

68665 – 5 Knowsley View, The Haven, Knowsley Road

Demolition and conversion of the building known as 'The Haven' to 1 no. private residential dwelling, with associated garden curtilage and parking

The building proposed to be demolished has been demolished as part implementation of previously consented 66836.

The former nursing home is considered to be a Non-Designated Heritage Asset (NDHA).

Paragraph 203 of the NPPF requires:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

Paragraph 194 of the NPPF requires that:

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

Ainsworth Nursing Home is considered to be A Non-Designated Heritage Asset. It was built around the turn of 19th century. It was purpose built as a smallpox isolation hospital it later became a nursing home and was in that use until 1986. The former nursing home is a good example of civic/hospital architecture of that period and is largely intact and unaltered it also possesses other heritage values.

The submitted heritage statement satisfactorily identifies and describes the significance the building as having architectural, historical and associative/communal heritage values relating to its use as an isolation hospital and latterly as a nursing home.

The building demolished was constructed in the late 20th early 21st century.

The proposed design, materials, scale and massing of the proposed replacement dwellinghouse takes an architecture lead from the existing group of buildings. As such the proposal would harmonise with the existing group and would represent an improvement on the building to be demolished. It would also improve the setting of the NHDA in removing an incongruous feature.

With regard to paragraph 203 of the NPPF the proposal would have an in-direct impact on the former nursing home but not cause harm to, or any loss of significance of the former nursing home as an NDHA for the reasons given above.

As such the proposal would not cause harm to the significance of the building or the setting of the group as a whole.

Mark Kilby PG Dip (Building Conservation and Adaptation)

Conservation Officer

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