

GRAEME IVES

HERITAGE PLANNING

14th December 2023

Delivered by Email

Richard Gee

Director

Roman Summer Associates Ltd

Haweswater House

Waterfold Business Park

Bury

Lancashire

BL9 7BR

Dear Richard

Nos. 1-17 St. Andrews Close and adjacent Open Space, Maghull, Sefton, L31 6EX
(Application Ref.: DC/2023/02125)

S.73 Application: Proposed Amendments to surface treatment of access road, driveways
and open space: Heritage Statement

Introduction

This Heritage Statement has been prepared on behalf of Maghull Management Company Limited in respect to proposed variations of conditions 1 and 14 pursuant to planning permission DC/2019/02432.

A S.73 Application was submitted on 6th December 2023 in respect to the above proposed variations of conditions. However, additional information, in the form of a Heritage Statement, has been requested by the Local Planning Authority (LPA) (letter dated 13th December 2023) to enable the application to be validated, albeit an application reference number has been allocated to the proposed development (Reference: DC/2023/02125).

All 14 houses of the original approved scheme have been constructed. The associated access road and household driveways have also been constructed but the finally surfacing has not been completed due to economic factors that have beset the scheme. The approved scheme incorporated a combination of block paving, resin bound gravel and flag paving to the access road and household

driveways respectively. It is proposed, through a variation to Condition 1, that tarmac is now used for the final service of the access road and driveways.

A revised layout is also now proposed in respect to the principal area of open space, located between the houses and the churchyard boundary to St. Andrew's Church, through a variation to Condition 14. A less formal approach would be taken to the layout of the space and the original hard-surfaced footpaths would be replaced with mown grass.

The LPA's request for a Heritage Statement to accompany the current S.73 Application, includes the following:

"1. Please send us a Heritage Statement. A Heritage Assessment of the site should be carried out before the formulation of detailed plans in order to better understand the significance of the building and maximise opportunities for causing the least intervention. The scope and degree of detail necessary in a Heritage Statement will vary according to each application, but it is expected that an acceptable Heritage Statement will contain sufficient detail to fully understand its significance and how the proposals affect this. The statement must explain the design principles and concepts that have been applied to the works, and how these take account of:

History, character and significance of the building, site or area concerned (the 'heritage asset');

Describe the extent and nature of the proposed development and the impact of that development on the heritage asset; including photographs

The reasoning and justification for the proposals and how it has been designed to minimise impact, and any mitigation proposed.

Demonstration of consultation and inclusion of information from the Historic Environment Record and other relevant sources."

A detailed Heritage Appraisal informed the applicant's initial plans for the site, and accordingly a Heritage Statement accompanied the original planning application. The original scheme was approved on appeal, with heritage being one of the key considerations of the Planning Inspector's decision to grant the approval. A further, proportionate Heritage Statement was also submitted alongside a previous S.73 Application to amend the design of the entrance gates off Damfield Lane.

Heritage has therefore been a key material consideration for both the applicant and decision-makers throughout the development of the scheme. However, it should be noted that national planning policies simply require the applicant to 'describe the significance' of any heritage assets that may be affected by their proposals:

"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 understanding the potential impact of the proposals 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 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." (NPPF, 2023, Paragraph 194)

Significance of the Heritage Assets

The original planning application (DC/2018/01681) was supported by a detailed Heritage Statement that identified the relevant heritage assets and described their significance, including the contribution of setting and the application site. The relevant sections of that Heritage Statement are provided at Appendix 1 to meet the above requirement of the NPPF.

The heritage assets that were considered in respect to the original application, comprised:

- Damfield Lane Conservation Area
- The Parish Church of St. Andrew (grade II listed)
- Maghull Chapel (grade II* listed)
- Sundial approx. 5 metres to south of Maghull Chapel (grade II listed)
- Harrison Memorial (grade II listed)
- Chapel House Farm (grade II listed)
- Former outbuilding to the south of Chapel House Farm (grade II listed)
- Leeds and Liverpool Canal (non-designated)

Given the recent planning history, it is unlikely that the proposed amendments would impact on the significance of the conservation area. During the original appeal the Inspector noted that "... I observe the land to be relatively flat and the canal was not evident from either the church car park or Damfield Lane owing to this topography. Moreover, whilst it is open in so far as there is no built development, the site is heavily overgrown and inaccessible. It therefore evokes little of the past connection to agricultural use and the strength of the rural character is undermined by the sight and sound of the A59 dual carriageway and extensive construction works on the opposite side of Damfield Lane." The Inspector granted the appeal for the 14 houses and associated landscaping and access.

In respect to the listed buildings located near to the application site, the sense of separation is such, for example in relation to intervening tree cover and buildings and the alignment of the street pattern, that it is unlikely the proposed amendments to surface treatments and the open space would affect the contribution that setting makes to their significance. For example, in respect to St. Andrew's Church the appeal Inspector stated that "... only the uppermost part of the church tower is visible. Even from Damfield Lane, the scale of the building is not apparent until entering the site, due to the screening provided by the trees on the front boundary."

The proposed amendments are unlikely to affect the significance of the above listed buildings, or the ability to appreciate that significance, or the character and appearance of the conservation area. Therefore, this Heritage Statement, including the description of the significance of the above heritage assets, has been provided for completeness and to enable the application to be validated.

Impact Assessment

The precise detailing and materiality of the access road and driveways does not appear to have been a particular consideration of previous assessments. The Planning Committee report that recommended approval for the original application was considered on the 16th January 2019 (at which the Committee resolved to refuse consent) and again on 6th February 2019 (Reference: DC/2018/01681). The LPA appears to have been mainly concerned with the principle of

development in relation to heritage matters and the proposed materiality of the houses and landscaping was not discussed.

In respect to the proposed open space, the Committee report described the space as 'essential' to maintain a sense of openness and described the proposals as 'attractive and not overly formal'.

However, the applicant had already appealed against 'non-determination'. The appeal was allowed on 22nd August 2019 (Reference: App/M4320/W/19/3220771). One of the 'main issues' for the appeal was the affect of the scheme on the character and appearance of the Damfield Lane Conservation Area and upon the setting of St. Andrew's Church (Grade II Listed). In respect to materials the Inspector discussed the proposed houses but not the landscape treatment within the site:

"10. The dwellings themselves would be contemporary in style but would make use of materials sympathetic to the historic palette of the DLCA, including 'antique brick' and natural slate. Given the variety of materials and styles of buildings within the DCLA, and the presence of significant new development immediately across Damfield Lane just outside the conservation area, the design of the dwellings would not appear discordant within their surroundings."

In that context, tarmac is the predominant surface treatment throughout the conservation area, for example in respect to Damfield Lane itself, and Deyes Lane. Hard surfaces, such as the vehicular space within the churchyard, between St. Andrew's Church and the lychgate, part of the parish hall grounds and the adjoining school, are all surfaced in tarmac. The extension to the church car park, immediately west of the application site, is also surfaced in tarmac, as proposed by the current S.73 application.

More widely, the conservation area is not characterised by any notable areas of historic street surfaces. As noted by the Planning Inspector, building materials vary from building to building within the conservation area, and include stone, brickwork from different periods, and render. There is no consistent approach to materiality that helps to define the character of the conservation area.

In respect to the setting of St. Andrew's Church, when granting the original appeal, the Inspector considered that:

"The proposed dwellings would be located to the eastern side of the site. I observe the solidity of the intervening trees and other vegetation from the church graveyard. This would limit the extent to which the dwellings would be seen from within the church grounds and the experience of the listed building and the other listed structures in the grounds would not be adversely affected as a result."

The proposed change of surface materials, for the access road and driveways, and the simplification of the open space, are therefore unlikely to affect the extent to which setting contributes to the significance of the Grade II Listed church. Indeed, the proposed amended surfaces would be consistent with that of the principal hard surfaces within the churchyard.

Conclusions

In light of the above, the proposed amendments are considered to preserve the Damfield Lane Conservation Area and the setting of the relevant listed buildings. The proposals are therefore in accordance with S.66 and S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

'Great weight' has been given to the design of the Damfield Lane scheme since the inception of the original proposals (NPPF paragraph 199). Local Planning Authorities should look for opportunities for new development within conservation areas and the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those aspects of setting that make a positive contribution of the asset should be treated favourably (NPPF paragraph 206).

Yours sincerely



Graeme Ives

Appendix 1

The Significance of the Heritage Assets

1.0 The Historic Development of the Damfield Lane Area

Introduction

- 1.1 The wider context of the application site is currently suburban in character and has resulted from a gradual process of change that accelerated during the C20th as the Maghull area developed rapidly on either side of the Leeds and Liverpool Canal. The urban morphology of the Damfield Lane area is summarised below to help gain an understanding of the setting of the heritage assets.

Historic Map Regression

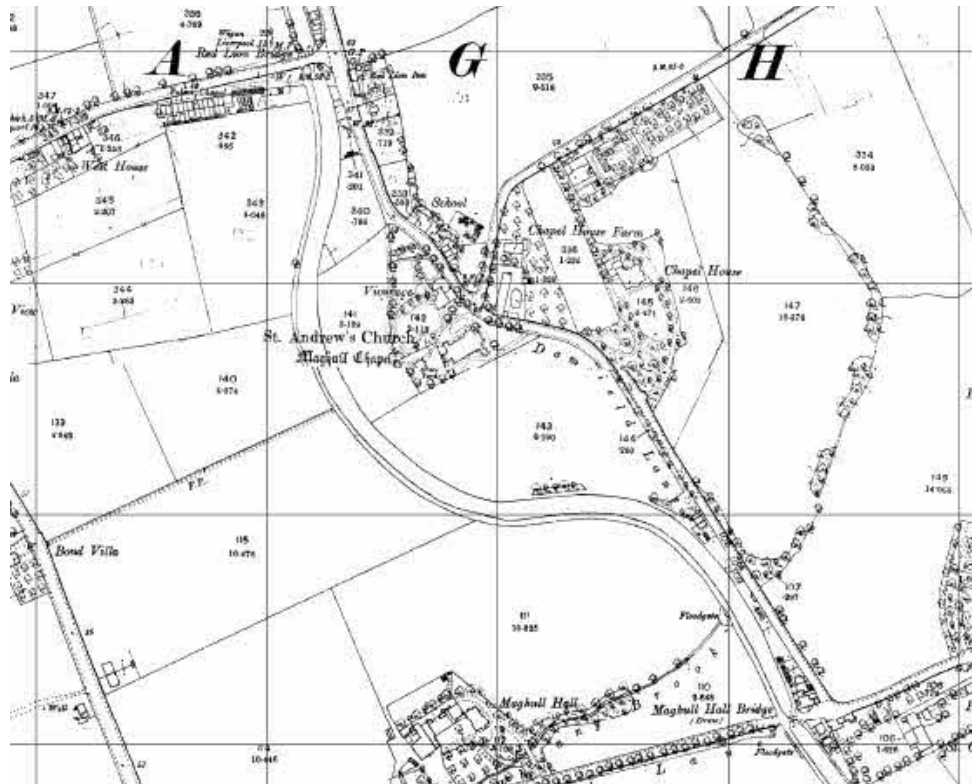
- 1.2 The 1849-50 Ordnance Survey map (which is published as a combination of two map sheets) confirms that the application site comprised two fields at that time, separated by a boundary that ran parallel with Damfield Lane. The nucleus of the settlement to the north of the application site is identifiable at the junction of Damfield Lane and Deyes Lane and several buildings, including Maghull Chapel, Maghull School and Chapel House are specifically identified. The Red Lion Pub is located slightly further north, adjoining a canal bridge of the same name.
- 1.3 To the south of the application site a small cluster of buildings had developed in association with the Hall Lane canal bridge and Maghull Hall was located to the west of the canal bridge.

Figure 1.1: Ordnance Survey Map 1849-50



- 1.4 The 1893 Ordnance Survey map confirms that St. Andrews Church and the associated vicarage had been constructed by that time, to the north of the application site, within a landscaped churchyard.
- 1.5 A ribbon development of detached properties had extended from the Hall Lane canal bridge towards the application site along the western side of Damfield Lane.

Figure 1.2: Ordnance Survey Map 1893



- 1.6 Chapel House and Chapel House Farm were enclosed within small plantations by this time and a further property and associated orchard had been constricted on the southern side of Deyes Lane. Further development had also taken place to the north-west, along the lane that crossed the canal at the Red Lion Pub.
- 1.7 The two fields incorporated within the application site had been amalgamated.
- 1.8 Further change had been limited between 1893 and 1927. To the north-east of the application site Chilton House and Sir Alfred Jones Home had been constructed for 'epileptics' and Chapel House was used for the same purpose.
- 1.9 However, by 1927, the churchyard of St. Andrews Church had been extended into the field to the south, which had formed part of the larger enclosure with the application site until that time.
- 1.10 The 1937 Ordnance Survey map illustrates several dramatic changes within the Damfield Lane area. The A59 had been constructed, including a new road bridge over the canal immediately

west of St. Andrews Church and the large embankment to the north and south of the canal to achieve the necessary height to cross the canal. The new road had severed the relationship with the nucleus of the village and the cluster of buildings associated with the Red Lion Pub to the north.

- 1.11 Relatively large areas of suburban housing had also been developed on the western side of the A59, including the long straight cul-de-sacs of Avondale Avenue and Brendale Avenue, which extended as far east as the new A59 bridge over the canal. The nucleus of the settlement at the junction of Damfield Road and Deyes Road had become slightly denser and included the school and parish hall on the northern side of the junction. A row of detached houses with long rear gardens had been constructed along the northern side of Hall Lane, between the canal and Maghull Hall.

Figure 1.3: Ordnance Survey Map 1937



- 1.12 By 1961-73 the development of the large suburban area to the west of the A59 and canal was complete and comprised a network of cul-de-sacs and perimeter blocks, including a series of rear gardens that enclosed the western side of the canal. The recreational ground of Old Hall Field, incorporating a running track and pavilion, had been constructed to the south of the canal and the extension of the graveyard to St Andrews Church is clearly identified on the northern edge of the application site.

Figure 1.4: Ordnance Survey Map 1961-73



- 1.13 Within the village the cluster of institutional buildings on the southern side of Deyes Lane had continued to develop and a secondary school had been built on the northern side of Deyes Lane. A large residential area had been developed immediately north-east of the school and the residential area of Maghull had also expanded on the north-eastern side of the A59.
- 1.14 The suburban development on the southern side of Deyes Road, to the east of Chapel Farm, had expanded further by 1975. A further large school had been developed at the southern end of Damfield Lane and the grounds of the scout hut and associated building had encroached on the northern edge of the field, which now forms the application site, and adopted a similar boundary alignment to the previously extended graveyard.
- 1.15 The Google Earth Pro aerial images from 2000 and 2016, respectively, illustrate the recent pattern of development within the original village nucleus and the replacement of the former institutional buildings on the southern side of Deyes Lane with residential development and the introduction of further higher density residential development within the village itself, including the short terrace that backs on to Damfield Lane. The 2016 aerial image also confirms the initial phase of construction for the residential development on the eastern side of Damfield Lane, opposite the application site.

Figure 1.5: Google Earth Pro 2000



Figure 1.6: Google Earth Pro 2016



Summary

- 1.16 The small cluster of buildings at the junction of Damfield Lane and Deyes Lane originated as an isolated rural settlement to the east of the Leeds and Liverpool Canal. The original settlement pre-dated the construction of the canal but does not appear to have evolved to take advantage of the juxta position of such an important transport route.
- 1.17 The size and form of the settlement remained constant until the late C19th, however from the early C20th rapid suburban development took place, particularly to the west and then north of the original settlement and by the late C20th the Damfield Lane area formed part of the wider suburban area of Maghull.

- 1.18 The original settlement, although comprising a variety of forms and periods of buildings, remains identifiable within wider Maghull suburb, although the institutional character and use of Deyes Lane has been replaced with residential development and the A59 has severed the original settlement from the land to the north-west.
- 1.19 During the historic development of the Maghull area the application site has remained as a field, slightly truncated to the north by the churchyard and scout hut, although its former agricultural use is no longer legible.

2.0 The Significance of the Heritage Assets

Introduction

- 2.1 The NPPF defines significance (for heritage policy) as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic and historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

- 2.2 The setting of a heritage asset is defined by the NPPF as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 2.3 The National Planning Practice Guide (NPPG) further advises, that:

“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”

- 2.4 Historic England guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017) confirms that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

- 2.5 The Historic England General Practice Advice Note provides a non-exhaustive checklist of potential attributes of setting, concerning the ‘physical surroundings’ and ‘experience of the asset’, that may help to elucidate the contribution of setting to significance and have been used to help inform this Heritage Statement.

Designated Heritage Assets

Listed Buildings

The Parish Church of St. Andrew (grade II)

- 2.6 The Parish Church of St. Andrew was listed in August 2005.

Summary of Special Architectural and Historic Interest

2.7 The church was opened in 1880 and built to replace a much smaller church that dates from around 1400, and remains in the churchyard, to the west of St Andrews, and is listed grade II*.

2.8 The list entry describes St. Andrews Church as follows:

“Anglican Church, 1878-80, extended 1998 designed by F Doyle. Built of rock-faced dressed coursed stone with ashlar quoins and dressings and graduated slate roof, in gothic style with angle buttresses and plinth. Chancel, north and south transepts, tower, nave and aisles, porch to north and attached vestry and 1998 hall to south site. Exterior: one bay chancel with tripartite drop-arch east window with hood mould and single drop-arch window to either side. North transept has tripartite drop-arch window in gable end. South transept has 2-light four centred arch window on east side and rose window in gable end above link arched doorway to vestry which is a hipped roofed square building with 3-light traceried window in square surround. North aisle has drop-arched door adjacent to transept, and windows alternating 2 and 3 light with intervening buttresses. South aisle abuts 1998 hall. Nave has paired clerestory windows, those nearest the chancel with plate tracery. Porch at west end of north transept with gabled end and drop-arched doorway and wooden door. Tower at west end with battlemented parapet, 4-sided clock with louvred window below, and stair turret in north-east corner. Large west window is drop-arched with 3 lights with a double plinth below, and two slit windows in tower above.”

Figure 2.1: The northern elevation of St. Andrews Church



2.9 The interior of the church is also summarised in the list description as follows:

“Chancel has stained glass in tripartite east window. White marble reredos with cusped niches, finials and carved figures ahead of altar. Decoratively carved wooden choir stalls and wooden reading desk in the shape of an eagle. Octagonal pulpit in white marble with relief carving in panels and coloured marble shafts. Nave arcade has plain columns with capitals carved with foliage, supporting wide drop-arched openings to aisles. Original wooden bench pews in nave and aisles. Windows of aisles and north transept have good quality stained glass, that in west wall of south aisle having been transferred from south wall when a new doorway was

constructed into the hall built in 1998. South transept is divided from the rest of the church by carved wood and glass screens, including a door with geometric patterned stained glass, leading to the vestry. Vestry has pyramidal roof structure with exposed converging trusses, and simple plate tracery to windows. Nave roof has scissor-beam trusses supported on corbels above the columns of the nave arcade, and aisles have lean-to ceilings. West end of nave has a large arched opening to the tower, with a tripartite window above. Tower area has been partitioned off with a glass screen to provide a children's area. West window has stained glass with brass plaque below commemorating the dead of World War One. Door to tower stair, chamber above with exposed snecked stone and brick arched lintels to slit windows, containing exposed workings of the clock."

2.10 The list entry summarises the importance of St. Andrews Church as:

"This 1880 church, by the architect J.F. Doyle, is a good example of late nineteenth century gothic style, with some excellent stained glass and other finely executed fittings, combining to produce an harmonious composition. It thereby achieves a successful blend with both its semi-rural environment and with other nearby listed structures to form a well balanced group."

2.11 The listing of St. Andrews Church in 2005 is quite a late designation for such a building, which is perhaps reflected in Pevsner (The Buildings of England Lancaster: Liverpool and The South-West, Richard Pollard and Nikolaus Pevsner, 2006), which contends that:

"[the church] Not of special merit. The interior in particular lacks interest."

2.12 However, in addition to the architectural interest of the building, the association with the architect J.F. Doyle contributes to the historic interest of the building. Doyle was a prominent Liverpool architect at the turn of the century with high profile commissions including the supervision of the structural frame to Norman Shaw's White Star Shipping Office and designing the Royal Insurance Building, both of which are key attributes of the World Heritage Site, as well as a series of churches and industrial sites, such as the Hartley Jam Factory in Fazakerley.

Figure 2.2: The northern elevation remains unchanged, however the southern elevation, which faces the application site, has been altered and extended behind the vestry



The Contribution of Setting and the Application Site to Significance

- 2.13 The list description refers to the setting of the church but does not explain how the listed building might achieve a “successful blend” with its “semi-rural environment”, particularly given the relationship with the adjoining A59 dual-carriageway, as it simply describes the special architectural and historic interest of the building and does not provide an assessment of its setting.
- 2.14 The physical surroundings of the asset, that influence the way in which it is experience, include:

The topography of the Damfield Lane area between the canal and the Lane itself is relatively flat, without elevated vantage points from which to gain a greater appreciation of the church. The flat topography therefore increases the impact of the enclosing mature trees that largely obscure the building, other than the top of the tower that stands above the trees, and the more open aspect from the junction of Deyes Lane and Damfield Lane.

The organic cluster of buildings at the junction of Damfield Lane and Deyes Lane. The junction of Damfield Lane with the A59 dual-carriageway that forms the southern-west boundary to the churchyard, and the associated noise from the dual-carriageway.

The highly enclosed and intimate churchyard, which allows the special architectural interest of the building to be appreciated.

The cluster of associated ecclesiastical buildings and structures, including the Old Chapel, lichgate and associated boundary wall, the memorials in the churchyard and the vicarage to the north of the church.

The wooded character of the churchyard and extent of mature tree cover immediately around the church.

The open aspect to the south-east, including the canal and application site.

Figure 2.3: View of St. Andrews Church from the Deyes Lane junction



- 2.15 The mature landscape of the churchyard creates a highly enclosed immediate setting. Consequently, the ability to appreciate the special architectural interest of the church is

largely restricted to the junction of Damfield Lane and Deyes Lane and also within the enclosed original churchyard itself, and particularly the driveway inside the lichgate. Within those more intimate spaces the detailing, materials and layout of the church can be appreciated.

Figure 2.4: The tower and west porch from within the churchyard



- 2.16 Within the enclosed churchyard the significance of the listed building is enhanced by the group value of the memorials, grade II* listed former chapel and original boundary wall.
- 2.17 The 1998 extension is consistent with the church in respect to materials. The simplicity and scale of the extension defer to the church and ensures that it does not challenge the principal building. However, the functional appearance of the extension erodes the quality of the southern elevation and is visible in the glimpsed view gained from the driveway to Damfield Lane.
- 2.18 The churchyard to the rear of the church, which incorporates the Chapel, is characterised by an intense sense of enclosure, mainly due to the mature tree cover and the embankment to the A59. Views south across the original churchyard and later extension towards the application site are obscured by the boundary tree planting.

Figure 2.5: Tree cover to the southern boundary of the churchyard obscures the application site in views between the church and chapel



- 2.19 Outside the churchyard the church is largely screened, or at least heavily filtered, by the mature tree cover. The building is almost entirely screened from the A59. The elevated vantage point of the pedestrian footbridge across the dual carriageway only provides a filtered glimpse of the embattled tower.

Figure 2.6: View of Church Tower from A59 pedestrian bridge



- 2.20 Similarly, the tower is mostly obscured or heavily filtered from the southern part of Damfield Lane due to the combined tree cover within the churchyard, the row of tall holly trees to the southern side of the drive into the churchyard and the tree cover within the appraisal site along the southern side of Damfield Lane.

Figure 2.7 View towards St Andrews Church and church driveway from Damfield Lane (summer)



Figure 2.8: View towards St Andrews Church from Damfield Lane is heavily filtered / obscured in winter tree conditions



2.21 From Damfield Lane itself the church is largely obscured by the trees that line the boundary of the application site and the curved alignment of the lane. A limited glimpse of the tower is gained through a narrow gap in the tree cover to the south-eastern corner of the application site, although there is no footway on the western side of Damfield Lane on which to pause and appreciate this limited view.

Figure 2.9: A filtered glimpse of St Andrews Church tower from an informal gap in the trees to the south-eastern corner of the application site



2.22 Intermittent views of the church tower, and in winter tree conditions views of the nave roof, are gained from the canal tow path. Moving south-east from the A59 bridge, the church is initially obscured by the heavy mature tree cover of the churchyard and area occupied by the scout hut.

Figure 2.10: View towards the church to the south of the A59 bridge



- 2.23 A clearer view of the top of the tower is gained moving south along the canal tow path. Filtered views are also gained of parts of the nave roof however the architectural detailing and style of the church cannot be appreciated from those view points.

Figure 2.11: A glimpse of the church tower across the western corner of the application site



- 2.24 The view of the church tower is then interrupted by tree cover along the canal bank that forms the edge of the application site before being revealed again between groups of trees within the application site.

Figure 2.12: A glimpse of the church tower between canal side trees on the canal-side edge of the application site



- 2.25 Open views across the site itself also allow an appreciation of the top of the tower, but the elevations and layout are obscured. The visibility of the church, from the canal tow path and application site, vary according to the winter or summer tree conditions. However, even in winter conditions the architectural detail of the southern elevation of the church cannot be appreciated from the canal or application site to the extent that the northern elevation can be appreciated from within the churchyard.

Figure 2.13: A summer view of church tower from the tow path at the eastern end of the application site



Figure 2.14: A winter view of church tower from tow path at southern end of the Conservation Area



- 2.26 In this context, outside the original churchyard, the landmark status of the church is generally limited to the sequence of interrupted views of the tower gained from the canal, but the special architectural interest is best appreciated from within the churchyard due to the sense of enclosure and cannot be readily appreciated in more distant views, including those across the application site.
- 2.27 The list description refers to the ‘semi-rural environment’ of the church. However, this seems to misinterpret the verdant setting of the church, created by the mature churchyard and canal, as a rural rather than suburban context and ignores the proximity to the A59 dual-

carriageway, which is in urban in character in that location, and the extent of the C20th residential expansion of Maghull.

Figure 2.15: The edge of the churchyard obscured from the A59



Maghull Chapel (grade II*)

- 2.28 Maghull Chapel is located immediately to the west of the Church of St. Andrew. It was listed in October 1968.

Summary of Special Architectural and Historic Interest

- 2.29 The list entry describes the Chapel as follows:

“Chancel and north Unsworth chapel of former parish church. Late C13 with later alterations; west wall and west bay of south wall of 1883 following demolition of nave; bell turret re-used from nave of 1775. Stone with stone slate roofs, stone coped gables. East end has diagonal buttresses and central buttress, chancel has 2-light window with perpendicular tracery and chapel has 3-light window with intersected tracery. West end has south angle buttresses with octagonal turret over; string course cornice and cupola with ball finial, and 4 lancet openings. Porch to chapel is gabled with pointed double-chamfered entrance. Inner entrance is round-headed with octagonal jambs; wide-loaded door to frame with glazed quatrefoils. Round-headed entrance to chancel. Lancet to chapel and triple lancet to chancel. South side has 2 straight-headed windows of 2 lights with creped ogee heads; north side has buttress, Interior: 2-bay arcade has double-chamfered arches on round pier. C19 scissor-braced roofs. Chancel has sedilia and piscina recess, canopy missing. Remains of north side of chancel arch. Remains of wall painting to south and east window, which has tracery dating from restoration of 1883. Iron railings to arcade. Some late C18 and early C19 wall memorials; board commemorates enlargement of church in 1830. Octagonal font has C19 base and cover. Stone vessel of uncertain purpose at west end of chancel. Late C17 chained prayer book and book of homilies; bible of 1830. Some early C17 chairs and bench. Baluster for sundial of 1781 on sill to west window. The chapel is an important medieval survival in an area with few such buildings.”

Figure 2.16 The western and northern elevations of Maghull Chapel



Contribution of Setting and the Application Site to Significance

- 2.30 The medieval chapel occupies a slightly lower level to the current Church of St. Andrew that helps to accentuate the sense of enclosure created by the mature tree cover around the edge of the churchyard and by the scale of St. Andrews Church itself. The enclosure of the grade II* building is further heightened by the landscaped embankment to the A59 dual-carriageway. Although the noise of the traffic is clearly apparent within the churchyard.
- 2.31 The setting of the chapel is enhanced by the group value of the memorials and the historic association with the development of the site and relationship with St. Andrews Church.
- 2.32 The application site is almost entirely screened from the grade II* listed building, even in winter tree conditions. It does not contribute to an appreciation of the asset. The listed structure cannot be experienced from the application site and therefore is included in the Heritage Statement out of caution.

Harrison Monument to West of St. Andrews Church (grade II) and Sundial approximately 5 metres to south of Maghull Chapel (grade II)

- 2.33 The churchyard contains a series of memorials, two of which are grade II listed.

Summary of Special Architectural and Historic Interest

- 2.34 The list entry describes the Harrison Memorial as follows:

“Monument. Earliest recorded death, 1835. Stone. Square base with truncated pyramid on 3 steps with angle plinths with wreaths. Pyramid has inscribed panels to 2 sides and anthemions to top.”

Figure 2.17: The Harrison Monument



2.35 The list entry for the Sundial describes it as follows:

“Sundial. 1827 with earlier plate. Stone square shaft with moulded capital and base on 2 square steps.”

Contribution of Setting and the Application Site to Significance

2.36 The memorials clearly have a strong association with the churchyard and were contemporary with an early to mid C19th phase of alterations to the original medieval church.

2.37 They are experienced within the context of many other memorials, in an intimate enclosed position close to the existing Church of St Andrew.

2.38 Those aspects of setting make a positive contribution to the significance of the memorials.

2.39 In this context the application site makes a neutral contribution to their significance. The memorials cannot be experienced from the application site and given the NPPF definition of setting is unlikely to be considered within their setting.

Chapel House Farm (grade II)

2.40 The former farm house of Chapel House Farm was originally listed in October 1968 and the list entry appears to have been subsequently amended in 1986 and 2015.

Summary of Special Architectural and Historic Interest

2.41 The list entry describes the building as follows:

“Farmhouse, later used as residential home. Early C17. Stone with stone slate roof. 2 storeys, 4 bays, 2nd bay forms gabled 2-storey porch. Ground floor has 5-light double-chamfered-mullioned windows with dripmould over, ending in label stop. 1st floor 3-light windows in half-dormers. Porch has segmental head and bosses with snowflake pattern. Benches and inner studded plank door. Square recess above has moulded surround. 3-light ovolo-mullioned window above has transom. Signs of blocked door to left end. Brick gable-end stack and cross axial stack. Left return has drop mould continued from front and 7-light ground floor window and 5 light 1st floor window with transom. C20 extension to rear and right return of no special interest. 5-light window to original rear wall.”

2.42 Pevsner takes a slightly different approach to the potential age of the house, describing it as:

“Stone, four bays, with low mullioned windows and a two-storey porch with a mullioned and transomed window. Probably mid to late C17 (but not earlier because the porch has a round-arched entrance, not a four-pointed) Baffle-entry plan, presumably with parlour l. and house body and kitchen r. The plan is unusual in not having at least one cross-wing, and the large first-floor window in the l. return is clearly C19-C20; it is hard to imagine the original was as large.”

Contribution of Setting and the Application Site to Significance

2.43 The former farmhouse post-dates the medieval chapel, however it remains one of the older structures in the settlement and represents its agricultural origins. The farmhouse benefits, to an extent, from the association with the former outbuilding immediately to the south.

2.44 However, the listed farmhouse is now experienced in an urban setting, opposite the school and almost entirely screened by a high timber fence and hedge. The wider setting of the settlement now makes a negligible contribution to the significance of the heritage asset.

Figure 2.18: Chapel Farm House and the associated outbuilding viewed from Damfield Lane



- 2.45 The application site is located to the south of the listed former farmhouse. It is largely screened by the intervening outbuilding and adjacent recent residential development and makes a neutral contribution to the significance of the listed former farmhouse.
- 2.46 Any potential historic functional association is no longer discernible, the farmhouse is used for independent residential purposes and the application site is currently unused.

Former Outbuilding to south of Chapel House Farm (grade II)

- 2.47 The former outbuilding was originally listed in October 1968 and a minor amendment was made to the list entry in November 2015.

Summary of Special Architectural and Historic Interest

- 2.48 The list entry describes the former outbuilding as follows:

“Outbuilding. Believed to be C17. Stone with stone slate and asbestos roof. 2 storeys. East side is rendered with 4 entrances and 2 pitching holes; end bay has inserted weather boarded wall and stone slate roof. Right return has external steps to entrance. Rear has 2 windows. Interior has 2 king post trusses with struts, the members chamfered; cross wall to south. Left return wall part of demolished barn. Included for group value.”

Contribution of Setting and the Application Site to Significance

- 2.49 The list entry indicates that the former outbuilding has been listed for its group value in association with the adjacent farmhouse, and their combined historic interest, rather than its own intrinsic special architectural interest.
- 2.50 The setting of the building otherwise makes a rather negative contribution to its significance. The building is screened behind a tall hedge to the Deyes Lane boundary, with a recent residential development to the eastern boundary.
- 2.51 Due to the intrusive boundary treatment the group value of the two listed buildings is unclear.
- 2.52 The application site is located to the south of the former outbuilding. It is largely screened from the listed building by the adjoining housing and mature tree cover to the drive into the churchyard.

Damfield Lane Conservation Area

Introduction

- 2.53 Historic England Advice Note 1 Conservation Area Designation, Appraisal and Management (2016) provides guidance on assessing the special interest of conservation areas that has been used to inform this Heritage Statement.

- 2.54 In accordance with the NPPF the guidance confirms that the work in designating, appraising or managing conservation areas should be no more than is necessary and should be proportionate to the significance of the heritage asset and the affect and impact of a development proposal or aspect of management on that significance.
- 2.55 Historic England recommends a series of factors to consider in preparing a conservation area appraisal, which have been used, below, as sub-headings to structure this section of the Heritage Statement:

Location and Setting:

- 2.56 Damfield Lane Conservation Area was designated with a compact boundary within a much larger settlement. The boundary of the conservation area follows the line of the A59 to the west and the Leeds and Liverpool Canal to the south. The northern boundary encloses the informal cluster of buildings either side of the Deyes Lane junction and extends east to follow the line of Damfield Lane.
- 2.57 Although the boundary is compact the actual pattern of built form is dispersed and includes three broad clusters of buildings, comprising the group associated with St. Andrews Church, the cluster around the school, parish hall and former farm at the junction of Deyes Lane and Damfield Lane and the linear pattern of houses to the immediate south of the application site.

Figure 2.19: The junction of Damfield Lane and the A59



- 2.58 The boundary raises some interesting anomalies. Firstly, it extends north along Deyes Lane to include The Meadows, a narrow side lane that provides access to a cluster of modern houses that do not follow the organic pattern of the settlement.
- 2.59 Secondly, the southern end of the conservation area extends to include the two detached houses immediately to the south of the application site, between Damfield Lane and the canal. It is unclear what they add to the character and appearance of the conservation area.

Figure 2.20: Two detached rendered houses to the east of the application site within the conservation area



2.60 However, interestingly, the boundary has not taken the opportunity to continue further south to include the informal frontage of buildings and canal side cottage on Hall Lane, which may have been historically associated with the canal bridge. The southern part of the boundary appears arbitrary in this respect, particularly in the context of the section of canal that forms the southern boundary of the conservation area having been included within the conservation area boundary. The canal forms a clear edge to the conservation area, but is not experienced from elsewhere in the conservation area and does not make a particular contribution to its character or appearance.

Figure 2.21: Houses to the south of Damfield Lane omitted from the conservation area



2.61 The relatively flat topography of the wider Maghull area does not provide vantage points from which to appreciate distant views of the settlement and so longer views and vistas into the conservation area do not contribute to its significance. The most expansive views are gained from the A59 and associated footbridge, however views into Damfield Lane from the dual carriageway are terminated by the curved alignment of the lane and the enclosing effect of the block of mature trees associated with the church.

Historic Development:

- 2.62 An historic map regression is provided in Section 3, above. The key phases of development that have influenced the character and appearance of the conservation have been:

The initial organic settlement pattern at the junction of Deyes Lane and Damfield Road.

The late Victorian period including the construction of St Andrews Church and the group of institutional buildings off Deyes Lane.

The construction of the A59 and the rapid suburbanisation of the Maghull area during the early to mid C20th.

The replacement of the institutional buildings off Deyes Lane with residential development during the late C20th and early C21st.

Architectural Quality and Built Form:

- 2.63 A character appraisal has not been published in respect to the Damfield Lane Conservation Area, however the Advisory Leaflet provides the following summary:

“The Conservation Area focuses on a loose cluster of buildings around the junction of Damfield Lane and Deyes Lane, enclosed by the Leeds-Liverpool Canal and six listed buildings. The area encompasses a significant number of surviving elements of Maghull’s early character. This includes the attractive and informal arrangement of buildings which relate to the area’s medieval, agricultural past. Also of significance are landscape features such as the tree groupings, boundary walls and canal setting. With its early medieval roots, there may be considerable archaeological interest in the area.”

- 2.64 The Committee report (1991) identifies three small areas that held particular interest, comprising the church and vicarage, the community hall and organic cluster of buildings on the western side of the junction of Deyes Lane and the small group of former farm buildings on the eastern side of the junction. Those areas continue to form the most characterful part of the conservation area.
- 2.65 The core of the conservation area is currently focused at the junction of Deyes Lane and Damfield Lane and includes buildings of a diverse range and period. There is no consistent style of building, and even the materiality varies, with stone, brick and render all being represented. However, the ad hoc grain of the buildings that enclose the junction provides a reasonably distinctive townscape in contrast to wider C20th expansion and forms the most characterful part of the conservation area, although even here the buildings have been subject to adaptation and, individually, tend not to have ‘special’ architectural interest.

Figure 2.22: An historic photograph (undated) Maghul Primary School windows and the adjoining property prior to being rendered



Figure 2.23: An existing view of the properties in Damfield Lane



- 2.66 The cluster of ecclesiastical buildings, centred on St Andrew's Church also remains a key character area within the wider conservation area. The church and associated buildings and structures, including the vicarage, lichgate, Medieval church, memorials and church yard walls, have considerable group value.
- 2.67 The character of the former farm buildings on the eastern side of Deyes Lane makes a minimal contribution to the character and appearance of the conservation area. Although they represent some of the oldest buildings in the conservation area they have become less authentic, their setting has been eroded by the adjacent school and their boundary treatment appears domestic in character.
- 2.68 Therefore, the conservation area does not derive special interest from a prevailing type or period of building or from a particular pattern of historic development. The buildings do not have an identifiable pattern of walling or roofing materials or a particularly characteristic form of local vernacular design.

Open Space, Parks and Gardens and Trees:

- 2.69 The canal and tow path to the south of the application site have been included within the conservation area boundary. However, the reference to the canal in the Committee report, that sought the designation of the conservation area, and Conservation Area Advisory Leaflet appear overstated. The Committee report refers to the canal as a particularly important feature, however the justification for this statement is not evidenced. Certainly, the canal was constructed well after the Medieval Chapel and listed C17th former agricultural buildings. However, it did not influence the establishment or form of the settlement.
- 2.70 The canal is not visible from the core of the conservation area, as it is well screened by the mature landscape associated with the churchyard. The principal cluster of buildings at the junction of Deyes Lane and Damfield Lane is obscured from the canal by tree planting and other than the tower and nave roof of St Andrews Church the only other building visible from the tow path is a highly filtered view of the recent housing built to the south-east of Chapel Farm.
- 2.71 The proximity of the canal to the settlement therefore appears to be related more to the topography of the area than the historic pattern of the settlement. The historic development of the wider Maghull area included small clusters of buildings that developed around bridges that crossed the canal such as that associated with Hall Lane, which was omitted from the conservation area. The canal therefore provides a convenient boundary for the conservation area but contributes little to its significance.
- 2.72 The most positive contribution of the canal to the conservation area is perhaps the views it allows across the western part of the application site towards St Andrews Church tower. However, given the extent of tree cover along the northern side of the canal and southern edge of the churchyard the views of the church tower are limited to the top of the tower and comprise a series of intermittent or interrupted views gained in the gaps between the trees.

Figure 2.24: The view north-westwards from the Hall Lane canal bridge, the conservation area is largely obscured



2.73 The Conservation Area Advisory Leaflet continues:

“The canal forms an important part of the Conservation Area, as does the open land sweeping down to the canal from the church. These areas contribute to the rural character of the area and the setting of the buildings centred on the Church, including the listed St. Andrews Church, Maghull Chapel and the rectory.”

2.74 However, as discussed above, the relevance of the spatial relationship with the canal appears questionable. The canal does not appear to have influenced the settlement pattern within the conservation area.

2.75 The emphasis given in the Advisory Leaflet to the contribution of tree groupings and boundary walls to the character and appearance of the conservation area appears entirely justified.

2.76 Trees clearly make an important contribution to the character and the appearance of the conservation area and the way in which it is experienced. The orchards that existed in the grounds of Chapel House Farm during the late C19th are no longer evident, however the dense block of mature trees associated with the churchyard of St Andrews Church form the most notable landmark within the conservation area and have grown to greatly reduce the prominence of the church itself.

Figure 2.25: The curved alignment of Damfield Lane enclosed by trees and boundary walls



2.77 The application site is largely screened by the trees that enclose the boundary to Damfield Lane. The row of trees is almost continuous and complements the trees within the former grounds of Chapel House on the northern side of the lane.

2.78 The boundary walls along Damfield Lane, including those of the application site are prominent features and are reinforced by the line of mature trees. Visually, the curved alignment of Damfield Lane, heading north through the conservation area, including the boundary of the application site, contributes to the sense of enclosure, increasing the prominence of the stone boundary walls and associated boundary trees on both sides of the lane.

- 2.79 The application site comprises an area of open land that extends east along the northern bank of the canal. It is largely screened from both Damfield Lane, to the north, and the canal, to the south, by the extensive boundary tree cover. The Advisory Leaflet refers to "... the open land sweeping down to the canal from the church." However, this seems to imply that the application site makes a visual contribution that is not evident from the current site conditions, particularly the extent of enclosure and lack of visibility of the canal. Certainly, the terminology of 'sweeping down' seems to conjure an image that is not evident in reality. An open aspect of the western part of the site is gained across the church carpark, from Damfield Lane, however the topography is relatively flat and the canal is not visible.
- 2.80 The listed farm buildings, off Deyes Lane, are now experienced within a suburban setting, the application site is no longer in agricultural use and the site now makes a neutral contribution to this historic aspect of the conservation area. The application site appears to make a more positive contribution to the setting of St. Andrews Church than the character and appearance of the conservation area as a whole.
- 2.81 The Committee report refers to the application site as follows: "The agricultural field retains hedgerows and trees and exhibits a high grade landscape." This statement is now clearly out of date, there are no hedgerows associated with the site, although the lime trees to the Damfield Lane boundary provide a strong sense of enclosure, and the field itself now comprises unmanaged land that is no longer cultivated. By 1937 (Figure 3.15) the northern part of the field had been enclosed to form an extension to the churchyard.
- 2.82 The Committee report also refers to views into and across the churchyard that "give a feel of an isolated rural community." The tree cover within the churchyard is currently so dense that views into and across it are largely enclosed or obscured. The best view of the church is gained from the junction of Deyes Lane, however views from Damfield Lane, the application site, canal and A59 and now restricted to views of the tower and roof of the nave. However, the special architectural interest of the church is best appreciated from within the confines of the churchyard. Even in 1991 it is highly doubtful that the church, associated buildings and structures and trees could reasonably be described as either isolated or rural. It is clearly verdant with tree cover. However, it is experienced within the context of a suburban setting adjoining an urban road network. In this respect the NPPG refers to the contribution of 'other environmental factors' to the appreciation of setting. The traffic noise from the A59 is relevant to the consideration of the setting of the conservation area, which does not enjoy the 'isolation' that the Advisory Leaflet suggests.

Character Areas:

- 2.83 The Historic England Advice Note 1, regarding conservation area designation, appraisal and management, advises that specific character areas are often evident in larger conservation areas.
- 2.84 Given the compact boundary, dispersed character and pattern of buildings and the contribution of trees throughout the conservation area, the consideration of potential character areas does not seem applicable in this context. However, if a discrete part of the conservation area was considered to have a particular character the area associated with St

Andrews Church would offer a potential candidate due to the group value of the ecclesiastical buildings related to the church and its predecessor.

Positive Contributors:

- 2.85 Historic England guidance on Conservation Area Designation, Appraisal and Management (2016) advises that:

“Most of the buildings in a conservation area will help shape its character. The extent to which their contribution is considered as positive depends not just on their street elevations but also their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape and skyline. Back elevations can be important, as can side views from alleys and yards. It will be helpful to identify the key unlisted buildings that make an important contribution to the character of the conservation area, as well as those which clearly detract from it or could be replaced.”

- 2.86 Historic England provides a suggested checklist of criteria to help identify ‘positive contributors’. The limited extent of built townscape in the conservation area reduces the potential for identifying buildings that make a particular contribution. The Parish Hall, which maintains its integrity and forms a local landmark at the corner of Deyes Lane and Damfield Lane is a clear candidate and to a lesser degree, due to the erosion of the architectural detail, the form and proportions of the original Primary School also stands out. The vicarage is also an important unlisted building. However, in other respects the built form of the conservation area tends to make a neutral contribution to its special interest. The introduction of render has eroded its continuity and the opportunity to reinforce the use of brickwork amongst the buildings that enclose the northern side of Damfield Lane has recently been missed with the introduction of a short rendered terrace.

Figure 2.26: The recent residential development on the northern side of Damfield Lane



Summary

- 2.87 The application site itself makes, at most, a neutral contribution to the character and appearance of the conservation area. It is no longer managed or cultivated, does not incorporate any historic hedge or other boundaries and remains unused.
- 2.88 There is little continuity of architectural quality or built form within the conservation area, reflecting the relatively small number of buildings, the extended timescale during which they were built and the pattern of adaptation.
- 2.89 In summary, the key characteristics of the conservation area are:

The cluster of ecclesiastical buildings and structures associated with St Andrews Church, which have considerable group value.

The organic pattern of the core of the original settlement around the junction of Deyes Lane and Damfield Lane.

The impressive cluster of mature trees associated with the churchyard.

Views of the tower of St. Andrews Church, including those from the canal tow-path.

The boundary wall and line of lime trees along Damfield Lane.