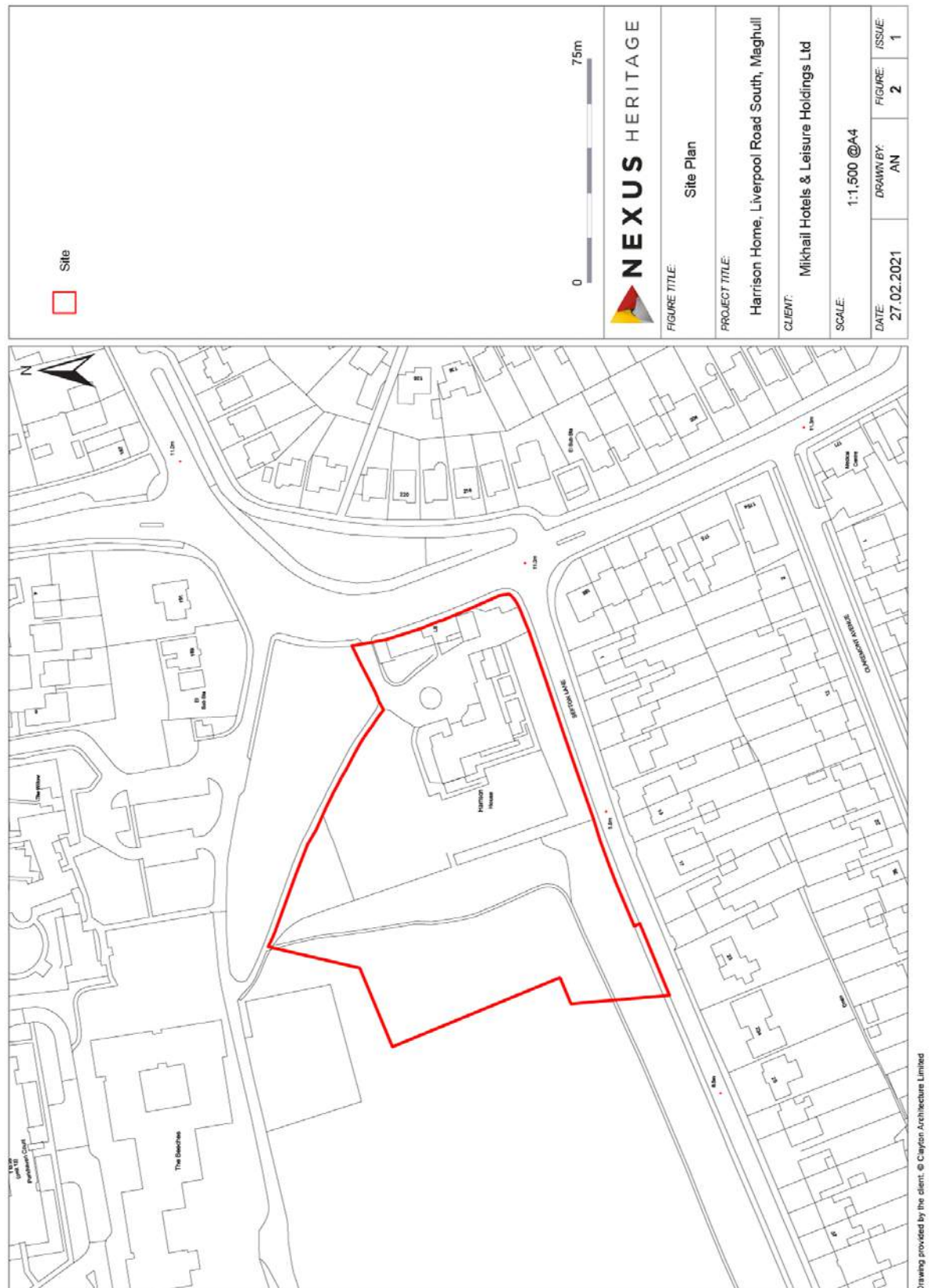


Fig. 2: Site Plan

3. LEGISLATIVE AND PLANNING POLICY BACKGROUND

Legislation

At the national level, the principal legislation governing the protection and enhancement of the cultural heritage of the built environment is the *Planning (Conservation Areas and Listed Buildings) Act 1990*.

With respect to the cultural heritage of the built environment the *Planning (Conservation Areas and Listed Buildings) Act 1990* applies. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:-

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" (s66(1))

"In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." (s72(1))

Case law has confirmed that Parliament's intention in enacting sections 66(1) and section 72(1) was that decision-takers should give "considerable importance and weight" to the desirability of preserving the special interest and setting of listed buildings and preserving or enhancing the character or appearance of conservation areas. In pertinent circumstances, "preserve" means to "to do no harm". The presumption is that it is desirable that proposed development should not give rise to harm to the special interest of a listed building or its setting or the character or appearance of a Conservation Area. This duty must be actively taken into account when considering planning applications where harm may be occasioned.

National Planning Policy

Various principles and policies related to heritage assets are set out in the NPPF which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from NPPF are particularly relevant and are quoted in full:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." Para. 189.

Case precedent¹ indicates that indicates an assessment which followings the sequence of the NPPF in analysing and then assessing the impact of development on a heritage asset, there exists complimentary compliance with the statutory provisions of the *1990 Listed Buildings and Conservation Areas Act.*, thus allowing the decision maker to take an informed approach to the special regard and special attention required by statute.

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal." Para. 190.

"In determining planning applications, local planning authorities should take account of:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness." Para. 192.

"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." Para. 193.

"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."* Para. 194.

It should be noted that substantial harm is a high test which has been held to be "tantamount to destruction"².

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

¹ (Jones v Mordue [2015] EWHC 539 (Admin)) Lensbury: (R. (on the application of Lensbury Ltd) v Richmond Upon Thames LBC [2016] EWHC 980 (Admin); [2016]); Blackpool: Blackpool Borough Council v Secretary of State for Communities and Local Government [2016] EWHC 1059 (Admin); Irving: (Felicity Irving v Mid-Sussex District Council [2016] EWHC 1529 (Admin)); Palmer: R (Palmer) v Herefordshire Council [2016] EWCA Civ 1061); Jones v Mordue [2015] EWHC 539 (Admin)

² (Bedford v SOS and Nuon [2013] EWHC 2847 (Admin)).

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.* Para. 195

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. Para. 196

Local Planning Policy

The *Local Plan for Sefton* applies.

Policy NH9 – *Heritage Assets* provides the over-arching policy framework for heritage assets. Limbs 1 and 5 clearly apply. Limbs 2, 3 and 4 establish obligations for the Council itself to follow. No attempt is made within this document to suggest that Harrison Home is not a *key element* which contributes to the *the distinctive identity of Sefton*, it is however not identified in the list of named elements in limb 3.

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.

3. Key elements which contribute to the distinctive identity of Sefton, and which will therefore be a strategic priority for safeguarding and enhancing into the future, include;

a. The verandahs throughout Southport, particularly in Lord Street, which add considerably to its local distinctiveness.

b. The historic centre, resort and traditional seafront of Southport including the conservation areas of Lord Street and Promenade, and their settings.

c. The spacious planned character of Victorian and Edwardian suburban conservation areas such as those in Birkdale, Blundellsands, Christ Church, Moor Park and Waterloo Park.

d. Country estates, their countryside settings and associated villages including Ince Blundell Hall, Crosby Hall and North Meols Hall.

e. The dispersed layout and simple rural character of village conservation areas such as Lunt, Homer Green and Sefton village.

f. The open and flat ditched former wetland landscapes.

g. The broad sands, dune system, pinewoods and habitats that characterise parts of the

Sefton coast, and the ancient and modern historic features within them such as the prehistoric footprints and wartime remnants.

h. The 18th century Leeds and Liverpool Canal, associated historic features and its setting.

i. Valued historic green spaces and their key features, particularly registered Historic parks and gardens, but also undesignated parkland and cemeteries such as Crosby Hall and Duke Street Cemetery.

j. Important archaeological sites such as village and wayside crosses, moated sites, Lunt Meadows and St Catherine's Chapel.

4. Designated heritage which is 'at risk' will be a priority for action. Opportunities to secure enhancements to safeguard and sustain these assets will be expected to be taken.

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.

Policy NH10 Demolition or Substantial Harm to Designated Heritage assets will apply:

Development which results in substantial harm to, or demolition of, a designated heritage asset or its setting will not be permitted, unless it can be demonstrated that substantial public benefits outweigh the harm or loss.

Policy NH11 Works Affecting Listed Buildings will apply.

1. Works affecting a Listed Building or its setting will only be permitted where:

a. Any alterations preserve the historic fabric and features of the building and/or its setting which contribute to its significance

b. Any new additions are well designed and respect the special architectural or historic interest of the building

c. New development affecting the building's setting respects and conserves historic and positive existing relationships between the listed building and its surroundings

d. Development does not undermine the long term economic viability of the listed building or otherwise harm options for its long term maintenance.

2. Opportunities should be taken to enhance the significance of a listed building or its setting.

3. Development which harms elements that contribute to the significance of a Listed Building or its setting will not be permitted, unless it can be demonstrated that public benefits outweigh the harm.

There is also Supplementary Planning Guidance which includes considerations related to Design, specifically

- Key design principles
- Site design, layout and access
- Design of buildings and structures

With regard to the Maghull-Aintree Settlement Character Plan, area wide guidance states that development proposals will need to:

Contribute to the creation of a coherent design theme, including hard and soft landscaping, for Maghull District

With respect to the Liverpool Road South area, which is identified as Area of Local Distinctiveness, the SPG states that development proposals, including conversions and changes of use, will need to:

Reinforce the character of the area through the retention or reinstatement of period detailing/features or original materials including the retention of boundary walls, gateposts or other external features.

Ensure that car parking is designed to have a minimal visual impact on the street frontage.

Maintain permeability³ and legibility⁴ of existing layout.

Maintain the level of tree coverage within area.

Statutory provision, national policies, local policies and local supplementary planning guidance apply a series of formal and informal tests against which the proposed development can be examined and this examination is below in the conclusions to the assessment.

³ The degree to which an area has a variety of pleasant, convenient and safe routes through it.

⁴ The extent to which people know what a place or area is for, what it does, and where they can and cannot (or should not) go – through clues from the way it has been designed. Development that is legible is easily understood.

4. HISTORIC BACKGROUND

Harrison Home was purpose-built as a care home for epileptic patients in 1902.

The Historic England listing description for Harrison Home is relatively detailed and provides considerable information not only on its architectural characteristics but also its history and the context of provision for sufferers of epilepsy in the late 19th and 20th centuries.

The History' section is reproduced below

In 19th century England a lack of knowledge about epilepsy and a lack of treatment meant that epileptics were often treated as outcasts and were excluded from schools and workplaces; the latter often being dangerous for epileptics due to the industrial nature of much of the work during this period. As a result, many epileptics were poorly educated and often destitute, as well as stigmatised by society. Due to the high numbers of destitute people living in Liverpool in the C19, the city was the first place in England to make special provision for people with chronic epilepsy.

Henry Cox, a wealthy Liverpool merchant, and Dr William Alexander were both involved with the Liverpool Central Relief Society in the late-C19. Dr Alexander was well-known for his surgical expertise, and as the Resident Medical Officer at Brownlow Hill Workhouse, Liverpool, he had many epileptic patients. He consequently became interested in surgery for the condition and wrote numerous articles for medical journals, as well as an influential book entitled 'The Treatment of Epilepsy' in 1889. In 1888 Henry Cox offered to fund a hospital for epileptics in Liverpool, but Dr Alexander believed a country location to be more suitable, and later that year Maghull Homes was established at the Manor House, Maghull, leasing an existing late-C18 country house.

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 Liverpool⁵. The home was constructed by Brown and Backhouse at a cost of £5,421 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.

Some further background data on the Maghull Homes (of which Harrison Home is a constituent part) is available from the Merseyside Historic Characterisation Project (Liverpool Museum 2011) which analysed the historic character of Sefton Borough. It states:

The Maghull Homes was established in 1888, mainly through the efforts of Dr. William Alexander and the benefactions of Mr. Cox, a wealthy resident of Liverpool. It was set up to provide a service for people with epilepsy. It was originally known as the Maghull Homes for Epileptics – a home whose chief object was the employment of adult epileptics, both males and females [sic]. In 1888, the number of inmates was around 130. The method of housing the inmates employed in this institution differed from that of other colonies in that there were two large houses, one containing men and the other women, instead of the usual villa residences

The principal building was the old manor house (built in 1870, but on the site of a much earlier moated manor house). The manor house is a Grade II listed building. An earlier farmhouse forms part of the residential nursing home complex. Further houses were added to the Homes complex, including Henry Cox House, built in 1894 for seventy two men.

In 1914, the establishment was taken over by the War Office for the treatment of "soldiers suffering from nervous shock". After the Second World War, the complex became the Maghull Homes and in Feb. 1998 it changed its name to Parkhaven Trust. Now Parkhaven Trust provides short and long term care for older people in homes set in extensive gardens. It also has community homes for people with learning and physical disabilities and a range of day opportunities.

(Museum of Liverpool 2011, 240-41)

The location of other designated heritage assets within a 1km radius of Harrison Home is provided in Fig.3 below.

⁵ The Harrison Line, officially T&J Harrison, was a shipping line founded by the brothers Thomas and James Harrison in Liverpool in 1853. With the retirement of James Harrison in 1880, and the ill health of Thomas, active control passed to a younger generation, including Frederic Harrison.

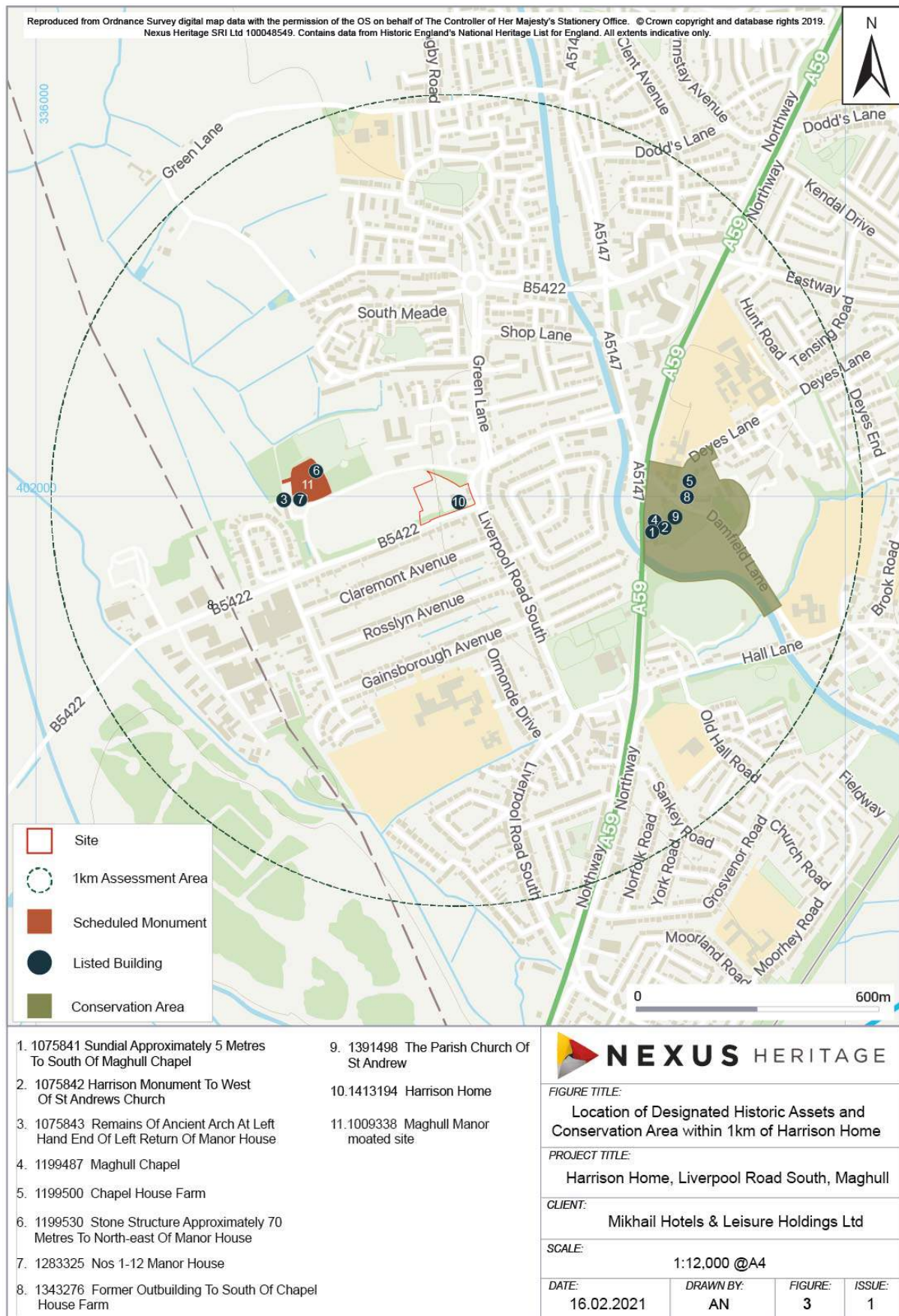


Fig 3: Location of Designated Historic Assets within 1km of Harrison Home

A rapid review of the larger scale OS mapping for the area (Figs 4, 5, 6 and 7) shows that the first structure within the Site which still remains extant was the Gatehouse (Fig. 4). This occupied a footprint smaller than the structure which is now present and as will be demonstrated below, it has been extended. It is interesting to note that the Gatehouse predates the construction of Harrison Home by at least 14 years.

By the publication of the 1908 OS map (Fig. 5) Harrison Home had been constructed within its grounds with access points off Liverpool Road South and Old Moat Lane.

The 1927 OS map (Fig. 6) shows no changes to Harrison Home but in the immediate context an additional vehicle track extends south-east from the oval drop-off apron. The Gatehouse curtilage has been extended to the south and additional outbuildings have been built. In the wider landscape context, the pair of semi-detached dwellings on the southern side of Old Moat Lane, to the north of Harrison Home, is no longer depicted.

The publication of the 1939 OS map (Fig. 7) shows no changes to Harrison Home or its grounds.

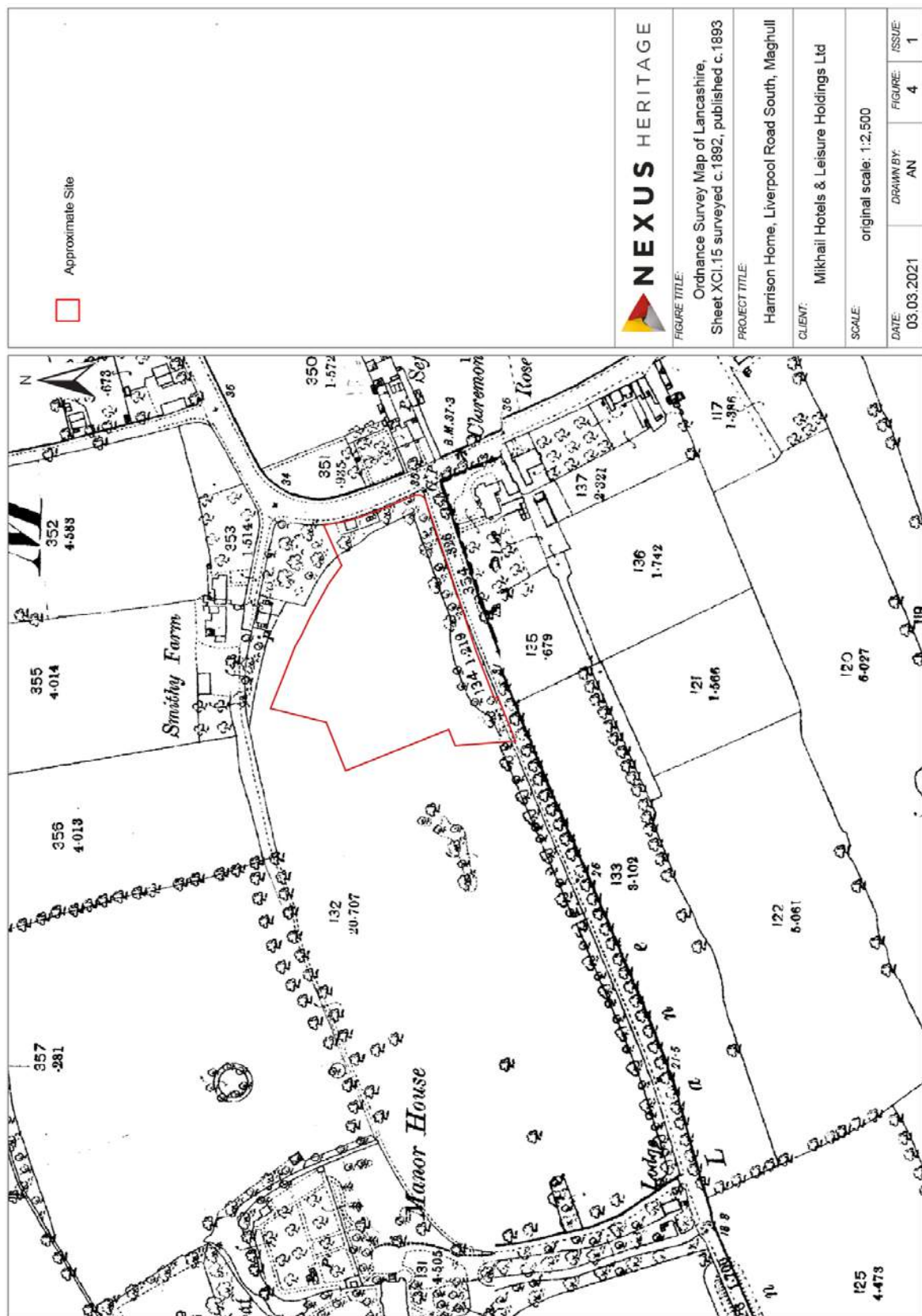


Fig 4: Ordnance Survey 1:2,500 Scale Map Lancashire, Sheet XCI.15 (Lydiate, Maghull), Surveyed c. 1892, Published c. 1893

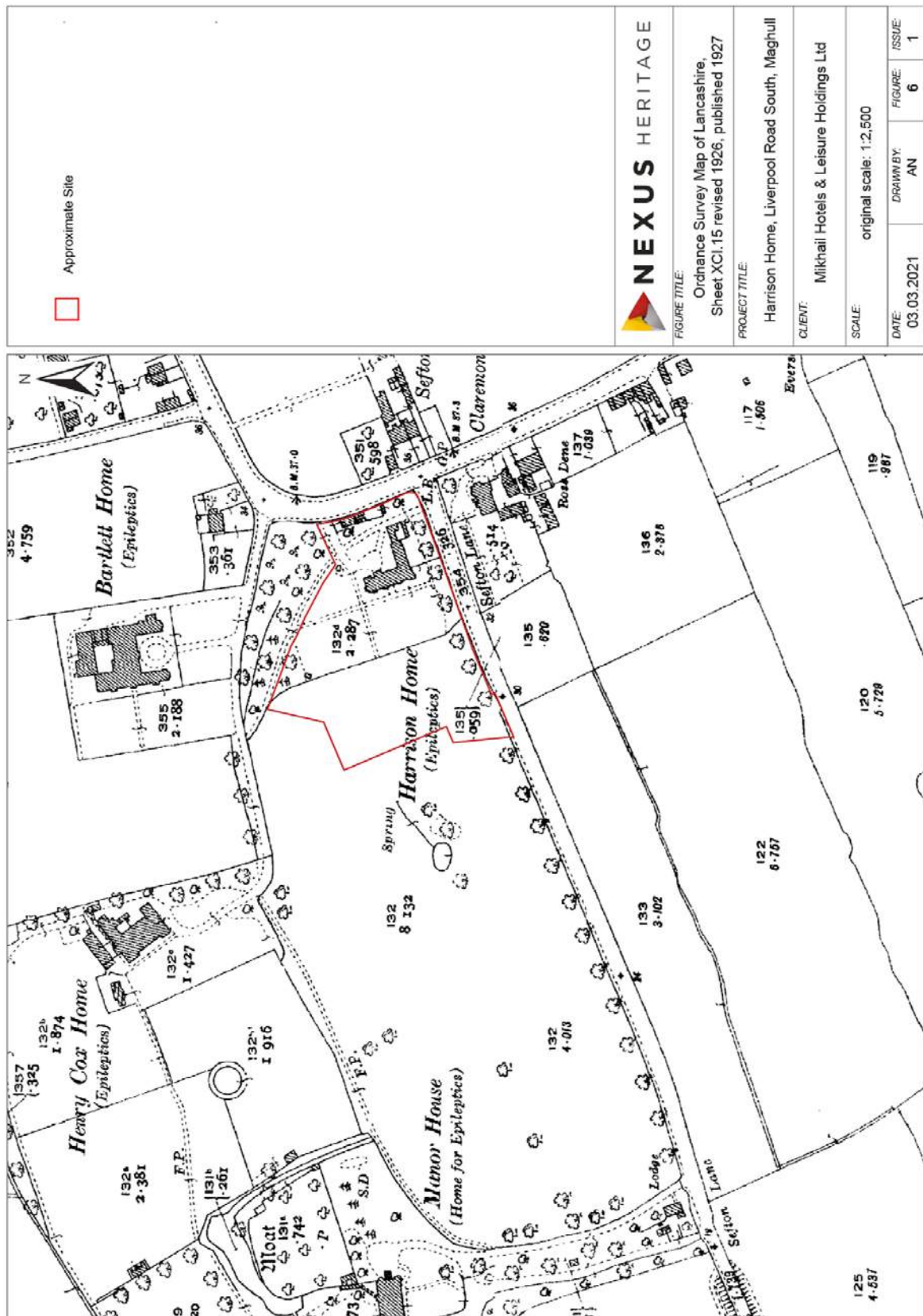


Fig. 6: Ordnance Survey 1:2,500 Scale Map, Lancashire, Sheet XCI.15 (Lydiate, Maghull), Revised 1926, Published 1927

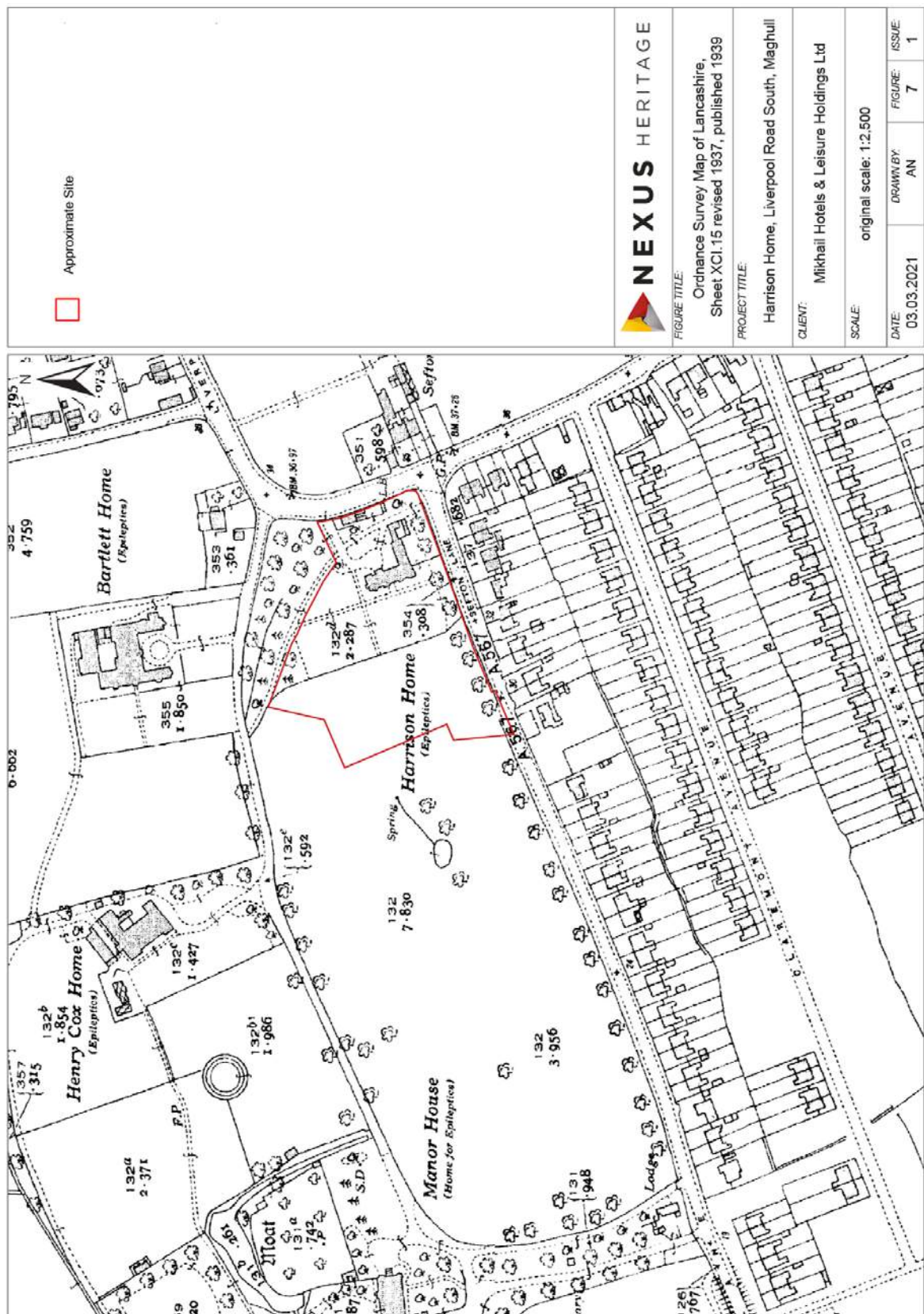


Fig. 7: Ordnance Survey 1:2,500 Scale Map, Lancashire, Sheet XCI.15 (Lydiate, Maghull), Revised 1937, Published 1939

5. HARRISON HOME AND THE GATEHOUSE

Harrison Home is a Grade II⁶ Listed Building (Historic England National Heritage List ref. 1413194) and was designated in 1993.

The List entry summary, provided at Appendix A, primarily act as aids to identification of heritage assets and should not be regarded as the definitive statement on the heritage significance of the Harrison Home. However, it does provide a very detailed description of Harrison Home

PLAN: Reverse L-shaped plan with a principal entrance range aligned north-west - south-east and an additional accommodation and service range attached at a right angle to the south-east end of the entrance range's north-east elevation. The building is set within its original gardens, which are located to the north-west, south-west and south-east sides, along with an entrance forecourt to the north-east side.

EXTERIOR: Harrison Home is constructed of red brick with roughcast upper floors and has a deep roof with concrete roof tiles that were added in the 1980s, replacing the original clay tiles. The building has brick wall and ridge stacks and a deep dentil eaves cornice that runs around each elevation. The windows are a mixture of multipaned sashes and casements with moulded brick sills.

Principal north-east elevation: the front elevation facing towards Liverpool Road South has an asymmetrical multi-gabled composition. A central projecting, 2-storey bay with an open-pedimented gable houses the main entrance, which consists of a wide 6-panel door set within a sandstone doorcase incorporating a semi-circular pediment supported by paired engaged-columns. Above the doorway is a Venetian window, the centre light of which interrupts the horizontal cornice of the pediment, and a prominent sill band below continues around to the sides. Set to the gable apex is a painted oval plaque with stylised characters bearing the date '1902' and the name 'Harrison Home'. Two full-height outer bays also project forward underneath open-pedimented gables; that to the right incorporates a keyed oculus to the gable and wide 5-light casement windows below and dormer windows to the side returns, whilst that to the left incorporates both sash and casement windows, including a round-headed stair window. Inserted in between the left gabled bay and central bay is a late-C20, flat-roofed, roughcast-rendered lift shaft, and inserted to the right of the entrance bay is a small single-storey, late-C20, lean-to toilet block. Projecting forward from the far left of the elevation at a right angle is a 5-bay accommodation/service range with sash windows to the two lower floors and dormer windows to the second floor.

South-east side elevation: this 9-bay elevation has sash windows to the ground and first floors and roof dormers above; two of the sash windows have later inserted ventilators and one to the first floor has been replaced with a uPVC window. Set to the far left of the elevation is the south-east gable end of the entrance range, which incorporates a substantial wall stack to the centre (mirrored on the north-west gable end) and an original doorway to the ground-floor left with a panelled door with glazed upper lights and a multipaned overlight. An additional bay to the far right of the elevation is set back and forms part of the north-east

⁶ Listed buildings are separated into grades. Grade I buildings are of exceptional interest, Grade II* buildings are of more than special interest; Grade II buildings are of special interest.

return, which consists of a full-height projecting bay (containing the service stair) with a raised hipped roof set above a multipaned lunette window, which has slightly thicker outer mullions referencing a Diocletian window, and multipaned casement windows to each side return. The building's dentil cornice follows the eaves line and also forms a broken cornice below the second-floor level. Attached to the ground floor are two single-storey brick outbuildings linked to each other by a high brick wall; the whole enclosing a small yard area, which is accessed by a doorway on the north-east side containing a plank and batten door. One of the outbuildings retains its original tiled roof, but the other has replaced concrete tiles. Both have multipaned casement windows to their two outer side walls and a mixture of doorways and windows facing into the yard.

South-west garden elevation: this 7-bay elevation overlooks the main part of the garden and is formed of gabled bays alternating with 2-storey canted bays surmounted by flat-roofed dormer windows. The windows to the first and second floors have all been replaced in the same style as the originals (those to the second floor are of uPVC) and attached to the ground-floor left is a large late-C20 conservatory.

North-west side elevation: this elevation incorporates the north-west gable end of the entrance range, which is similarly styled to that at the south-east end, and has sash windows to both the ground and first floor flanking a wall stack. Set back slightly to the left is the north-west return of the front elevation's northernmost projection, which has a multipaned casement window to the ground floor, a later fire door and fire escape stair to the first floor, and a roof dormer.

INTERIOR: internally there are floorboard floors (mainly hidden under later coverings), and door architraves and original 4-panel doors survive throughout. Most fireplaces have been removed, but chimneybreasts survive, and the ground-floor rooms in the entrance range possess simple moulded cornicing. An entrance vestibule with a tiled floor and original timber double doors with glazed upper panels leads into a large entrance hall accessing a ground-floor hallway/corridor and rooms at the north-west end of the building. A window in the entrance hall's north-west wall has been blocked-up following the addition of a late-C20 toilet extension and a high-level, multipaned overlight above an adjacent doorway has also been blocked-up by the extension's lean-to roof. Each floor has a corridor running alongside the front-facing walls with rooms located off to the garden sides and in the front projections; the rooms include individual bedrooms, separate bathrooms and linen/storage rooms with original shelving. Two rooms at each north-west and south-east end of the ground floor have been knocked through to create single spaces, both containing classical-style fireplaces; that to the north-west end is a lounge, whilst that to the south-east end is now a dining room with an inserted opening in the north-east wall providing a serving/viewing hatch into a kitchen area behind. The home's main dog-leg stair is located to the centre front of the entrance range and has carved stick balusters, tapering square newel posts and pendants, and storage/airing rooms off the half-landing levels; an adjacent lift is a modern addition. A further mid-C20 stair located at the north-west end of the entrance range provides access between the first and second floors and fire escape. The service range retains some original tiled floors and at the north-east end is an open-well service stair, which is a slightly simpler version of the main stair with plain stick balusters, tapering square newel posts, and pendants, and toilets located off the half-landings.

The outbuildings contain workshops, storage and toilets.

The designated heritage asset status recognises Harrison Home's historic and architectural interests. The Grade II listing suggests that the relevant authorities consider Harrison Home to be of a special interest.

As with many larger, institutional buildings in which there was also a hierarchy of space some rooms or other internal spaces at Harrison Home are of demonstrable heritage merit either through location, size and decoration. Other rooms are less so, individually and collectively, even if their location, size and absence of or reduction in decoration allows a straightforward comparison which permits discrimination between spatial uses related to resident, attendant/servant. The introduction of partition walls during the lifetime of Harrison Home has already altered the tone of the intersecting volumes.

Floor plans and, elevations of Harrison Home, as existing, are provided below in Figs. 8, 9 10, 11, 12, 13 and 14

The Gatehouse is a three-phase single storey construction, comprising mass walling of brick and stone surmounted by a hipped slate roof with a through-ridge axial chimney stack adjacent to the northern hip and a secondary non-axial stack in the slope of the hip at the southern end of the structure. The brick bond of the original construction is Flemish bond. There are two affordances. The principal entrance is via a single doorway in the west-facing elevation of the first phase leading onto a pathway which leads to the hardstanding between the Gatehouse and Harrison Home. The door is a partly glazed four-panel pattern and has a stone wedge lintel above. To the left of this door there is a pair of windows with stone sills and lintels providing natural light to a shower room. To the left of these windows is a rainwater good down spout which visually marks the demarcation point between the first and second build phases. Internally this demarcation is betrayed by a change in floor level. Further to left there is an additional window in the second phase to the west-facing elevation, again with a stone lintel and stone sill. Beyond this is a single storey lean-to extension accommodating a kitchen. This is the third phase of building at the Gatehouse. A doorway into the enclosed yard exits from the west-facing elevation of the kitchen extension and windows look out on to the yard from the south-facing elevation of the second phase. The east facing elevation is stone-built from in-course ashlar blocks. However, the second phase build has been rendered to mimic the ashlar blocks and this material change indicates the phasing on this elevation. There is an oriel window opening with stone mullions, a timber sash frame and two flanking fixed lights. The second window benefits from a uPVC casement frame. The return to the north-facing wall exhibits stone quoins giving way to brick construction. The north-facing wall has two window openings with stone lintels, jambs and sills. On the north-western corner there is ashlar quoining.

The Gatehouse interior is given over to eight rooms. The entrance opens into hallway off which there is a bedroom to the left and a shower room to the right. The shower room is housed within an inserted partition wall. The hallway narrows to the south and off to the east there is a sliding door opening into a large living room. The hall way corridor terminate at a door into a dining room. The living room has doorways at its northern and southern ends both of which provide access to bedrooms. The dining room has a second doorway into a kitchen.

The floor plan and elevations of the Gatehouse are provided at Figs 15 and 16.

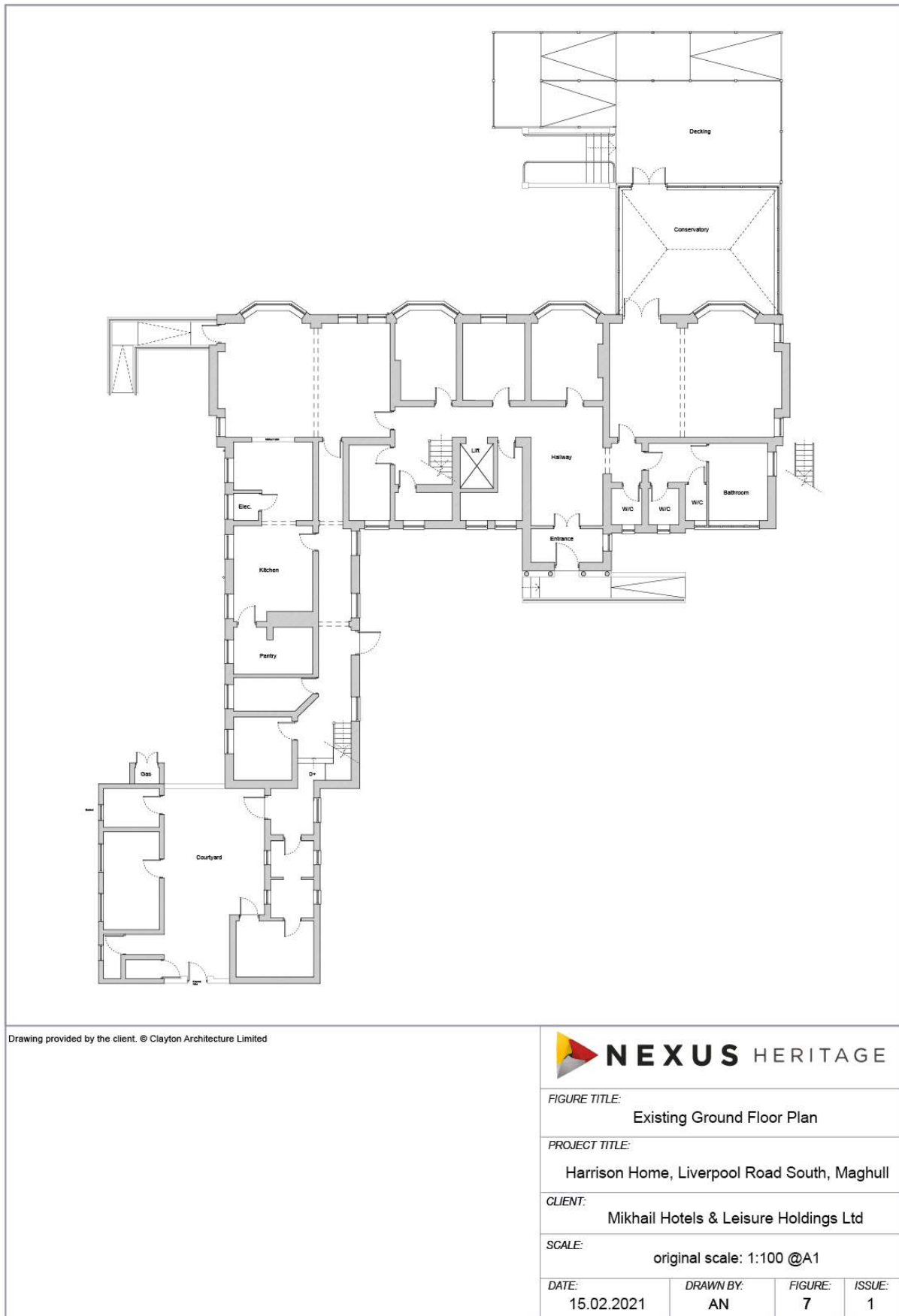


Fig 8: Existing Ground Floor Plan Harrison Home

3518: Harrison Home, Maghull
March 2021

Heritage Impact Assessment

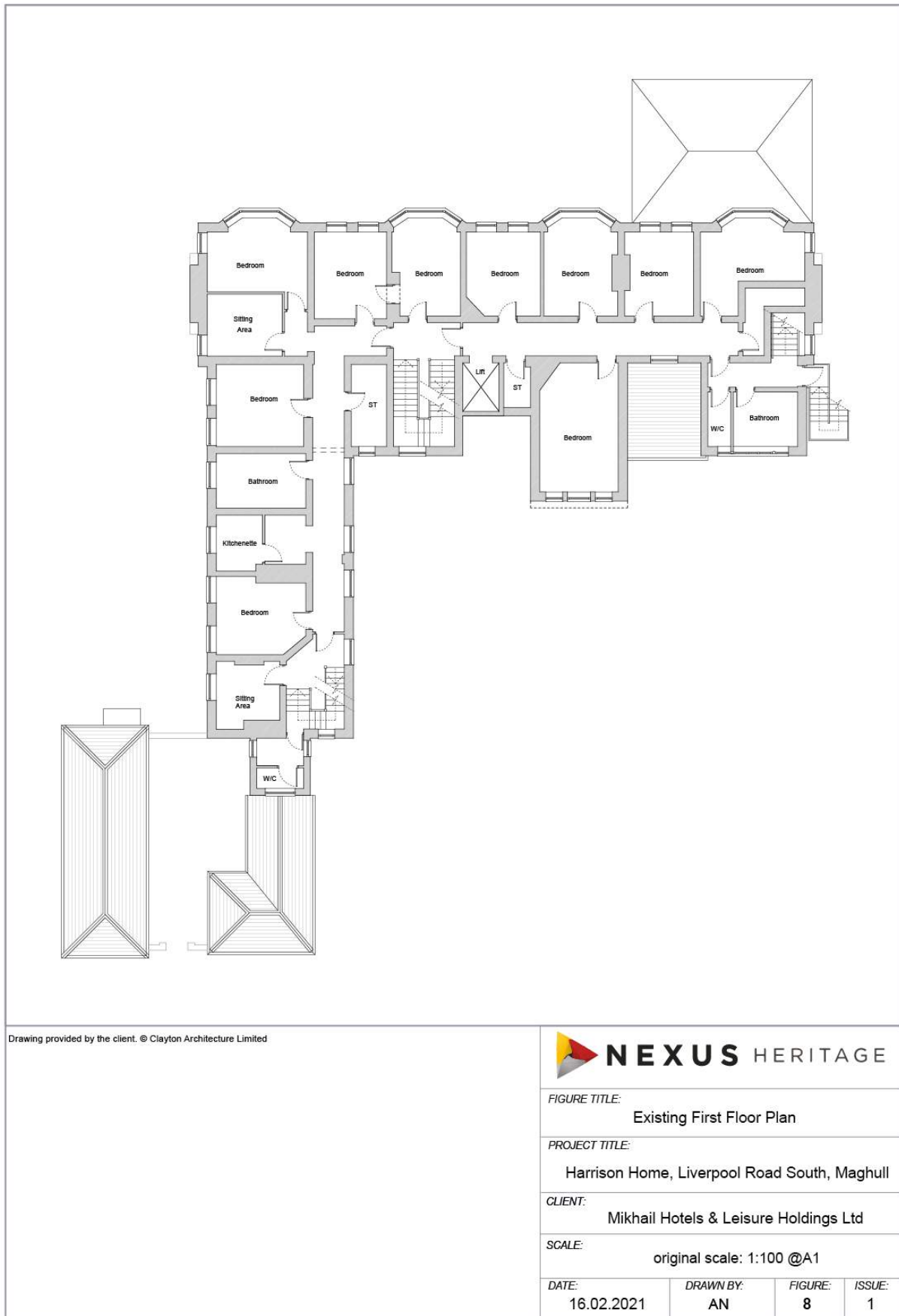


Fig 9: Existing First Floor Plan, Harrison Home

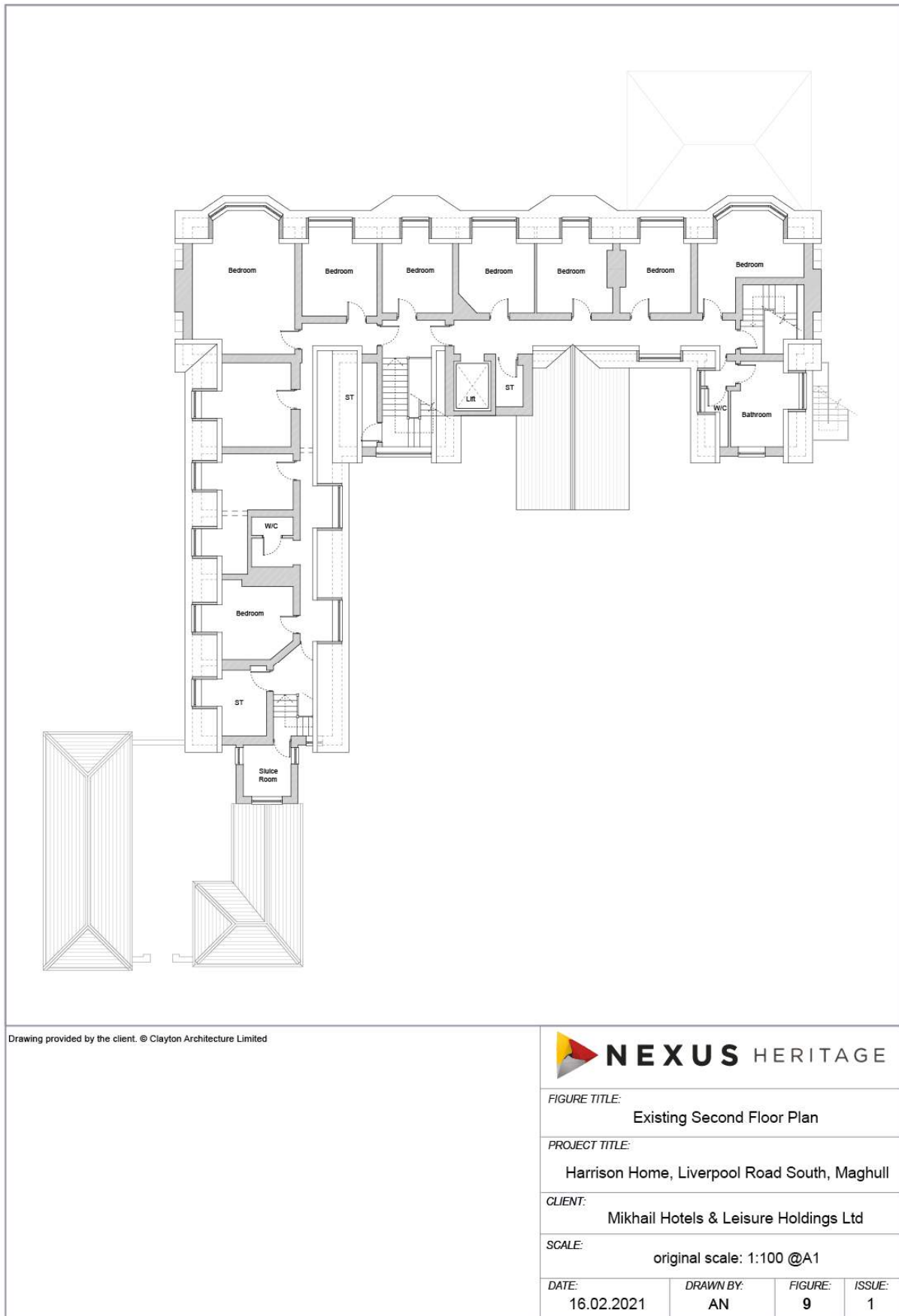
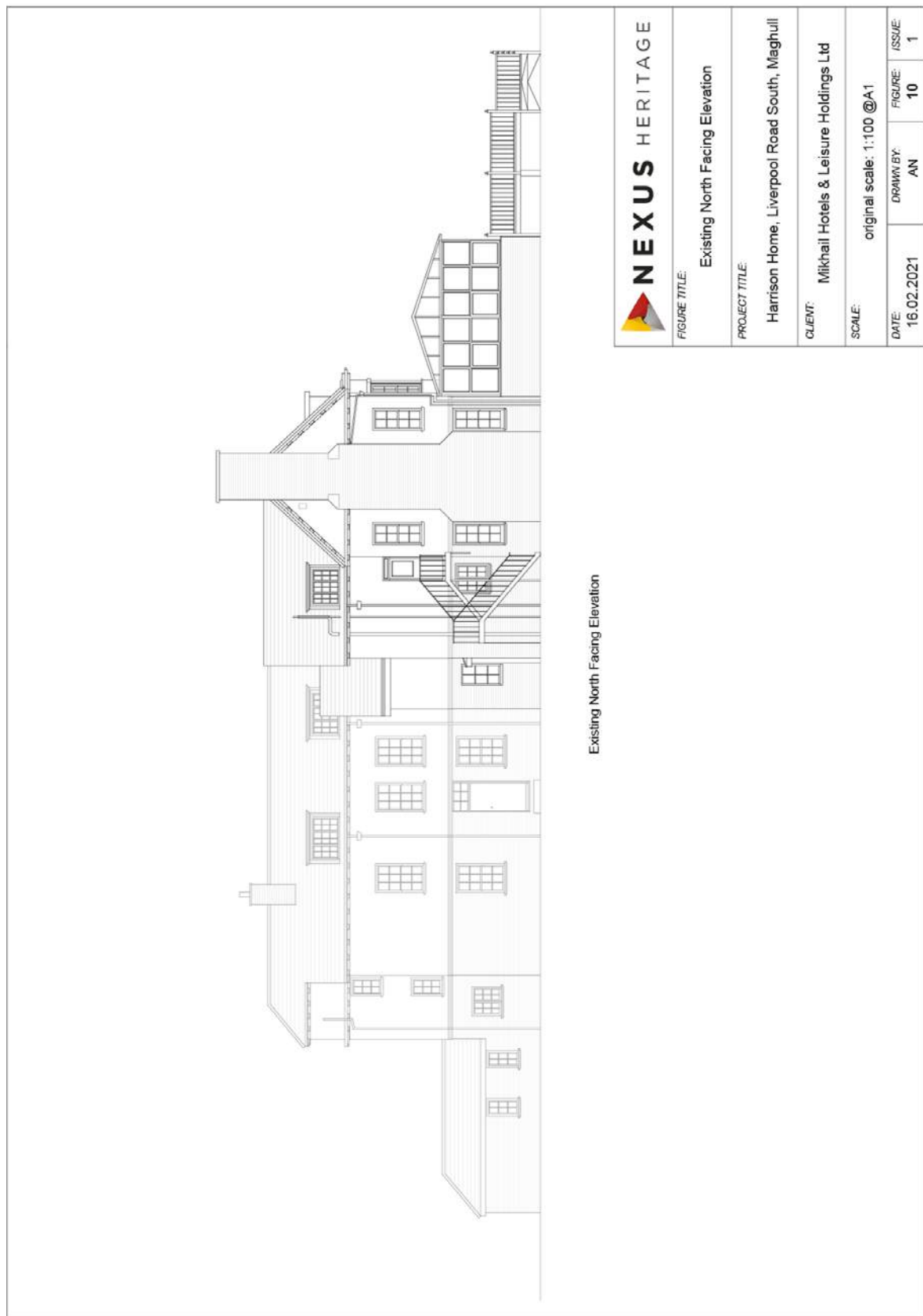


Fig 10: Existing Second Floor Plan, Harrison Home



Drawing provided by the client. © Clayton Architecture Limited

Fig 11: Existing North-Facing Elevation, Harrison Home

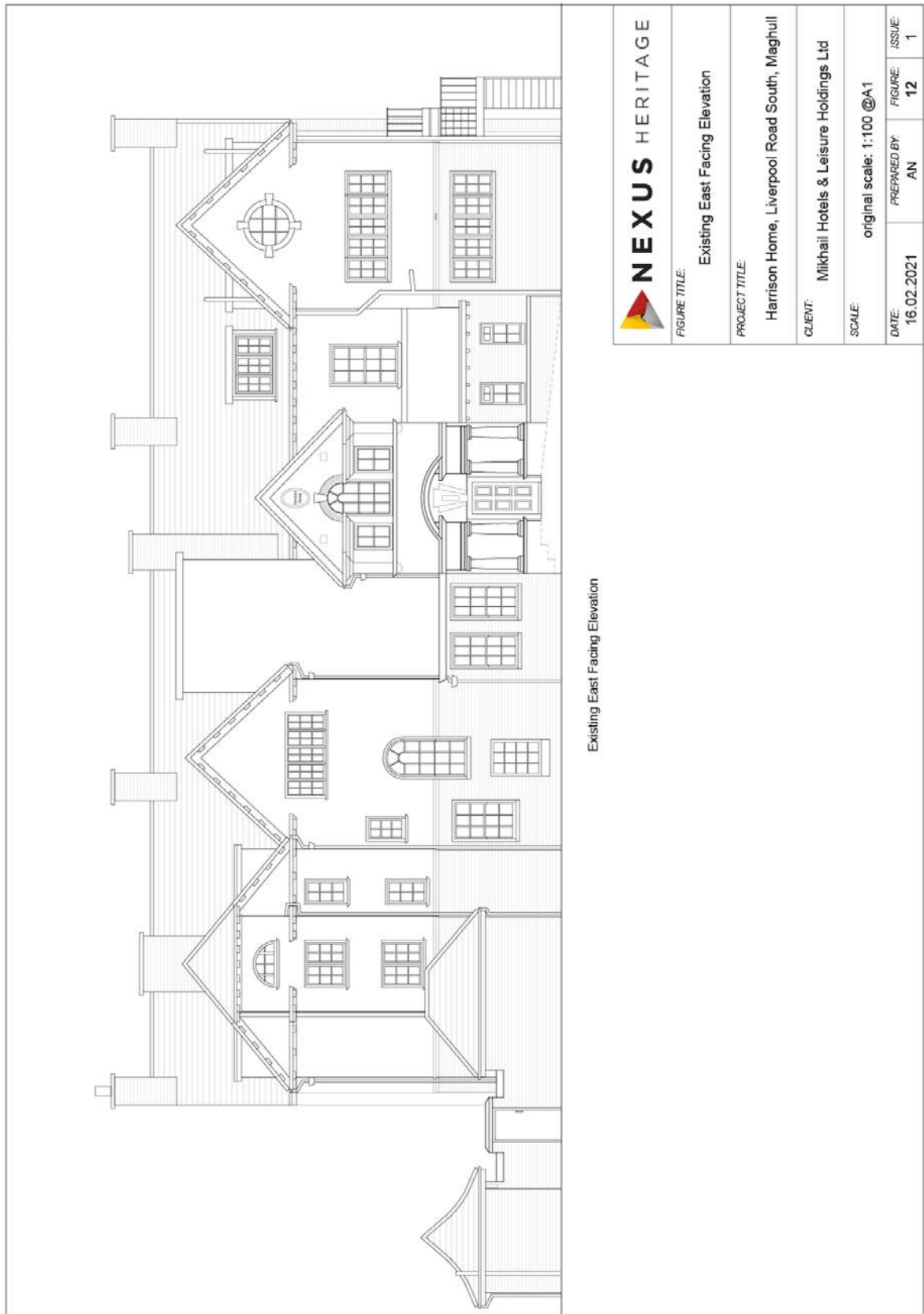
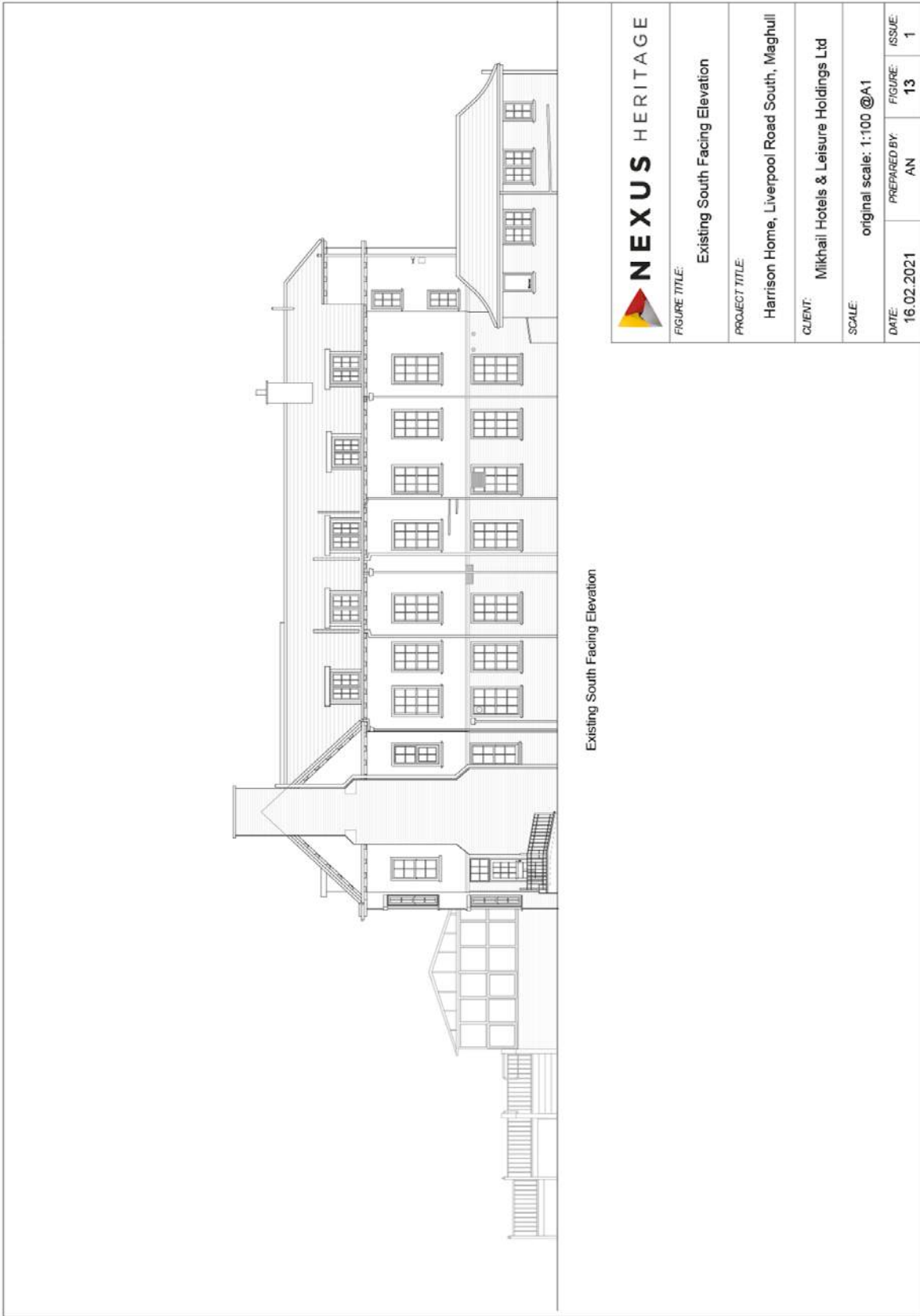


Fig.12: Existing East-Facing Elevation, Harrison Home



Drawing provided by the client. © Clayton Architecture Limited

Fig. 13: Existing South-Facing Elevation, Harrison Home



Drawing provided by the client. © Clayton Architecture Limited

Fig. 14: Existing West-Facing Elevation, Harrison Home

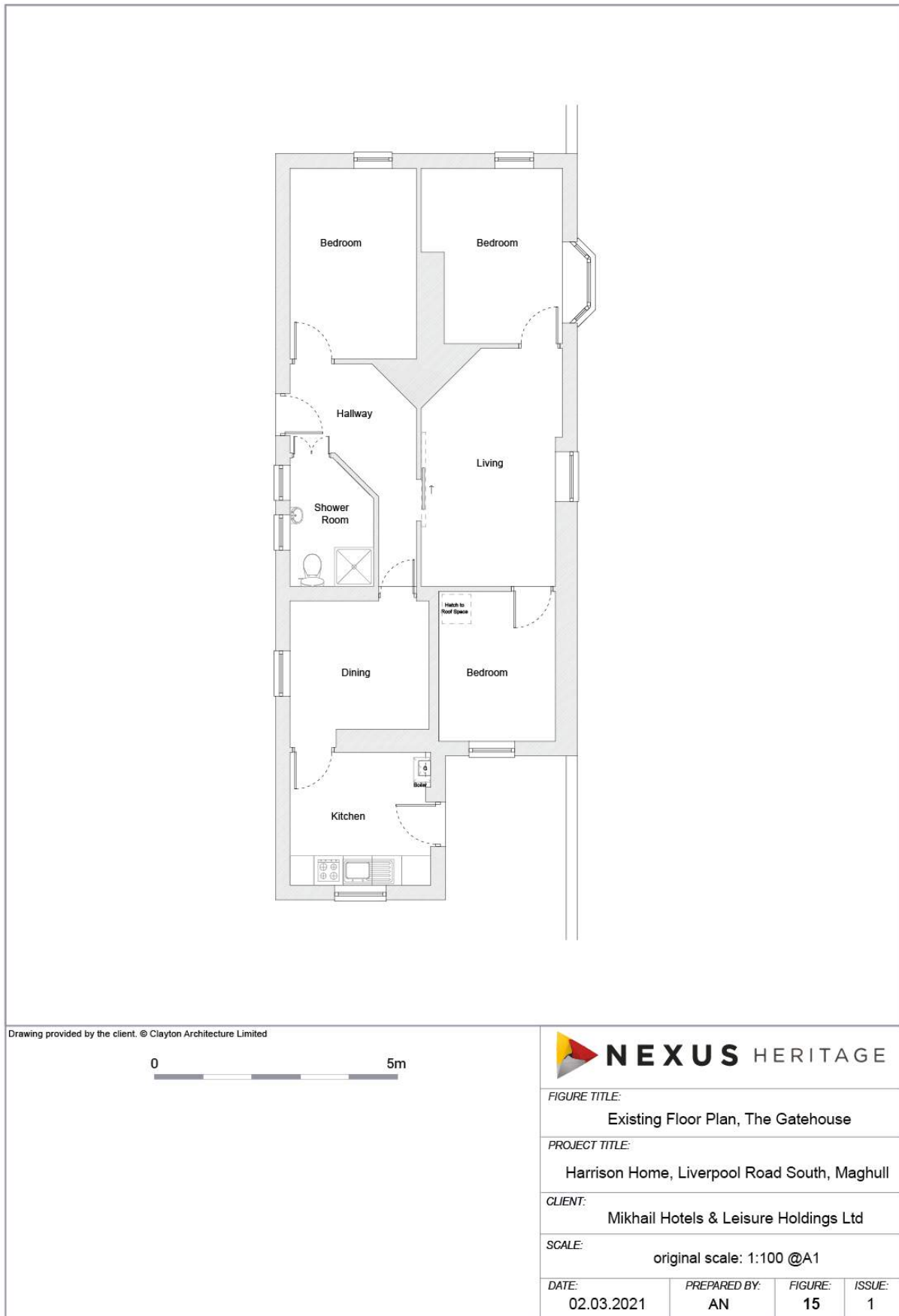


Fig. 15: Ground Floor Plan, The Gatehouse

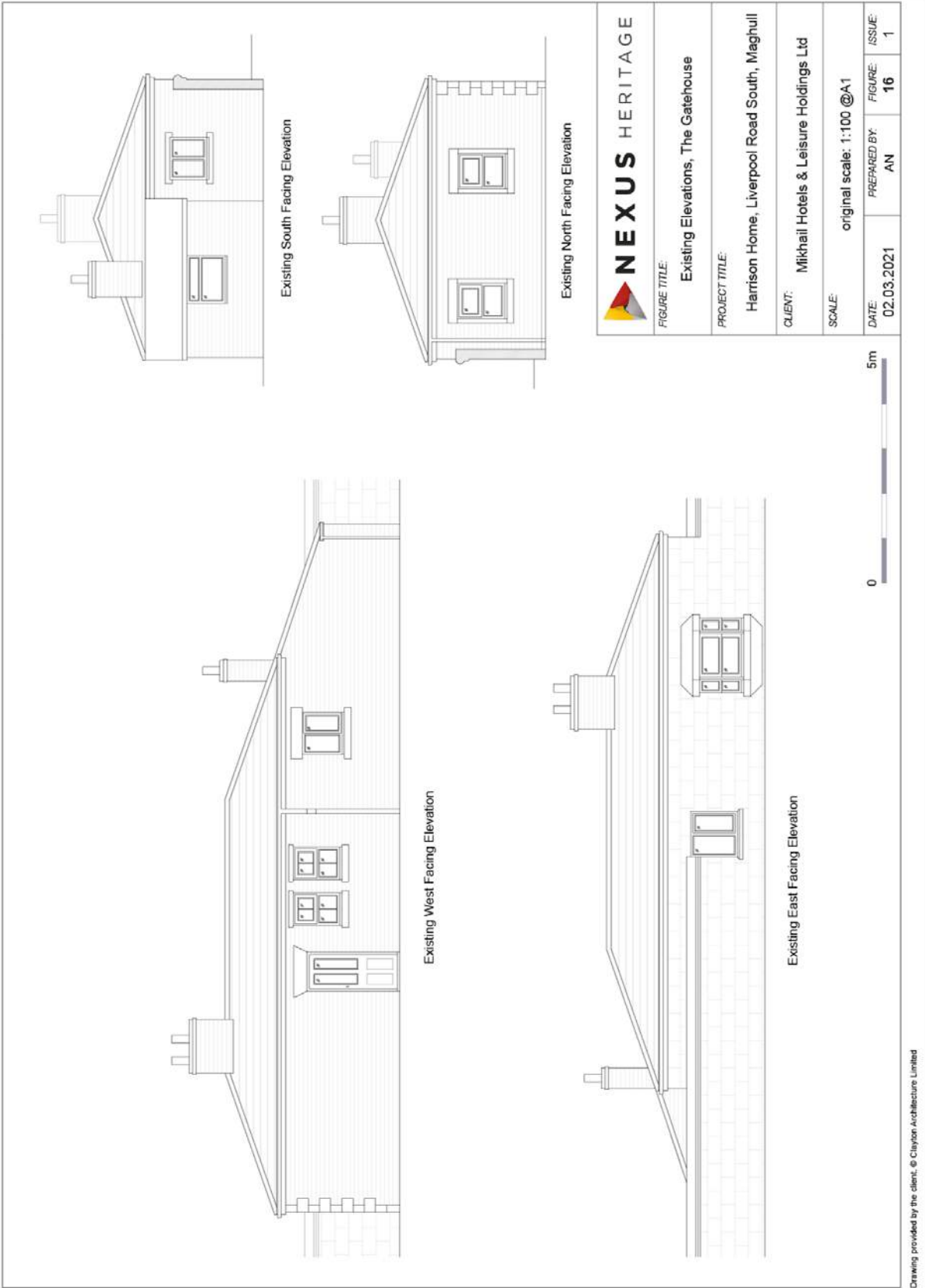


Fig. 16: Elevations, The Gatehouse

Site Conditions

Select and illustrative photographs of the Harrison Home, the Gatehouse and their landscape setting (incorporating a vantage point analysis) are provided and the locations from which the photographs were taken and the directions of views are provided at Figs. 17, 18, 19, 20, and 21.



Plate 1: Sightline to the south-west towards the entrance to Harrison Home, which is skylined behind the Gatehouse. Scale = 2m.



Plate 2: Sightline to the west showing the entrance with affordance to the carriage drive and, separately, two pedestrian access points. Scale = 2m



Plate 3: Sightline to the west showing the east-facing elevation of the Gatehouse incorporated into the boundary wall. Note the material change on this elevation between the red sandstone ashlar blocks (Phase 1) and the buff render (Phase 2). Scale = 2m



Plate 4; Detail of the oriel window with timber sash frame in the east-facing elevation of the Gatehouse. Scale = 2m.



Plate 5: Detail of the window, with uPVC casement frame, in the east-facing elevation of the Gatehouse. Scale = 2m.



Plate 6: Sightline to the north-facing elevation of the Gatehouse with uPVC casement frames in the two windows with tone lintels and sills. Hipped roof laid to slate, through-ridge axial chimney, Flemish bond, ashlar quoins. Scale = 2m.



Plate 7: Sightline to the west-facing elevation of the Gatehouse. Brickwork to the right of the door is in English Garden Wall bond.



Plate 8: Detail of door to Gatehouse. Wedge stone lintel and four panel door. Scale = 2m.



Plate 9: Sightline to the south-facing elevation of the Gatehouse, showing brick-built lean-to extension in English Garden Wall bond and yard. Scale = 2m.



Plate 10: Sightline to the south showing the north-facing gable elevation of the north-west wing of Harrison Home. The brick-built chimney stack projecting from the plane of the elevation is reminiscent of Noman Shaw's Grim's Dyke, Harrow. Scale = 2m.



Plate 11: Sightline to the south showing the north-facing elevation of the east-west wing of Harrison Home. Scale = 2m



Plate 12: Sightline to the west showing the east facing elevation of Harrison Home with the principle entrance set in the north-west wing. The projecting gables are an archetypical Shaw stylistic motif, as expressed Glen Andred, a Norman Shaw designed house built in 1866-67 in Withyham, Groombridge, East Sussex and a little later (1875) at Lowther Gatehouse, South Kensington, London. The red arrow indicates a lean-to infill extension. Scale = 2m.



Plate 13: Sightline to the north-west providing an oblique view of the south-facing elevation of Harrison Home. The box-style dormer windows are of a piece with Shaw's Albion House, Liverpool. Scale = 2m.



Plate 14: Sightline to the north-east providing an oblique view of the south-facing elevation of Harrison Home.



Plate 15: Sightline to the 7-bay west-facing elevation of Harrison Home, formed of gabled bays alternating with 2-storey canted bays with box dormer windows. The uPVC window frames to the first and second floors appear to replicate the style of the original timber frames. Attached to the ground-floor left is a late-C20 conservatory. The red arrow indicates the windows at ground floor level that would be replaced with an access way to the proposed extension. The conservatory, raised decking and ramp would be removed to make way for the extension. Scale = 2m.



Plate 16: Sightline to the west-facing elevation of Harrison Home, showing the conservatory with ramp access to the grounds from the raised decking. Scale = 2m.



Plate 17: Sightline to the north towards the conservatory on the west-facing elevation of Harrison Home. The conservatory, raised decking ramp and steps would be removed to make way for the extension. Scale = 2m.



Plate 18: Sightline to the east towards Harrison Home from the informal recreation area, across the area proposed as carpark of the proposed hotel



Plate 19: Sightline to the west towards Nos. 1-12 Manor House, Grade II Listed Building, from the informal recreation area across the area proposed as carpark of the proposed hotel.



Plate 20: Sightline to the east towards Harrison Home from the informal recreation area, across the area proposed for the carpark of the proposed hotel



Plate 21: Sightline to the south-east towards Harrison Home across the moat of the Scheduled Monument Maghull Manor moated site.



Plate 22: Sightline to the east towards Harrison Home from the informal recreation area, across the area proposed as carpark of the proposed hotel



Plate 23: Sightline to the east along Sefton Lane on the approaches to the Site.



Plate 24: Sightline to the east along Sefton Lane on the approaches to the Site showing the access point to the proposed car par for the hotel.



Plate 25: Sightline to the north from Sefton Lane showing the proposed assess point to the car park for the proposed hotel.

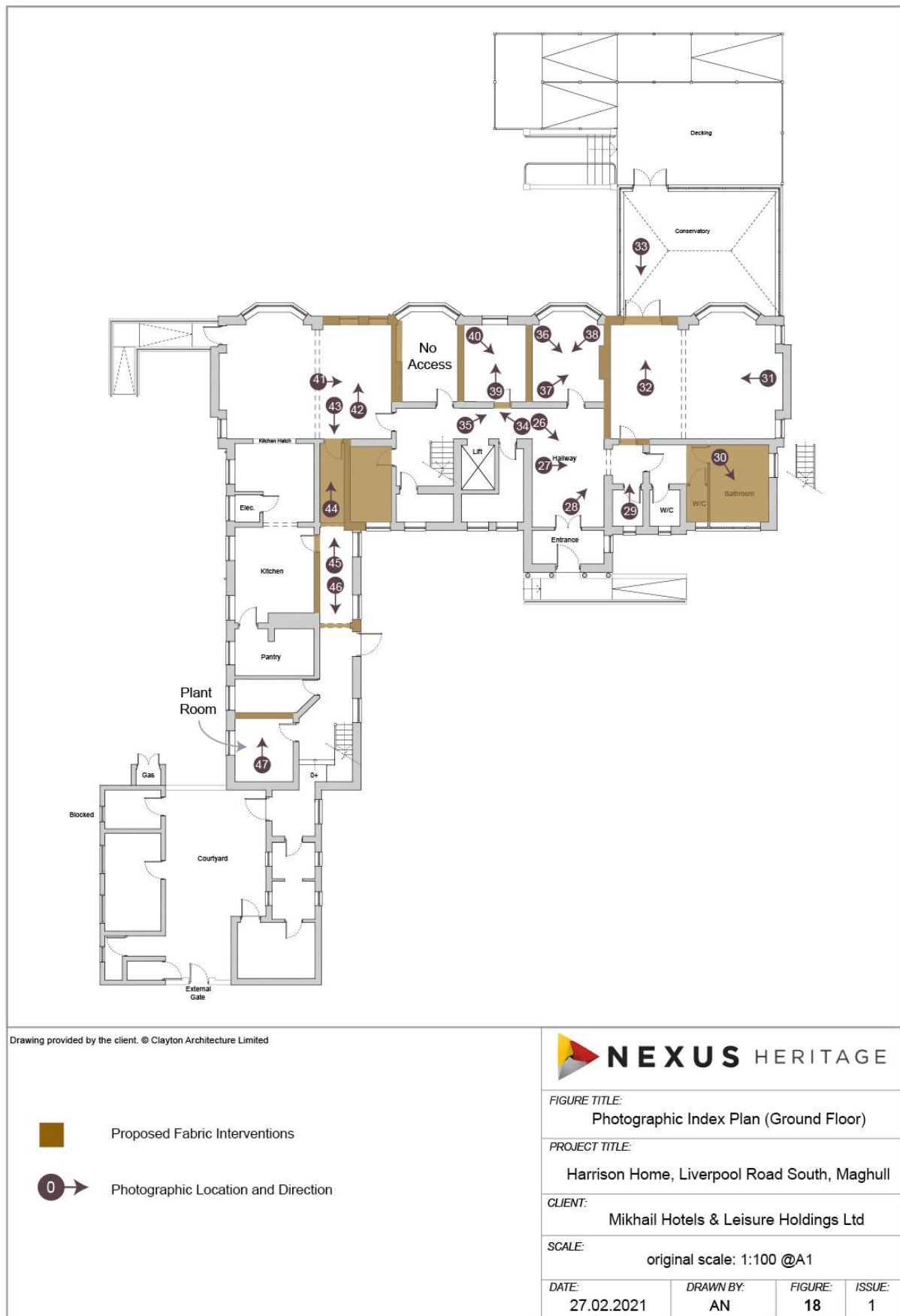


Fig. 18: Photographic Index Plan (Ground Floor)



Plate 26: Sightline in the hallway towards the open doorway leading to WCs and a bathroom. A new doorway would be inserted to the left of this open doorway impacting upon fabric such as brickwork, plaster, wallpaper, the dado rail moulding and skirting board. Scale = 2m.



Plate 27: Sightline through the doorway off the hall towards the WCs and bathroom. Scale = 2m.



Plate 28: Sightline through the doorway off the hall towards the doorway into a lounge. The lounge would become a Bar Lounge accessed via a new doorway off the hall (see Plate 12) and this doorway would be stopped up. Scale = 2m.



Plate 29: Sightline through the doorway into a lounge. The lounge would become a Bar Lounge accessed via a new doorway off the hall (see Plate 12) and this doorway would be stopped up. Scale = 2m.



Plate 30: Sightline within the existing bathroom which would be turned into a Women's WC requiring the removal of a recent partition wall and doorway and insertion of a new doorway, x4 WC compartments and x4 hand basins.



Plate 31: Sightline within the existing lounge (which would become a bar lounge) towards the diving wall which would be removed to provide access between the Bar Lounge and the Bar. Fabric impact would include brickwork, plaster, wallpaper, the dado rail moulding, ceiling cornice moulding and skirting board. The doorway to the left would be stopped up. Scale = 2m



Plate 32: Sightline to the existing doorway into the conservatory from the lounge. This doorway was inserted in 2006 and required the remodelling of an existing window opening in the west-facing elevation.



Plate 33: Sightline to the existing doorway into the lounge from the conservatory. This doorway was inserted in 2006 and required the remodelling of an existing window opening in the west-facing elevation.



Plate 34: Doorway in the corridor leading south off the hallway. This doorway would be stopped up. Scale = 2m.



Plate 35: Doorway in the corridor leading south off the hallway. This doorway would be stopped up. The door is a four-panel unit which appears to be the favoured pattern throughout the whole of Harrison Home. The lock rail and bottom rail are quite wide, but the top rail is narrow. The four-panel door remained dominant in the late Victorian and Edwardian periods. Scale = 2m.



Plate 36: Sightline within ground floor bedroom towards the wall (with chimney breast) which would be removed to facilitate access between the Bar and the Bar Lounge. Fabric impact would include brickwork, plaster, wallpaper, the dado rail moulding, ceiling cornice moulding and skirting board. Scale = 2m



Plate 37: Sightline within ground floor bedroom towards the wall (with chimney breast) which would be removed to facilitate access between the Bar and the Bar Lounge. Fabric impact would include brickwork, plaster, wallpaper, the dado rail moulding, ceiling cornice moulding and skirting board. Scale = 2m



Plate 38: Sightline within ground floor bedroom towards the wall which would be removed to facilitate an open - plan Bar. The fabric impact would include features such as brickwork, plaster, wallpaper, cornice moulding and skirting board. Scale = 2m



Plate 39: Sightline within ground floor bedroom towards 4-over-4 timber sash window which would be stopped up. Scale = 2m.



Plate 40: Sightline within ground floor bedroom towards the wall which would be removed to facilitate an open - plan Bar. The fabric impact would include features such as brickwork, plaster, wallpaper and skirting board. Scale = 2m



Plate 41: Sightline to the wall separating a ground floor lounge from one of the ground floor bedrooms which would be removed to create access between the Restaurant Bar and the Bar, leading to loss of fabric such as brickwork, plaster, skirting board and possibly cornice moulding. Scale = 2m.



Plate 42: Sightline to the twin 4-over-4 sash windows in the west-facing elevation that would be removed and replaced with a doorway affording access to the proposed extension. The fabric impact would include features such as window frames, brickwork, plaster, wallpaper and skirting board. Scale = 2m.



Plate 43: Sightline from the existing lounge to the doorway into the service corridor which runs east-west in the southern wing. This doorway would be stopped up and part of this lounge space sacrificed to create the Men's WC. Interesting to note that this-four panel door, in contrast to the others, is raised and fielded. Scale = 2m.

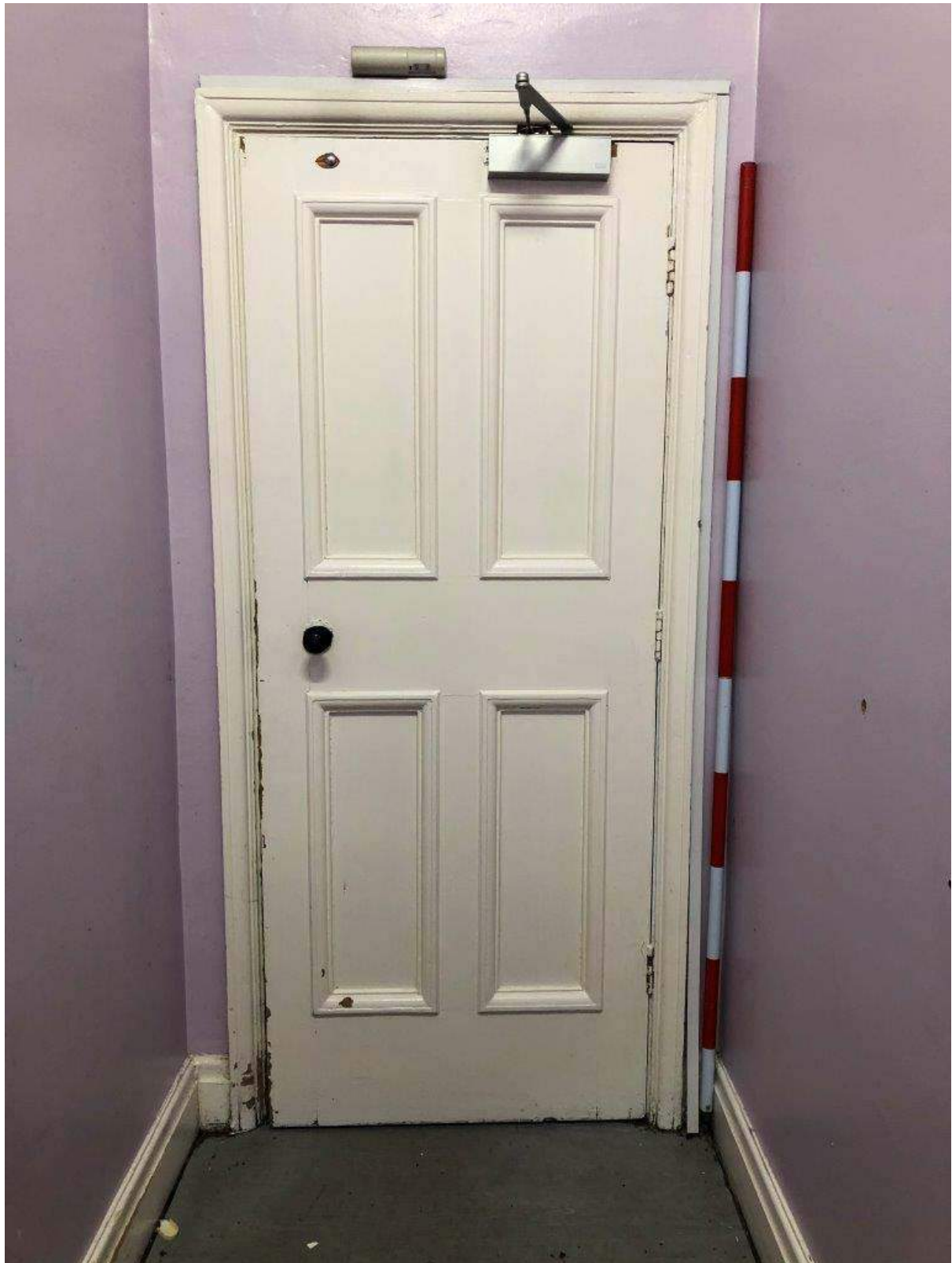


Plate 44: Sightline from the service corridor which runs east-west in the southern wing to the doorway into a lounge. This doorway would be stopped up and the wall on the right removed to create the Men's WC. Fabric impact would include s brickwork, plaster, wallpaper and skirting board. Scale = 2m.



Plate 45: Sightline along the service corridor which runs east-west in the southern wing to the doorway into a lounge. This doorway would be stopped up and the space beyond the open doorway would be sacrifice to create the Men's WC. The door to the left with the single light, would be removed along with the wall in which it is set to create a larger kitchen space. Scale = 2m.



Plate 46: Sightline along the service corridor which runs east-west in the southern wing to the service staircase. The wall to the right would be removed to create a larger kitchen space. The open doorway where the scale is would be provided with a door. Scale = 2m.

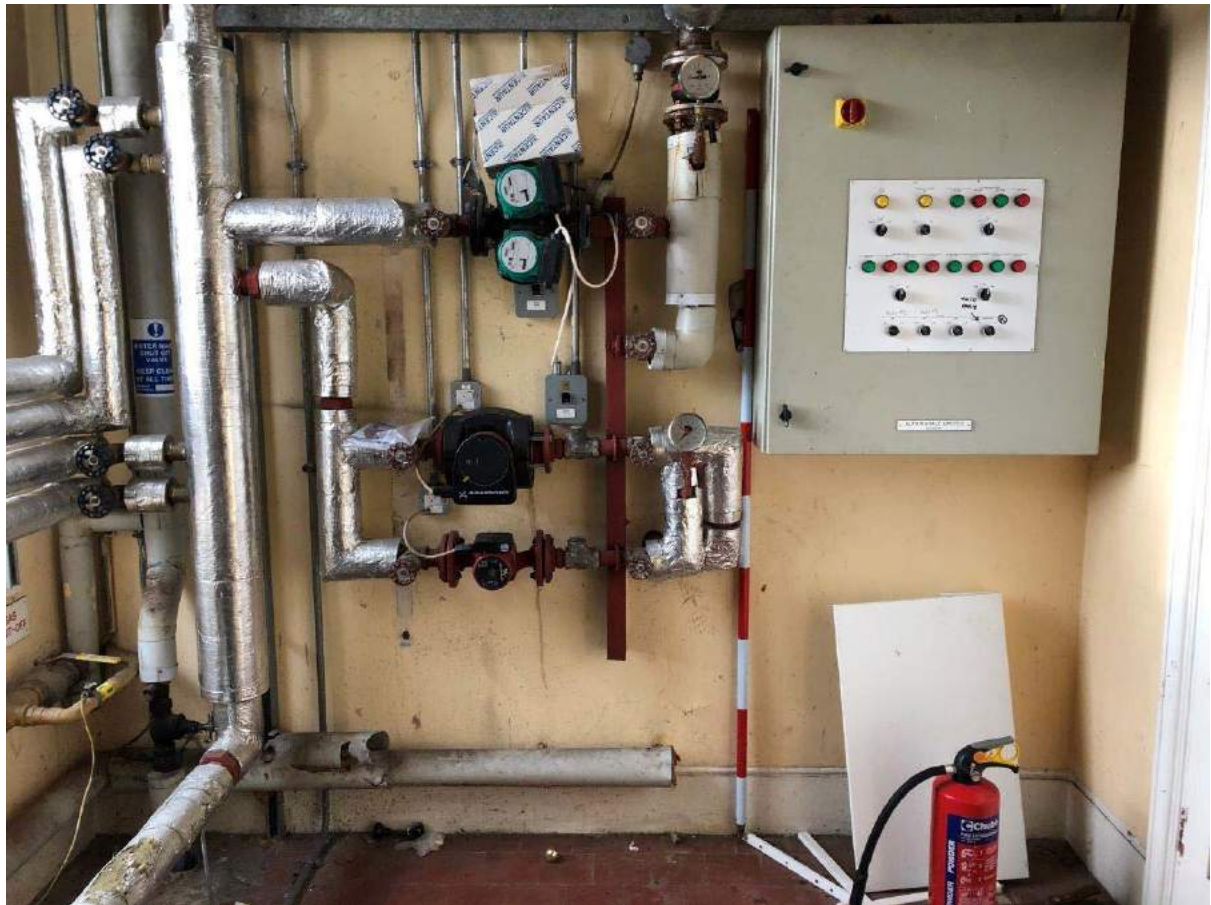


Plate 47: Existing Plant Room. The wall and skirting board behind the control panel and pipe-work would be removed to create a larger utility space. Scale = 2m.

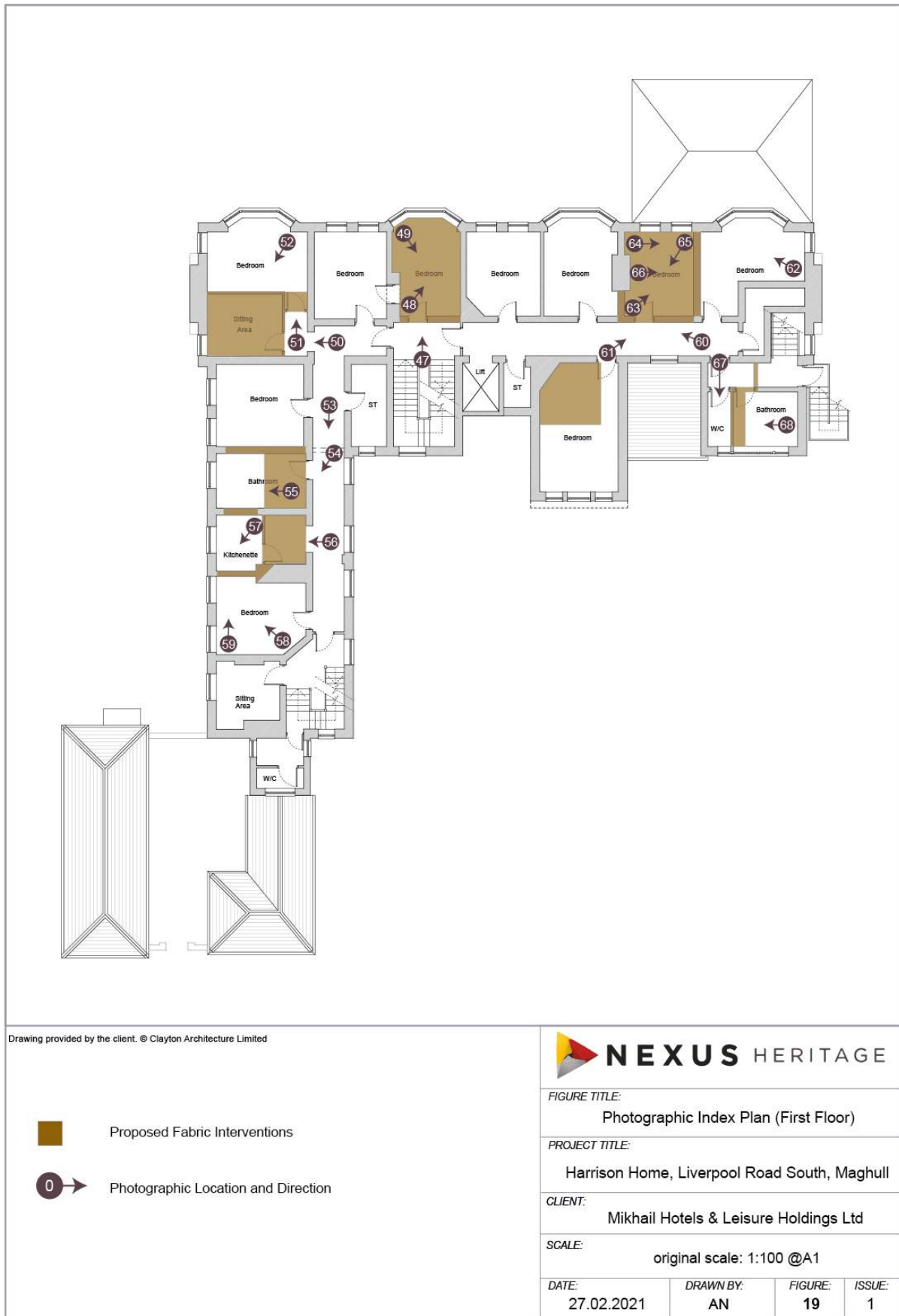


Fig. 19: Photographic Index Plan (First Floor)



Plate 47: Doorway to bedroom at landing on first floor. This would be stopped up, as the room behind it would be turned into an en-suite bathroom. Scale = 2m.



Plate 48: Existing bedroom on first floor. This would be sub-divided into two en-suite bathrooms and a doorway into one of these would be broken out in the wall against which the scale is located. Fabric impact would include brickwork, plaster, wallpaper and skirting board. Scale = 2m.



Plate 49: Existing bedroom on first floor. This would be sub-divided into two en-suite bathrooms and the doorway onto the corridor would be stopped up. Scale = 2m.



Plate 50: Sightline on the first floor corridor into a small anteroom with door into seating area. This doorway is set in a recently introduced stud partition wall of no historic interest and would be removed to make way for an en-suite bathroom. Scale = 2m



Plate 51: Sightline on the first floor into the corner bedroom at the north-western corner of the first floor of Harrison Home. This doorway and the stud partition wall are recent introductions and are of no historic interest and would be removed to make way for a new partition for an en-suite bathroom to serve a Guest Bedroom. Scale = 2m.



Plate 52: Sightline in the corner bedroom at the north-western corner of the first floor of Harrison Home. This doorway and the stud partition wall are recent introductions and are of no historic interest and would be removed to make way for a new partition for an en-suite bathroom to serve a Guest Bedroom. Scale = 2m.



Plate 53: Sightline along the north-south running corridor on the first floor of the southern wing. The first two doorways on the right side would be stopped up, as behind them the space would be transformed into en-suite bathrooms for Guest Bedrooms. Scale = 2m.



Plate 54: Sightline within the north-south running corridor on the first floor of the southern wing showing a doorway which would be stopped up, as behind it the space would be transformed into an en-suite bathrooms for a Guest Bedroom. Scale = 2m.



Plate 55: Existing bathroom off the north-south running corridor on the first floor in the southern wing. This would be subdivided into two rooms one of which would be an en-suite bathroom. Where the WC is a doorway would be broken out for affordance to and from the Guest bedroom



Plate 56: Sightline within existing, sub-divided store-room in southern wing on first floor which would be repurposed as an en-suite bathroom and ante-room to serve a Guest Bedroom. Scale = 2m.



Plate 57: Sightline within existing sub-divided store-room on first floor of the southern wing. The wall to which the heater and hand-towel dispenser are affixed would be broken out to create an affordance between the Guest Bedroom beyond and the anteroom which this space would become. Scale = 2m.



Plate 58: Sightline within an existing bedroom in southern wing on the first floor. This room would become a Guest Bedroom with a doorway broken out where the built-in cupboard is to provide access to an ante-room. Scale = 2m



Plate 59: Sightline within an existing bedroom in southern wing on the first floor. This room would become a Guest Bedroom with a doorway broken out where the built-in cupboard is to provide access to an ante-room. Scale = 2m



Plate 60: Sightline along the first floor corridor in the northern wing of Harrison Home. The doorway marked by the scale would be stopped up as behind it could be an en-suite bathroom. Scale = 2m.