

HERITAGE REPORT FOR PROPOSED DEMOLITION AND NEW CONSTRUCTION AT 17-25 BIGGE STREET LIVERPOOL

February 2016



Liverpool c.1870

PREPARED BY COLIN BRADY

ARCHITECTURE + PLANNING

29 RUSH STREET WOOLLAHRA 2025 Tel.9363 1119

Contents

1.0 Introduction

Heritage Assessment

2.0 Historic Background

3.0 Assessment of Existing Fabric

4.0 Streetscape Assessment

5.0 Assessment of Heritage Significance

Heritage Impact Assessment

6.0 Description of the Proposed Works

7.0 Design Options

8.0 Conservation Principles

9.0 Impact of the Works

10.0 Mitigation Measures

11.0 Conclusions

1.0 Introduction

Colin Brady Architecture + Planning has been commissioned by the owners of the existing sites at 17- 25 Bigge Street Liverpool. The commission provides for compilation of a Heritage Report assessing the implications upon the heritage significance of a heritage listed residence at 13 Bigge Street and upon other heritage items and conservation areas within the greater visual context of proposed demolition and new construction on the subject sites. The building at 13 Bigge Street Liverpool is identified as an item of heritage significance within Liverpool Council's LEP. The building at 13 Bigge Street is in an advanced state of decay as a result of apparent long term neglect and a recent fire.

1.1 Aims & Objectives

In order to assess the impact of the proposed works, the report seeks to first clarify the heritage significance of the setting and subject sites and the building at 13 Bigge Street. The report examines the establishment of the residential area and the documentary history of the site and the existing building at 13 Bigge Street. Also examined are the state of the existing fabric and its relationship to the contemporary streetscape and urban setting. The report then assesses the cultural significance of the site.

1.2 Report Structure

In accordance with guidelines established by the Heritage Branch of the NSW Department of Environment and Planning, the report considers the heritage significance of the site based upon documentary evidence and site inspection. This forms the initial 'assessment' stage of the report. A second stage looks at the extent of proposed works, the impact of these upon the site significance of 13 Bigge Street and the greater visual context. The report then identifies aspects of the proposal which limit or mitigate any identified impact.

1.3 The Study Area.

This assessment focuses upon the existing residences identified as 17-25 Bigge Street Liverpool and the immediate setting. The residences are located on the western side of Bigge Street between Campbell and Lachlan Streets to the northern side of Liverpool town centre.



Bigge Street Liverpool with Nos 13, 17 and 25 arrowed. [Ref Google Maps]
Note North is up.

1.4 Authorship

This report is limited to research undertaken by the author. In its final form it remains the work of Colin Brady Architecture + Planning. Colin Brady is a registered conservation planner with the Heritage Branch of the NSW Department of Environment and Planning, the Department of Environment and Planning, Qld. and the former Australian Heritage Commission. A former member of the Historic Buildings Committee of the National Trust of Australia (NSW), Colin Brady is also a Heritage Adviser to Wyong and Waverley Councils and formerly to Kiama and Newcastle Councils, all in NSW. Colin Brady is a member of the Newcastle City Council Urban Design Advisory Panel.

1.5 Report Limitations

The report has utilized records held by the author and the Liverpool Library. The report has been limited to information available within readily accessible documentary sources.

1.6 Acknowledgements

The author provides thanks to the local history librarian at Liverpool Library.

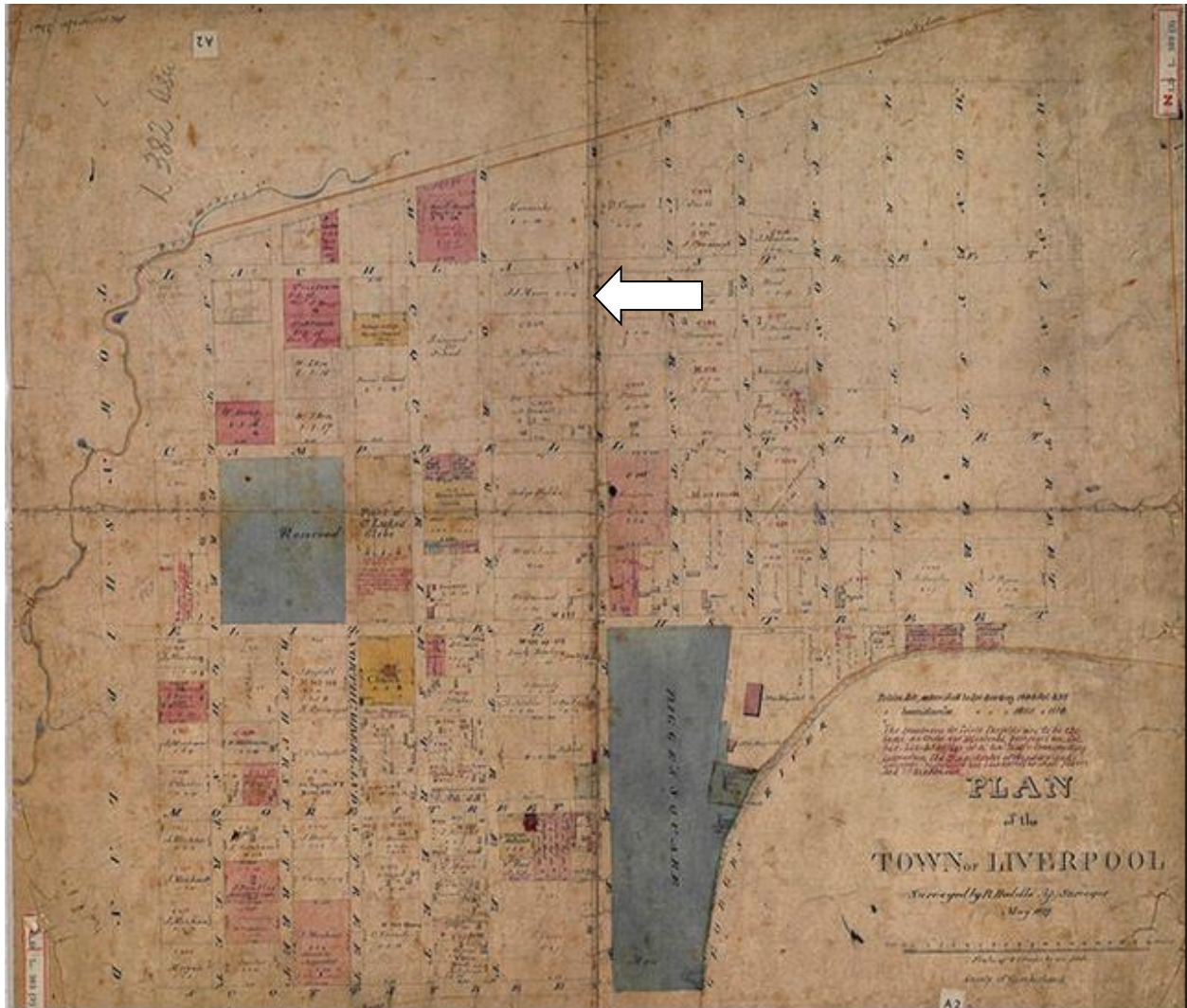
HERITAGE ASSESSMENT

2.0 Historic Background

Prior to European settlement of the Sydney Basin, the Georges River was a focal point for Aboriginal life in the southern Sydney Region. Several language groups existed along the river these being the Eora to the east, Dharug to the west, north and northeast Dharawal to the south and Gandangarra in the south – west. The meandering river with its flood prone upper reaches provided an important source of food, dreamtime links and transport for the regions aboriginal population. . Prior to European Settlement the river was known as *Tucoerah* by indigenous inhabitants of the area. The river named the Georges River by Captain Arthur Philip was first explored by Bass and Flinders in 1895 during their first voyage in the Tom Thumb. This voyage indentified the suitability of lands about Bankstown for grazing, leading to the early establishment of that town.

Initial land grants occurred along the George River about the later location of Chipping Norton downstream of the current site of Liverpool. Larger grants followed to Eber Bunker, Thomas Moore, Richard Guise and Charles Throsby.

The establishment of Liverpool as a town by Governor Lachlan Macquarie on 7 November 1810 highlighted the importance of the Cow Pastures area to the south as an agricultural resource. Macquarie on his first tour of the colonies outlying districts starting on 6 November 1810 rode across from Parramatta in the company of Captain Antill and Acting Surveyor James Meehan. Stopping at the home of Charles Moore, the party then rowed downstream to survey a new town site. Named after Robert Banks Jenkinson Earl of Liverpool then Secretary of State for the Colonies, the town, located at the head of navigation on the Georges River, was set out on the grid pattern of military settlements experienced by Macquarie in his long service in India and before that the American Colonies. During the same tour Macquarie named the existing settlements of Windsor and Richmond and marked out other new settlements at Castlereagh, Pitt town and Wilberforce. The naming of streets in the plan of Liverpool clearly post dated much of this initial set out. No name more so than that of Bigge Street to the eastern side of the settlement, named after Macquarie's nemesis Commissioner Bigge sent in 1819 to assess and reign in Macquarie's efforts at converting the penal colony to a free economy with associated civic buildings. Among these were the designs of Macquarie's Architect Frances Greenway for Liverpool Hospital [now Liverpool College of TAFE] and St Lukes Church Liverpool. Commissioner John Bigge's curtailments included the building programme Governor Macquarie envisioned for Liverpool. Bigge's reduction of the towns land boundary had not been enforced by 1823. Macquarie's town plan established with Surveyor James Meehan was first formally surveyed by colonial surveyor Robert Hoddle who published a detailed town map in 1827. Lands to the northern limits of Liverpool included the current sites of 13- 25 Bigge Street shown within an allocated allotment on the 1827 plan . Whilst faint the allotment, at the southwest corner of Bigge and Lachlan Streets, appears to have been made to J J Moore.



1827 Plan of town of Liverpool NSW surveyed by R. Hoddle Assistant Surveyor showing the later site of 13 Bigge Street arrowed and allotted to JJ Moore [indistinct] within the town street grid. [Ref Trove. NLA]

In 1813 William Roberts received a commission to build a 12 mile length of road linking Liverpool with the Parramatta Road. The road opened in 1814. Bigge's arrival in September 1819 ushered in a period of struggle for power with Bigge undermining much of Macquarie's effort to expand the charter of the penal colony.



Liverpool, New South Wales 1825 (Joseph Lycett)

By 1836 a weir was constructed at Liverpool forming the tidal limit of the river and ensuring fresh water supplies and a causeway crossing. This and completion of the Landsdown Bridge [1834-36] to the design of engineer David Lennox, consolidated the road link with Sydney.

The links to Sydney by road and water were on 1 September 1856 supplemented and soon eclipsed by the opening of a rail link with Granville. Growth of local industry accelerated for a short period until the extension of the rail line to Goulburn in 1869 saw Liverpool eclipsed in importance as a staging post for movement of goods south and north. Growth stagnated despite the establishment of Local Government in 1872.



Above and below 1870's images of Liverpool Hospital and Asylum showing the pattern of large land holdings with single storey residences which characterised much of the town into the 20th Century. [Ref; Liverpool Local Library]



Liverpool remained a service centre of limited scope into the early 20 Century when construction of large military training camps to the east and south accompanied the outbreak of World War 1. On the cessation of fighting, Liverpool remained a more substantial but still small town with growth through the Inter -War years of 1919-1939 gradual.

Sands Directory Listings for the Inter War years record the gradual establishment of housing to the northern extent of Bigge Street.

Year of Sands Directory Listings	Residences listed from Campbell to Lachlan Street	Notes
1920	George Harding Mrs M A Taylor Mrs Mary Brown	Mrs Mary Brown and Miss E Brown listed in 1933 may have been located to the northern side of Lachlan Street.
1925	John Wilson T G Bratchell <i>Phillimona</i>	T G Bratchell was Mayor of Liverpool, his residence <i>Phillimona</i> being erected by David Robinson and now listed at 13 Bigge Street.
1928	John Raine James E Newcombe John Wilson T G Bratchell <i>Phillimona</i> Miss E Brown	
1933	John Raine James E Newcombe John Wilson T G Bratchell <i>Phillimona</i> Miss E Brown	Growth in residential allotments to the eastern side of Bigge Street exceeded that to the western side.

At the end of World War 1 the western side of Bigge Street between Campbell Street and Lachlan Street was substantially open fields on the outer edge of the town. The construction of freestanding bungalows along the outer areas of the original town grid street pattern represented the beginnings of townscape consolidation promoted by improved transport and household income. The impact of the Great Depression, in the years 1929-33, limited the scope of growth prior to the Second World War.

The commencement of the Pacific conflict within World War 2 saw rapid expansion of military installations about Liverpool. A 1943 aerial survey of Liverpool shows the town still contained within its original grid street pattern with large industrial and military sites occupying previous woodlands and open fields. The subject area of Bigge Street is seen with freestanding Inter War bungalows including the now heritage listed residence *Phillimona* at the corner of Bigge and Lachlan Streets.



Liverpool seen in 1943 aerial image with large subdivisions remaining to the outer areas of the town grid plan. [Ref Six Maps NSW Mapping]



Bigge Street Liverpool seen in 1943 aerial image with 13 Bigge Street arrowed at top and subject development sites including and extending south of 17 Bigge Street indicated by lower arrow. [Ref Six Maps NSW Mapping]



Aerial image showing current relationship of residences 17-25 Bigge Street to the listed residence at 13 Bigge Street [Ref: Six Maps NSW Mapping]

3.0 Assessment of Existing Fabric.

The western side of Bigge Street between Campbell and Lachlan Streets is an area in rapid transition from a streetscape of Inter War freestanding bungalows to multi storey residential flat buildings and large scale medical facilities. The existing residences on the proposed development site comprise tile and corrugated metal roofed freestanding bungalows with asbestos cement and weatherboard external wall cladding. Whilst appearing those indicated on the 1943 aerial survey, the existing residences include detailing of post war styles supporting later alteration or even replacement.



Bigge Street Liverpool looking North West with subject sites at centre and high rise residential in the background.



Bigge Street Liverpool looking North West with Inter -War bungalows on the proposed development site of 17-25 Bigge Street.



Bigge Street looking west, showing from left to right, 19,17 & 15 Bigge Street. [ref Google Maps]



Bigge Street Liverpool looking West with Inter -War bungalow at 21 Bigge Street.



Bigge Street Liverpool looking West with modified Post -War bungalows at 23 [left] and 21 [right]. [ref Google Maps]



Bigge Street Liverpool looking West with late 20th century villa homes at 25 Bigge Street seen at centre of image. [ref Google Maps]



Bigge Street Liverpool showing existing Inter War residence at 15 Bigge Street adjacent to the listed site of 13 Bigge Street.

The heritage listed residence at 13 Bigge Street appears the subject of a recent fire and previous extended periods of neglect. The residence constructed for former Liverpool Mayor T G Bratchel in or about 1924 retains the external face brick and tile roof form with gables to the eastern front elevation now collapsed due to the recent fire. Grouped timber colonettes set on brick piers, wide eaves, gentle roof slopes and deep verandahs reflect the strong influence of the California Bungalow style on the original residence although the selection of mid red brown brick, and brick on edge window surrounds and the metal strap work and face brick fence are more akin to Inter War Georgian Revival influences. Possibly these were employed to give an air of propriety to the residence constructed for then Mayor T.G Bratchell.



13 Bigge Street looking northwest.



13 Bigge Street looking west, showing recent fire damage.



13 Bigge Street looking southwest showing northern elevation to Lachlan Street.

The substantially damaged residence formerly *Phillimona* erected c. 1924 is at present adjacent to other single storey freestanding bungalows facing Bigge and Lachlan Streets. The rear yard of the listed building is open with limited landscaping, as are the rear yards of adjoining residences.



Rear yards to 13 Bigge Street in foreground and adjacent residences facing Bigge Street.

The existing fabric to the heritage listed residence at 13 Bigge Street Liverpool is assessed as retaining the core external detailing and form of an Inter War Bungalow exhibiting stylistic influences of the California Bungalow Style and the Inter War Georgian Revival Style in finishes and detail. Original fabric and form has been substantially damaged by extended neglect and a recent, substantial fire. Reconstruction appears unlikely given the extent of damage. Later additions are of neutral form and limited extent. The building at present is situated in a group of similar age, scale, form and style.

4.0 Streetscape Assessment

The northern extent of Bigge Street retains limited fabric from its Inter War phase of low scale freestanding residential construction. The street frontages extending south and west from the corner site of 13 Bigge Street retain a low scale compromised by the new hierarchy of high rise residential construction to surrounding streets and the opposing side of both streets.



Streetscape looking southwest with 13 Bigge Street concealed by mature tree planting and similar freestanding bungalows to adjacent street frontages.



Contemporary high rise construction to the north of Lachlan Street.

5.0 Assessment of Heritage Significance

5.1 Basis of Assessment of Heritage Significance

To determine the heritage significance of the site it is necessary to identify, discuss and assess the significance of all the components present and then the contribution, which they make collectively to it. This process will allow for the analysis of the site's manifold values. These criteria are part of the system of assessment, which is centred on the *Burra Charter* of Australia ICOMOS. The Burra Charter principles are important to the assessment, conservation and management of sites and relics. The assessment of heritage significance is enshrined through legislation in the NSW *Heritage Act* 1977 (as amended in 1999) and implemented through the *NSW Heritage Manual* and the *Archaeological Assessment Guidelines*.

5.1.1 Nature of Significance Criteria:

The various natures of heritage values and the degree of this value will be appraised according to the following criteria:¹

- an item's importance in the course, or pattern, of NSW's cultural or natural history;
- an item's strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;
- an item's importance in demonstrating particular aesthetic characteristics valued by a community or cultural group;
- an item's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- an item's importance in demonstrating a high degree of creative or technical achievement at a particular period,
- an item's potential to yield information that will contribute to an understanding of NSW's cultural or natural history;
- an item's possession of uncommon, rare or endangered aspects of NSW's cultural or natural history;
- an item's importance in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments

To be assessed as having heritage significance an item must:

- * meet at least one or more of the nature of significance criteria; and
- * retain the integrity of its key attributes.

Items may also be ranked according to their heritage significance as having:

- * Local Significance
- * State Significance

¹ NSW Heritage Assessment Criteria, as adopted from April 1999.

5.2 Statement of Significance

5.2.1 Nature of Significance

i. An item's importance in the course, or pattern, of NSW's cultural or natural history

The site of 13 Bigge Street Liverpool forms part of the Inter War residential expansion of the original 19th Century town plan comprising freestanding bungalows on subdivisions of open fields encompassed by the original grid pattern street plan of Governor Lachlan Macquarie's town plan established with Deputy Government Surveyor James Meehan in 1810.

The setting, including the remaining residences at 19-23 Bigge Street, forms a now isolated remnant of the previous streetscape and a cohesive setting to the listed item at 13 Bigge Street.

The site and building have local significance under this criterion.

ii. An item's strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history.

The building 13 Bigge Street Liverpool has local association with the former Mayor of Liverpool T.G Bratchel.

The building has representative local significance under this criterion.

iii. An item's importance in demonstrating particular aesthetic characteristics valued by a community or cultural group.

The building at 13 Bigge Street Liverpool is an Inter War Bungalow exhibiting stylistic influences of the California Bungalow Style and the Inter War Georgian Revival Style in finishes and detail. Original fabric and form has been substantially damaged by extended neglect and a recent substantial fire.

The setting, including the remaining residences at 19-23 Bigge Street, provides a setting of cohesive forms, styles and streetscape.

The building has local significance under this criterion.

iv. An item's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

The building at 13 Bigge Street Liverpool has not been found to have *strong* or special association with a particular community or cultural group for social, cultural or spiritual reasons.

The building does not have significance under this criterion.

v. An item's importance in demonstrating a high degree of creative or technical achievement at a particular period.

The building at 13 Bigge Street Liverpool retains evidence of the detail and quality of materials and craftsmanship employed in superior examples of the Inter War Bungalow. Ongoing neglect and recent fire damage has substantially degraded this significance.

The building is not considered to have significance under this criterion.

vi An item's potential to yield information that will contribute to an understanding of NSW's cultural or natural history.

The building at 13 Bigge Street Liverpool depicts the township consolidation resulting from economic growth after the First World War and the resulting population growth in the Liverpool Area following establishment of defense facilities during the First World War.

The building has representative significance under this criterion.

vii. An item's possession of uncommon, rare or endangered aspects of NSW's cultural or natural history.

The building at 13 Bigge Street Liverpool retains the core fabric and substantial detailing from its original design. The Inter War bungalow is not considered a rare or endangered form of construction in NSW or Liverpool Local Government Area.

The building is not considered to have significance under this criterion.

viii. An item's importance in demonstrating the principal characteristics of a class of NSW's

- *cultural or natural places;*
- *or cultural or natural environments*

The building at 13 Bigge Street Liverpool has representative significance as part of a cohesive Inter War streetscape although recent change to surroundings has diluted this significance.

Level of significance:

It is concluded that the building at 13 Bigge Street Liverpool retains Local Historical, Aesthetic and Social Significance by virtue of association with the Inter War consolidation of Liverpool as a town centre associated with growing industrial and defense activities. Significance is enhanced by location within a cohesive setting of Inter War residences. Neglect and fire damage to the subject building and the rapidly changing scale and form of construction in the immediate setting have substantially diluted the assessed significance.

HERITAGE IMPACT ASSESSMENT

7.0 Description of the Proposed Works.

The proposed works at 17-25 Bigge Street Liverpool are summarized as:

- The demolition of existing Inter War and early post war residences and outbuildings on the existing sites at 17-25 Bigge Street Liverpool.
- Construction of two residential apartment buildings accommodating a total of 233 apartments of varied size and layout. The building to the western rear area of the site is of 10 levels and that to the Bigge Street frontage of 13 levels above a common carparking basement of three levels.

Details of the proposed works are shown on the accompanying drawings.

8.0 Design Options

The current design is based upon assessment of the setting, the recent and evolving urban forms in the immediate proximity and zoning and building controls within Liverpool LEP and Liverpool DCP.

The current pattern of urban consolidation has established a setting of substantial scale and height replacing both the early and mid 20th Century pattern of freestanding single storey residences and the later 20th Century regime of medium height service buildings and group housing.

Design options considered the site planning, building form, orientation and articulation in relation to the existing and evolving townscape.

The proposed development provides for two buildings of varied height the street front building of 13 levels set parallel to the Bigge Street frontage and the lower 10 level building to the rear of L shaped plan form about an interstitial area of landscape. Vehicle entry is limited to a driveway on the southern end of the 13 storey building.

The street frontage is articulated as a podium of staggered 'townhouse' forms at first and second floors angled over the recessed ground floor. Above, the main rise of the taller building is articulated with horizontal emphasis and a central recessed glazed spine. The northern elevation to both towers whilst substantially of solid enclosure, incorporates expressed floor slabs and vertical precast panels with slit openings and again, a central recessed slit alleviating the overall massing.

9.0 Conservation Principles.

The approach adopted for 17-25 Bigge Street Liverpool centres on removal of fabric of limited significance and replacement with new construction cohesive with the setting and townscape by virtue of refined design, set out and finish. New works are sympathetic in form and finish to the existing setting and established streetscape. In adopting this approach the proposal acknowledges Articles 11& 12 of the Burra Charter in assessing the significance of the remaining fabric and its importance to the recorded history of the site.

Consideration of the form and scale of the new works acknowledges Article 3 in conjunction with Article 8 of the Burra Charter in maintaining the significance of the streetscape.

10.0 Impact of the Works

The proposed works at 17-25 Bigge Street Liverpool have been assessed as having the following impact upon the heritage significance of the site at 13 Bigge Street and the townscape setting. .

- The proposed works will remove fabric of limited significance in the visual curtilage of the listed item. An approved development located between the subject site and the listed site at 13 Bigge Street will significantly obscure the visual curtilage, limiting impact of the proposed development on the listed site at 13 Bigge Street.
- The proposed works may expose artefacts of archaeological significance related to previous land use. The subject site has not been identified as of archaeological significance in Liverpool LEP and any finds are likely to be related to past agricultural land use or unrecorded dumping.
- The presence of asbestos in existing buildings will require specialist removal of existing fabric limiting opportunity for reuse of material from demolition.
- The tower forms of proposed construction may be seen from listed sites to the south and west including the upper levels of the former Liverpool Hospital [now TAFE] to the south and the Pioneer Park to the west. These views will be distant and seen as part of an assembly of new residential construction of similar scale, orientation and massing.



The streetscape of Macquarie Street to eastern side of Liverpool Pioneer Park shows the evolving setting of massed multi storey construction.

- The proposed works will contribute to the established townscape of Liverpool where items of heritage significance have been retained in juxtaposition to recent and substantially larger construction rather than in settings of consistent scale and alignment.
- The proposed works will be cohesive with and reinforce the town grid plan of Liverpool a key remaining aspect of the original Macquarie town.
- The proposed works will maintain the visual quality of the streetscape emphasising the relationship of new construction with the overall town form.

The proposal may be summarized as providing new works of a substantially increased scale cohesive with the evolving townscape and setting defining contemporary Liverpool and reinforcing the Colonial grid town plan. The impact of the new works is considered acceptable to the heritage listings of nearby and distant sites, the visual setting and the streetscape.



Relationship of the proposed development site at 17-25 Bigge Street to principle historic elements of Liverpool.
 [Ref Six Maps NSW Mapping]

11.0 Mitigation Measures

The following steps are proposed to minimise impact upon the heritage significance of 13 Bigge Street and the overall townscape setting.

- New construction will be aligned with the streetscape and setback of existing development.
- New construction will be substantially screened from the listed building at 13 Bigge Street by recently approved development located between the subject site and 13 Bigge Street.
- Articulation, external finishes and building alignment will complement and enhance the overall townscape of Liverpool and reinforce the colonial grid town plan.
- Street and site landscaping will enhance the visual qualities of the site and the related streetscape.
- The reported Land and Environment Approval for development of the site of 13 Bigge Street and the state of current fabric provide little if any chance that the remains of the listed building at 13 Bigge Street will be reconstructed and or conserved.
- There is a demonstrable need for the use of interpretive devices within the setting to explain and portray the now substantially eroded former streetscape and historic setting at the fringe of the Colonial town of Liverpool. Such interpretive devices should encompass the overall setting and not be limited to the site of 13 Bigge Street. Whether interpretive devices are located on the site of 13 Bigge Street or extend through sites to the south should be a matter for further development of landscape detailing about the redeveloped sites.

12.0 Conclusions

The site at 17-25 Bigge Street Liverpool is identified as a location of later town development during the Inter War period of the 20th Century constructed on the grid street plan of Liverpool first set out in 1819 by Governor Macquarie and Assistant Government Surveyor Charles Meehan, Following establishment of the town in 1810.

The existing freestanding Inter War and Post War bungalows at 17-23 Bigge Street are assessed as the initial formal structures on what previously is recorded as open paddocks to the northern side of the town. The most prominent Inter War residence in the immediate context namely the house at 13 Bigge Street to the north of and removed from the subject site, was initially constructed for the former Mayor of Liverpool T.G Bratchel. This residence, displaying stylistic influences of Inter War Bungalow and Georgian Styles and now considerably fire damaged and otherwise neglected, remains listed as an item of Local Heritage Significance in Liverpool LEP. A recent Land & Environment Court decision is understood to provide for removal of this residence.

The proposed development demolishes houses of Inter –War and origins and some post war structures replacing these with two residential tower buildings of ten and thirteen stories located above a common basement carpark of three levels.

The proposed development is found to have limited impact upon the heritage significance of the listed building at 13 Bigge Street by virtue of separation distance and the approval of a multi storey residential apartment building to be located between the site of 13 Bigge Street and the site of the subject development.

Impact upon other heritage listed sites within the extended townscape including the former Liverpool Hospital [now Liverpool TAFE] and the Liverpool Pioneers Park to the west of the site is also found to be minimal. Distant views from these sites to the subject development will perceive the new development within an assembly of new residential construction of similar scale, orientation and massing. Views from the State Listed St Luke’s Church site at the centre of Liverpool are completely negated by later construction to the northern side of the Church grounds.

Articulation, external finishes and building alignment of the new development at 17-25 Bigge Street will complement and enhance the overall townscape of Liverpool and reinforce the colonial grid town plan.

Whilst separation and screening by other approved developments will substantially mitigate impact of the proposed works on the site at 13 Bigge Street and on the more distant former Liverpool Hospital, St Luke’s Church and Liverpool Pioneers Park sites, it is considered that interpretive devices located either at the site of 13 Bigge Street or along a greater length of the street would serve to enable understanding of the historic character of this now substantially altered setting.

Based upon the above assessment the proposed development is found to have minimal and acceptable impact upon the heritage significance of the nearby site of 13 Bigge Street and of other listed sites within the greater context of Liverpool town centre.