



University of Liverpool

Mulberry Court, Liverpool

Archaeology and Cultural Heritage

Desk-Based Assessment

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1.0 Introduction

This Archaeological and Heritage Desk-Based Assessment has been prepared by Kirsten Holland, Principal Archaeologist, WYG on behalf of Liverpool University to inform the re-development of Mulberry Court.

1.1 Aims and Objectives

This study examines the cultural heritage potential of the proposed development site and the surrounding area. The aim of the study is to:

- Identify recorded cultural heritage sites within the site boundary;
- Identify the potential for previously unrecorded sites to be present within the site;
- Identify potential impacts and mitigation strategies where appropriate; and
- Make recommendations for further work where required.

Cultural heritage within this context includes all buried and upstanding archaeological remains, built heritage sites, historic landscapes and any other features that contribute to the archaeological and historic interest of the area. This assessment does not attempt to plot and review every archaeological find and monument, rather it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely significance of the development proposals on those remains.

2.0 Site and Development Description

The development site is located in central Liverpool, Merseyside and extends to approximately 0.7 hectares. The site is centred on SJ 3578 9010 (335780, 390100) and is at approximately 47m above Ordnance Datum.

The development site is bounded by Oxford Street to the south, Mulberry Street to the east and Mount Pleasant to the west and North. The Metropolitan Cathedral, Cathedral House and Convent of Christ the King are located to the west of the site. The remaining area around the building is occupied with buildings relating to the University of Liverpool including a sports centre to the east, a Halls of Residence complex to



the south and the Students Guild to the North. A site location plan can be seen in Appendix A (WYG Figure 1) and site photographs in Appendix B.

The site is currently Halls of Residence for the University of Liverpool and comprises four separate accommodation blocks; Vine House, Chestnut House, Cypress House and Walnut House. 126 Mount Pleasant on the south-west corner of the site is used for continuing education purposes. The proposed development is to rebuild and create greater capacity at the Halls of Residence. A masterplan for the development is included in Appendix A.

In summary the development includes the demolition of the existing accommodation blocks and the retention of 126 Mount Pleasant. The new development will include the construction of new accommodation focussed around a central garden. There will be provision for commercial premises fronting Oxford Street to replace the existing commercial units. The Oxford Street building frontage will be brought forward in line with the elevation of 126 Mount Pleasant Street in relation to its current location.

3.0 Methodology

3.1 Assessment Methodology

Impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme. In accordance with best practice this report assumes that the scheme will be constructed, although the use of the word 'will' in the text should not be taken to mean that implementation of the scheme is certain.

No standard method of evaluation and assessment is provided for the assessment of impact significance upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgment is used in conjunction with these criteria to undertake the impact assessment. The full assessment methodology can be seen in Appendix C.



There are no finalised development plans for the site therefore the potential effects and their significance are discussed in general terms.

3.2 Sources Consulted

A study area of approximately 500m radius from the approximate centre of the site (SJ 3578 9010) has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded sites within their context. The study area has been restricted to 250m radius for designated sites as there is a significant concentration of Listed Buildings to the west of the site which will not be affected by the development.

This study has been undertaken taking into consideration the historical and archaeological background of the proposed development area. The sources consulted were:

- Merseyside Historic Environment Record (HER);
- National Monuments Record (NMR);
- English Heritage and Local Planning Authority for designated sites;
- Historic mapping;
- Merseyside Archives and Local Studies Library; and
- Appropriate documentary sources and archaeological journals.

A site walkover survey was undertaken on 1st July 2011 to assess the site for previously unrecorded heritage remains, the potential effect on the setting of designated heritage features and suitability for potential evaluation and mitigation measures.

4.0 Legislation and Planning Policy Context

4.1 Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to



damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

4.2 Planning (Listed Buildings and Conservation Areas) Act 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

4.3 Planning Policy Statement 5: Planning for the Historic Environment – 2010

Planning Policy Statement 5 (PPS5) sets out the Government's national planning policies on the conservation of the historic environment. The PPS covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The PPS identifies that consideration of the historic environment and the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their value and the effect of proposals on their significance. The PPS sets out the approach regional and local authorities should adopt in identifying and making provision for conservation of heritage within the plan making process (HE1-HE5) and in assessing development proposals within the context of applications for development (HE6-HE12).

The PPS states that the significance of heritage assets (including their settings) should be identified and the effect of the proposal on the significance of the asset should be assessed. Prior to validation the planning application should include sufficient information to enable the impact of proposals on significance to be assessed and thus where desk-based research is insufficient to assess the interest field evaluation may also be required (HE6). The PPS includes policy principles to guide the determination of applications relating to heritage assets (HE7 and HE8) and additional principles to be considered for designated assets (HE9 and HE10).



Whilst the PPS reflects the Governments overarching aim that “the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations” it recognises that there are occasions where loss of significance is justified on the merits of new development. The more significant the asset and the greater the harm to the significance, the greater the justification needed. Policy HE11 outlines a number of principles for enabling development that should be considered in assessing the benefits and disbenefits. Where loss of significance as a result of development is considered justified, the PPS includes provision to allow for the recording and advancing understanding of the asset before it is lost using planning conditions or obligations (e.g. S106) as appropriate (HE12). The results of these investigations should be made available and the archive deposited in a suitable repository. A Planning Practice Guide (English Heritage, March 2010) provides further information and guidance on the interpretation and implementation of the PPS.

4.4 Local Policy and Guidance

The City of Liverpool Unitary Development Plan was adopted in November 2002. The plan contains eight policies relevant to the development and heritage. The full text of the relevant policies can be seen in Appendix D:

- GEN3 Heritage and Design in the Built Environment;
- HD5 Development Affecting the Setting of a Listed Building;
- HD9 Demolition of Buildings in Conservation Areas;
- HD10 Alterations of Non-Listed Buildings in Conservation Areas;
- HD11 New Development in Conservation Areas;
- HD12 New Development Adjacent to Conservation Areas;
- HD16 Protection of Ancient Monuments; and
- HD17 Protection of Archaeological Remains.

Several policies relevant to the historic environment, but not relevant to this report are:

- HD1, HD2, HD3, HD4: Listed Buildings;



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- HD6: Churches and Cathedrals;
- HD7, HD8, HD13, HD14: Conservation Areas; and
- HD15: Historic Parks, Gardens and Cemeteries.

5.0 Baseline Data

5.1 Designated Sites

A study area of approximately 250m radius around the centre of the development site has been examined for designated heritage sites. There are no Scheduled Ancient Monuments, Registered Parks and Gardens or Registered Battlefields within the study area. The western edge of the study area falls within the buffer zone of the Liverpool Maritime Mercantile city World Heritage site. A World Heritage Site (WHS) is a site which is of outstanding universal value to the international community. A defined area of Liverpool was designated the UNESCO World Heritage Committee in 2004 as “the supreme example of a commercial port at the time of Britain’s greatest global influence.” Liverpool Maritime Mercantile City World Heritage Site has outstanding universal value primarily because Liverpool played a leading role in the development of dock construction, port management and international trading systems in the 18th and 19th centuries. The buildings and structures of the port and the city are considered to be an exceptional testimony to mercantile culture and Liverpool played a major role in influencing globally significant demographic changes in the 18th and 19th centuries, through a) its involvement in the Trans-Atlantic Slave Trade and b) its involvement as the leading port of mass European emigration to the New World. The historic urban landscape bears witness to this historical importance (Liverpool City Council 2010).

There are 24 Listed Buildings within the study area. These are detailed in Appendix E and their locations can be seen on Figure 2. There are three Grade II* Listed Buildings: Liverpool Medical Institution; Wellington Rooms (now the Irish Centre); and the Roman Catholic Cathedral. The remaining buildings are all Grade II Listed and are predominantly residential houses, some converted to university use, although there is also a Masonic Hall and Students Union (Old Part).

The southern part of the development site and the west and south of the study area forms the Mount Pleasant Conservation Area. There is no Conservation Area Appraisal for the area, however it would have been designated for its special architectural and historic interest. The area forms a largely coherent townscape retaining much of its original structure and layout and architecture. The area encompasses



Mount Pleasant, Oxford Street, Abercromby Square and Hope Street. It contains a number of landmark buildings such as the Cathedral, Medical Institution, 126 Mount Pleasant and Wellington Rooms. The Conservation Area encompasses the southern half of the development site (126 Mount Pleasant, 128 Mount Pleasant, Cypress House and Walnut House). The boundaries of the Conservation Area were drawn prior to the development of the Halls hence the lack of correlation with specific buildings.

5.2 Archaeological and Historic Background

A study area of 500m radius around the development site has been assessed for non-designated sites. The Historic Environment Record holds details for 22 sites within the study area and the National Monuments Record details of a further 46. Details of the sites can be seen in Appendix F and their locations can be seen on Figure 3.

5.2.1 Prehistoric (up to 43AD)

There is no evidence for Palaeolithic activity within the study area or the immediate region. It is probable that the retreat of the ice sheets at the end of the last glaciation 10,000 to 11,000BC meant that only at this time did the environment become hospitable enough to allow hunter-gatherers to move north to hunt herds of animals such as woolly rhinoceros, mammoth and reindeer. Early prehistoric evidence from the Merseyside area appears to be concentrated around rivers, streams and coastlands (Cowell and Philpott, 2000, ARS, 2010). The relatively low number of sites and lack of features however mean that the sites can not be clearly assigned to a pattern of seasonality or management of the environment (Cowell and Philpott, 2000).

There is no recorded evidence for Bronze Age or Iron Age settlement within the study area. The pattern of recorded sites across the lowlands of north-west England indicates that there was a retention of mobility through the Bronze Age. There is very little evidence for settlement with the archaeological record dominated by single findspots of metalwork. There is increased environmental evidence from the Iron Age indicating that there was increased clearance of woodland (Cowell and Philpott, 2000).

5.2.2 Roman/Romano British (43AD to c.450AD)

There are no large scale settlements or military installations in the Liverpool area. The Roman evidence is concentrated to the east in the area of the kilns at Tarbock, the fort at Wilderspool/Warrington and to the north at Wigan. The evidence for occupation in the Roman period in this area is primarily restricted to



chance finds (Ordnance Survey, 1996; Cowell, 2002). There are no recorded sites of Roman date within the study area.

5.2.3 Early Medieval (450AD to 1066AD) and Medieval (1066AD to c.1540AD)

There are no specifically early medieval sites identified within the study area, however this does not indicate a total absence of activity within the area in this period. Pollen evidence from across the region indicates that there was inconsistent withdrawal of the population after the end of the Roman period across Merseyside and that some of the land was still farmed (Cowell and Philpott, 2000). During the 7th century the kingdoms of Northumbria to the north and Mercia to the south resulted in significant tensions in the area and a number of large battles. A peace was reached in the 7th century with the River Mersey forming the boundary.

The port of Liverpool was founded by King John in 1207 to form a staging post to Ireland and into Wales. The historic core of the town is focussed around the docks approximately 1.5km to the west of the study area. A conjectural map of the 14th century indicates that the area of the University was located outside not only the port and urban area of Liverpool, but also its common fields and was within the mosslands of Moss Lake and Great Heath (ARS, 2010). There are no recorded sites of medieval date within the study area with the exception of an unstratified find spot of 14/15th century green glazed ware in a flower bed (0589-10). There is the potential that the study area may have started to become agricultural by the end of the medieval period, however there are not anticipated to have been significant settlement or other features within the study area or development site.

5.2.4 Post-Medieval Period (c.1540AD to 1900AD) and Modern (1900AD to present)

The study area is dominated by remains of the post-medieval and modern periods. The area remained in agricultural use into the late 18th century, however by the early 19th century the road layout of the area had been established although the housing due to front these roads had not been built. The area had been covered in terraced housing by the mid 19th century. Whilst some of the houses were quite small, by inner city industrial standards of the 19th century some were of a reasonable size, particularly those around Abercromby Square. This reflects the understanding that this area was developed as merchants houses.

A significant proportion of the recorded sites within the study area are records of the hospitals which dominated parts of this area along with the workhouse. The workhouse (1456490) and fever hospital (1076096) were located to the west of the development site in the location of the current Cathedral and the



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other hospitals were primarily to the north-west of the site in the area of the University College and Brownlow Hill (1075357, 10770074, 1075301), or to the south in the area of Myrtle Street and Hope Street (1066986, 1071906, 1071922, 1073736, 1073751). There were also almshouses to the south of the development site from at least the 18th century which were located next to a bowling green (3590-010), which although the HER places within the development site lies just below Oxford Street to the south.

The majority of the records within the study area relate to the large number of houses which are recorded. The majority of these were formerly residential houses, or built with educational purposes in mind and now form part of the university. Some of these are Listed Buildings, others are of local interest and add to the townscape or have been demolished since the 19th century.

There were limited industrial developments in the area, with industry located in isolated areas such as saw mills. Joseph Brooks pottery works (0590-028) was converted from an earlier turpentine works (0590-027), which in turn had built over earlier powder magazines and lamp black works (0590-026). Excavations in the area have provided some evidence of the pottery works and it is anticipated that associated evidence and dumps of waste material may be located just outside of the former works. A quarry (3590-21) was shown in the location of the workhouse on 18th century mapping and Gilbodys Mill (corn) was also present in the 18th century although it was demolished in 1792 (0390-20). Comparison with historic mapping indicates that the mill would have been located either in the current junction of Hope Street, Mount Pleasant and Oxford Street, or under 126 Mount Pleasant.

The modern period witnessed substantial alteration to this area with wholesale redevelopment of large areas. The terraced housing was swept away to be replaced by modern university buildings and the Cathedral. Parts of the area did however retain their character and former buildings were converted for other uses.

6.0 Historic Mapping Survey

Mapping was obtained from Merseyside Archives, Merseyside Historic Environment Record and an Envirocheck report. Extracts of selected historic maps can be seen in Appendix G.

The earliest map examined for the site was the John Eyes Plan of Town and Lordship of Liverpool, dated 1765, which shows the site as fields, although the exact boundary of the site is difficult to locate. The roads of Brownlow Hill (towards the north of the study area) and Mount Pleasant (along the western boundary of the site) were present. Other features shown were the bowling green and possibly a windmill to the



immediate south of the development site at Mount Pleasant (as recorded on the HER 3590-10, 3590-20) and a stone quarry (3590-21) in the area of the present Cathedral. Some buildings were shown just outside the north east edge of the site and along Mount Pleasant towards the north west.

By 1803 the William Harwood Plan of Liverpool Township showed that a grid road system has been planned and laid out throughout the area with some houses and the workhouse constructed to the north west. Almshouses and a bowling green were also shown towards the south. However, no development was shown on the site itself at this date. By the date of Kelly's map in 1816 there was still no development shown on the site although building in the surrounding area had begun to expand. Abercromby Square to the south of the site is shown with a formal garden layout by 1816. The area had been partially developed by 1835 and Benison's mapping.

The first edition Ordnance Survey 6 inch to the mile map of 1850, and 25 inch to the mile map of 1890, showed the area as rows of terraced houses at the eastern extent of the urban expansion of Liverpool. Terraced houses covered the development site, some have outshuts and associated yards. It is probable that these houses had cellars. The houses bordering Oxford Street and in Abercromby Square to the south were larger than their counterparts to the north, with larger yards, outbuildings and in one case a section of glazed roof. The substantial Liverpool workhouse complex was depicted to the west and north of the site. A tramway was depicted running along the Oxford Road at the south of the site. The site remained largely unaltered through out the pre-war period and substantial change was not recorded until the 1954 Ordnance Survey Plan. The exception to this was the construction of the large building that formed the western extent of the site and formed the 'City Laboratories' and is now 126 Mount Pleasant.

Significant changes between the 1927 and 1954 1:2500 Ordnance Survey plans were observed. The section of land previously occupied by the Liverpool Workhouse (later known as the 'Poor Law Institution') to the immediate west of the survey area had been demolished. In 1933, Edward Lutyen's original plans for Christ the King Metropolitan Cathedral were followed until 1941 when building works ceased due to the war. This cessation is documented in the 1955 and 1959 Ordnance Survey plans; with the construction of the crypt completed and the remainder of the site covered in clay pits. A more modest cathedral was completed by 1967. A hospital was constructed to the south of the site on the former recreation ground by 1954. The building in the west of the site continued to be used as the city laboratories.

Based on the Ordnance Survey plans from 1968 the terraced houses were gradually knocked down and replaced by banks, the current Halls of Residence buildings and other University Buildings to the north. By



the time of the 1984 Ordnance Survey plan the layout of the buildings was consistent with the layout of the current buildings.

7.0 Site Walkover Survey

A site walkover survey was undertaken on the 1st July 2011. The weather was sunny and bright. Photographs of the site can be seen in Appendix B. The Mulberry Court Halls of Residence are focussed around a sunken courtyard in the centre of the buildings. The halls comprise four main blocks of Vine House, Walnut House, Cypress House and Chestnut House. 128 Mount Pleasant adjoins these and is of a similar age and type. The halls are of modern construction and are not of heritage interest and therefore the interiors of the buildings were not inspected. The external frontage to Oxford Street on the south is not of heritage interest and comprises retail units on the lower floors with the halls above. The Sports Centre is located to the east of the site and the north of the site comprises car parking with mature trees and vegetation. The Metropolitan Cathedral of Christ the King is located to the west of the halls.

No. 126 Mount Pleasant forms a landmark building on the south-west corner of the development area. The building was designed by Thomas Shelmerdine in the early 20th century as the City Analyst Laboratories and has a date stone of 1914 above the door. The building is of four storeys and fronts around the corner of Mount Pleasant and Oxford Street with four faces. It is built primarily of stone on the lower storey and brick on the upper storey with significant stone dressings. It has Tuscan columns to the lower and upper storeys facing the Cathedral and a semi-circular bay of two storeys facing the junction. The interior of the building could not be inspected during the site visit due to examinations, but the ground floor of the building appears to have been substantially refurbished and it is unclear how many original features remain.

The development site is located partially within the Mount Pleasant Conservation Area, the boundaries of which were drawn prior to the construction of the Halls of Residence, and is located within an area of moderate townscape value. The area to the south and west of the development site is within the Conservation Area. The west of the site is dominated by the modern Metropolitan Cathedral of Christ the King, whereas the south is comprised mainly of buildings which date from the late nineteenth and early twentieth centuries. There were originally large merchant's houses and a number of public buildings constructed in this area which ran through Oxford Street to Abercromby Square. There is an area of open public realm between the Cathedral and Mulberry Court which comprises paved areas with trees and forms part of the entrance area to the Cathedral.



8.0 Heritage Potential and Impact Assessment

Final proposed layouts and detailed designs for the site and new buildings are not currently available therefore the following impact assessment is based on discussions with the project team and preliminary masterplan layouts. This impact assessment should be revised once the final designs are available.

8.1 Designated Heritage Sites

The World Heritage Site is located sufficiently distant from the development site that its setting will not be affected. The buffer zone which extends to Mount Pleasant is not a designated site itself and is designed to restrict unsuitable development that may affect the World Heritage Site to the west. The new development is not of sufficient height or scale to affect the World Heritage Site.

The Mount Pleasant Conservation Area partially encompasses the development site. 126 Mount Pleasant is a landmark building within the Conservation Area and is of medium heritage value. The interior of the building could not be inspected at the time of visit, therefore the extent of original internal heritage features is not known, although extensive internal alterations are not anticipated. There are not anticipated to be significant changes to the external features of this building and therefore there will be a limited change to baseline conditions from development to this aspect of the Conservation Area.

The existing Halls of Residence are partially located within the Conservation Area. These buildings are not of high architectural value or interest. Vine, Chestnut and Cyprus House detract from the character of the Conservation Area. Whilst Walnut House does not detract from the character it does not make a significant contribution and its primary contribution is from the continuation of the enclosed character and occupation of retail units. The proposed buildings to replace the existing buildings would incorporate high quality design and materials hence preserving and enhancing the character of the Conservation Area. The frontage along Oxford Street will be brought forward in line with 126 Mount Pleasant which will create greater unity and increase the quality of the retail unit design. There is considered to be a beneficial effect on the Conservation Area from the redevelopment. There is an opportunity for continuing the high quality built design and public realm from Mount Pleasant to the east along the northern and southern boundaries of the site.

The majority of Listed Buildings are sufficiently distant from the proposed development site that their settings will not be affected. The buildings which face the development site may have their settings affected and are the Cathedral (359118), Medical Institution (359133) and terrace on Oxford Street



(359210-4). The primary focus of the Cathedral and Medical Institution is to the junction of Mount Pleasant, Hope Street and Oxford Street. The main area of the site which can be seen from these locations is 126 Mount Pleasant, however, there are not anticipated to be significant alterations to the external areas of this building therefore no significant effect on this view is anticipated. The parade of shops under Walnut House is also visible from the Medical Institution and 128 Mount Pleasant and the Halls Buildings from the Cathedral. The halls are not however the dominant features with 126 Mount Pleasant, the Cathedral and other Listed Buildings in the Conservation Area being more prominent. The introduction of high quality design and materials and the continuation of the buildings frontage in line with 126 Mount Pleasant mean that the design of the new building may enhance the view or setting of these Listed Buildings. There is also the opportunity to improve the landscape design and public realm to the north of the development site strengthening the frontage along Mount Pleasant.

The terraced buildings on Oxford Road directly face the Halls of Residence and parade of shops below. The demolition and replacement of these buildings is anticipated to have a beneficial effect through the introduction of high quality design and materials and the continuation of the buildings frontage in line with 126 Mount Pleasant.

The value of the Conservation Area is medium and the Listed Buildings high. The magnitude of impact upon the Listed Buildings and Conservation Area will depend on the final design, however a slight positive effect is considered likely. This would result in an overall minor beneficial impact on the Conservation Area and intermediate-beneficial for the Listed Buildings.

8.2 Non-Designated Sites

There is a negligible potential for buried archaeological remains to be found within the area of halls of residence. The area is anticipated to have originally have been marginal land as part of the mosslands around Liverpool and then came into agricultural use in the medieval period. Extensive settlement is unlikely to have occurred based on the evidence of 18th century mapping. The 19th century development of terraced housing is likely to have truncated any remains which may have been on the site, particularly if they were cellared. The subsequent redevelopment of the site with the halls of residence is anticipated to have disturbed any potential remains even further. The negligible potential to discover archaeological remains means that there is not anticipated to be any impact on buried archaeology resulting in an overall neutral significance of effect.



9.0 Proposed Evaluation and Mitigation Measures

Due to the negligible potential to discover previously unrecorded archaeological remains no further evaluation or mitigation measures are proposed with regard to buried archaeology.

Due to the location of the development site within the Conservation Area and adjacent Listed Buildings the proposed development will need to ensure that the heritage of the area is taken into account in the design, scale and massing of development and the proposed materials to be used. It is recommended that the architects and landscape architects develop the building and public realm masterplans with regard to the heritage significance. Early consultation with the Conservation Officer is recommended to ensure that key issues are discussed before the designs are progressed too far, potentially resulting in abortive work.

The Conservation Area designation introduces additional controls for demolition, refurbishment works and works to trees. Conservation Area Consent will be required for certain works in addition to planning consent. Any planning applications must be made as full applications rather than outline and consent to demolish buildings is unlikely to be granted unless the future development of the site is assured. It is recommended that the Conservation Area Consent is applied for in parallel with the planning application were appropriate and in advance for other works.

10.0 Residual Effects and Conclusions

There are not considered to be any effects on buried archaeological remains due to the proposed redevelopment. The potential for archaeological remains to be discovered within the development site is considered to be negligible due to the limited evidence for occupation of this area in antiquity, later agricultural uses and subsequent development and redevelopment in the 19th and 20th centuries. No further works are proposed with regard to archaeological remains.

The site is partially located within the Mount Pleasant Conservation Area and in the vicinity of numerous Listed Buildings. The development is considered likely be beneficial to the Conservation Area and setting of heritage assets. A number of the existing halls of residence buildings are not in keeping with the character of the Conservation Area and are therefore detrimental to the asset and whilst other aspects are not detrimental it is anticipated that the proposed new development would enhance or preserve the character to a greater extent. The detailed design of the proposed redevelopment is not known at this stage, but will be of a similar scale to the existing development with the notable exception of the Oxford Street frontage which will be brought in line with the elevation of 126 Mount Pleasant. In addition the development is



anticipated to bring high quality design and materials into the architecture and public realm of the area. The development is anticipated to have a slight positive magnitude of impact on the setting of the Listed Buildings and Conservation Area. This will result in an intermediate-minor beneficial or minor beneficial effect respectively.



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Mulberry Court, Liverpool

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Historic Mapping

John Eyes Plan of Town and Lordship of Liverpool, 1765

William Horwood Plan of Liverpool Township, 1803

Kelly's Map of Liverpool, 1816

J Bennison Map of the town and Port of Liverpool and Environs, 1835

Philips New Map of Liverpool and Its Environs, 1881

Goad Insurance Plans, n.d. 19th century

Ordnance Survey Mapping, 6" to 1 mile/1:10,000, 1850, 1894, 1909, 1928, 1938, 1954, 1966, 1973, 1990

Ordnance Survey Mapping, 25" to 1 mile/1:2500, 1893, 1908, 1927, 1954. 1955, 1959, 1984, 1993

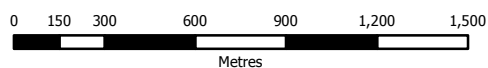
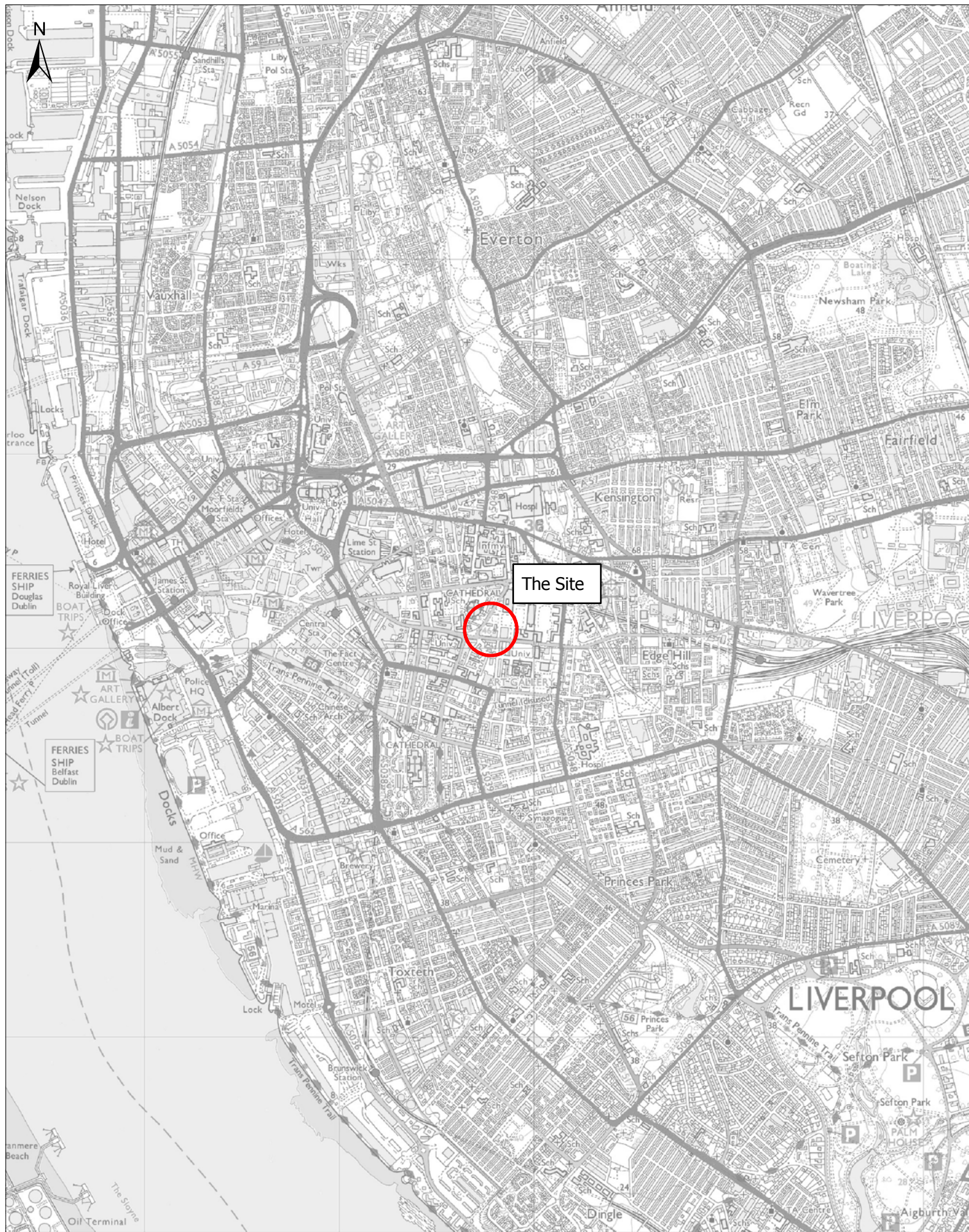
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Appendices



Appendix A – Site Location and Proposed Development Plan



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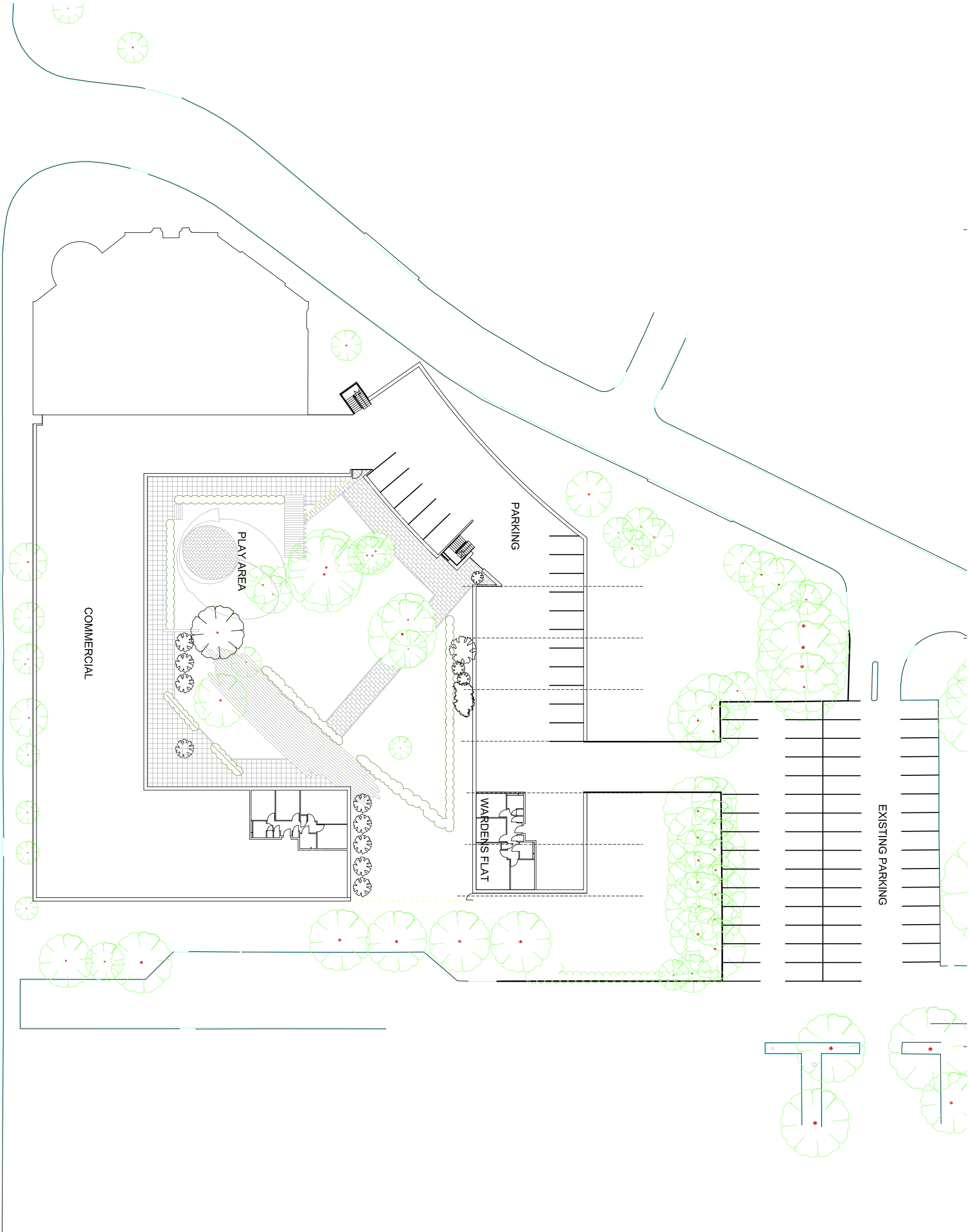
Project: **Mulberry Court
Archaeological and Heritage Assessment**

PMC Created:	KRH Checked:	June 2011 Date:	V1 Version:
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Title:

Site Location Plan

Office: 4154	Project No: A063011	Figure No: MC/1
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PROJECT
Liverpool University Student Accommodation

DRAWING
TITLE
Site Plan - Option 5 (Preliminary)

SCALE	DATE	DRAWN	CHK	DRAWING NUMBER
1:100	05.08.2011	SAC		SK202

REV.

A



Appendix B – Site Photographs



Photograph 1: Facing north towards 126 Mount Pleasant



Photograph 2: 128 Mount Pleasant



Photograph 3: Parade of shops below Walnut House



Photograph 4: Chestnut House from within Mulberry Court



Photograph 5: Cypress House from within Mulberry Court



Photograph 6: Looking south-west towards Mount Pleasant Conservation Area from edge of development area



Photograph 8: Metropolitan Cathedral of Christ the King (Listed Building)



Photograph 9: Oxford Street to the south of the development site (Listed Buildings)



Appendix C – Assessment Methodology



Cultural Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

Value

The table below provides guidance on the assessment of cultural heritage value on all archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site such as battlefields, parks and gardens, not just those that are statutorily designated.

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality. Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s).
High	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Designated or undesignated special historic landscapes and townscapes with



Value	Examples
	reasonable coherence, integrity, time-depth or other critical factor(s). Assets that form an important resource within the community, for educational or recreational purposes.
Low	Undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes and townscape with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscape that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

Magnitude

The magnitude of the potential impact is assessed for each site or feature independently of its archaeological or historical value. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Magnitude of Impact	Typical Criteria Descriptors
Substantial	Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative) The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation



Magnitude of Impact	Typical Criteria Descriptors
	and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive)
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative) Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use. (Positive)
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative) Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)
Negligible / No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive).

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

During the assessment any embedded mitigation has been considered in the impact assessment and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described herein will be stated before and after additional mitigation has been taken into consideration.



Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

Significance

By combining the value of the cultural heritage resource with the predicted magnitude of impact, the significance of the effect can be determined. This is undertaken following the table below. The significance of effects can be beneficial or adverse.

Significance of Effects	Magnitude of Impact			
Cultural Heritage Value	Substantial	Moderate	Slight	Negligible / no Change
Very High	Major	Major – Intermediate	Intermediate	Minor
High	Major – Intermediate	Intermediate	Intermediate – Minor	Neutral
Medium	Intermediate	Intermediate – Minor	Minor	Neutral
Low	Intermediate – Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor-Neutral	Minor-Neutral	Neutral	Neutral

Significance should always be qualified as in certain cases an effect of minor significance could be considered to be of great importance by local residents and deserves further consideration. The significance of effect is considered both before and after additional mitigation measures proposed have been taken into account.

Effects of intermediate significance or greater are considered to be significant effects within the context of planning policy and Environmental Impact Assessment.



Appendix D – Planning Policies



The City of Liverpool Unitary Development Plan, 2002

GEN3 HERITAGE AND DESIGN IN THE BUILT ENVIRONMENT

The Plan aims to protect and enhance the built environment of the City by:

- i. preserving and enhancing historically and architecturally important buildings and areas and, where appropriate, improving them through the leveraging of available funds;
- ii. encouraging a high standard of design and landscaping in developments;
- iii. improving accessibility for people with mobility and sensory impairments; and
- iv. creating an attractive environment which is safe and secure both day and night.

HD5 DEVELOPMENT AFFECTING THE SETTING OF A LISTED BUILDING

Planning permission will only be granted for development affecting the setting of a listed building, which preserves the setting and important views of the building. This will include, where appropriate:

- i. control over the design and siting of new development;
- ii. control over the use of adjacent land; and
- iii. the preservation of trees and landscape features.

HD9 DEMOLITION OF BUILDINGS IN CONSERVATION AREAS

1. There will be a presumption in favour of the preservation of any building, part of a building or structure in a conservation area which makes a positive contribution to the character or appearance of the conservation area.

2. The City Council will consider proposals for the demolition of any building or structure which makes a positive contribution to the character or appearance of the conservation area against the following criteria:

- i. the importance of the building, its intrinsic architectural and historic interest and its contribution to the character or appearance of the conservation area;
- ii. the condition of the building and the cost of repairing or maintaining it;



- iii. the adequacy of the efforts made to retain the building in use; and
 - iv. the contribution of any new proposal to the character and appearance of the conservation area.
3. Applications must be accompanied by all the information necessary to judge the application against the above criteria, including fully detailed plans for the redevelopment.
4. Where a building makes little or no contribution to the character of the conservation area, proposals for demolition will be considered in the light of the alternative proposals for the site and the contribution made to preserving or enhancing the character of the conservation area.
5. Where appropriate, the City Council will not grant consent for demolition unless there are approved detailed plans and evidence that a contract has been let for the full implementation of the development scheme.

HD10 ALTERATIONS OF NON-LISTED BUILDINGS IN CONSERVATION AREAS

1. Consent will not be granted for:
- i. changes of use, extensions, external alterations or any other works which adversely affect the overall character and appearance of the conservation area; or
 - ii. applications for any works which are not fully justified and accompanied by the full information necessary to assess the impact of the proposals on the conservation area.
2. In considering proposals for the alteration, extension or conversion of non-listed buildings in a conservation area, special attention will be paid to the following:
- i. the retention, replacement and restoration of historic features and details of buildings, including windows, roofing materials, garden or forecourt features and boundary walls;
 - ii. the detailed design of proposed extensions or conversions in relation to the original building with respect to proportion, materials, construction details and its effect on the setting of the building and its surroundings; and
 - iii. the effect of introducing new uses into a conservation area in terms of parking and servicing arrangements and the detailed design of such arrangements.



HD11 NEW DEVELOPMENT IN CONSERVATION AREAS

1. Planning permission will not be granted for:

- i. development in a conservation area which fails to preserve or enhance its character; and
- ii. applications which are not accompanied by the full information necessary to assess the impact of the proposals on the area, including all details of design, materials and landscaping.

2. Proposals for new development will be permitted having regard to the following criteria:

- i. the development is of a high standard of design and materials, appropriate to their setting and context, which respect the character and appearance of the conservation area;
- ii. the development pays special attention to conserving the essential elements which combine to give the area its special character and does not introduce changes which would detract from the character or appearance of the area;
- iii. the proposal protects important views and vistas within, into and out of the conservation area;
- iv. the proposal does not lead to the loss of open space or landscape features (trees and hedges) important to the character or appearance of the area;
- v. the development does not generate levels of traffic, parking, noise or environmental problems which would be detrimental to the character or appearance of the area; and
- vi. the proposal has a satisfactory means of access and provides for car parking in a way which is sympathetic to the appearance of the conservation area.

HD12 NEW DEVELOPMENT ADJACENT TO CONSERVATION AREAS

Development on land adjacent to a conservation area will only be permitted if it protects the setting of the conservation area and important views into and out of it.

HD15 HISTORIC PARKS, GARDENS AND CEMETERIES

1. The City Council will take positive action to protect and enhance the character and setting of Historic Parks, Gardens and Cemeteries and will:



- i. prepare strategies for their management and maintenance;
- ii. seek funding from all available sources for their restoration, repair and enhancement; and
- iii. provide advice and information to promote their greater use and encourage understanding and interest.

2. The City Council will not grant planning permission for development in or adjacent to a Historic Park, Garden or Cemetery which would adversely affect their character and setting and in particular will:

- i. resist the removal of features such as buildings, walls and planting which are an integral part of their character and setting;
- ii. resist development or landscape change which would adversely affect their character and setting;
- iii. resist development for uses not related to their original function; and
- iv. ensure that any new development in or adjacent to the site, is of the highest standard of design and materials appropriate to their historic character and setting.

HD16 PROTECTION OF ANCIENT MONUMENTS

There will be a presumption in favour of the preservation of scheduled ancient monuments and other nationally important monuments and their settings. Planning permission for development which would have an adverse effect on their site or setting will not be granted.

HD17 PROTECTION OF ARCHAEOLOGICAL REMAINS

1. The Council will seek to protect other sites of archaeological importance. Where development is proposed in areas of known or suspected archaeological importance the City Council will require that:

- i. developers have the archaeological implications of their proposals assessed by a recognised archaeological body at an early stage and the results submitted as part of the planning application;
- ii. important archaeological remains and their settings are permanently preserved in situ;
- iii. where in situ preservation is not justified and disturbance by development is acceptable in principle, the applicants undertake an agreed programme of mitigation including investigation, excavation and recording before development begins, or as specified in the agreed programme; and



iv. conflicts regarding archaeological issues and development pressures are resolved by means of management agreements.

2. The City Council will continue to support the Merseyside Sites and Monuments Record held by the National Museum and Galleries on Merseyside, to ensure that archaeological evidence, both above and below ground is properly identified, recorded and protected.



Appendix E – Designated Heritage Sites



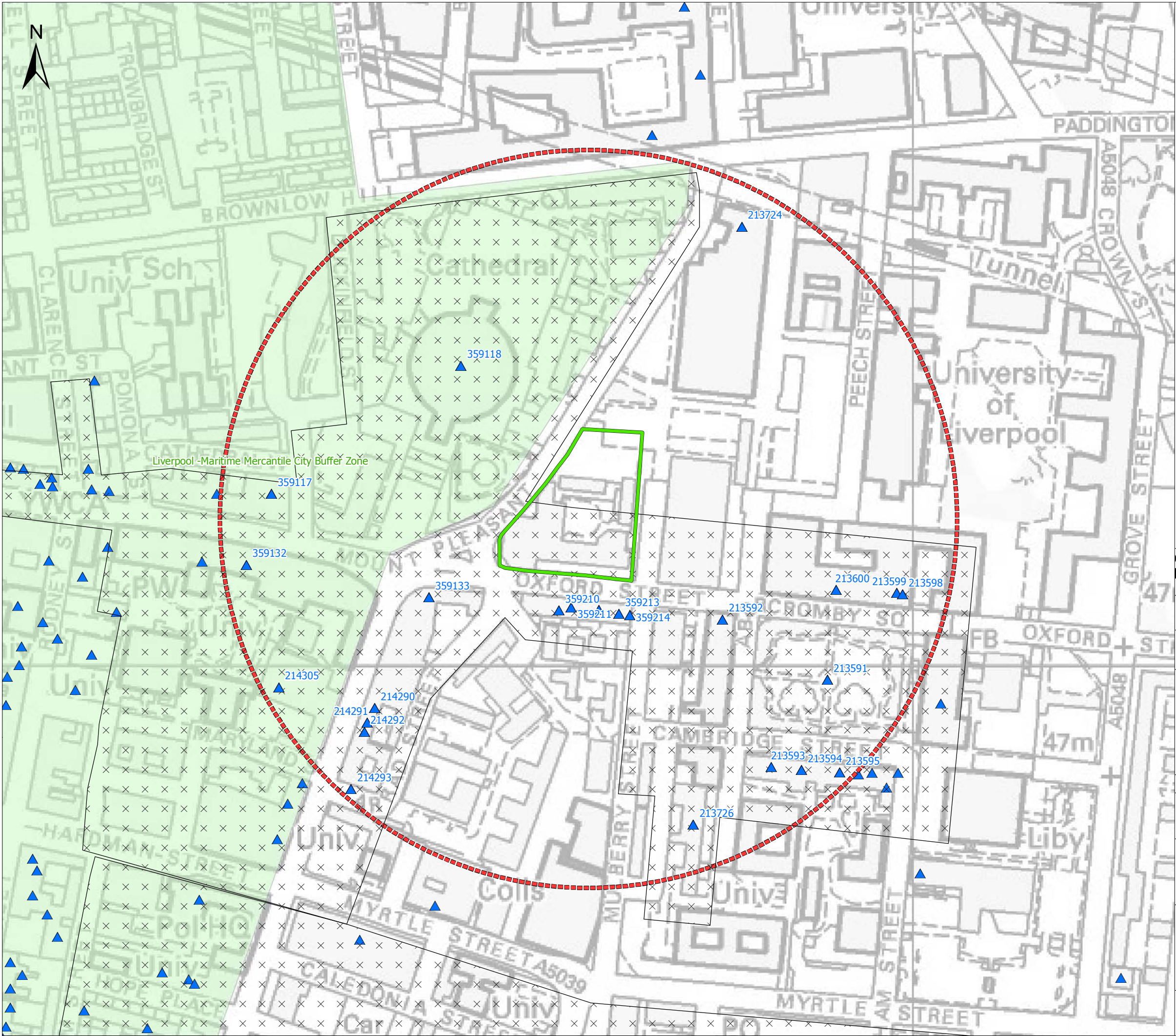
Designated Cultural Heritage Sites (English Heritage and Historic Environment Record, 250m)

Identifier	Grid Reference	Description	Grade
359212	SJ 35787 90038	Nos. 20-26. Oxford Street. Part of 1820's row of terrace houses (see 359210 for description)	II
359214	SJ 35808 90035	No. 30. Oxford Street House, now shop. Dated 182? on rainwater head. Brick with stone dressings, slate roof. 3 storeys, 2 bays. Ground floor has inserted shop front with panelled pilasters, frieze and cornice; 1st floor sill band and top cornice. Windows have wedge lintels and are sashed with glazing bars.	II
214291	SJ 35630 89962	21 Hope Street	II
214290	SJ 35635 89972	17 and 19 Hope Street	II
213600	SJ 35948 90052	20-27 Abercromby Square	II
359213	SJ 35801 90036	No. 28. Oxford Street Part of 1820's row of terrace houses (see 359210 for description)	II
359132	SJ 35548 90069	96 Mount Pleasant	II
359118	SJ 35694 90204	Roman Catholic Cathedral of 1962-67 by F Gibberd and earlier Crypt, adjoining. Crypt: 1933-40. Sir E Lutyens. Brick with granite facing. Facades to north and east and west.	II*
213599	SJ 35989 90050	18-19 Abercromby Square	II
214292	SJ 35628 89956	23 Hope Street	II
213724	SJ 35884 90298	Students Union (Old Part Only), Bedford Street.	II
213598	SJ 35993 90049	17 Abercromby Square	II
359211	SJ 35768 90040	No. 16 and 18 Oxford Street. Part of 1820's row of terrace houses (see 359210 for description).	II

Mulberry Court, Liverpool

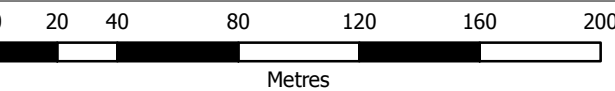


Identifier	Grid Reference	Description	Grade
359210	SJ 35760 90038	No. 14. Oxford Street. 1820's row of terrace houses, brick with stone dressings, slate roof. 3 storeys with basement, 2 bays 1st floor sill band; top frieze, cornice and blocking course. Windows have wedge lintels and are sashed, those to 1st and 2nd floors with glazing bays. Round-headed entrances has Doric doorcase with fluted columns and 6-panel door. Plain iron railings to area and steps.	II
214293	SJ 35619 89917	25, 27, 29 and 29A, Hope Street	II
359117	SJ 35565 90117	Wellington Rooms (now the Irish Centre), Mount Pleasant	II*
359133	SJ 35672 90047	Liverpool Medical Institution 1836-7. Rampling. Stone. Curved facade to Mount Pleasant and Hope Street; Greek revival style. 1 storey and 16 bays. Channelled rustication with flat pilastrade and entablature and blocking course. 7- bay centre recessed behind hexastyle Ionic colonnade with unfluted columns. Window are sashed with glazing bars, with recessed panels above except those to centre. Architraved entrance with consoled cornice. End 3 bays recessed, of 2 storeys. Iron railings to recessed bays.	II*
213595	SJ 35950 89928	12 Abercromby Square	II
213593	SJ 35904 89932	8 Abercromby Square	II
213592	SJ 35871 90032	1-7 Abercromby Square	II
213591	SJ 35942 89991	Garden House, Abercromby Square	II
214305	SJ 35570 89986	Masonic Hall, Hope Street	II
213594	SJ 35924 89930	9-11 Abercromby Square	II
213726	SJ 35851 89893	78-80 and 82 Bedford Street South	II



Legend

- Site Boundary
- Study Area
- World Heritage Sites
- Listed Building
- Conservation Areas



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Project:		Mulberry Court Archaeological and Heritage Assessment	
Title:		Designated Heritage Sites	
Office: 4154	Project No: A063011	Figure No: MC/2	



Appendix F – Recorded Heritage Sites



Recorded Cultural Heritage Sites (National Monuments Record and Historic Environment Record, 500m)

Identifier	Grid Reference	Period	Description
499730	SJ 361 902	Post-Medieval/Modern	Liverpool Crown Steet Station. Original terminus of the Liverpool and Manchester Railway. Opened in 1830, closed to passengers in 1836 but remaining open as a goods station until 1972.
913342	SJ 3528 8981	Post-Medieval	13-14 Bold Place. Pair of single bay houses built 1803-14, each of 3 storeys with a basement. Built of brick with stone dressings. The rear elevation has been rebuilt.
913352	SJ 3529 8981	Post-Medieval	15 Bold Place. Pair of houses built 1803-14, one opening from Bold Place, the other from the side elevation to Roscoe Street.
943262	SJ 3528 8978	Modern	Electricity sub-station, Roscoe Lane. Built between 1930 and 1940. Single storey building built of brick.
943266	SJ 3528 8972	Post-Medieval	60 Roscoe Street. House built in the first half of the 19th century of three storeys in rendered brick. The house was later converted to Public House.
1010618	SJ 3587 8994	Post-Medieval	Chatham Street. Pillar box of c.1866. Hexagonal pillar box of cast iron, with cornice, pellet moulding and petal ogival cap with acorn finial.
1010622	SJ 3586 8998	Post-Medieval/Modern	90 Chatham Street. 1820s large terrace house built of brick with stone dressings. In the 20th century the house became a faculty building of Liverpool University.
1010711	SJ 3586 9003	Post-Medieval/Modern	8 Abercromby Square. Built c.1830 of brick with stone dressings. In the 20th century the house became a university faculty building.
1010716	SJ 3586 9002	Post-Medieval/Modern	9-11 Abercromby Square. 3 houses built c.1830 of brick with stone dressings. In the 20th century the building was altered to an art gallery.
1010718	SJ 3586 9001	Post-Medieval/Modern	12 Abercromby Square. House built c.1830 of brick with stone dressings. In the 20th century the house became a university faculty building.
1010722	SJ 3586 9000	Post-Medieval/Modern	13 Abercromby Square. House built c.1830 of brick with stone dressings. In the 20th century the house became a university faculty building.
1010730	SJ 3586 8999	Post-Medieval/Modern	14 Abercromby Square. House built c.1830 built of brick with stone dressings. In the 20th century the house became a faculty building of Liverpool University.

Mulberry Court, Liverpool



Identifier	Grid Reference	Period	Description
1031754	SJ 3551 8982	Post-Medieval/Modern	Merseyside Trade Union Community Resource Centre, 24 Hardman Street. Formerly the School for the Blind. Built in 1850 by A.H. Holme, with additions in the 1930s. The building was used as Merseyside Police Headquarters before becoming a community centre between 1980 and 1995.
1036190	SJ 3561 8992	Post-Medieval/Modern	3-23 Catherine Street (odd nos.). Terrace of 11, brick 3-storey houses, which were built for upper middle class mercantile families in the late 1820s. Number 3 retained an unusually complete original interior prior to conversion to apartments in 1995.
1043792	SJ 3552 9010	Post-Medieval	81-83 Mount Pleasant. A mirrored pair of 3-storey late eighteenth century brick terrace houses.
1043804	SJ 3533 9010	Post-Medieval/Modern	62 Mount Pleasant. Small villa built in 1766-7 by William Rice, a Liverpool merchant who maintained a separate warehouse in the centre of the city. Some internal reorganisation was undertaken in the early 20th century when the building was used for commercial purposes.
1043807	SJ 3542 9008	Modern	1A Rodney Street. Small Edwardian office building, possibly converted from a service building in the rear garden of 73 Mount Pleasant.
1043810	SJ 3559 8968	Post-Medieval/Modern	Blackburne House. Large detached villa built 1785-90, greatly enlarged and partly refronted in 1874-76 to house the Liverpool Institute High School for Girls. The building was empty in early 1990s.
1050820	SJ 359 897	Post-Medieval/Modern	173 Chatham Street. Terraced house, now demolished, probably built in the 1830s. At the time of demolition the house retained its original interiors and fixtures and fittings. Fine 1830s railings and lamp post to the front of the house.
1054638	SJ 3546 8965	Post-Medieval/Modern	Liverpool Institute, Mount Street. Built as a school in 1835 by A.H. Holme in the Greek Revival style with post-1835 alterations and additions. In 1993 the building was altered and became the Liverpool Institute for the Performing Arts.
1060809	SJ 3534 9023	Post-Medieval/Modern	Trollope and Colls Limited, Pleasant Street. Late 19th century timber yard and workshops built of brick. Used for the manufacture of Biplane wings during the First World War. The complex also incorporates an early 19th century brick terraced house. The buildings were derelict in 1996.

Mulberry Court, Liverpool



Identifier	Grid Reference	Period	Description
1064006	SJ 353 902	Post-Medieval	Pleasant Street Chapel, Pleasant Street. Brick chapel and manse of uncertain denomination, built c.1837.
1066301	SJ 3534 9020	Post-Medieval/Modern	Pleasant Street School. An early example of a city Lancasterian school, built in 1818. The building has two floors of classrooms with a master's house at one end. The school was altered in 1848, 1886 and 1906.
1066986	SJ 3540 9008	Post-Medieval/Modern	Liverpool Hospital for Consumption and Diseases of the Chest, 68-70 Mount Pleasant (even nos.). Hospital originally a dispensary in 1862, moved in 1874 and acquired adjacent house in 1879. In 1903-4 one house was remodelled for administration, the other rebuilt as an hospital. Closed in late 20th century. Now occupied by University.
1071906	SJ 3568 8984	Post-Medieval/Modern	City of Liverpool College Myrtle Street Centre, 3 Myrtle Street. Built in 1879-91 to designs by C.O. Ellison. It is a 3-storeyed Gothic style building, U-shaped in plan, with administrative department, dayrooms and operating theatre in the front range and outpatients department and wards in the wings. The building was altered in 1922 and c.1930. By 1993 the building had become part of the City of Liverpool College.
1071922	SJ 3578 8981	Modern	Royal Liverpool Childrens Hospital, Myrtle Street. When the first hospital proved unsatisfactory a new one was built in 1902-30 to designs by Haigh and Thompson. It consisted of an outpatients department, a pavilion plan hospital and a nurses home. The hospital was altered in the 1930s.
1071960	SJ 3564 8986	Post-Medieval	Josephine Butler House (South Site), Myrtle Street. Built in 1861-2 in Elizabethan style. It closed in 1881 and was later sold. In 1931 a narrow eight-storey block was added to the rear of the building to the designs of Rees and Holt. A single-storey pre-fabricated block was subsequently added to the west side of the building, said to date from the 1940s, and a full-height canted bay extension was built to the rear range in the 1960s. The building became part of Liverpool John Moores University c.1948. Most recently it was part of the university's Faculty of Business and Law, prior to being sold off for redevelopment of the site.

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Identifier	Grid Reference	Period	Description
1071964	SJ 358 897	Modern	The Womens Hospital, Catherine Street. Built in 1929-32 to designs by Edmund Kirby and Sons. Neo-Georgian style administration block including private wards on one floor, with U-shaped block housing two pavilion ward blocks and operating theatre suites.
1073728	SJ 35006 90735	Post-Medieval	Liverpool Infirmary, William Brown Street. The first Infirmary in Liverpool was established in 1745, opening in 1749. Almost immediately part of its land was leased off for the erection of a 'Hospital for decayed Seamen, their Widows and Children', and then in 1792 a lunatic asylum was also built.
1073736	SJ 357 900	Modern	Liverpool Maternity Hospital, Oxford Street. Maternity hospital built 1924-6 to designs by Gilbert Fraser. It comprised an administration block, ward block, operating theatre and outpatients' department. A second ward block was added 1928-32 to a modified design.
1073751	SJ 3552 8974	Post-Medieval/Modern	Hahnemann Building, 42 Hope Street. Homoeopathic hospital built 1886-7 for the benefit of the sick poor in Liverpool, at the expense of Henry Tate. Alterations were carried out in 1899, 1903 and 1932-3. In the late 20th century the building became part of Liverpool University.
1073758	SJ 3564 8988	Post-Medieval/Modern	Josephine Butler House (North Side), Myrtle Street. Charity for the prevention of cancer and skin diseases founded in mid 19th century and moved into the former Lying-in Hospital in 1882. Extended in 1931-2 to designs by Rees and Holt. The hospital had an emergency ward block during the Second World War. Became part of Liverpool University c.1948.
1075301	SJ 358 904	Post-Medieval/Modern	Liverpool Lock Hospital, Ashton Street. Venereal diseases hospital of built in 1834. The single storey building is built of red brick. The building had been demolished by 1995.
1075357	SJ 357 904	Post-Medieval/Modern	Liverpool Royal Lunatic Asylum, Brownlow Street. The second Liverpool lunatic asylum. Built between 1830 and 1831. The stone building had been demolished by 1995.

Mulberry Court, Liverpool



Identifier	Grid Reference	Period	Description
1076016	SJ 35792 90272	Post-Medieval	Liverpool Fever Hospital, Brownlow Hill. Built between 1801 and 1806 to treat and isolate patients with infectious diseases. The architect was J. Wylie, the Parish Surveyor. The hospital was later incorporated into Liverpool Workhouse. It was demolished by 1895.
1077004	SJ 35711 90352	Post-Medieval	Brownlow Hill Lying-In Hospital, Brownlow Hill. Maternity hospital of 1884 designed by E.H. Banner. The two-storeyed administration block was linked by covered ways to two flanking ward blocks, a third block added c.1892. The hospital was demolished after being replaced in 1924-26.
1141512	SJ 355 902	Post-Medieval	73-79 Mount Pleasant. Part of a late 18th century terrace of brick with stone dressings, with a slate roof.
1324715	SJ 3543 8993	Post-Medieval	4-5 Baltimore Street. Three storey warehouse, built of brick with a slate roof. The building is of mid 19th century date.
1328780	SJ 3540 8972	Post-Medieval/Modern	34 Pilgrim Street. Former two storey warehouse, built of brick with a slate roof, now a Public House. The building is of early-mid 19th century date.
1375627	SJ 35437 90060	Post-Medieval	3-5 Rodney Street. Two of a group of three coeval terraced houses located on the east side of the street near the intersection with Mount Pleasant. The houses are an infill development of 1824-5 built in the rear gardens of two houses facing onto Mount Pleasant. Similarities in the external detailing and the absence of a clear construction joint between Nos. 3 and 5 indicate that they were built as part of a single development.
1379483	SJ 35379 89724	Post-Medieval	47 Rodney Street. Located on the east side of Rodney Street in a block of houses between Hardman Street to the north and Mount Street to the south. One of the earliest residences in Rodney Street, it was built between 1783-1786 by Samuel Aspinwall, William Roscoe and Peter Hope, the initial developers of the street, and leased in 1786 by Samuel Aspinwall. At some point after 1848, a warehouse was built at the back of the plot and reached via Pilgrim Street to the rear. In the second half of the 19th century a house was built on the site of a garden formerly belonging to No. 47 on its north side.

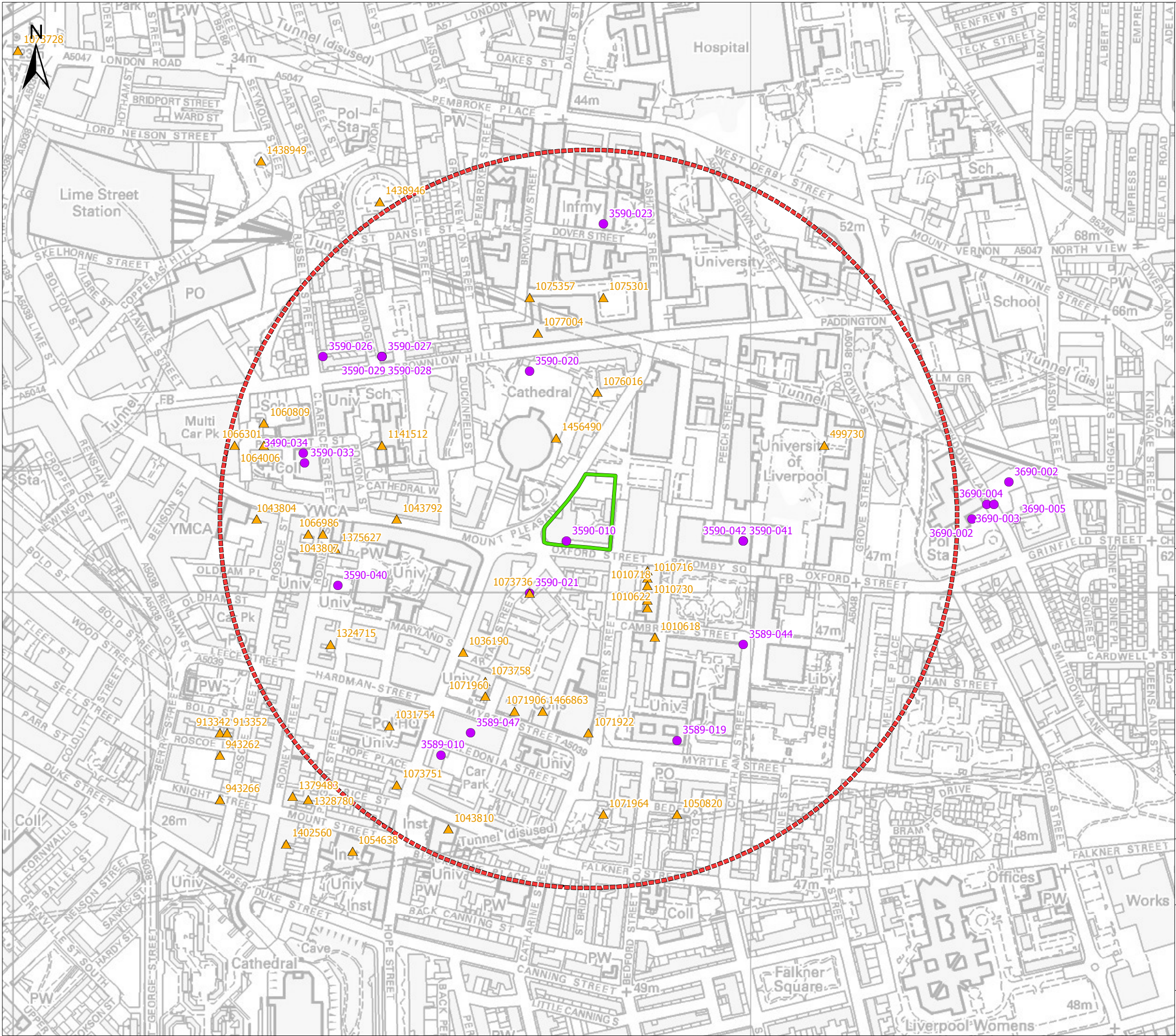
Mulberry Court, Liverpool



Identifier	Grid Reference	Period	Description
1402560	SJ 3537 8966	Post-Medieval/Modern	59 Rodney Street. Georgian terraced town house. Was the mid-late 20th century studio and home of the photographer Edward Chambré Hardman and his wife Mary. It is the only known photographic practice of that period where the photographer's entire output has been preserved intact. In 2002 it was offered to the National Trust and the house was opened to the public in September 2004.
1438946	SJ 35497 90530	Modern	St Andrews Gardens. Block of flats constructed in 1935 by Liverpool's director of housing Sir Lancelot Keay and designed by John Hughes. The flats are arranged within a main D - shaped block with continuous balconies overlooking a central court. Construction is of brick with concrete dressings with a tile roof.
1438949	SJ 35336 90585	Modern	Sea circle, Seymoor Street. Bronze sculpture created by Charlotte Mayer in 1984.
1456490	SJ 35736 90210	Post-Medieval/Modern	Liverpool House of Industry, Brownlow Hill. Built between 1769-72. It replaced an earlier parish workhouse which dated to 1732. It was enlarged between 1842-43. The architects of the enlargement scheme were Henry T. Lockwood and Thomas Allom. The workhouse was demolished in 1931 when the Roman Catholic Metropolitan Cathedral of Christ the King was built on the site.
1466863	SJ 35718 89840	Post-Medieval/Modern	Liverpool Gymnasium, Myrtle Street. Built in 1865 to the designs of Birkenhead architect Walter Scott. Thought to have been England's first purpose built gymnasium. In 1883 it was taken over by the Young Men's Christian Association under the management of Alexander Alexander. In 1937, the government took over the building. In 1951 it was purchased by the United Liverpool Hospitals Board. It was demolished during the 1970s to make way for a car park. Liverpool Community College now occupies the site.
3590-042	SJ 3599 9007	Post-Medieval	8-10 Benson Street. Houses of 1820s date.
3590-041	SJ 3599 9007	Post-Medieval	Wellington Rooms, Irish Centre, Liverpool. Listed Building.
3590-040	SJ 3544 9001	Post-Medieval	Presbyterian Church Of St. Andrews. Listed Building.
3589-044	SJ 3599 8993	Post-Medieval	Pillar Box, Abercromby Square, Liverpool. A penfold hexagonal box.
3589-047	SJ 3562 8981	Post-Medieval/Modern	Philharmonic Hall. Listed Building.



Identifier	Grid Reference	Period	Description
3490-034	SJ 3539 9028	Modern	Oulton Secondary School, Oulton Senior Commercial School, Oulton High School
3590-033	SJ 3539 9028	Post-Medieval	Pupil Teachers College, City Technical College, Liverpool College Of Building
3690-002	SJ 3635 9015	Post-Medieval	Tunnel- Mason St, Grinfold Street, Smithdwn Lane
3590-029	SJ 3550 9032	Post-Medieval	Windmill at the former Joseph Brook's Pottery. The windmill pre-dated the pottery.
3590-028	SJ 3550 9032	Post-Medieval	Joseph Brook's Pottery and Mugworks. Converted from turpentine works in late-18th century.
3590-027	SJ 3550 9032	Post-Medieval	Turpentine Works built in mid 18th century on the site of a former power magazine.
3590-026	SJ 3542 9032	Post-Medieval	Powder Magazine built in 1737 for storing gunpowder. Site went out of use in 1838-9.
3590-023	SJ 358 905	Post-Medieval/Modern	Liverpool Royal Infirmary
3590-010	SJ 3575 9007	Post-Medieval	The Old Bowling Green. Shown on mapping of 1765 and mentioned in documentary sources of 1703.
3589-019	SJ 359 898	Medieval	Findspot - Flowerbed, Chatham Street, Liverpool University. 14th/15th century green glazed pottery.
3589-010	SJ 3558 8978	Post-Medieval	Observatory, Liverpool. The design of the observatory failed and by 1774 it was in ruins.
3690-2	SJ 363 901	Post-Medieval	Tunnel
3690-3	SJ 3632 9016	Post-Medieval	Stables. Now partially demolished and partially refurbished.
3690-4	SJ 3633 9012	Post-Medieval	House east of Smithdown Lane
3690-5	SJ 3636 9010	Post-Medieval	Stables. Now partially demolished and partially refurbished.
3590-20	SJ 357 903	Post-Medieval	Gilbody's windmill for corn. 1731 it was blown down and 1792 sold and pulled down.
3690-21	SJ 357 900	Post-Medieval	Stone quarry of 1698 date and shown on mapping until 1821.



Legend

Site Boundary


Mulberry Court Study Area

HER Data

NMR Monuments

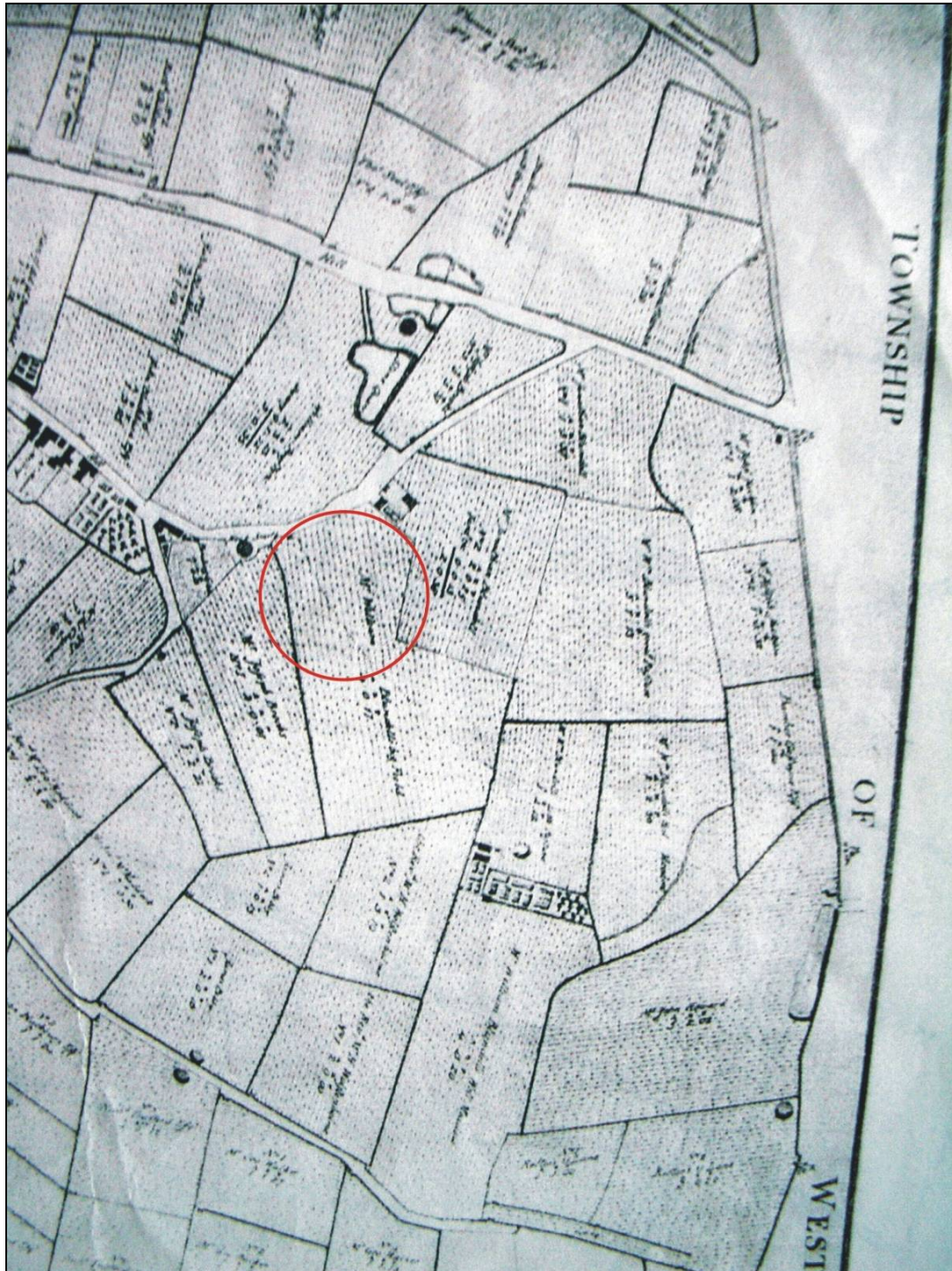
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Metres

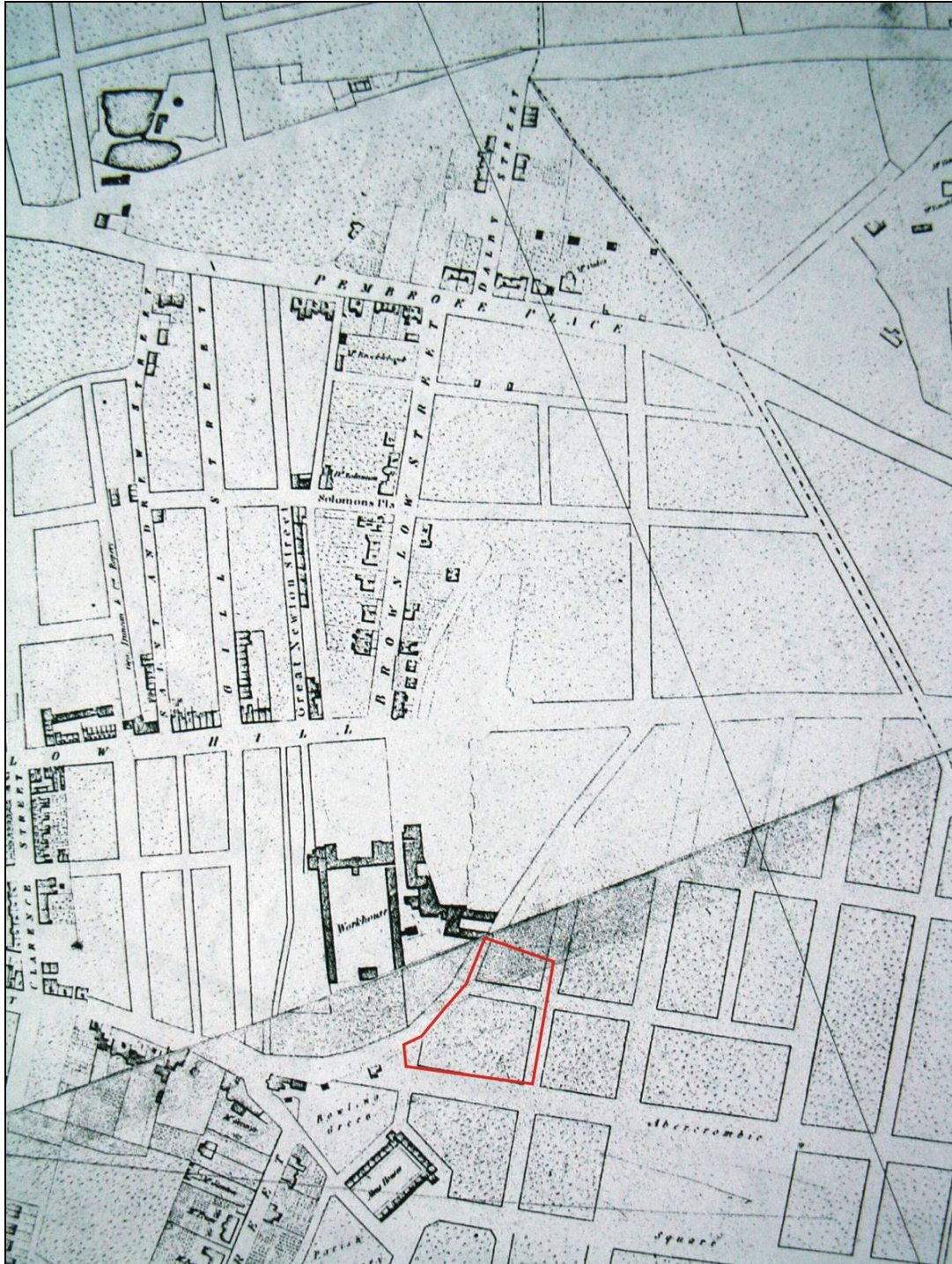
PMC Created:	KRH Checked:	July 2011 Date:	V1 Version:
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright 2011. All rights reserved. Ordnance Survey Licence Number AL00			
Arndale Court Headingley Leeds LS6 2UJ			
TEL: +44 (0)113 2787111 FAX: +44 (0)113 2750623 e-mail: enviro@wyg.com			
Sheet Size: A3		Scale of Original: 1:5,000	
Client:		University of Liverpool	
Project:		Mulberry Court Archaeological and Heritage Assessment	
Title:		Recorded Heritage Sites	
Office: 4154	Project No: A063011	Figure No: MC/3	



Appendix G— Historic Mapping



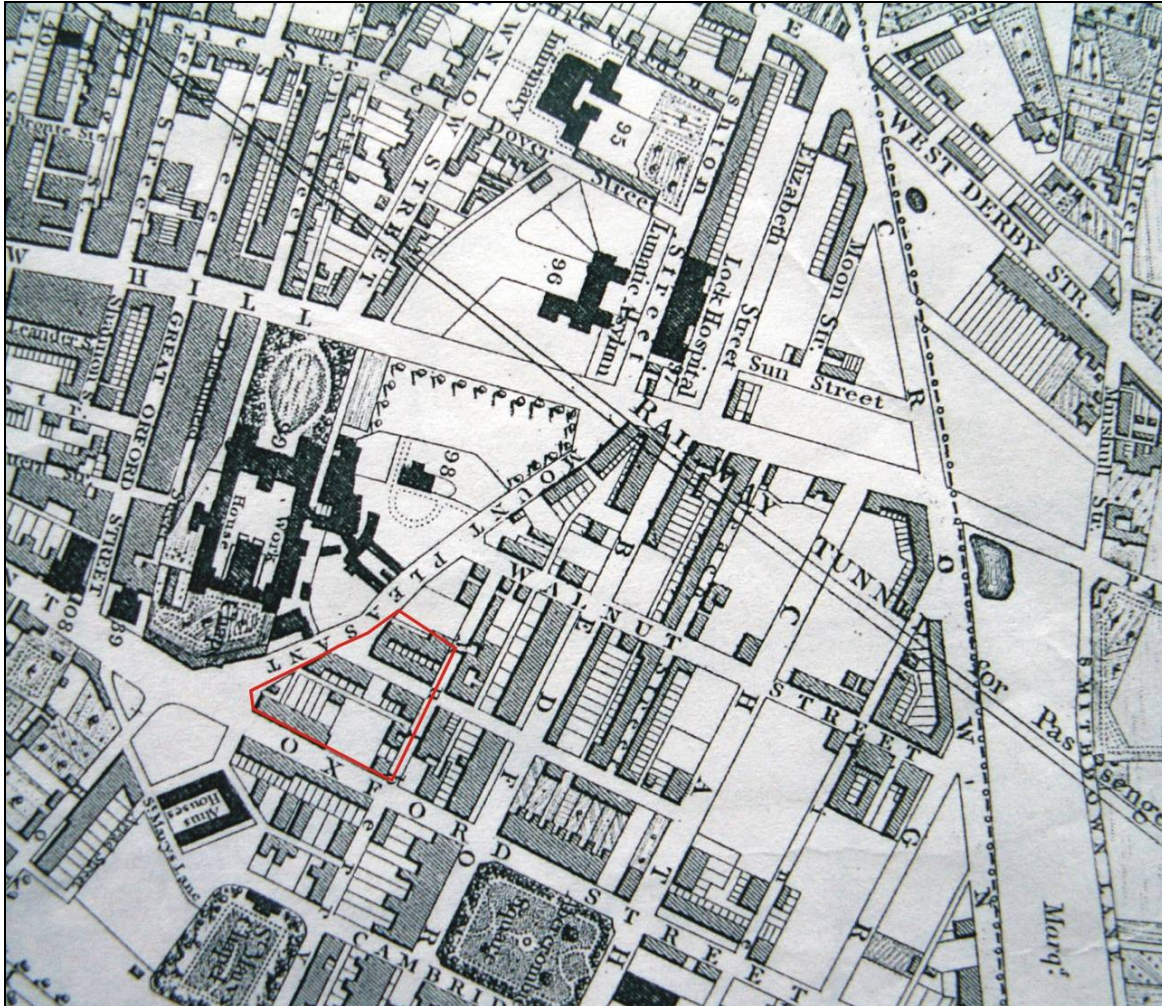
John Eyes Plan of Town and Lordship of Liverpool, 1765



William Horwood Plan of Liverpool Township, 1803



Kelly's map of Liverpool, 1816



J Bennison Map of Liverpool and Environs, 1835

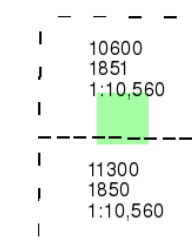
Lancashire And Furness

Published 1850 - 1851

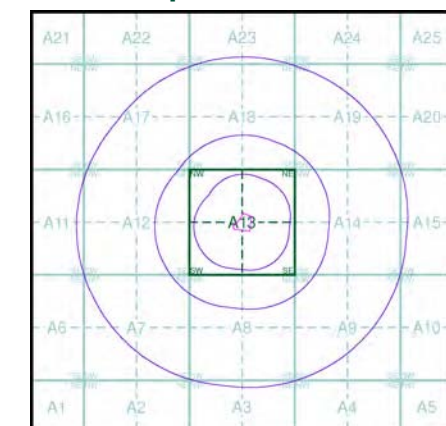
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

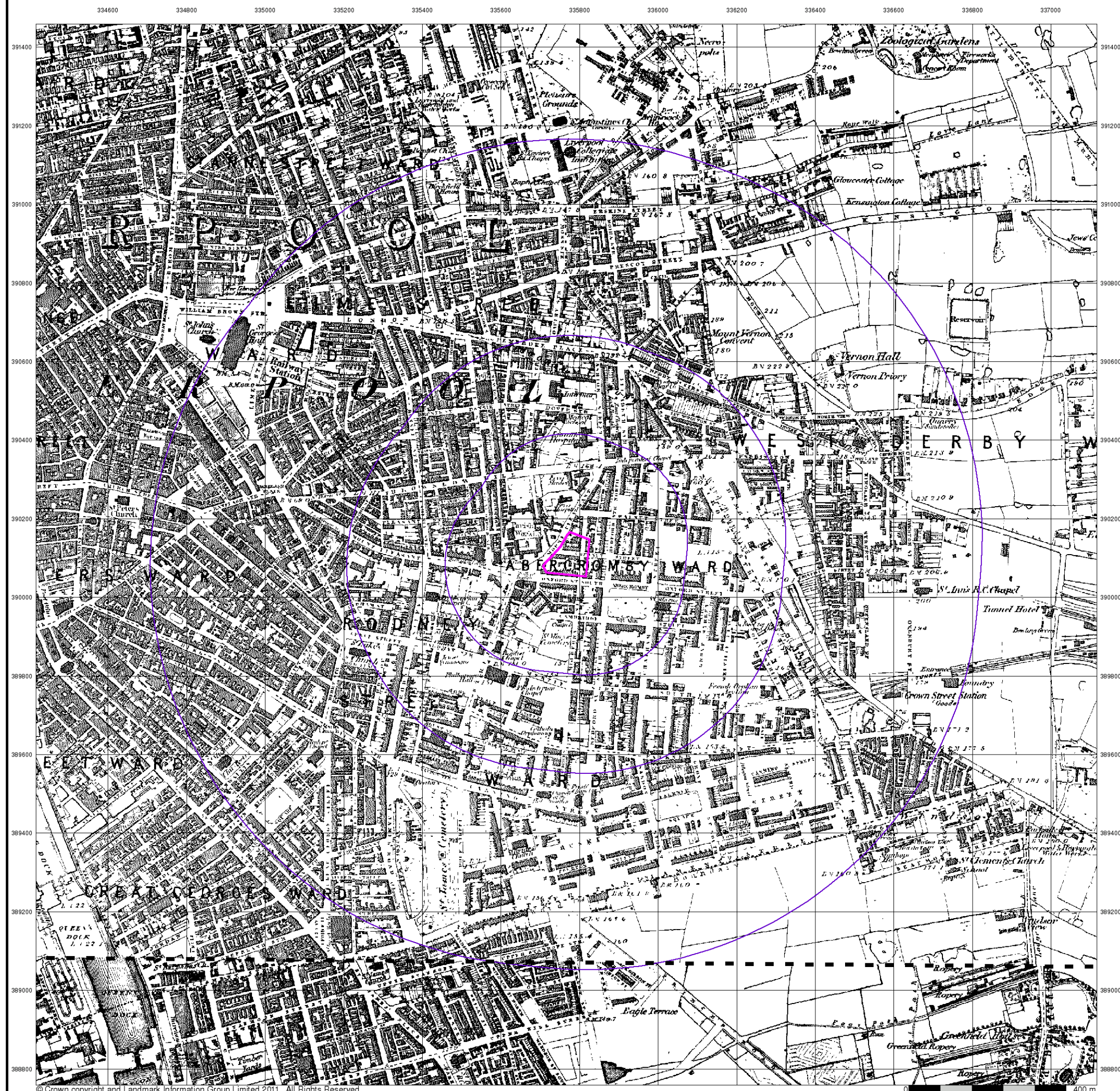


Order Details

Order Number: 34516941_1_1
 Customer Ref: A063011/A3/Mulberry Court
 National Grid Reference: 335770, 390100
 Slice: A
 Site Area (Ha): 0.87
 Search Buffer (m): 1000

Site Details

Liverpool Community College, 50 Mulberry Street,
 LIVERPOOL, L7 7EE



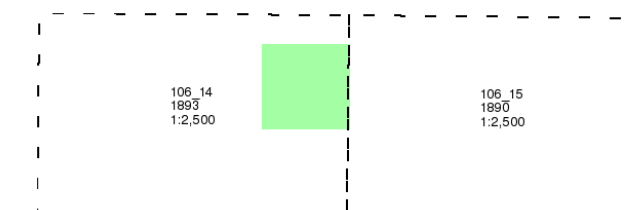
Lancashire And Furness

Published 1890 - 1893

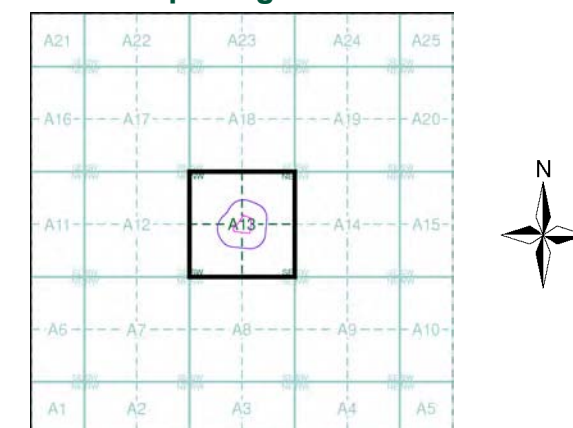
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

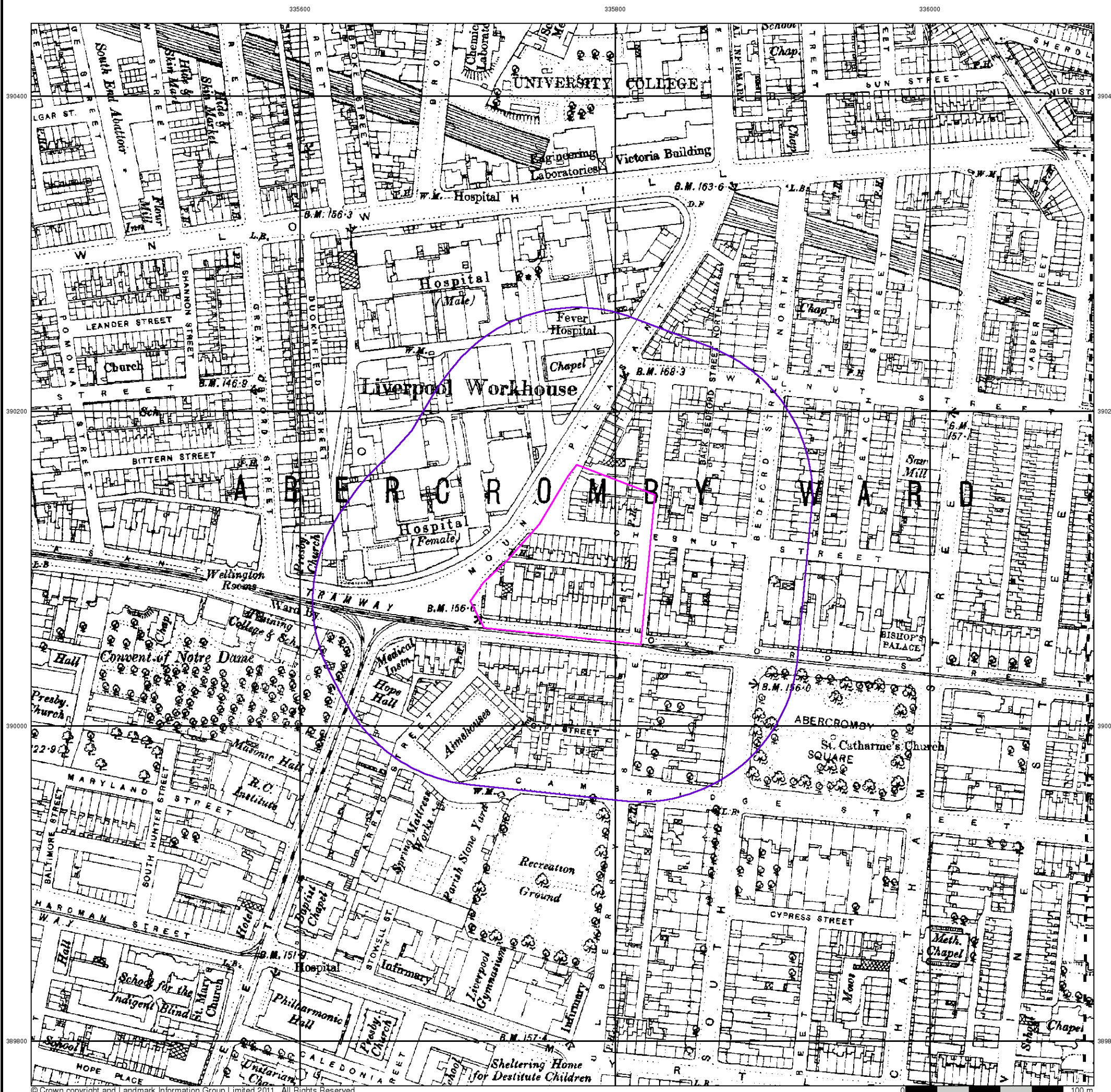


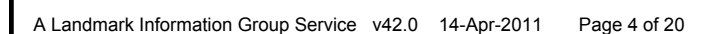
Order Details

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 National Grid Reference: 335770, 390100
 Slice: A
 Site Area (Ha): 0.87
 Search Buffer (m): 100

Site Details

Liverpool Community College, 50 Mulberry Street,
 LIVERPOOL, L7 7EE





Ordnance Survey Plan

Published 1954

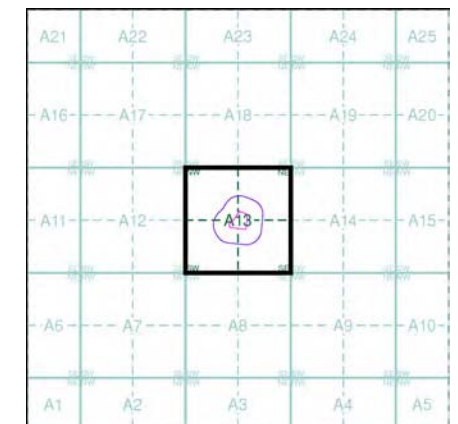
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ3590SW 1954 1:1,250	SJ3590SE 1954 1:1,250	SJ3690SW 1954 1:1,250
SJ3589NW 1954 1:1,250	SJ3589NE 1954 1:1,250	SJ3689NW 1954 1:1,250

Historical Map - Segment A13

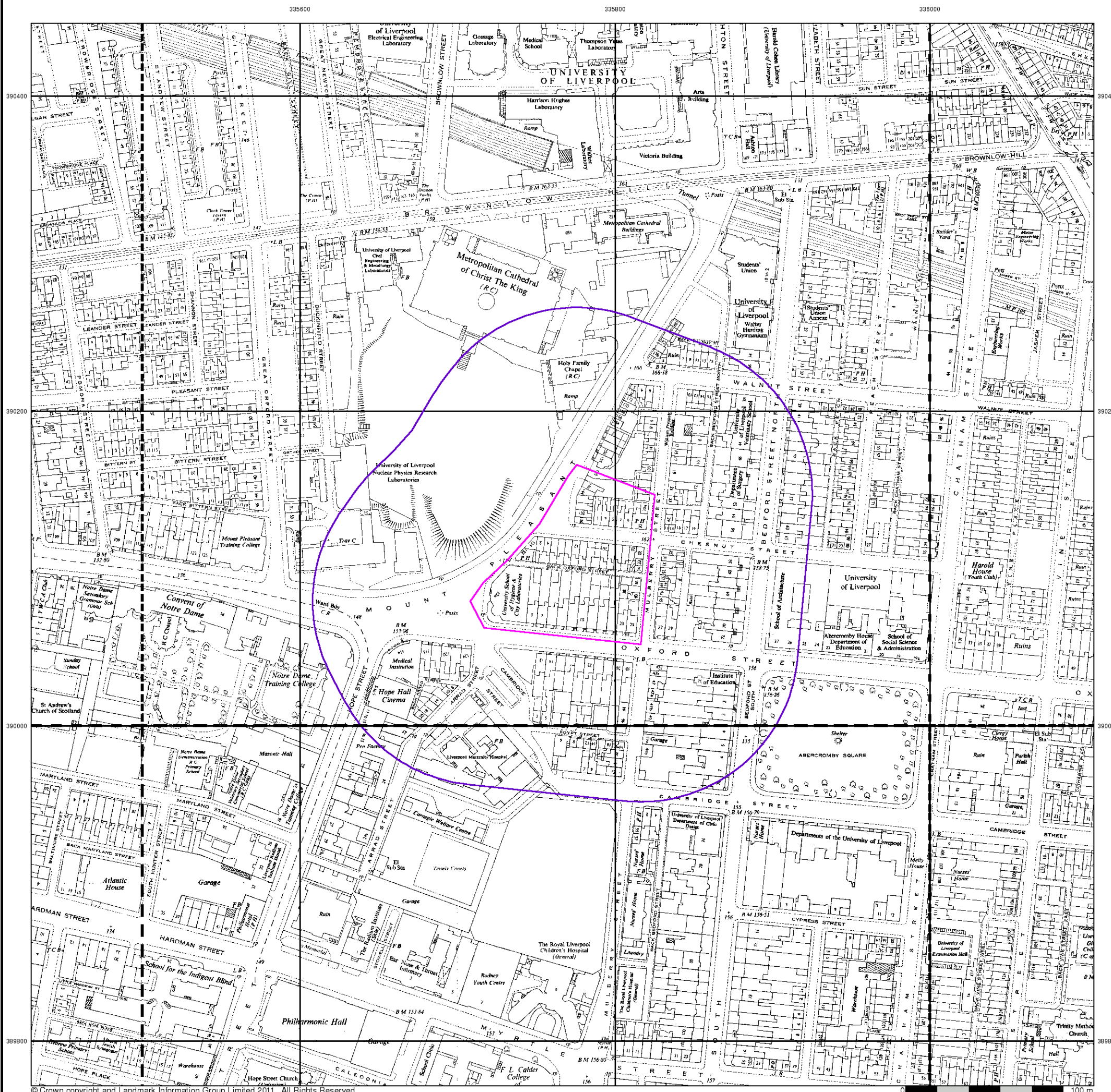


Order Details

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 Customer Ref: A063011/A3/Mulberry Court
 National Grid Reference: 335770, 390100
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 Search Buffer (m): 100

Site Details

Liverpool Community College, 50 Mulberry Street,
 LIVERPOOL, L7 7EE



Additional SIMs

Published 1962 - 1984

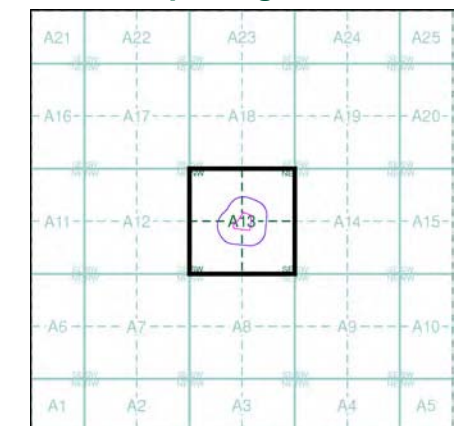
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ3590SW 1979 1:1,250	SJ3590SE 1984 1:1,250	SJ3690SW 1979 1:1,250
SJ3589NW 1962 1:1,250	SJ3589NE 1980 1:1,250	SJ3689NW 1984 1:1,250

Historical Map - Segment A13

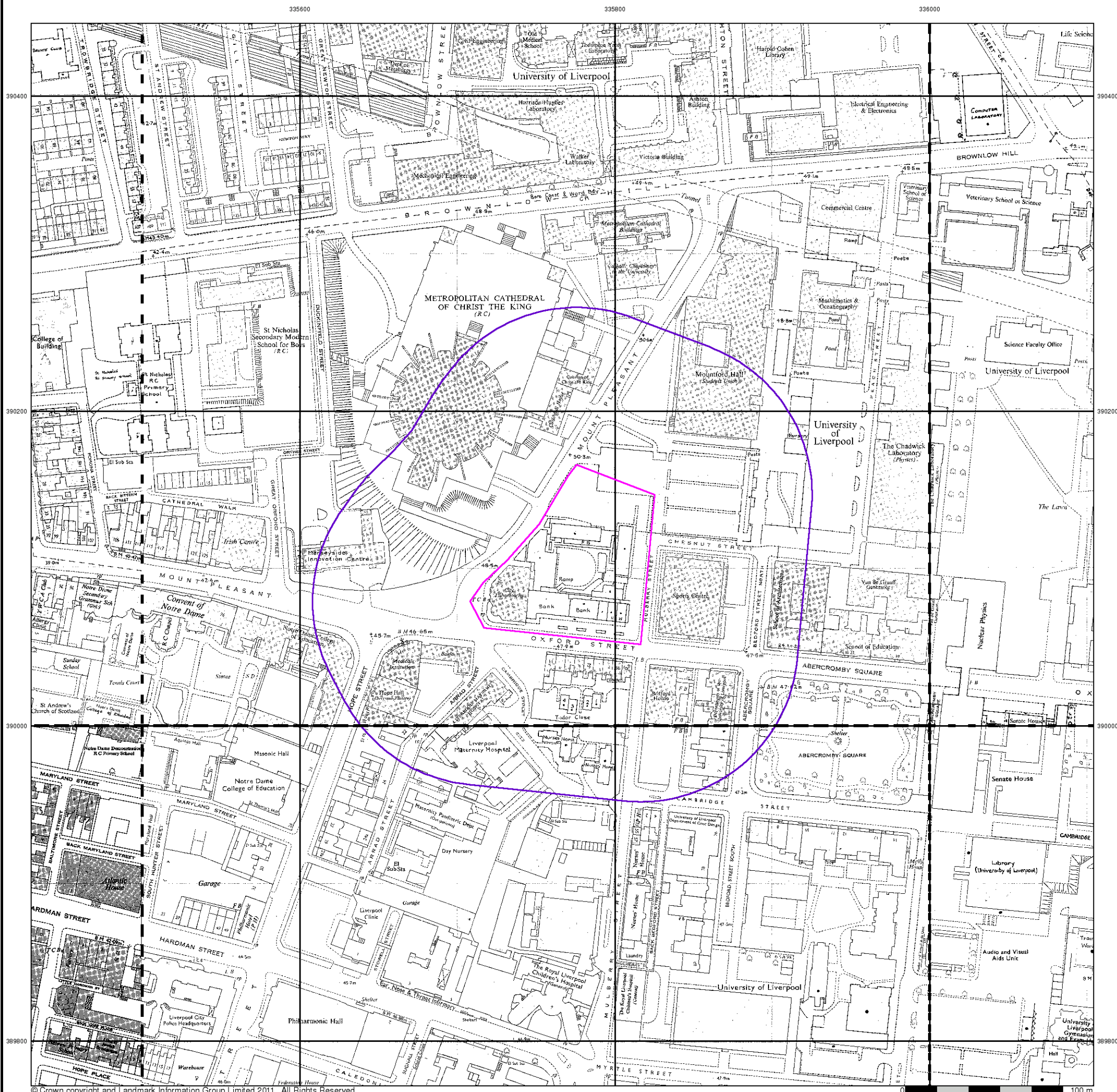


Order Details

Order Number: 34516941_1_1
 Customer Ref: A063011/A3/Mulberry Court
 National Grid Reference: 335770, 390100
 Slice: A
 Site Area (Ha): 0.87
 Search Buffer (m): 100

Site Details

Liverpool Community College, 50 Mulberry Street,
 LIVERPOOL, L7 7EE





Appendix H – Report Conditions



Cultural Heritage Assessment, Mulberry Court, Liverpool

This report is produced solely for the benefit of **University of Liverpool** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to WYG. In time improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using due skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented as the best obtained within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others but no independent verification of these has been made and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

November 2008

WYG Environment Planning Transport Ltd