

To: Members of the Council of Merseyside Civic Society and of the Steering Group of Liverpool Heritage Forum

It is time to make some progress in our campaign to have a local listing system for buildings of heritage value. Please see below the attached draft letter to the Chief of Planning. My thanks to Florence Gersten for her long letter to me of last November, from which most of the buildings proposed for consideration in the list below are taken, to Mike Chitty for suggestions he has made and to Sarah-Jane Farr who has give advice on the legal framework.

I would suggest that both societies at their next meetings:

- consider and comment on the general part of the draft letter given below
- consider, correct and amplify the list of buildings given below (Florence's list contained a number of important references to other buildings but not in sufficiently specific detail for inclusion in the proposed list at this stage.)

Then I propose that an update of the draft letter (including the list) be circulated to all other relevant societies for their comments.

I would propose to let Nigel Lee have, on a personal basis, sight of the letter in its draft state. This would be neither to communicate the official position of the societies nor to ask for his agreement to anything but because I don't think springing a proposal like this on him without forewarning is the best way to do things and it might help our official letter, when it is eventually sent, avoid errors.

Andrew Pearce

9.2.07

**DRAFT LETTER TO NIGEL LEE, CHIEF PLANNING OFFICER,
LIVERPOOL CITY COUNCIL**

(version of 9 Feb 07)

Dear Nigel,

Members of Merseyside Civic Society and Liverpool Heritage Forum have been discussing the desirability of setting up a local list of buildings whose merits, in the local context, are such that they deserve special consideration in the determination of any planning applications to alter or demolish them. These are buildings which English Heritage has not considered appropriate to be included in its own listing system but which, in the view of local people, nevertheless merit

a measure of protection. We are aware that such local listing will not guarantee that all the buildings included would with certainty be protected against alteration or demolition and would not even argue that they should. We do however argue that many buildings of merit have been demolished in the city because their heritage merits have not been drawn into the planning approval process at all or too late to enable people interested in preserving the city's built heritage to marshal the appropriate facts and arguments. We therefore think that a local list will, in the first place be a warning to developers that they may expect opposition to plans to destroy such assets, thereby possibly encouraging them to arrange proposed developments differently, or, if this fails, to signal to the planning authorities that they should facilitate proper consideration in good time of heritage aspects of the situation.

A large number of buildings could be considered for such a local list. What follows in this document is by no means a complete list of all of the buildings which could be concluded. It is therefore suggested that, after comprehensive but not exhaustive discussion, the list should be published as a draft list. Buildings would then move to a definitive list as circumstances arise, for instance when a planning application has been refused. The key point is that the planning committee would not take decisions on applications regarding these buildings without considering the heritage aspects of the situation and giving heritage supporters sufficient time and opportunity to make proper representations about them.

Criteria for inclusion in the proposed draft list would include significance in the context of local history (eg where some famous local person once lived), uniqueness of design in Liverpool or representativeness of a style of architecture which was once a typical characteristic of the area.

Experts will pronounce on how local listing can exist within the relevant legislation. It may be sufficient to say at this stage that it seems that there would have to be a local listing policy within the local development framework. If this understanding is correct and if Liverpool does not already have such a provision, it is suggested that one should be put in place.

A matter to be decided is how the respective provisions for listing buildings and for establishing conservation areas should be juxtaposed. In some cases, the establishment of a conservation area rather than the local listing of buildings or group of buildings might be the best solution. In the preparation of this paper, it has not been possible to deal with the differences between these provisions. Nor indeed has it been possible to determine whether buildings on the list which follows are already listed (or within English Heritage's new proposals for listing) or within conservation areas. The purpose of this paper, as hopefully the first step in a process, is to flag up that there really is a problem of valuable heritage asset being destroyed for lack of proper consideration of their heritage merits ("the city's heritage is being flogged off and knocked down with increasing speed

as we move through Heritage Year and approach Capital of Culture Year”, as some people are saying) and to be a first attempt at identifying some of the assets which members of our organisations consider merit protection.

- 3 London Road
- 29 Pembroke Place Galkoff's Kosher butcher's shop
- Pub on north side of London Road near Commutation Row
- Former Bank at Junction of London Road and Seymour Street
- Natwest Bank 106 London Road
- 4-10 Pembroke Place
- Row of buildings in Park Road including the former Liverpool Savings Bank
- Row of buildings Scotland Road including the former Liverpool Savings Bank
- Remaining Georgian buildings in Renshaw Street/Leece Street
- 28-30 Breck Road
- Georgian Houses near Lester Gardens, Kirkdale Road
- 105 North Dingle, Kirkdale
- The Botanic pub in Wavertree Road
- Old Fire Station in Westminster Road, Kirkdale
- Anfield Road School
- Breckfield Road Primary School
- St Lawrence's School, Croylands Road, Kirkdale
- The former St Margaret's Road, West Derby Road
- The Futurist, Lime Street
- All buildings on Lime Street between and including the Crown and the Vines
- Sandfield Park and adjoining houses in Mill Lane
- Breckside Park, Anfield
- Terrace in Wellington Avenue, Wavertree
- Houses in Olive Lane, Wavertree
- All houses in Newby Street, Kirkdale
- The Coffee House, 14 Church Road North, L15 6TF
- No.13 Wavertree Nook Road, L15 7LE
- The Cock & Bottle, 93-95 High Street, L15 8HF
- Bethel Chapel (Presbyterian Church of Wales), 2 Heathfield Road, L15 9EZ
- The Horseshoe Stones, Childwall Road, L15 6UW
- Nos 5-11 Lower Sandfield, L25 3PD
- Former Electric Lighting Station, 13a Sandfield Road, L25 3PE
- Walnut Cottage, 30 Sandfield Road, L25 3PE
- Browside Cottage, Sandfield Road L25 3PE
- Dale Cottage, Dale Mews, L253SN
- Gateacre Brow. Apparently built for Thomas Rodick in 1835-45.
- Nos 3, 5 & 7 Gateacre Brow, L25 3PA.