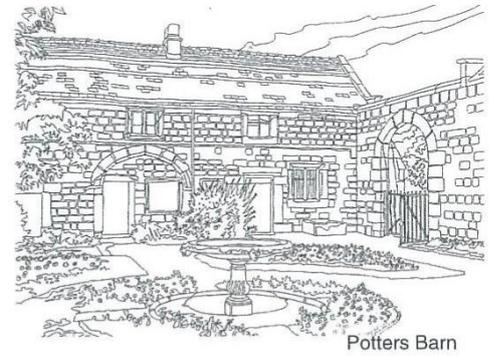


# Christ Church Conservation Area



Potters Barn

## Historic and Architectural Significance

The area now designated as a conservation area was used as agricultural land up until the 19<sup>th</sup> century. In the early nineteenth century the nearby coast attracted developers to build a small bathing resort consisting of a hotel and holiday cottages. The land near the seafront accommodated the earliest residential development; it was not until the mid-nineteenth century that development began within the Christ Church Conservation Area.

Potters Barn at the southern entrance to the conservation area was erected in 1841 as the gatehouse to a private estate. Its design was based on the farm “la Haye Sainte” at which the Battle of Waterloo was staged. Unfortunately the full estate was never realised. Other early development includes the Ship Victory Inn, Ennis Cottage on Waterloo Road and nos. 9-13 Brunswick Parade.

Christ Church, a grade II\* listed building constructed 1899, is an architectural focal point in the area, designed by H J Austin, of Austin & Payley.

The area developed rapidly between 1845 and 1893. Large detached and semi-detached villas in spacious grounds were built along Great Georges Road, Alexandra Road, Victoria Road, Cambridge Road and Crosby Road South in Italianate style, with typical classical features. Smaller terraced properties were also developed during this period complementary to the larger villas, demonstrating more varied architectural approaches but using typical Victorian details such as sash windows, brick and stone.

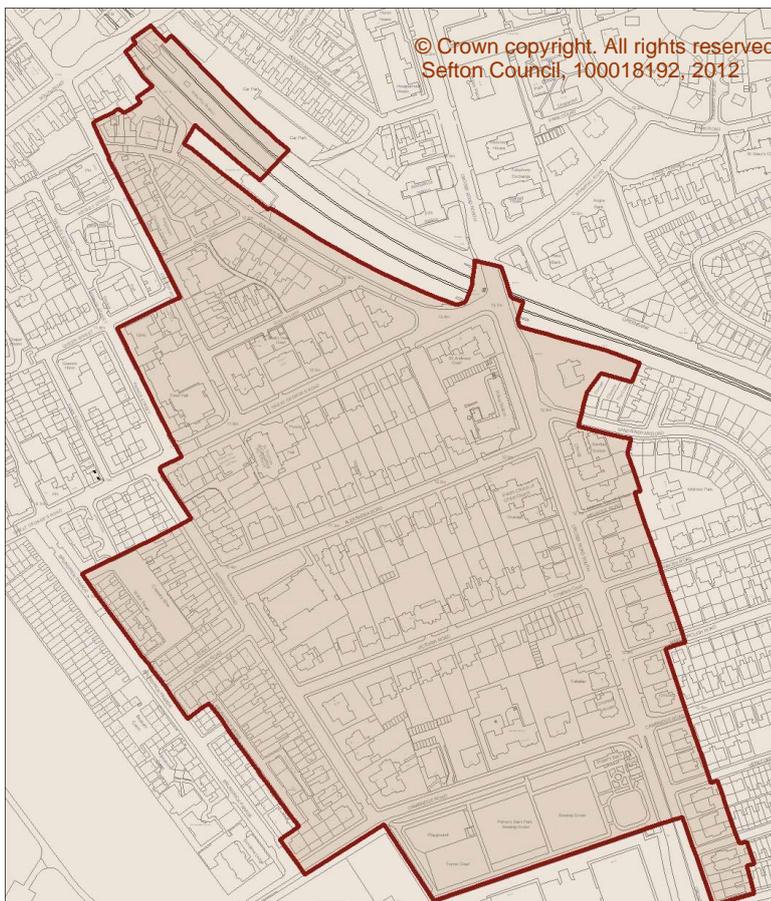
The construction of the railway firstly connecting the area to Southport, then to Liverpool, increased the attractiveness of the area for the middle classes who wanted to move out of the urban areas. In 1861 the construction of the Town Hall and later the library (1893), schools and further churches confirmed the significance of the area in its own right.

## The Conservation Area

The conservation area was designated by Sefton Council on 2<sup>nd</sup> September 2004 under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It was extended slightly in 2007 following the Appraisal of the area. The Appraisal was updated in 2016.

The designation was made in recognition of the architectural qualities of the buildings and their landscape setting. The area is mainly residential; typically the domestic buildings are richly detailed, Italianate style, detached and semi-detached villas in large garden plots. Other properties are smaller and simpler Victorian terraces.

Through the planning process, greater emphasis will be placed on the need to retain characteristic buildings and features. It is not the intention of the Council to prevent change in the conservation area, but rather to ensure that new developments, alterations or extensions are in-keeping with its historic character and any harm is balanced against wider public benefits. Alterations to the historic properties will be required to be



sympathetic to their architectural qualities and be of high quality, be designed sensitively within its setting, and involve the use of sympathetic materials.

### Additional Planning Powers

Conservation Area status means that the Council possesses a number of statutory powers to safeguard against some changes. These are special planning controls which relate to specific works which would normally be considered 'permitted development', i.e. works which would not require planning consent.

Within the Conservation Area the following additional planning powers apply:-

***If a building is a Listed Building additional special controls will also apply. Trees which are protected by TPO<sup>1</sup> are subject to normal TPO requirements.***

- Any proposal involving the demolition of any building or wall within the Conservation Area (with minor exceptions) will require 'Conservation Area Consent'.
- Anyone wishing to cut down, top, lop or uproot a tree with a stem diameter of 75mm or greater measured at 1.5m above ground level, must give the Local Planning Authority six weeks written notice of their intention to do so (a "Section 211 notice" under the Town and Country Planning Act 1990) subject to specific exemptions. Within this time the Authority may grant consent for the proposed work, or they may consider making a Tree Preservation Order. It is an offence to carry out tree works without permission.
- There are greater restrictions over 'permitted development' rights for the extension of houses, and on the construction or alteration of outbuildings within their gardens.
- Dormer windows will require planning permission. In some cases other work to roofs or work involving chimneys may require planning permission.
- Cladding of external walls in stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted. The cladding of any part of external walls would require planning permission.
- Planning permission is needed for satellite dishes where they are to be located on a chimney, wall or roof slope which faces onto a highway.
- Micro-generation (e.g. wind turbines/solar panels) installations will require planning permission in some cases.

features. New development will be expected to

- Some aspects of commercial development and adverts are subject to additional restrictions.

For up to date advice on what needs planning permission go to [www.planningportal.co.uk](http://www.planningportal.co.uk) In determining applications for the development of land and alterations or extensions to buildings within the Christ Church Conservation Area the Council will pay special regard to; -

- The design and detail of extensions and alterations to existing buildings which will be expected to be in sympathy with the architectural and historic character of the building as a whole and to the setting of that building.
- The retention, replacement and restoration of historical details and features of the buildings and their gardens including boundary walls and hedges.
- The detailed design of any new building (including form, massing, scale and materials) and its integration with its surroundings and the special architectural and visual qualities of the conservation area.
- The retention and preservation of trees and the provision of further appropriate landscaping.
- The retention and enhancement of views into and out of the area, vistas within the area and the general character and appearance of the street scene and roofscape.



View from Stanley Road up to Christ Church

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<sup>1</sup> Tree Preservation Order

## **Guidance Notes for planning applications and use of materials:**

### **Pre-Application Advice**

You can request advice from the planning department prior to submitting a formal application. In some cases we make a charge for this service. Forms are available on the Council's website.

### **Planning Applications**

A Heritage Statement will be needed to support your planning application; this should include an explanation of what the significance of the property is, and what impact the proposals have on that significance.

Outline applications will not usually be considered.

### **Demolition**

The demolition or redevelopment of any building of individual or group value will not be permitted unless the Local Planning Authority is satisfied that the building cannot be used for any suitable purpose and it is not important enough to merit the costs involved in its preservation. Any consent to demolish would normally be conditional on the building not being demolished before a contract is made to carry out redevelopment. This is to avoid 'gap sites' appearing. Any redevelopment must be of a high standard of design and already have planning permission.

### **New development on vacant sites**

Any new development should be conceived with the architectural character and scale of the area in mind. Early discussions with the Planning Department are advised. The services of a qualified architect are strongly recommended.

### **Conversion of existing buildings**

Where planning permission to convert buildings into new uses is sought, the new use and internal layout of the building should be discussed with the Planning Department before the submission of the application for planning permission. Particular attention will be paid to plan form, character of the building and its external appearance, and the layout of gardens and car parks.

Every effort should be made to minimise external alterations, such as fire escapes and new windows (including dormer windows). Where external changes are required it should be made to a non-prominent elevation. Alterations or extensions should use the same materials as used elsewhere on the building. Again, the services of a qualified architect are strongly recommended.

## **Advice on external alterations & extensions to existing buildings**

The following guide explains in further detail how to approach certain types of alterations to properties in the conservation area.

### **Windows and Dormers**

Traditional windows and detailing need to be retained, renovated or if necessary, replaced to match the original design. Additional windows should be restricted to the non-prominent elevations and also match existing designs. Imitation leaded lights, aluminium and UPVC windows should not be used as they completely change the original character of the building. Advice should be sought from Planning Services.

New dormer windows are not generally accepted on principal elevations. Any new dormer windows should be well-proportioned and kept to non-prominent elevations and any new cladding must match roofing materials.

### **Wall Surfaces**

Brickwork and stonework should not be painted or rendered. Areas of brickwork or stonework requiring renewal should be repaired or replaced in their original form or pattern. Brick pointing should be compatible with existing construction, which is generally flush finish. Repointing should be carried out with lime based mortar rather than cement to prevent softer bricks from deteriorating. Where stonework is to be cleaned, professional advice should be sought, to prevent damage.

Brick and terracotta features such as keystones, corbels, finials and leaf designs should be retained wherever possible. Cladding of brickwork in stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted for practical as well as aesthetic reasons and the use of bright obtrusive colours for stucco render should be avoided. If missing or damaged, stucco or plaster mouldings and similar details should be replaced in their original form or pattern. Care should be taken to use correct mixes and finishing coats.

### **Roofs**

Original roofing materials and existing rooflines and views should be retained. Any renewals or repairs should use reclaimed or new materials to match those on the existing roof. Care should be taken to retain roof features such as decorated ridge tiles, eaves and gables details.

### **Chimneys**

In most cases, the original chimney stacks and pots form an integral part of the design of buildings. If

they become unsafe, they should be repaired or rebuilt to the original height and design, taking care to replace chimney pots, even if no longer in use.

### Satellite Dishes and Aerials

Aerials and satellite dishes should be located as sensitively as possible and should avoid main street elevations. Advice should be sought from Planning Services.

### Front Doors

Original doors and door surrounds should be retained and repaired wherever possible. Replacements should be to a sympathetic design. Wooden moulded and panelled doors are likely to be the most suitable. "Georgian style" doors with imitation semi-circular fanlights and uPVC should be particularly avoided. Again, advice should be sought regarding the design of replacement doors. Care should be taken to retain and repair details around openings, such as architraves, thresholds, transoms and fanlights.

### Porticoes and Porches

Where original, these features should be retained and repaired where necessary. Mineral felt or other similar roofing materials should not be used. Where new porches and porticoes are proposed they should be appropriately designed with materials that are sympathetic to the age and style of the building. Where porches are not part of the original design of the building, their addition should be avoided.

### Boundary Walls, Fences, Gates and Gate Posts

Original brick and stone boundary walls, including their stone copings, should be repaired or rebuilt to the original design, using reclaimed or matching materials. Boundary walls and gate piers should not be painted. Wooden fences should not be installed above existing walls. The street scene can be 'softened' and enhanced by the planting of boundary hedges, which has the added benefit of improving privacy. Existing gates should be repaired or replaced to the original design.

Openings in boundary walls should be kept to a minimum especially on principal street elevations so that the streetscape is not adversely affected.

### Services

Wherever possible original rainwater gutters and downpipes should be replaced in cast iron to the same patterns. If replacements cannot be obtained then cast aluminium of similar colour and profile could be considered. Care should be taken in the siting of burglar alarms, central heating flues, meter boxes and permanent dustbin locations so as not to detract from the appearance of principal elevations.

### Maintenance

It is strongly advised that owners keep their property in good repair and condition. Regular and thorough maintenance can help avoid major structural repairs

that can develop through neglect.

If there is any doubt on any point, advice should be sought from Planning Services.

### Website & email:

[www.sefton.gov.uk/planning](http://www.sefton.gov.uk/planning)

[planning.department@sefton.gov.uk](mailto:planning.department@sefton.gov.uk)

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